



VIGL OPERATIONS, LLC

RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION AIRPORT ROAD, ST. CROIX, U.S.V.I.

ISSUED FOR: CZM APPLICATION

ISSUE DATE: TBD

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LOCATION MAP



ZONING REQUIREMENTS TABLE: P

	REQUIRED/ALLOWED	PROVIDED
PARKING	165 PARKING SPACES	660 PARKING SPACES
PERMITTED DENSITY	N/A	0 DWELLING UNITS
PERMITTED LOT OCCUPANCY	35% OF ZONING LOT AREA: 1,289,978 SF MAX.	2.6% (96,982 SQUARE FEET)
LOT AREA	N/A	3,885,644.84 SQUARE FEET (84.61 AC)
USABLE OPEN SPACE	N/A	+50%
LOT WIDTH	N/A	APPROX. 3,315 FEET
FRONT YARD	N/A	APPROX. 23 FEET
SIDE YARDS	N/A	56 FEET MIN.
REAR YARD	N/A	N/A (SEE PLANS)
MAX. HEIGHT LIMIT	50 FEET (MAIN STRUCTURE) 150 FEET (CHIMNEYS, TOWERS, ETC.)	42 FEET 6 INCHES MAX.

PROJECT DIRECTORY

OWNER:



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
1105 King Street
Christiansted, VI, 00820

PROJECT LEAD & CONTRACTOR:



Eleven Construction
9010 Estate Cottage Ste 2
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Tel: (340)-713-1100
Email: info@eleven.vi
Website: https://eleven.vi/

ARCHITECT:



DESIGN DISTRICT, PLLC
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Website: www.designdistrictvl.com

MEP ENGINEER:



Gino Valderrama, P.E.
V2E Global
12950 SW 103rd Terrace
Miami, FL, 33186
Tel: (786)-295-8082

LEASEE:



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2006 Eastern Suburb, Suite 5
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Tel: (340)-227-7156

CIVIL ENGINEER:



Damian Cartwright, P.E.
Build Tec, LLC
St. Croix, USVI, 00820
Tel: (340)-513-6918

ENVIRONMENTAL CONSULTANT:



Trinity Granger-Austrie/Benjamin Keuarts
Tysam Tech, LLC
9139 Castle Cookley, Bay 7 STE 1
Christiansted, VI 00820
Tel: (340)-244-8211





SCOPE DOCUMENTS

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ISSUANCES		
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A	CZM MODIFICATION	04-12-2023

HENRY ROHLSEN INTERNATIONAL AIRPORT

US CUSTOMS PORT AUTHORITY

WASTE WATER TREATMENT FACILITY



SITE - VIGL RANAL 'DOC' JAMES RACETRACK

KINGS BAY

RANAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

VICINITY PLAN

C. BROWNE 2022017
 Project Architect Project No. 04.12.2023
 Date



A0.10

PROJECT NUMBER: 2022017 PROJECT NAME: RANAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A0.10 - VICINITY PLAN
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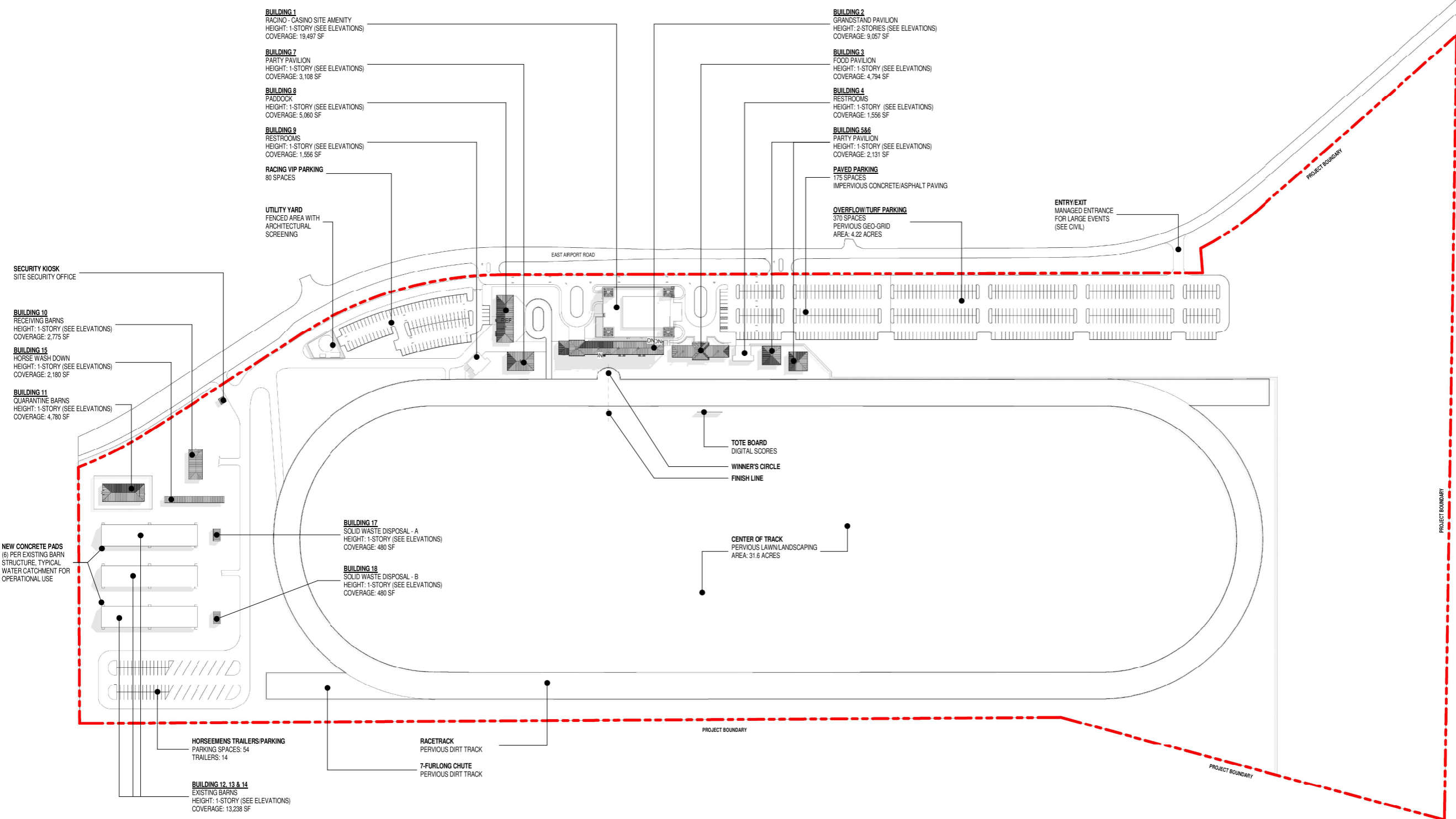


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PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A0.11 - SITE PLAN - OVERALL
 Autodesk Docs/VIGL - Randal Doc James RTD VIGL - RDJRTD_Archit.dwg
 5/16/2023 7:16:24 PM

