

ENVIRONMENTAL ASSESSMENT REPORT
For
DRY MARINA, LLC

No. 17D-1
Estate Bovoni
St. Thomas, USVI
(12-04-2022)

CZM Major Land Development Application

Applicant: Dry Marina, LLC
7351 Estate Bovoni
St. Thomas, USVI 00802
340-779-2222

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- A1- Floor Plan, Elevations, and Details

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- Petroleum Brokers SPCC Plan

1.00 NAME and ADDRESS OF APPLICANT

Dry Marina, LLC
7411 Estate Bovoni, Suite No. 1
St. Thomas, USVI 00802

2.00 LOCATION OF PROJECT

Subject property, Parcel No. 17D-1 Estate Bovoni, No. 1 & 2 Frenchman Bay Qtr., St. Thomas, U.S.V.I., is located to the south of Route 30 (Bovoni Road), and abuts the eastern side of Trailer Road which runs from Route 30 to the Public Landfill. The intersection of Trailer Road and Route 30 is adjacent to the warehouse complex known as “Bovoni Center”. Parcel 17D-1 is abutted on its eastern, northern, and southern property lines by Parcel No. 17D Remainder. (See Vicinity Map: appendix A)

Plot No. 17D-1 is defined on C.A. Hamilton & Associates Survey (C9-297-T86)

2.01 LOCATION MAP

(See appendix A)

2.02 VICINITY MAP

(See appendix A)

3.00 ABSTRACT

Parcel No. 17D-1 is a 1 acre commercially zoned parcel located in Estate Bovoni, St. Thomas, USVI. The property is owned by Dry Marina, LLC.

Approximately 4,500 sq.ft. of the northern portion of the parcel is currently being used by a trucking company to park and maintain their trucks. The southern portion of the parcel (approximately 30,000 sq.ft.) is currently being used by a telecommunication company to store materials and equipment. The parcel is fenced and is devoid of any structures or significant vegetation.

Parcel 17D-1 is bordered to the west by an unpaved 30’ wide estate road. This road, typically referred to as “Trailer Road”, is the sole access to and from the property. The parcel is abutted on its eastern, northern, and southern property lines by Parcel No. 17D

Applicant is proposing to place a 20' Office trailer w/ (200) amp electrical service on the northern 4,500 sq.ft. portion of the property for use by the existing trucking operation.

A new fuel storage facility is being proposed for the 30,000 sq.ft. location currently being used by a telecommunication company for ground storage. The new facility would include construction of 40'x22' steel frame structure to be used as a workshop, a 10'x10' guard house, a 30'x72' concrete slab and spill containment system for storing multiple ISO fuel tanks, a 10'x27' concrete pad for 3,000 gallon (double wall) diesel fuel tank, placement of a 40' office trailer, placement of a 40' storage trailer, and installation of a (200) amp electrical service.

Earth change activities for the proposed project would be minimal. Excavation would be limited to that necessary for workshop and guard house foundations. Proposed development would not alter existing storm water flow in any significant manner.

4.00 STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT

The objective of the project is to further develop the property to accommodate a new a fuel storage facility, and, to enhance operational efficiency of existing trucking operation by addition of a 20' office trailer.

5.00 DESCRIPTION OF PROJECT

- Prior to onset of any earth change or construction work, all necessary BMPs and erosion control devices, primarily in the form of silt fences, will be installed and then maintained for the duration of the project. Additional BMPs will be installed and maintained during construction as circumstances dictate.
- A 40' storage container is to be placed on site to secure construction materials and equipment related to the project.
- Some excavation will be required to accommodate footings for 10'x10' guard house and 40'x22' mechanical workshop. Slabs are, for the most part, to be cast on-grade and will require minimal grade modification. Slab construction to include:
 - 40'x22' mechanical workshop (820 sq.ft.)
 - 10'x10' guard house (100 sq.ft.)
 - 10'x27' diesel fuel tank pad (270 sq.ft.)
 - 30'x77' ISO tank storage area (2,160 sq.ft.)
- 2'x2' concrete pads on grade will be used to support and hold down office and storage trailers.
- Perimeter edge of ISO tank storage area slab to be elevated so as to create spill containment system. Spill containment capacity to equal or exceed 110% of total ISO tank storage capacity.
- 40'x22' steel frame structure to be erected for use as a mechanical workshop.
- 10'x10' wood frame guard house to be erected.
- 40' office trailer to be placed at location of new fuel storage operation.
- 20' office trailer to be placed at location of existing trucking operation.
- Installation of (2) 200 amp electrical services and connection to public electric utility (WAPA)

