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 Web: www.jdcgroup.com

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 5500 West 10th Street, Suite 201  
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**ATM**  
 250 North 1st Street, Suite 100  
 Jacksonville, FL 32202  
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 Fax: 904.731.1001  
 Email: atm@atm.com

NO.	REVISION	DATE
1	Initial Design	08/15/11
2	Revised Design	08/15/11
3	Final Design	08/15/11

**LATITUDE 18 MARINA**

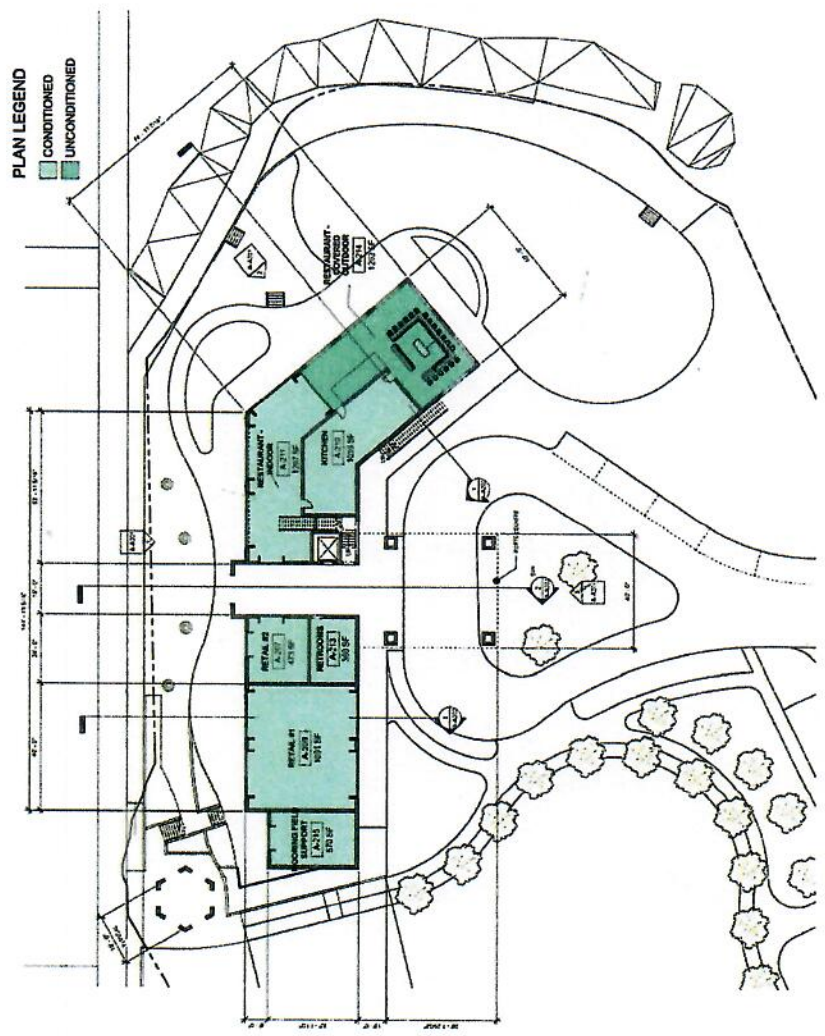
RELI CONSOLIDATED SEA HAZARETH  
 ST THOMAS, USVI

JACK ROCK SA LLC  
 MARINA BUILDING - FLOOR  
 PLAN - FIRST FLOOR

NO.	REVISION	DATE
1	Initial Design	08/15/11
2	Revised Design	08/15/11
3	Final Design	08/15/11

**A-A111**

NOT FOR CONSTRUCTION



LEVEL 01 - MARINA  
 PLAN - FIRST FLOOR

**IDG** Intelligent Design Group  
 10000 Parkway Drive  
 Suite 100  
 Dallas, TX 75244  
 Phone: (972) 412-1000  
 Fax: (972) 412-1001  
 Email: info@idg.com

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 10000 Parkway Drive, Suite 100  
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 Phone: (972) 412-1000  
 Fax: (972) 412-1001  
 Email: harris@harris-engineers.com

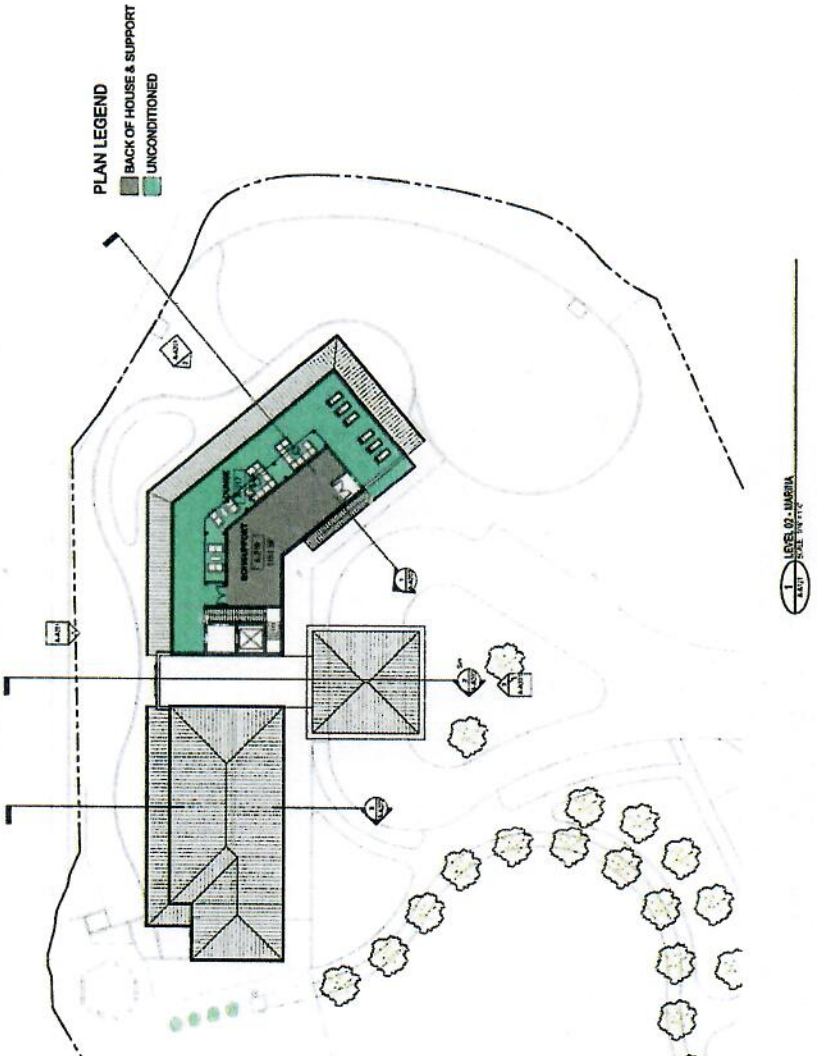
**ATM**  
 10000 Parkway Drive, Suite 100  
 Dallas, TX 75244  
 Phone: (972) 412-1000  
 Fax: (972) 412-1001  
 Email: atm@atm.com

