

ENVIRONMENTAL ASSESSMENT REPORT  
For  
ASSETCO LEASING, INC.

No. 13 Crown Bay Fill  
St. Thomas, USVI  
(01-17-2022)

Applicant: ASSETCO LEASING, INC.  
P.O. Box 3770  
St. Thomas, USVI 00802  
340-642-2885

SECTION INDEX

| <u>SECTION NUMBER</u> | <u>SECTION NAME</u>  |
|-----------------------|--|
| 1.00                  | NAME AND ADDRESS OF APPLICANT  |
| 2.00                  | LOCATION OF PROJECT  |
| 3.00                  | ABSTRACT   |
| 4.00                  | STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT.                |
| 5.00                  | DESCRIPTION OF PROJECT   |
| 5.01                  | Summary  |
| 5.02                  | Drawings and Maps  |
| 5.03                  | Project Work Plan  |
| 6.00                  | ENVIRONMENTAL SETTING AND PROBABLE PROJECT IMPACT ON THE ENVIRONMENT   |
| 6.01                  | Climate/Weather  |
| 6.02                  | Landform, Geology, and Soils   |
| 6.03                  | Drainage, Flooding, and Erosion Control                                |
| 6.04                  | Fresh Water Resources  |
| 6.05                  | Oceanography   |
| 6.06                  | Marine Resources   |
| 6.07                  | Terrestrial Resources  |
| 6.08                  | Wetlands   |
| 6.09                  | Rare and Endangered Species  |
| 6.10                  | Air Quality  |
| 7.00                  | IMPACT OF THE PROPOSED PROJECT ON THE HUMAN ENVIRONMENT                |
| 8.00                  | MITIGATION PLANS   |
| 9.00                  | ALTERNATIVES TO THE PROPOSED ACTION                                    |
| 10.00                 | RELATIONSHIP BETWEEN SHORT TERM AND LONG TERM USES OF MANS ENVIRONMENT |
| 11.00                 | REFERENCES   |

Appendixes

## APPENDIX LIST

### APPENDIX A : MISC. MAPS

- Location Map : St Thomas, VI
- Location Map: Vicinity
- Recorded Parcel Map
- Official Zoning Map
- FEMA Flood Insurance Rate Map
- Water Resources Map
- Sediment Reduction Plan
- Soil Survey Map

### APPENDIX B : SURVEYS AND SITE PLANS

- As-built Survey
- Site Plan

### APPENDIX C : OTHER REQUIRED SUBMITTALS

- Permit Application (L&WD – 2)
- Zoning Requirements Table (L&WD – 3)
- Major Project Summary Data (L&WD – 4)
- Proof of Legal Interest (L&WD – 5)
- Corporation Application (L&WD-7)
- NFIP Flood Zone Designation (Form L&WD – 8)
- Lease Letter: DPNR/ Assetco Leasing, Inc.
- Sub-Lease: Assetco Leasing, Inc./ Carib Supply
- Business License: Carib Supply
- Income Tax Clearance Letter
- Adjacent Ownership Certification
- VISHPO Clearance Letter
- Certificate of Good Standing
- Articles of Incorporation
- Corporate Resolution

APPENDIX D : PHOTOS

- Existing view: north exposure
- Existing view: northwest exposure
- Existing view: south exposure
- Existing view: east exposure
- Existing view: west exposure
- Ariel parcel photo: pre-hurricanes
- Ariel parcel photo: post-hurricanes
- Ariel vicinity photo: pre-hurricanes
- Ariel vicinity photo: post-hurricanes

APPENDIX E: PROJECT WORK SCHEDULE

- Work schedule

APPENDIX F: DRAWINGS

- Cover Page
- Site Plan
- Floor Plan
- Elevations: Existing conditions
- Elevations: Repaired condition
- Section

**1.00 NAME and ADDRESS OF APPLICANT**

Assetco Leasing, Inc.  
P.O. Box 3770  
St. Thomas, USVI 00802

**2.00 LOCATION OF PROJECT**

The subject property, Parcel No. 13 Crown Bay Fill, St. Thomas, U.S.V.I., is situated along the northern side of Veteran's Drive, adjacent to the western property line of the parcel where Gottlieb's Service Center is located. NAPA Auto Parts is located directly to the north, and Island Marine is located directly to the west.

Access to the property is via Veterans Drive.

Plot No. 13, Crown Bay Fill is defined on & Survey Map No. D9-1280-T76

**2.01 LOCATION MAP**

(See appendix A)

**2.02 VICINITY MAP**

(See appendix A)

**3.00 ABSTRACT**

Parcels No. 13 Crown Bay Fill is a commercially zoned lot created on .18 acres of submerged land in the Crown Bay area. The property is owned by the Government of the Virgin Islands/ Coastal Zone Management and is leased to Assetco Leasing, Inc. Carib Supply, which operates an industrial and medical gas supply business, sub-leases the property from Assetco Leasing, Inc., and has occupied the site since 1993.

In September of 2017, the 4,000 square foot metal frame structure on the property was significantly damaged as a result of Hurricanes Irma and Maria. Damages included loss of large sections of the metal roof and wall sheathing. Assetco Leasing, Inc. is proposing to repair the damaged structure.

**4.00 STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT**

The objective of the proposed project is to repair an existing 4,000 sq.ft. steel frame structure which was damaged by Hurricanes Irma & Maria.

**5.00 DESCRIPTION OF PROJECT**

- Parcel #13, Crown Bay Fill is currently occupied by a 4,000 sq.ft. hurricane damaged building, from which Carib Supply operates a medical and industrial gas supply business. The purpose of the proposed project is to repair the damaged building.

- Building description:

- The building is a 4,000 sq.ft. single story structure. Roof height is approximately 20'.
  - Steel columns and rafters provide the primary structural framework for the building.
  - Roof is sheathed with galvanized metal panels atop metal purlins.
  - Exterior walls are 8"CMU block up to the 8' height, but are not load bearing.
  - Exterior walls, from top of CMU block to eave, are steel girts sheathed with galvanized metal panels.
  - Interior walls are wood or metal stud, covered with sheet rock.
- As a result of Hurricanes Irma and Maria, much of the roof panels and purlins were damaged or destroyed. Likewise, a significant percentage of the metal wall sheathing was also lost. There was some minor damage to portions of the CMU walls, and the interior partition walls were also heavily damaged.
- The major goal of the project's proposed activities will be the repair of the roof, walls, and related framing components. Primary structural components such as columns and rafters, appear to be intact.
- Proposed activities do not include any earth change activities, modification of existing footprint, or change in use.