5.01 SUMMARY OF PROPOSED ACTIVITY

- a. Purpose of project:
The purpose of the project is to enhance existing operations and further develop the site for use as a storage facility.
Work on proposed project scheduled to begin within two months of receipt of building permit approval. Construction projected to be finished within six months from onset of work.
- b. Critical areas:
Archeological resources: The Virgin Islands State Historical Preservation Office (VISHPO) has conducted a site inspection of and reviewed the proposed development plans for Parcel 17D-1. As a result of this inspection and plan review, along with findings of previous archeological surveys and the highly disturbed nature of the parcel, VISHPO has indicated no objection to the proposed development.
(See VISHPO No Objection Letter: Appendix G)
Rare and endangered species: Site is actively used and devoid of vegetation or any potential habitat for endangered species.
- c. Method of land clearing:
Site is devoid of vegetation. Land clearing will not be required.
- d. Provision to preserve topsoil:
It is not anticipated that there will be any significant removal of top soil.
- e. Erosion and sediment control devices:
All necessary BMPs and erosion control devices, primarily in the form of perimeter silt fences, shall be installed prior to the onset of work and maintained for the duration of the project.
- f. Earth change activities:
Earth change activities will commence once all necessary BMPs and erosion control devices have been installed. As site is devoid of any significant vegetation, clearing activities will not be required.
Proposed earth change work will be limited to that necessary for footing excavations and slab placement. It is estimated that amount of soil disturbed will not exceed 50 yards.

Given that area of disturbance shall be significantly less than one acre, applicant will not be submitting an NOI & Storm Water Pollution Prevention Plan (SWPPP) to DPNR's Division of Environmental Protection.

- g. Maintenance of erosion and sediment control measures:
All temporary BMPs and erosion control measures shall be maintained for the duration of the project.

- h. Method of storm water management:

Storm water currently flows north-east in a shallow sheet across the property towards the northern and eastern property lines. From there it discharges onto Parcel 17D Remainder. Eventual receiving waters for the runoff is Mangrove Lagoon. This will continue to be the case after project completion as proposed construction activities will not substantially modify existing stormwater flow.
Post development peak runoff rates and average volumes will be at levels similar to predevelopment rates. (See Appendix J: Storm Water Run-off Calculations)

- i. Maintenance schedule for storm water facilities:
Silt fences to be inspected weekly and after major storm events for failure as well as for sediment and debris accumulation.

- j. Method of sewage disposal
Proposed plan calls for placement of portable toilets or sewage holding tanks on site. Tanks/toilets to be maintained by commercial service.

5.02 SITE PLAN

5.02.01 **Lot layout**

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

5.02.02 **Road Layout**

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

5.02.03 **Position of Structures**

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

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 **Storm water Drainage**

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

5.02.06 Storm water Facilities

- a. Capacity of structures Not applicable
- b. Cross section of design detail Not applicable
- c. Natural drainage off site Appendix C – Proposed site plan

5.02.07 Erosion and sediment control plan

- a. Erosion control devices, etc. Appendix C – Proposed site plan
- b. Construction entrance Appendix C – Proposed site plan
- c. Final grading Appendix C – Proposed site plan
- d. Post construction erosion control Appendix C – Proposed site plan

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 L – Drawings
- b. Project elevation views Appendix L – Drawings

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 I
- b. Phasing of subprojects and activities Appendix I

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 (30)	86 (30)	86 (30)	88 (31.1)	88 (31.1)	90 (32.2)	90 (32.2)	91 (32.8)	90 (32.2)	90 (32.2)	88 (31.1)	86 (30)
Average low °F (°C)	72 (22.2)	72 (22.2)	72 (22.2)	74 (23.3)	76 (24.4)	77 (25)	78 (25.6)	78 (25.6)	77 (25)	76 (24.4)	75 (23.9)	73 (22.8)
Precipitation inches (mm)	1.89 (48)	1.51 (38.4)	1.52 (38.6)	2.39 (60.7)	3.36 (85.3)	2.35 (59.7)	2.42 (61.5)	3.50 (88.9)	5.34 (135.6)	5.57 (141.5)	5.28 (134.1)	2.74 (69.6)

Source: [161](#) 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)

FREQUENCY (years)	RAINFALL (inches per 24 hour period)
10	7
25	8.5
100	11.2

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

Landform Geology

The predominant landform of the site is an alluvial fan adjacent to volcanic uplands. This plain was formed from a low ridge along the south coast of Stalley Bay meeting additional alluvium eroding from a higher central ridge to the north.

Soils

Two soil types are noted for Parcel 17D-1:

1. Ustorthents (Us), which are soils heavily altered by excavation and filling activities,
2. Southgate-Rock outcrop complex, 20-40% slope (SrE), which are gravelly loams over igneous bedrock, not prone to flooding.

Historic Land Use

Currently the northern 4,500 sq.ft. portion of the property is being used by an existing trucking operation to park and maintain their trucks. Another approximately 30,000 sq.ft. of the property is leased to a telecommunications company as a laydown yard. The property has been used in the past for similar storage purposes. A new fuel storage facility is being proposed for the location currently being used by the telecommunication company. Proposed use is consistent with commercial zoning and with other operations in the surrounding area.

6.03 Drainage, Flooding, and Erosion Control

As indicated in FEMA 2007 FIRM Map: Panel 28 (See appendix A), Parcel 17D-1 is shown to be located in NFIP Flood Zone Designations “X” .

Zone “X” areas are those of minimal flood hazard, which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

Ultimate receiving waters for the parcel is the Mangrove Lagoon.