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	08/14/12
2	ISSUE FOR PERMIT	08/14/12
3	ISSUE FOR PERMIT	08/14/12
4	ISSUE FOR PERMIT	08/14/12
5	ISSUE FOR PERMIT	08/14/12
6	ISSUE FOR PERMIT	08/14/12
7	ISSUE FOR PERMIT	08/14/12
8	ISSUE FOR PERMIT	08/14/12
9	ISSUE FOR PERMIT	08/14/12
10	ISSUE FOR PERMIT	08/14/12

**LATITUDE 18 MARINA**  
 REM. CONSOLIDATED 66A HAZARETH  
 ST. THOMAS, LSI  
 JACK ROCK BA C LLC  
 MARINA BUILDING - FLOOR  
 PLAN - SECOND FLOOR

Drawn: [Name]  
 Checked: [Name]  
 Date: 8/14/12  
 Scale: 1/8" = 1'-0"

**A-A121**  
 10000 PARKWAY DRIVE, SUITE 100  
 DALLAS, TX 75244  
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 10000 Westpark Drive, Suite 100  
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 Fax: 972.382.1235  
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 Nashville, TN 37203  
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 www.designdistrict.com

**PAUL FENEKAS, PE**  
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 41 Bellevue NW #202  
 Atlanta, GA 30308  
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 Fax: 404.525.1235  
 paul@fenekas.com

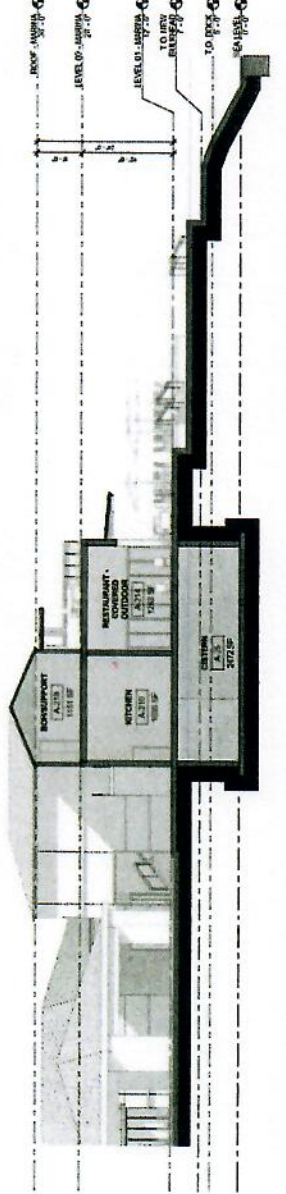
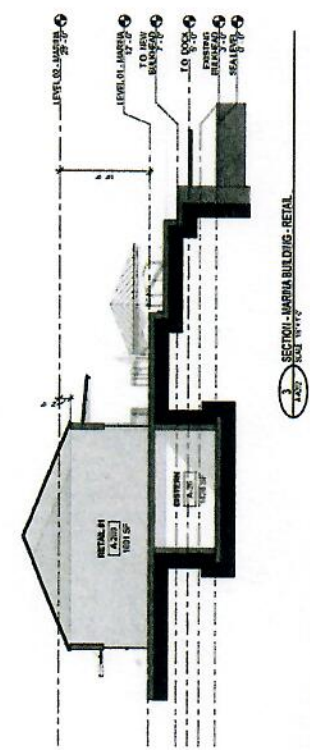
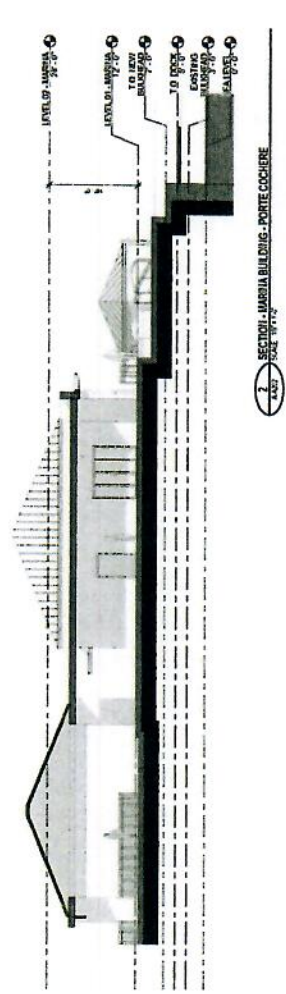
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 Fax: 972.382.1235  
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 Fax: 615.259.1235  
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No.	Revised/Issued/Revision	Date
1	01/15/2017	01/15/2017
2	01/15/2017	01/15/2017
3	01/15/2017	01/15/2017

**LATITUDE 18 MARINA**  
 REGI CONSULTANTS P&A INCORPORATED  
 ST. THOMAS, USVI  
 JACK ROCK P&A CLC  
 MARINA BUILDING - SECTIONS

**A-A202**  
 WASHINGTON STATE SECTION



**SECTION - MARINA BUILDING - RESTAURANT**  
 1 A-A202

**JDC** Jackson Design Group  
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Jacksonville, FL 32217  
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Fax: 904.771.1001  
Email: jdc@jdcgroup.com

NO.	REVISION	DATE
1	Issue for Construction	08/07/14
2	Final Construction Documents	08/07/14

