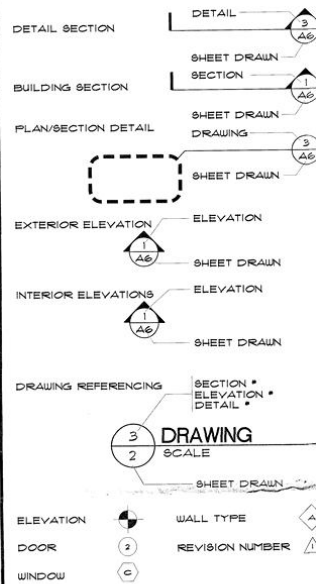


# Maho Crossroads

Parcel 3-2 Estate Miland, St John, United States Virgin Islands

## SYMBOLS:



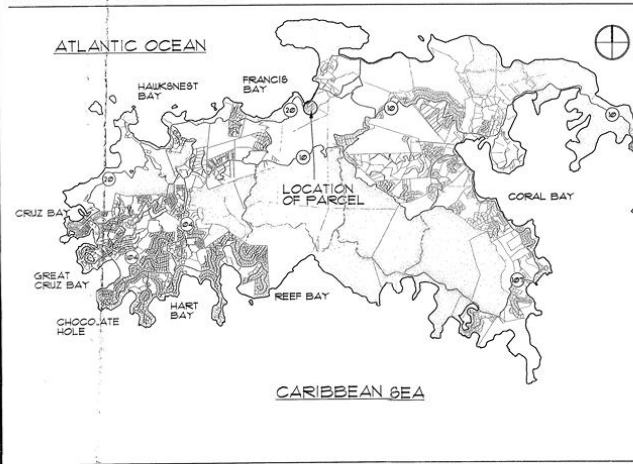
## CODES AND LOADS UTILIZED IN DESIGN:

IRC 2018  
NEC 2017  
UPC 2018  
ASCE 7-16  
WIND SPEED 169 MPH  
EXPOSURE D  
SEISMIC DESIGN CATEGORY D  
SH64

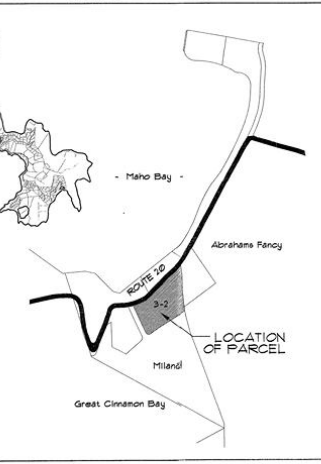
## MATERIAL LEGEND:

COMPACTED FILL	
EARTH	
STONE OR GRAVEL	
CONCRETE DETAIL	
CMU OR STUD WALL	
BRICK	
STEEL	
WOOD FRAMING MEMBER	
WOOD BLOCKING	
PLYWOOD	
WOOD TRIM	
FIBERGLASS INSULATION	
RIGID INSULATION	
GYPSUM WALL BOARD	
TILE	

## ISLAND MAP NO SCALE



## NO SCALE VICINITY MAP



## ABBREVIATIONS:

ABV	ABOVE
A/C	AIR CONDITIONING
A.C.T.	ACoustical TILE
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
AVG	AVERAGE
BLKG	BLOCKING
CL	CENTER LINE
CLJ	CONTROL JOINT
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
COOT.	CERAMIC TILE
DRYER	DRYER
DDDET	DETAIL
DF	DRINKING FOUNTAIN
DB	DOWNPOUT
DIA	DIAMETER
EL/ELEV	ELEVATION
EXT	EXTERIOR
EQ	EQUAL
EW	EACH WAY
FD	FLOOR DRAIN
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSUM WALLBOARD
HORIZ	HORIZONTAL
LAV	LAVATORY
LF	LINEAR FEET
LVL	LAMINATED LUMBER
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MWO	MASONRY OPENING
MTL	METAL
N/C	NOT IN CONTRACT
NOM	NOMINAL
N.T.S.	NOT TO SCALE
OC	ON CENTER
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PREFAB	PREFABRICATED
P.T.	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
RD	ROOF DRAIN
REF	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVERSED
RO	ROUGH OPENING
SF	SQUARE FEET
SIM	SIMILAR
SPREC	SPECIFICATIONS
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUB FL	SUB FLOOR
SUBP.	SUBPENDED
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TEMP	TEMPERATURE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP	TYPICAL
UNO.	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
V.I.F.	VERIFY IN FIELD
WH	WASHER
WH	WATER HEATER
W/P	WATERPROOF
W/F	WELDED WIRE FABRIC
W.C.	WALK-IN CLOSET

## INDEX OF DRAWINGS:

COV	COVER SHEET
A20	SITE PLAN & SITE DETAILS

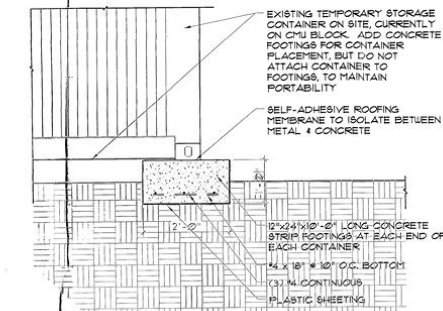
RECEIVED

MAY 09 2018  
DPNR  
VICZM PROGRAM

VENUE AND ADJUDICATIONS  
DEPARTMENT OF LAND AND NATURAL RESOURCES  
CORPORATE SERVICES DIVISION  
This permit is subject to the conditions of any permit to  
Chapter 21, Title 15, of the Virgin Islands Code  
Conditions: Yes No  
This is the plan or an attached  
Plan: Attached

DISTRIBUTION:	
CZM RESPONSE SET	05/07/18
PERMIT SET	01/17/18
OWNER'S REVIEW	01/24/18
OWNER'S REVIEW	12/17/18
OWNER'S REVIEW	12/11/18

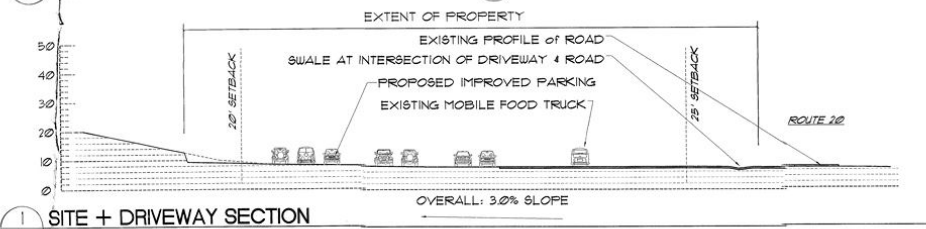
MAHO CROSSROADS



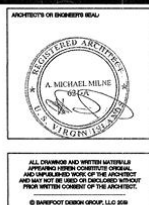
4 CONTAINER FOOTING  
SCALE: 3/4" = 1'-0"

3 SILT FENCE  
SCALE: 3/8" = 1'-0"

2 SILT BERM  
SCALE: 3/8" = 1'-0"



1 SITE + DRIVEWAY SECTION  
SCALE: 1" = 20'-0"



ALL DRAWINGS AND WRITTEN MATERIALS  
HEREON ARE THE PROPERTY OF THE ARCHITECT.  
AND MAY NOT BE USED OR REPRODUCED WITHOUT  
THE WRITTEN CONSENT OF THE ARCHITECT.  
© BAREFOOT DESIGN GROUP, LLC 2018

## APPLICANT:

MAHO CROSSROADS LLC  
C/O JOHN YOB  
1878 WATERMARK DRIVE  
GRAND RAPIDS, MI 49546  
(O) 340-693-7665

## ARCHITECT:

BAREFOOT DESIGN GROUP, LLC  
MONGOOSE JUNCTION  
P.O. BOX 1172  
MONGOOSE JUNCTION  
ST. JOHN, USVI 00831  
(O) 340-693-7665  
(F) 340-693-8411