Drainage, Flooding & Erosion Control:

Proposed project will have minimal affect on existing storm water flow patterns and volume. All necessary BMPs and erosion control devices, primarily in the form of perimeter silt fences, shall be installed prior to the onset of work and maintained for the duration of the project.

6.04 Freshwater Resources

There are no fresh water resources on the property.

6.05 Oceanography

There are no oceanography issues that are likely 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

Site is actively used and devoid of vegetation or any potential habitat for endangered species.

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 per Legislative Act 6343, the zoning designation for Parcel 17D-1 Estate Bovoni, St. Thomas was changed in 2000 from R-1 (Residential- Low Density) to C (Commercial). (See appendix E). The proposed use of the plot as a storage facility complies with relevant zoning restrictions for this district. Permitted lot occupancy for C zoned properties is a maximum of 50%. Occupancy upon completion of proposed project would be approximately 8%.

The property is bounded to the west by Trailer Road and a ground storage facility at Parcel 17E, and to the north, south, and east by Parcel 17D Remainder. Adjacent parcels 17D Remainder and 17E are also zoned C (Commercial)

7.02 Visual Impacts

Site is currently devoid of structures and vegetation. It is in close proximity to public landfill. The proposed development of parcel 17D-1 will include the erection of several structures where currently none exist, however, the appearance of these new structures will be consistent with that of many others currently existing in the surrounding area. The proposed project will not negatively impact the appearance of the property. (see Appendix H).

7.03 Impacts on Public Services

- a. Water: It is estimated that proposed on-site operations will require approximately 100 gallons of potable water per day. Water to be stored on-site in plastic water tanks replenished either by water truck or roof catchment.
- b. Sewage Treatment and Disposal: Flow estimate for sewage generated by the proposed project is 100 gallons per day. Portable toilets or sewage holding tanks for pump-out will be utilized. Commercial services will be engage to transport to sewage public waste treatment plant

- c. Solid Waste Disposal: It is estimated that proposed project will generate approximately 50 lbs. of solid waste per day. Private hauler will be engaged to transport waste to public landfill.
- d. Roads, Traffic, and Parking: There is no expectation of increased traffic flow. Access to the property is from Route 30 to Trailer Road along its western boundary. Proposed development plan calls for continued access from Route 30 and Trailer Road. Virgin Islands Code for off-street parking requires (1) parking space for every (5) employees. Proposed storage activities are projected to employ less than (5) individuals. Proposed number of parking spaces is (22) .
- e. Electrical: Estimate for monthly power demand generated by the proposed project is 2,500 kW. (2) 200-amp single phase service. New fuel storage facility and existing trucking operation to be connected to WAPA.

7.04 Social Impacts

Proposed project will have a positive social impact in that it will serve to enhance the availability and quality of needed commercial services and will provide employment opportunities to Virgin Islanders.

7.05 Economic Impacts

In addition to the employment resulting from construction and development activities, the trucking and fuel storage facilities will employ approximately (5) individuals. The new operation will also result in additional tax revenues (gross receipts, income tax, etc.) for the VI Government.

7.06 Impacts on Historical and Archeological Resources

Proposed project will not affect historical or archeological resources.

7.07 Recreational Use

Not applicable to proposed project.

7.08 Waste Disposal

Any sewage generated by on site operations to be held in portable toilets or holding tanks, and periodically transported to public treatment facility by commercial service. Flow estimate for sewage generated by the proposed project is 50 gallons per day. It is estimated that proposed project will generate approximately 100 lbs. of solid waste per day. Private hauler will be engaged to transport waste to public landfill.

7.09 Accidental Spills

Refer to attached Spill Prevention, Control, and Countermeasures plan. (See Appendix)

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 Dry Marina's ability to best use the property and maximize the efficiency of its operations. The proposed project would provide economic benefits and serve the community's interests.
- 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 negative changes to the manner in which the use of Parcel 17 D-1 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: 7800000028G

Panel number: 28

Map revised: April 16, 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 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

Government of the Virgin Islands
Twenty-Third Legislature of the Virgin Islands of the United States
Regular Session 2000
Act No. 6343
Section 3.
Modified Zoning Definition for Parcel 17D-1, Estate Bovoni

Steven Lamphear
Topo Survey
Parcel No. 17D-1
No. 1 & 2 Frenchman Bay Quarter
St. Thomas, USVI
6/2/2017

Steven Lamphear
WinTR-55 Stormwater Data Parcel No. 17D-1
No. 1 & 2 Frenchman Bay Quarter St. Thomas, USVI
2022

C.A. Hamilton and Associates
Parcel Survey
17D-1, Estate Bovoni
No. 1 & 2 Frenchman's Bay Quarter
St. Thomas, USVI
DWG#: C9-297-T86
07-06-86

Persons/firms involved or consulted in development of EAR

Sean Krigger

Architectural Historian and Senior Planner
Virgin Islands State Historic Preservation Office