LATITUDE 18 MARINA

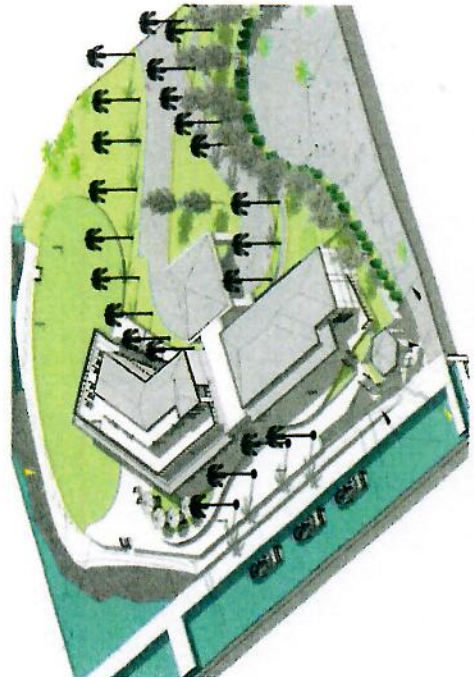
REX CONSOLIDATED 86-A HAZARETH  
ST THOMAS, USVI

JACK ROCK B4 C1/C  
MARINA BUILDING -  
AXONOMETRIC VIEWS

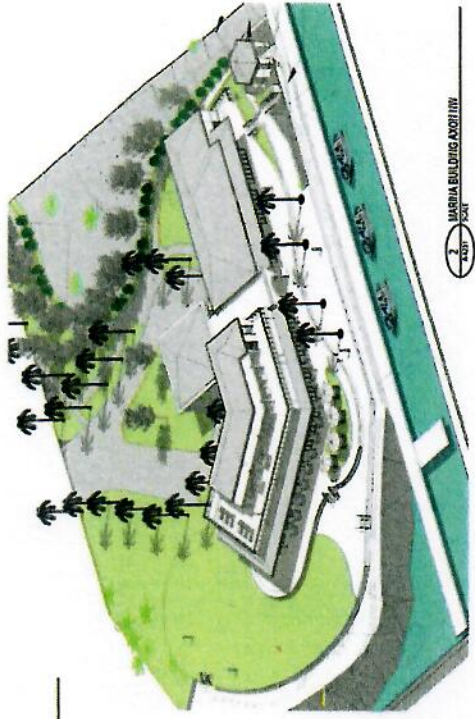
NO.	REVISION	DATE
1	Issue for Construction	08/07/14
2	Final Construction Documents	08/07/14

A-A231

AXONOMETRIC VIEWS



MARINA BUILDING AXONITE



MARINA BUILDING AXONITY

**IDC** Industrial Design Group  
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**PAUL FERRERAS, PE**  
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No.	REVISIONS	Date
1	Issue for Review	08/11/2011
2	Issue for Construction	08/11/2011
3	Issue for Construction	08/11/2011

