ENVIRONMENTAL ASSESSMENT REPORT
ESTATE TURQUOISE BAY
ST. CROIX, U. S. VIRGIN ISLANDS

SUBMITTED TO

THE OFFICE OF COASTAL ZONE MANAGEMENT DEPARTMENT OF PLANNING AND NATURAL RESOURCES GOVERNMENT OF THE VIRGIN ISLANDS

SUBMITTED BY

VIPM, LLC.

PREPARED BY

BIOIMPACT, INC.
RENEE M. D'ADAMO, AIA ARCHITECT

JULY 2018

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-2
PERMIT APPLICATION

Date Received: _____

Date Declared Complete: _____ Permit Application No._____

Application is hereby made for an ☐ Earth Change ☑ Coastal Zone Permit

1. Name, mailing address, email address and telephone number of Applicant (person/entity with legal interest in the property, to which permit will be issued)

VIPM, LLC
5000 Estate Southgate
St. Croix, U.S. Virgin Islands 00820
340-718-7710, cell 317-459-3353, email wtomyn@gmail.com

2. Name, title, mailing address and telephone number of Owner of property and Agent (if any)

Owner of Property(s)	Agent
Turtle Soup Bay, LLC	
5000 Estate Southgate	
St. Croix, U.S. Virgin Islands 00820	

3. Location of activity. Plot No. 53, 53-A, and 53-B PIN No. 202700040100

Estate Little Princesse Island St. Croix

4. Zoning District R-3

4.a State type of Land Uses as specified in the VI Zoning Law, which are applied for (e.g., restaurant, hotel, single-family dwelling, etc.)

hotel, restaurant, bar

5. Name, mailing address, email and telephone number of project designer.

Renee M. D'adamo
Christiansted, St.Croix, U.S. Virgin Islands 00824
renee@rmdarchitect.com
340 690 7803

6. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

VIPM LLC is proposing to develop a 17 unit resort. The resort will include 10 one-bedroom units, including two ADA assessible units, 4 two-bedroom units and 3 three-bedroom units. The property will have a manager's unit with laundry, a restaurant/ bar, pool and a fitness room. This will be a "Glamping" resort with the units having screened walls on three sides.

FORM L&WD-2/PERMIT
APPLICATION CONT'D

7. Date activity is proposed to start when permits are granted; be completed 9 months

8. Classification of minor or major permit. Check one:

☐ Minor Permit Application

☑ Major Permit Application

State below which criterion applies in making above check.
Scope of project

9. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable territorial water quality standards or other environmental protection standards both during construction and after the project is completed. I also agree provide entry to the project site for inspectors from the environmental protection agencies for the purpose of making inspection regarding this application and that to the best of my knowledge and belief, that such information provided herein, is true, complete and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent (if not owner) — Date

Sign — Warren Mosier (Print) — 7/6/18

Signature of Owner(s) (Required) — Date

Sign — Warren Mosier (Print) — 7/6/18

Sign — Print — Date

FOR DEPARTMENT USE ONLY
Inspector Record

Date Inspected: _____

☐ Application Approved
☐ Application Disapproved

Inspector's Remarks: _____

_____ Date
Inspector

_____ Date
Commissioner, Planning & Natural Resources

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-3
ZONING REQUIREMENTS TABLE

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. **Not all the requirements will necessarily apply to a particular zone**. Consult the Zoning Law for guidance.

Applicant's Name (print): VIPM, LLC Signature: _____ Date: 7/5/2018

Location of Activity (Plot No.): 53, 53A & 53B Estate: Little Princesse Zoning District: R-3

1. Proposed use (residential etc.): hotel, restaurant/bar
2. Accessory use if any: Water sports storage room, fitness center
3. Number of onsite parking spaces Existing: 0 Proposed: 68
4. Area of lot: 980,940.8 ft² 22.60 acres
5. Area covered by existing buildings 0 ft²; Area covered by proposed buildings 11,560 ft²
6. Total area of disturbance (includes footprint of all buildings, structures and parking areas): 27,060 ft²
7. Setback of building from street property line Required: 15 ft. Proposed: 1450 ft.
8. Side yard setback Required: 10 ft. Proposed: 10 ft.
9. Rear yard setback Required: 50' form MHW ft. Proposed: 50' from MHW ft.
10. Height of building: 18.4" ft. Stories: 1 and 2
11. Lot width at street line (ft.): 648.9'
12. Area of usable open space: 953,880.8 ft. 97 % of lot
13. Persons per acre ratio: 4/acre
14. Floor area ratio: _____
15. Number of onsite parking and loading spaces: 68
16. Building setback (yards 11, W-2 only): _____

FOR DEPARTMENT USE ONLY

Inspector: _____ Date: _____ Permit Application No. _____

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-4
MAJOR PROJECT SUMMARY DATA

Section I. Applicant

1. Name, address and telephone number of applicant.

VIPM, LLC

5000 Estate Southgate, St. Croix, U.S. Virgin Islands 00820

340-718-7710, cell 317-459-3353, email wtomyn@gmail.com

2. Name, address and telephone number of owner of Property and of developer.

Turtle Soup Bay, LLC. Developer: VIPM

5000 Estate Southgate

St. Croix, U.S. Virgin Islands 00820

Section II. Summary of Proposed Development

3. Describe the proposed development

VIPM LLC is proposing to develop a 17 unit resort. The resort will include 10 one-bedroom units, including two ADA assessible units, 4 two-bedroom units and 3 three-bedroom units. The property will have a manager's unit with laundry, a restaurant/bar, pool and a fitness room. This will be a "Glamping" resort with the units having screened walls on three sides.

Section III. Description of Proposed Development

4. Name of development Estate Turquoise Bay

5. Plot No. 53, 53A and 53B

6. Zoning District: R-3

7. PWD Map No. 910

8. Proposed use (residential, etc. as listed in Zoning Law): hotel, restaurant/bar

9. Accessory use if any Water sports storage room, fitness center

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES DEPARTMENT OF PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Warren Mosler being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. VIPM LLC am/are/is the (check one below)
(I/We or Entity/Applicant)

☒ Record title owner (fee simple) ☐ Lessee ☒ Other (specify) Developer

Of the real property described as Parcel No(s) 53, 53A and 53B

Estate Little Princesse Quarter Company Island St. Croix

***This Form seeks to establish the relationship of the Applicant to the property where activity will occur.**
***Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)**
***If applicant is a Trust: please provide trust declaration appointing Trustee"**
***Property tax clearance letter from the Lieutenant Governor's Office.**

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

Signature Date Signature Date

Print Print

The foregoing instrument was acknowledged before me this 5th day of July
20 16 by Warren B. Mosler at _____ county
(Name or Name/Title of Entity)

of St. Croix.

Mario Aiello
Notary Public My Commission expires

Mario Aiello
Notary Public, USVI
NP-41-15
Commission Expires May 13, 2019

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES DEPARTMENT OF PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Warren Mosler being duly sworn depose and say that:
Applicant(s)* (or John Doe of Entity Applicant)

1. Turtle Soup Bay, LLC am/are/is the (check one below)
(I/We or Entity/Applicant)

☒ Record title owner (fee simple) ☐ Lessee ☐ Other (specify) _____

Of the real property described as Parcel No(s) 53, 53A and 53B

Estate Little Princesse Quarter Company Island St. Croix

***This Form seeks to establish the relationship of the Applicant to the property where activity will occur.**
***Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)**
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(Name or Name/Title of Entity)

of St Croix.

Mario Aiello
Notary Public My Commission expires

Mario Aiello
Notary Public, USVI
NP-41-15
Commission Expires May 13, 2019

Flood Plain Determination and Permit Application

To be completed by all applicants

1. Owner: VIPM, LLC

   Mailing Address: 5000 Estate Southgate

   Home Tel. #: _____ Business Tel. 340-718-7710 #: Cellular #: 317 459-3353

2. Designer: Renee M. D'adamo

   Lic. #: 569A Tel. #: _____ Cellular#: 340 690 7803

3. Plot #: 53, 53A and 53B Estate: Little Princesse Quarter: Company

   Flood Zone Designation: X and AE 11

If your flood zone designation is Zone A, AE, AO, Al-30, A*99,* V, VO, Ve or Vl-V30 as shown on the NFIP FIRM Map, then complete this section.

**********NFIP Flood Zone Designation**********

1. Type of development:

   1 or 2 Family dwelling ☐ Mobile Home ☐ Non-Structural ☐

   3 Family or more, Apartment or Condo Structure ☑ Non- Residential Structure: ☐

   Commercial Structure ☑ New Construction ☑ Non-Structural ☐

   Addition to Structure ☐ 50% Substantial Improvement of Existing Structure ☐

   Description of Activity Construction of 17 "glamping" units, managers house, restaurant/bar and watersport storage.

2. Base Flood Elevation at the Development Site is 11 ft. above mean sea level (msl).

3. Elevation of the First Floor, Basement or Flood proof level for proposed structure is 8.0/9.0/11.0 .ft.

4. Describe the Non Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development: New gravel roadway, parking areas and underground utilities.

5. Attach a certified copy of site plan (8.5" x 11) showing Base Flood Elevation. See sample attached.

FOR OFFICE USE ONLY

Is the property located in an identified Flood Hazard Area? ( ) YES ( ) NO

NFIP Zone Designation: _____ Forward to Flood Plain Manager: ( ) YES ( ) NO

Application: APPROVED ( ) DENIED ( ) RESUBMIT ( )

Plan Reviewer Name: _____

Signature: _____ Date: _____


ZONE AE
ZONE AE
ZONE VE
ZONE AE
ZONE VE
ZONE VE
ZONE AE
ZONE AE
CLUB ST CROIX
Golden Rock
BREEZE
ZONE AE
NORTH
MAP SCALE 1" = 500'
500
1000
FEET
NFIP
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0071G
FIRM
FLOOD INSURANCE RATE MAP
U.S. VIRGIN ISLANDS
PANEL 71 OF 94
MAP NUMBER
7800000071G
MAP REVISED
APRIL 16 2007
Federal Emergency Management Agency

ENVIRONMENTAL ASSESSMENT REPORT
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JULY 2018

TABLE OF CONTENTS

1.00 NAME AND ADDRESS OF APPLICANT

VIPM, LLC
5000 Estate Southgate
St. Croix, U.S. Virgin Islands 00820

2.00 LOCATION OF PROJECT

The proposed project is located on Parcels 53, 53-A, and 53-B, Estate Little Princess, Company Quarter, St. Croix, U.S. Virgin Islands. Parcel Identification No. for the property is 202700040100. Parcels 53, 53-A, and 53-B, Estate Little Princess consist of 22.68 acres and are on Christiansted Harbor at Latitude 17° 45.339'N and Longitude 64° 43.375'W. The proposed development is taking place on the two eastern parcels, Plot 53A and 53B which total 7.12 acres.

The following location map and agency review map depicts the projects in reference to adjacent properties and island features as well as the jurisdiction line of the Department of Planning and Natural Resources, Division of Coastal Zone Management. The vicinity map is also attached showing the regional context and vicinity in the U.S. Virgin Islands.

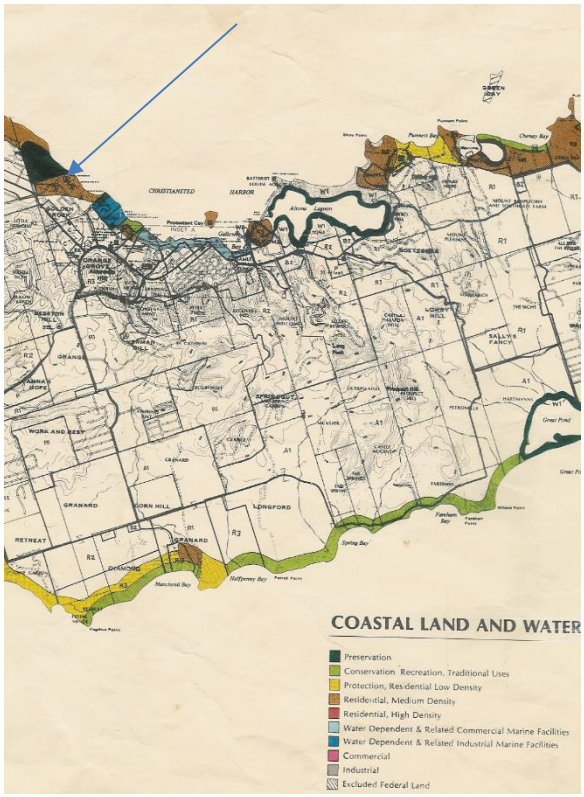


Figure 2.00.1 Location and Agency Review Map

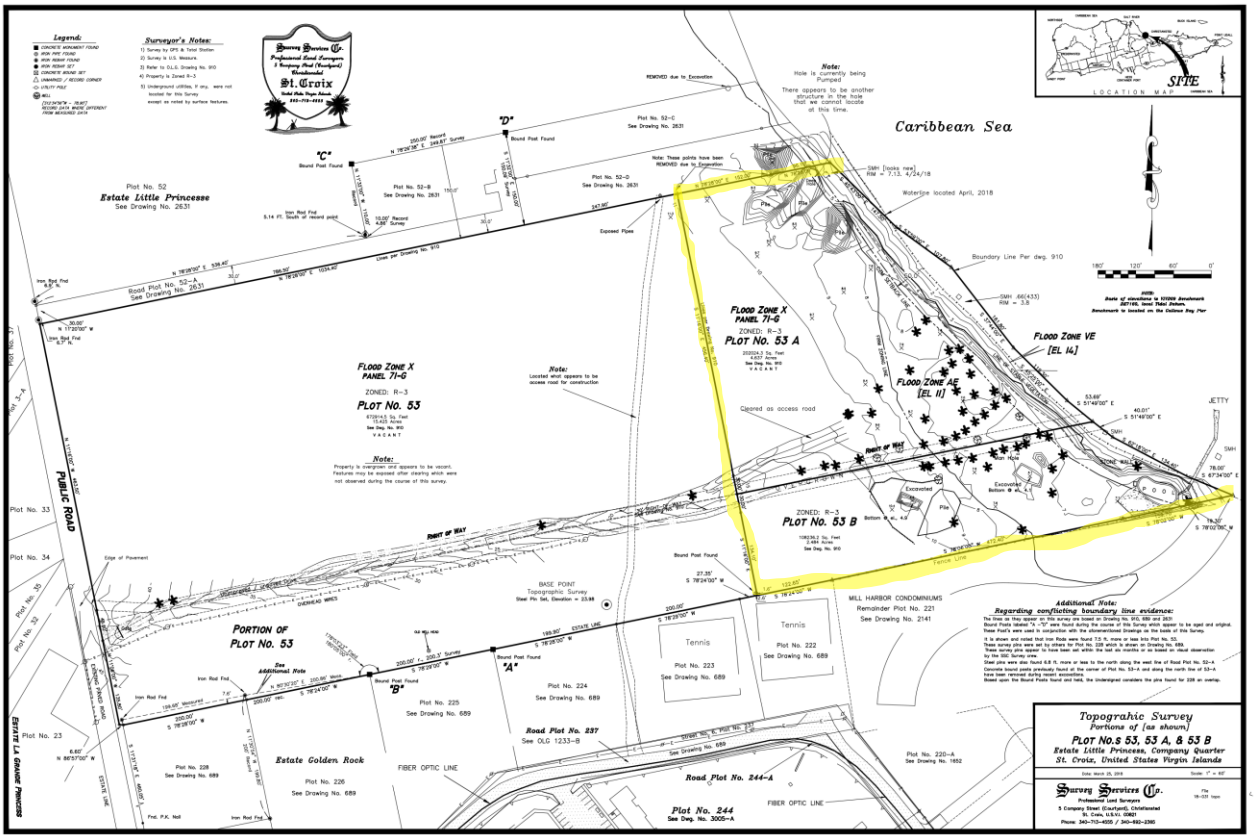


Figure 2.00.2 Survey map of property showing surrounding areas and features.

Figure 2.00.3 Vicinity Map

3.00 ABSTRACT

VIPM LLC is proposing to develop a 17 unit resort. The resort will include 10 one-bedroom units, including two ADA assessible units, 4 two-bedroom units and 3 three-bedroom units. The property will have a manager's unit with laundry, a restaurant/bar, pool and a fitness room. This will be a "Glamping" resort with the units having screened walls on three sides.

4.00 STATEMENT OF OBJECTIVES SOUGHT BY THE PROPOSED PROJECT

VIPM LLC is proposing to create a 17 unit glamping resort on St. Croix. The resort will offer affordable accommodations to those wishing to explore St. Croix on a budget.

5.0 DESCRIPTION OF PROJECT

5.1 Summary of Proposed Activity

To access the property a 1,450' long by 16' wide graveled entry drive will be created along the existing dirt assess road from Rte 752. There will be a 450' long 12' wide graveled service drive to the individual cabins. Parcels 53A and 53B will be surrounded by an 8' high chain-link perimeter fence with entry vehicular swinging gates. The site will have two grassed retention ponds to contain and treat storm water runoff coming on to the site. The other site developments include a 128sf kayak/watersport storage capable of holding up to18 kayaks or paddle boards. Public beach access will be provided from gravel parking area.

A wooden boardwalk will be created over the existing jetty structure which extends from the southern edge of the property to the east of the pool. No in-water work is proposed, the walkway will be placed entirely on top of the existing structure.

The site will be connected to VIWAPA's electrical service and a monument will be constructed at the gate entrance. Power will then be brought underground to the main electrical room at Manager's Unit. The site will have underground electrical to the fitness center, restaurant, and all the cabins. The project will also tie into the VIWAPA water service.

New 4" diameter sewer will connect the units and amenities to the existing sanitary manhole/forced main which is found within the property.

The resort will have a 1400sf restaurant with seating for 50. The restaurant will include a kitchen, bar and public restrooms. The restaurant will have 37 gravel parking spaces and 3 handicapped spaces.

The existing pool will be renovated, and a new concrete pool deck will be built.

Manager's Unit will be a 1,340sf, 2-story building, with a laundry room and restrooms. The building will be slab on grade. The first floor of the manager's unit will have masonry walls and the second floor will be a wooden structure. The building will have 3 gravel parking spaces and 1 handicapped space.

The Fitness Center will be a 640sf, slab on grade wooden structure.

The guest cabins are screened-in, 'Glamping' cabins with private bathrooms, bar sink, countertop and cooler, and ceiling fans with minimal electrical outlets and lighting. Each cabin will have their own parking.

There are eight (8) 324sf one-bedroom wooden cabin units with bathrooms. Since these are within flood zone AE-11, concrete piers will be used to raise the units 4-5 ft. There will be two

(2) 324sf one-bedroom cabin units with ADA bathrooms. These two ADA accessible units will be slab on grade wood structures. There will be four (4) 567sf two-bedroom cabin units with bathrooms. These will be slab on grade wood structures. There will be three (3) 891sf slab on grade wooden three bedroom cabin units with bathrooms. The total maximum guest occupancy will be 54 persons, with 21 parking spaces and 2 handicapped spaces.

5.01a Purpose of Project

The purpose of the project is to create a glamping resort with a restaurant/bar, fitness room and pool. The resort will offer an affordable way to explore the island of St. Croix.

5.01b Presence and Location of Any Critical Areas and Possible Trouble Spots

The site was developed in the past and consisted of a small resort with cabins all of which have been demolished. The existing swimming pool, a small shoreline wall and jetty are all that remain from the previous development. The area of the property which will be developed has been cleared as part of the relocation of VIWMA's sewer main and there are only scattered coconut trees, West Indian almonds, seagrapes and seashore maho remaining on Parcels 53A and 53B. Offshore there are dense seagrass beds, composed of *Thalassia testudinum, Syringodium filiforme,* and *Halodule beaudettei*. Recently *Halophila stipulacea,* an invasive seavine species from the Indian Ocean has appeared in the harbor and is scattered within the seagrass beds and in previously uncolonized areas.

The project design has a small footprint and will create limited impervious surfaces. Silt fencing will be placed seaward of all disturbance and two large grassed sediment catchment ponds are proposed to intercept and allow sediment to settle from runoff water running onto the property. The only offshore work proposed is the placement of a boardwalk on top of the existing jetty. No in-water work proposed all work will be on top of jetty.

5.01c Proposed Methods of Construction

Minimal earthwork will be required as the site is level and concrete piers will be used to raise buildings where necessary to address flood elevations. Typical building construction includes concrete foundations: slab on grade and concrete piers with pressure treated wood framed walls and wood rafter roof construction. Refer to the architectural drawings included. Silt fencing will be placed prior to any earth work on the site and the sediment ponds will be constructed as part of the first phase of construction. Also, new perimeter chain-link fencing installation will be part of the first phase for site security.

5.01d Provisions to Limit Site Disturbance

Only 7.12 acres of the 22 acres is being developed. The seventeen glamping units have small footprints and pilings are being used to elevate the units where necessary to address flood zone issues. All roadways and drives will be graveled to minimize impervious surfaces and runoff from the site.

5.01e Sediment Control Methods to be Implemented

A construction entrance will be created, and erosion control fencing will be placed seaward of limits of development. Two sediment catchment basins will be created to collect, and control runoff coming across the site.

5.01f Schedule for Construction Activities and Implementation of Sediment Control Measures

Prior to any site work, the construction entrance, perimeter fencing and the erosion control measures will be installed. The roadways and parking will be graded, compacted and graveled as soon as possible to minimize erosion. The initial site grading will include the two new sediment basins. After the erosion control measures are in place, contractor mobilization and the underground site utilities will begin along with the concrete foundation work. Silt fencing and sediment basins will be monitored and repaired weekly as required throughout the construction duration.