Christian F. Rosenberg

Engineer

Eric Delgado

Engineer

Steven Lamphere

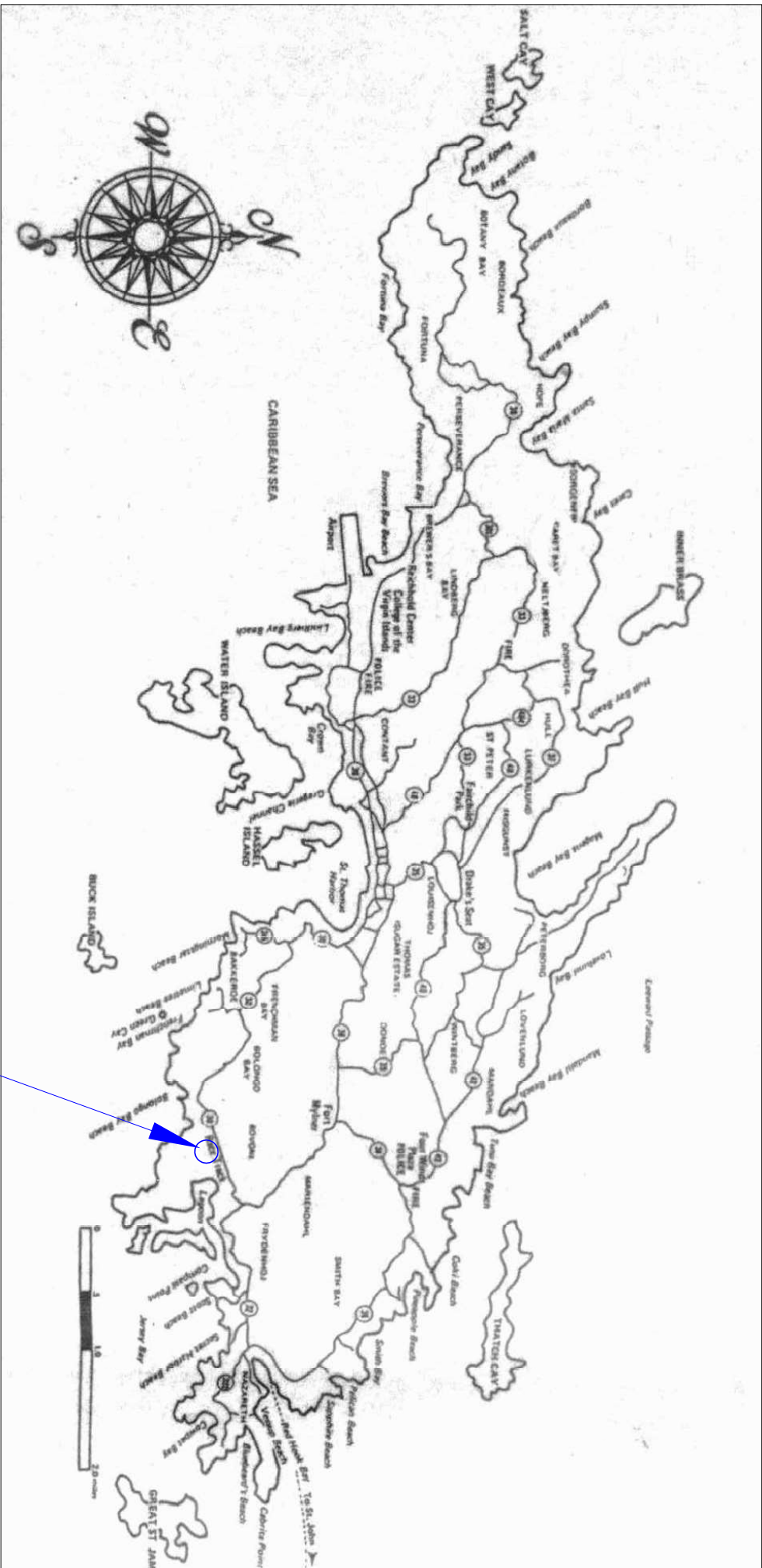
Professional Land Surveyor

Randy Hamlin

Permitting Consultant

APPENDIX A : MAPS

- Location Map
- Vicinity Map
- Recorded Plot Map: C9-297-T86
- Official Zoning Map
- FEMA Flood Insurance Rate Map
- Water Resources Map
- Sediment Reduction Program Map
- Soil Survey Map




Site

Parcel No. 17D-1
 Estate Boyoni (Western Part)
 No. 1 & 2 Frenchman's Bay Quarter
 St. Thomas, U.S. Virgin Islands

Location Map



Property Information	
Property ID	109402011400
Location	17D-1 ESTATE BOVONI NO.1&2 FRENCHMAN'S BAY QTR.
Owner	DRY MARINA LLC