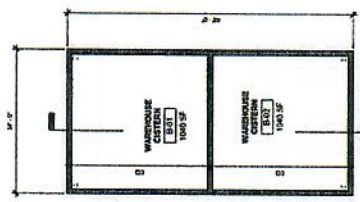
LATITUDE 18 MARINA

RELI. CONSOLIDATED 86-A HAZARETH  
 ST. THOMAS, USVI  
 JACK ROCK SA C LLC  
 WAREHOUSE - FLOOR PLANS

Drawn: NICHOL  
 Checked: JEFFREY  
 Date: 08/11/2011

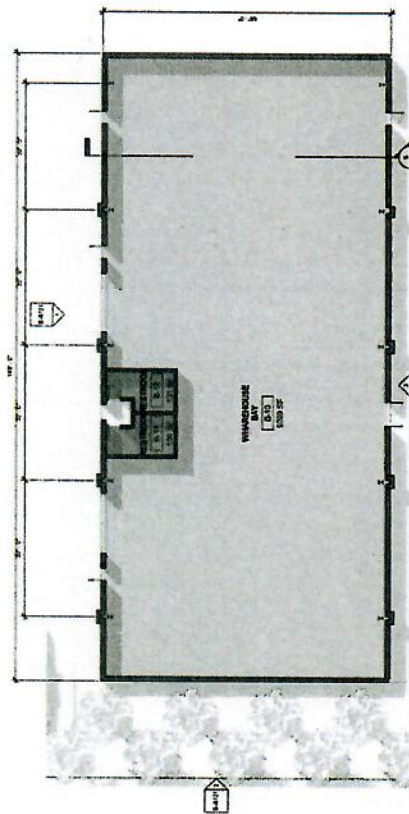
B-A101

DATE PLOTTED: 08/11/2011 10:00 AM  
 PLOTTER: HP DesignJet 2400



2 FLOOR PLAN - WAREHOUSE - STERILE LEVEL  
 SCALE: 1/8" = 1'-0"

**PLAN LEGEND**  
 ■ BACK OF HOUSE & SUPPORT  
 □ MARINA STORAGE



1 FLOOR PLAN - WAREHOUSE  
 SCALE: 1/8" = 1'-0"



**LEVEL** Levelset Design Group  
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 Email: info@levelset.com

NO.	DATE	DESCRIPTION
1	10/15/12	ISSUED FOR PERMIT
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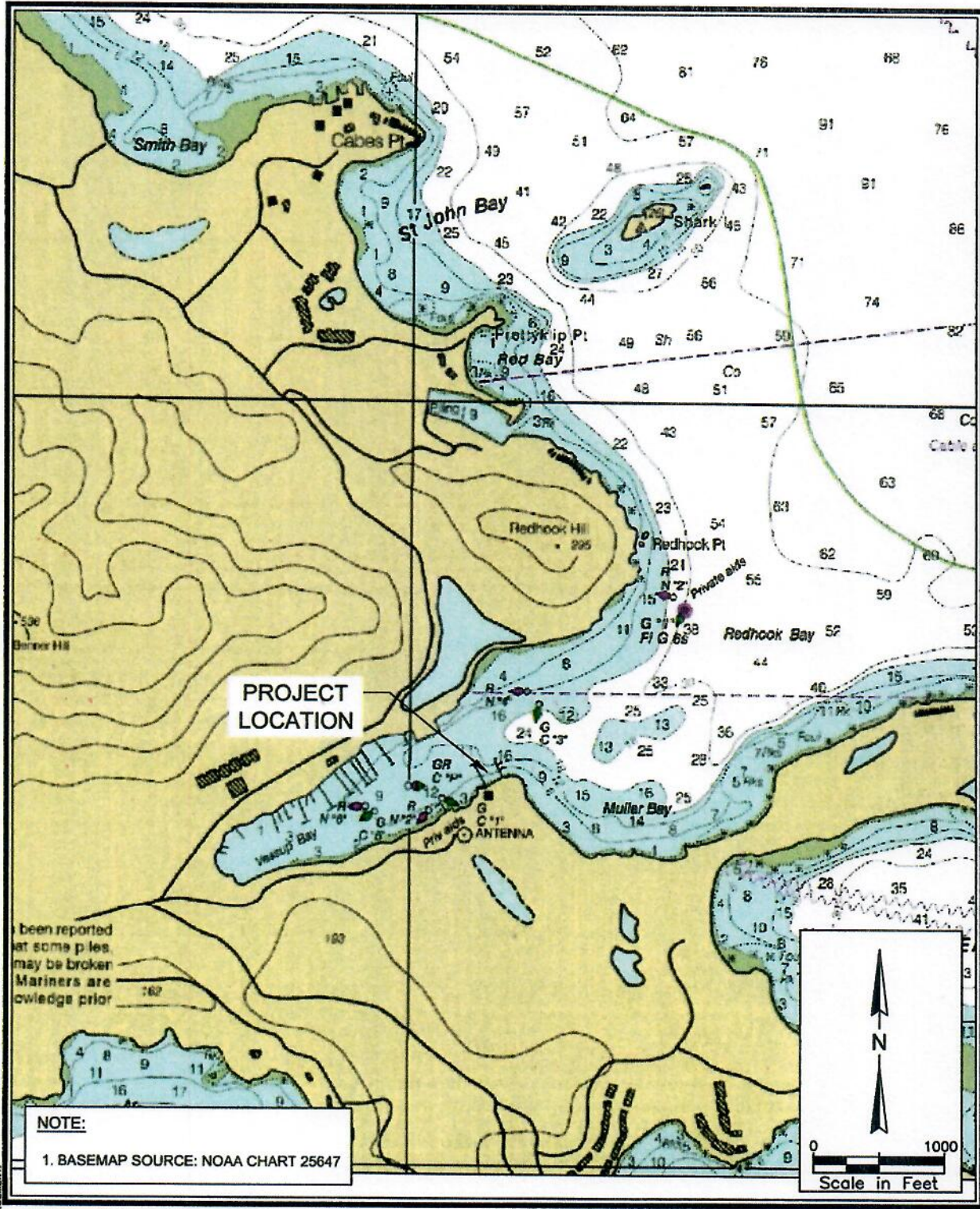








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**NOTE:**  
1. BASEMAP SOURCE: NOAA CHART 25647

**ATM**  
 A Geospatial Corporation  
 2047 Vista Parkway, Suite 201  
 West Palm Beach, FL 33411  
 (561) 659-0041  
 Certificate of Authorization #4669

**NAVIGATION PLAN**

---

**LATITUDE 18 MARINA**

Requested by:  
Jack Rock B-A, LLC  
Redhook Hayes B Rem, LLC

Sheet Number: 2 of 24

**FOR PERMITTING PURPOSES ONLY**  
NOT FOR CONSTRUCTION

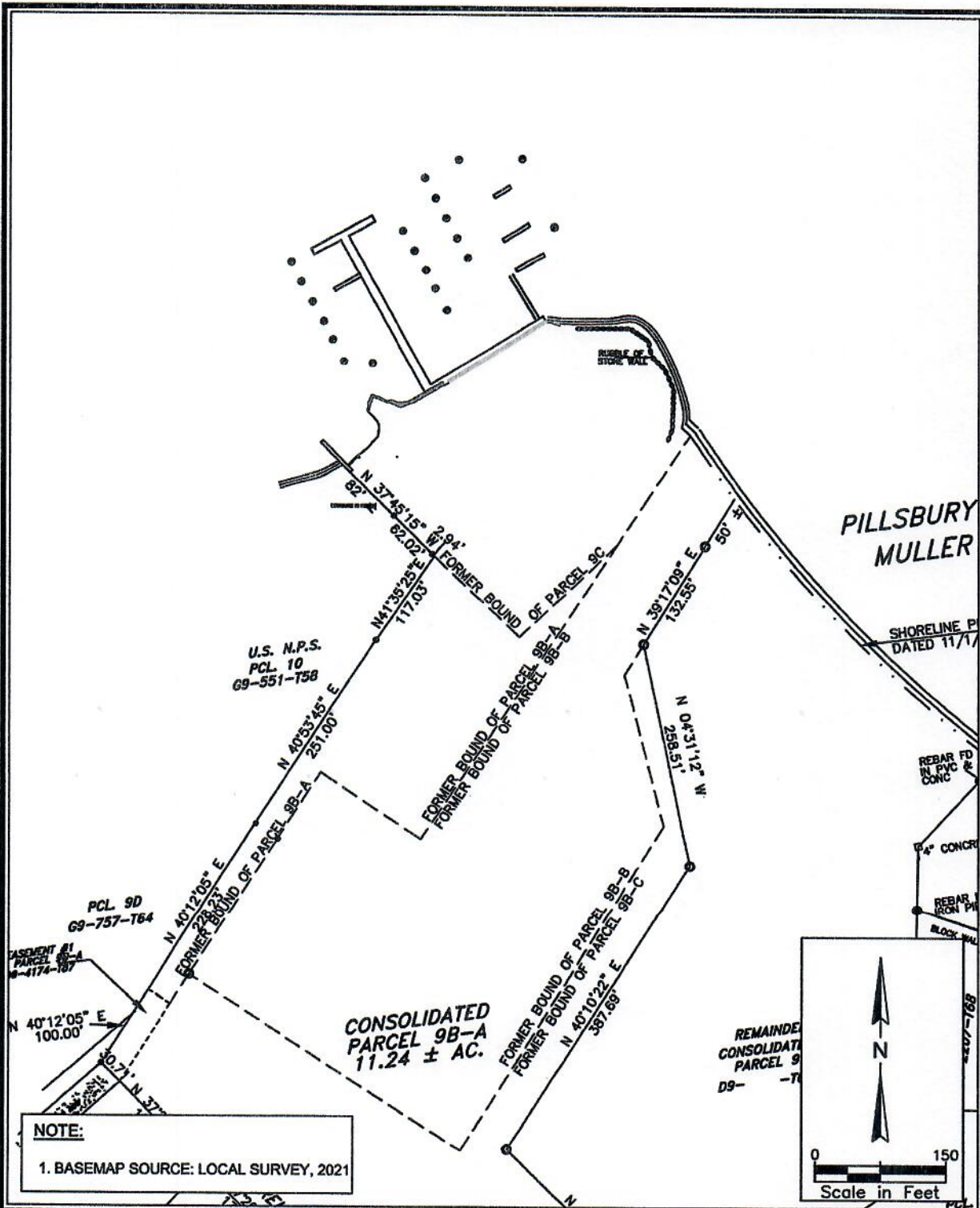
Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