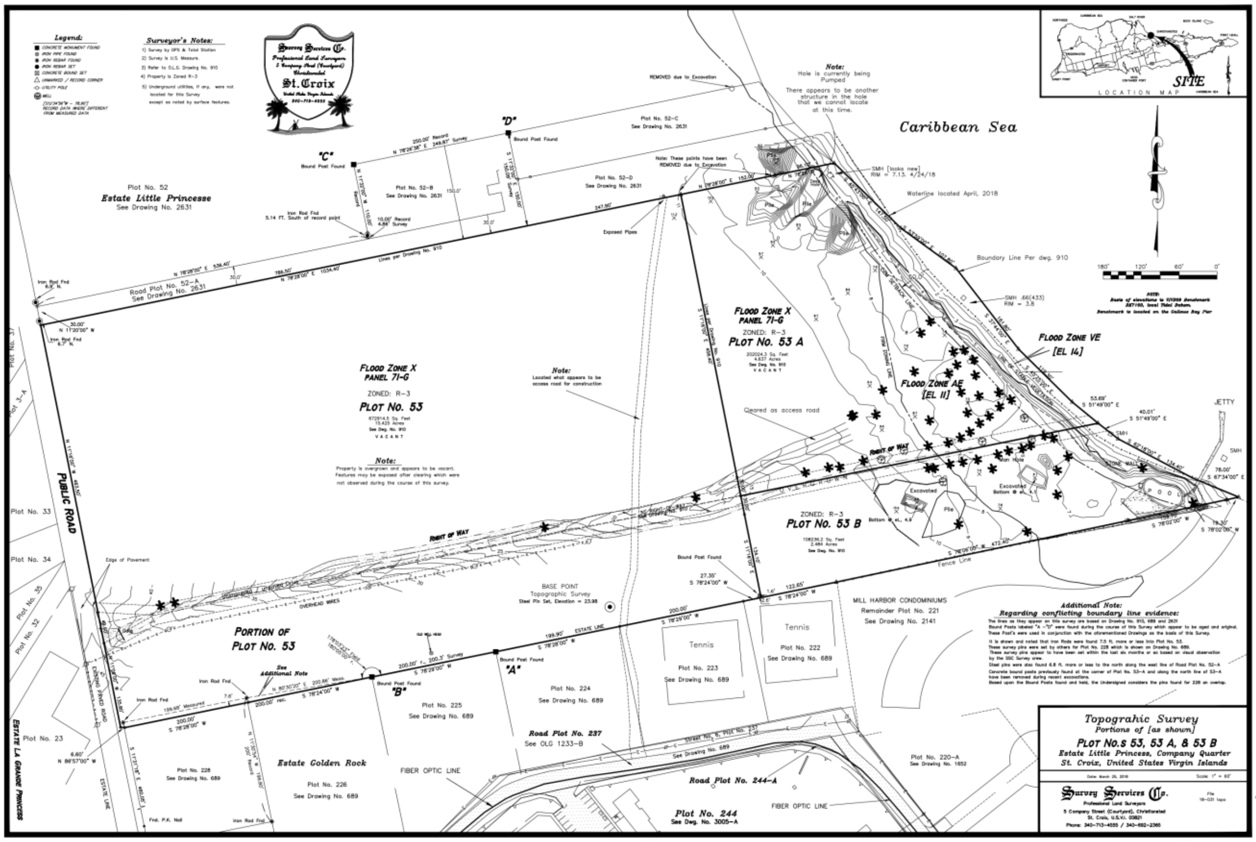
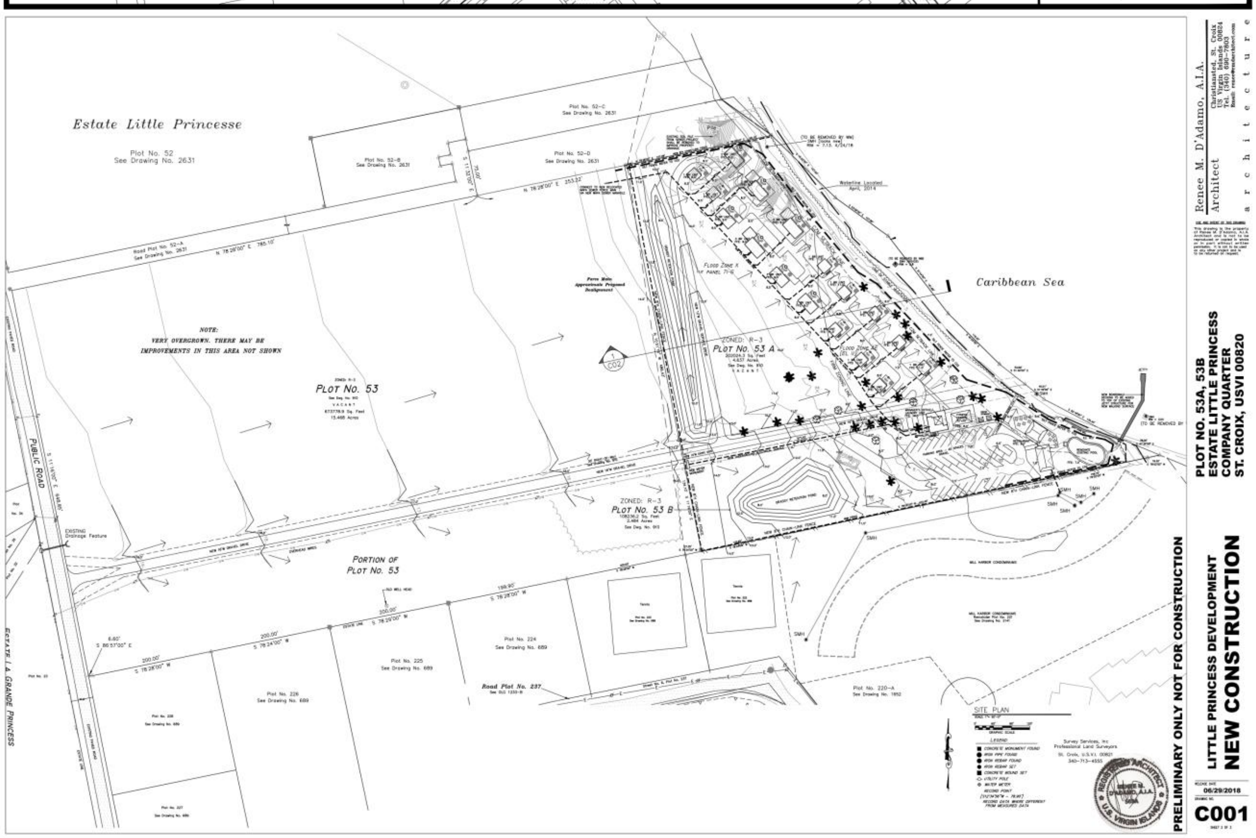
5.01g Maintenance of Sediment and Siltation Control Measures

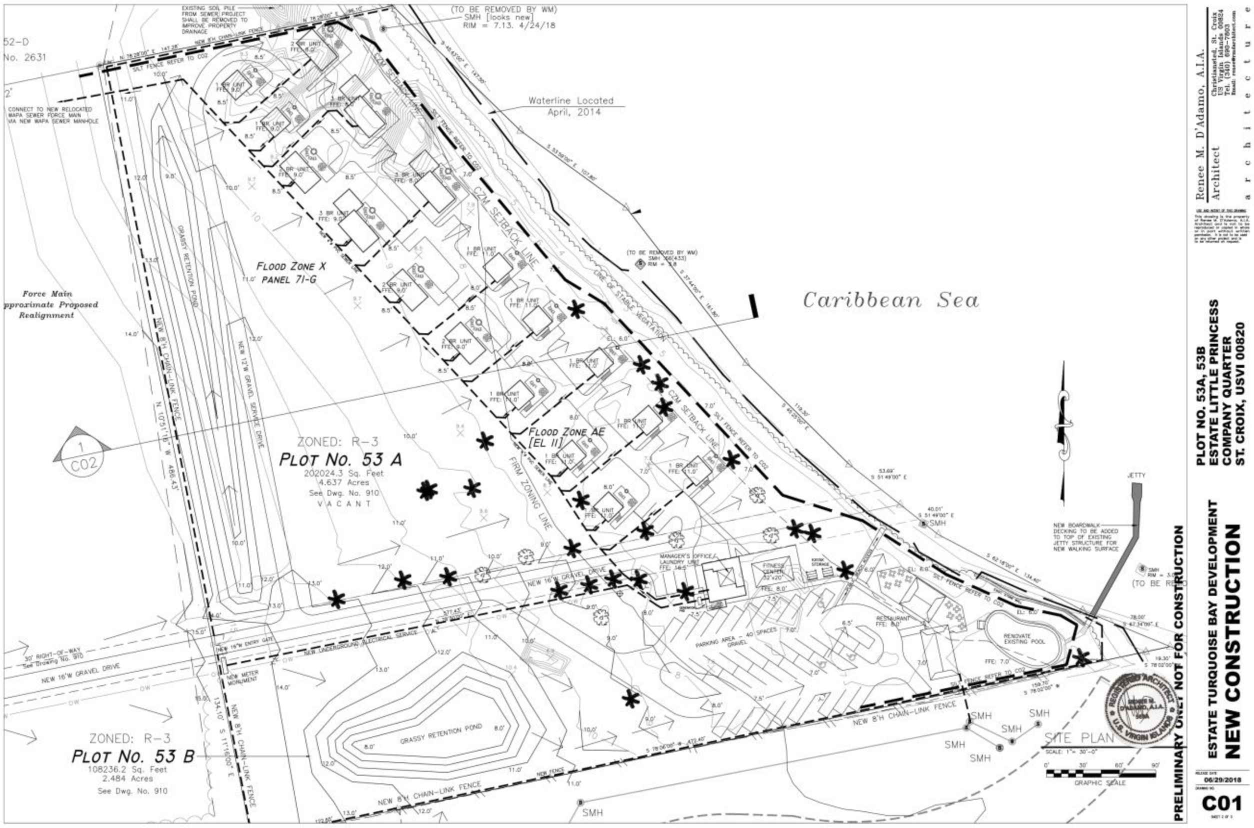
The erosion control fencing will be inspected weekly and after every rain event of ½" per 24 hours. All holes, rips, breaches, etc. will be immediately repaired when discovered. When silt build-up reaches 1/3 the height of the erosion control fence or in catch basins, it will be removed and disposed of properly.

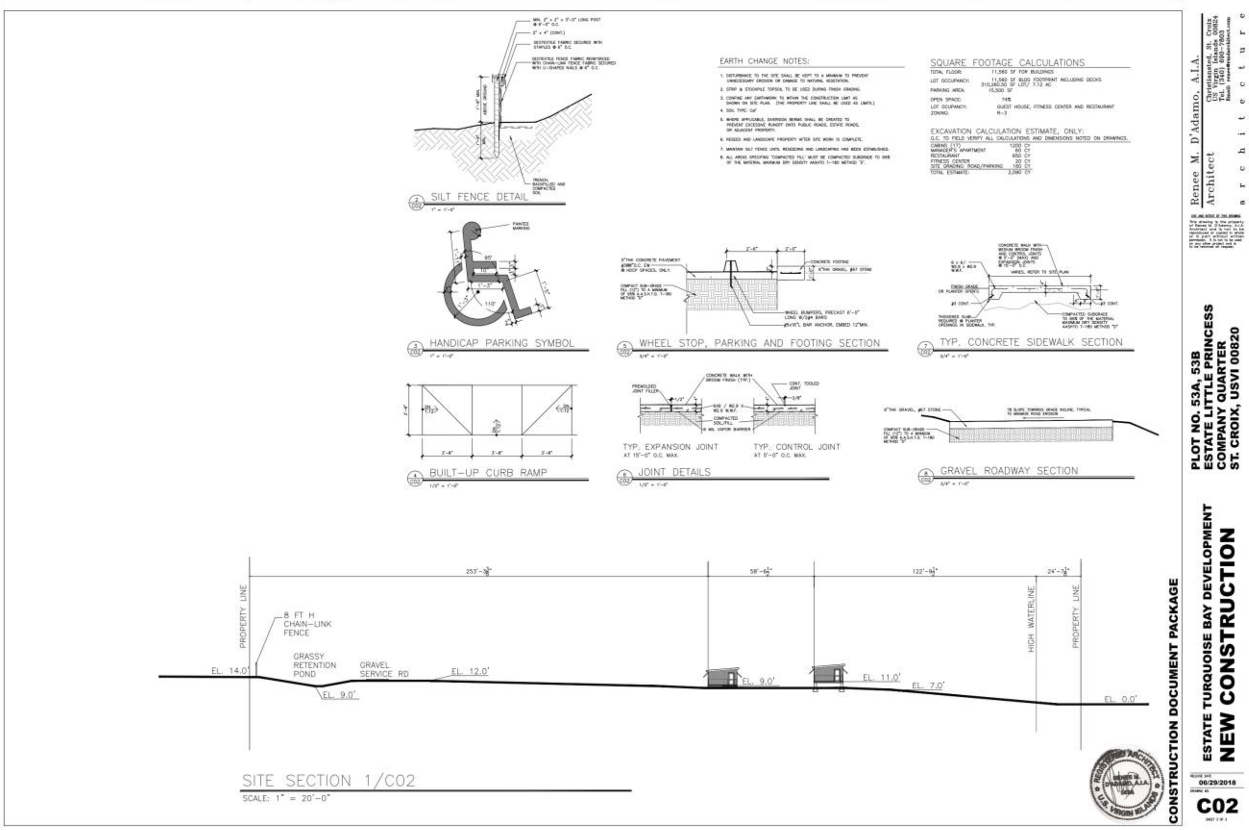
5.2 Exhibits and Drawings

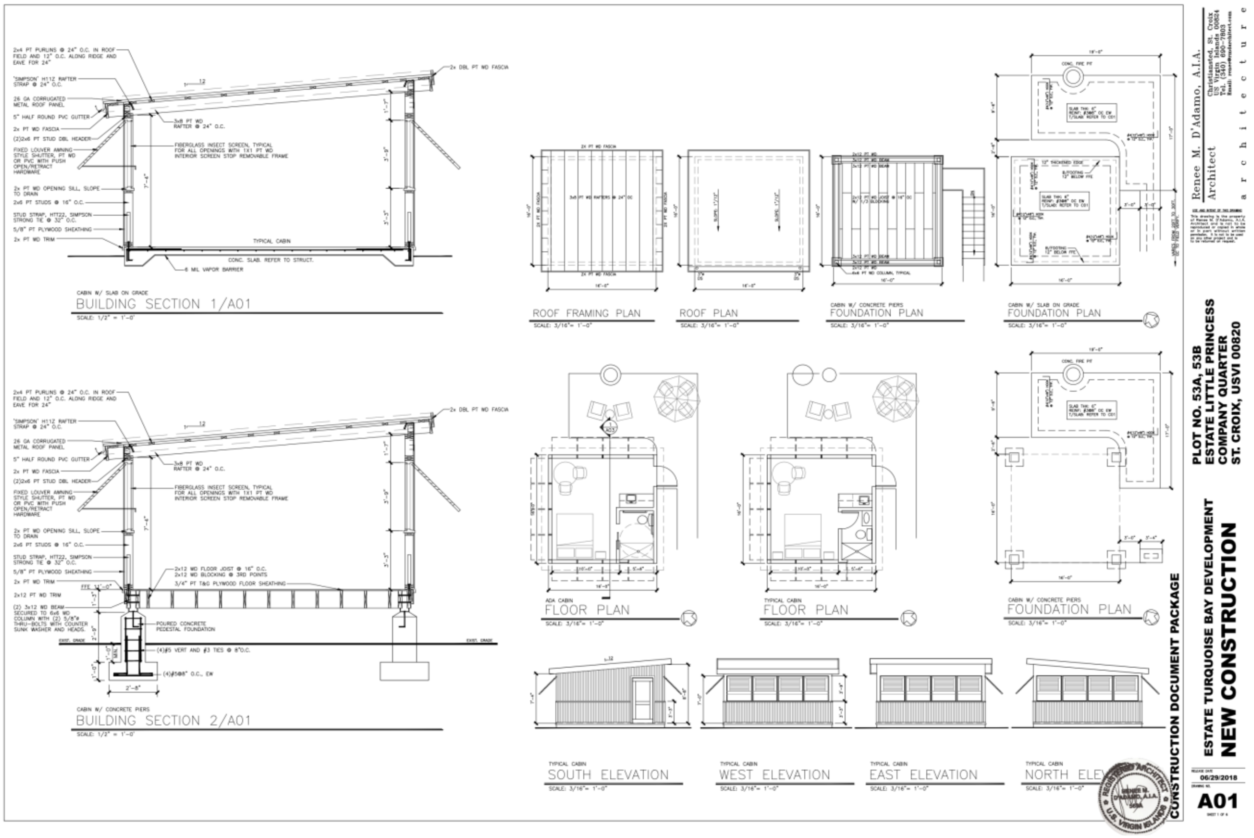
Civil Drawings:
Topographical Survey: prepared by licensed surveyor
C001: overall site plan, 1:60 scale
C01: site plan, 1:20 scale
C02: site section, erosion control details and site details.

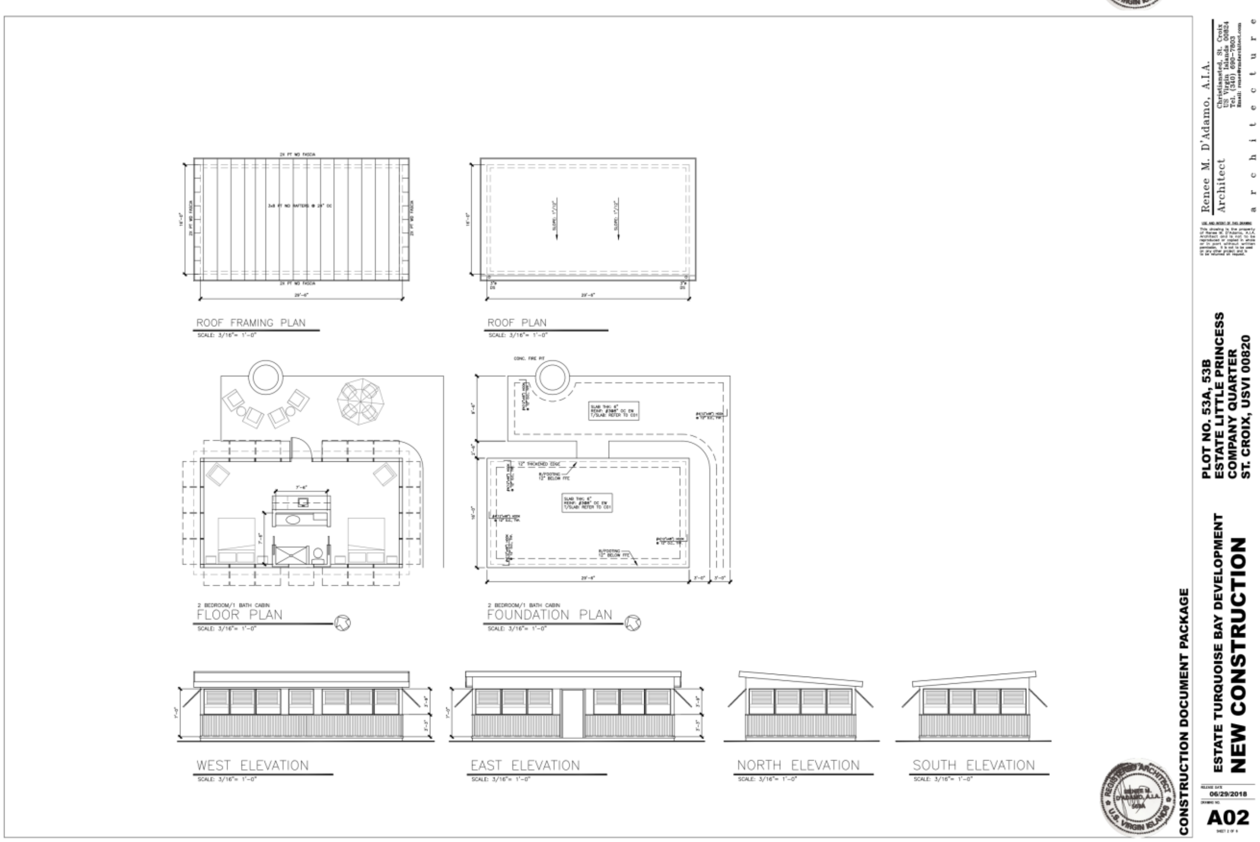
Architectural Drawings:
A01-A06: floor plans, building elevations and sections.