1 SITE PLAN - OVERALL
 A0.11 SCALE: 1" = 100'-0"

RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

SITE PLAN - OVERALL

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



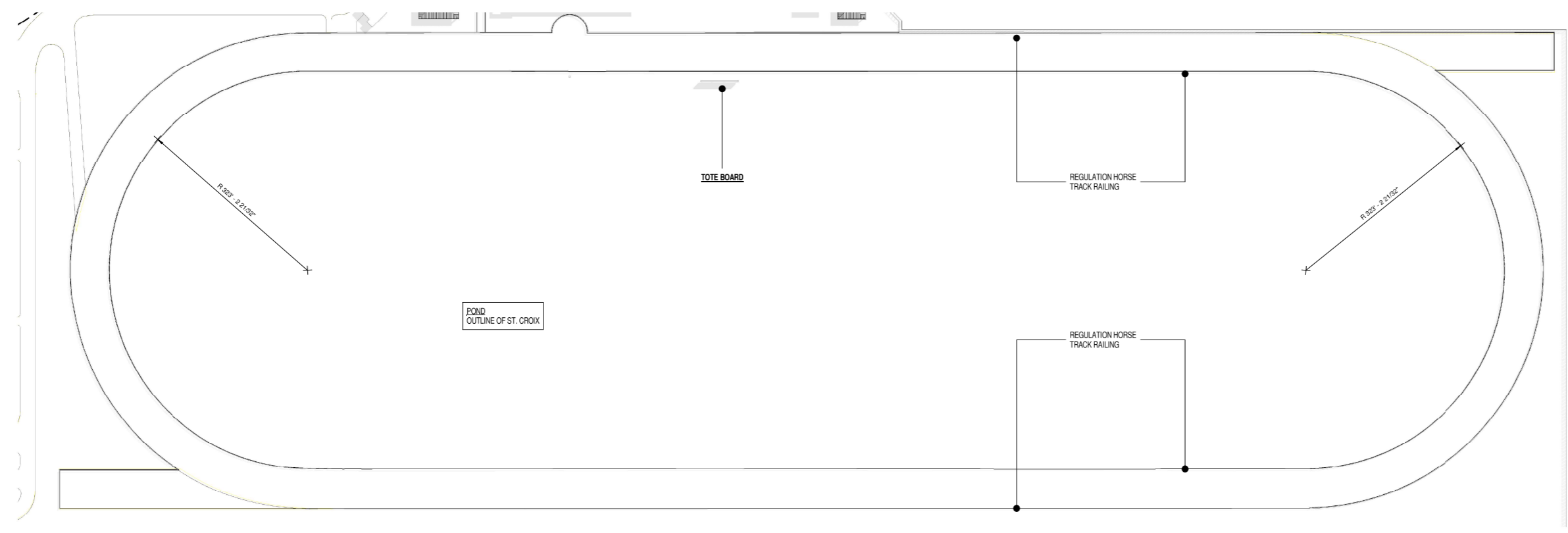
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No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2023



1 RACETRACK - ENLARGED SITE PLAN
 A0.23 SCALE: 1" = 80'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A0.23 - ENLARGED SITE PLAN - RACE TRACK
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

ENLARGED SITE PLAN - RACE TRACK

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



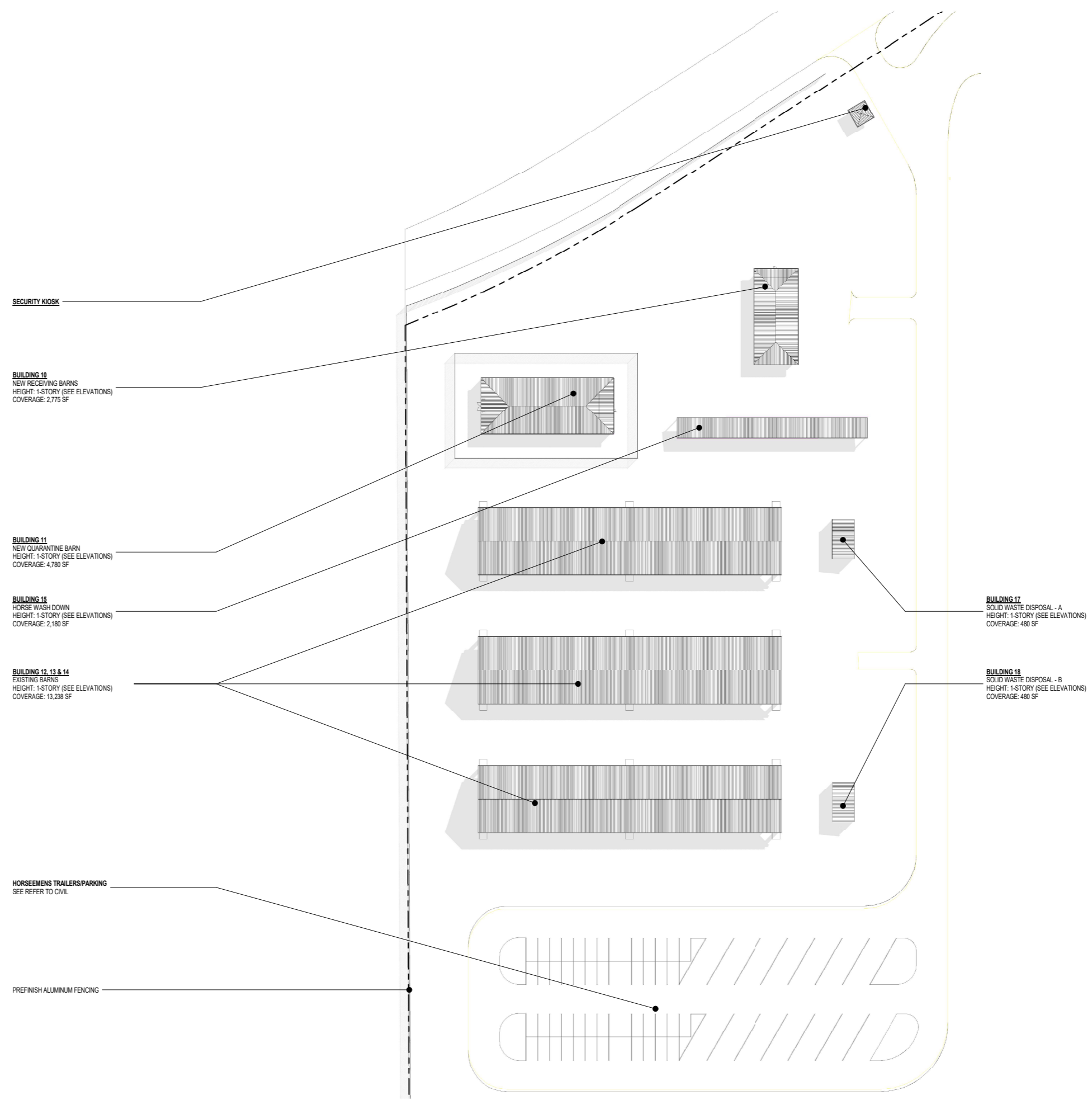
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SECURITY KIOSK

BUILDING 10
 NEW RECEIVING BARN
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 2,775 SF

BUILDING 11
 NEW QUARANTINE BARN
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 4,780 SF

BUILDING 16
 HORSE WASH DOWN
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 2,180 SF

BUILDING 12, 13 & 14
 EXISTING BARN
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 13,238 SF

HORSEEMENS TRAILERS/PARKING
 SEE REFER TO CIVIL

PREFINISH ALUMINUM FENCING

BUILDING 17
 SOLID WASTE DISPOSAL - A
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 480 SF

BUILDING 18
 SOLID WASTE DISPOSAL - B
 HEIGHT: 1-STORY (SEE ELEVATIONS)
 COVERAGE: 480 SF

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A0.25 - ENLARGED SITE PLAN - BARN & FACILITIES
 Autodesk Docs://VIGL - Randall Doc James RTD/VIGL - RDJRTD_Architn.rvt
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1 BARN & FACILITIES - ENLARGED SITE PLAN
 SCALE: 1/32" = 1'-0"

RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

ENLARGED SITE PLAN - BARN & FACILITIES

C. BROWNE 2022017
 Project No. 04.12.2023
 Date



A0.25

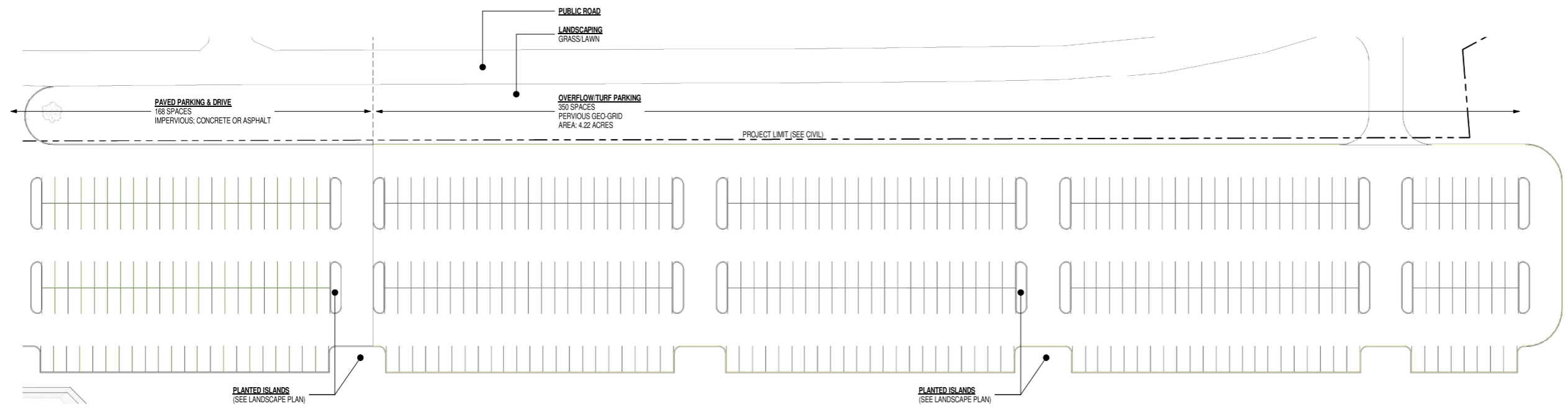
NOT ISSUED FOR CONSTRUCTION



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1 OVERFLOW PARKING - ENLARGED SITE PLAN
 A0.26 SCALE: 1/32" = 1'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A0.26 - ENLARGED SITE PLAN - OVERFLOW PARKING
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