Issue Date: 12-19-2022



REVISIONS TO THESE DRAWINGS SHALL BE MADE BY THE DESIGNER. THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF ATM.



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 A Geospatial Solutions  
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 West Palm Beach, FL 33411  
 (561) 659-0041  
 Certificate of Authorization #4669

**PARCEL MAP**  
**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

Sheet Number: 3 of 24

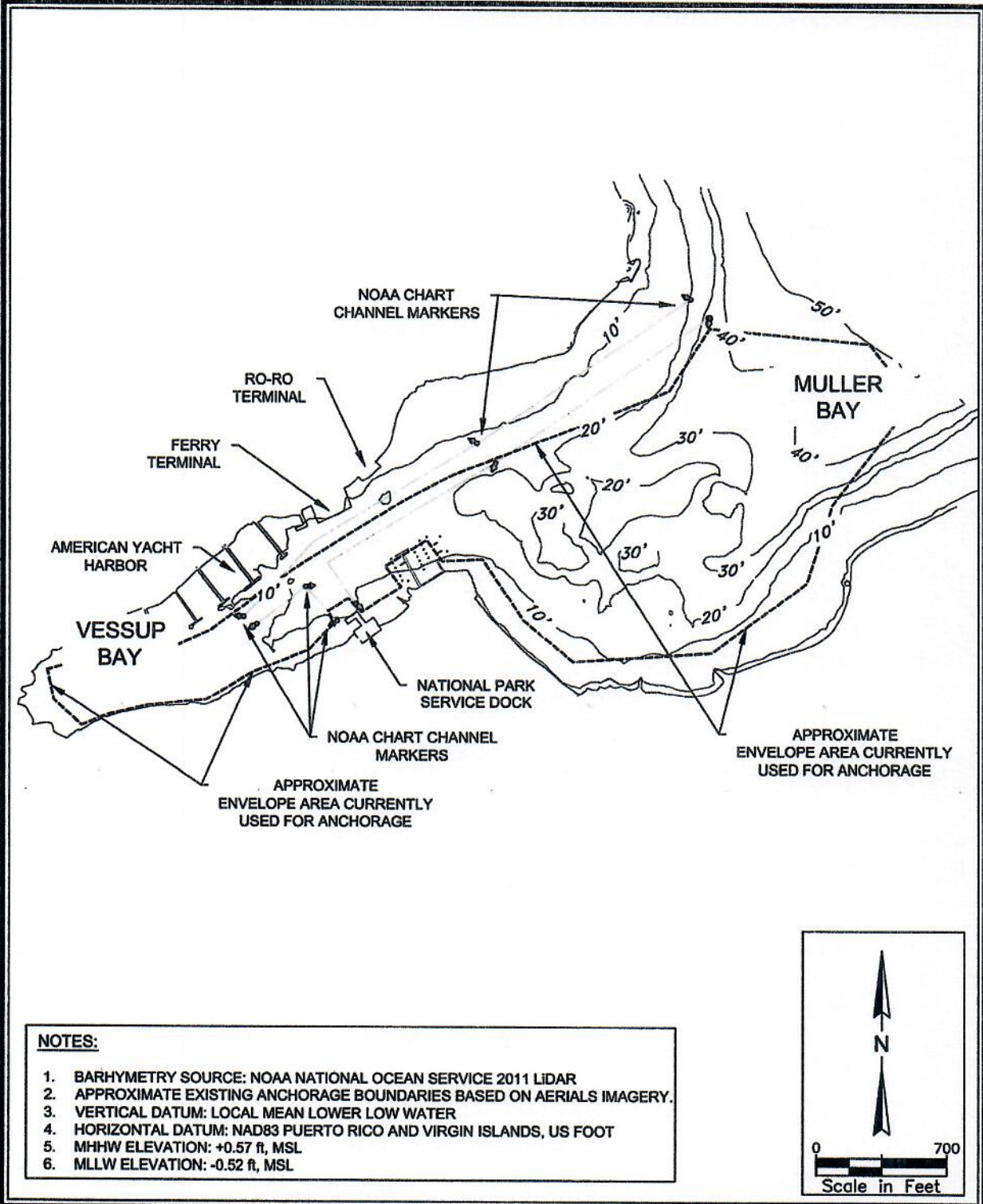
**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

Issue Date: 12-19-2022

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- NOTES:**
1. BATHYMETRY SOURCE: NOAA NATIONAL OCEAN SERVICE 2011 LIDAR
  2. APPROXIMATE EXISTING ANCHORAGE BOUNDARIES BASED ON AERIALS IMAGERY.
  3. VERTICAL DATUM: LOCAL MEAN LOWER LOW WATER
  4. HORIZONTAL DATUM: NAD83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT
  5. MHHW ELEVATION: +0.57 ft, MSL
  6. MLLW ELEVATION: -0.52 ft, MSL

  
 Applied Technology & Management  
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 West Palm Beach, FL 33411  
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**EXISTING CONDITIONS**  
**VESSUP & MULLER BAY**