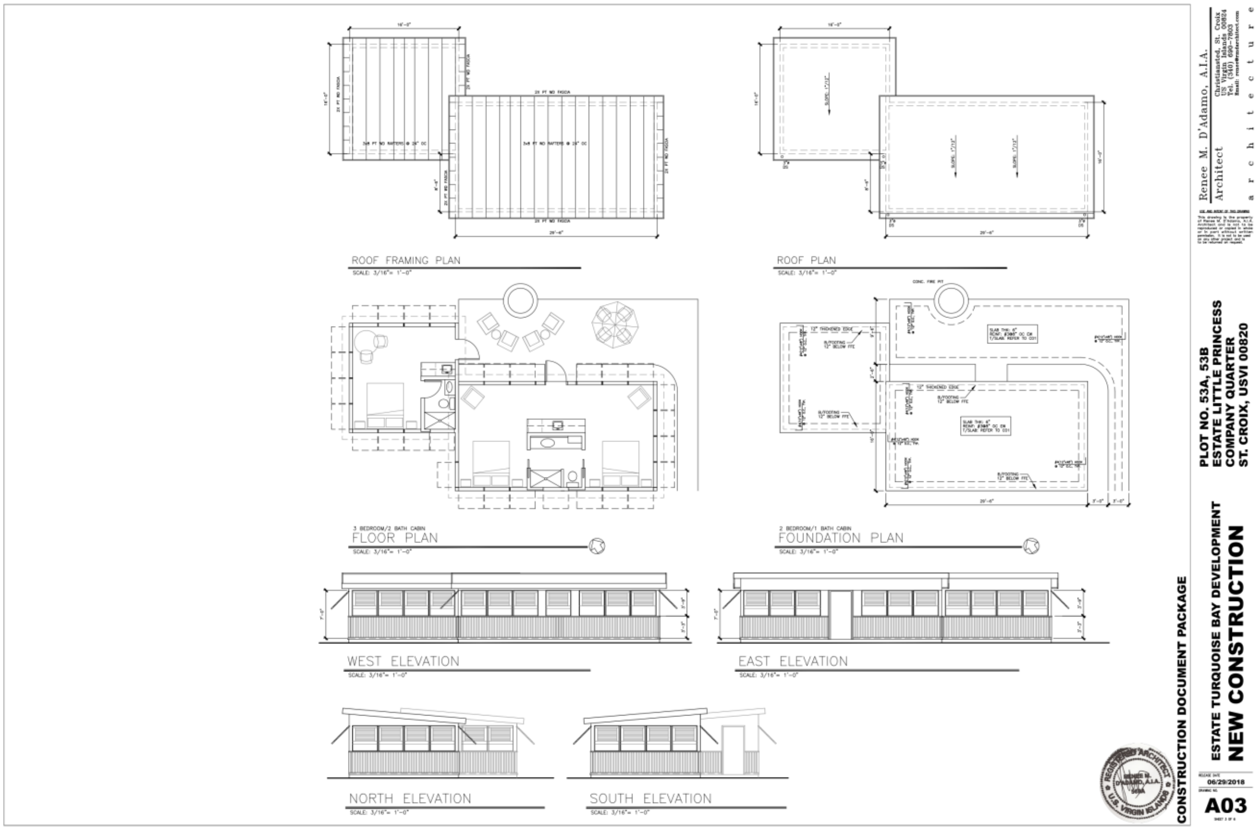

Caribbean Sea
Plot No. 52
Estate Little Princesse
See Drawing No. 2631
FLOOD ZONE X
PANEL 71-G
ZONED: R-3
PLOT NO. 53
FLOOD ZONE X
PANEL 71-G
ZONED: R-3
PLOT NO. 53 A
FLOOD ZONE VE
[EL 14]
ZONED: R-3
PLOT NO. 53 B
PUBLIC ROAD
PORTION OF
PLOT NO. 53
Estate Golden Rock
Road Plot No. 237
Road Plot No. 244-A
Plot No. 244
FIBER OPTIC LINE
MILL HARBOR CONDOMINIUMS
Tennis
ESTATE LA GRANDE PRINCESS
Topograhic Survey
Portions of [as shown]
PLOT NO.S 53, 53 A, & 53 B
Estate Little Princess, Company Quarter
St. Croix, United States Virgin Islands
Survey Services Co.
St. Croix

Estate Little Princesse
Plot No. 52
See Drawing No. 2631
Caribbean Sea
PLOT NO. 53
ZONED: R-3
PLOT NO. 53 A
ZONED: R-3
PLOT NO. 53 B
PORTION OF
PLOT NO. 53
PUBLIC ROAD
ESTATE LA GRANDE PRINCESS
Road Plot No. 237
SITE PLAN
Renee M. D'Adamo, A.I.A.
Architect
architecture
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
LITTLE PRINCESS DEVELOPMENT
NEW CONSTRUCTION
PRELIMINARY ONLY NOT FOR CONSTRUCTION
06/29/2018
C001

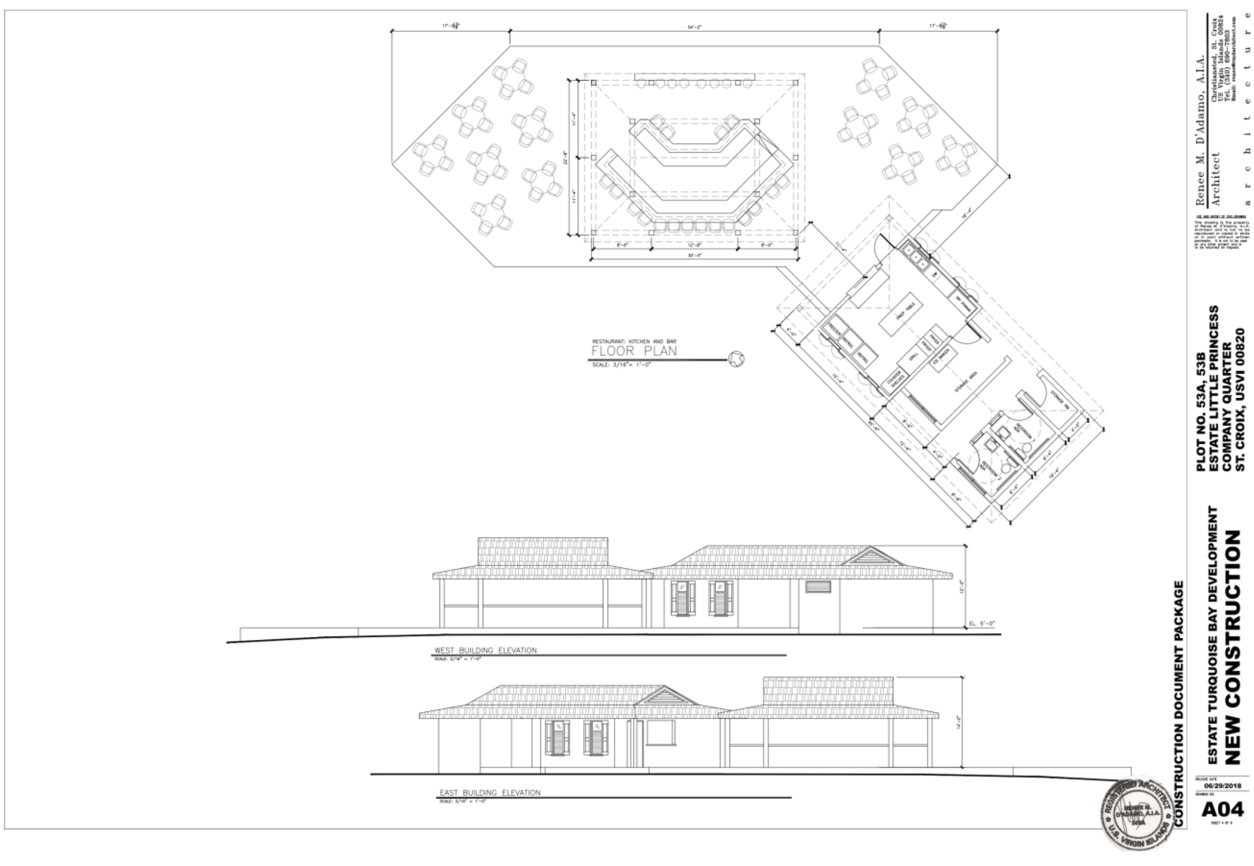

Caribbean Sea
ZONED: R-3
PLOT No. 53 A
202024.3 Sq. Feet
4.637 Acres
See Dwg. No. 910
VACANT
ZONED: R-3
PLOT No. 53 B
108236.2 Sq. Feet
2.484 Acres
See Dwg. No. 910
FLOOD ZONE X
PANEL 71-G
FLOOD ZONE AE
[EL 11]
Force Main
Approximate Proposed
Realignment
Waterline Located
April, 2014
(TO BE REMOVED BY WM)
SMH [looks new]
RIM = 7.13. 4/24/18
GRASSY RETENTION POND
PARKING AREA - 40 SPACES
GRAVEL
RENOVATE
EXISTING POOL
NEW 8'H CHAIN-LINK FENCE
NEW 16'W GRAVEL DRIVE
JETTY
SITE PLAN
SCALE: 1" = 30'-0"
GRAPHIC SCALE
PRELIMINARY ONLY NOT FOR CONSTRUCTION
Renee M. D'Adamo, A.I.A.
Architect
a r c h i t e c t u r e
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
06/29/2018
C01


SILT FENCE DETAIL
EARTH CHANGE NOTES:
SQUARE FOOTAGE CALCULATIONS
EXCAVATION CALCULATION ESTIMATE, ONLY:
HANDICAP PARKING SYMBOL
WHEEL STOP, PARKING AND FOOTING SECTION
TYP. CONCRETE SIDEWALK SECTION
BUILT-UP CURB RAMP
JOINT DETAILS
TYP. EXPANSION JOINT
TYP. CONTROL JOINT
GRAVEL ROADWAY SECTION
PROPERTY LINE
8 FT H
CHAIN-LINK
FENCE
GRASSY
RETENTION
POND
GRAVEL
SERVICE RD
EL. 14.0'
EL. 9.0'
EL. 12.0'
EL. 9.0'
EL. 11.0'
EL. 7.0'
EL. 0.0'
HIGH WATERLINE
PROPERTY LINE
SITE SECTION 1/C02
SCALE: 1" = 20'-0"
CONSTRUCTION DOCUMENT PACKAGE
Renee M. D'Adamo, A.I.A.
Architect
a r c h i t e c t u r e
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
06/29/2018
C02


BUILDING SECTION 1/A01
BUILDING SECTION 2/A01
ROOF FRAMING PLAN
ROOF PLAN
FOUNDATION PLAN
FOUNDATION PLAN
FLOOR PLAN
FLOOR PLAN
FOUNDATION PLAN
SOUTH ELEVATION
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
Renee M. D'Adamo, A.I.A.
Architect
architecture
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
CONSTRUCTION DOCUMENT PACKAGE
06/29/2018
A01


ROOF FRAMING PLAN
ROOF PLAN
FLOOR PLAN
FOUNDATION PLAN
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
Renee M. D'Adamo, A.I.A.
Architect
architecture
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
CONSTRUCTION DOCUMENT PACKAGE
06/29/2018
A02


ROOF FRAMING PLAN
ROOF PLAN
3 BEDROOM/2 BATH CABIN
FLOOR PLAN
2 BEDROOM/1 BATH CABIN
FOUNDATION PLAN
WEST ELEVATION
EAST ELEVATION
NORTH ELEVATION
SOUTH ELEVATION
CONSTRUCTION DOCUMENT PACKAGE
Renee M. D'Adamo, A.I.A.
Architect
architecture
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
06/29/2018
A03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FLOOR PLAN
WEST BUILDING ELEVATION
EAST BUILDING ELEVATION
CONSTRUCTION DOCUMENT PACKAGE
Renee M. D'Adamo, A.I.A.
Architect
architecture
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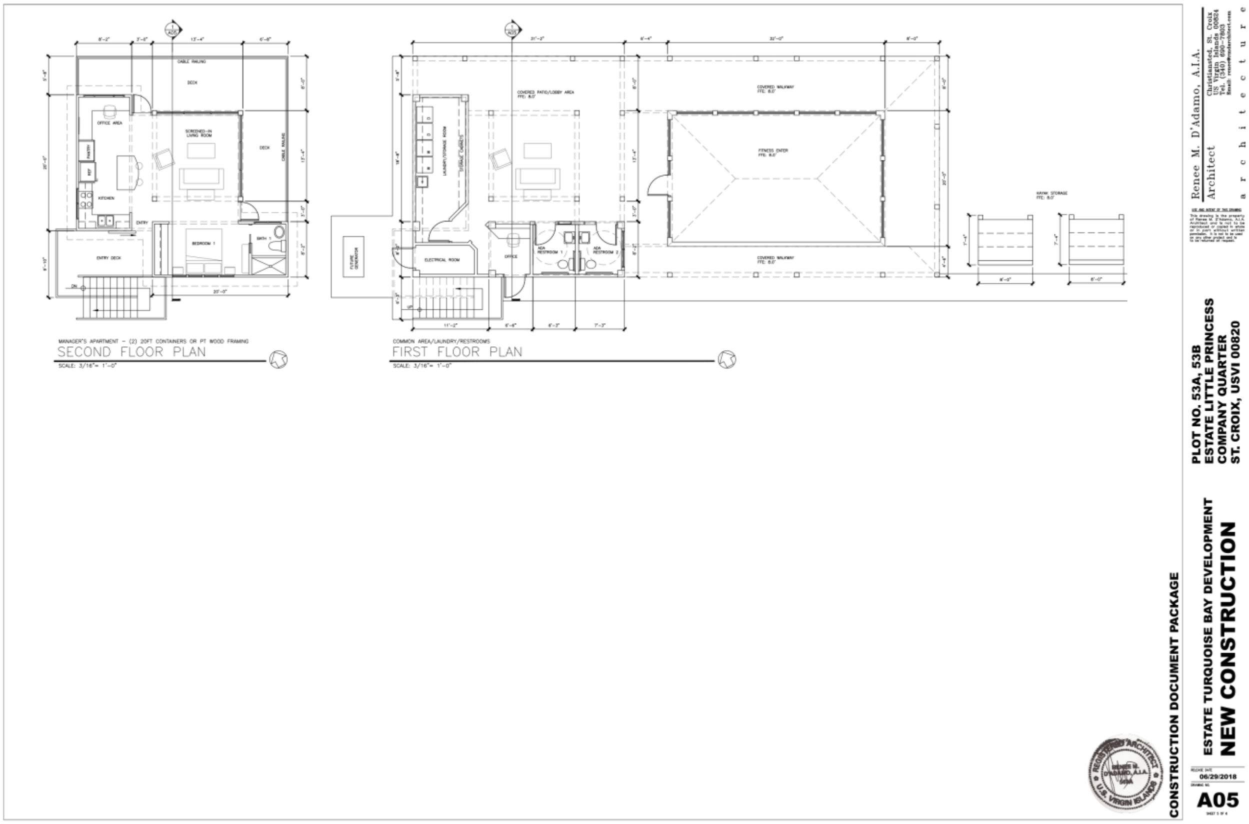
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
06/29/2018
A04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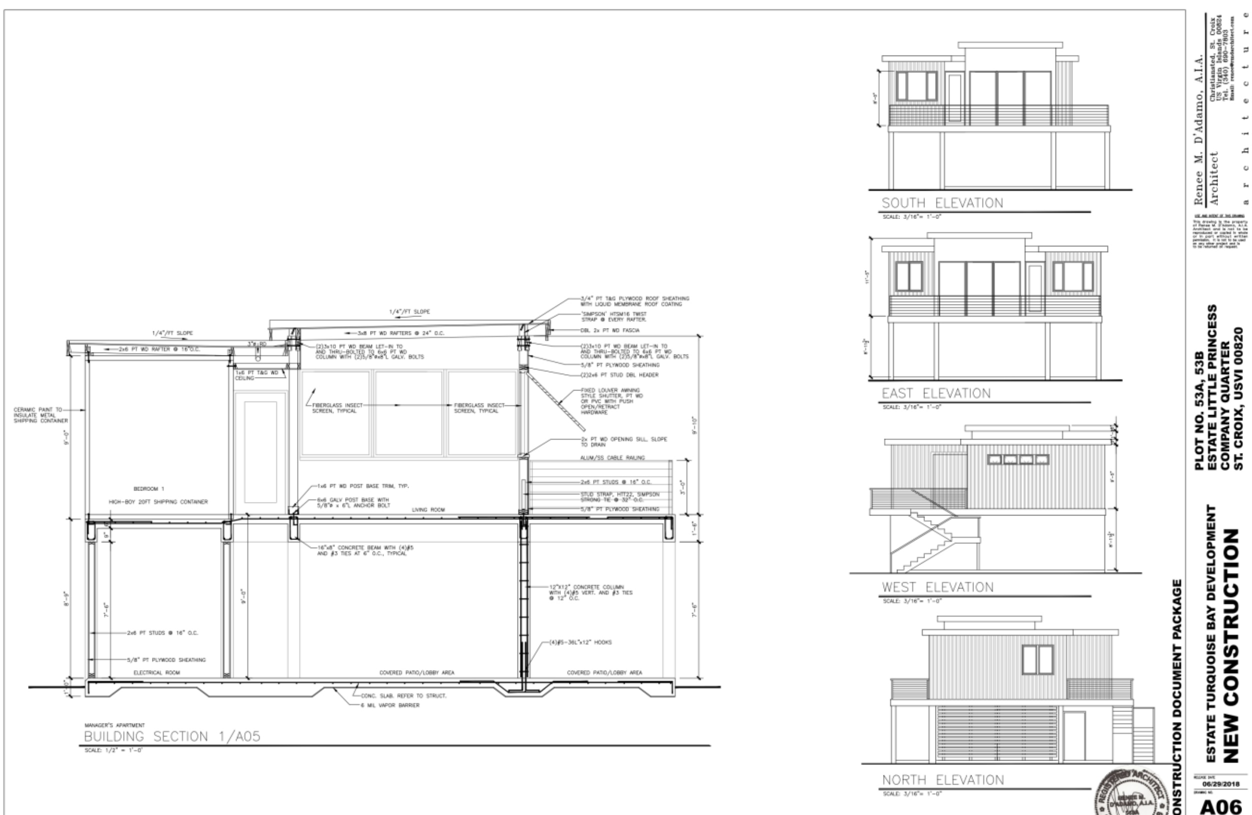
SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"
COMMON AREA/LAUNDRY/RESTROOMS
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"
Renee M. D'Adamo, A.I.A.
Architect
a r c h i t e c t u r e
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
CONSTRUCTION DOCUMENT PACKAGE
06/29/2018
A05


MANAGER'S APARTMENT
BUILDING SECTION 1/A05
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SOUTH ELEVATION
SCALE: 3/16" = 1'-0"
EAST ELEVATION
SCALE: 3/16" = 1'-0"
WEST ELEVATION
SCALE: 3/16" = 1'-0"
NORTH ELEVATION
SCALE: 3/16" = 1'-0"
Renee M. D'Adamo, A.I.A.
Architect
a r c h i t e c t u r e
PLOT NO. 53A, 53B
ESTATE LITTLE PRINCESS
COMPANY QUARTER
ST. CROIX, USVI 00820
ESTATE TURQUOISE BAY DEVELOPMENT
NEW CONSTRUCTION
CONSTRUCTION DOCUMENT PACKAGE
06/29/2018
A06

5.3 Project Workplan

Land

- Construction of construction entrance and placement of erosion control fencing
- Construction of catchment basins
- Minimal clearing of site
- Preparation of building foundations
- Construction of cabins, restaurant, fitness room, storage room and installation of utilities
- Gravel parking and drives as soon as feasible to minimize erosion

6.0 ENVIRONMENTAL SETTING AND PROBABLE PROJECT MODIFICATIONS

6.1 Climate and Weather

Prevailing Winds

The Virgin Islands lie in the "Easterlies" or "Trade Winds" which traverse the southern part of the "Bermuda High" pressure area, thus the predominant winds are usually from the east northeast and east (IRF, 1977). These trade winds vary seasonally (Figure 6.01.1) and are broadly divided into 4 seasonal modes: 1) December to February; 2) March to May; 3) June to August; and 4) September to November. Below are the characteristics of these modes as taken from Marine Environments of the Virgin Islands Technical Supplement No. 1 (IRF, 1977).

December - February

During the winter the trade winds reach a maximum and blow with great regularity from the east northeast. Wind speeds range from eleven to twenty-one knots about sixty percent of the time in January. This is a period when the Bermuda High is intensified with only nominal compensation pressure changes in the Equatorial Trough. The trade winds during this period are interrupted by "Northerners" or "Christmas Winds" which blow more than twenty knots from a northerly direction in gust from one to three days. Such outbreaks average about thirty each year. They are created by strengthening of high-pressure cells over the North American continent, which, in turn, allows weak cold fronts to move, southeastward over the entire Caribbean region. These storms are accompanied by intermittent rains and by clouds and low visibility for mariners.

March - May

During the spring, the trade winds are reduced in speed and blow mainly from the east. Winds exceed twenty knots only thirteen percent of the time in April. The change in speed and direction is the result of a decrease of the Equatorial Trough.

June - August

Trade winds reach a secondary maximum during this period and blow predominantly from the

east to east southeast. Speeds exceed twenty knots twenty-three percent of the time during July. The trend for increasing winds results from the strengthening of the Bermuda High and a concurrent lowering of the pressure in the Equatorial Trough. Trade winds during this period are interrupted by occasional hurricanes.

September - November

During the fall, winds blow mainly from the east or southeast and speeds reach an annual minimum. Only seven percent of the winds exceed twenty knots in October. The low speeds result from a decrease in the Equatorial Trough. During this period, especially during late August through mid-October, the normal trade wind regime is often broken down by easterly waves, tropical storms, and hurricanes.

Storm and Hurricanes

There are numerous disturbances during the year, especially squalls and thunderstorms. These occur most frequently during the summer, lasting only a few hours and causing no pronounced change in the trade winds.

A tropical cyclone whose winds exceed 74 miles per hour is termed a hurricane in the northern hemisphere, and significantly affects the area. These hurricanes occur most frequently between August and mid-October (Figure 6.01.2) with their peak activity occurring in September. The annual probability of a cyclone is one in sixteen years (Bowden, 1974). During 2017, two Category 5 Hurricanes Maria and Irma impacted the territory within a two-week period.

Climate

The average annual rainfall on St. Croix is approximately 40 inches, ranging from 30 inches toward the eastern end of the islands to more than 50 inches at the higher elevations to the west. The Estate Little Princesse area receives less than 40 inches of rainfall per year on average. Rainfall usually occurs in brief, intense showers of less than a few tenths of an inch and major rainfall events are associated with weather systems (USGS 1998). The Virgin Islands have no sharply defined wet season. The wettest period generally is from September to November, and the driest period is from January to June (USGS 1998).

