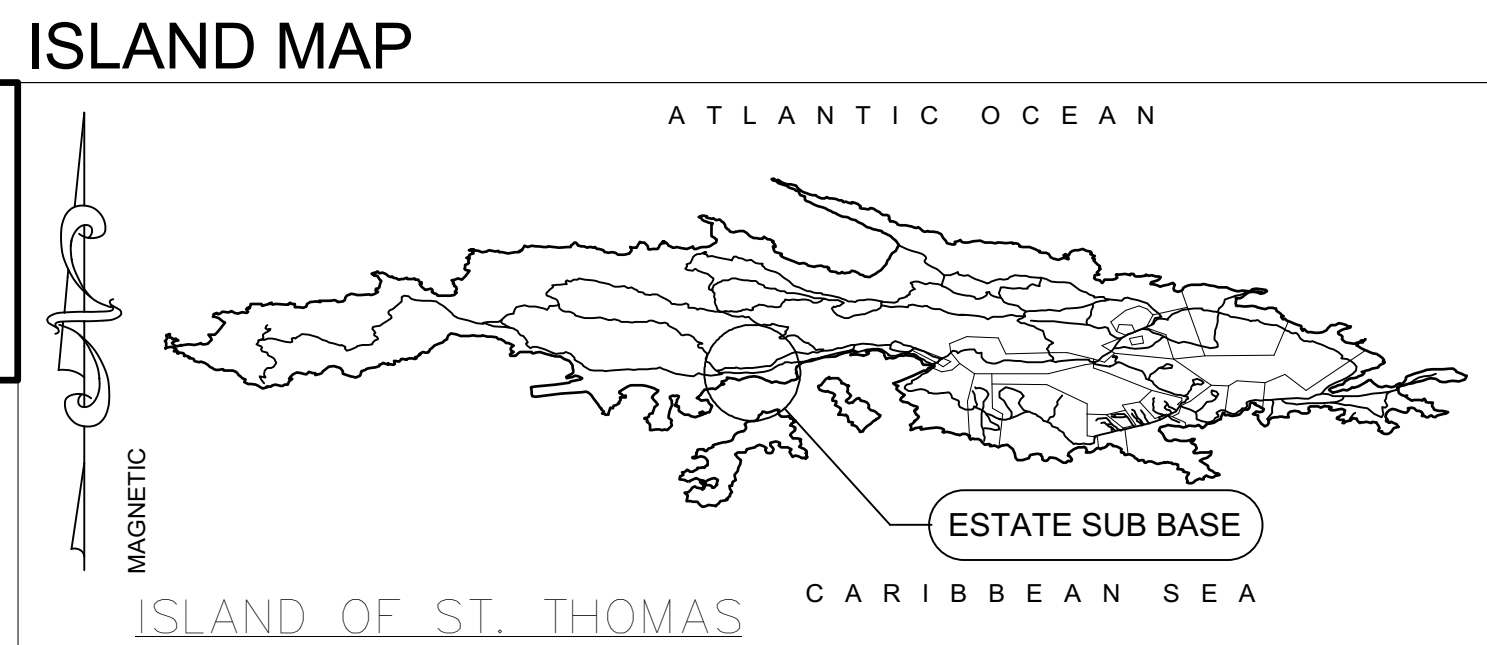
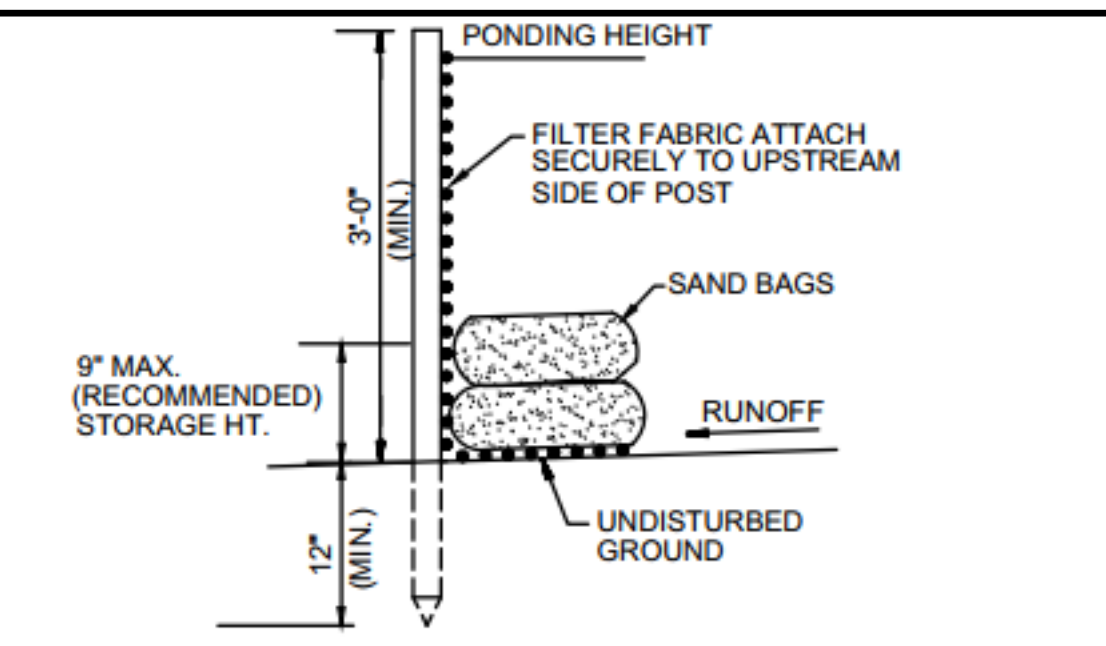