ENLARGED SITE PLAN - OVERFLOW PARKING

C. BROWNE 2022017
 Project Architect Project No. 04.12.2023
 Date



A0.26

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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

RACINO

C. BROWNE 2022017
 Project Architect Project No. 04.12.2023
 Date



A1.00

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A1.00 - RACINO
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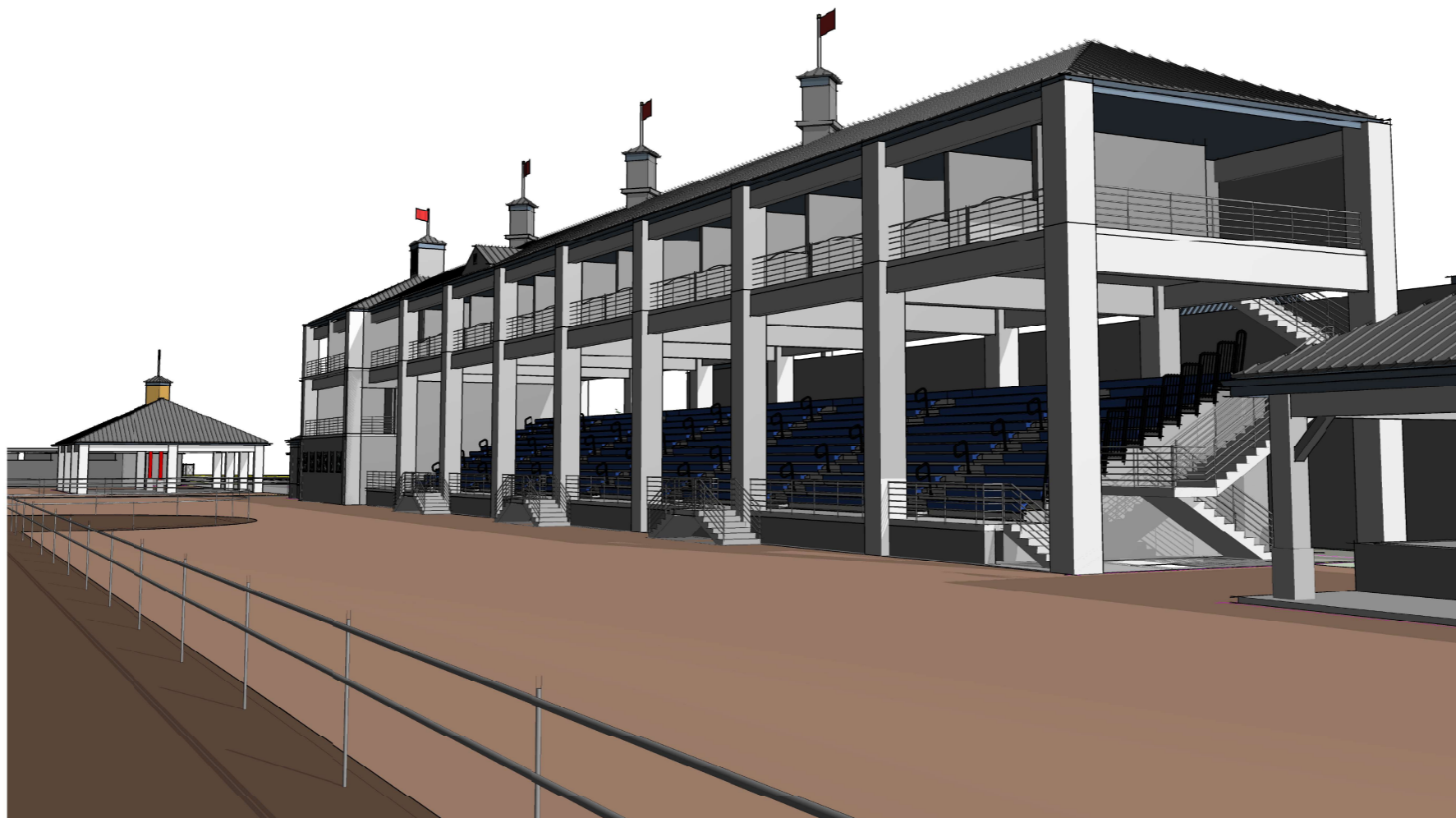


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AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

GRANDSTAND

C. BROWNE 2022017
 Project Architect Project No.
 Date 04.12.2023



A2.00

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.00 - GRANDSTAND
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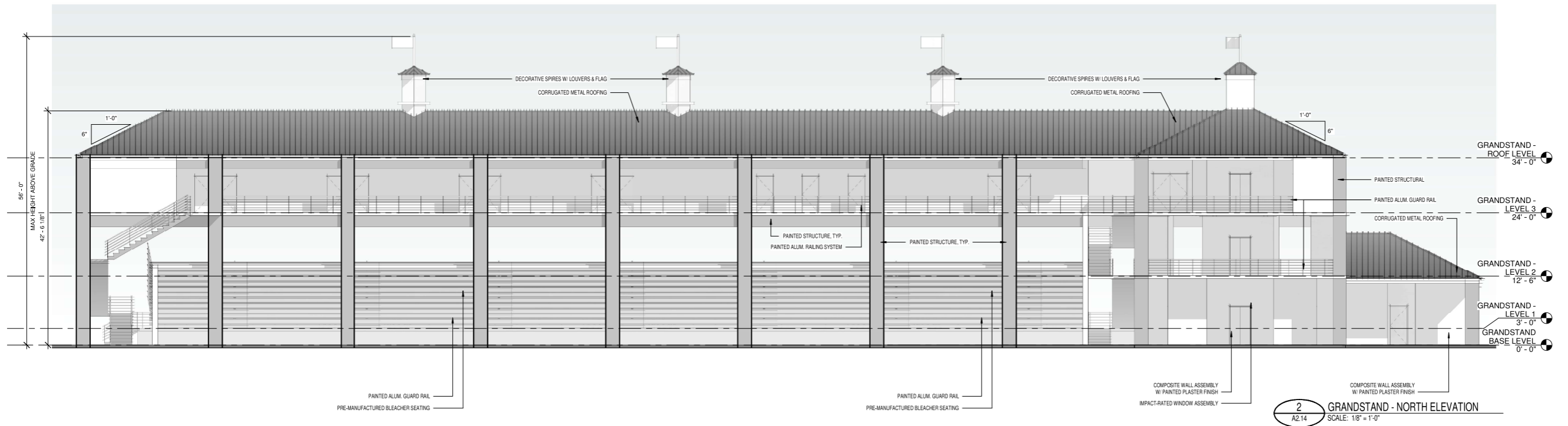


SCOPE DOCUMENTS

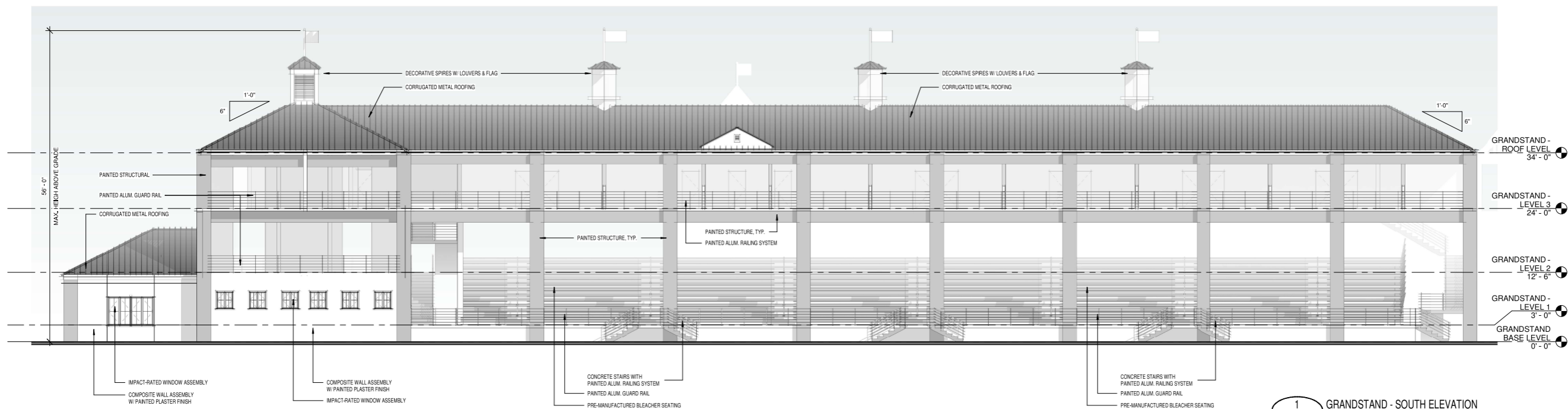
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2 GRANDSTAND - NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