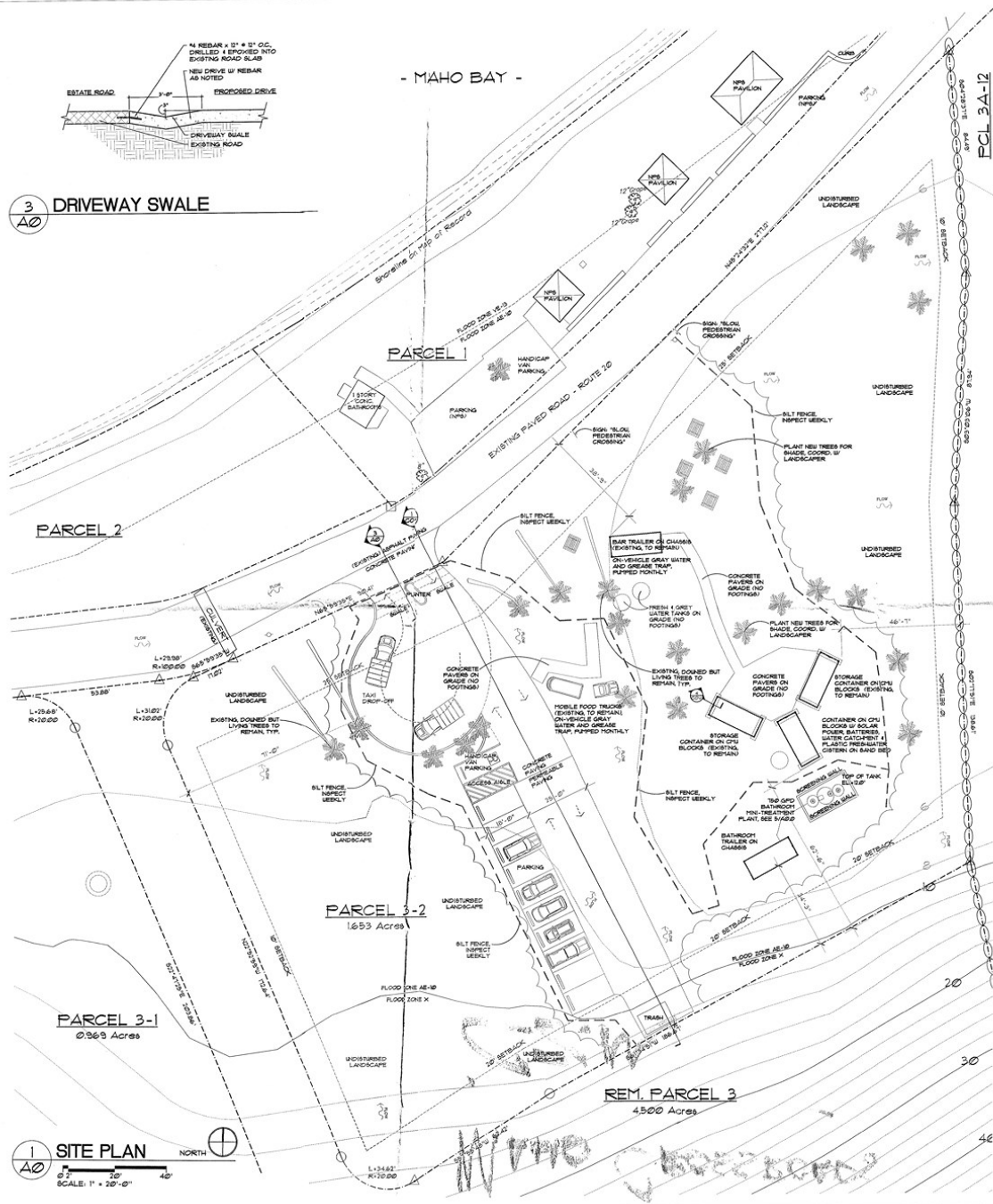
## ENGINEER:

TOTAL ENGINEERING LTD.  
RICHARD TAYLOR  
P.O. BOX 3891  
SEA COWS BAY  
TORTOLA, BVI  
(O) 284-494-2987  
(F) 284-494-0775

## SURVEYOR:

MARVIN BERNING 4 ASSOC.  
6501 RED HOOK PLAZA  
SUITE 201  
ST. THOMAS, USVI 00802  
(O) 340-115-6551  
VISURVET@VIACCESS.NET

Barefoot Design Group, LLC



**AS SERIES - AEROBIC TREATMENT UNIT (ATU)**

**PRODUCT INFORMATION**  
AQUA SAFE  
P.O. BOX 1109  
ST. JOHN, VI. 00831  
(340) 313-3913  
WWW.BAREFOOTDESIGN.COM

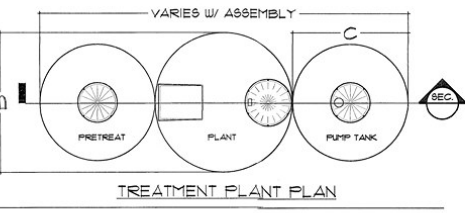
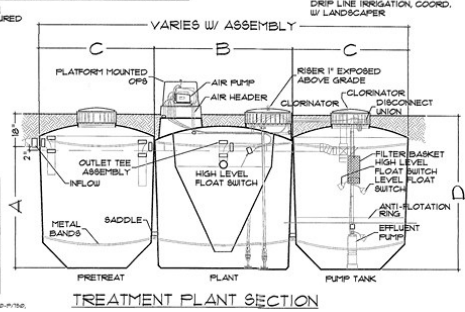
**CONSTRUCTION**  
PREMANUFACTURED  
OF 1/2 INCH  
FIBERGLASS.

**REQUIRED SYSTEM CHART**

No. of BEDROOMS	PLANT SIZE	gal. per DAY
1 or 2	AS600-P	500 gpd
3	AS600-P	600 gpd
4 or 5	AS750-P	750 gpd
6 or MORE	REQ. MULTIPLE UNITS	

**COMPONENT DIMENSIONS**

UNIT SIZE	A	B	C	D
500 gal. PLANT	5'-6"	5'-5"	--	1'-0"
600 gal. PLANT	5'-6"	5'-11"	--	1'-0"
750 gal. PLANT	5'-6"	6'-5"	--	1'-0"
300 gal. FT/PUMP	5'-6"	--	3'-4"	1'-0"
500 gal. FT/PUMP	5'-6"	--	4'-4"	1'-0"
750 gal. FT/PUMP	5'-6"	--	5'-4"	1'-0"



**MINI-TREATMENT SEPTIC TANK DETAILS**  
SCALE: 3/8" = 1'-0"

**SITE NOTES**

- Contractor shall visit the site to verify plan and existing conditions and shall notify the Architect and/or Engineer, in writing, of discrepancies before proceeding with the work. Contractor accepts responsibility for information reasonably inferred from site visit and from information provided.
- Notify Planning and Natural Resources within 48 hours of commencement of work.
- Provide signage visible and accessible from road with estate parcel number and all required permit information.
- Erosion control shall be implemented as required by local authorities. During construction, provide siltation fence or silt berm at all excavated areas.
- The disturbance shall be limited as close as possible to the area of construction. Natural slopes shall be retained as much as possible.
- Trees shall be retained where possible and protected from damage of construction processes and activities during construction. Where tree removal is required, stumps shall be removed.
- Retain 3' minimum slope away from building for at least five (5) feet from the perimeter. Natural drainage shall not be concentrated or diverted onto adjacent property or public right of way.
- The top of the septic tank shall be located at a lower elevation than the bottom of the cistern.
- Retaining walls shall be erected where shown or as required. They shall be constructed of reinforced concrete, reinforced concrete masonry, or stone and a height required for retaining.
- New exterior walls, patios, driveways, etc., shall be constructed on a minimum of 4" of compacted, non-expansive soil.
- Soil beneath slabs and/or perimeter or foundations shall be treated for termites before placing concrete. Soil and perimeter shall be treated at completion of work. An approved termite exterminator shall poison the ground in accordance with the Building Research Authority Board report and provide a five (5) year warranty of the work, covering repair and replacement of termite damage.
- Low vegetation ground cover such as sedella or Goats Foot shall be planted on all cut/fill slopes and other disturbed grades as final grades are established within three (3) months of construction.
- Footing design is based on the following conditions:  
SOIL BEARING CAPACITY: Minimum assumed 3000 psf, this value is to be verified in the field prior to pouring footings by the Structural Engineer.  
SOILS: Footings, foundations shall 4' shall not be placed on or in same clay, peat, or other organic soils.  
All footings shall project at least 7'-0" into undisturbed natural soil or compacted structural fill. Where required, step footings in a ratio of 2 horizontal to 1 vertical.
- Compact backfill below building slabs and footings. Soil fill material must be approved by the Structural Engineer prior to placement. Material to be free from organic material, concrete, rubble or other deleterious substances. Prior to placing fill, the existing surface shall be cleared of rubble or organic material. Prohibit aggregate materials with or compressive materials. Fill material shall be placed in layers not to exceed 9" and compacted to minimum 95% of the dry mixture density as determined by ASTM D698.
- Footing excavations shall be inspected by the building official prior to pouring concrete.
- Provide 4" minimum porous pipe at exterior side of all exterior footings at basement walls. Tie to the site on 12" gravel bed with 4" gravel cover and should drain to daylight. Install filter fabric around gravel and drain line.
- Provide free draining granular backfill with a minimum equivalent fluid pressure of 30 psf per foot of depth against basement. If retaining walls, if backfill pressure exceeds 30 psf then wall must be designed for actual pressure by the Structural Engineer.
- Free grading around new construction shall be included in the contract for construction. Leave and stone topsoil in a manner as to provide it and prevent its loss through runoff. Topsoil shall be placed in an approved manner. Bringing soil to or retaining soil from the site as needed is considered the responsibility of the General Contractor and to be included in the Contract.
- Elevation of the drawings are referenced to the benchmark on the site plan.
- During the final excavation of the site, the Architect is to be on site to assist in the placement of large boulders for future decorative use. During the excavation for foundations, the structural engineer is to be present to inspect soil. It is understood that the engineer will adjust the structure as necessary. Construction of the foundation will not begin without permission from the Structural Engineer.