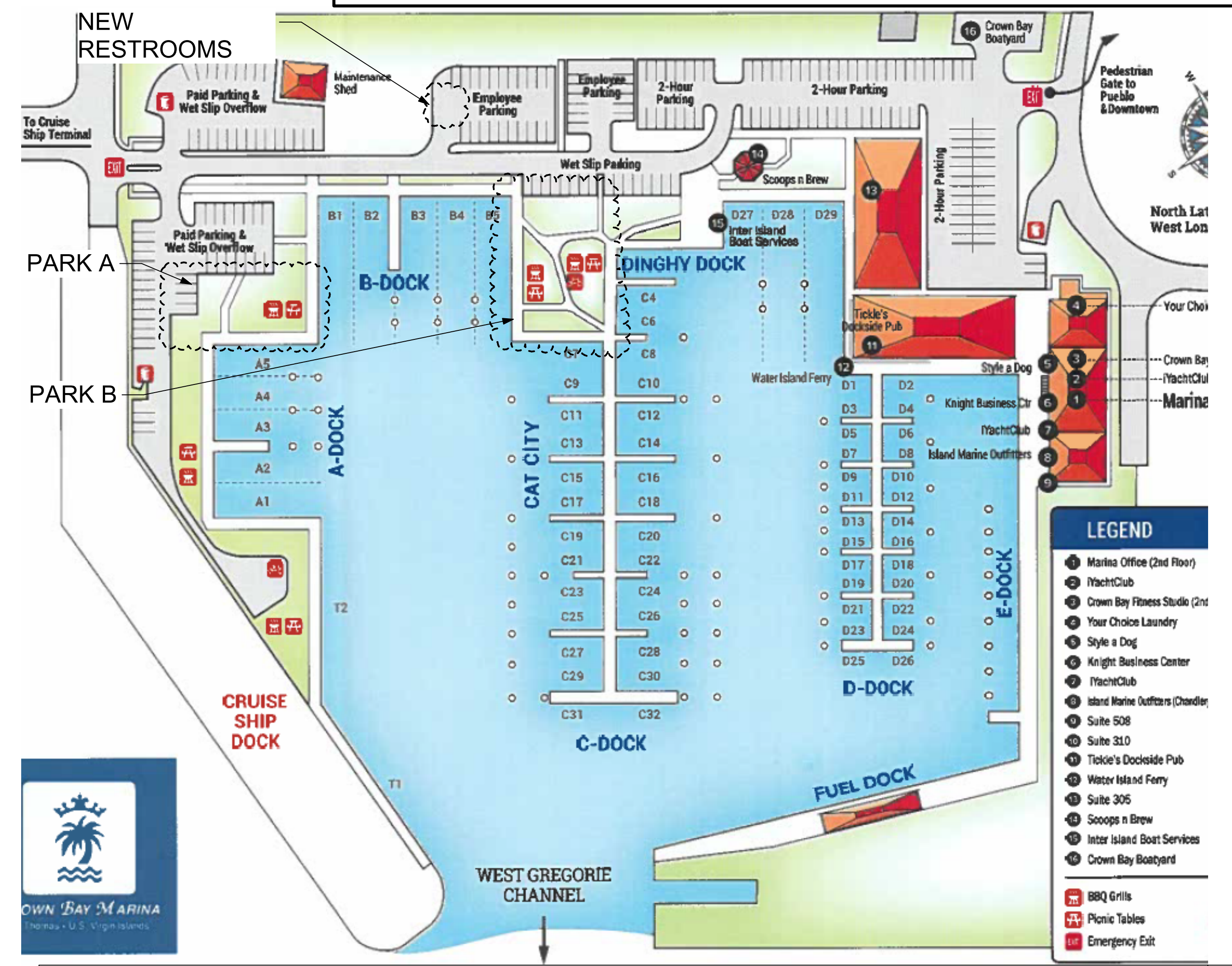