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

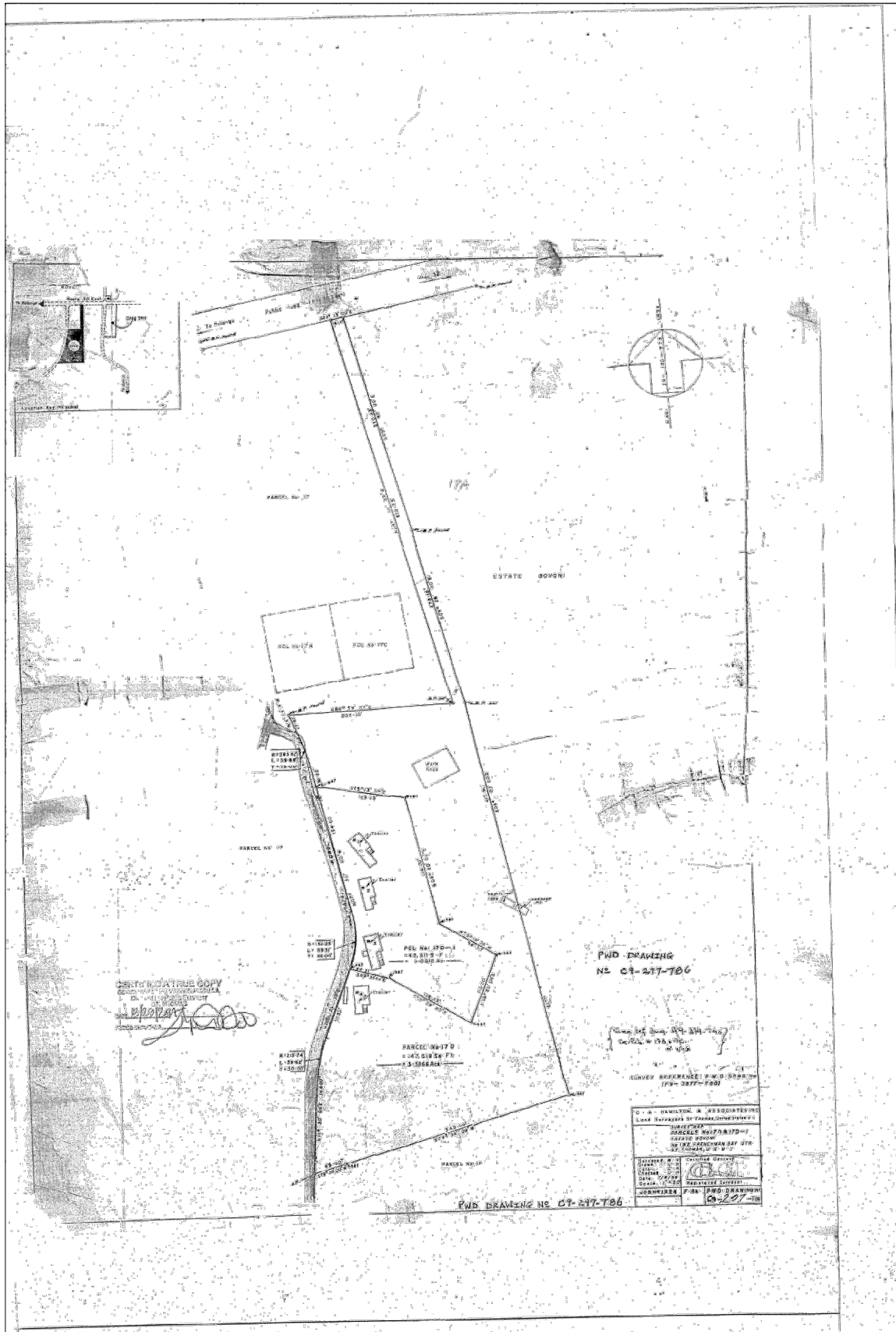
US Virgin Islands makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 02/2021
Data updated 03/2021