1 GRANDSTAND - SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 202017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.14 - GRANDS AND ELEVATIONS
 Autodesk Docs/VIGL - Randall Doc James RTD VIGL - RDJRTD_Archit.rvt
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

GRANDSTAND - ELEVATIONS

C. BROWNE 2022017
 Project Architect
 04.12.2023
 Date



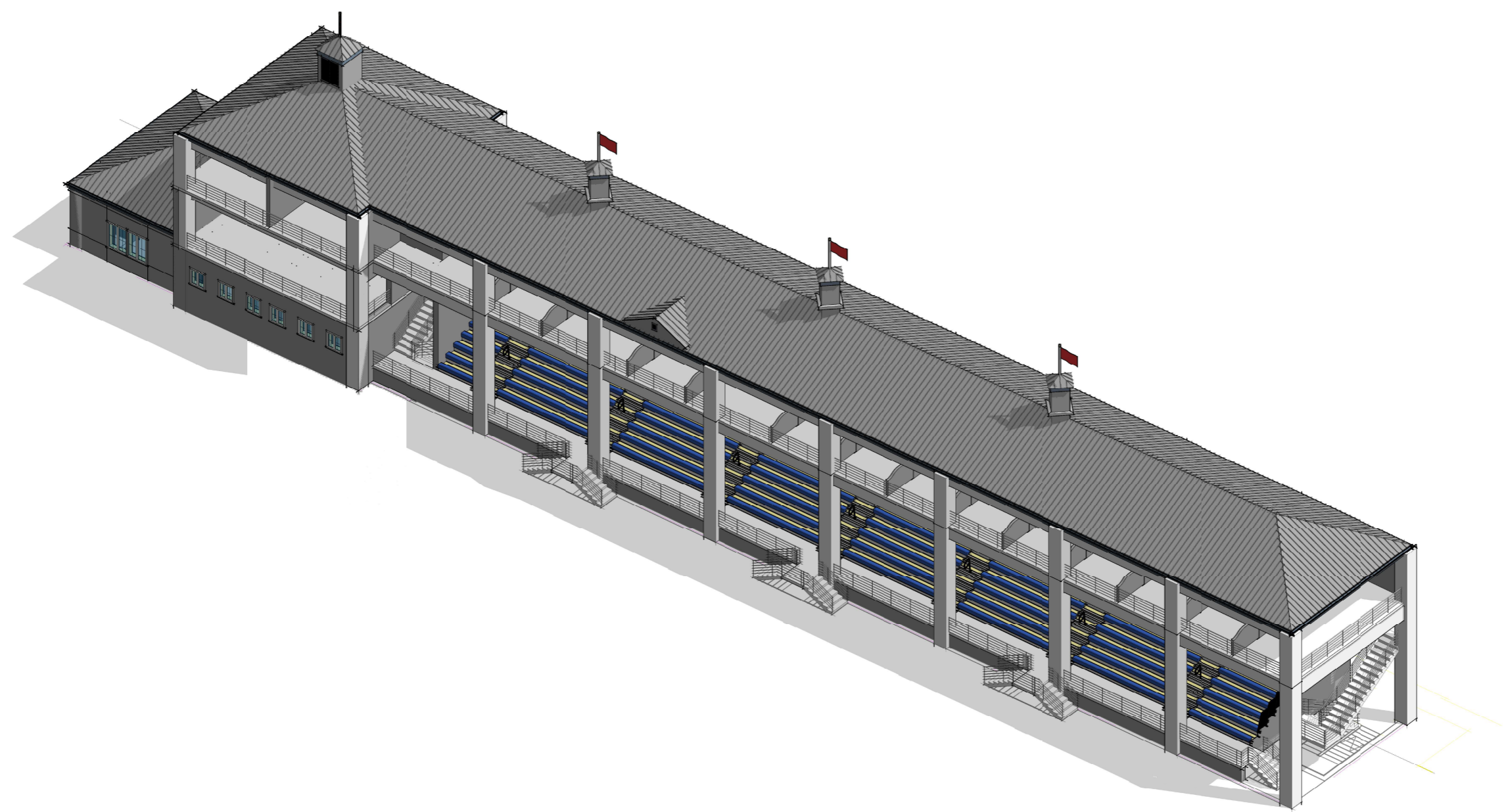
A2.14



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1 GRANDSTAND - AXON - SE
 A2.16 SCALE:

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.16 - GRANDSTAND - AXON SE
 Autodesk Docs/VIGL - Randal Doc James RTD VIGL - RDJRTD_Architl.rvt
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

GRANDSTAND - AXON SE

C. BROWNE 2022017
 Project Architect
 Date: 04.12.2023



A2.16

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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

FOOD PAVILION

C. BROWNE 2022017
 Project Architect Project No. 04.12.2023
 Date



A2.20

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.20 - FOOD PAVILION
 Autodesk Docs://VIGL - Randall Doc James RTD VIGL - RDJRTD_Archit.rvt
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AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

PARTY PAVILION EAST

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



A2.40

NOT ISSUED FOR CONSTRUCTION



PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.40 - PARTY PAVILION EAST
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date

RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

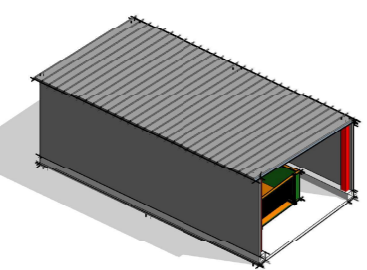
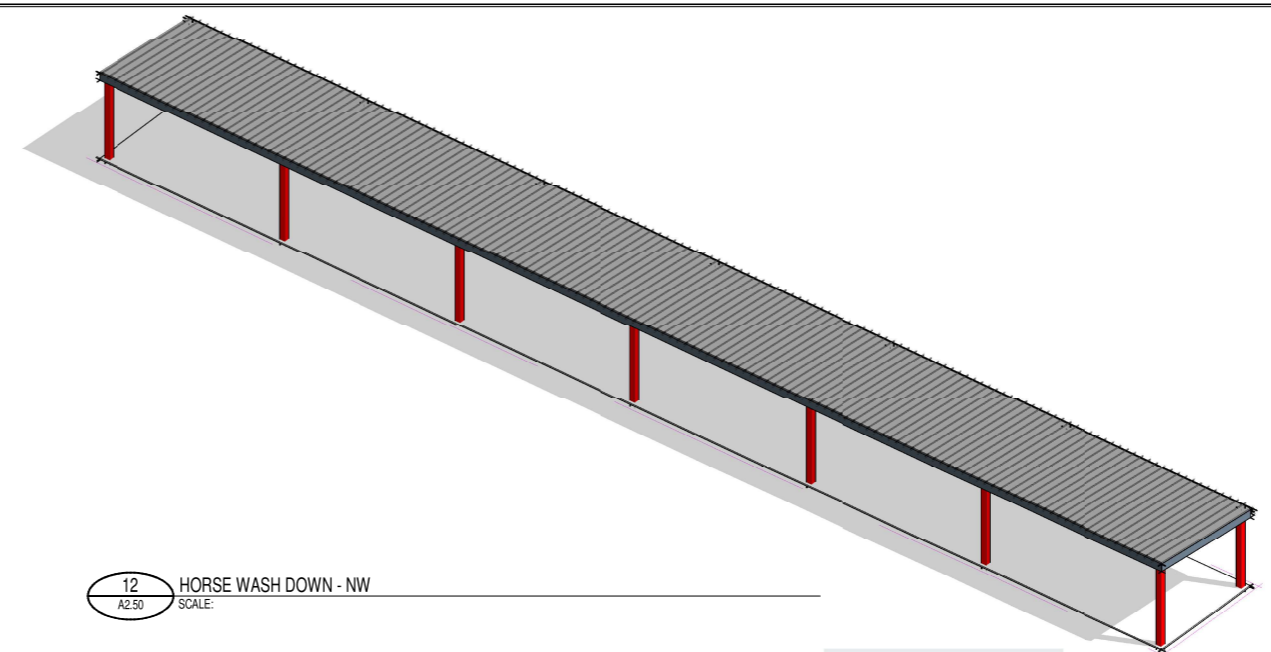
AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