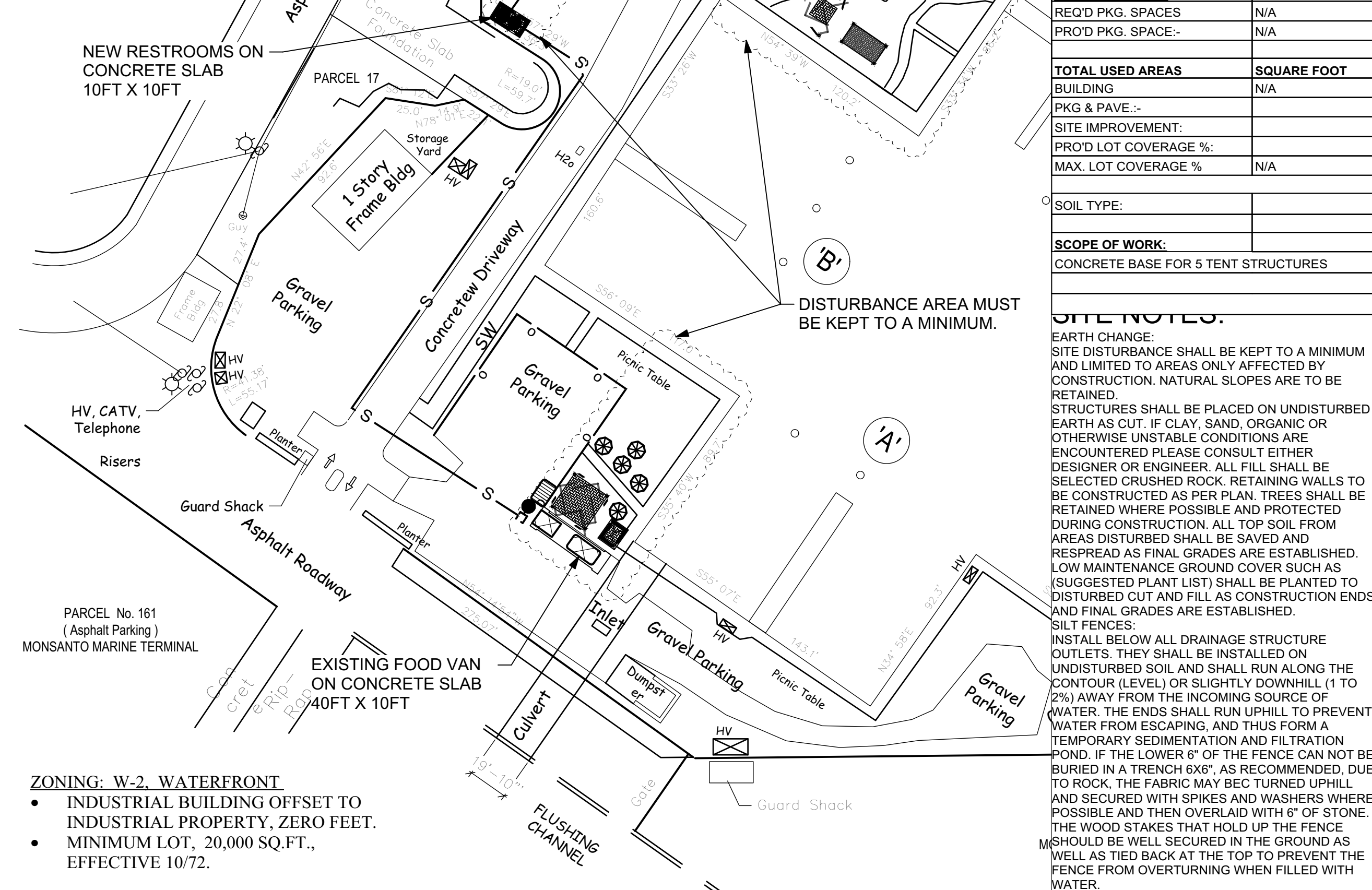