## 5.01 SUMMARY OF PROPOSED ACTIVITY

a. Purpose of project:

Purpose of project is to repair hurricane damaged 4,000 sq.ft. steel frame structure. It is hoped that necessary permitting and lease negotiations can be accomplished within the (6) month period following application submittal. It is anticipated that work on proposed project would begin within six months of receipt of building permit approval. Construction projected to be finished within one year from onset of work.

b. Critical areas:

Not applicable. Parcel does not have any critical areas of note.

c. Method of land clearing:

Not applicable. No land clearing proposed.

d. Provision to preserve topsoil:

Not applicable. No earthwork proposed.

e. Erosion and sediment control devices:

Not applicable. No earthwork or any activities which would necessitate the need for erosion and sediment control devices are being proposed.

f. Earth change activities:

Not applicable. No earth change activity is being proposed.

g. Maintenance of erosion and sediment control measures:

Not applicable. As no earth change activities are being proposed, and, as existing conditions do not dictate the need for erosion and sediment control devices, no such devices are being proposed.

h. Method of storm water management:

Currently storm water generally flows slowly southward across property in a shallow sheet onto Veteran's Drive. Storm water accumulating on Veteran's Drive is serviced by storm drains located there.

Proposed repair work will have no impact on the existing storm water flow. No additional storm water devices are being proposed for this project.

i. Maintenance schedule for storm water facilities:

No additional storm water devices are being proposed for this project.

j. Method of sewage disposal

Existing structure is connected to public sewer line.

## 5.02 SITE PLAN

### 5.02.01 **Lot layout**

- |                                       |                                  |
|---------------------------------------|----------------------------------|
| a. Lot area, dims, and metes & bounds | Appendix B – Proposed site plan  |
| b. Set back dims                      | Appendix B – Proposed site plan  |
| c. Lot density                        | Not applicable                   |
| d. Lot occupancy                      | Appendix B – Proposed site plan  |
| e. Recreational areas                 | Not applicable                   |
| f. North arrow                        | Appendix B – Proposed site plan  |
| g. Site Topo                          | Appendix B – Proposed site plan  |
| h. Square footage/ lot coverage       | Appendix B – Proposed site plan  |
| i. Square footage/ open space         | Appendix B – Proposed site plan  |
| j. Project staging/material storage   | Appendix B – Proposed site plan  |
| k. Low water mark                     | Not applicable                   |
| l. Filled lands                       | Appendix A – Official zoning map |
| m. Existing vegetation                | Not applicable                   |

### 5.02.02 **Road Layout**

- |                               |                                 |
|-------------------------------|---------------------------------|
| a. Road profile drawings      | Not applicable                  |
| b. Parking layouts            | Appendix B – Proposed site plan |
| c. Parking space calculations | EAR 7.03d                       |
| d. Road curb detail           | Not applicable                  |
| e. Utility easement           | Not applicable                  |

### 5.02.03 **Position of Structures**

- |                                 |                                 |
|---------------------------------|---------------------------------|
| a. Existing/proposed structures | Appendix B – As-built site plan |
| b. Show building size           | Appendix B – Proposed site plan |
| c. Location of cistern          | Appendix B – Proposed site plan |
| d. Location of sewage disposal  | Appendix B – Proposed site plan |
| e. Site profile                 | Appendix B – Not applicable     |
| f. Garbage receptacle area      | Appendix B – Not applicable     |
| g. Underground utilities        | Appendix B – Proposed site plan |

### 5.02.04 **Septic System/Wastewater Treatment**

- |                           |                |
|---------------------------|----------------|
| a. Setbacks               | Not applicable |
| b. Septic Capacity        | Not applicable |
| c. Septic details         | Not applicable |
| d. Disposal site/effluent | Not applicable |

### 5.02.05 **Stormwater Drainage**

- |   |                                 |
|---|---------------------------------|
| a. Natural/proposed drainage pattern    | Appendix B – Proposed site plan |
| b. Cistern capacity/roof top collection | Not applicable                  |
| c. Storm water control measures         | Not applicable                  |
| d. TR-55 calculations                   | Not applicable                  |



- 5.02.06 Stormwater Facilities**
- a. Capacity of structures Not applicable
  - b. Cross section of design detail Not applicable
  - c. Natural drainage off site Appendix B – Proposed site plan
- 5.02.07 Erosion and sediment control plan**
- a. Erosion control devices, etc. Not applicable
  - b. Construction entrance Not applicable
  - c. Final grading Not applicable
  - d. Post construction erosion control Not applicable
- 5.02.08 Landscaping Plan**
- a. Existing 6” vegetation Not applicable
  - b. Irrigation plan and detail Not applicable
  - c. Landscaping Not applicable
  - d. Location of endangered species Not applicable
- 5.02.09 Other required drawings**
- a. Floor plans Appendix F – Floor Plan
  - b. Project elevation views Appendix F – Elevations
- 5.02.10 Maps**
- a. Recorded Parcel Map Appendix A
  - b. Easement Maps Not applicable
  - c. Official Zoning Map Appendix A
  - d. FEMA Flood Insurance Map Appendix A
  - e. Water Resources Map Appendix A
  - f. Sediment Reduction Program map Appendix A
  - g. Soil Survey Map Appendix A

**5.03 PROJECT WORK PLAN**

- a. Subprojects and activities Appendix E
- b. Phasing of subprojects and activities Appendix E

**6.0 SETTING AND PROBABLE PROJECT IMPACT ON THE NATURAL ENVIRONMENT**

**6.01 Climate/Weather**

The Virgin Islands experience a sub-tropical climate tempered by easterly trade winds, relatively low humidity, little seasonal temperature variation; rainy season September to November. Weather patterns are strongly affected by the Bermuda High to the north and the Equatorial Trough to the south.

Climate data for US Virgin Islands

| Month                     | Jan          | Feb            | Mar            | Apr            | May            | Jun            | Jul            | Aug            | Sep             | Oct             | Nov             | Dec            |
|---------------------------|--------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|----------------|
| Average high °F (°C)      | 86<br>(30)   | 86<br>(30)     | 86<br>(30)     | 88<br>(31.1)   | 88<br>(31.1)   | 90<br>(32.2)   | 90<br>(32.2)   | 91<br>(32.8)   | 90<br>(32.2)    | 90<br>(32.2)    | 88<br>(31.1)    | 86<br>(30)     |
| Average low °F (°C)       | 72<br>(22.2) | 72<br>(22.2)   | 72<br>(22.2)   | 74<br>(23.3)   | 76<br>(24.4)   | 77<br>(25)     | 78<br>(25.6)   | 78<br>(25.6)   | 77<br>(25)      | 76<br>(24.4)    | 75<br>(23.9)    | 73<br>(22.8)   |
| Precipitation inches (mm) | 1.89<br>(48) | 1.51<br>(38.4) | 1.52<br>(38.6) | 2.39<br>(60.7) | 3.36<br>(85.3) | 2.35<br>(59.7) | 2.42<br>(61.5) | 3.50<br>(88.9) | 5.34<br>(135.6) | 5.57<br>(141.5) | 5.28<br>(134.1) | 2.74<br>(69.6) |

Source: <sup>61</sup> May 2009

Monthly Averages for Saint Thomas, VI (00801)". The Weather Channel.