**PROJECT TEAM**

**PROJECT OWNER**  
1 APPLICANT:  
MAHO CROSSROADS LLC  
610 JAIL TOWER  
3716 WATERMARK DRIVE  
GRAND RAPIDS, MI 49546

**PROJECT ARCHITECT**  
BAREFOOT DESIGN GROUP, LLC  
P.O. BOX 1112  
ST. JOHN, VI. 00831  
TEL: (340) 633-7665, FAX: (340) 633-8418

**SURVEYOR**  
MARVIN BEIRING AND ASSOCIATES  
6340 RED HOOK PLAZA SUITE 201  
ST. THOMAS, VI. 00802  
TEL: (340) 719-6991

**SITE INFORMATION**

**PLOT:** PARCEL NO. 3-2  
**ESTATE:** EST. ISLAND  
**ISLAND:** ST. JOHN, USVI.  
**ZONING:** U-1  
**PROPOSED USE:** FOOD TRUCKS  
**AREA OF LOT:** 1.653 ACRES  
**HOUSE FLOOR AREA:** 0 SF  
**HOUSE FOOT PRINT (INCL. VERANDAS, POOL):** 0 SF  
**FLOOR AREA RATIO (FAR):** 0 % (HOUSE AREA/LOT AREA)  
**NUMBER OF ON-SITE PARKING SPACES:** 10 SPACES (PROPOSED)  
+ 1 HANDICAP VAN SPACE  
**SET BACK FROM STREET PROPERTY LINES:** 25'-0", SEE SITE PLAN  
**SET BACK FROM SIDE PROPERTY LINES:** 10'-0", SEE SITE PLAN  
**SET BACK FROM NEAR PROPERTY LINE:** 20'-0", SEE SITE PLAN

**BUILDING TABULATIONS**

**LOWER LEVEL AREA:** 0 SF  
**INTERIOR SPACE:** 0 SF  
**TOTAL HABITABLE (INTERIOR) AREA:** 0 SF

**CISTERN REQUIREMENTS**

**HOUSE ONE STORY ROOF AREA:** 0 SF  
0 SF, X 10 GAL. SF. (1 STORY ROOF) + 0 SF  
**TOTAL CISTERN REQUIREMENTS:** 0 GAL

**CISTERN CAPACITY:**

(2) CISTERNS, EACH ROTOMOLDED PLASTIC + 1000 GALLONS EACH = 2,000 GAL.  
**TOTAL FRESH WATER CISTERN CAPACITY:** 2,000 GAL

**GENERAL NOTES**

- ALL CONSTRUCTION INCLUDING MATERIALS AND WORKMANSHIP, SHALL COMPLY TO ALL APPLICABLE GOVERNING CODES AND REGULATIONS.
- THE OWNER SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS PRIOR TO STARTING WORK AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.
- WORKING DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
- CONFLICTS OR CONFLICTS BETWEEN VARIOUS ELEMENTS CONTAINED IN THE DRAWINGS OR SPECIFICATIONS SHALL BE THE RESPONSIBILITY OF THE ARCHITECT/ENGINEER. A SOLUTION IS TO BE AGREED UPON BEFORE PROCEEDING WITH THE WORK.
- IF A SPECIFIC DETAIL IS NOT SHOWN FOR ANY PART OF THE WORK, THE CONSTRUCTION SHALL BE SIMILAR WORK ON THE PROJECT.
- ELEVATIONS ON THE DRAWINGS ARE REFERENCED TO THE SITE PLAN.
- ALL JOINTS AND PENETRATIONS IN THE BUILDING ENVELOPE SHALL BE SEALED WITH THE APPROPRIATE TYPE OF CALK OR SEALANT.



ALL DRAWINGS AND WRITTEN MATERIALS APPROVED BY THE ARCHITECT/ENGINEER SHALL BE VALID AND NOT BE USED ON OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.  
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**Maho Crossroads**  
Parcel 3-2 Estate Miland, St John, United States Virgin Islands

**Barefoot Design Group, LLC**  
P.O. Box 1172 Montrose Junction St. John, U.S.V.I. 00831 (340) 693-7665

**CONSTRUCTION**

NO.	DATE	ISSUED FOR
1	05/01/16	CDI Response Set
2	05/16/16	Owner's Review
3	05/16/16	Owner's Review
4	05/16/16	Owner's Review

DATE: 05/16/16

**PROJECT DATA**  
**SITE PLAN and**  
**DETAILS**

**A0.0**

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: 2/12/2019

Date Declared Complete: \_\_\_\_\_

Permit Application No.: CZJ-10-196

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)

Maho Crossroads LLC, c/o John Yob

1878 Watermark Drive

Grand Rapids, MI 49546

(340) 693-7665

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

Owner(s) of Property

Maho Crossroads LLC, c/o John Yob

1878 Watermark Drive

Grand Rapids, MI 49546

(340) 693-7665

Agent

Barefoot Design Group, LLC

PO Box 1772

St. John VI 00831

(340) 693-7665

3. Location of activity. Plot No.: 3-2 PIN No.: 3 - 04003 - 0201 - 00

Estate: Miland Island: St. John

4a. Zoning District: W-1

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

8. Bars & Taverns (Drinking Places); 40. Restaurants

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

A. Michael Milne, Barefoot Design Group, LLC

PO Box 1772

St. John VI 00831

(340) 693-7665

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

Parcel has existing mobile vendor vehicles. Add concrete footings for storage containers, add paver stones on grade, plastic cisterns on grade for water storage, and solar/battery system. Remove stumps from dead trees.

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

7. Date activity is proposed to start April 2019; be completed May 2019

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

- Minor Permit Application
- Major Permit Application

State below which criterion applies in making above check.

Parcel has existing mobile vendor vehicles. Add concrete footings for storage containers, add paver stones on grade, plastic cisterns on grade for water storage, and solar/battery system.  
Minimal excavation (for footings), minimal site disturbance. Total cost of concrete @ \$3,000 for footings, approx. \$30,000 for containers, solar, plumbing work.