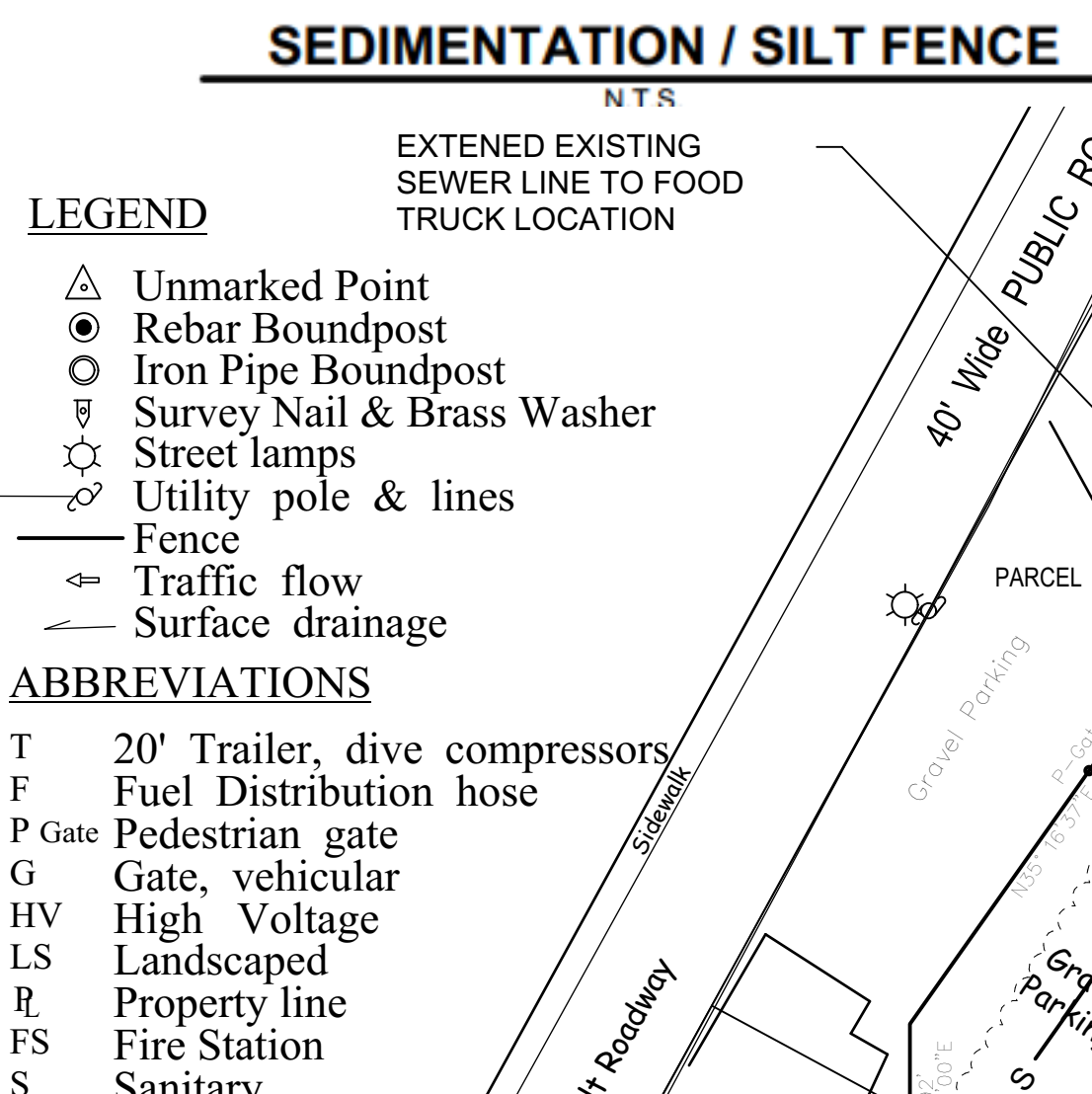
# EVENT TENTS ADDITION