Probable maximum 24-hour rainfall for 10, 25, and 100 year storm events  
(2002 Virgin Islands Environmental Protection Handbook)

| <u>FREQUENCY (years)</u> | <u>RAINFALL (inches per 24 hour period)</u> |
|--------------------------|---|
| 10                       | 7   |
| 25                       | 8.5   |
| 100                      | 11.2  |

## 6.02 Landform Geology, Soils, and Historic Land use

As delineated on the Official USVI District Zoning Map Plot (See appendix A), prior to being filled, the subject property and the entire “Crown Bay Landfill” area extended beyond the original shoreline. According to the United States Department of Agriculture/NRCS Soil Survey (See appendix A), soil type for the subject area is UbD or “Urban Land”. Urban land consists of areas where the land surface has been covered with houses, garages, roads, driveways, sidewalks, buildings, parking lots, and other forms of impervious surface. It is on nearly level to sloping flood plains.

The property has been used by Carib Supply since 1993 for sale of medical and industrial gases. Prior to Carib Supply, VI Industrial Gases used the property in the same manner. No change is being proposed from the manner in which the property has historically been utilized.

## 6.03 Drainage, Flooding, and Erosion Control

Currently storm water generally flows slowly southward across property in a shallow sheet. Any storm water exiting the subject property, is serviced by storm drains located beneath the sidewalk along route 30.

As indicated in FEMA 2007 FIRM map (panel 26), the site is in the flood plain located at adjacent to the northern coast line of Crown Bay. NFIP Flood Zone Designation is “AO”. “AO” areas typically are those subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet.

As property is currently being suitably serviced by existing drainage system, no additional storm water devices are being proposed. As no actions are being proposed which would affect existing drainage patterns, there are no plans for additional erosion and sediment control devices

**6.04 Freshwater Resources**

There are no fresh water resources on the property.

**6.05 Oceanography**

There are no oceanography issues to be impacted by the project.

**6.06 Marine Resources**

There are no marine resources at the site that are likely to be impacted by the project. The proposed project will result in minimal changes to existing drainage patterns that might cause concerns given sites' proximity to marine environment.

**6.07 Terrestrial Resources**

There are no terrestrial resources at the site that are likely to be impacted by the project.

**6.08 Wetlands**

Not applicable to proposed project.

**6.09 Rare and Endangered Species**

There is no knowledge or evidence of rare or endangered species present at this site.

**6.10 Air Quality**

Not applicable to proposed project.

**7.00 SETTING AND PROBABLE PROJECT IMPACT ON THE HUMAN ENVIRONMENT**

**7.01 Land Use Plans**

As evidenced on the Official USVI District Zoning Map (See appendix A), #13 Crown Bay Fill is located within a Commercial (C) zoning district. Use of the site for the sale of medical and industrial gases, as well as welding supplies, is consistent with relevant zoning restrictions for this district. All adjacent properties are also zoned commercial. Gottlieb's Service is located to the east of the subject property and operates as a gas station and convenience market. NAPA Auto Parts is located at the parcel's northern property line, and Tropical Marine, a maritime supplies operation, leases the property to the west. Veterans Drive abuts the parcel's southern property line.

## 7.02 Visual Impacts

Appearance of existing building is an eyesore due to its damaged condition. Proposed repairs will be vastly improve the building's current appearance. Structure's appearance will be consistent with the architecture of adjacent structures and relevant zoning restrictions.

## 7.03 Impacts on Public Services

- a. Water: Existing building is connected to public water service. Current average monthly water consumption is 450 gallons. No significant increase in water consumption is anticipated as the result of proposed activities.
- b. Sewage Treatment and Disposal: Existing building is connected to public sewer system. Current average monthly discharge to sewer is approximately 400 gallons. No significant increase in sewage discharge is anticipated as the result of proposed activities.
- c. Solid Waste Disposal: Current operations at site generate approximately 400 lbs. of solid waste per month. Private hauler to transports waste to public landfill. No significant increase in solid waste disposal is anticipated as the result of proposed activities.
- d. Roads, Traffic, and Parking: There is no expectation of any significant increase in traffic flow to or from the property as a result of proposed repair activities. Currently ingress to the property is from Veteran's Drive at the plot's southern property line.

Virgin Islands Code for off-street parking and loading requires (1) parking space per 500 sq.ft. of floor space for customers.

Sales area accessible to customers is 1,000 sq.ft.

Minimum number of customer parking spaces required is (2) two. Proposed number of customer parking spaces is (2) two.

Virgin Islands Code for off-street parking and loading requires (1) parking space for every (5) employees.

Operations currently employ (4) individuals.

Minimum number of employee parking spaces required is (1) one. Proposed number of employee parking spaces is (1) one.

- e. Electrical: Building is connected to public electrical service (WAPA). Average monthly consumption is currently 1700 kw. No significant change in electrical consumption is anticipated as the result of proposed activities.

**7.04 Social Impacts**

Carib Supply is one of the few providers of medical gases on St Thomas. Proposed project will allow Carib Supply to continue supporting the island's medical services. The proposed repairs will also have a positive social impact in that it will enhance the appearance of the area and will provide a commercial service and employment opportunities to Virgin Islanders.

**7.05 Economic Impacts**

Repair of the damaged structure significantly increases the value of this Government owned property. In addition to the employment resulting from the proposed construction activities, the gas sales operations will continue to employ approximately (4) individuals. The existing business operations will continue to provide tax revenues (gross receipts, income tax, etc.) for the VI Government.

**7.06 Impacts on Historical and Archeological Resources**

As the site is located in its entirety on filled property, there is no potential for any items of archeological significance. VISHPO has indicated no objection to the proposed development.

(See appendix C – VISHPO Clearance Letter)

**7.07 Recreational Use**

Not applicable to proposed project.

**7.08 Waste Disposal**

Existing building is connected to public sewer system. Current average monthly discharge to sewer is approximately 400 gallons.

Operations at the property currently generate approximately 400 lbs. of solid waste per month. Private hauler transports waste to public landfill. No significant increase in solid waste disposal or in sewage discharge is anticipated as the result of proposed activities.

**7.09 Accidental Spills**

Not applicable to proposed project.

**7.10 Potential Adverse Effects Which Cannot Be Avoided**

Proposed project does not present any adverse effects of note.

**8.00 MITIGATION PLANS**

Given the limited nature of the proposed project and the minimal negative impact it will have on the natural and human environment, mitigation plans are unnecessary.

**9.00 ALTERNATIVES TO PROPOSED ACTION**

- No action. This would negatively affect Carib Supply's ability to maximize its competitive position and the efficiency of its operations. Building would continue to be an eyesore. Gain in property value resulting from proposed repairs would not be realized.
- No other proposed alternatives.

**10.00 RELATIONSHIP BETWEEN SHORT & LONG TERM USES OF MAN'S ENVIRONMENT**

All aspects of the proposed project are consistent with goals, regulations and policies of the Virgin Islands Government as presented in V.I.C.Z.M. Act of 1978. It is not anticipated that the proposed project will initiate any changes to the manner in which the use of Parcel No. 13 has historically impacted the long and short term uses of the surrounding environment.