Annual temperatures average 79 degrees Fahrenheit (F), with the winter low averaging 76 degrees F. and the summer high reaching an average of 84 degrees F. Occasionally, maximum daily temperatures will exceed 90 degrees F. and minimum temperatures will drop below 70 degrees F. (Jordan, 1975).

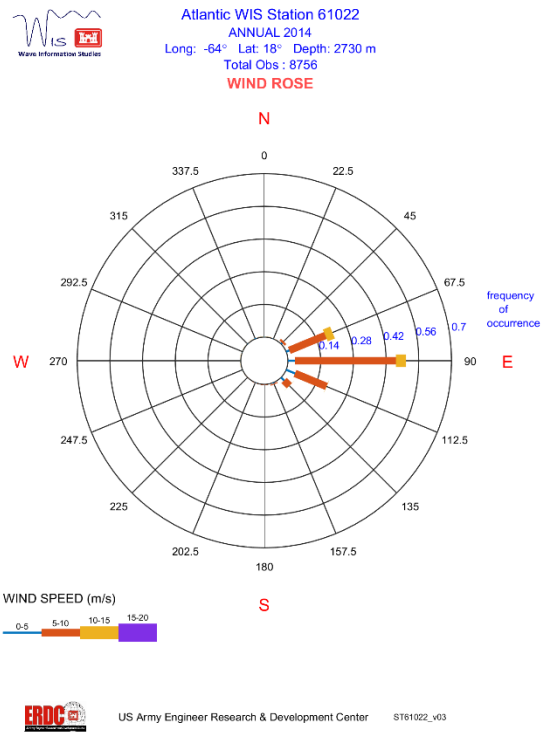


Figure 6.01.1 A wind rose from station ST61022 showing the frequency of occurrence of wind speed and direction in 2014. (ERDC, USACE Research and Development Center wis.usace.army.mil/hindcasts.html?dmn=atlantic)

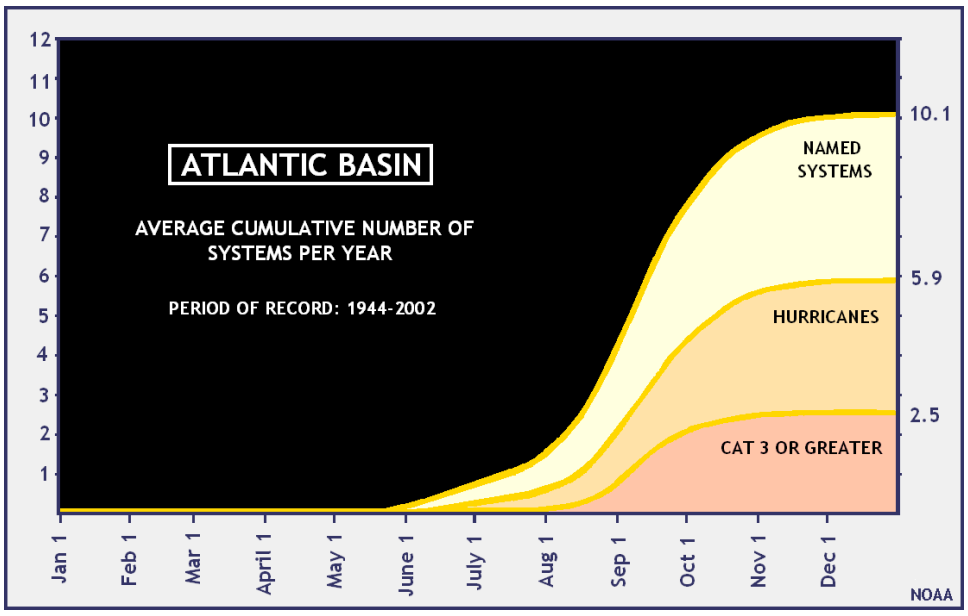
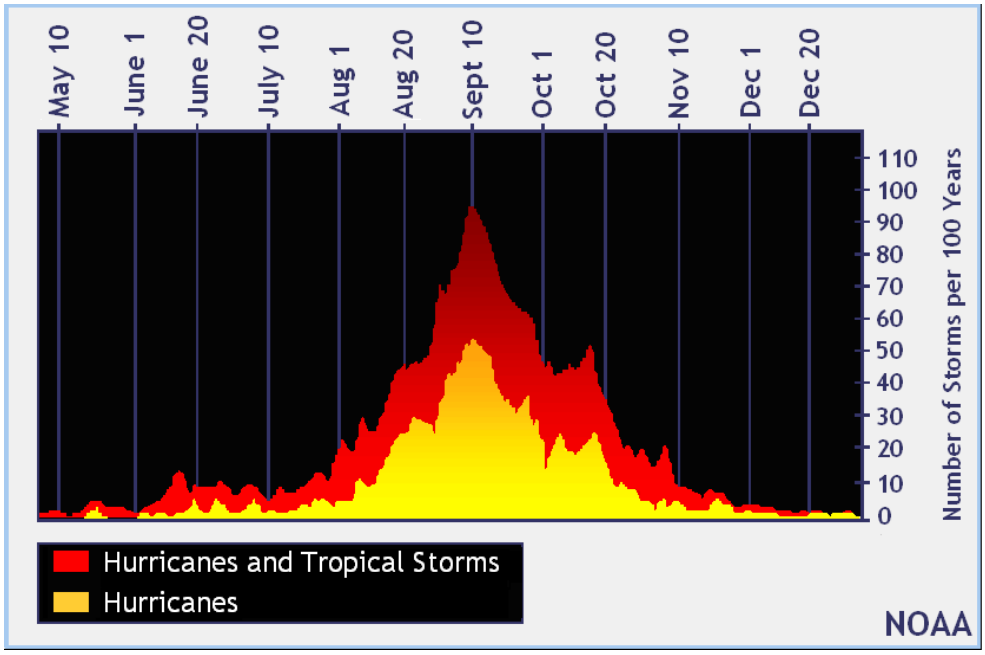


Figure 6.01.2 Tropical Cyclone Frequencies in the Atlantic (National Weather Service).



6.01.3 Tropical Storm and Hurricane Occurrences in the Atlantic (National Weather Service).

6.2 Landforms, Geology, Soils, and Historic Use

GEOLOGY OF ST. CROIX

The Virgin Islands are near the northeastern corner of the present Caribbean Plate, a relatively small trapezoidal-shaped plate which is moving eastward relative to the North and South American continents carried on the American plate. The arc of the Lesser Antilles is an active volcanic arc above a subduction zone in which the Atlantic oceanic crust of the American Plate is carried downward under the Caribbean Plate. The closest volcano to the Virgin Islands, which is still active, is Saba, about 160 km to the east.

The island of St. Croix consists geologically of two predominant mountainous areas (the North side and the East End ranges), with a central sediment filled valley in between. The oldest rock underlying both ranges, and probably in the valley as well, is from the Cretaceous period, 80 million years ago. These sedimentary rocks which were formed from the erosion of volcanic ash and debris, and are beset with igneous intrusions, underwent a period of orogeny lifting them up from the ocean floor and forming two islands with a channel in between. Oligocene clay and mud was deposited in this channel forming what is known as the Jealousy formation. Next, tertiary limestone was deposited when this channel area became a lagoon encircled by coral reef. The limestone and marls that overlay the Jealousy formation are known as the Kingshill formation. After these formations were deposited, the area underwent another period of uplifting, the two islands became connected by the newly emergent filled-in area, and the island of St. Croix was formed. Since that time, geologic activity has been limited primarily to the erosion of sediments and the formation of ponds, beaches, reefs, and beach rock coast.
Two large basins, the Virgin Islands Basin and the St. Croix Basin, separate St. Croix from the

other Virgin Islands. Within the distance between St. Croix and St. Thomas, about 40 nautical miles, hydrographic charts show that the ascent from the sea floor north of St. Croix is as much as 70º. Frasetto and Northrop (1057) indicate that this northern topographic slope extends downward to the Virgin Islands Basin at a gradient up to 43º. There is an ascent of 13,656 feet within a horizontal distance of 25,800 feet, terminating with the steep north coast in the vicinity of Hams Bluff. The area has been described as the south side of the Anegada Trough and its related fault scarp (Taber 1922). Meyerhoff (1927) suggested that this block faulting took place during the late Pliocene or early Pleistocene, prior to which St. Croix was physically attached to the northern Virgin Islands. The southern and eastern portions of the St. Croix Platform, differing greatly from the northern and western regions, have a gradient of much less amplitude and therefore, a wider shelf area.

GEOLOGY OF PROJECT SITE

The property is relatively level with minimal topographic relief. The property is 43' in elevation at the roadway sloping down to sea level. The existing entrance drive into the property from Rte 752 to the west has begun acting as a conduit for runoff and the roadway has eroded. To the north along Rte 752 an additional depression has been created dumping runoff onto the property. The proposed grassed sediment ponds will collect and treat this run-on water.

The development area within the property is along the shoreline and elevations are less than 11'. Currently there are 3 large piles of stock piles of dirt on the property near the northeastern corner which are from the work on VIWMA's sewer main relocation which runs across the western portion of the development area. These will be removed by VIWMA.

SOILS WITHIN THE FACILITY

The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Custom Soil Survey for parcel depicts 2 soil types within the proposed property. Beaches, sandy which is found immediately along the shoreline and Sion clay, 0 to 2 percent slopes which encompasses the remainder of the property. Sion clay is found on valley floors and at the toe of slope. These are well drained soils which are clay to 12" becoming gravelly clay between 12"-16" and then gravelly sandy clay loam to 32" and then loam below. The depth to a restrictive layer usually 80".

6.02.1 Custom Soils Map (https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx)

No filling, grading or dredging is proposed that will affect the geology of the area.

6.3 Drainage, Flooding and Erosion Control

6.03 a Existing Drainage Patterns

Based on the existing topography of the site, the parcel consists of one drainage area that sheet flows to the east. There are minor points of concentrated flow along the existing access roadway from the west and from a concentrated point along Rte 752. There is a drainage way to the north along the boundary with The Nature Conservancy Land.

6.03b Proposed Alterations to Drainage Patterns

No alterations will be made on the western 15 acres except for improvements along the existing access roadway. The roadway will be graded and graveled and a swale will be created along the southern side of the roadway which will direct runoff into a grass retention swale. To the north of the access roadway just inside the project fencing a long-grassed retention swale will be created to intercept runoff coming onto the development parcel and release it from the northern end of the swale.

6.03c Relationship to Coastal Flood Plain

Review of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for U.S. Virgin Islands Index shows the site area on Panel No. 7800000071G dated April 16, 2007 indicates most of the property and the development area is located within Flood Zone X with the south eastern corner in Zone AE where 100yr storm elevations have been determined to be 11ft. Units within this area are being built on piers to meet first floor elevation requirements. The area immediately along the shoreline is in VE where 100yr storm elevations with velocity (wave action) have been determined to be 14ft.

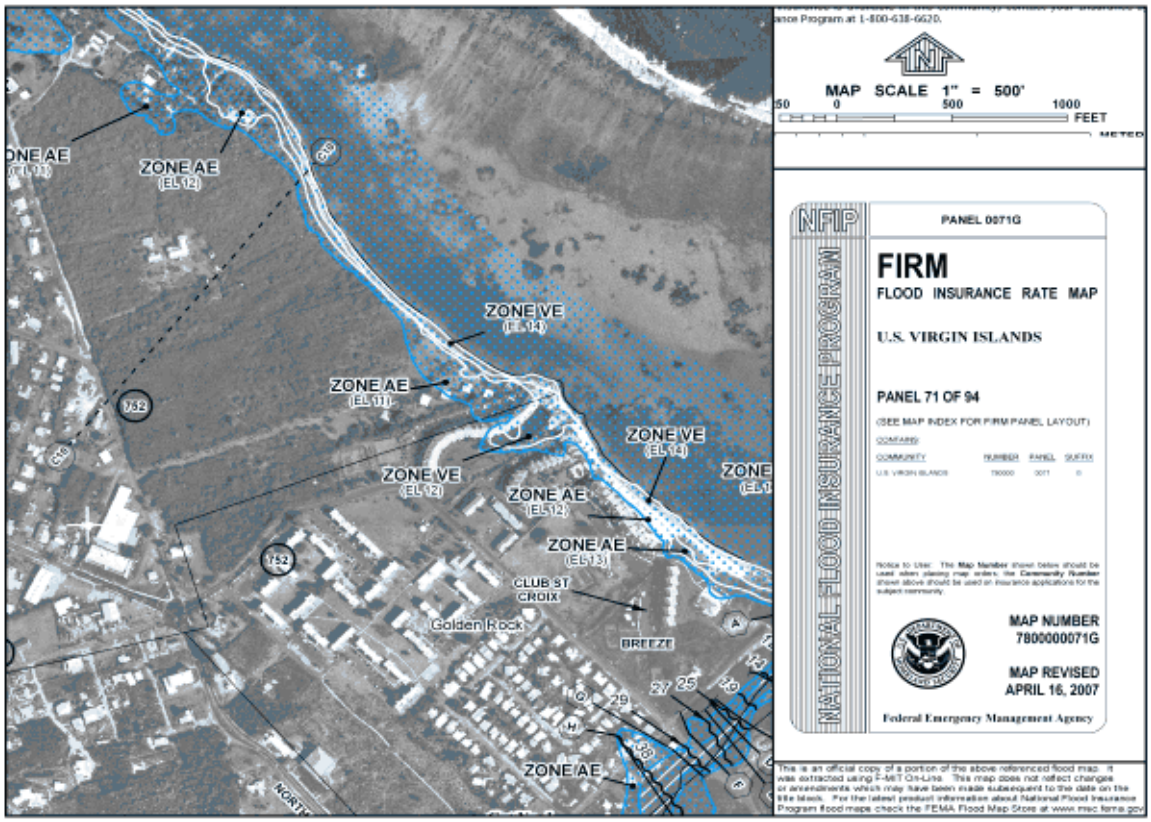


Figure 6.03.1 FEMA FIRM Map.

6.03d Peak Stormwater Flow Calculations

Due to the limited amount of change in the impervious surface on the site there will be minimal change in stormwater flow from the site.

6.03 e Existing Stormwater Disposal Features

The site is undeveloped and there are no existing stormwater disposal features.

6.03 f Proposed Stormwater Disposal Features

A swale will collect runoff from along the entrance drive and direct it into 1 of the 2 proposed grassed retention basins on the site. The other retention basin spans the northern portion of the property intercepting the runoff coming on to the site and discharging the stormwater to the north of the development area.

6.03 g Maintenance of Stormwater Disposal Features

The swale will be inspected after all heavy rainfall and storms to insure it has not become blocked. The grassed retention basins will be cleaned out when they reach 1/3 of their capacity.

6.03 h Methods of Land Clearing

Most of the site is already clear. The only clearing that will be required will be to remove opportunistic grasses and shrubs which have colonized the area since it was cleared previously. Silt fencing will in installed before any earthwork or clearing.

6.03 i Provisions to Preserve Topsoil and Limit Site Disturbance

The project will involve minimal clearing and very limited earthwork. The existing coconut palms and large trees will be preserved. Only dead and fallen trees will be removed along the shoreline. Silt fencing will be placed seaward of all development prior to commencement of work.

There are 3 large stock piles current on the northeastern portion of the property which are related to the relocation of the VIWMA sewer main. These will be removed by VIWMA.

6.03 j Presence and Location of Any Critical Areas and Possible Trouble Spots

The site was developed in the past and consisted of a small resort with cabins all of which have been demolished. The existing swimming pool, a small shoreline wall and jetty are all that remain from the previous development. The area of the property which will be developed has been cleared as part of the relocation of VIWMA's sewer main and there are only scattered coconut trees, West Indian almonds, seagrapes and seashore maho remaining on Parcels 53A and 53B. Offshore there are dense seagrass beds, composed of *Thalassia testudinum*, *Syringodium filiforme*, and *Halodule beaudettei*. Recently *Halophila stipulacea*, an invasive seavine species from the Indian Ocean has appeared in the harbor and is scattered within the seagrass beds and in previously uncolonized areas.

The project design has a small footprint and will create limited impervious surfaces. Silt fencing will be placed seaward of all disturbance and two large grassed sediment catchment ponds are proposed to intercept and allow sediment to settle from runoff water running onto the property. The only offshore work proposed is the placement of a boardwalk on top of the existing jetty. No in-water work proposed all work will be on top of jetty.

6.03 k Sediment Control Methods to be Implemented

Prior to any site work the construction entrance and the erosion control will be installed. The roadways and parking will be graveled as soon as possible to minimize erosion. Two sediment basins will be created.

6.03 l Maintenance of Sediment and Siltation Control Measures

The erosion control fencing will be inspected weekly and after every rain event of ½" per 24 hours. All holes, rips, breaches, etc. will be immediately repaired when discovered. When silt build-up reaches 1/3 the height of the erosion control fence or in catch basins, it will be removed and disposed of properly.

6.03 m Impacts of Terrestrial and Shoreline Erosion

The roadway towards the sea will be graveled and maintained, and two sediment retention basins will be created which will intercept runoff currently flowing across the site and should limit erosion and loss of sediment into the sea. The development will have a limited footprint and only minimally increase impervious surfaces and therefore will not increase terrestrial erosion.

The only proposed change offshore will be the decking of the existing jetty which will have no impact on shoreline erosion. The property is already highly impacted by shoreline erosion due to the presence of the discharge culvert to the north of Mill Harbor, the jetty which extends from this property and the sewer main which is immediately offshore. VIWMA is in the process of removing the swear main and its manholes.

6.4 Fresh Water Resources

The project will have no impact of freshwater resources. No wells are proposed, and the facility will tie into the existing public water service. A public water main is available adjacent to the property.

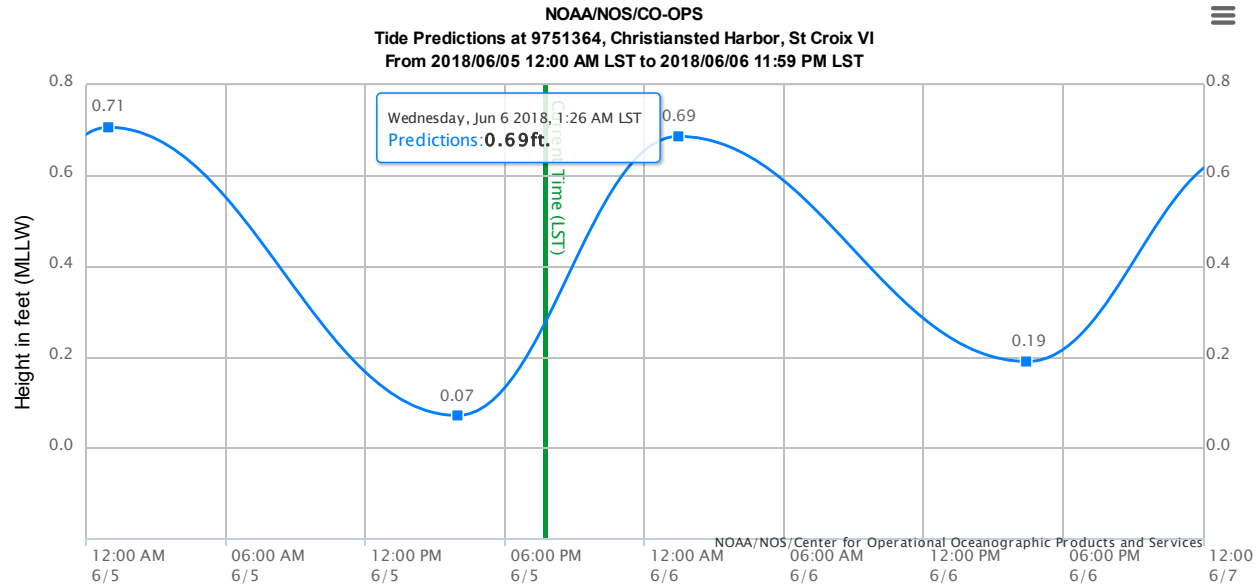
6.5 Oceanography
6.05a Sea Bed Alteration

No seabed alterations are proposed. The applicant is proposing to place a deck on the top of the existing jetty but his will involve no in-water work.

6.05B TIDES AND CURRENTS

The Virgin Islands coastal areas are not subject to significant tidal ranges or tidal currents. Due to the small size of the islands, the sea flows around the island causing an average tidal height of only a few inches and a maximum change of only a little over one foot. Only very narrow intertidal zones are found because of this lack of tidal amplitude and the steepness of the island rising out of the sea. Normal tidal ranges may be greatly exceeded during storm conditions, when a combination of lower barometric pressure at the ocean surface and storm winds amplifies the tidal crest. The tides on the north coast of St. Croix are primarily diurnal in nature. There is a

sight secondary cycle (semi-diurnal), but this is almost indistinguishable and is reduced to very small ebbs and floods. The mean tides range from 0.8 feet to feet and the spring tidal ranges reach up to 1.3 feet.



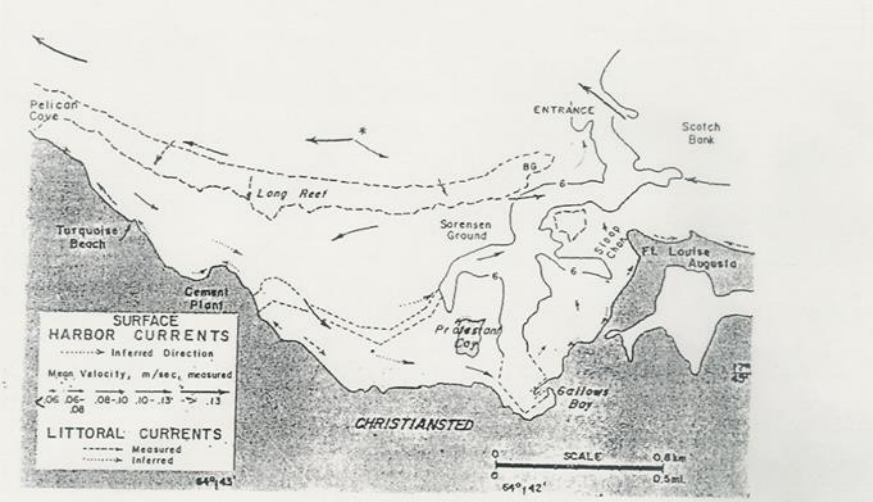
Datum	Description	MLLW (Epoch 1983-2001) [m]
MHHW	Mean Higher-High Water	0.22
MSL	Mean Sea Level	0.11
MLLW	Mean Lower-Low Water	0.00

Figure 6.05.1 Tidal Datums at NOAA Station 9751364 Christiansted Harbor.