- 6.00 SUMMARY OF PROPOSED ACTIVITY**
- DISCUSS PURPOSE OF PROJECT  
THE APPLICANT PROPOSES TO CONCRETE PADS FOR 5 MOVEABLE EVENT TENT STRUCTURES.
  - DISCUSS THE PRESENCE AND LOCATION OF CRITICAL AREA(S) AND POSSIBLE TROUBLE SPOT(S)
  - DISCUSS PROPOSED METHOD OF LAND CLEARING  
THE PROJECT IS LOCATED ON 2 PARK AREAS.
  - DISCUSS PROVISIONS TO PRESERVE TOPSOIL AND LIMIT SITE DISTURBANCE  
THERE SHALL BE NO UNNECESSARY DISTURBANCE OF THE SOIL. ALL TOPSOIL SHALL BE STOCK PILED FOR FUTURE USE. REMOVE ONLY REQUIRED MINIMUM VEGETATION NECESSARY FOR THE BUILDING STRUCTURES ALL VEGETATION WHICH HAS BEEN REMOVED AS REQUIRED FOR LAND CLEARING SHALL BE REPLACED WITH GRASS GROUND COVER AND/OR SHRUB PLANTINGS.  
ALL MAJOR TREES ON SITE SHALL BE MAINTAINED AND PROTECTED. ANY MAJOR TREES OVER 4 INCHES CALIPER THAT ARE REMOVED SHALL BE REPLACED ELSEWHERE ON SITE OR BE REPLACED WITH TREES OF SIMILAR SPECIES.
  - DISCUSS EROSION AND SEDIMENTATION CONTROL DEVICES TO BE IMPLEMENTED  
PROVIDE EARTH EROSION AND STABILIZATION CONTROLS, SUCH AS PLANTINGS AND BERMS, AND MAINTAIN THEM DURING AND AFTER COMPLETION OF CONSTRUCTION. PLACE BERMS AND SILT FENCE ACROSS THE ENTIRE LENGTH OF AREA OF SITE DISTURBANCE ALONG LOWEST CONTOUR AS PRACTICAL.
  - SHOW SCHEDULE FOR CONSTRUCTION ACTIVITIES AND IMPLEMENTATION OF EROSION/ SEDIMENT CONTROL MEASURES
    - OBTAIN C2M & BUILDING PERMIT
    - START HAND CLEARING OF AREAS DESIGNATED FOR CONSTRUCTION OF STRUCTURES
    - IMPLEMENT SILTATION BERMS AND SILT FENCES
    - START AND TEMPORARY FINISH CONSTRUCTION OF PATHWAY
    - START AND FINISH CONSTRUCTION CONCRETE PADS
    - FINISH CONSTRUCTION OF EVENT TENT STRUCTURES.
  - DISCUSS THE MAINTENANCE OF EROSION AND SEDIMENT AND CONTROL MEASURES  
BERMS AND SILT FENCES WILL BE CHECKED AND MAINTAINED ON A REGULAR SCHEDULE. ANY LOOSE LINKS TO BE REPAIRED
  - DISCUSS METHOD OF STORMWATER MANAGEMENT  
WATER RUNOFF WILL BE DIVERTED AROUND THE HOUSE ON EITHER SIDE BY SWALES CUT IN THE NEW TOPOGRAPHY. AS THE NEW TOPOGRAPHY MEETS THE ORIGINAL, THE STORMWATER RUNOFF WILL MEET EXISTING CONDITIONS AND EXIT THE SITE IN THE SAME MANNER AS BEFORE CONSTRUCTION.
  - DISCUSS MAINTENANCE SCHEDULE OF STORMWATER FACILITIES  
NOT APPLICABLE: THERE WILL BE NO STORMWATER FACILITIES BUILT, THIS NONE TO MAINTAIN. NO MAINTENANCE.
  - DISCUSS METHOD OF SEWAGE DISPOSAL  
AN ENGINEERED SEPTIC SYSTEM WILL BE UTILIZED. THE SYSTEM WILL USE A CONSTRUCTED OSDS FOR SEPPAGE ON-SITE.