**11.00 REFERENCES**

Federal Emergency Management Agency  
Flood Insurance Rate Map  
Map number: 7800000026G  
Panel number: 26  
Map revised: April 26, 2007

University of the Virgin Islands Cooperative Extension Service  
Virgin Islands Environmental Protection Handbook 2002

United States Department of Agriculture  
USDA Natural Resources Conservation Service (NRCS)  
National Cooperative Soil Survey  
Government of the Virgin Islands  
Department of Planning and Natural Resources  
St. Thomas V.I. Official Zoning Map  
Map No. STZ-4

Government of the Virgin Islands  
Department of Conservation and Cultural Affairs  
Sediment Reduction Program  
St. Thomas- Map No. 16

Government of the Virgin Islands  
Department of Conservation and Cultural Affairs  
Water Resources Edition  
St. Thomas- Map No. 16

Government of the Virgin Islands  
Virgin Islands Code  
Title 29: Public Planning and Development

Advanced Methods of Surveying  
As-built Parcel No. 13 Crown Bay Fill  
St. Thomas, USVI

Persons/firms involved or consulted in development of EAR

**Randy Hamlin**

Hamlin & Associates  
Permitting Consultants.

**Bill Koenig**

ABC Concepts  
General Contractor, Steel Erector Fabricator

**David McCoy**

Advanced Methods of Engineering  
Surveyor

**Wayne Callwood**

Certifying Engineer

**Sean Krigger**

Architectural Historian and Senior Planner – Virgin Islands Historic Preservation Office  
VISHPO No Objection Letter

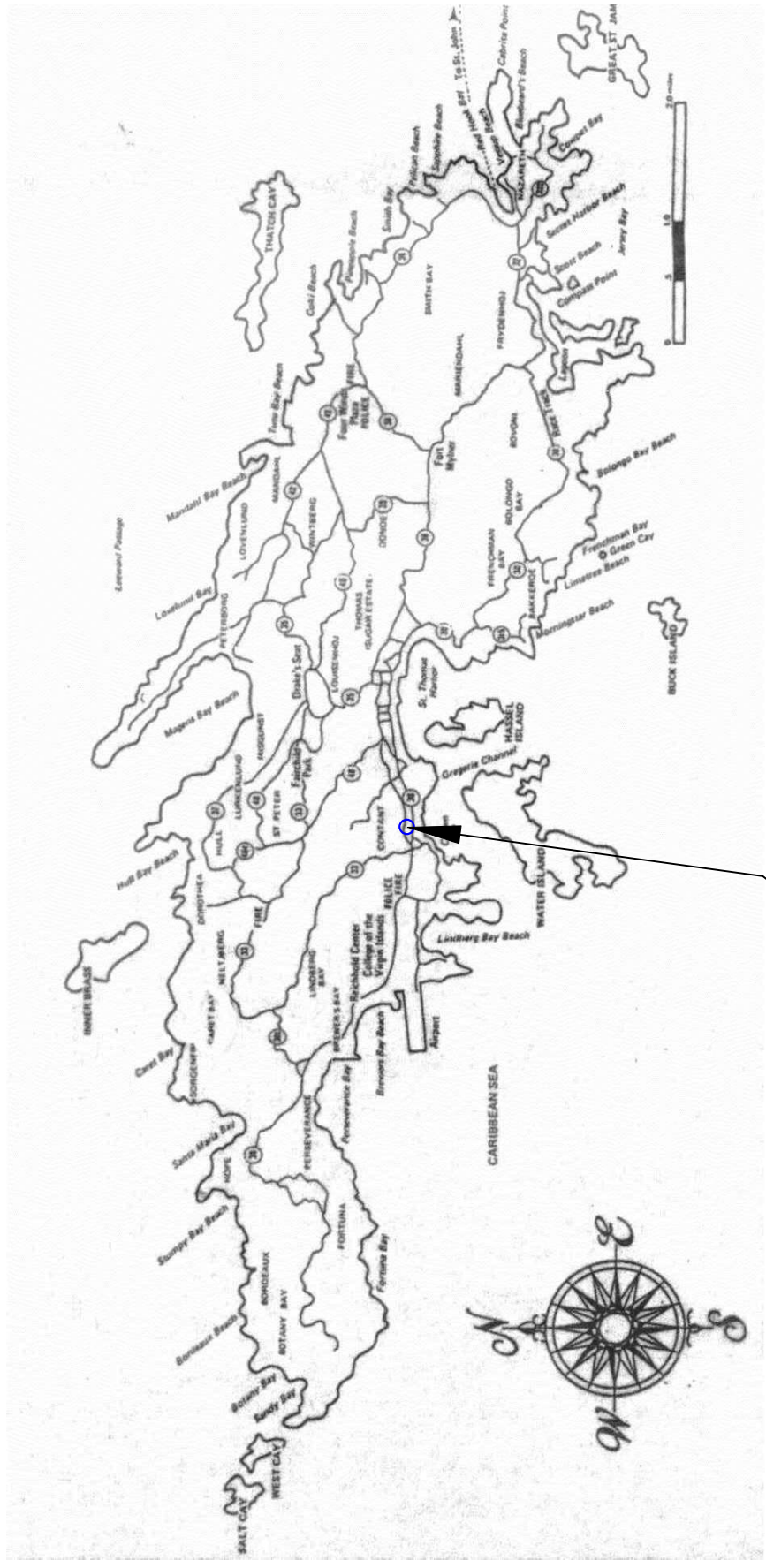
**Felix Finnley**

Assetco Leasing, Inc  
Project Manager

## APPENDIX A: MISC. MAPS

- Location Map - St. Thomas, VI
- Location Map – Vicinity
- Recorded Parcel Map
- Zoning Map
- FEMA Flood Insurance Map
- Water Resources Map
- Sediment Reduction Map
- Soil Survey Map





Parcel No. 13  
 Crown Bay Fill  
 No. 7b Southside Quarter  
 St. Thomas, U.S. Virgin Islands