---

**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 4 of 24

---

**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

---

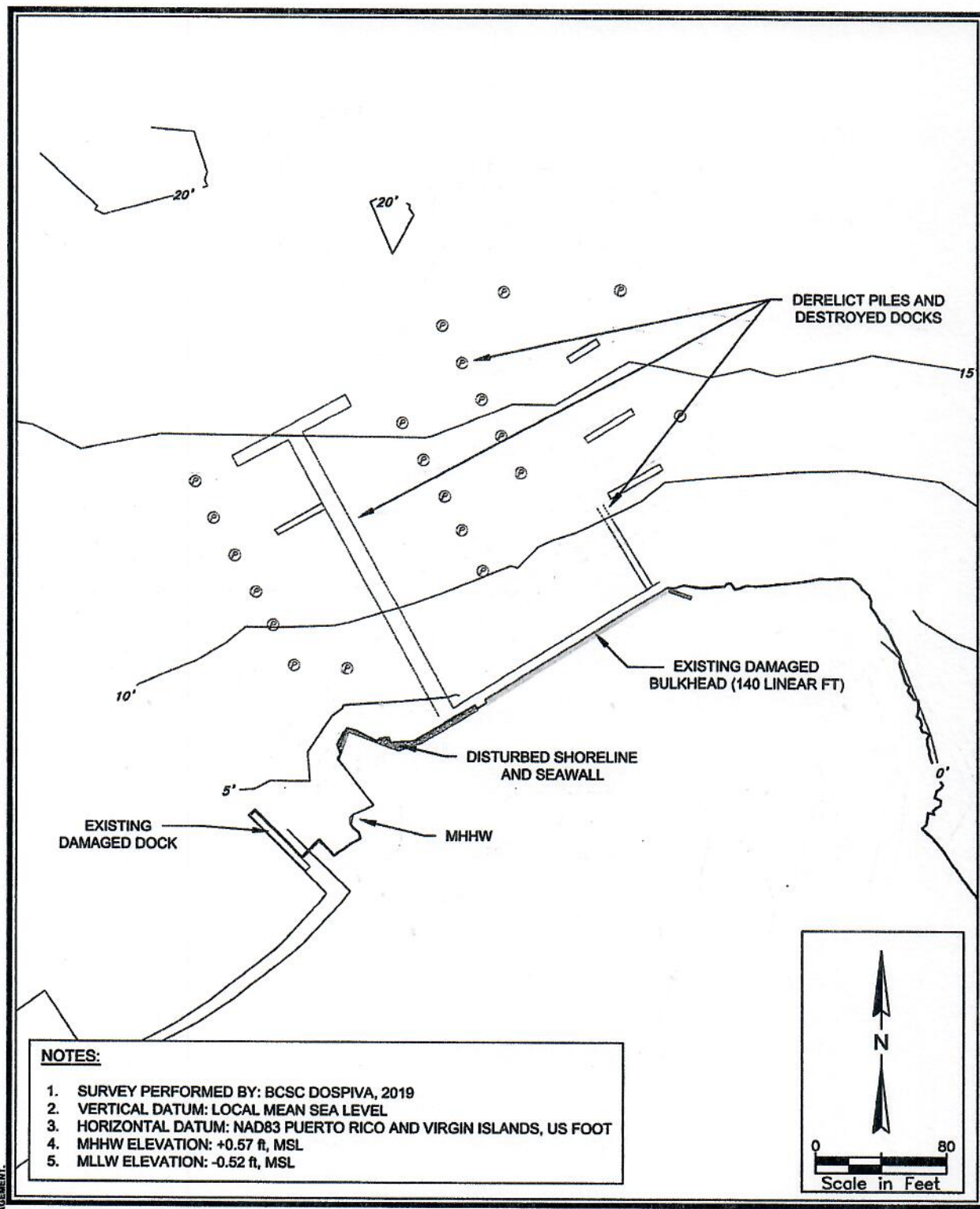
Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

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Issue Date: 12-19-2022



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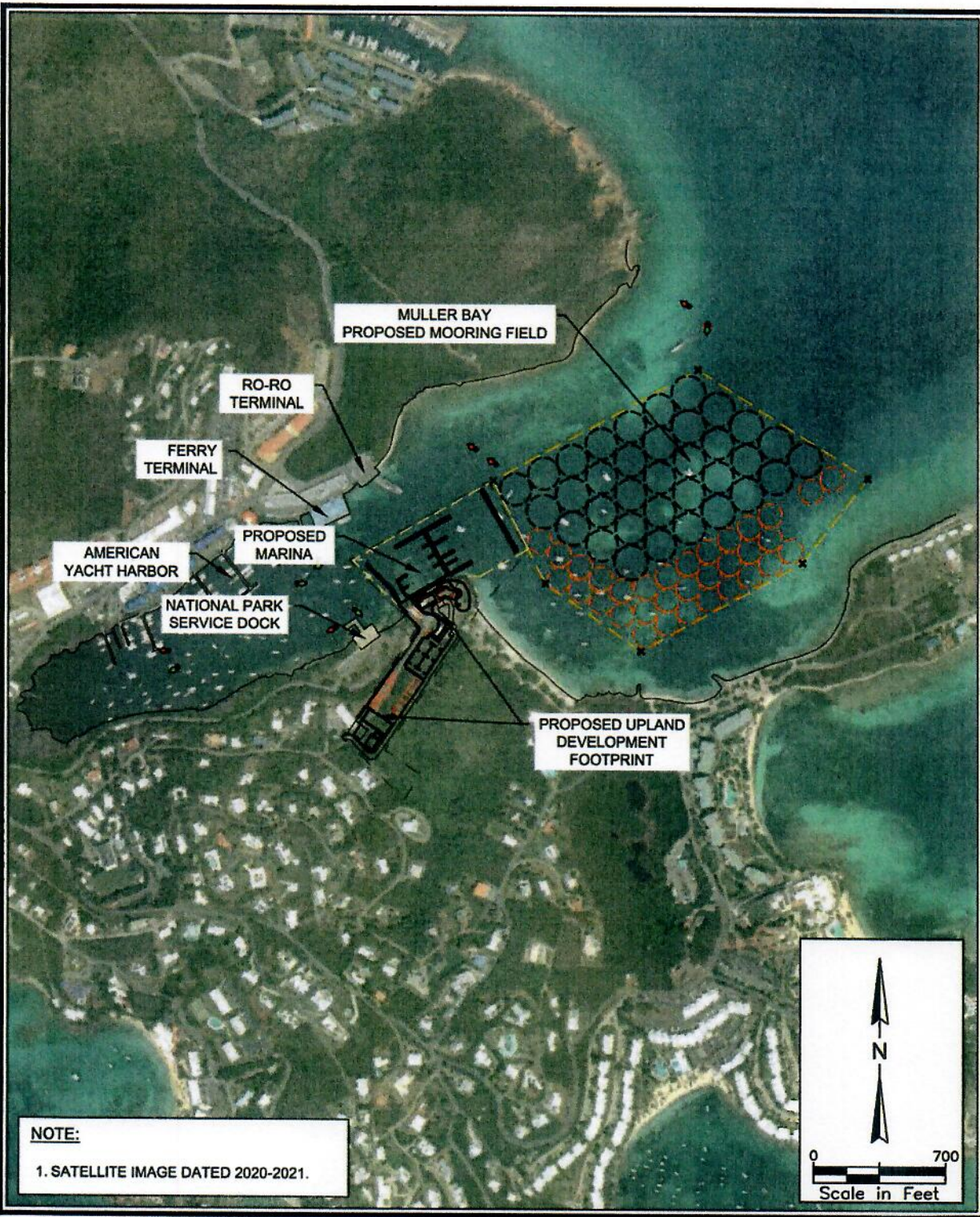