OPERATIONS - FLOOR PLANS

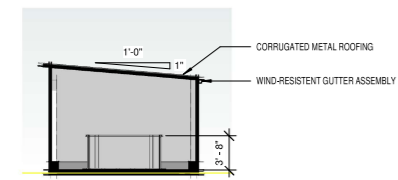
C. BROWNE 2022017
 Project No. 05/15/23
 Date



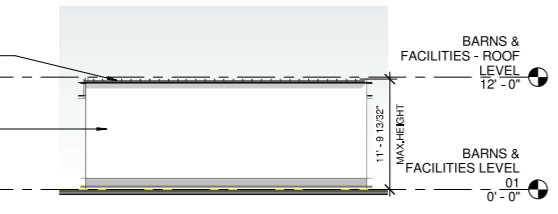
A2.50



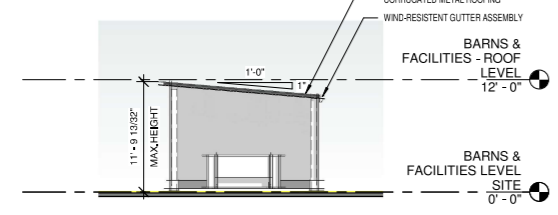
11 WASTE DISPOSAL - AXON NE
 A2.50 SCALE:



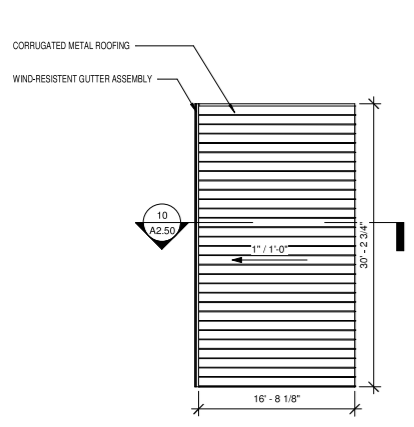
10 WASTE DISPOSAL - BUILDING SECTION
 A2.50 SCALE: 1/8" = 1'-0"



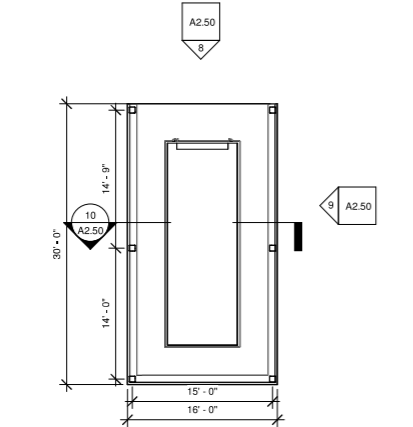
9 WASTE DISPOSAL - EAST ELEVATION
 A2.50 SCALE: 1/8" = 1'-0"



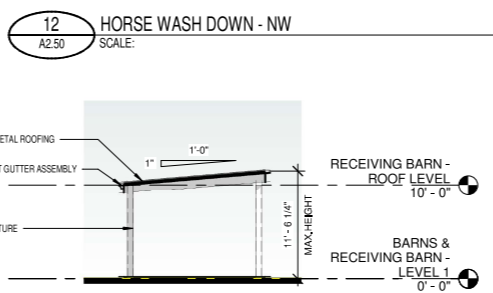
8 WASTE DISPOSAL - NORTH ELEVATION
 A2.50 SCALE: 1/8" = 1'-0"



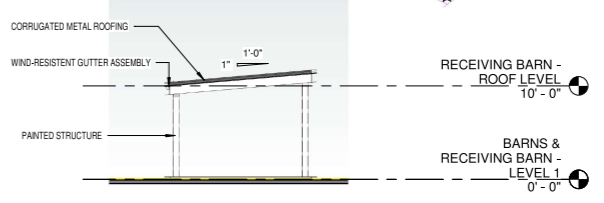
7 WASTE DISPOSAL - ROOF PLAN
 A2.50 SCALE: 1/8" = 1'-0"



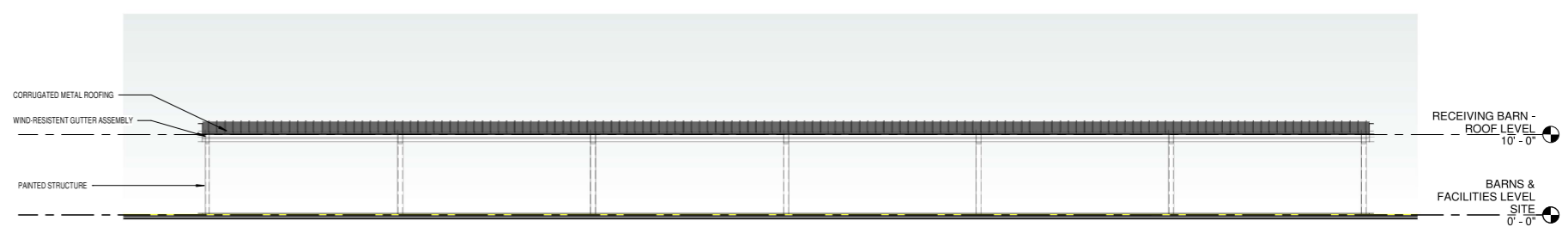
6 FLOOR PLAN - WASTE DISPOSAL
 A2.50 SCALE: 1/8" = 1'-0"



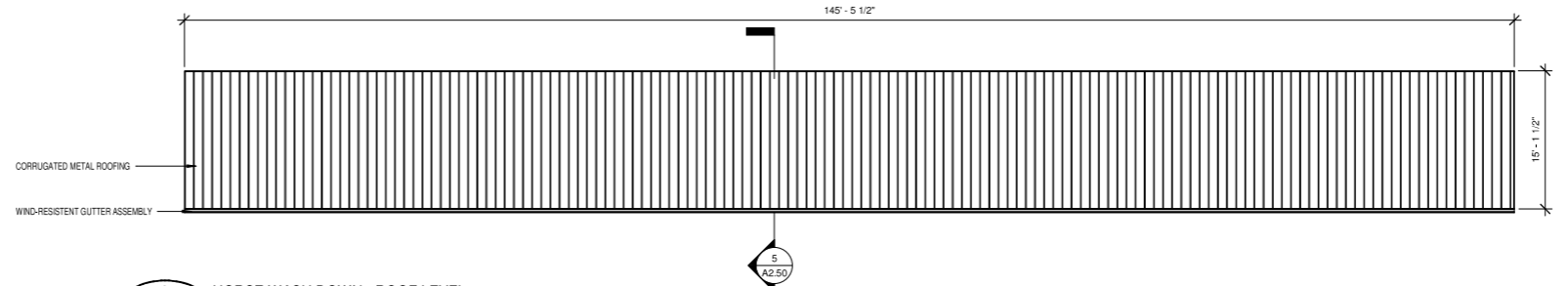
5 HORSE WASH DOWN - BUILDING SECTION
 A2.50 SCALE: 1/8" = 1'-0"



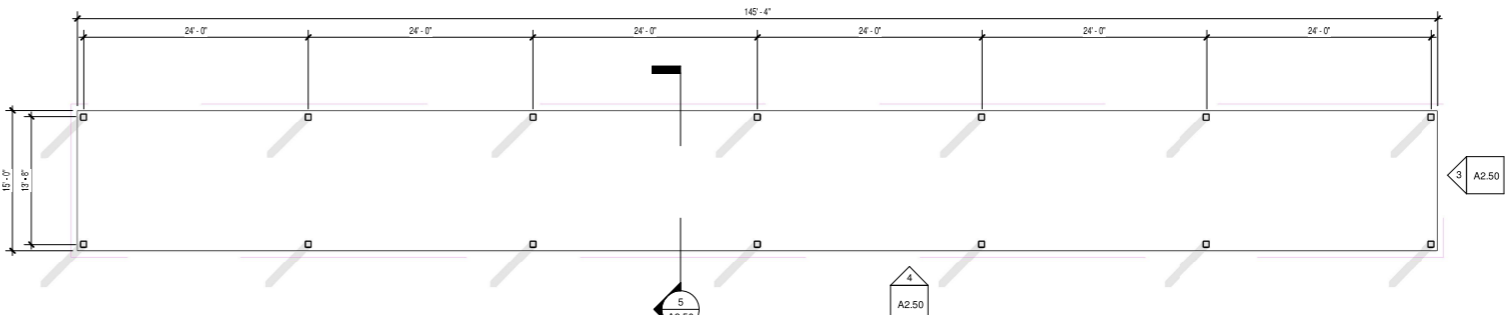
3 HORSE WASH DOWN - EAST ELEVATION
 A2.50 SCALE: 1/8" = 1'-0"