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 air and water quality standards, or other environmental protection standards, both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the Department of Planning and Natural Resources, or other environmental protection agencies, for the purpose of making inspection regarding this application. To the best of my knowledge and belief, the 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) [Signature] A. Michael Milne, Barefoot Design Group LLC 2-6-19  
 Sign \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

Signature of Owner(s) of the property (Required) [Signature] John Yoo 1-27-19  
 Sign \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
 Sign \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_

**FOR DEPARTMENT USE ONLY  
 Inspector Record**

Date Inspected: \_\_\_\_\_  
 Inspector's Remarks: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Inspector \_\_\_\_\_ Date \_\_\_\_\_  
 \_\_\_\_\_ Date \_\_\_\_\_  
 Commissioner, Planning & Natural Resources

- Application Approved
- Application Disapproved

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): Maho Crossroads I.L.C, c/o John Yob Signature: 22 Date: 1-31-19

Location of Activity (Plot No.): 3-2 Estate: Miland Zoning District: W-1

1. Proposed use (residential etc.): Exist. mobile food trucks, bar trailer. Add storage containers, solar, plumbing.

2. Accessory use if any: none

3. Number of onsite parking spaces Existing: 6 Proposed: 6

4. Area of lot: 72,004.68 ft<sup>2</sup> 1.653 acres

5. Area covered by existing buildings 0 ft<sup>2</sup>; Area covered by proposed buildings 0 ft<sup>2</sup>

6. Total area of disturbance (includes footprint of all buildings, structures and parking areas): 14,480 incl. trucks, pavers ft<sup>2</sup>

7. Setback of building from street property line Required: 25-0" ft. Proposed: 29'-4" min. ft.

8. Side yard setback Required: 10'-0" ft. Proposed: 24'-7" min. ft.

9. Rear yard setback Required: 20'-0" ft. Proposed: 47'-3" min. ft.

10. Height of building: none - mobile bar trailer, food trucks, 8' containers ft. Stories: -

11. Lot width at street line (ft.): 367.53 feet

12. Area of usable open space: 57,524 ft. 79.9% % of lot

13. Persons per acre ratio: n/a - no residential units planned

14. Floor area ratio: n/a

15. Number of onsite parking and loading spaces: 6

16. Building setback (yards 11, W-2 only): n/a

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-5  
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Maho Crossroads LLC, c/o John Yob being duly sworn depose and say that:  
Applicant(s)\* (or John Doe of Entity Applicant)

1. Maho Crossroads LLC, c/o John Yob 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) 3-2

Estate Miland Quarter Maho Bay Island St. John

- \*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]      1/31/19  
Signature      Date      Signature      Date

John Yob  
Print      Print

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January  
20 18 by President at ST. JOHN county  
(Name or Name/Title of Entity)

of USVI

[Signature]  
Notary Public

12/29/2021  
My Commission expires

Notary Public  
Kim J. Ruan  
Commission Exp: December 29, 2021  
NP#: NP-98-17  
St. Thomas/St. John, USVI District  
Revised August 2016



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

FORM L&WD-7 CORPORATION/ASSOCIATION APPLICATION (To be used when a corporation or association is making a Permit Application in Tier I)

Maho Crossroads LLC (Corporation or Association Name)

By: [Signature] (Signature) President or Vice-President or equivalent

John Yob Print

WITNESS: [Signature]

Secretary Name (or Equivalent)

ATTEST: Secretary Signature Seal

The foregoing instrument was acknowledged before me this 31st day of January 2018 by President at St. John county of USVI

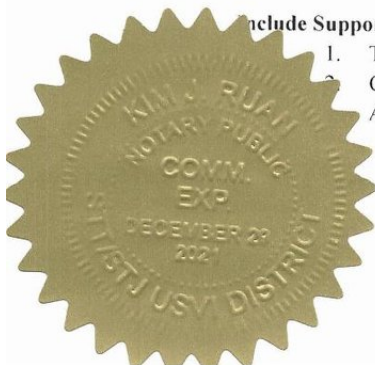
[Signature] Notary Public

12/29/2021 My Commission expires

Notary Public Kim J. Ruan Commission Exp: December 29, 2021 NP#: NP-98-17 St. Thomas/St. John, USVI District

Include Supporting Documents:

- 1. Tax clearance letter from the Bureau of Internal Revenue Corporations and Associations: Certificate of Good Standing or equivalent, organizational documents & Amendments (Articles, Bylaws, Operating Agreement, Declarations)



Flood Plain Determination and Permit Application

To be completed by all applicants

1. Owner: Maho Crossroads LLC, c/o John Yob

Mailing Address: 1878 Watermark Drive, Grand Rapids, MI 49546

Home Tel. #: \_\_\_\_\_ Business Tel. #: (340) 693-7665 Cellular #: \_\_\_\_\_

2. Designer: A. Michael Milne, Barefoot Design Group, LLC

Lic. #: 621-A Tel. #: (340) 693-7665 Cellular#: \_\_\_\_\_

3. Plot #: 3-2 Estate: Miland Quarter: Maho Bay

Flood Zone Designation: Zones AE-10 and X

If your flood zone designation is Zone A, AE, AO, AI-30, A99, V, VO, Ve or VI-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 Parcel has existing mobile vendor vehicles. Add concrete footings for storage containers, add paver stones on grade, plastic cisterns on grade for water storage, and solar/battery system. Remove stumps from dead trees.

2. Base Flood Elevation at the Development Site is n/a - no structures, only trailer parking ft. above mean sea level (msl).

3. Elevation of the First Floor, Basement or Flood proof level for proposed structure is n/a .ft.

4. Describe the Non Structural Activity i.e. septic tank, waste water treatment plants etc. (including the location and development: See site plan, all non structural activity is mobile or relocatable. Plastic cisterns for fresh water are placed on grade. Solar and battery system is on and in storage container.

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: \_\_\_\_\_




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**EXECUTOR'S WARRANTY DEED**

**THIS INDENTURE** made this 21 day of November, 2018, by and between **CARL BERNARD PENN, Executor of the ESTATE OF ROY ALEXANDER PENN**, pursuant to Letters Testamentary dated January 23, 2007 (Probate No. ST-06-PB-83), as recorded 5/24/2012 as Document No. 2012003409, whose mailing address is 3727 N.W. 121 St. Ave., Sunrise, Florida 33323 (hereinafter referred to as "Grantor"), and **MAHO CROSSROADS LLC**, at U.S. Virgin Islands limited liability company, whose mailing address is c/o John Yob, 1878 Watermark Drive, Grand Rapids, MI 49546 (hereinafter referred to as "Grantee");

**WITNESSETH:** That Grantor, in consideration of the sum of **TWO MILLION FOUR HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$2,475,000.00)**, lawful money of the United States of America, and other good and valuable consideration given to Grantor by Grantee, receipt of which is hereby acknowledged, does hereby bargain, sell, grant, convey and release unto Grantee, and its successors and assigns, in fee simple absolute;

All that certain plot, piece or parcel of land, situate and lying in St. John, United States Virgin Islands, known and described as:

 **Parcel No. 3-2 Estate Miland  
No. 2C Maho Bay Quarter  
St. John, United States Virgin Islands  
as shown on O.L.G. Drawing No. D9-7498-T004  
Consisting of 1.653 U.S Acres, more or less**

**TOGETHER WITH** all the appurtenances and improvements thereon and thereunto belonging, and all the estate, right, title and interest of Grantor, his successors and assigns, in and to said premises, including the rights of way and easements of record.

**SUBJECT, HOWEVER,** to zoning regulations and to all covenants, restrictions, agreements and easements of record.

**TO HAVE AND TO HOLD** the aforementioned premises unto Grantee, its successors and assigns, in fee simple absolute.

Doc # 2018009408



NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY / TOWN PROPERTY, BOOK FOR

ESTATE MILAND

NO. 2C MAHO BAY QUARTER

ST. THOMAS, VIRGIN ISLANDS

Doc # 2018009408

12/05/2018 03:06 PM

ERICA DOVER M.P.A.

RECORDER OF DEEDS

ST THOMAS / ST JOHN

RECORDING FEE \$2,487.00

TRANSFER TAX 3% \$74,250.00

PER PAGE FEE \$4.00

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: NOVEMBER 27, 2018

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

ATTEST:

It is hereby certified that the above mentioned  
property/s which, according

to EXECUTORS'S WARRANTY DEED DATED NOVEMBER 21, 2018

belongs to: MAHO CROSSROADS LLC (GRANTEE)

has not according to the Record of this office,  
undergone changes as to boundaries and area.