- NOTES:**
1. SURVEY PERFORMED BY: BCSC DOSPIVA, 2019
  2. VERTICAL DATUM: LOCAL MEAN SEA LEVEL
  3. HORIZONTAL DATUM: NAD83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT
  4. MHHW ELEVATION: +0.57 ft, MSL
  5. MLLW ELEVATION: -0.52 ft, MSL

 ATM <small>A Consulting Company</small> 2047 Vista Parkway, Suite 201 West Palm Beach, FL 33411 (561) 859-0041 Certificate of Authorization #4669	<b>SITE EXISTING CONDITIONS</b>  <b>LATITUDE 18 MARINA</b>	Requested by: Jack Rock B-A, LLC Redhook Hayes B Rem, LLC  Sheet Number: 5 of 24  <b>FOR PERMITTING PURPOSES ONLY</b> <b>NOT FOR CONSTRUCTION</b>	Location: Vessup Bay, St. Thomas, USVI Parcel ID: Waterbody: Muller Bay - Vessup Bay  Latitude: 18 19' 32" N Longitude: 64 50' 54" W  Issue Date: 12-19-2022
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NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



**NOTE:**  
1. SATELLITE IMAGE DATED 2020-2021.

**ATM**  
A Geospatial Company  
2047 Vista Parkway, Suite 201  
West Palm Beach, FL 33411  
(561) 659-0041  
Certificate of Authorization #4689

**PROJECT COMPONENTS**

---

LATITUDE 18 MARINA

Requested by:  
Jack Rock B-A, LLC  
Redhook Hayes B Rem, LLC

---

Sheet Number: 6 of 24

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**FOR PERMITTING PURPOSES ONLY**  
NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
Parcel ID:  
Waterbody: Muller Bay - Vessup Bay

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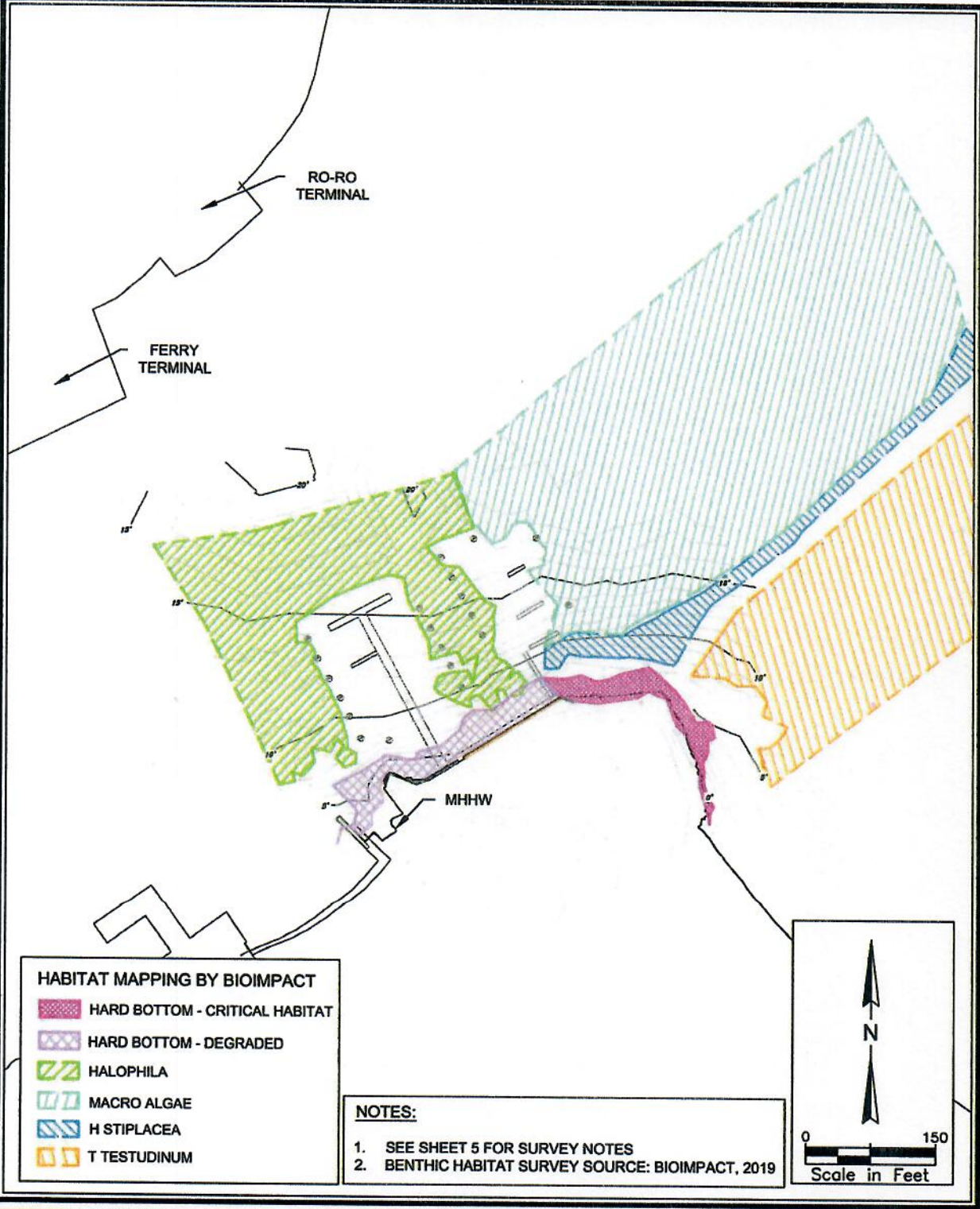
Latitude: 18 19' 32" N  
Longitude: 64 50' 54" W