Location Map

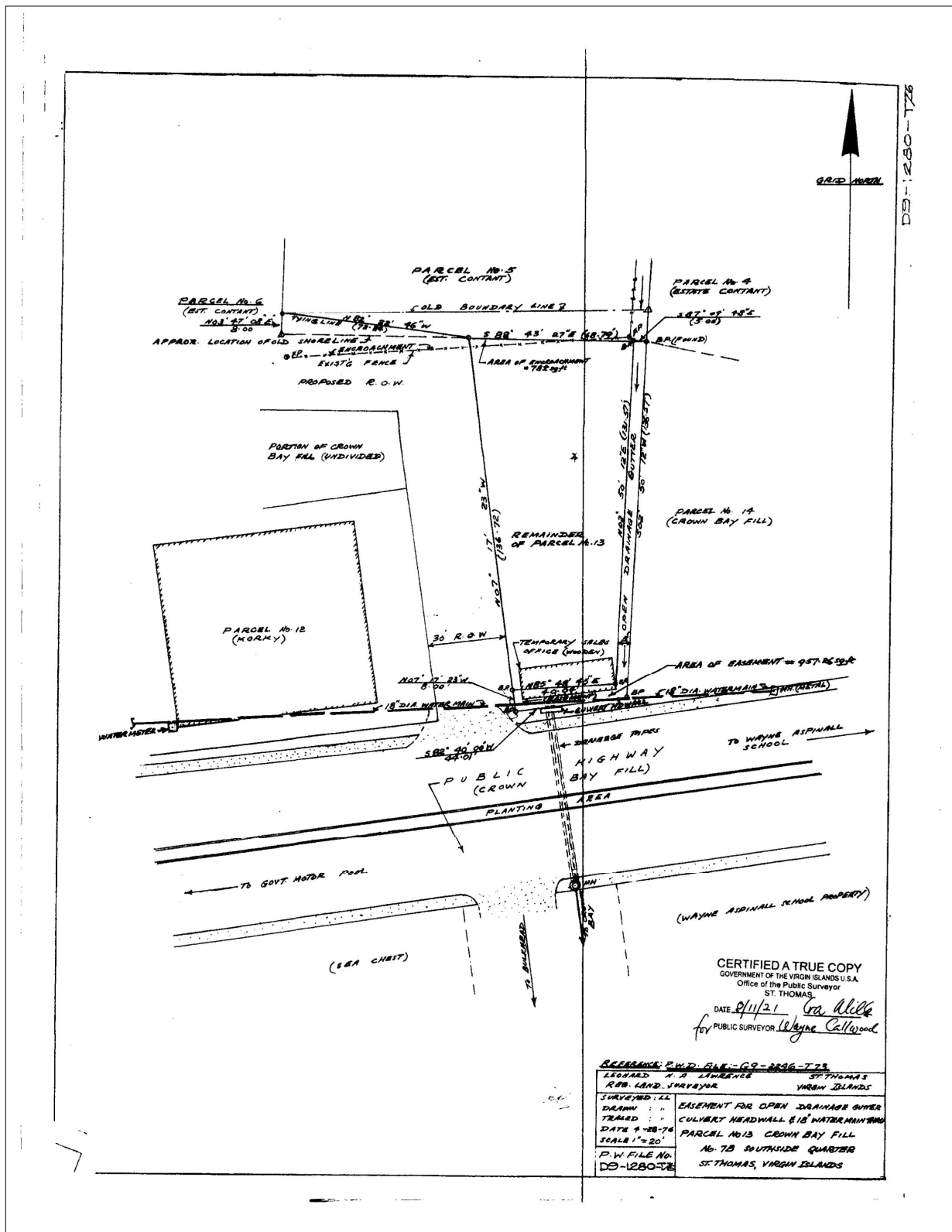
Site



Parcel No. 13  
Crown Bay Fill  
No. 7b Southside Quarter  
St. Thomas, U.S. Virgin Islands

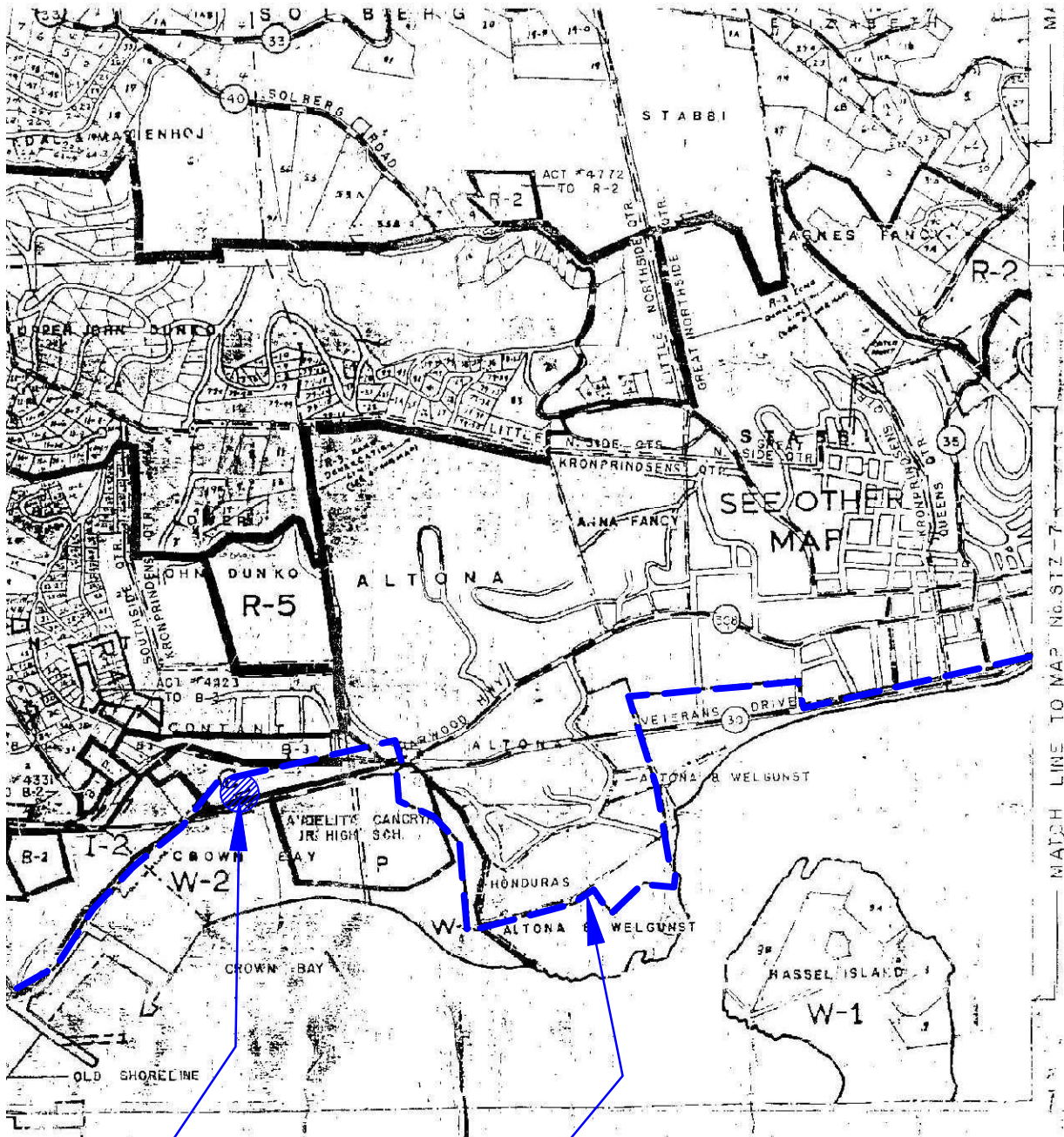
Vicinity Map

Site



PARCEL 13 : CERTIFIED PARCEL MAP

Parcel No. 13  
Crown Bay Fill  
No. 7b Southside Quarter  
St. Thomas, U.S. Virgin Islands