The surface currents throughout the Caribbean are driven by the North Equatorial Current which runs through the islands west northwest and then joins the Gulf Stream. These currents change very little from season to season with the currents originating more from the south during the summer months. Because of the shallowness of the Caribbean basin, it is less than 1000m, mainly surface water from the Atlantic flows through the islands. Currents off the north shore of St. Croix average around 0.7 knots.

The current movements in Christiansted Harbor have been well documented. Waves approaching from the northeast break on Long Reef and drive water into the harbor. The water mass then moves to the east and flows out of the harbor on either side of Round Reef. Out flow velocities have been measured between 5 and 18 cm/sec under normal conditions. Point Louise Augusta tends to protect the entrance channel into the harbor and allows for outward flow even during periods of high wave action. Figure 6.05.2 indicates current movements recorded by Nichols, et. al, in 1972. This diagram shows the complexity of the currents within the harbor.

Currents during field work on the facility in April of 2018 were to the east off the end of the pier ruin.



Mean surface current, speed and direction for harbor currents and for littoral currents, August, 1971. Length and width of arrow indicates speed in meters per second. Harbor currents based on anchor station measurements; littoral currents on dye patch measurements. * indicates two alternating predominate directions. From Nichols, *et al*, 1972.

Figure 6.05.2 Complex currents within Christiansted Harbor, Nichols, et al, 1972.

6.05C WAVES

The deep-water waves off St. Croix are primarily driven by the northeast trade winds, which blow most of the year. Waves average from 1 to 3 feet from the east, 42% of the time throughout the year. For 0.6% of the time, easterly waves reach 12 feet in height. The southeasterly swells, with waves one to twelve feet high, become significant in late summer and fall when the trade winds blow from the east or when tropical storms and hurricanes pass the islands at a distance to the south. During the winter months, long length, long period, northern swells develop to a height of 1 to 5 feet. The roughest sea conditions prevail between June and August, and the second highest seas occur from December through February. September through November is the calmest period for waves. Waves between two and six feet in height are the most common, and almost all of the waves off the project site approach from the east or northeast.

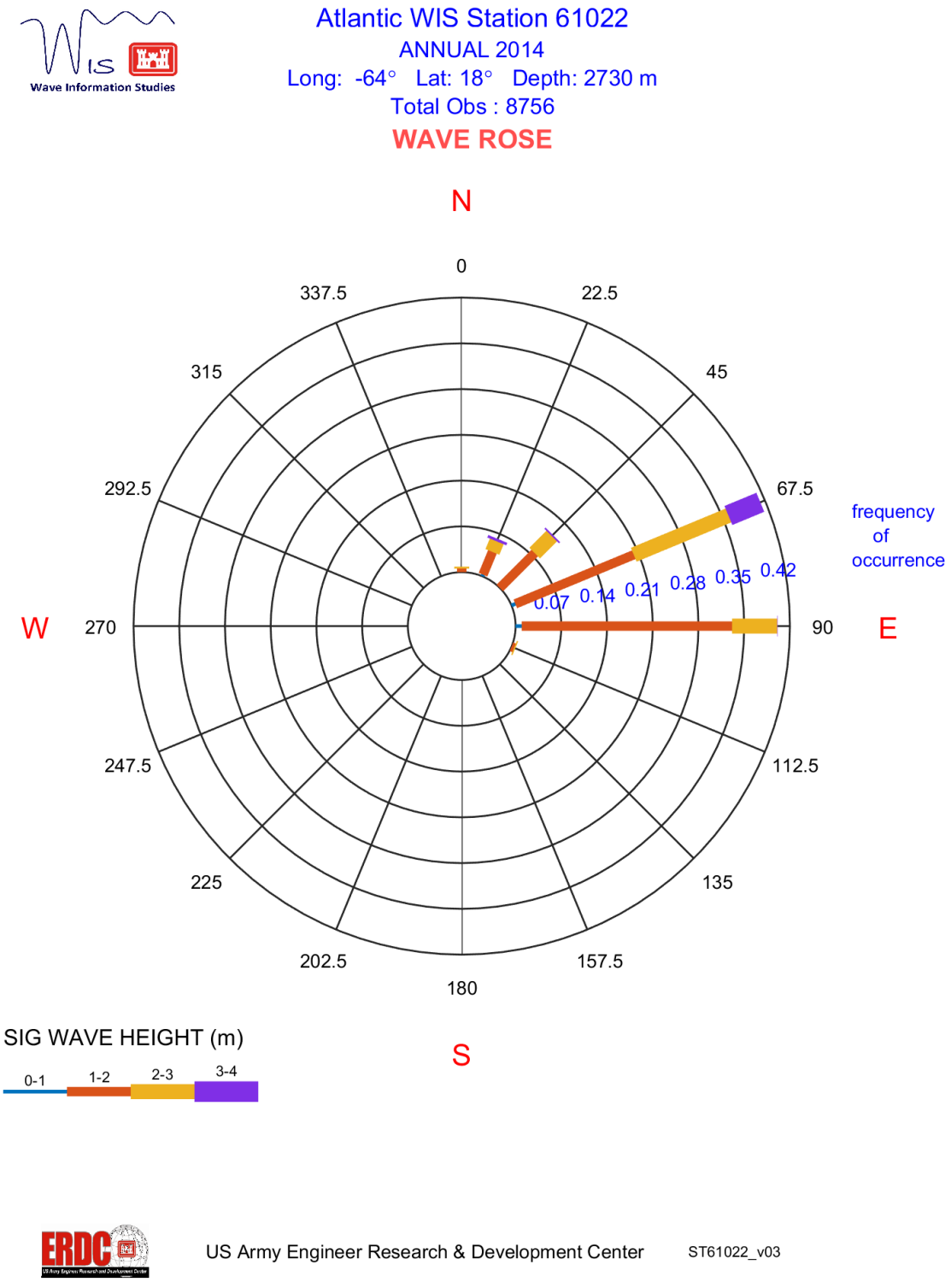


Figure 6.05.3 Wave Rose for station 61022 which is most applicable for King Christian dock site. wis.usace.army.mil/hindcasts.html?dmn=atlantic)

6.05D MARINE WATER QUALITY

The project area has good water quality but is impacted by discharges from the adjacent drainage ways during periods of heavy runoff and discharge.

The VI Ambient Water Quality Monitoring Program collects quarterly ambient water samples around the island of St. Croix. Below are the results of the last quarter of 2017 and the first quarter 2018 at station 47 which is located immediately to the east of the site in front of Mill Harbor. Both samples had *Enterococci* bacteria less than10/100ml.

Station ID	**Time (hh:mm)**	**Total Depth (m) xx.x**	**Sample Depth (m) xx.x**		**Temp (°C) xx.xx**	**Salinity (ppt) xx.xx**	**DO (mg/L) xx.xx**	**pH (s.u.) xx.xx**	**Turbidity (NTU) xx.x**	**Secchi (m) xx.x**
STC-47 12/13/2017	11:18	3.0	Surface	0.5	28.2	34.22	8.54	8.21	0.26	3.0
			Bottom	2.5	28.3	34.22	8.62	8.21	0.34	
STC-47 1/23/2018	11:32	3.0	Surface	0.5	27.2	35.49	8.29	8.01	0.53	3.0
			Bottom	2.5	27.2	35.45	8.70	8.03	0.56	

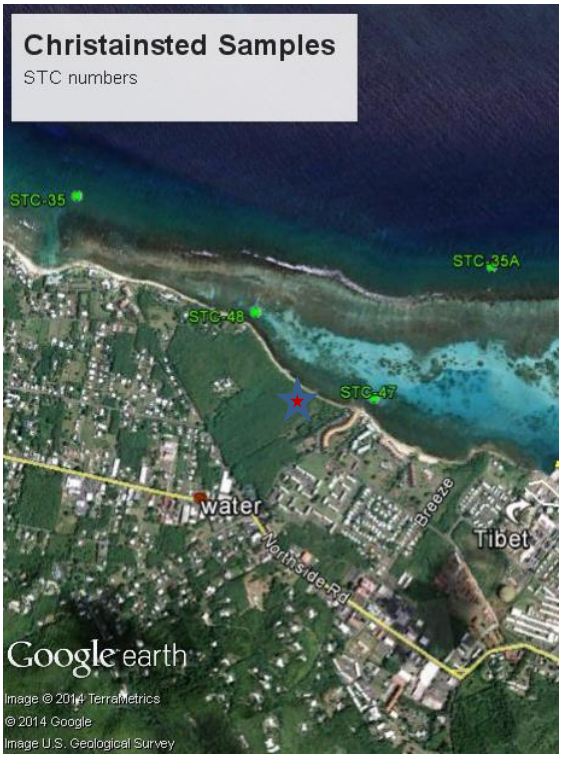


Figure 6.05.4 Location of STC-47 to the east of site.

IMPACT OF PROPOSED PROJECT

The project site is already clear and turbidity control will be implemented prior to any earth work.

The installation of the grassed retention ponds should help minimize erosion and sedimentation from the site. No in-water work is proposed. The placement of the boardwalk on top of the jetty will not impact water quality.

6.06 Marine Resources and Habitat Assessment

The project lies within Christiansted harbor to the west of the VIWAPA Richmond Power Plant. There are dense scattered seagrass beds off shore and a barrier reef which protects the harbor from most wave action. NOAA's NOS Benthic habitat map shows the site as having Reef Colonized Pavement on the shoreline and continuous seagrass beds offshore. There is no coral colonized pavement along the shoreline only a sandy/cobbly beach. The seagrass beds are fairly continuous but only occupy between 70 and 80% of the area.

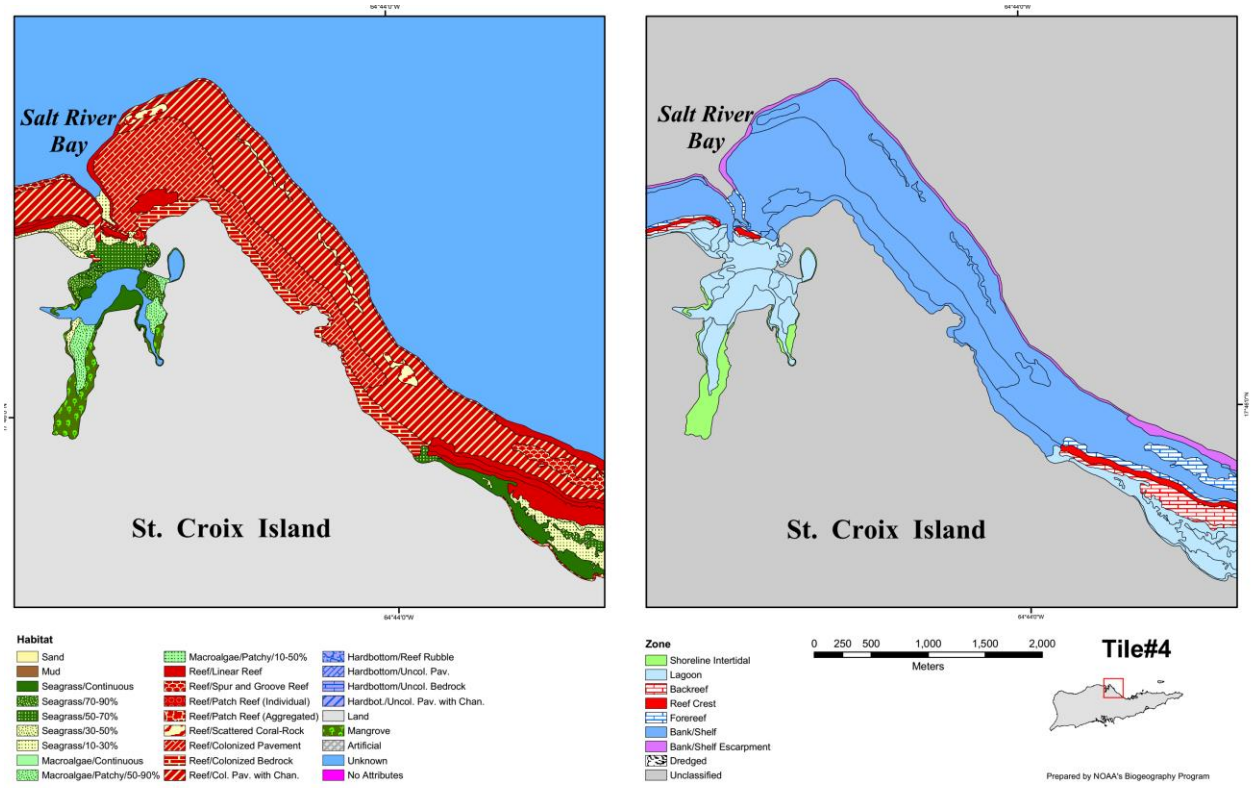


Figure 6.05.1 NOS Benthic Habitat Map.

Figure 6.06.2 Benthic habitats noted off shore of the proposed Estate Turquoise Bay site.

Findings

Offshore there are moderately dense seagrass beds composed of *Thalassia testudinum, Syringodium filiforme*, and recently *Halophila stipulacea*, an invasive seavine species from the Indian Ocean has become established in the harbor and is found scattered within the beds and in what were previously uncolonized areas. Nearshore there is scattered coral rubble and small stones and there is sparse *Thalassia testudinum, Syringodium* and *Halodule beaudettei* near the shoreline Near the old concrete jetty there was large amount of Sargassum piled up to the east. There was also a large amount of filamentous green algae, *Chaetomorpha spp* tangled on the rocks. This algae is an indicator of elevated nutrients. On the rock and coral rubble around the docks there are a few scattered corals. *Porites porites* and *P. astreoides* were the most abundant with a very few *Siderastrea siderea* and *Diploria strigosa*.

Near the existing jetty there are scattered rocks and debris from the jetty and this has been colonized by a few scattered coral species. Off the end of the jetty there is *Thalassia* which has now become intermixed with *H. stipulacea*.

There was a significant build up of Sargassum to the east of the jetty and on top of it in April of 2018. The filamentous green algae *Cheatomorpha* was also present indicating high nutrients in the area.

The densest seagrass is farther offshore. Near shore the *Thalassia* is dense in some areas but very short. Due to large accumulations of *Sargassum* on the shoreline the shallow *Thalassia* was killed in some areas.

It is probable that since the root system should be intact the *Thalassia* should be able to recover. VIWMA which is just off shore will be removed as part of relocation of the sewer main.

Impact of Development

The project has a small foot print and two large retention basins are being installed which will intercept runoff currently running across the property into the sea. The project will utilize graveled roadways and parking to minimize runoff.

A wooden walkway will be placed on top of the jetty where it is still intact. No in water work

will be done as part of this walkway. The walk way will not extend beyond the existing jetty and will not result in any additional shading. The walk way will not extend beyond where the jetty is intact.

6.07 Terrestrial Resources

The project site includes approximately 22 acres of vacant, undeveloped land. The area has been cleared and partially developed in the past and most of the vegetation is second growth. White manjack (*Cordia alba*) is the most common tree on the undeveloped tract of land. Also present are Tibet (*Albizia lebbekk*), tantan (*Leucaena leucacephala*), *Sesbania*, heart vine (*Antigonon leptopus*), lizard flood (*Momoridica charantia*), physicnut (*Jatrophya gossypinfolia*), castor bean (*Ricinus communis*), snake plant (*Sansevieria trifasciata)*, and guinea grass (*Panicum maximum (Urochloa maxima*)). There are scattered coconut palms (*Cocos nucifera*) on the eastern portion of the property and along the access roadway and there are also West Indian Almonds (*Terminalia catappa*) and Seagrapes (*Cocoloba uvifera*) in the eastern portion of the site. These trees may have all been planted as part of the earlier development. Along the shoreline there are Seaside Maho (*Thespesia populnea*), Buttonwood mangroves (*Conocarpus erectus*) seagrapes and snake plants.

Birds noted on the site during the field investigation included the Gray Kingbird (*Tyrannus dominicensis*), and Zenaida Dove (*Zenaida aurita*). Other fauna noted on the property include anolis lizards (Anolis acutus), soldier crabs (*Coenobita clypeatus*), and mongoose (*Herpestes auropunctatus*).

Coconut trees along the access roadway as well as a West Indian Almond. The road has created an easy path for runoff and water flows down the old roadway during runoff events.

The eastern portion of the property has been cleared during previous developments and more recently

for the relocation of the sewer main by VIWMA. The large coconut palms, seagrapes and almonds will be kept.

The shoreline was badly eroded during the hurricanes in September in 2017 and there is an accumulation of debris and some of the shoreline trees were washed out and turned over. More recently Sargassum has been piling up along the beach. One of the old VIWMA manholes is shown here along the waterfront, will be removed as part of the VIWMA sewer relocation.

There are a few button wood mangroves along the shoreline. The old wall at the southern end of the shoreline is shown above.

Impact of Development

The proposed area of development on the parcels has previously been develop and has recently been cleared. The development has been sited to maintain as many of the coconut palms, seagrapes and almonds. Only dead vegetation will be removed along the shoreline. The debris that has washed up will be removed.

The animals which use the site are accustomed to man's presence and should not be impacted. More than 15 acres of the property will not be disturbed.

6.8 Wetlands

The U.S. Army Corps of Engineers defines wetlands as "those areas that are periodically inundated or saturated by surface or groundwater at a frequency and duration sufficient to support and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, bogs, marshes and similar areas." (U.S. Army Corps of Engineers, 1986).

There are terrestrial wetlands within the property.

6.09 RARE AND ENDANGERED SPECIES

Four rare or endangered sea turtle species: hawksbill turtles (*Eretmochelys imbricata*), green turtles (*Chelonia mydas*), loggerhead turtle (*Caretta caretta*) and leatherback turtles (*Ermochelys coriacea*), occur in the offshore waters. Green turtles, and hawksbill turtles were seen during the site surveys within the area over the last 30 years. The sandy beach along the shoreline is not suitable nesting habitat due to the narrowness of the beach. Prior to the placement of sand on the beach in the mid seventies the shoreline was a cobbly beach.

None of the ESA listed coral species occur in the immediate project area.

The Nassau grouper, *Epinephelus striatus*, has been seen in the harbor but was not noted at the site.

There are no endangered plant species on the property.

The development of this previously developed site will have not impact on endangered species.

6.10 Air Quality

All of St. Croix is designated Class II by the Environmental Protection Agency in compliance with National Ambient Air Quality Standards. In Class II air quality regions the following air pollutants are regulated; open burning, visible air contaminants, particulate matter emissions, volatile petroleum products, sulfur compounds, and internal combustion engine exhaust (Virgin Islands Code Rules and Regulations).

There will be minor increases in emissions and dust during construction. Dust control will be implemented as necessary.

7.0 IMPACTS ON THE HUMAN ENVIRONMENT

7.1 Land and Water Use Plans

The parcels are zoned R-3 Residential medium density zone. Hotels & Guesthouses are permitted as a matter of right. Swimming pools and water sports equipment, sales and rental as also permit as a matter of right. Restaurants, bars and taverns are allowed as accessory uses permitted subject to the conditions set forth in section 233 of Chapter 3. Virgin Islands Zoning and Subdivision Law.

7.2 Visual Impact

Due to the nature of the site, the development will have a negligible visual impact on the surrounding properties. The development will also improve the look of the jetty whose surfaces is broken and will clean up the debris which has been deposited on the shoreline.

The type of development is compatible with the surrounding properties.

7.3 Impact on Public Services

7.03a Water

The facility will tie into the public water system. The daily demand will be approximately 3,000 gal/day.

7.03b Sewage Treatment and Disposal

The proposed resort will tie into the public waste water system. A 4" diameter sewer will connect to existing SMH manhole/forced main. The maximum discharge will be 6,500 gal/day.

7.03c Solid Waste Disposal

The project will have a dumpster which will be serviced by a local hauler. This will be carried by private hauler to the Anguilla Landfill.

7.03d Roads, Traffic and Parking

The project is located off Rte 752 which lies to the west of the property. There has also been a roadway cut on to the property from Rte 752 to the south as part of the sewer main relocation project by VIWMA. The resort will use the existing access which lies from the roadway to the west.

The main entrance way will be a 1,450’ long by 16’ wide gravel drive from main public road (Rte 752), a 450’ long x 12’ wide gravel drive will service the cabins. Restaurant will have a gravel parking area with 37 spaces and 3 HDCP spaces. Manager's Unit will have 3 parking spaces and 1 HDCP. Each cabin will have their own parking and there will be 21 spaces and 2 HDCP spaces.

This is a small project which have minimal impact on the surrounding traffic.

7.03e Electricity

Overhead WAPA electrical service which is available along Rte 752 will be brought in from the south to a new meter monument at gate entrance. New 400 amp underground electrical service will be buried to a main electrical room at Manager's Unit. The fitness center, restaurant and all cabins will be serviced by underground power.

7.03f Schools

The project is to create a small glamping resort. The project will have a number of employees who will be hired from the local work force. The project will have no impact on the public or private school system.