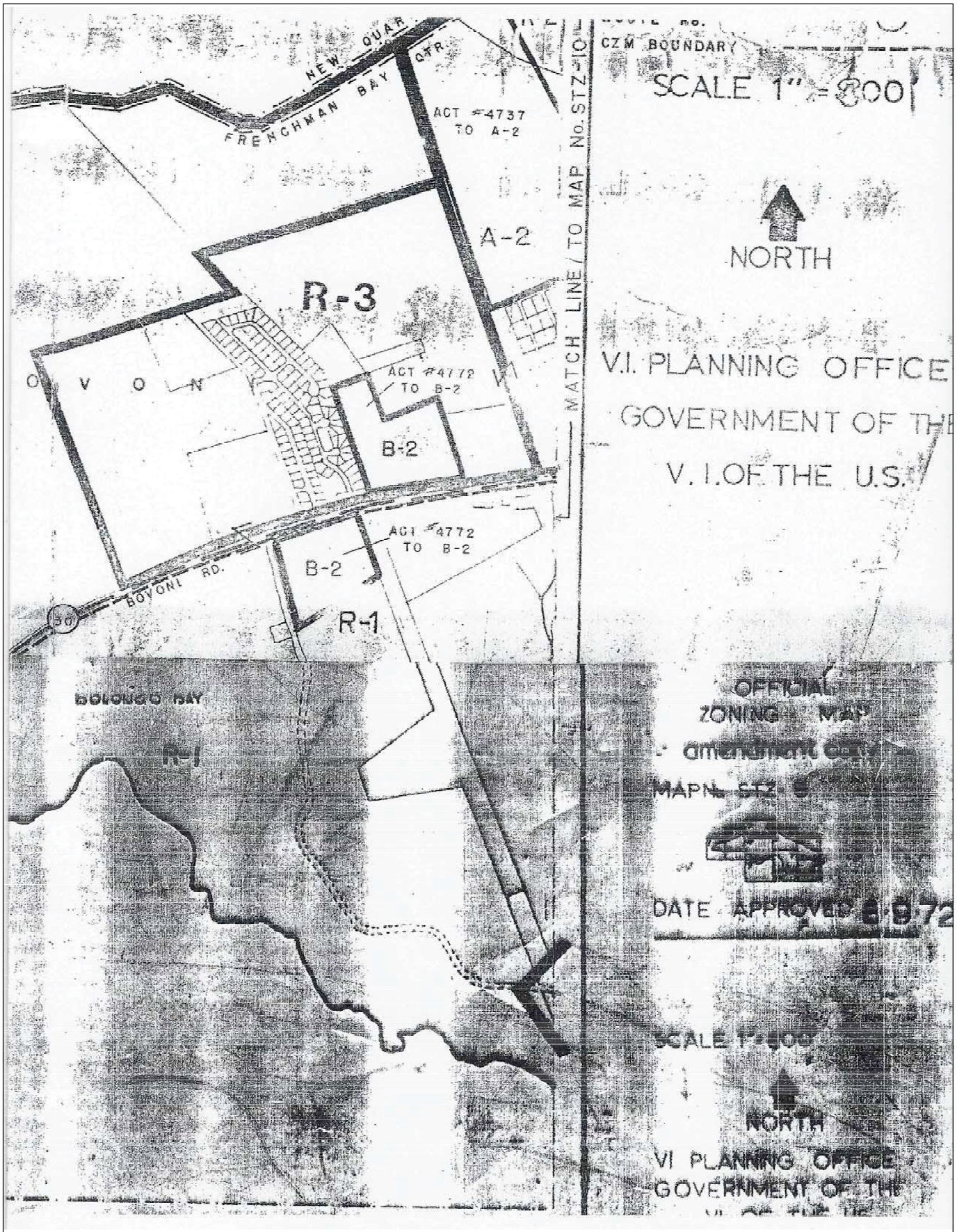
Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

[Vicinity Map](#)

Parcel No.17D-1
 Estate Bovoni (Western Part)
 No. 1 & 2 Frenchman's Bay Qtr.
 St. Thomas, U.S. Virgin Islands