4 HORSE WASH DOWN - SOUTH ELEVATION
 A2.50 SCALE: 1/8" = 1'-0"



2 HORSE WASH DOWN - ROOF LEVEL
 A2.50 SCALE: 1/8" = 1'-0"



1 HORSE WASH DOWN - LEVEL 1
 A2.50 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A2.50 - OPERATIONS - FLOOR PLANS
 Autodesk Docs://VIGL - Randal Doc James Race Track Reconstruction - RDJRTD_Archit.mvt
 5/16/2023 7:40:34 PM

DESIGN DISTRICT ARCHITECTS

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DESIGN DISTRICT, PLLC



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2023



RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

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 VIGL OPERATIONS, LLC

PADDOCK

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



A4.00

1
 A4.00 COMPONENT COVER - PADDOCK
 SCALE:

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A4.00 - PADDOCK
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NOT ISSUED FOR CONSTRUCTION

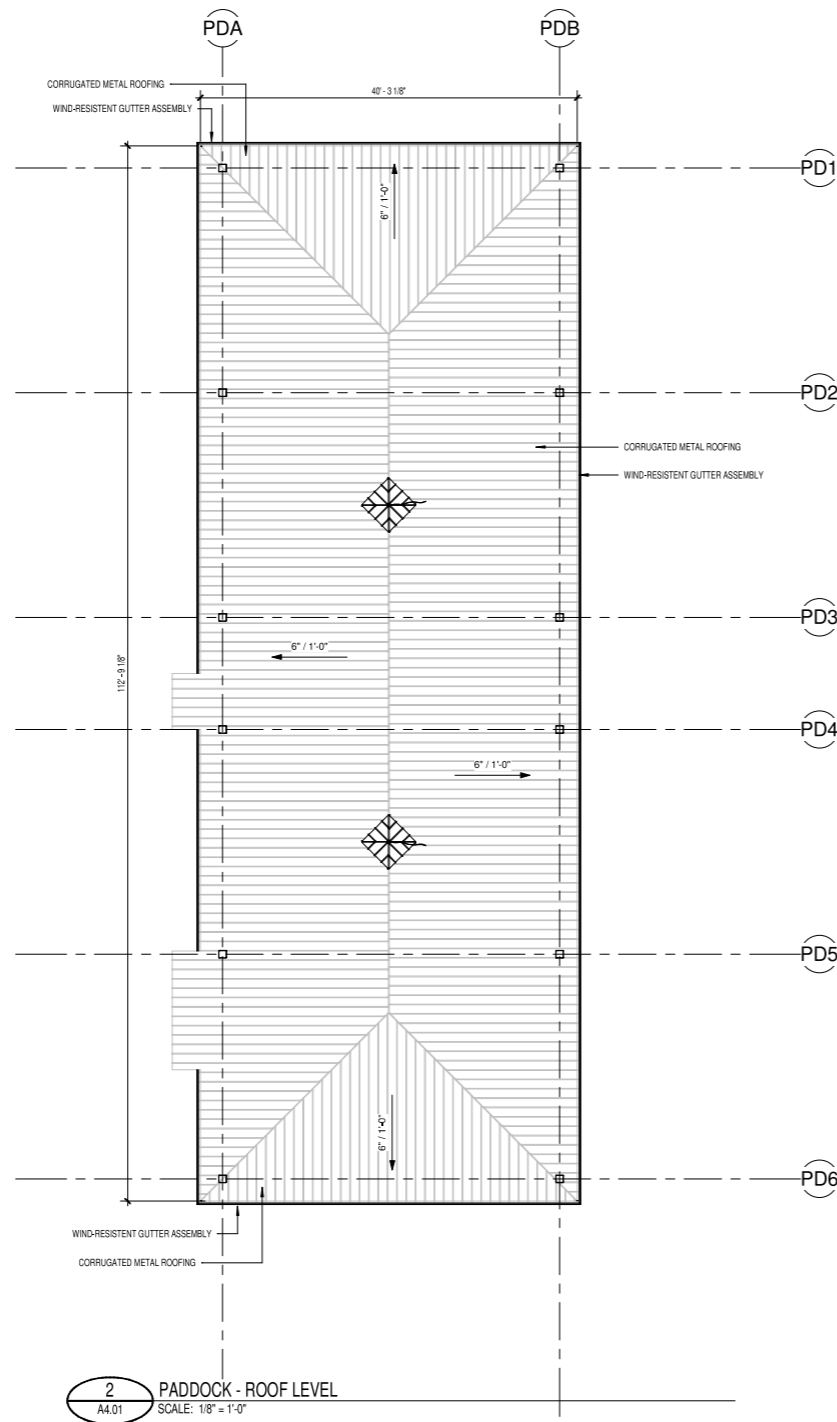


SCOPE DOCUMENTS

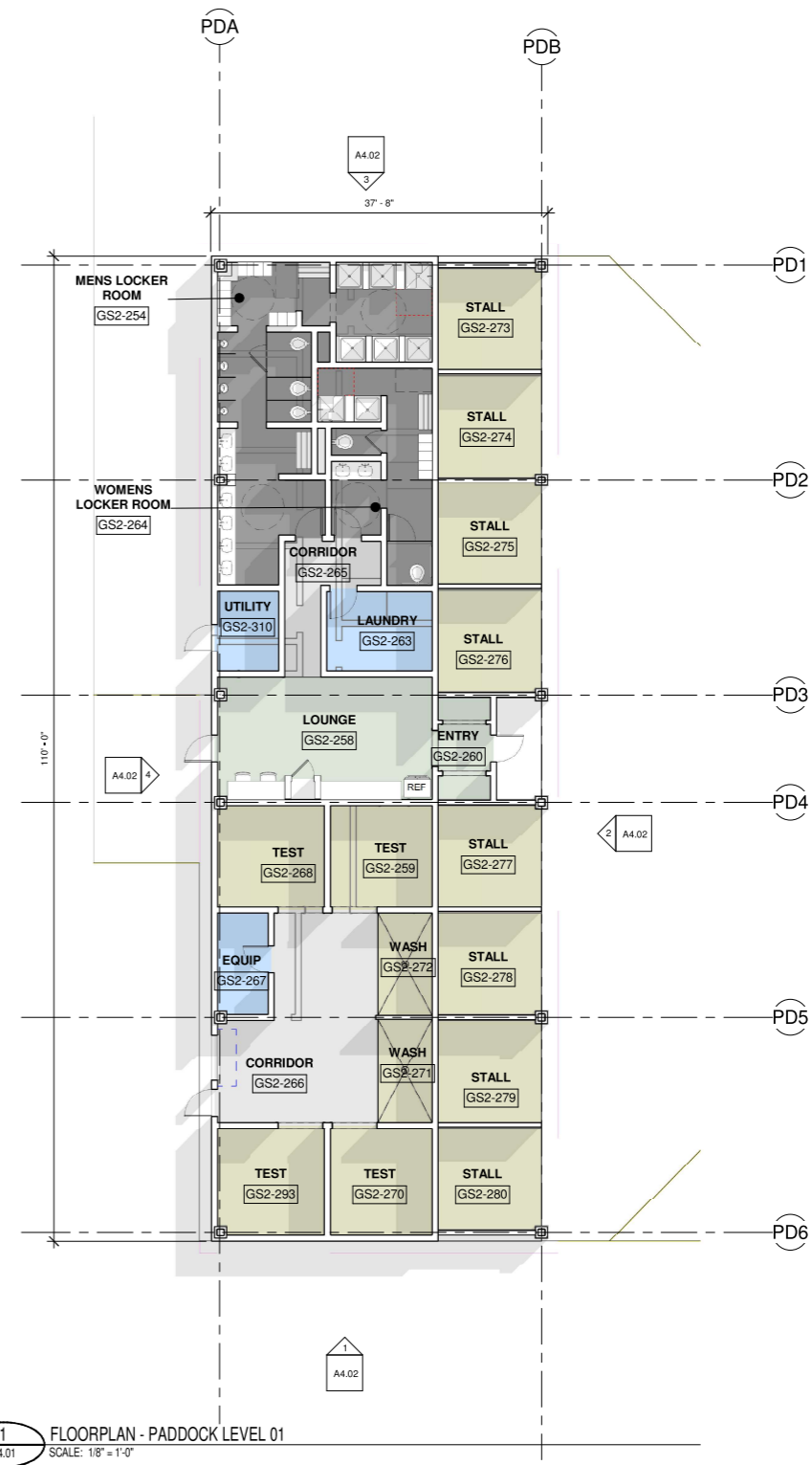
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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2022