- NOTES:**
- INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
  - REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
  - SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



**PROJECT INFORMATION**

OWNER: CROWN BAY MARINA LP  
 PCL# 168 & 169  
 ESTATE SUB BASE  
 6 SOUTHSIDE QUARTER  
 ST. THOMAS, U.S. VIRGIN ISLANDS

TAX ID. NO.:	1-05204-0501-84
CZM NO.:	CZT-47-83
P.W.D. DRWG. NO.:	W-1
ZONING:	W-2
PROPOSED USE:	WATERFRONT
LOT ACREAGE: (AC)	N/A
LOT ACREAGE: (SQ.FT.)	N/A
PERMITTED LOT OCCUPANCY (N/A)	N/A
PERMITTED LOT OCCUPANCY (SQ.FT.)	N/A
EXISTING AREAS	SQUARE FOOT
EXISTING BUILDING	59,000 SQ.FT.
ASPHALT	75,498 SQ.FT.
CONCRETE-PATHS/DOCK/	48,663 SQ.FT.
GREEN	33,668 SQ.FT.
ADDITION AREAS	SQUARE FOOT
PARK A.	1,450 SQ.FT.
PARK B.	1,450 SQ.FT.
TOTAL BUILDING:	N/A
PARKING / DRIVE:	N/A
BUILDING FOOTPRINT:	N/A
PROD. ROOF AREA	N/A
REQ'D CISTERN CAP.:	N/A
(15 GALS. PER ROOF SQ.FT.)	
EXTG. HSE. CISTERN CAP.:	N/A
PARKING SPACES	SQUARE FOOT
REQ'D PKG. SPACES	N/A
PROD PKG. SPACE:	N/A
TOTAL USED AREAS	SQUARE FOOT
BUILDING:	N/A
PKG & PAVE.:	N/A
SITE IMPROVEMENT:	N/A
PROD LOT COVERAGE %:	N/A
MAX. LOT COVERAGE %	N/A
SOIL TYPE:	
SCOPE OF WORK:	
CONCRETE BASE FOR 5 TENT STRUCTURES	

ARCHITECTURAL DESIGN & DRAFTING

REVISIONS

DATE

SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 C2M SUBMITAL  
 CONSTRUCTION DOCUMENT  
 DPNR SUBMITAL  
 REVISED DOCUMENT

CROWN BAY MARINA

PCL# 168 & 169  
 ESTATE SUB BASE  
 ST. THOMAS, U.S.V.I.

GENERAL NOTES:  
 WRITE DIMENSIONS IN FEET AND INCHES OVER SCALED DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AT SITE. ANY DISCREPANCIES SHALL BE RESOLVED WITH DESIGNER PRIOR TO CONSTRUCTION. ALL WORK SHALL BE PERFORMED BY LICENSED V.I. CONTRACTORS AND SUBS IN ACCORDANCE WITH THE 2018 UNIFORM BUILDING CODE (U.B.C.) AND/OR (C.A.S.O.)  
 WIND LOADS - 165 Mph

DOOR AND WINDOW DIMENSIONS ARE NOMINAL. REFER TO MANUFACTURER'S SPECIFICATIONS FOR EXACT ROUGH-IN DIMENSION. CMU WALL DIMENSIONS ARE NOMINAL.

DESIGN VALUES:  
 CONCRETE: Fc=3000 PSI; AFTER 30 DAYS  
 GUNITE CONCRETE: Fc=5000 PSI; AFTER 30 DAYS  
 STEEL BARS: Fy=60,000 PSI GRADE 60 LUMBER: SYP NO.1  
 50 LBS PER CU. FT. RETENTION PROX. TO TERRAIN:  
 35 LBS PER CU. FT. RETENTION

WALL LEGEND  
 EXISTING MASONRY WALL  
 STUDS @ 16" O.C. W/ 1/2" CEMENT BOARD  
 CMU W/ 1/2" PLASTER INTERIOR & 3/4" EXTERIOR  
 POURED CONCRETE  
 SEE DETAIL FOR REINF.

ENGINEER  
 PAUL FERRERAS, P.E.  
 P.O. BOX 600122  
 ST. THOMAS, USVI 00801  
 TEL: (340) 714-5435  
 FAX: (340) 717-5779

STAMP

SHEET NO.:  
**C-1.0**

FILE NO:  
 Date: Dec 1, 2025  
 File name: CBM-DD.vwx

SHEET NAME:  
**Cover Sheet, Site Plan & Existing Floor Plan**

SCALE: AS NOTED  
 1/4" = 1" INCH



PROPOSED MOBILE BAR  
 Scale: 1" = 50 ft

PROPOSED SITE PLAN  
 Scale: 1" = 50 ft