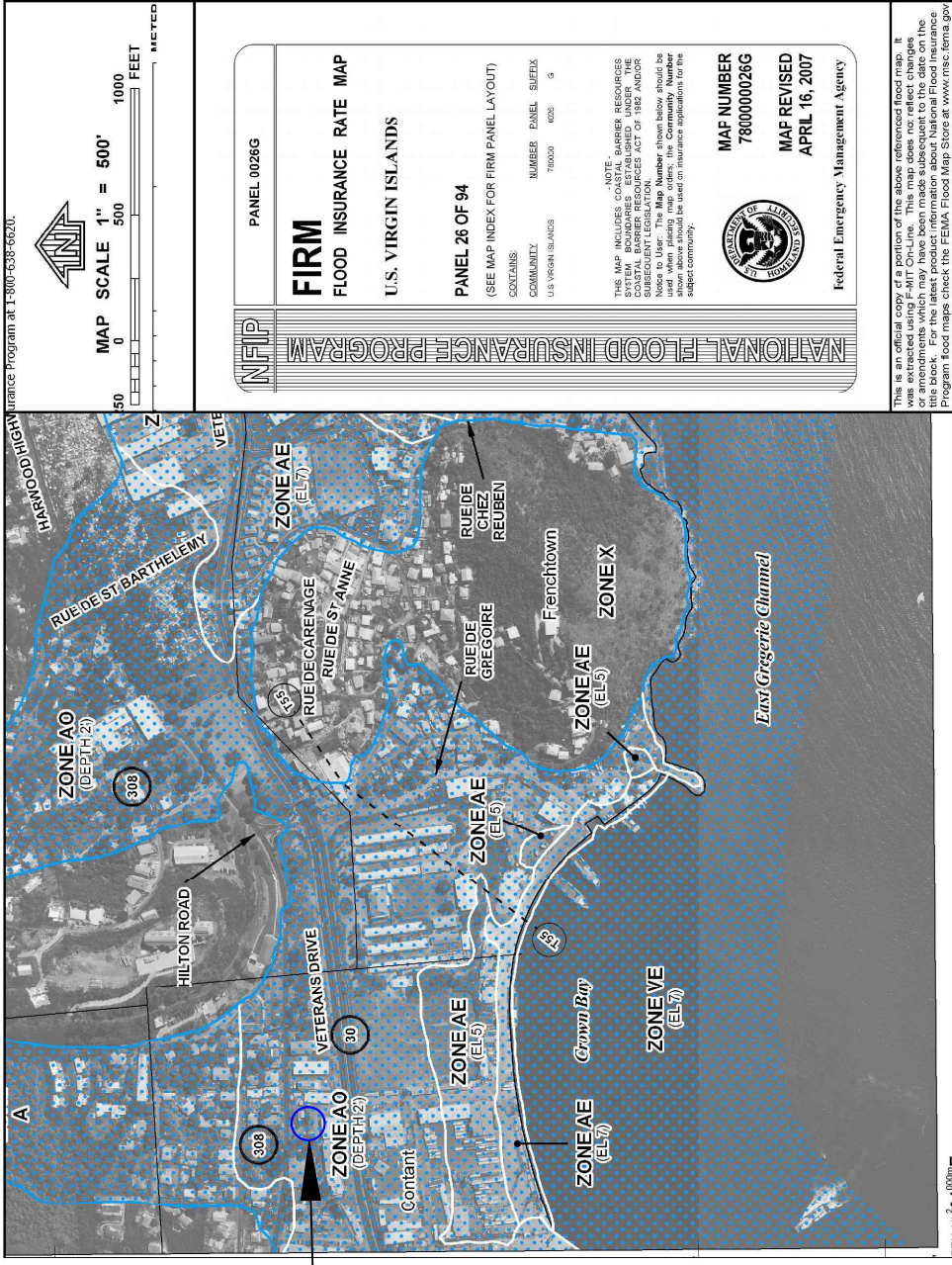
Site

Old Shoreline

USVI DISTRICT ZONING MAP

Zoning Subject Property : C

Parcel No. 13  
 Crown Bay Fill  
 No. 7b Southside Quarter  
 St. Thomas, U.S. Virgin Islands



**NFIP** PANEL 0026G  
**FIRM**  
**FLOOD INSURANCE RATE MAP**  
**U.S. VIRGIN ISLANDS**

**PANEL 26 OF 94**  
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

|                     |         |        |         |
|---------------------|---------|--------|---------|
| CONTAINS:           | NUMBER: | PANEL: | SUFFIX: |
| U.S. VIRGIN ISLANDS | 78000   | 605    | 5       |

NOTE - THIS MAP INCLUDES COASTAL BARRIER RESOURCES AND COASTAL BARRIER RESOURCES ACT OF 1982 AND/OR SUBSEQUENT LEGISLATION. THE COMMUNITY NUMBER SHOWN BELOW SHOULD BE USED WHEN PLACING MAP ORDERS. THE COMMUNITY NUMBER ABOVE SHOULD BE USED ON INSURANCE APPLICATIONS FOR THE MAPPER COMMUNITY.