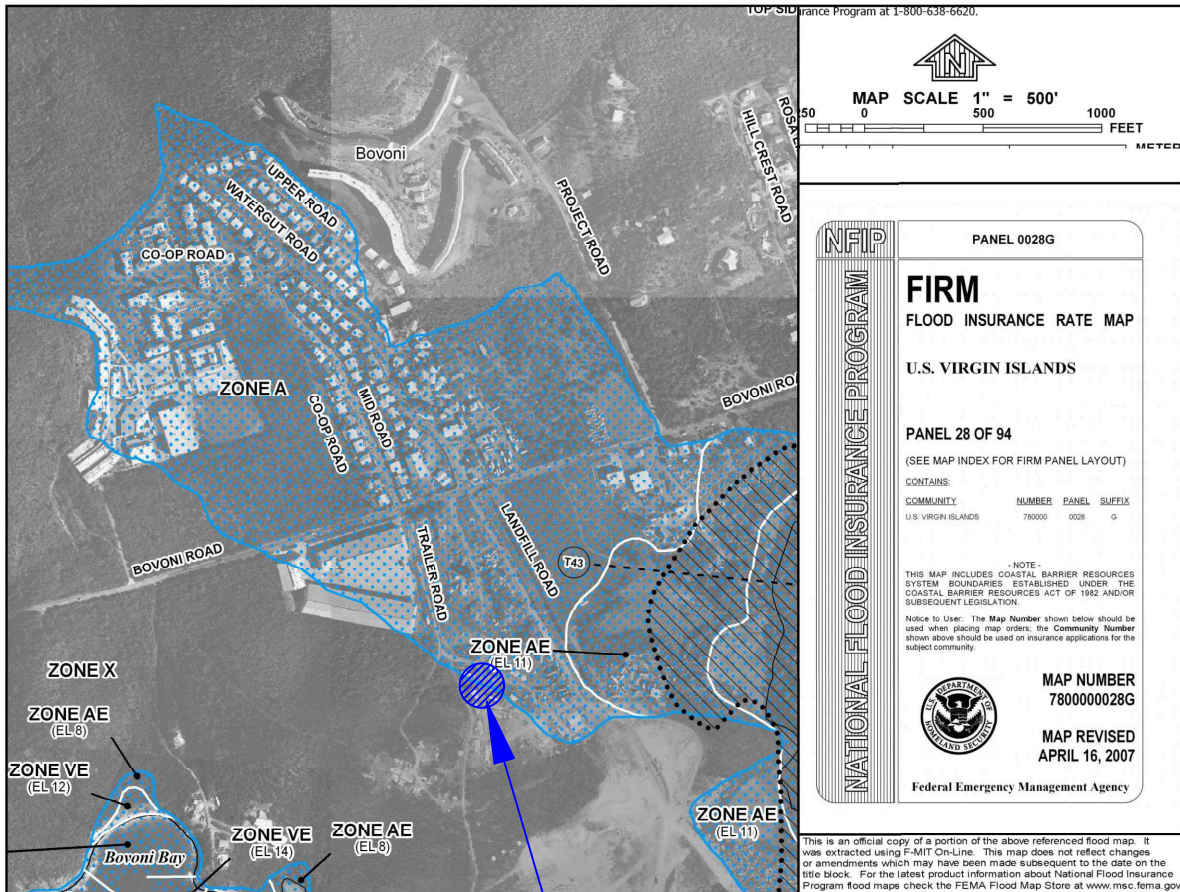


Certified Plot Map
 No. C9-297-T86
 Parcel No. 17D-1
 Estate Bovoni
 No. 1 & 2 Frenchman's Bay Quarter
 St. Thomas, U.S. Virgin Islands



USVI DISTRICT ZONING MAP
 Zoning Subject Property:
 Commercial
 (As per Legislative Act 6343)

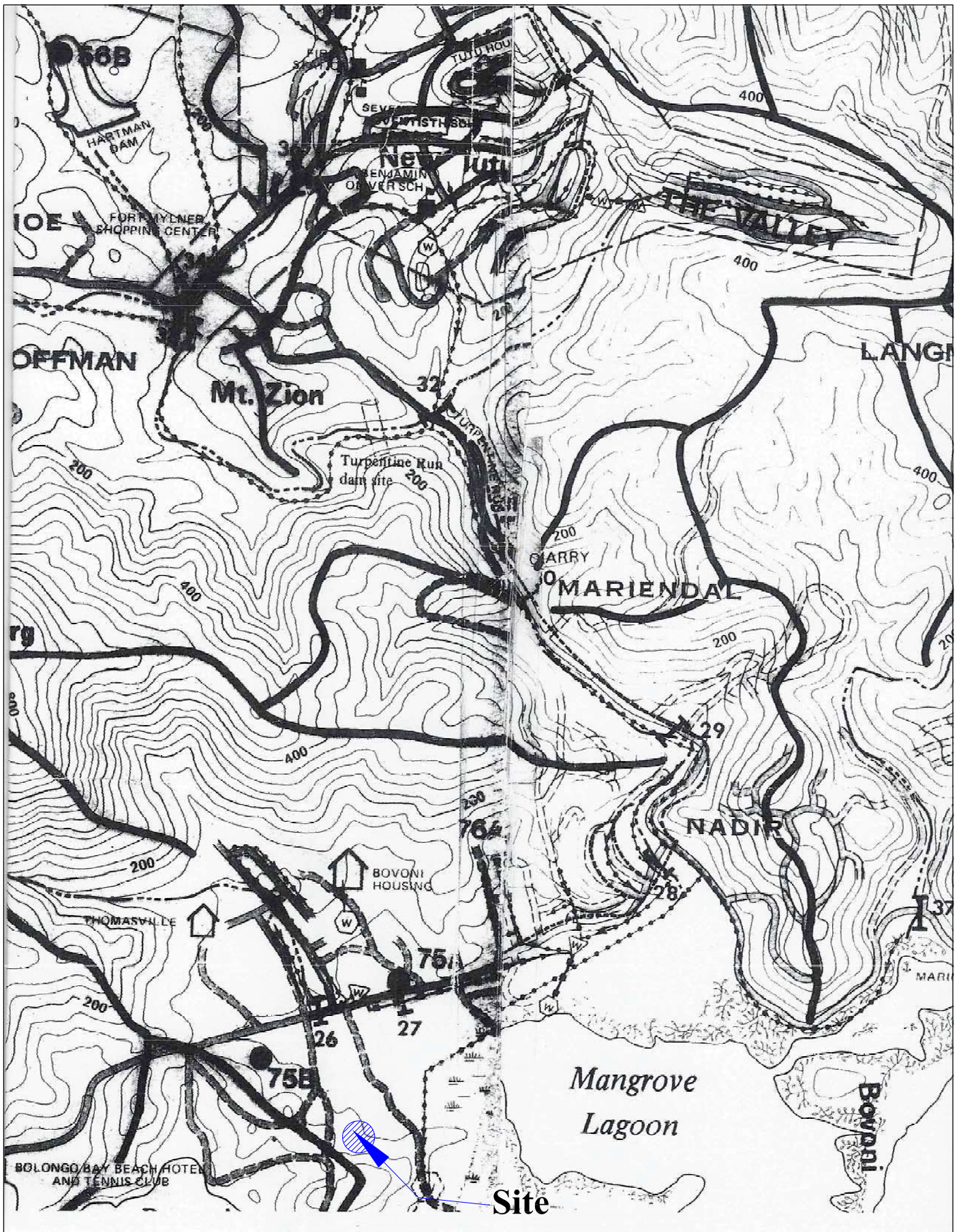
Parcel No. 17D-1
 Estate Bovoni (Western Part)
 No.s 1 & 2 Frenchman's Bay Quarter
 St. Thomas, U.S. Virgin Islands