7.03g Fire and Police Protection

The nearest fire station is located just to the east of the VIWAPA power facility only 0.65 miles to the east. The nearest police station is located just west of Christiansted just over a mile away.

The small resort will have minimal impact on fire or police protection.

7.3 h Health

The resort employees are already being serviced by the existing health facilities on the island. The addition of 54 guest on the island will have a minimal impact on local health care. Guest would only potentially use local health care in the event of emergency and would return home for longer term care.

7.4 Social Impacts

It is VIPM, LLC intention to hire local residents for the jobs created at the glamping resort. The resort will provide affordable access to explore St. Croix to travelers who might not otherwise be able to visit St. Croix.

7.5 Economic Impact

VIPM, LLC will convert vacant beachfront property to a "Glamping" experience for local and international guests at an affordable price in an informal, casual setting.

The restaurant/bar will be managed by a well know local restauranteur and be open to the public to enjoy the beachfront ambiance and a relaxing view of Turquoise Bay.

VIPM, LLC will use local contractors to construct the resort and will acquire supplies locally. The project will result in increased revenues to the VI government through Hotel Taxes, Employment Taxes and Income Taxes.

7.6 Impacts on Historical and Archeological Resources

The project has received a SHPO clearance letter. The letter states; "We concur with your findings that noted the disturbed nature of the survey area from prior construction and the general lack of any significant cultural resources on the site. Therefore, since there is a low or no potential for any adverse effect to significant cultural resources, the VISHPO has no objections to the proposed undertaking.

In the event any significant cultural resources are discovered or uncovered during the course of the

clearing and/or earth change activities, especially any encounter with human remains, the owner shall stop all work and notify the Virgin Islands State Historic Preservation Office immediately."

The SHPO letter is attached in Appendix B.

7.7 Recreational Use

The coastline is used for walking and sometimes fishing. The proposed project will not impede those activities.

7.8 Waste Disposal

The project will have a dumpster which will be serviced by a local hauler. Refuse will be carried by private hauler to the Anguilla Landfill.

7.9 Accidental Spills

The project will not store any hazardous materials. During the construction heavy equipment will have fuels and oils. Care will be taken to ensure equipment is in the best possible conditions and no leakage is occurring on site. No fueling of vehicles will be allowed on site.

7.10 Potential Adverse Effects Which Cannot Be Avoided

The site will be changed from a fallow piece of property into a small glamping resort. The areas that will be altered has been previously developed and the project has been designed to save the larger trees and coconut palms. The project will be installing two grassed retention basins and will create a minimal amount of new impervious surfaces.

8.00 Mitigation Plans

Because of the limited impact to the environment no mitigation is proposed.

9.00 Alternatives to Proposed Action

The property could be left fallow and runoff could continue flowing down the existing access roadway into the sea.

A larger resort could be built which would result in more terrestrial impact and loss of some of the larger trees. As planned the resort will be improving less than a third of the property.

The area within the flood zone could be filled rather than placing the cabins on stilts resulting in the loss of trees and a greater disturbance area.

The glamping resort as planned as a minimal footprint and will have a negligible impact on the environment.

10.00 Relationship Between Short Term and Long Term Uses of Man's Environment

The property has been altered in the past and the development of a previously disturbed property has less impact than altering an undeveloped natural area. Redeveloping disturbed land is a good short term and long term use of man's and the natural environment.

11.00 Literature Cited

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Bucher, K. E., D.S. Littler, M. M. Littler, J. N. Norris. 1989. Marine Plants of the Caribbean A Field Guide From Florida to Brazil. Smithsonian Institution Press, Washington, D.C.

Donnelly, T., et al. 1971. Chemical evolution of the igneous rocks of the Eastern West Indies. In: Donnely, t. (ed.) Caribbean geophysical, tectonic and petrologic studies. Geol. Soc. Amer. Mem. 130:181-224.

Gill, Ivan P. and D.K. Hubbard. 1986. Subsurface Geology of the St. Croix Carbonate Rock System, Technical Report No. 26, Caribbean Research Institute, College of the Virgin Islands, 71 pp.

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https://iaspub.epa.gov/tmdl_waters10/attains_state.control?p_state=VI

https://msc.fema.gov/portal/advanceSearch

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http://oceancurrents.rsmas.miami.edu/data.html

APPENDIX A

BIOIMPACT, INC.

P.O. BOX 132
KINGSHILL, ST. CROIX
U.S. VIRGIN ISLANDS 00851

PHONE NUMBER 340 690-8445 **FAX NUMBER 340 718-3800**

EMAIL bioimpact@islands.vi, bioimpact.islands.vi@gmail.com

BIOIMPACT, INC. QUALIFICATION STATEMENT

Bioimpact, Inc. is a Virgin Islands Corporation licensed to do business in the Virgin Islands Since 1986.

Bioimpact, Inc. is qualified to conduct and prepare both terrestrial and marine Environmental Assessment Report required by the Department of Planning and Natural Resources, Division of Coastal Zone Management, and the U.S. Army Corps of Engineers.

Amy Claire Dempsey, principal of **Bioimpact, Inc.** is certified in wetland delineation by the National Wetland Science Training Cooperative to establish wetland jurisdictional limits for the U.S. Army Corps of Engineers.

Bioimpact, Inc. is experienced in the creation and implementation of wetland mitigation programs.

Bioimpact, **Inc.** is experienced in developing and implementing marine water quality monitoring programs and long term photographic monitoring of the benthic environment. Amy Claire Dempsey, principal of **Bioimpact, Inc.** is an EPA certified water sampler and analyst.

Bioimpact, Inc. has successfully designed and implemented large scale coral and seagrass transplant programs.

Bioimpact, Inc. is experienced in cable landfall studies and the establishment of routes for undersea cables and monitoring of cable installations to minimize impact.

Bioimpact, Inc. is experienced in endangered species surveys included the endangered coral, as well as terrestrial flora and fauna species and is experienced in preparing Biological Assessments for National Marine Fisheries and Fish and Wildlife Service.

Bioimpact, Inc. is experienced in the transplant and monitoring of Environmental Protection Act (ESA) listed coral species as authorized under “take permits” from National Marine Fisheries Service.

Bioimpact, Inc. is experienced in preparing Environmental Assessments for federal permitting and the issuance of Findings of No Significant Impact.

Bioimpact, Inc. is experienced in the preparations of Phase I Environmental Site Assessments as set forth in the ASTM Standard Practice Designation E 1527-13 and All Appropriate Inquires and Phase II Environmental Site Assessments as set for in ASTM E1903 – 11.

Bioimpact, Inc. is experience in the development and implementation of sampling plans to detect and delineation hazardous materials and petroleum products.

Bioimpact, Inc. is experience in conducting deep water ROV surveys up to 1000ft, and has all the necessary equipment to undertake these studies.

Bioimpact, Inc. has conducted environmental studies in the U.S. Virgin Islands, Puerto Rico, British Virgin Islands, throughout the Caribbean and in the Florida Keys.

PARTIAL JOB LIST

UP-DATED March 2018

MONITORING PROGRAMS

2014-2018 Development and Implementation of the Environmental Monitoring Plans for the Conversion of VIWAPA to LPG for Vitol.

2014-2018 Development and Implementation of the Environmental Monitoring Plans for the Development of a Dolphin Exhibit for Coral World (VI), Inc.

2013-2018 Development and Implementation of the Water Quality and Environmental Monitoring related to the dredging of the Crown Bay Marine Terminal and Turning Basin.

2016 Development and Implementation of the Water Quality Monitoring Plan for the WICO Emergency Bulkhead replacement.

2013 –2015 Environmental Monitoring of the wetland created as mitigation for the development of VIWMA's St.Croix Transfer Station

2013-2018 Development and Implementation of the Monitoring Plans for VIDPW's Improvements to Veterans Drive St. Thomas

2013-2018 Development and Implementation of the Monitoring Plans for VIPA's Maintenance Dredging of Crown Bay Marina, St. Thomas

2013-2018 Development and Implementation of the Monitoring Plans for Westin Resorts Permitting of the dock and Improvements of Drainage, St. John

2012 –2018 Development and Implementation of the Monitoring Plans for viNGN's Cable System in the USVI.

2011-20198 Water Quality and Environmental Monitoring Program for the increase in discharge from the Frenchman's Reef Hotel, St. Thomas

2010-2012 Development of the Water Quality and Environmental Monitoring Program for the development of Thatch Cay, with special emphasize on the ESA listed coral species

2009 Establishment of the baseline for the dredging of Charlotte Amalie Harbor and entrance channel and the filling of the dredged hole in Lindbergh Bay, St. Thomas for West Indies Company

2009 – 2010 Water Quality Monitoring Plan for the Construction of the dock at Frenchman's Cove, St. Thomas for Marriott Vacation Club, Inc.

2009-2015 Environmental Monitoring for the development of Oil Nut Bay, and YCCS Yacht Club, Virgin Gorda, BVI, for Victor International

2008-2009 Environmental Monitoring of the development of Scrub Island, BVI, for MainSail Development, LLC

2007 – 2010 Water Quality Monitoring for the development of the Calabash Boom Affordable Housing Complex in Calabash Boom, St. John for Reliance Housing

2007 - 2009 Water Quality and Environmental Monitoring for the Subdivision of 77 acres in Hansen Bay, St. John, for Flamboyant

2006- 2008 Water Quality Monitoring for the dredging of the Sand Channel for the V.I. Water and Power Authority

2006-2007 Water Quality Monitoring for the renovations to the Ritz Carlton Hotel, St. Thomas for Ritz Carlton

2006 - 2010 Environmental monitoring for the placement of undersea cables at the Global Crossing Cable Station in St. Croix for Global Crossing Network, ALCATEL and TYCO

2005-2007 Water Quality Monitoring for the dredging of Crown Bay, St. Thomas for the V.I. Port Authority

2005- 2006 Water Quality and Environmental Monitoring for Improvements to the Redhook Marine Terminal for the V.I. Port Authority

2004 - 2011 Water Quality and Environmental Monitoring for the construction of the Pond Bay Resort, St. John for First American Development Group

2003 - 2006 Water Quality Monitoring for the construction of the Enighed Pond Marine Terminal, St. John, for the V.I. Port Authority

2002 - 2008 Water Quality and Environmental Monitoring for the development of Marine Amenities on the island of Lovango, St. John, for the Joseph Markus Trust

2003 - 2004 Water Quality Monitoring for the development of the Crown Bay Marine Terminal, St. Thomas for the V.I. Port Authority

2002-2005 Water Quality Monitoring for the improvements to the Gallows Bay Marine Terminal, St. Croix, for the V.I. Port Authority

1999-2006 Water Quality Monitoring for repairs to the Frederiksted Pier, St. Croix, for the V.I. Port Authority

2001-2008 Coral Transplant Monitoring for the Enighed Pond Marine Terminal, St. John, for the V.I. Port Authority

2001- 2007 Coral Transplant Monitoring for the Mangrove Lagoon Sewage Treatment Plant Outfall, St. Thomas for the V.I. Department of Public Works

2000 - 2003 Water Quality Monitoring for the dredging of Charlotte Amalie Harbor, St. Thomas, for the V.I. Port Authority

2001 - 2002 Water Quality Monitoring for Improvements to the Tropical Shipping Dock in Crown Bay, St. Thomas for Misener Marine

2000 - 2006 Seagrass Transplant Monitoring for the Seagrass Transplant for the Dredging of Charlotte Amalie Harbor for the V.I. Port Authority

1999- 2002 Water quality monitoring for Construction of Cable Stations at Estate Northside for Global Crossings

1997-2002 Wetland monitoring of the Airport Mitigation Site at the Henry E. Rohlsen Airport for the V.I. Port Authority

1997 - 2002 Wetland monitoring for the Fairplains Mitigation Site at the Henry E. Rohlsen Airport for the V.I. Port Authority

1997- 2005 Water quality monitoring program for Construction of the Christiansted Boardwalk in St. Croix prepared for the Government of the Virgin Islands

1997-2005 Wetland monitoring of Tren Urbano, PR 5 and PR 22 Mitigation *Sites in Puerto Rico under subcontract to Nutter and Associates for the Puerto Rico Highway Authority

1996 Water quality monitoring program for Expansion and Improvements to the Redhook Marine Terminal in St. Thomas prepared for the V.I. Port Authority

1996 Water quality monitoring program for the creation of The Enighed Pond Marine Terminal in St. John prepared for Maguire Group, Inc. for the V.I. Port Authority

1996-1998 Water quality monitoring for the Expansion of the Molasses Pier at the Third Port St. Croix conducted for the V.I. Port Authority

1995 Water quality for the Construction of the AT&T Cable Landing Facility, Estate Northside St. Croix, conducted for AT&T Submarine Systems

1992-1994 Water quality monitoring program for the Reconstruction of the Frederiksted Pier, conducted for the V.I. Port Authority, St. Croix

1992-1993 Establishment of a baseline and long term monitoring of the benthic community potentially impacted by the Water and Power Authority Outfall from the Richmond Power Plant, conducted for the V.I. Water and Power Authority, St. Croix

1992-1993 Preparation of a biological monitoring study for the Cooling Pond Discharge, and monitoring of the algal bloom within the cooling ponds; development of management strategies to alleviate algal and runoff problems, the V.I. Alumina Corporation, St. Croix

1990-1992 Water quality monitoring for The Dredging Project and Related Activities in Christiansted Harbor, conducted for the V.I. Port Authority, St. Croix

1989 Turtle Monitoring Program for Manchineel Beach, St. Croix

LARGE SCALE MITIGATION PROGRAMS
UPDATED March 2018

Development and Implementation of the relocation of 10,000 corals off the WICO bulkhead in Havensight for West Indies Company.

Development and Implementation of a coral transplant for the Stabilization of the Seawater Intake line for Marriott Frenchman's Reef.

Development and Implementation of a coral transplant to minimize construction impacts for

LPG Improvements at the VIWAPA facilities on St. Croix and St. Thomas.

Development and Implementation of a coral transplant for Coral World (VI), Inc. in Association with the development of the dolphin exhibit.

Development and Implementation of the Mitigation Plans for VIDPW's Improvements to Veterans Drive St. Thomas

Development and Implementation of the Mitigation Plans for VIPA's Dredging of Crown Bay Marine Terminal and Turning Basin, St. Thomas

Development and Implementation of the Mitigation Plans for VIPA's Maintenance Dredging of Crown Bay Marina, St. Thomas

Development and Implementation of the Mitigation Plans for Westin Resorts Permitting of the dock and Improvements of Drainage, St. John

Virgin Islands Waste Management Authority creation of an Herbaceous Wetland as mitigation for the construction of the Transfer Station at the Anguilla Landfill, St. Croix

Mainsail Coral Transplant/Seagrass Transplant for impacts associated with the development of the Scrub Island Resort BVI, Bioimpact, Inc. came in and completed the transplant and monitoring began by others (Approximately 3000 Corals)

Victor International Coral Transplant for impacts associated by the development of an access ramp and dock at Oil Nut Bay, BVI (Approximately 300 corals)

V.I. Port Authority Mangrove Mitigation for the construction of the Enighed Pond Terminal in St. John (2.8 Acres of Mangrove Wetland)

Joseph Markus Trust Creation of Acropora Thickets and Artificial Reefs as mitigation for the construction of a barge landing facility on the island of Lovango

V.I. Port Authority Transplanting of coral out of the area of impact for the development of the Crown Bay Marine Terminal, St. Thomas (Approximately 3000 Corals)

Department of Public Works Mangrove Mitigation Project for the construction of the Mangrove Lagoon Sewage Treatment Plant, St. Thomas (Approximately 1 Acre of Mangrove Wetland)

V.I. Port Authority Transplanting of Coral out of the area of impact for the Enighed Pond Marine Terminal Project, St. John (Approximately 50,000 Corals)

Department of Public Works Transplanting of Coral out of the area of impact for the placement

of the Mangrove Lagoon Sewage Treatment Plant Outfall, St. Thomas (Approximately 7,000 Corals)

V.I. Port Authority Transplanting of Coral out of the area of impact for the mooring improvements to the Frederiksted Pier, St. Croix (Approximately 300 corals)

V.I. Port Authority Transplanting of Seagrass from the Dredging footprint for the dredging of Charlotte Amalie Harbor, St. Thomas (Approximately 2 acres)

V.I. Port Authority/Department of Public Works, Mangrove Mitigation Project for the construction of the Molasses Dock Road, St. Croix (Approximately ½ acre)

V.I. Port Authority creation of Herbaceous Wetlands for mitigation at the Henry E. Rohlsen Airport, St. Croix (Approximately 1 acres)

V.I. Port Authority mitigation plan for impact incurred in Fairplains Gut by the VIPA plan for creation of 16,000 Square Feet of Wetland at the Manning Bay Site, St. Croix

V.I. Water and Power Authority plan for creation of 4.1 Acres of Wetland as mitigation of the construction of the South Shore Power Plant, Third Port, St. Croix

Green Cay Plan for mitigation for the impacting of 12 Acres of Wetland for the construction of the Green Cay Resort, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2014-2018

Installation of a Single Point Mooring at the Limetree Bay Terminal, St. Croix, Limetree Bay Terminals, LLC.

Installation of a Submarine Cable System for the V.I. Water and Power Authority, St. Thomas

Veterans Drive Expansion with Parsons Brinckerhoff, for the Department of Public Works St. Thomas

Maintenance Dredging of Krause Lagoon Channel for V.I. Port Authority, St. Thomas

Installation of New Reverse Osmosis Discharge and Intake Line, Westin Resorts, St. John

Shoreline Stabilization Project for Buccaneer Hotel, St. Croix

VIWAPA's conversion to LPG in both St. Croix and St. Thomas.

viNGN Submarine Cable Network with Acatel-Lucent for Virgin Islands Next Generation

Network, Virgin Islands

Improvements to the Frederiksted Pier, V.I. Port Authority, St. Croix

Improvements to the Red Hook Marine Terminal, V.I. Port Authority, St. Thomas

Offshore Windmills for Ocean Energy, Inc.

St. John Marina for Summers End Group, St. John

Maintenance Dredging of the Schooner Channel, V.I. Port Authority, St. Croix

Remediation of Hydrocarbon Contamination at the V.I. Seaplane Ramp, V.I. Port Authority, St. Croix.

Maintenance of the Existing Bulkhead and Maintenance Dredging of Charlotte Amalie Harbor, with CH2M Hill for West Indies Company, St. Thomas

ENVIRONMENTAL ASSESSMENT REPORS 2009-2013

Dredging of Crown Bay Marine Terminal and Turning Basin, V.I. Port Authority, St. Thomas.

Maintenance Dredging of Crown Bay Marina, V.I. Port Authority, St. Thomas

Improvements to Bordeaux Road, with Parsons Brinkerhoff, for V.I. Department of Public Works, St. Thomas.

Improvement to Spring Gut Road, with Stanley Engineer, for V.I. Department of Public Works, St. Croix.

Coral World's Dolphin Exhibit for Coral World (VI), Inc., St. Thomas.

Expansion of the Spratt Bay Homeowners Dock on Water Island.