**MAP NUMBER**  
780000026G

**MAP REVISED**  
APRIL 16, 2007

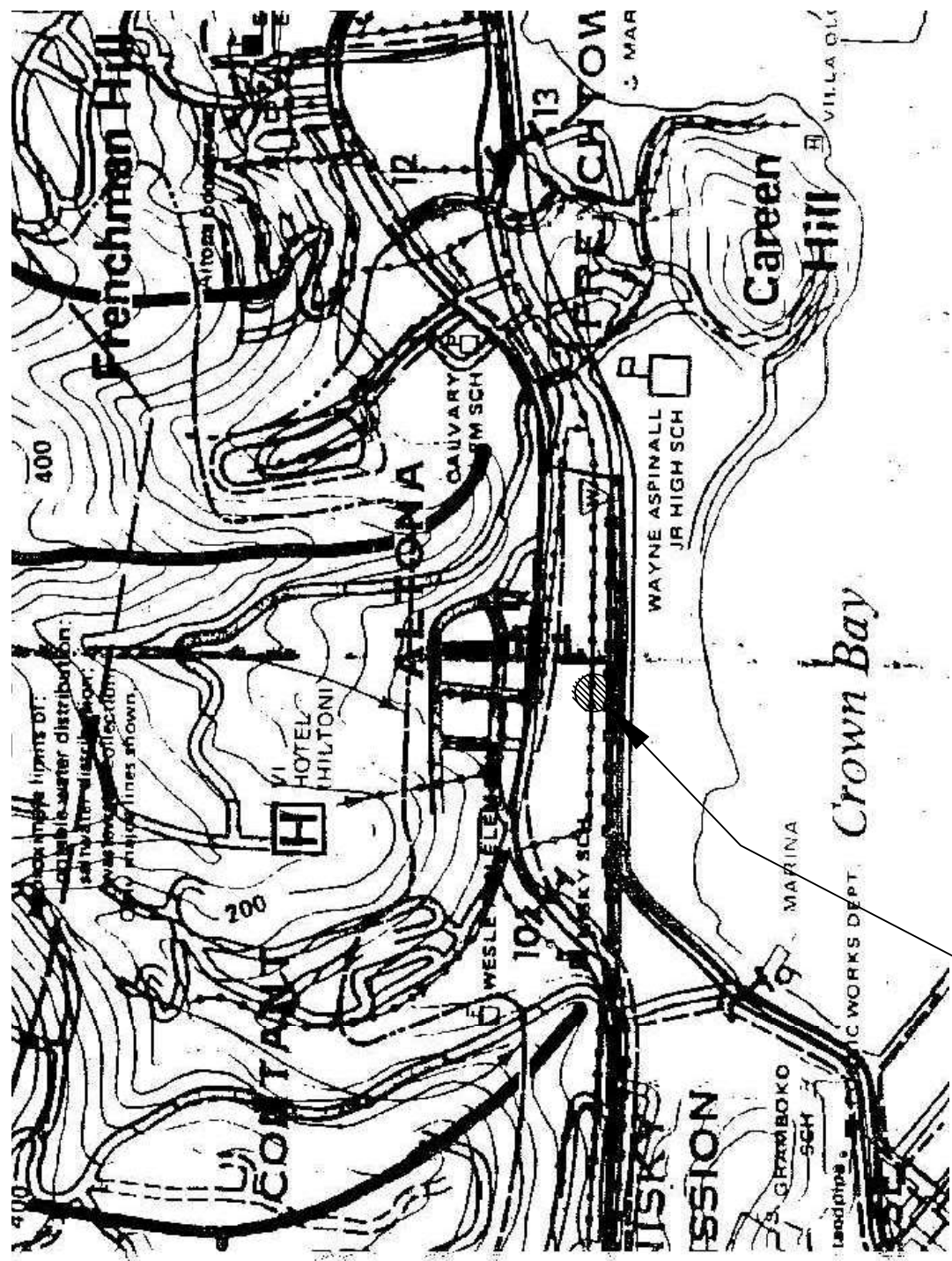
**Federal Emergency Management Agency**

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps, check the FEMA Flood Map Store at [www.nfsc.fema.gov](http://www.nfsc.fema.gov).

Site

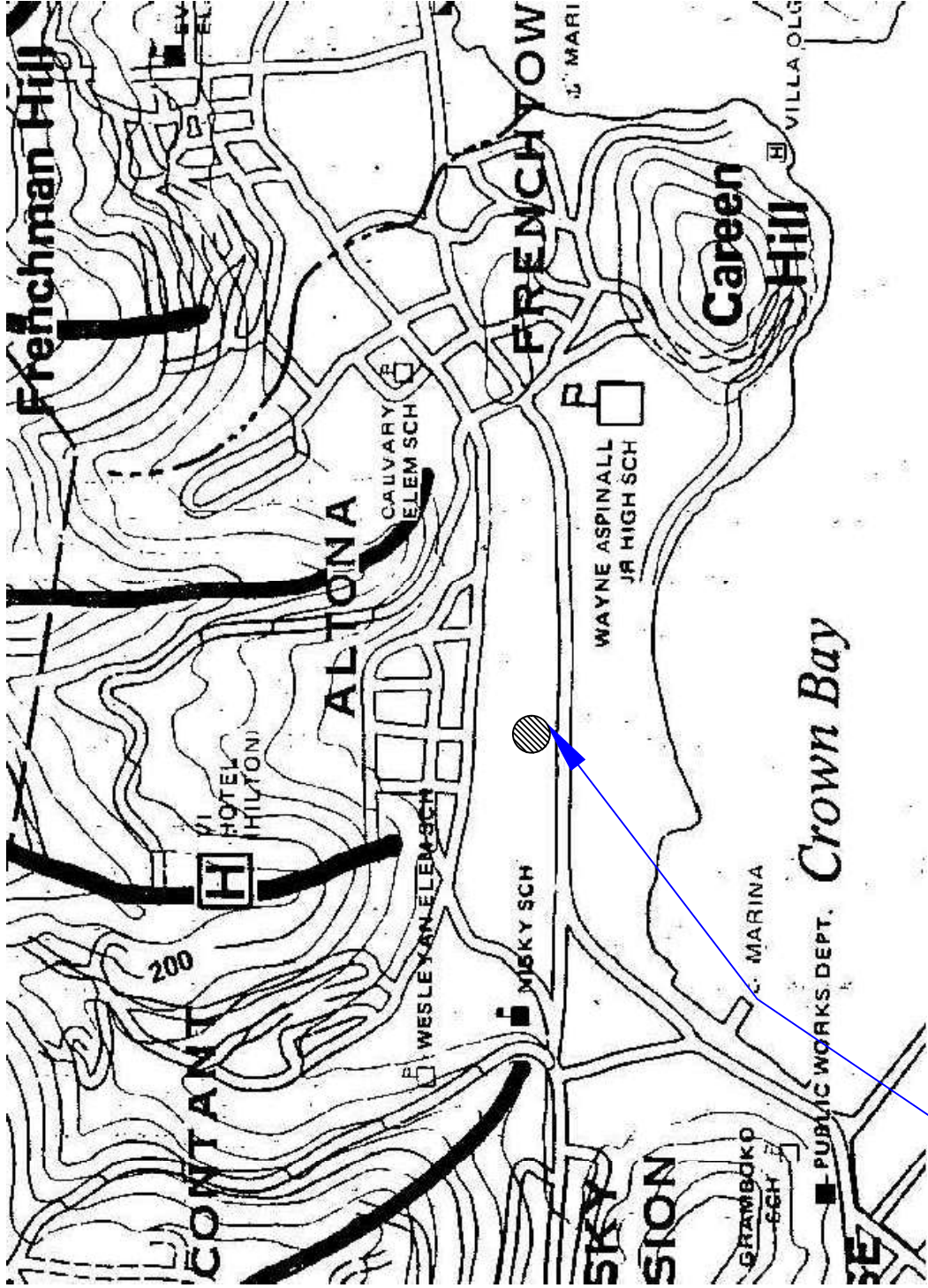
**Parcel No. 13**  
 Crown Bay Fill  
 No. 7b Southside Quarter  
 St. Thomas, U.S. Virgin Islands

**FEMA Flood Map**



Parcel No. 13  
 Crown Bay Fill  
 No. 7b Southside Quarter  
 St. Thomas, U.S. Virgin Islands

Water Resources Map



Parcel No. 13  
Crown Bay Fill  
No. 7b Southside Quarter  
St. Thomas, U.S. Virgin Islands

Sediment Reduction Map

Site



1/8/2022  
Page 1 of 3

Site

Parcel No. 13  
Crown Bay Fill  
No. 7b Southside Quarter  
St. Thomas, U.S. Virgin Islands

USDA Soil Survey Map

SOIL TYPE: Ubd (Urban Land)



## APPENDIX B: SURVEYS AND SITE PLAN

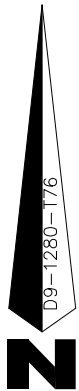
- As-built Survey
- Site Plan

PARCEL No. 5  
ESTATE CONTANT  
(A3-39-T39)

PARCEL No. 4  
ESTATE CONTANT

PARCEL No. 3  
CROWN BAY FILL  
(D9-2247-T82)

PARCEL No. 12  
CROWN BAY FILL

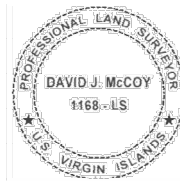


**LEGEND**

- CONCRETE MONUMENT FOUND
- BOUND POST FOUND
- △ UNMARKED POINT
- ⊕ OVERHEAD UTILITY LINES
- ⊖ UTILITY POLE
- BOUND POST SET
- ⊙ ELECTRIC METER
- ⊙ FENCE POST
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ VENT PIPE
- ⊙ MANHOLE
- ⊙ STREET LIGHT
- ♣ SIGN
- ⊕ MEASURED
- ⊕ RECORDED