2 PADDOCK - ROOF LEVEL
 A4.01 SCALE: 1/8" = 1'-0"



1 FLOORPLAN - PADDOCK LEVEL 01
 A4.01 SCALE: 1/8" = 1'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A4.01 - PADDOCK PLANS
 Autodesk Docs://VIGL - Randall Doc James RTD VIGL - RDJRTD_Architect.rvt
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

AIRPORT ROAD, ST. CROIX, U.S.V.I.
 VIGL OPERATIONS, LLC

PADDOCK PLANS

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



A4.01

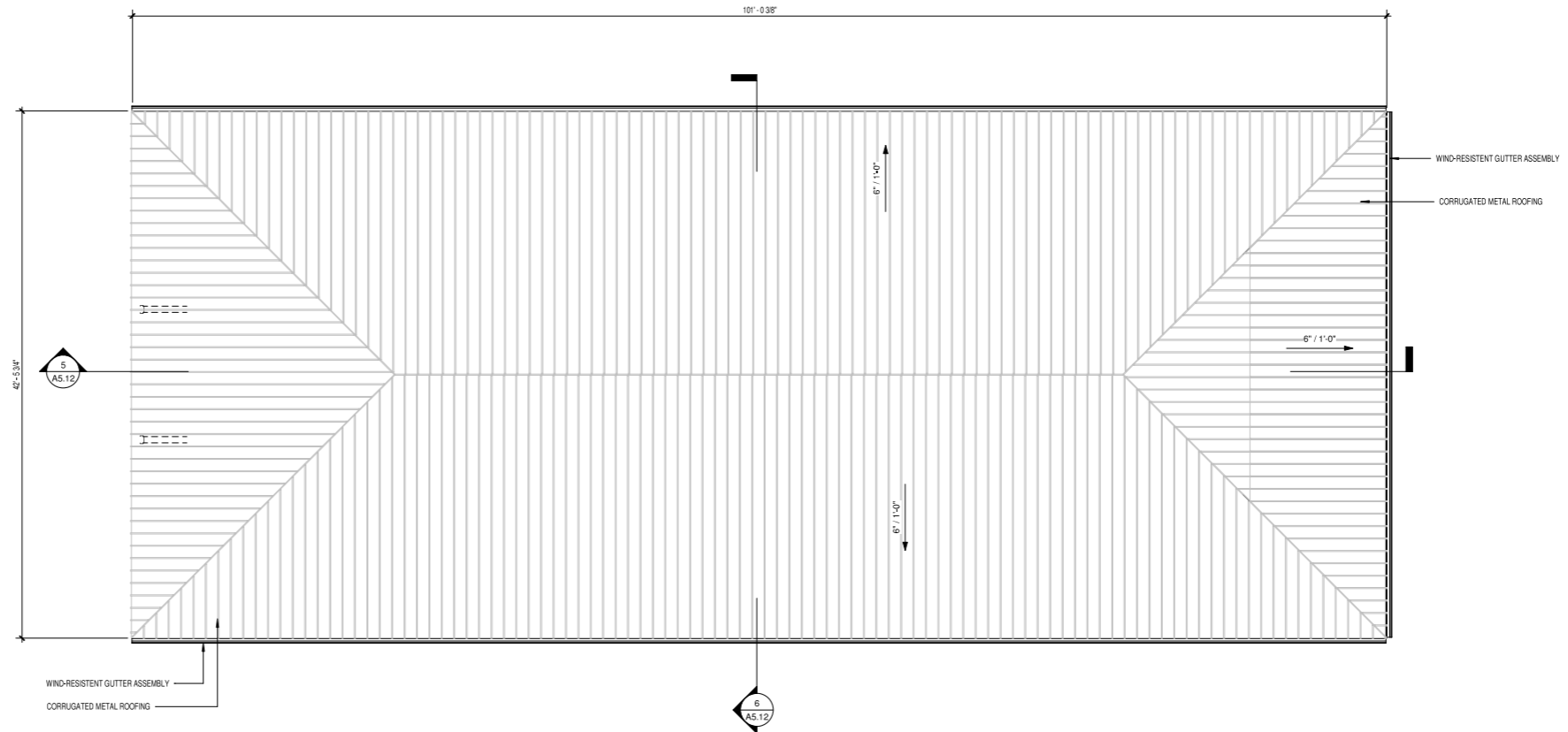


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ISSUANCES

No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2023



2 QUARANTINE BARN - ROOF LEVEL
 AS.11 SCALE: 3/16" = 1'-0"



1 QUARANTINE BARN - LEVEL 1
 AS.11 SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: AS.11 - QUARANTINE BARN - PLANS
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RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION

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 VIGL OPERATIONS, LLC

QUARANTINE BARN - PLANS

C. BROWNE 2022017
 Project Architect
 04.12.2023
 Date



A5.11

NOT ISSUED FOR CONSTRUCTION

DESIGN DISTRICT ARCHITECTS

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 Website: www.designdistrictvi.com

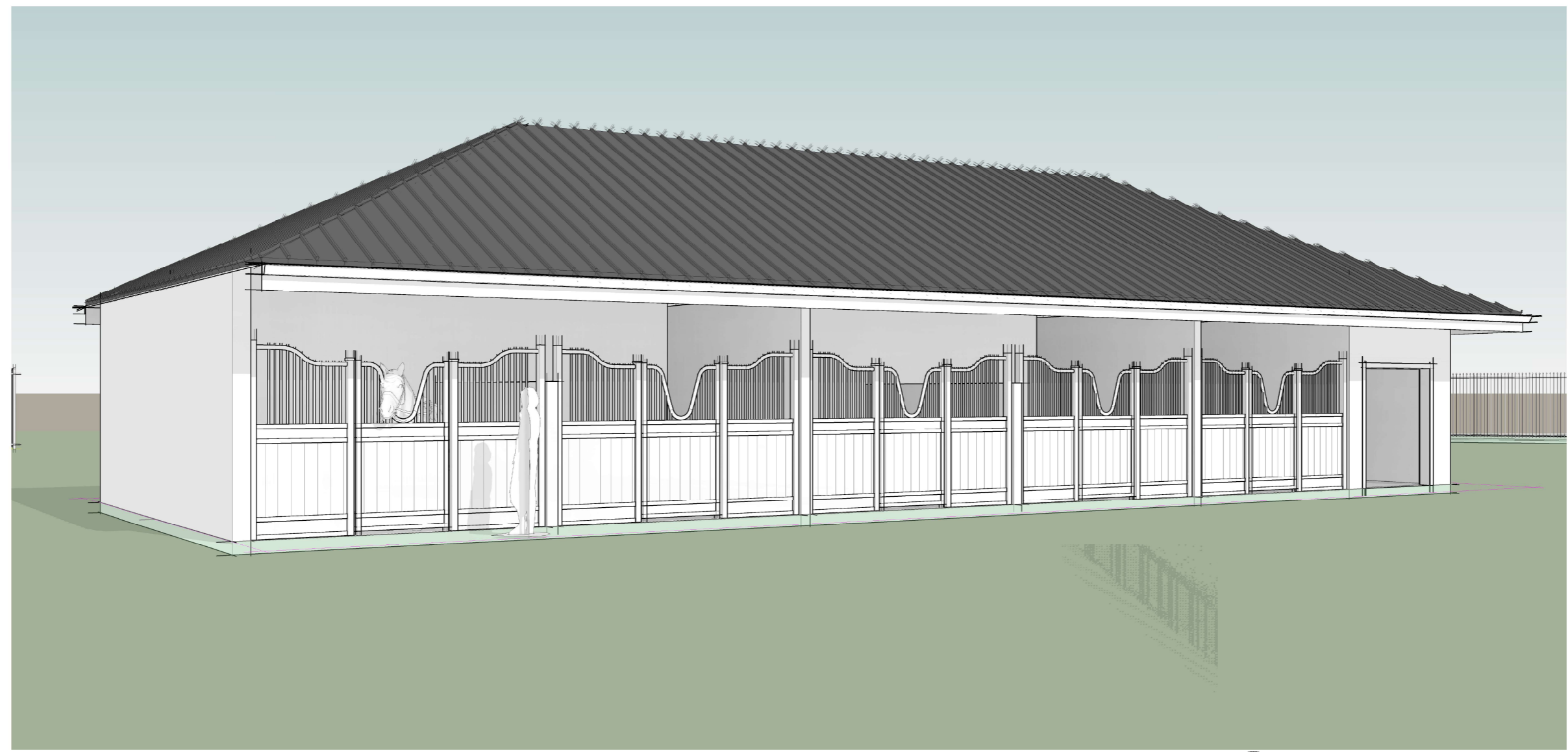
DESIGN DISTRICT, PLLC



SCOPE DOCUMENTS

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ISSUANCES		
No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2023