Veterans Drive Expansion with Parsons Brinckerhoff, for the Department of Public Works St. Thomas

Chiller Cooling System, BaHaMar, HDR, Grande Bahama

Reverse Osmosis Facility at V.I. Water and Power Authority's St. Thomas Power Plant

Submarine Cable for V.I. Water and Power Authority between the Islands of St. Thomas and St. John

Chiller System and Dock repairs at Frenchman's Reef, St. Thomas

Expansion of Heavy Materials Krum Bay Facility, St. Thomas

33 Mega-Watt Waste to Energy Plant Alpine Energy Group, Inc. St. Thomas

18 Mega-Watt Waste to Energy Plant Alpine Energy Group, Inc. St. Croix

Reverse Osmosis Facility V.I. Water and Power Authority, St. John

Seven Hills Development, Robin Bay Partners, St. Croix

Improvements to the Molasses Dock, V.I. Port Authority, St. Croix

Dredging of the Charlotte Amalie Harbor and the Channel and the Filling of Lindbergh Bay, West Indies Corporation, St. Thomas

Fueling Station, V.I. Water and Power Authority, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2005 -2008

Port of Mandahl, MSJ Realty, St. Thomas

North Sound Yacht Club, Victor International, Virgin Gorda, BVI

Reconstruction of the Frenchman's Cove Dock, Marriott Ownership Vacation Club, Inc. St. Thomas

Thatch Cay Development, Thatch Cay, LLC, St. Thomas

Smith Bay Development Smith Bay Developers, Inc. Smith Bay, St. Thomas

Subdivision of Great St. James Christian Kejer, Great St. James Island, St. Thomas

Subdivision of Inner Brass Green Island Developers, Inner Brass Island, St. Thomas

Subdivision of Inner Brass Byran family, Inner Brass Island, St. Thomas

Cabrita Point Major Land Permit Cabrita Point Partners, Lionstone LLC, Cabrita Point, St. Thomas

Cabrita Point Major Water Permit Cabrita Point Partners, Lionstone, LLC, Cabrita Point, St. Thomas

Subdivision of 77 Acres in Hansen Bay on the East End of St. John Flamboyant Realty, St. John

Subdivision of 14 Acres in Hansen Bay on the East End of St. John Hansen Bay Development Group, St. John

Expansions and Improvements to the Ritz Carlton Hotel William Karr and Associates, St. Thomas

Modification to Carden Beach Condominiums TK Properties, Inc. St. Croix

Development of Betty's Hope V.I. Port Authority, St. Croix

Expansion of the Compass Point Marine Margate Management, Benner Bay, St. Thomas

Construction of Maintenance Buildings HOVENSA, St. Croix

Replacement of Existing Stacks HOVENSA, St. Croix

Installation of a Permanent Barge Landing Facility on Lovango Cay Joseph Markus Trust, Lovango Cay

Relocation of the Existing Barge Landing and Construction of a Swim Dock and Beach Enhancing Devices on Little St. James LSJ, LLC, Little St. James

Development of Affordable Housing in Calabash Boom, Reliance Housing, St. John

Demineralized Water System and Storage Tank Upgrades, V.I. Water and Power Authority, St. Croix

Development of a Pizza Bar and Miniature Golf Course, Divi Carina Bay Resort, St. Croix

Placement of Fuel Pipelines on the Ann E. Abramson Pier, Royal Caribbean Cruise Lines, St. Croix

Development of a Marine and Related Infrastructure, Coral Bay Marina LLC, St. John

Development of a Marine Mammal Encountered Facility, Coral World VI, St. Thomas

Improvements to The "Doc" James Race Track, TRAXCO, St. Croix

Maintenance Dredging and the Permitting of Permanent Moorings, Westin Resort, St. John

Construction of the LSF Facility, HOVENSA, St. Croix

Construction of the LSF Project on Uplands, HOVENSA, St. Croix

Construction of the LSF Project on Submerged Lands, HOVENSA, St. Croix

Construction of Modular Buildings, HOVENSA, St. Croix

Construction of Housing in Estate Blessing, HOVENSA, St. Croix

Permitting of an Existing Borrow Pit, HOVENSA, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 2000-2004

Compass Point Marina Expansion of the existing marina with Springline Architects, St. Thomas

Emergency Electrical Cable to St. John V.I. Water and Power Authority, St. Thomas/St. John

Richmond Sand Channel Dredging V.I. Water and Power Authority, St. Croix

Hassel Island Electrical Cable Replacement V.I. Water and Power Authority, St. Thomas

Golden Resort Hotel Casino Resort Environmental Assessment Report, St. Croix

Crown Bay Marine Terminal Improvements Environmental Assessment Report with Adams, Inc., St. Thomas

Global Crossings Environmental Assessment Report for the Placement of a Point of Presence in Frederiksted, St. Croix

Innovative Telephone Environmental Assessment Report for the Burial of Fiber Optic Cable on the North Shore of St. Croix

Innovative Telephone Environmental Assessment Report for the Burial of Fiber Optic Cable on the West End of St. Croix

Callaloo Club Blowing Point Environmental Assessment for the Crasion of a marina on Anguilla, BWI

V.I. Water and Power Authority Waterline Environmental Assessment for a waterline between St. Thomas and St. John

V.I. Water and Power Authority Powerline Environmental Assessment for a utility line between St. Thomas and Little St. James

Global Crossings Environmental Assessment Report for the South American Crossing Cable Station at Estate Northside

Water Island Ferry Dock Environmental Assessment Report for the construction of a ferry dock on Water Island

Cuisanart Environmental Impact Assessment for Beach Renourishment, Anguilla, BWI

Cinnamon Bay Environmental Impact Assessment for Development of a Marine Facility, Anguilla, BWI

Crown Bay Benthic Habitat Survey of Crown Bay and Gregerie Channel as a supplement to the USACOE Feasibility Report

Frederiksted Pier Environmental Assessment Report for the Improvements to the Existing Frederiksted Pier, St. Croix

Little St. James Environmental Assessment Report for a Private Dock on Little St. James Island

Government of the Virgin Islands Environmental Assessment Report for Phase II of the Christiansted Boardwalk, St. Croix

Beal Aerospace Environmental Assessment Report for Construction of the World Headquarters Estate Great Pond, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 1988-2000

Divi Hotel Environmental Assessment Report for the reconstruction of a dock, St. Croix

Global Crossing Environmental Assessment Report for the construction of a Cable Terminal Building and a corridor for 8 submarine fiber optic cables

HOVENSA Environmental Assessment Report for the Construction of a Coker and Coker Dock at the Existing HOVIC Refinery

V.I. Port Authority Environmental Assessment Report for the construction of a Mooring Dolphin

at the Frederiksted Pier

Seaborne Environmental Assessment Report for the Development of a Seaplane Terminal at the old Seaplane Ramp, St. Croix

Forest Bay Environmental Assessment Report for the Development of a Marina and related facilities in Forest Bay Anguilla, BWI

META Resorts Environmental Assessment Report for the development of a Dolphin Lagoon at Meads Bay Anguilla, BWI

Government of the Virgin Islands Environmental Assessment Report for the Construction of a boardwalk in Christiansted, St. Croix

V.I. Port Authority Environmental Assessment Report for the runway extension at the Henry E. Rohlsen Airport under subcontract to LPA Group

V.I. Port Authority Environmental Assessment Report for the expansion of the Redhook Marine Terminal, St. Thomas

V.I. Port Authority Environmental Assessment Report for the creation of the Enighed Pond Marine Facility, St. John

Coral World (VI), Inc. Environmental Assessment Report for the renewal of the submerged land lease for the Coral World Facility, St. Thomas

Cowpet Bay Environmental Assessment Report for the modification of the existing permit for construction of a seawall, St. Thomas

Watergate East Villas Environmental Assessment Report for the Construction of a Rip-Rap Revetment, St. Thomas

Christiansted Boardwalk Environmental Assessment Report for the construction of a boardwalk on the Christiansted Waterfront, St. Croix

V.I. Water and Power Authority Environmental Assessment Report for Improvements to the fuel dock at the Power Generating Facility, St. Thomas

La Domaine Environmental Assessment Report for the subdivision of 40 Acres of Land in Estate Misngunt, St. Thomas

V.I. Port Authority Environmental Assessment Report for the expansion of the Alexander Hamilton Airport Terminal and Highway 64 Relocation, St. Croix

AT&T Environmental Assessment Report for the Cable Landing Facility at Estate Northside, St. Croix

DEVCON Environmental Assessment Report for the Dredging of the Christiansted Sand Channel, St. Croix

VIALCO Environmental Assessment Report for the Expansion of the Red Mud Storage Ponds, VIALCO Alumina Facility, St. Croix

VIALCO Environmental Assessment Report for the creation of a stormwater drainage system, VIALCO Alumina Facility, St. Croix

VIALCO Environmental Assessment Report for the Mining of Caliche, VIALCO Alumina Facility, St. Croix

Molasses Dock/VI Port Authority Consulting on the Environmental Assessment Report for the Molasses Dock Terminal at the Third Port Facility, subcontracted by Frank Torrez, and the V.I. Port Authority, St. Croix

SELECTED ENVIRONMENTAL ASSESSMENT REPORTS 1988 -1993

St. Croix by the Sea Environmental Assessment Report for beach renourishment and the construction of jetties, St. Croix

Vieques Environmental Assessment Report for the creation of a shrimp farm in Puerto Ferro, Vieques, Puerto Rico

MSRC Dock Environmental Assessment Report for the construction of a pier in the HOVIC West Turning Basin, St. Croix

Eden Beach Proposed hotel and condominium project Environmental Assessment Report, St. Croix

Tamarind Reef proposed reconstruction and expansion of the Tamarind Reef Hotel, Hotel, St. Croix

V.I. Water and Power Authority Environmental Assessment Report and U.S. Corps of Engineers Application for the construction of two gas turbines at the Third Port Site, St. Croix

Lovango Cay Environmental Assessment Report for the creation of a subdivision on Lovango Cay Placement of a private dock, St. Thomas

VIALCO Environmental Assessment Report for the construction of a well water gathering system for wells at the Virgin Islands Alumina Corporation's Plant, St. Croix

Crawl Cay Environmental Assessment Report, Wetlands Delineation and Hammock Studies of Crawl Cay, Florida, for Monroe County

Jack's Bay Environmental Assessment Report for the subdivision of Approximately 300 Acres into 64 lots at Estate Jack's and Isaac's Bays, St. Croix

VIALCO Environmental Assessment Report for the Expansion of the Bauxite Building at the Virgin Islands Alumina Corporation's Alumina Facility, St. Croix

Carambola Beach Club Environmental Assessment Report for the repair and improvement of the Carambola Beach Club facility prepared for Danested, St. Croix

Salt River Environmental Impact Statement for the proposed National Park at Salt River, St. Croix, prepared for the National Park Service

V.I. Water and Power Authority Environmental Assessment Report for the Construction of a desalination unit on St. John, prepared for the V.I. Water and Power Authority, St. John

Carmel by the Sea Environmental Assessment Report for the Construction of a 95 unit condominium at Estate Turner's Hole, St. Croix

VLBA Environmental Assessment Report and Landscaping Plan for the Very Long Baseline Array, St. Croix

Buccaneer Environmental Assessment Report for 20 room addition to the Buccaneer Hotel, St. Croix

Ritz Carlton Zoning Application and Environmental Assessment Report for a 350 report for a 350 room Hotel, Estate Davis Bay, St. Croix

Frederiksted Pier Environmental Assessment Report for the construction of a second pier in Frederiksted, St. Croix

Kingston Environmental Assessment Report for Hotel and Condominium Construction, Kingston, Tortola

Airport Warehouse Environmental Assessment Report for construction of a Warehouse Facility at the Alexander Hamilton Airport, St. Croix

ENVIRONMENTAL ASSESSMENT REPORTS 1986-1988

Southeast Peninsula, St. Kitts
Columbus Landing, St. Croix
Grapetree Beach, St. Croix
Blue Beards Beach, St. Thomas
St. Croix by the Sea, St. Croix
Divi Dive Canal, Nassau, Bahamas
Ensenada, St. Croix
Virgin Grand, St. Croix
Sugar Bay, St. Croix
Turtle Run, St. Croix
Palm Shores, St. Croix
Baobab, St. Croix
Reflection Bay, St. Croix
Coakley Bay, St. Croix
Green Cay, St. Croix
Turquoise Bay St. Croix
Eagle Bay, St. Croix
Granard, St. Croix
Concordia, St. John

ENVIRONMENTAL ASSESSMENTS

Sampling of USTs for Domino Oil on St. Thomas 2016-2017
Sampling of the LUSTs at the VIPA's Seaplane Ramp, St. Croix 1994, 2011, 2012-2016
Sampling for REC Estate Anna's Hope, St. Croix 2012-2-16
Sampling for petroleum products at gasoline stations and industrial sites in St. Croix 2006-2016
Sampling for chemical contamination in cisterns in St. Croix 2000- 2011
Sampling for mold Renaissance Hotel, St. Thomas
Sampling for REC residential and commercial properties St. Croix, St. Thomas, St. John and

Puerto 1990 - 2016

Renee M. D'Adamo , AIA Architect

The Practice:

Renee M. D'Adamo, AIA Architect is a woman owned, local firm conducting business in the US Virgin Islands since 1998. This firm has been engaged in federal funded projects through HUD, large-scale institutional projects and large-scale commercial office and medical projects as well as residences.

Principal / Architect

Renee M. D'Adamo, A.I.A.

Bachelor of Science in Design, Clemson University, SC, 1987

Italian Studies Abroad Program, Clemson University,
Travelled and studied in Italy, Switzerland and Yugoslavia, 1987

Work Experience:

RMD Architect, AIA 1998—present
I.H. Diaz Associated Architects, P.C., 1991—1998

Professional Memberships:

AIA American Institute of Architects, 1993– present
VIAIA Chapter Secretary, 1996—1999
U.S. Virgin Islands Architect Registration: Sept. 1993—present

Community Activities:

Women's Coalition of St. Croix: Volunteer & past Board Member

Liberty Place, current Board Member

RMD ARCHITECT

Featured Projects

RMD ARCHITECT

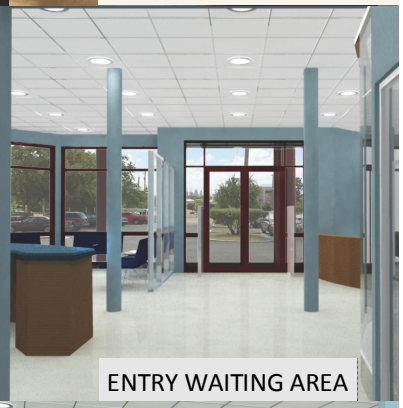
ENTRY WAITING AREA

TYPICAL TREATMENT ROOM

CENTRAL NURSE STATION

CENTRAL NURSE STATION

ENTRY WAITING AREA



ENTRY WAITING AREA

VIP TREATMENT ROOM

PEDIATRIC TREATMENT

Gov. JFL Hospital . ER Department

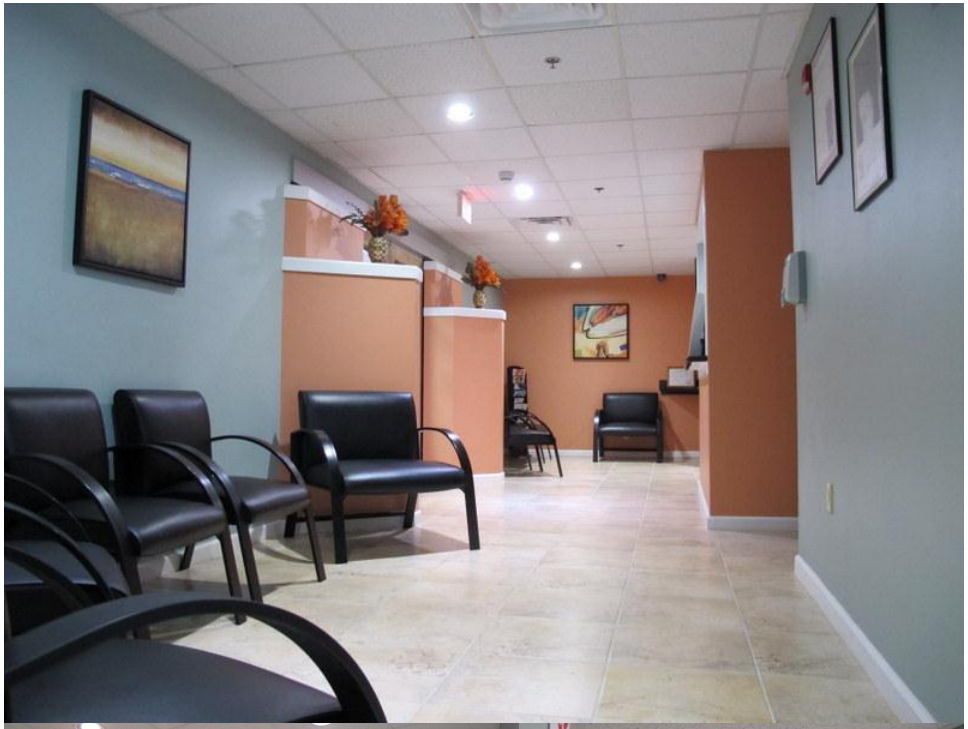
Governor Juan F. Luis Hospital
Role: Architecture Design
Design of complete Interior renovation for the ER (Emergency Department)
Estate Diamond, St. Croix
Area: 10,000 SF

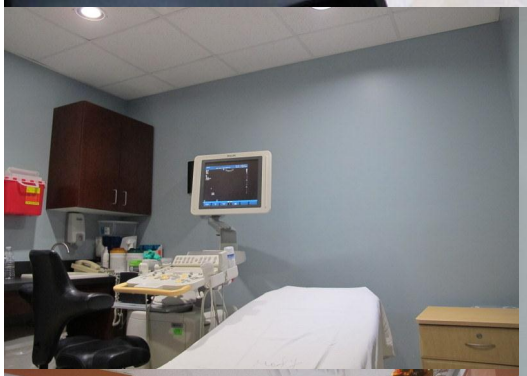
This 10,000 square foot Master Floor plan of the new ER is a product of extensive meetings and a comprehensive collaboration with the ER medical team, hospital staff and administrators. The plan accounts for the diverse needs of the medical staff coupled with an acute awareness of the patient's experience. The floor plan thoughtfully directs the flow of movement of the patient from the very first moment the patient arrives until treatment is received. The revamped exterior is intuitive and welcoming, the waiting room filled with natural light, and there is a secondary waiting room to facilitate the process. New to the ER is a pediatric area, OB/GYN for labor and delivery, a new rapid treatment space, private patient rooms as well as a VIP area with separate entrance. The Master Plan is organized in four phases to allow for the ER to be continually open during the renovations.

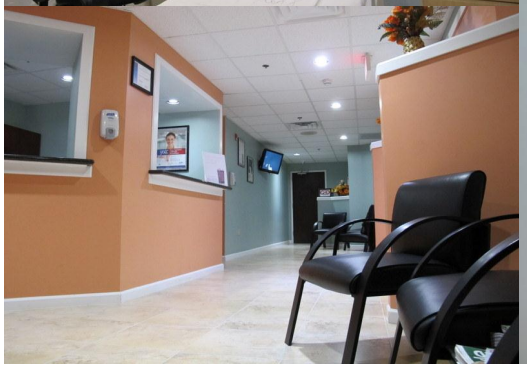
Highlights of floor plan include:

- Upgraded ER with private rooms
- Central core for nurses
- Waiting area filled with natural light
- A new fast track medical clinic (rapid treatment room) within the ER
- Internal Waiting room
- New trauma room
- New pediatric treatment space within ER
- New OB/Gynecology for labor and delivery
- Renovated exterior
- New VIP treatment rooms with separate entry
- New staff offices, a lounge, lockers and on-call room.

RMD ARCHITECT







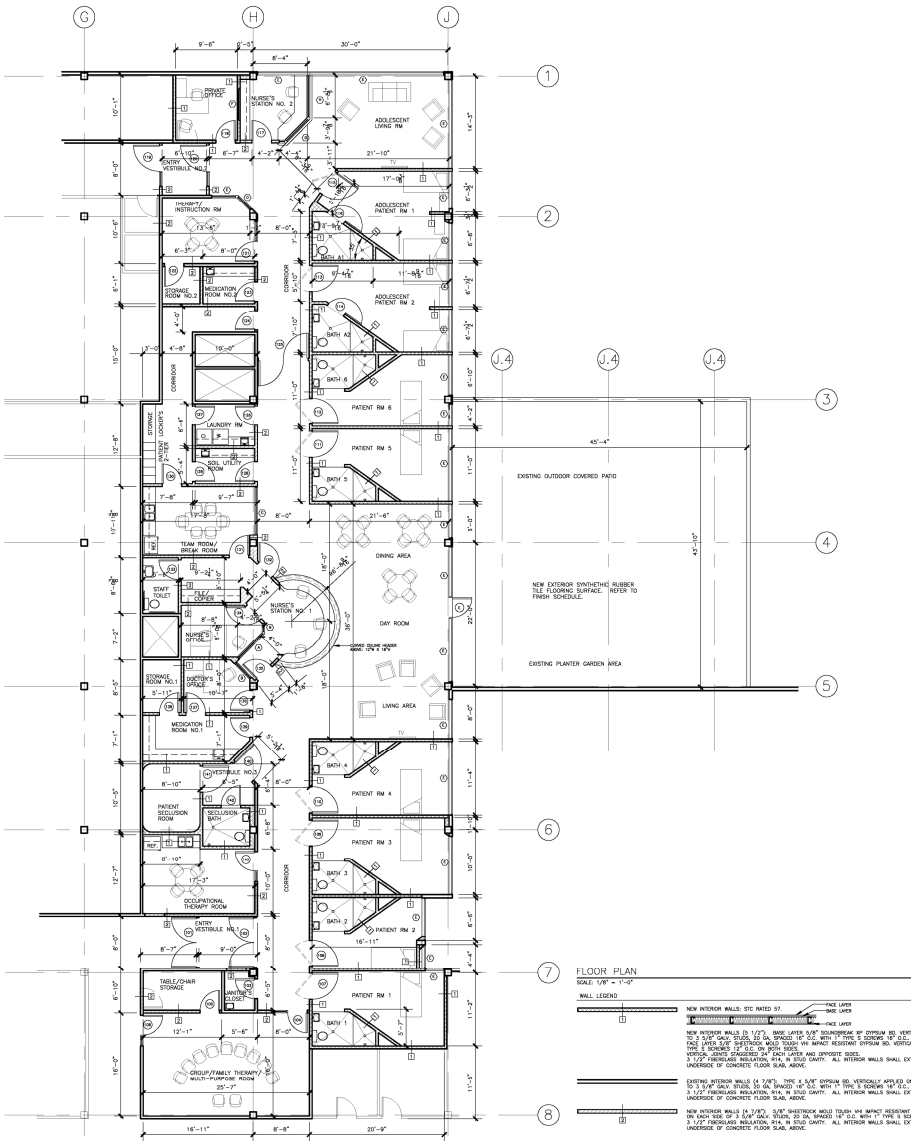
Gov. JFL Hospital . Women's Health Center

Governor Juan F. Luis Hospital
Role: Architecture and Engineering Design
Complete Interior renovation for a new Women's Health Center
Estate Diamond, St. Croix
Area: 2,500 SF

An existing storage area in Radiology department was transformed to a new State-of-the-Art Women's Imaging Center for mammograms, bone density exams, and ultrasounds. The design involved extensive coordination with vendors and manufacturers of the specialty medical imaging equipment.

Walking through the doors of this contemporary center offers instant reassurance of being in good hands. The cardinal intent of the Women's Center is dignity and privacy for the patients, a concept that continually resurfaces in every aspect of the design. This premium experience is the result of a woman Architect having a conscientious understanding of the importance of creating a calming, relaxing, inviting atmosphere for situations that can otherwise be daunting. The design entailed careful consideration of how patients move through the space to include private changing rooms leading to a private waiting room.