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS AS-BUILT SURVEYS. JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELDWORK WAS COMPLETED ON: 12/27/2021

01/04/2022 David J. McCoy No. 1168LS



Job #: 21-100 Date: 01/04/22 Sheet: 1 of 1

|   |                    |
|---|--------------------|
| AS-BUILT SURVEY<br>REMAINDER PARCEL No. 13<br>CROWN BAY FILL<br>No. 7B SOUTHSIDE QUARTER<br>ST. THOMAS, U.S. VIRGIN ISLANDS |                    |
| DRAWN: DJM  | ZONING: C          |
| CALCS: DJM  | REF #: D9-1280-T76 |
| FIELD WORK: 12/27/2022  | OLG #              |
| APPROVED: DJM   | FEMA MAP #:        |

ADVANCED METHODS OF SURVEYING, LLC The Professional Building ◊ 5062 Forts Straede, Suite 2 ◊ St. Thomas, USVI 00802 ◊ (340) 514-9113

**PARCEL 13 : AS-BUILT SURVEY**

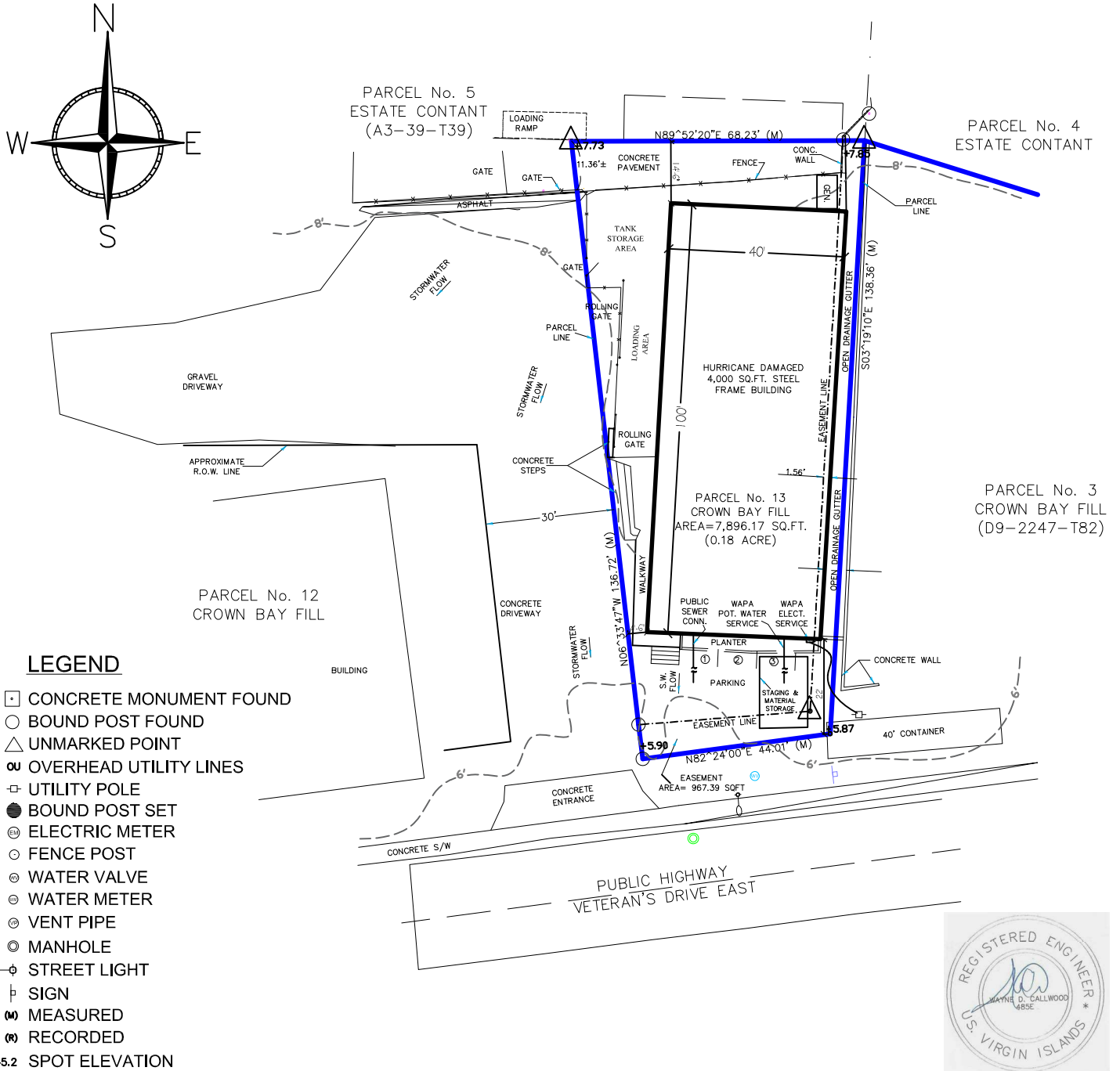
**Parcel No. 13**  
Crown Bay Fill  
No. 7b Southside Quarter  
St. Thomas, U.S. Virgin Islands

- NOTES:**
- General scope of work:**
- Repair hurricane damaged 4,000 sq.ft. single story steel frame structure.
- Work to include:**
- Removal of damaged materials.
  - Replace missing or damaged roof panels and framing.
  - Replace missing or damaged wall panels and girts.
  - Minor repairs to CMU walls
  - Work does not include any earth change activities or modification of existing footprint.

- Employee Parking:**
- Employees: Less than (5)
  - Required parking for (5) or fewer employees: (1)
  - Proposed employee parking spaces (1)
- Customer Parking:**
- Sales area: 1,000 sq.ft.
  - (1) customer parking space required for every (500) sq.ft. of sales area.
  - Proposed customer parking spaces: (2)
- Setbacks:**
- Zoned (C) Commercial. No setbacks required.

- Earth Change Activities:**
- No earth change activities proposed.
  - No modification to existing storm water flow, drainage, or erosion control systems proposed.
- Potable Water Storage & Supply:**
- Existing structure is connected to public potable water system (WAPA)
  - There is no cistern located on the property.
- Sewage:**
- Existing structure is connected to public sewer line.

- Landscaping:**
- Property is devoid of trees or other vegetation
  - No land clearing activities are proposed.
- Topography:**
- Contours are shown at 2' intervals
- Flood Zone:**
- Flood Zone Designation is "AO"
  - Base Flood Elevation is 2'



**LEGEND**

- CONCRETE MONUMENT FOUND
- BOUND POST FOUND
- △ UNMARKED POINT
- ⊕ OVERHEAD UTILITY LINES
- ⊙ UTILITY POLE
- BOUND POST SET
- ⊙ ELECTRIC METER
- FENCE POST
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ VENT PIPE
- ⊙ MANHOLE
- ⊙ STREET LIGHT
- ⊙ SIGN
- (M) MEASURED
- (R) RECORDED
- + 45.2 SPOT ELEVATION



**PARCEL 13 :SITE PLAN**

**Parcel No. 13**  
**Crown Bay Fill**  
**No. 7b Southside Quarter**  
**St. Thomas, U.S. Virgin Islands**