Tax Assessor Office / Cadastral Division

St. Thomas, V.I. Dated: NOVEMBER 27, 2018

Wayne D. Callwood

Office of the Lieutenant Governor / Public Surveyor

Doc # 2018009408



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Government of  
The United States Virgin Islands  
-O-  
Office of the Lieutenant Governor  
Division of Corporations & Trademarks

## CERTIFICATE OF FORMATION

To Whom These Presents Shall Come:

I, the undersigned Lieutenant Governor the United States Virgin Islands, do hereby certify that **MAHO CROSSROADS LLC** a **Domestic Limited Liability Company**, has filed a(n) **Articles of Organization** in the Office of the Lieutenant Governor the requisite documents to become a domestic business entity as set forth by the Virgin Islands Code, and the Rules and Regulations of this Office.

Wherefore, the persons who have duly executed the articles, and their successors, shall, from the date of the aforementioned filing, be a domestic business entity in fact and in law, known by the name stated in the formation documents, and by such name shall have succession for the time stated in such documents.

**Registration Date:** November 09, 2018

Witness my hand and the seal of the Government of the United States Virgin Islands, on this 16th day of November, 2018.



A handwritten signature in black ink, appearing to read "Osbert E. Potter".

Osbert E. Potter  
Lieutenant Governor  
United States Virgin Islands



**THE UNITED STATES VIRGIN ISLANDS**

USVI Lieutenant Governor  
Filed: November 08, 2018 04:10 PM  
Delayed Effective Date: November 09,  
2018  
BID: DC0100854

Articles of Organization  
**MAHO CROSSROADS LLC (DC0100854)**

**General Details**

**Handling Option** Standard Processing  
**Delayed Effective Date** 11/09/2018  
**Type of Limited Liability Company** Limited Liability Company

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**Proposed Company Name**

**Select a Reserved Name** No  
MAHO CROSSROADS LLC

**Business Mailing Addresses**

**Principal Office or Place of Business** Parcel No. 300-44 Estate Chocolate Hole, St John, United States Virgin Islands, 00831, United States  
**Mailing Address** 5000 Estate Enighed, Pmb 397, St John, United States Virgin Islands, 00830, United States

**Business Details**

**Term** Perpetual  
**Nature of Business/Purpose** Other, Other  
**Additional Purpose Details:** Real Estate Holding  
**Amount of Capital** 1,000.00  
**Managed By** Member Managed  
**Members Liability** Members are not liable

# Resident Agent in USVI

**Resident Agent Type** Registered Business Entity  
**Entity Name** BUSINESS BASICS VI, LLC  
**Business Identifier** 582110  
**Physical Address** Royal Palms Professional Building, 62-3a & 62-3b Estate Thomas, Suite 101, Charlotte Amalie, United States Virgin Islands, 00802, United States  
**Mailing Address** Royal Palms Professional Building, 9053 Estate Thomas, Suite 101, Charlotte Amalie, United States Virgin Islands, 00802, United States  
**Resident Agent Consent Form** Executed COA - Maho Crossroads, LLC.pdf 11/08/2018 4:06 PM

## Organizers

Individual

**Name** Leigh GOLDMAN  
**Status** Active  
**Physical Address** Royal Palms Professional Bldg., Parcel Nos. 62-3a & 62-3b, Estate Thomas, Ste. 103, St Thomas, United States Virgin Islands, 00802, United States  
**Mailing Address** Royal Palms Professional Bldg., Ste. 103, St Thomas, United States Virgin Islands, 00802, United States

## Managers/Members

Individual

**Name** John Patrick YOB  
**Status** Active  
**Physical Address** Parcel No. 300-44 Estate Chocolate Hole, St John, United States Virgin Islands, 00831, United States  
**Mailing Address** 5000 Estate Enighed, Pmb 397, Cruz Bay, United States Virgin Islands, 00830, United States  
**Position** Member

## Signature(s)

**Name** Mr. Leigh GOLDMAN

**Position**

Organizer

**Date**

11/08/2018

**I DECLARE, UNDER PENALTY OF PERJURY, UNDER THE LAWS OF THE UNITED STATES VIRGIN ISLANDS, THAT THIS OFFICER HAS AGREED BY RESOLUTION TO THE CHANGES MADE IN THIS APPLICATION.**

Yes

## **Daytime Contact**

**Name**

Mr. Leigh Goldman

**Telephone**

(1) 340-715-5162

**Email**

lgoldman@goldmanlaw-vi.com

**I DECLARE, UNDER PENALTY OR PERJURY, UNDER THE LAWS OF THE UNITED STATES VIRGIN ISLANDS THAT ALL STATEMENTS CONTAINED IN THIS APPLICATION, AND ANY ACCOMPANYING DOCUMENTS, ARE TRUE AND CORRECT, WITH FULL KNOWLEDGE THAT ALL STATEMENTS MADE IN THIS APPLICATION ARE SUBJECT TO INVESTIGATION AND THAT ANY FALSE OR DISHONEST ANSWER TO ANY QUESTION MAY BE GROUNDS FOR DENIAL, SUBSEQUENT REVOCATION OF REGISTRATION, OR OTHER FINES AND PENALTIES PURSUANT TO THE FRAUDULENT CLAIMS STATUTE AS SET FORTH IN 14 V.I.C. § 843.**

Yes



THE UNITED STATES VIRGIN ISLANDS  
OFFICE OF THE LIEUTENANT GOVERNOR

**OSBERT E. POTTER**  
Lieutenant Governor

**Commissioner of Insurance**  
Chairman, V.I. Banking Board

November 16, 2018

Leigh Goldman  
9053 Estate Thomas, Ste. 103  
Royal Palms Professional Bldg.  
Charlotte Amalie VI 00802  
United States

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**MAHO CROSSROADS LLC**

Dear Sir/Madam:

I, OSBERT E. POTTER, Lieutenant Governor for the United States Virgin Islands, do hereby certify that MAHO CROSSROADS LLC a Domestic Limited Liability Company, has filed a(n) Articles of Organization with this office and has fulfilled the applicable requirements set forth in law. By virtue of the authority vested in this office, I hereby issue this letter evidencing the filing is effective on the date shown below.

**Business Identification Number:** DC0100854

**Registration Date:** November 09, 2018

Your company's annual report is due by June 30 of next year and each consecutive year thereafter.

Thank you for being a valued member of the United States Virgin Islands business community. I wish you the best of luck in your future endeavors.

Sincerely,

A handwritten signature in black ink, appearing to read "Osbert E. Potter".

Osbert E. Potter  
USVI Lieutenant Governor





**OFFICE OF THE LIEUTENANT GOVERNOR**  
**OFFICE OF THE TAX COLLECTOR**

5049 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.776-8505 • Fax 340.779.7825  
 1105 King Street • Christiansted, Virgin Islands 00820 • 340.773.6449 • Fax 340.719.2355

**REAL PROPERTY TAX CLEARANCE LETTER**

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TO: Office of the Recorder of Deeds  
 FROM: Office of the Tax Collector

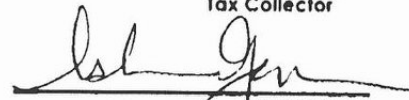
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	3-04003-0201-00
LEGAL DESCRIPTION	ESTATE MILAND MAHO BAY QTR.
OWNER'S NAME	PENN, ROY A

Taxes have been researched up to and including 2018.

CERTIFIED TRUE AND CORRECT BY

**Kennard Callendar**  
Tax Collector

  
 \_\_\_\_\_  
 SIGNATURE  
 11/13/2018  
 \_\_\_\_\_  
 DATE

Doc # 2018009408

GOVERNMENT OF THE U.S. VIRGIN ISLANDS  
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-  
ST. THOMAS, VI 00802  
Tel: (340) 714-9320  
Fax: (340) 714-9341

2/12/2019

4008 ESTATE DIAMOND - PLOT 7-B  
CHRISTIANSTED, VI 00820  
Tel: (340) 773-1040  
Fax: (340) 773-1006

JOHN PATRICK YOB  
5000 EST ENIGHED 397  
ST JOHN, VI 00830-0000

Business EIN: 386048357  
RE: CZM ONLY

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FEB 12 2019  
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VICZM PROGRAM

**Please Submit This Letter To Your CZM Authority**

Dear Taxpayer:

This is in response to your application of 1/25/2019 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,

  
Delinquent Accounts & Returns

GOVERNMENT OF THE U.S. VIRGIN ISLANDS  
BUREAU OF INTERNAL REVENUE

6115 EST. SMITH BAY-  
ST. THOMAS, VI 00802  
Tel: (340) 714-9320  
Fax: (340) 714-9341

2/05/2019

4008 ESTATE DIAMOND - PLOT 7-B  
CHRISTIANSTED, VI 00820  
Tel: (340) 773-1040  
Fax: (340) 773-1006

MAHO CROSSROADS  
5000 EST ENIGHED 397  
ST JOHN, VI 00830-0000

Business EIN: 660911452  
RE: CZM ONLY

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FEB 12 2019  
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VICZM PROGRAM

**Please Submit This Letter To Your CZM Authority**

Dear Taxpayer:

This is in response to your application of 1/25/2019 in which you requested a letter of clearance for a Costal Zone Management Permit pursuant to Title 12, V. I. Code, Section 910 (a) (c).