Site

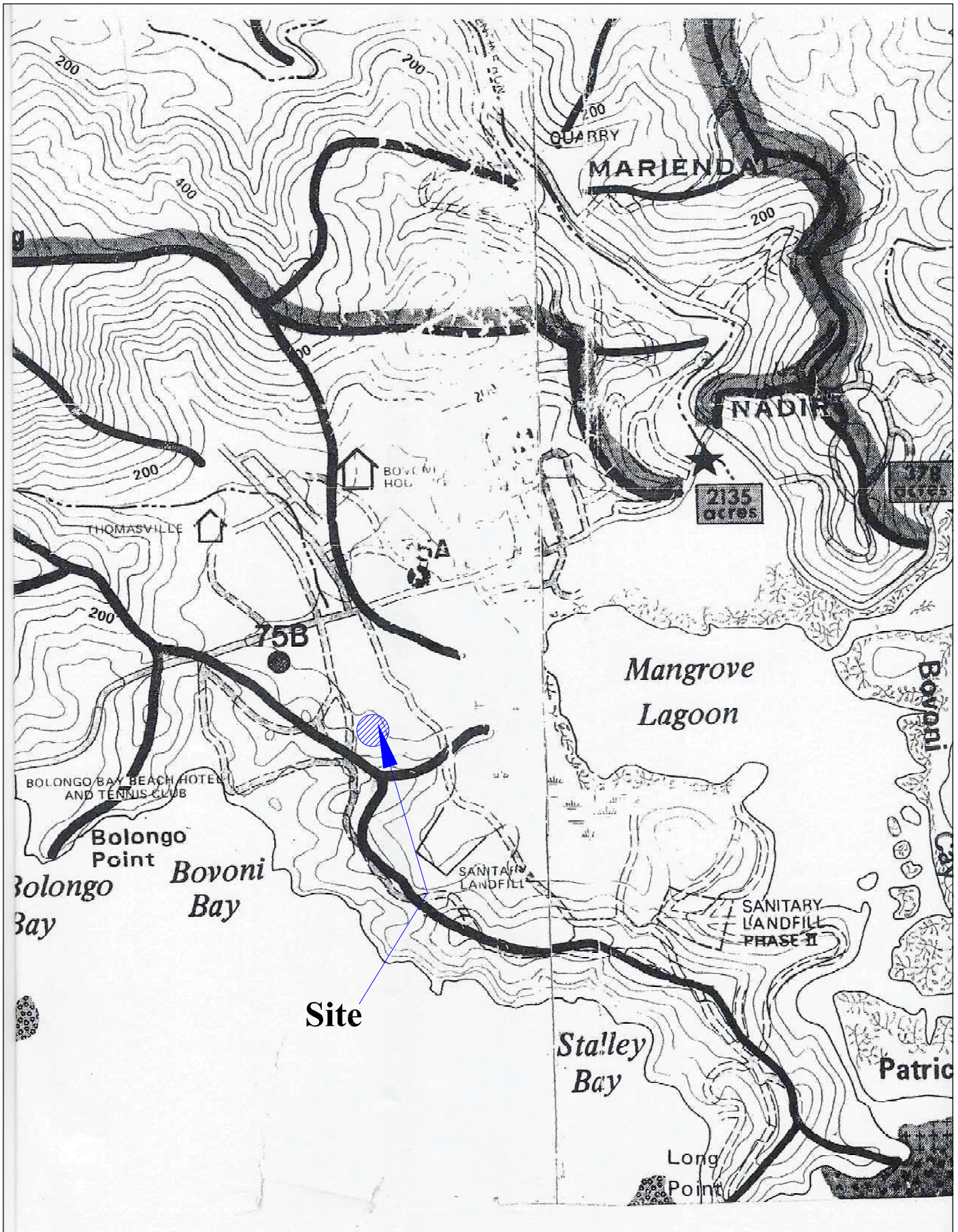
FEMA FLOOD ZONE MAP

Parcel No. 17D-1
Estate Bovoni
No. 1 & 2 Frenchman's Bay Qtr.
St. Thomas, U.S. Virgin Islands



Water Resources Map

Parcel No. 17D-1
 Estate Bovoni (Western Part)
 No.s 1 & 2 Frenchman's Bay Quarter
 St. Thomas, U.S. Virgin Islands



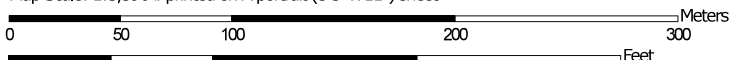
Sediment Reduction Program Map

Parcel No. 17D-1
Estate Bovoni (Western Part)
No.s 1 & 2 Frenchman's Bay Quarter
St. Thomas, U.S. Virgin Islands

Soil Map—Virgin Islands of the United States



Map Scale: 1:3,390 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 20N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/26/2017
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