1 COMPONENT COVER - RECEIVING BARN
 A5.20 SCALE:

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A5.20 - RECEIVING BARN
 Autodesk Docs/VIGL - Randal Doc James RTD VIGL - RDUJRTD_Architect.lvt
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RECEIVING BARN

C. BROWNE 2022017
 Project Architect Project No. 04.12.2023
 Date



A5.20

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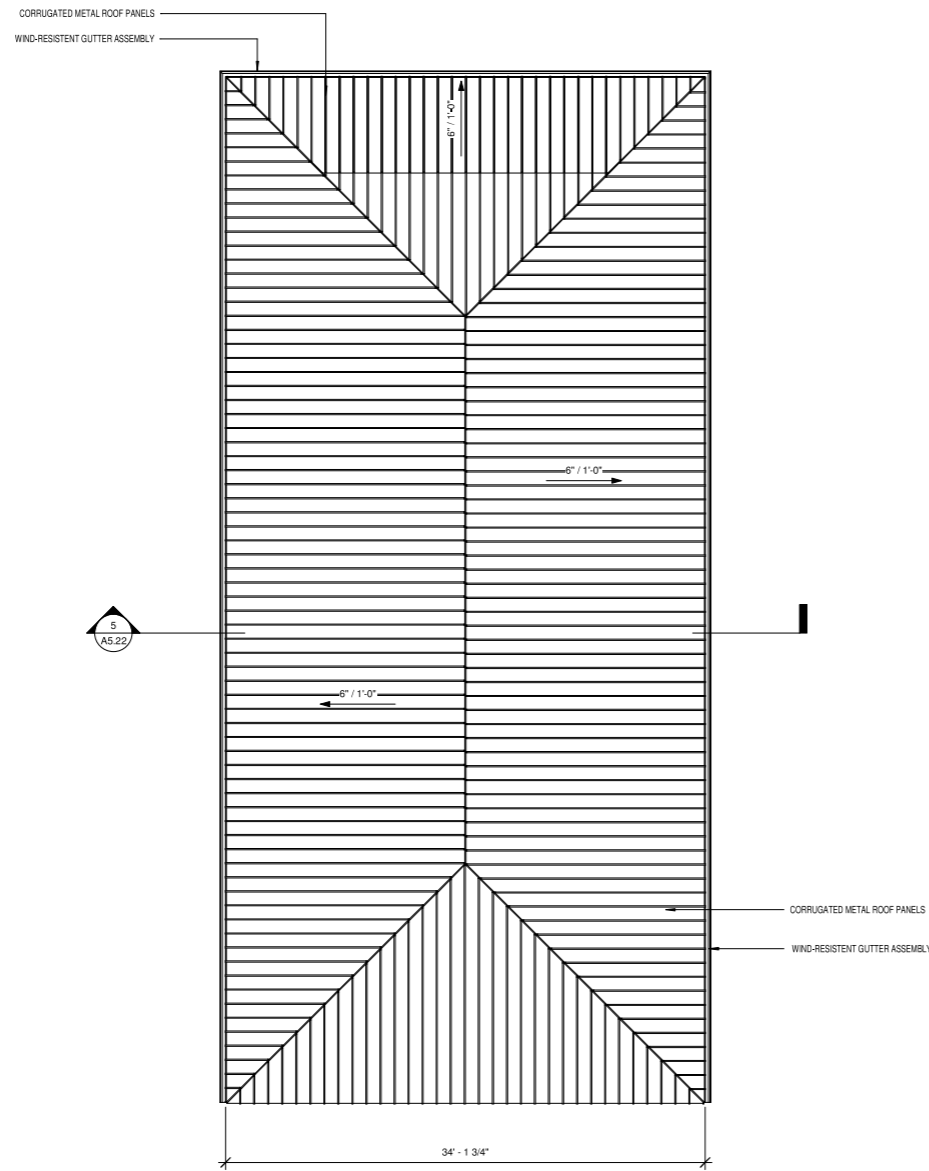


SCOPE DOCUMENTS

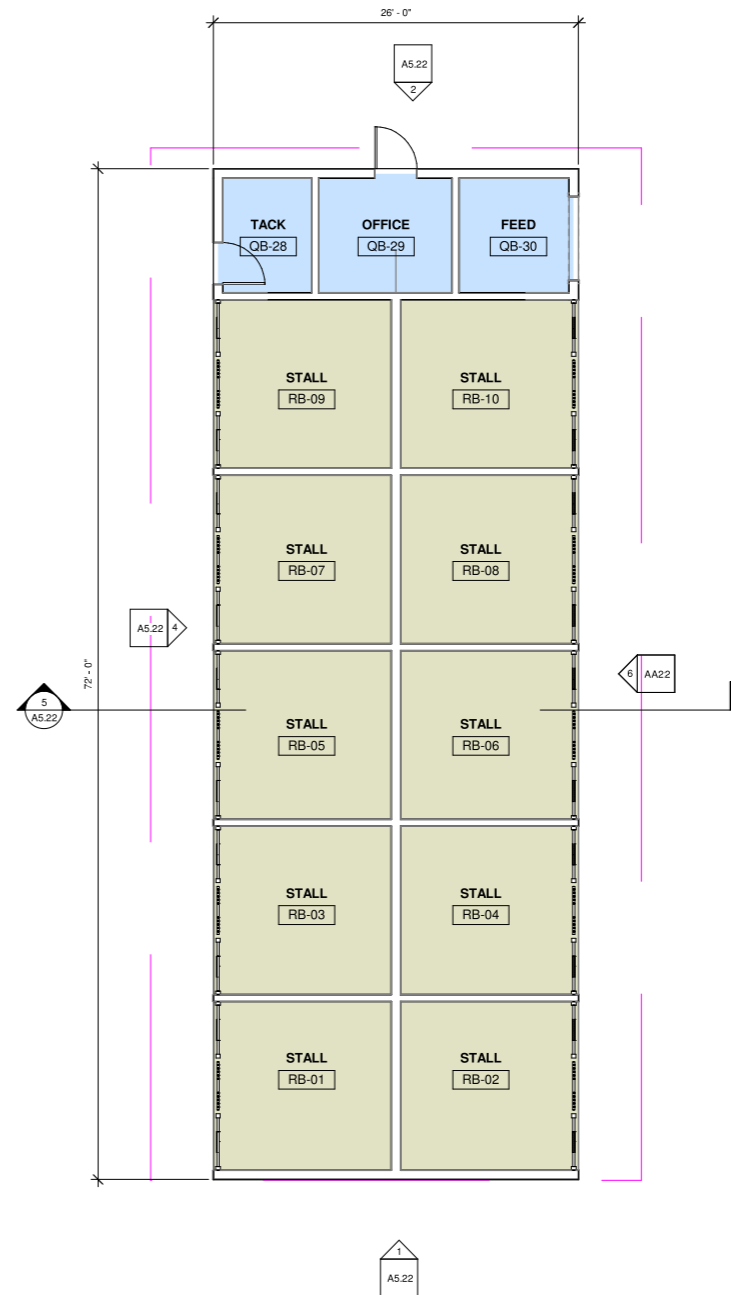
The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
A	CZM MODIFICATION	04-12-2023



2 RECEIVING BARN - ROOF LEVEL
 A5.21 SCALE: 3/16" = 1'-0"



1 RECEIVING BARN - LEVEL 1
 A5.21 SCALE: 3/16" = 1'-0"

PROJECT NUMBER: 2022017 PROJECT NAME: RANDAL "DOC" JAMES RACE TRACK RECONSTRUCTION
 SHEET NUMBER: A5.21 - RECEIVING BARN - PLANS
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RECEIVING BARN - PLANS

C. BROWNE	2022017
Project Architect	Project No.
	04.12.2023
	Date



A5.21