Based on the information in our files, we find that you are current in the filing and payment of your tax obligation. This Certification is for Costal Zone Permit purposes only and does not absolve you of any subsequent revelation of tax obligation past or future.

Sincerely,

  
Delinquent Accounts & Returns

# National Flood Hazard Layer FIRMette



18°21'37.21"N

64°45'3.84"W



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
Zone A, V, AS9
- With BFE or Depth  
Zone AE, AO, AH, VE, AR
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile  
Zone X

Future Conditions 1% Annual Chance Flood Hazard  
Zone X

Area with Reduced Flood Risk due to Levee, See Notes, Zone Y

Area with Flood Risk due to Levee  
Zone Y

Area of Minimal Flood Hazard  
Zone X

Effective LOMRS

Area of Undetermined Flood Hazard  
Zone B

Channel, Culvert, or Storm Sewer  
Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance  
Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

**OTHER AREAS OF FLOOD HAZARD**

**OTHER AREAS**

**GENERAL STRUCTURES**

**OTHER FEATURES**

**MAP PANELS**

Digital Data Available

No Digital Data Available

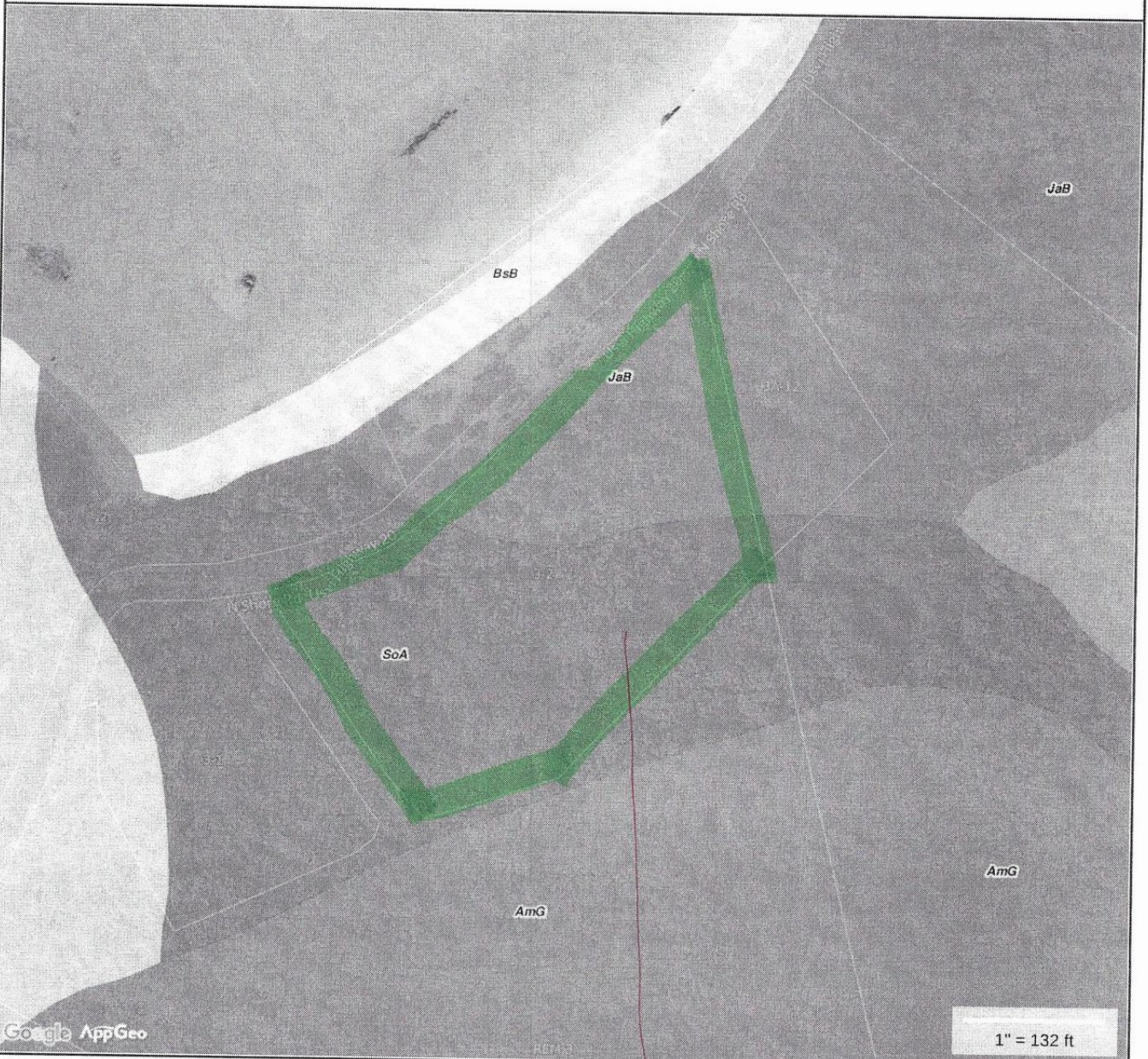
Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/18/2019 at 10:12:06 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.



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FEB 17 2019

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MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

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

Geometry updated 06/2018  
Data updated 06/2018

SITE (JaB; SoA)

ST JOHN VI.

OFFICIAL  
ZONING MAP

AMENDMENT COPY

MAP No. SJZ-3



DATE APPROVED

8.9.72

- ESTATE LINE
- QUARTER LINE
- ZONING DIST BOUNDARY
- NATIONAL PARK BOUND
- MAJOR ROUTES & ROUTE No.

SCALE 1" = 800'