RMD ARCHITECT



Gov. JFL Hospital . Behavioral Health Unit

Governor Juan F. Luis Hospital
Role: Architecture and Engineering Design
Complete Interior renovation design for the New Behavioral Health Unit
Estate Diamond, St. Croix
Area: 7,700 SF

The design of the Mental Health facility combines the critical aspect of safety for the patients and staff while creating a comfortable, residential feel. This project entailed extensive coordination with the Behavioral Health Care team through numerous meetings to ensure all the needs were met. Further, the design reflected a solid understanding of the particular guidelines for evaluation and treatment of mental health patients. These considerations came through in the material and mechanisms specified - for instance the use of abuse-resistant materials, fixtures and finishes and safety-promoting technologies. Natural light fills the center wherever possible, particularly in the large day room. The staff can observe the entire patient area from the central station. In addition to the practical aspects, the finishes and color selection work together to create a comforting home-like setting.

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UVI– RT Park
New Science and Math Department

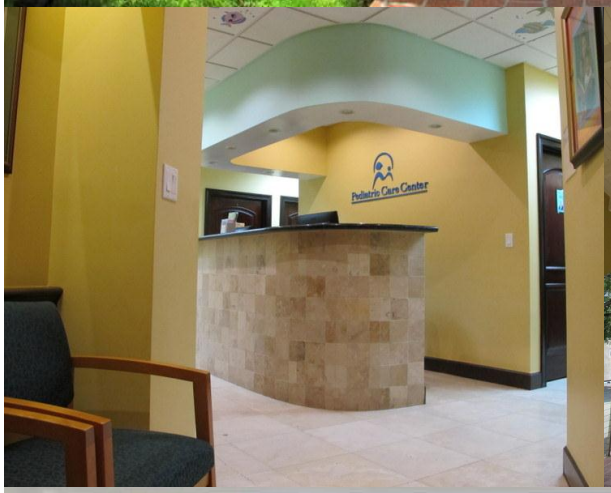
University of the Virgin Islands, St. Croix
Role: Architecture and Engineering Design and Construction Observation
Complete Interior build-out project for New Science Department: chemistry lab, biology lab, physical science lab, instructor's prep room, video conferencing class-rooms and faculty offices.
Estate , St. Croix
Area: 8,500 SF

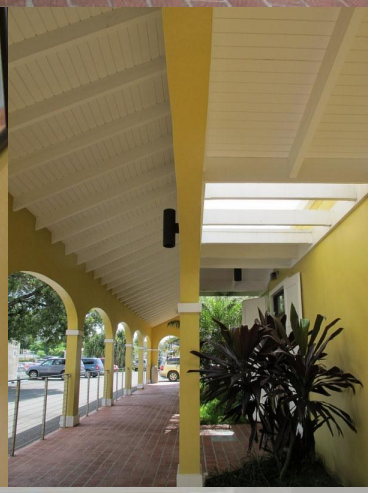
The UVI RT Park is a new State-of-the-Art Math and Science facility for students at UVI, replacing the old science labs. The schedule of the students dictated the fast tracking of this project to ensure it was ready for the start of the new semester.

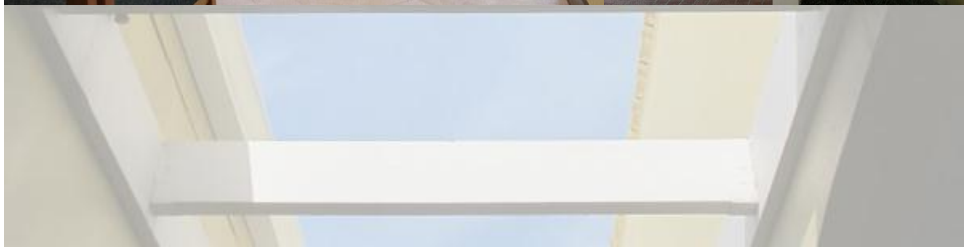
The design creatively meets the specific needs and requirement of the program where the floor space is utilized effectively, natural lighting is maximized with east facing windows, the seamless epoxy flooring is chemical resistant, energy efficient lighting and AC system installed and use of LEED certification wherever possible.

The project entailed careful planning and extensive coordination to address the particular mechanical aspects of designing science labs. Comprehensive meetings were held with the UVI planning committee, comprised of professors, administra-tors and facility management personnel. The architect also worked closely with the vendors and manufacturers to assure proper application of the specific equipment, including the fume hood which requires a controlled balance of air movement. The scope of work extended to the preparation of bids for new scientific casework along with specifications for lab equipment ,and video conferencing and classroom equipment.

RMD ARCHITECT





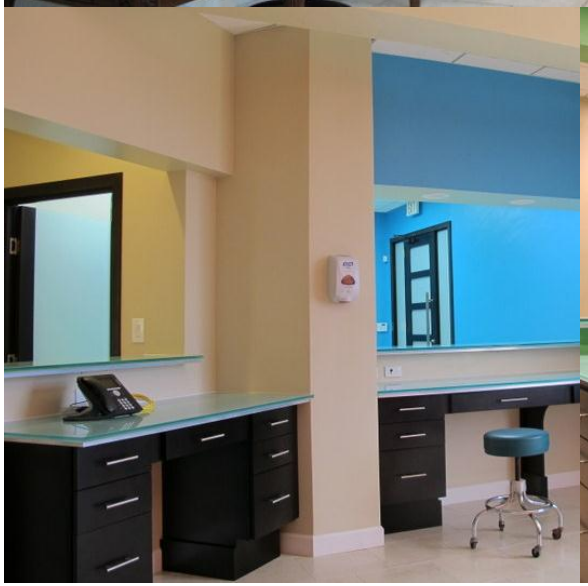


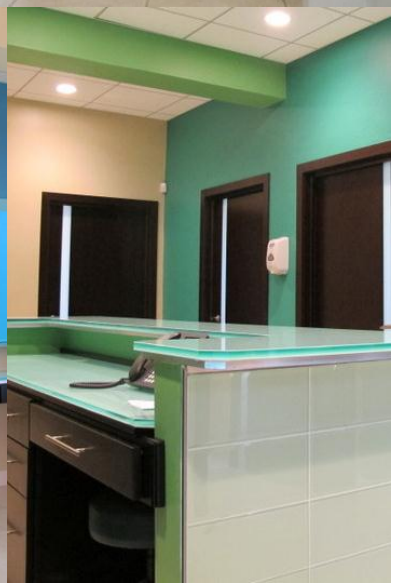
Flagstar Professional Building

Role: Architecture and Engineering Design and Construction Observation
Exterior and Interior renovation of a warehouse for a new Medical Professional building.
Area: 9,852 SF

The Flagstar Professional building, conveniently located mid-island, houses four Medical Practices and a Pharmacy all connected with the feature element of a Danish inspired, covered walkway. Dotted with vegetation and natural light, the welcoming entrance leads the way to the beautiful interiors. The architect worked with each of the medical professionals to design a professional, functional space with well appointed finishes. Each space has a reception area, offices, nurses area and exam rooms.

RMD ARCHITECT



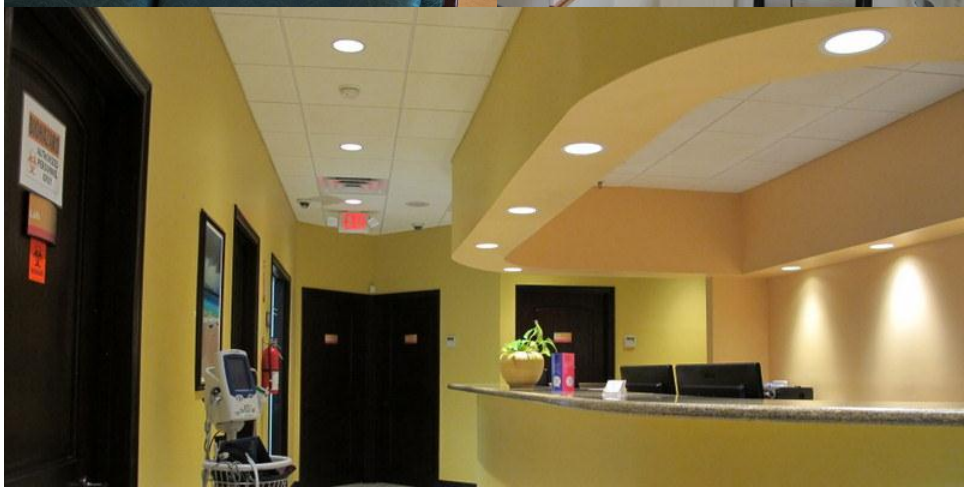


Princesse Professional Center

(former Business World)
Role: Architecture and Engineering Design and Construction Observation
Complete Interior and Exterior Renovation for a new medical office, clinical lab and pharmacy.
Estate Princesse, St. Croix
Area: 9,000 SF. 2 story structure

The Princesse Professional Center essentially offers two clinics in one. The space is designed to separate acute care from non-acute as a way of managing the flow of patients and minimizing exposure to the other patients in the waiting area. The separation extends to the exam rooms and treatment areas. The building was previously an office supply store and warehouse which now accommodates a General Practice, Acute Care, Clinical Lab and a Pharmacy. The varying floor levels of the existing structure required special attention to retrofitting the space for ADA accessibility with ramps as needed. Measures were taken to heighten the energy efficiency including new exterior windows, LED lights and solar panels on the roof.

RMD ARCHITECT

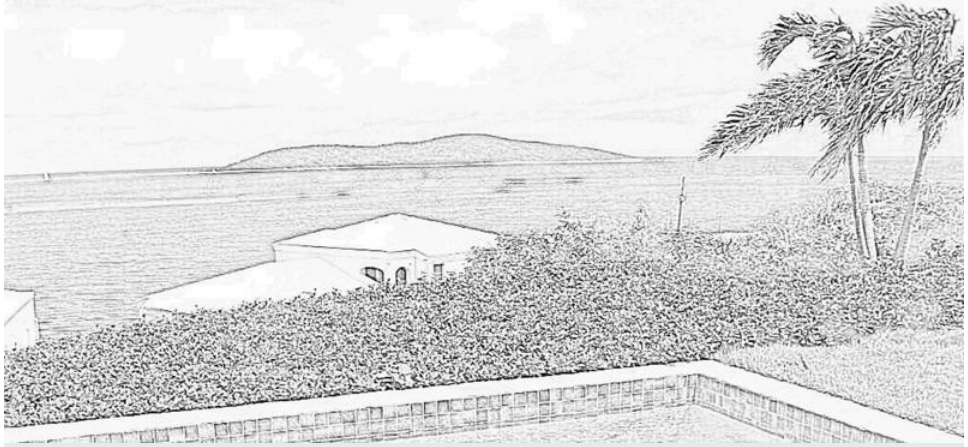


Promed Medical Center

Role: Architecture and Engineering Design and Construction Observation
Sunshine Mall, St. Croix
Area: 3,000 SF

The modern, contemporary design of the Promed Medical Center, located on the West End of the island, sets the tone of professionalism and assurance, important factors when seeking medical care. It was previously three retails spaces at the Sunshine Mall, now transformed to an extensive General Practice Medical Center housing eight exam rooms, a large central nursing station, and private offices. With rotating Doctors utilizing the space, the design accounts for collaboration rooms, shared staff and amenities and a flexibility to adjust to the multi-uses.

RMD ARCHITECT



Carden Beach Resort

Role: Architecture and Engineering Design and Construction Observation
Estate Coakley Bay, St. Croix
Area: 44,000 SF

Carden Beach Resort is a large scale, luxury condominium resort on the East End of St. Croix.

The scope of work included:

- Interior layout and finish details for Phase II
- Complete design package for Phase III (2 story).

* Each phase included (10) 3 bedroom, 2 bath units at approximately 2,200 SF each.

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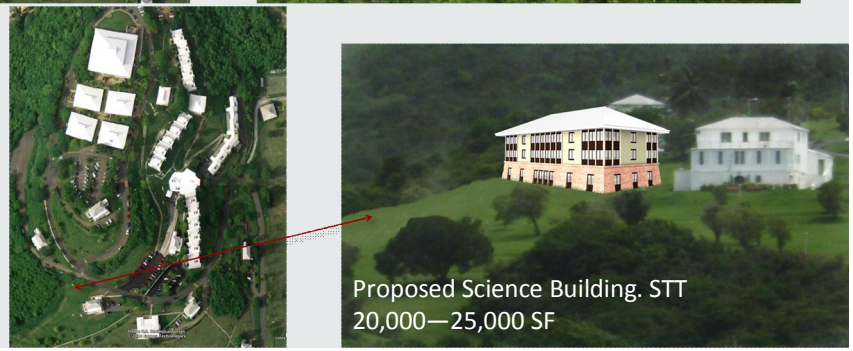

University of the Virgin Islands Schematic 3D Renderings

St. Croix and St. Thomas Campus

Role: Preparation of schematic 3D renderings and power point presentation for (4) proposed building projects. Also a site analysis and 3D mass modeling to illustrate the proposed UVI buildings' square footage expectations.

St. Croix campus:

- Science building 20,000—25,000 SF
- Multi-purpose Gymnasium facility 40,000 - 50,000 SF

St. Thomas Campus:

- 100 bed Dormitory facility 30,000—35,000 SF
- Science building 20,000—25,000 SF

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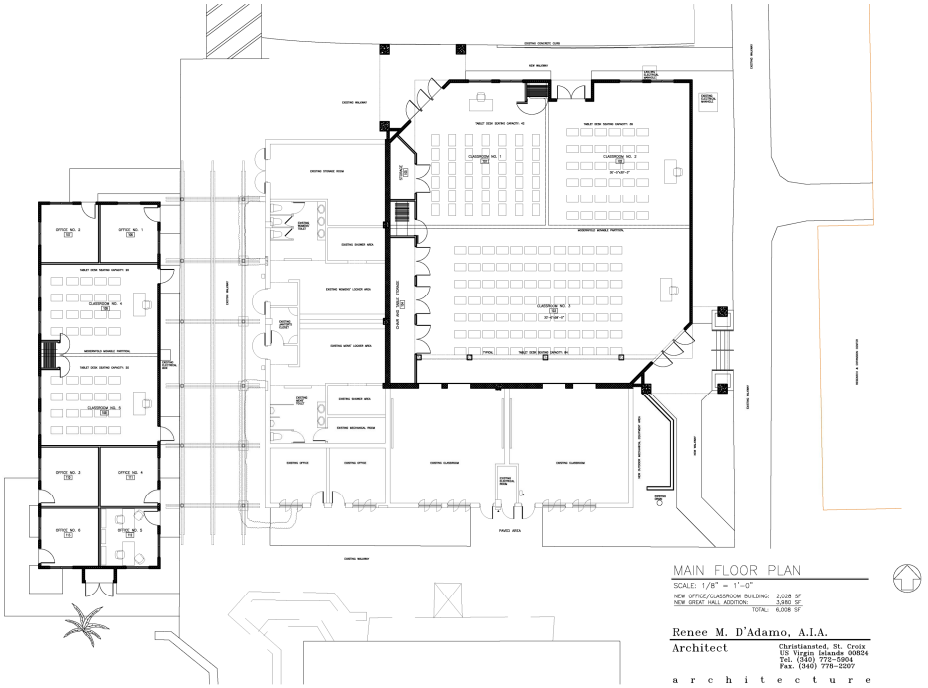
3D Rendering



Great Hall Project
University of the Virgin Islands

St. Croix campus

Role: Architecture and Engineer Design

Complete Architectural Design for a new multi-purpose Great Hall and Classroom Facility.

Area: 6,000 SF

Additional Project Experience:

FBI Headquarters

GSA Federal Project
Role: Architecture and Engineering Design and Construction Observation
Complete Interior and Exterior design for the new FBI Headquarters to include several offices, large open workspaces with cubicles, conference rooms and secure holding rooms.
Estate Princesse, St. Croix
Area: 4,500 SF

The FBI building has unique parameters with security and safety of the staff being of the utmost concern. Of course, confidentiality and discretion was paramount throughout the preparation and completion of the project. The newly built construction, exterior and interior, was carried out in two phases, rigidly adhering to the guidelines of a GSA Federal project. Inside are offices, meeting rooms, detention rooms with high security features enforced throughout, including bulletproof interior walls, blast-proof windows, and redundancy in fire safety systems to ensure back-up protection. Comprehensive meetings were held with FBI security to coordinate the design and use of these high security measures. Photographs are not included for confidentiality purposes.

USDA Office

GSA Federal Project
Role: Architecture and Engineering Design and Construction Observation
Interior build out of existing space.
Estate , St. Croix
Area: 4,000 SF

The project was an Interior build out in compliance with GSA Federal Project guidelines to consolidate USDA departments, including meeting rooms, offices, and training rooms.

Medical Offices

Fast tracked projects with budget in mind to retrofit existing spaces, meeting the needs of each of the Medical Practices.

Galiber Heart Center, Sunny Isles, St. Croix

Interior office renovation for a new Heart Center office
Area: 1,718 SF

Dr. Graham Medical Center, Sunny Isles, St. Croix

Interior office renovation for a new Urologist office
Area: 3,200 SF

Dr. Hobdy Medical Center, Peter's Rest, St. Croix

Interior office renovation for a new Oncologist office
Area: 2, 500 SF

Ambulatory Surgical Center, Beeston Hill, St. Croix

Full Architectural and Engineering Design; not constructed.
Area: 2,200 SF

Renovated an existing medical office to include one (1) Class 'C' operating room, recovery room, clean and soil workrooms, scrub area, doctor notation area and exterior secure storage area for required medical gas systems. Coordinated with an OR medical equipment vendor to provide a comprehensive design for the new operating room.

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Additional Project Experience:

Commercial

Seaborne Airlines, Water Gut, St. Croix
Complete Architectural Design for New Terminal and Hanger Facility and related site improvements.
Area: 19,000 SF. 3 story structure

New Life Senior Resort, Estate Barren Spot, St. Croix
HUD Project
Complete Architectural Design for a New 2-story Independent Elderly Housing Project including 14 one bedroom apartment units, 2 bedroom Manager´s apartment, and Community Center.
Area: 14,000 SF

EMAX Financial Group, LLC, King Street Christiansted, St. Croix
Complete Interior Office Renovation of an existing Historical Building.
Area: 4,375 SF

New Mon Bijou Community Center , Estate Mon Bijou, St. Croix
Architectural Design for a new Community Center, currently under construction.
Area: 3,500 SF

Past experience as Associate Architect

I.H. Diaz Associated Architects, P.C., December 1991- October 1998

UVI Historical Great House Renovation, St. Croix
Project Architect
Participated in Program Development phase, Design Development and coordinated Construction Documents.

University of the Virgin Islands Student Housing & Ancillary Facility
Architectural Designer/Assistant Project Manager
Coordinated construction documents and participated in project administration for a 106 bed, suite style dormitory and ancillary services facilities.

St. Croix Educational Complex, St. Croix, USVI
Assistant Project Manager
Coordinated working drawings, participated in bidding procedures and involved in project administration for a 1,200 student high school and vocational facility.

Florence Williams Public Library, St. Croix, USVI
Staff Architect
Developed and coordinated working drawings for this historic landmark.

Industrial Buildings III and IV of the William D. Roebuck Industrial Park
Coordinated and prepared working drawings, participated in bidding procedures and involved in construction administration.

RMD ARCHITECT

References:

Warren Mosler, Valance Company
Work: (340) 692-7710
Email: mosler@rocketmail.com

Chris and Dan Mahai
Cell: (340) 718-3959
Email: Daniel4004@gmail.com

Robert and Amanda Crone
Tel: (857) 544-9551
Email: rcrone@strategyimplemented.com

Bill Murray
Cell: (585) 503-3980
Email: billmurray2@gmail.com

Seaborne Airlines
Dave Zeimer
Corporate Offices 34 Strand St.
St. Croix, USVI 00824
Cell: (340) 277-1536

Princesse Professional Center / Primary Care PLLC
Dr. Prasad and Ann O'Neill
Office: (340) 778-7788
Cell: (340) 642-4012

Governor Juan F. Luis Hospital
Kevin Sealey
Director of Facility Management
Work: (340) 772-7497

Flagstar Medical Professional Building
Dr. Anthony Ricketts
Cell: (340) 643-7137

University of the Virgin Islands, St. Croix Campus
Nereida Washington
Director of Campus Operations, St. Croix
Work: (340) 692-4161

RMD ARCHITECT

APPENDIX B

GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS
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DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Virgin Islands State Historic Preservation Office

Strand Street 198, Fort Frederik Museum
Frederiksted
St. Croix, Virgin Islands 00840

Telephone: (340) 719-7089 Facsimile: (340) 719-8343

May 22, 2018

Mr. Carlos Solís
President, Cocosol International, Inc.
P.O. Box 267011
Weston, Florida 33326

Re: VISHPO Review of Phase I Cultural Resources Survey, Plots 53A and 53B, Estate Little Princess, St. Croix, U.S. Virgin Islands, for VIPM, 5000 Estate Southgate

Dear Mr. Solís:

Thank you for submitting to the Virgin Islands State Historic Preservation Office (VISHPO) your Phase I Cultural Resources Survey for Plots 53A and 53B Estate Little Princess on St. Croix, VI. Understanding that the subject properties are planned to be developed as residences and related amenities, and the development will require earth change activities that would have the potential to adversely affect any cultural resources that might be present, VISHPO was concerned since the earlier studies had incomplete and inconclusive findings. Therefore, as a result of the earlier studies, VISHPO found it necessary to request this present survey.

We concur with your findings that noted the disturbed nature of the survey area from prior construction and the general lack of any significant cultural resources on the site. **Therefore, since there is a low or no potential for any adverse effect to significant cultural resources, the VISHPO has no objections to the proposed undertaking.**

In the event any significant cultural resources are discovered or uncovered during the course of clearing and/or earth change activities, especially any encounter with human remains, the owner shall stop all work and notify the Virgin Islands State Historic Preservation Office immediately.

Thank you for the opportunity to review this matter, and you may consider this a major move forward in the Section 106 consultation process for the development of Plots 53A and 53B Estate Little Princess, St. Croix, VI.

Sincerely,

Sean L. Krigger
Acting Director