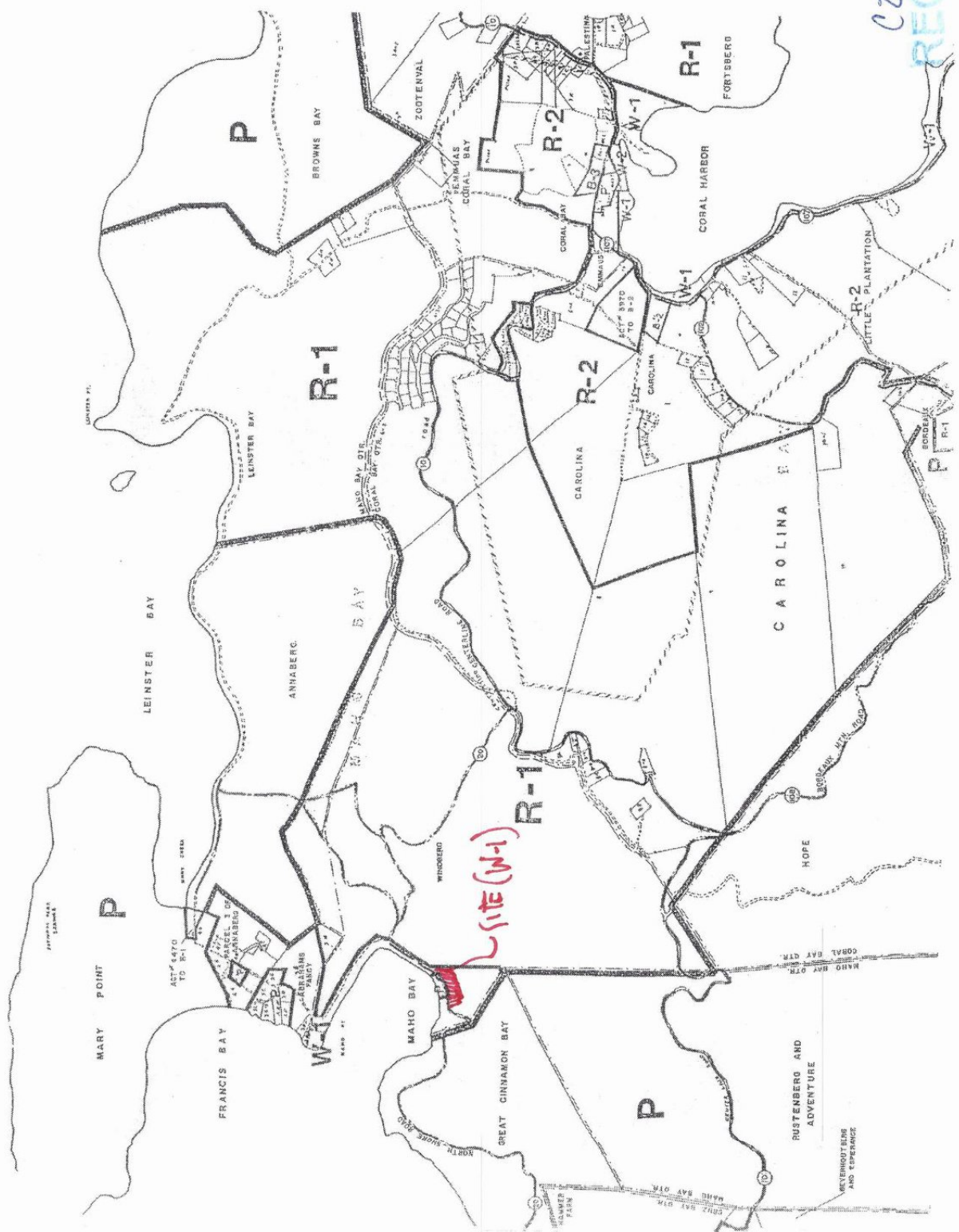


V.I. PLANNING OFFICE  
GOVERNMENT OF THE  
USVI.

C25-10-190  
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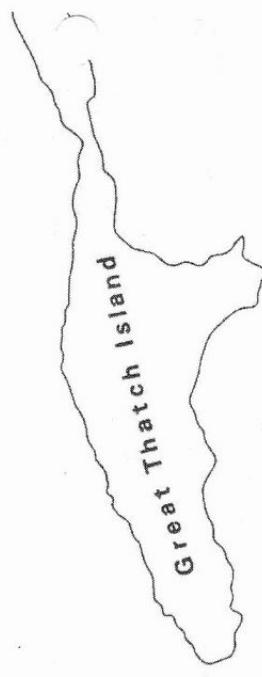
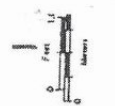
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DPNR  
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# ATLANTIC



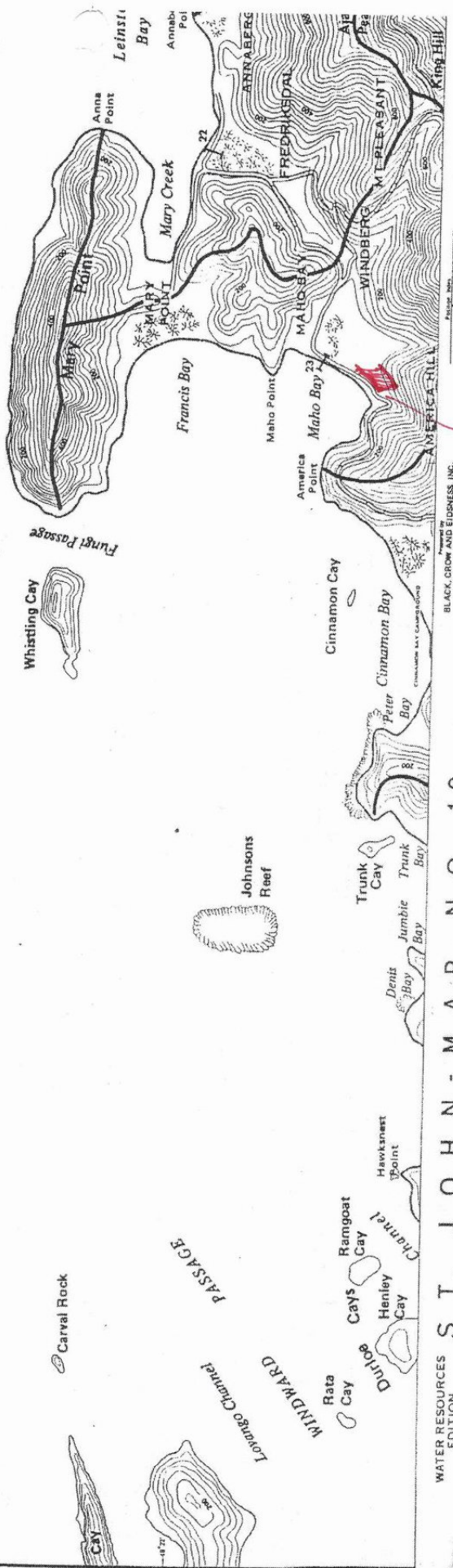
UNITED KINGDOM  
UNITED STATES

THE  
NARROWS

SOUNDING

Depth	Color
0	White
1	Light Blue
2	Blue
3	Dark Blue
4	Very Dark Blue
5	Black

SOUNDING



WATER RESOURCES S.T. JOHN - MAP NO. 19  
EDITION

BLACK, CROW AND BIRDSESS, INC.  
Consulting Engineers  
P.O. Box 1841  
Gainesville, Florida 32602

For an explanation of symbols  
used see map No. 22.

SITE





GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

-----0-----

DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
Coastal Zone Management Program

4607 Tutu Park Mall  
Charles W. Turnbull Library  
St. Thomas, U.S. Virgin Islands 00802

Telephone: (340) 774-3320

FAX: (340) 714-9524

March 28, 2019

Maho Cross Roads, LLC  
c/o John Yob  
Plot No. 3-2 Estate Miland  
St. John, VI

**SUBJECT: Minor CZM Permit Application No. CZJ-10-19L**


Dear Mr. Yob:

Your application for the above-referenced CZM permit has been reviewed and found to be **INCOMPLETE**. Please see attached list of deficiencies. All responses should correspond to deficiency items. Responses will be accepted within ninety (90) days of the notice of deficiency.

All items noted on this checklist, the drawing requirements handout, and in the EAR guidelines must be included or adequately addressed for an application to be considered complete. If any item is missing, your application will continue to be deemed incomplete. If you fail to submit the requested information, the application will be deemed voluntarily withdrawn by the applicant.

Should you have any further questions about this matter, please contact DPNR/CZM at 773-1082 for St. Croix and 774-3320 for St. Thomas/St. John.

Sincerely,

*for*   
Jean-Pierre L. Oriol  
Commissioner Nominee

**CZT-10-19L**  
**Maho Crossroads, LLZC**  
**Plot No. 3-2 Estate Miland, St. John**

**LIST OF DEFICIENCIES**

In No. 6 of Form L&WD-2, the proposed activity is stated as "The parcel has existing mobile vendor vehicles." In visits to the site by staff, a trailer has been outfitted to be a bar with stools, there are a number of cable spools provided as tables for seating, and mobile food truck nearby. The structures do not move on a daily basis. The operation underway is akin to a restaurant more so than that of a mobile van. Therefore, please address the following:

Seating – please indicate how much seating is being provided, to include the seating provided from the tables made from cable spools.

Parking – Form L&WD-3 states that six (6) parking spaces exist, and that same six are to remain; the drawings also show those six spaces. The final parking count will be determined from the number of seats being provided as well as how many employees you have working. The minimum parking required will be one (1) parking space for every five seats and one (1) parking space for every five employees.

Water Resources – the drawings indicate that there are two (2) 1,000-gallon Rotomolded plastic drums on site to store fresh water; however, there is no indication of how this water is being distributed. Is it being distributed to the areas where food is being prepared? Is it being distributed to areas where beverages are being prepared? How is wastewater being handled? Please provide details.

Restrooms – the application, nor the drawings, indicate any restroom facilities; however, the establishment is offering food and beverages for sale and provide seating. Please discuss what restroom facilities are being provided.

Electrical resources – the application indicates that there is a solar and battery system. Please provide detail on how the system is mounted. How is the power generated being distributed? Where is it being distributed to?

Traffic – the establishment is across from a popular beach, and especially during the tourist season, is sure to have a large number of patrons going back and forth between the beach area and the establishment. Please discuss what safety measures will be put in place to minimize the risk between pedestrians and patrons crossing the street.

Flood Plain – the establishment is in a flood area, Zone AE, with a recommended height of ten feet. According to topographic mapping the establishments elevation is under ten feet and is susceptible to flooding. The one-foot concrete footings will not provide a sufficient elevation to avoid flooding. Please provide details for flood avoidance and storm water management.

# barefoot design group, llc

mongoose junction, p.o. box 1772, st. john, us virgin islands 00831  
tel: (340) 693-7665, fax: (340) 693-8411, email: barefootaia.com

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MAY 09 2019

DPNR  
VICZM PROGRAM

May 7, 2019

Jean-Pierre Oriol, Commissioner Nominee, and  
Attorney Vonetta Norman, Legal Counsel  
Division of Coastal Zone Management  
**Department of Planning and Natural Resources**  
Charles W. Turnbull Regional Library  
4607 Tutu Park Mall, St. Thomas, Virgin Islands 00802  
tel: (340) 774-3320, ext. 5115

**Re:** List of Deficiencies  
Maho Crossroads, LLC, Parcel 3-2 Estate Miland, St. John VI  
**Minor CZM Permit Application CZJ-10-19L**

Good day Atty. Norman and Commissioner Nominee Oriol,

Thank you for the List of Deficiencies letter for **Maho Crossroads, LLC** dated March 28, 2019 in which CZM has deemed the application is "incomplete". However, it appears that the application is indeed "complete" as no additional documents or drawings have been requested and instead this letter has evaluated the proposed design and seeks clarification. If that is the situation then the application is under review and we can revise the design and/ or make adjustments as necessary.

Please find attached our responses to the reviewer's concerns about the submitted design. Based upon CZM's recommendations, and the feedback from other stakeholders including other Government agencies, food truck patrons, taxi drivers, we agree that more definition will be useful in formalizing and improving some of the systems and services on the property, including parking, waste treatment, and utilities. We look forward to working with you to achieve a final design that shall be approved.

Sincerely,



A. Michael Milne, AIA  
**barefoot design group, llc**

Cc: Maho Crossroads, LLC, c/o John Yob, CZM Permit applicant

Response to CZM's Letter of Deficiencies, dated March 28, 2019  
Permit CZJ-10-19L

## **Maho Crossroads, LLC**

---

Parcel 3-2 Estate Miland, St. John, VI

### **Form L&WD-2**

**The proposed activity is stated as, "The parcel has existing mobile vendor vehicles." ... a trailer has been outfitted to be a bar with stools, there are a number of cable spools provided as tables for seating, and mobile food truck nearby. These structures do not move on a daily basis. The operation underway is akin to a restaurant more so than that of a mobile van.**

Pursuant to the VI Code, vehicles, furniture, and trailers are excluded from the definition of "structure". As a result the VI Code does not apply to food trucks. Additionally it is irrelevant how often vehicles, trailers, and furniture move, the key is that they could move if they needed to and therefore are not within the jurisdiction of the VI Building Code. Similarly the VI Code is not applicable, or use the phrase "akin to a structure", because people may be seated nearby in chairs. This interpretation that a vehicle is not a structure, no matter the seating, is supported by the many food trucks scattered throughout the islands that have not received permits but have been in business for many years without moving. Similarly enjoying food near a parking lot does not mean that we drove "structures" to the picnic or sports event. If that was the case then all the cars parked along the beach a few feet from people eating would require CZM and Building Permits.

### **Seating**

**Please indicate how much seating is being provided...**

Pursuant to the VI Code, no seating is required for a food truck. However 26 seats are currently provided. These seats are shared between patrons of the mobile food truck, bar trailer, or for non-food-related sitting. Please note that along the adjoining beach many people sit on the ground and enjoy food.

### **Parking**

**The final parking count will be determined from the number of seats being provided as well as how many employees you have working.**

Pursuant to the VI Code, no parking is required for a food truck. While the existing parking as previously shown is more than adequate for the existing employees and patronage, the applicant agrees that more parking would be useful as to not place a burden on the NPS beach parking and to keep the line of sight open at the edge of the road for pedestrians. As a result, please see the updated Site Plan, reflecting a new

parking count of 10 spaces, plus a dedicated handicap van space and dedicated taxi turnaround, so those vehicles do not stop in the roadway in front of the parcel. This proposed parking is to be concrete or asphalt at the taxi area and handicap spot, and pervious paving or gravel [as was completed at the NPS parking lot at the other end of the beach] for the remainder of the spots.

Pursuant to the VI Code, one spot is required per 5 employees and one spot is required for every 10 seats. With a maximum of three employees [one at food truck, one at bar trailer, and one selling merchandise] and 26 seats, the total parking requirement is 4 spaces.

## **Water Resources**

**The drawings indicate that there are two (2) 1,000-gallon Rotomolded plastic drums on site to store fresh water; however, there is no indication of how this water is being distributed.**

There are currently plastic freshwater cisterns, and both the food truck and bar trailer have smaller independent freshwater tanks, as well as purification and hot water heating capabilities. Currently, water is delivered to the truck or trailer as necessary via above-grade water lines, but the applicant's intention with this application is now to be able to trench and bury those lines on the site as to have adequate water storage. To maintain mobility of the truck and trailer, all plumbing inlets would have quick disconnects. The tanks will be anchored to resist movement from flood waters.

## **Restrooms**

**Please discuss what restroom facilities are being provided.**

The site currently has portable, self-contained chemical toilets. They are pumped regularly and waste is disposed of off-site. Understanding the concerns of CZM and feedback from patrons, the applicant now proposes a more formal solution, with a leased restroom trailer [see site plan] and a permanently-installed Aerobic Treatment Unit [ATU] for on-site waste treatment. This solution is far better than the concrete waste storage tank buried within the beach on adjacent NPS lands.

The ATU is a sealed, self-contained wastewater treatment unit, and will be installed with anti-flotation rings in place, anchored to resist movement from flood waters, and all mechanical equipment and risers extending above the AE-10' flood zone level. NSF-certified treated water will be chlorinated and distributed via subsurface drip-line irrigation.

The ATU specified is a 750-gallon per day [gpd] treatment unit. The capacity required was calculated utilizing the EPA's guidelines for wastewater treatment, and always using the highest estimates. Each of the three potential employees is listed at 10-16gpd, and each seat at a short order restaurant is listed at 3-8gpd. [Bars or lounges are less, at 1-5gpd.] As a result 3 employees x 16gpd = 48gpd, and 26 seats x 8gpd = 208gpd, for a total of 256gpd. At 750gpd, the ATU is more than adequate.

## **Electrical Resources**

**Please provide detail on how the system is mounted. How is the power generated being distributed?**

The solar system is mounted on conventional aluminum and stainless steel racking atop one of the storage trailers. The battery and inverters are inside the trailer, on conventional equipment racks.

Power is currently being distributed to the site via above-grade lines but the applicant's intention with the CZM permit is to be able to trench and bury those lines on the site as to have adequate power distribution. To maintain mobility of the truck and trailer, the power connections would have quick disconnects.

## **Traffic**

**Please discuss what safety measures will be put in place to minimize the risk between pedestrians and patrons crossing the street.**

The applicant proposes "pedestrian crossing" signs, as shown on the site plan, where pedestrians would cross the street. The applicant has been in discussion with the NPS to ask permission to add a painted crosswalk, similar to the crosswalk at the opposite end of Maho beach, where the 33-spot NPS parking lot is across the street from the beach. However, without NPS permission, the applicant neither has the ownership of the road nor ability to modify traffic markings.

## **Flood Plain**

**The establishment is in a flood area, Zone AE, with a recommended height of ten feet.**

Thankfully, no structures or buildings are proposed that would be affected by the Zone AE recommended 10' elevation. All vehicles, trailers, and water tanks are all excluded from the elevation requirements by the VI Code and FEMA. Only the proposed ATU is of concern, and adequate mitigation measures are noted above. All other elements proposed on the property can easily be relocated either off-site or to higher ground on the applicant's property because as noted, they are mobile.