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Issue Date: 12-19-2022



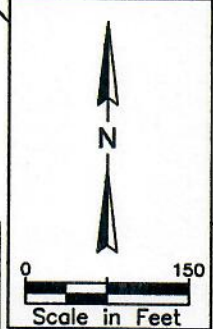
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HABITAT MAPPING BY BIOIMPACT	
	HARD BOTTOM - CRITICAL HABITAT
	HARD BOTTOM - DEGRADED
	HALOPHILA
	MACRO ALGAE
	H STIPLACEA
	T TESTUDINUM

**NOTES:**

- SEE SHEET 5 FOR SURVEY NOTES
- BENTHIC HABITAT SURVEY SOURCE: BIOIMPACT, 2019



  
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**EXISTING BENTHIC HABITAT  
MARINA SITE**  
  
**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC  
  
 Sheet Number: 7 of 24  
  
**FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION**

Location: Vessup Bay, St. Thomas , USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay  
  
 Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W  
  
 Issue Date: 12-19-2022



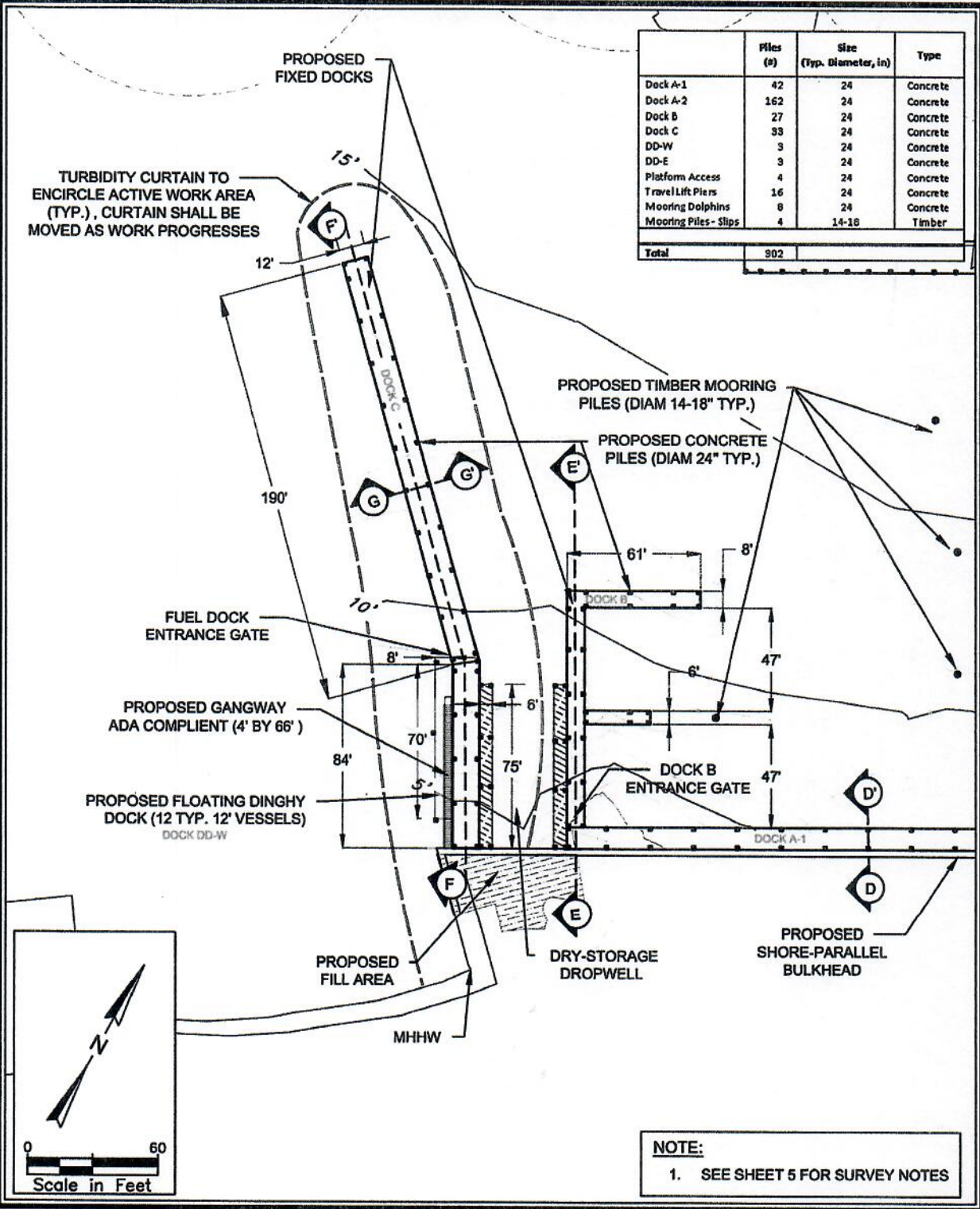








FILED FOR THE RECORD IN THE OFFICE OF THE SURVEYOR GENERAL, ST. THOMAS, VI. BY VESSEL JOHN MORAN, RESIDENT 2204 VISTA PARADISE, SUITE 201, WEST PALM BEACH, FL 33411. PROJECT NO. 2022-001. DATE OF SURVEY: 12/15/2022. THIS SURVEY IS STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



	Piles (#)	Size (Typ. Diameter, in)	Type
Dock A-1	42	24	Concrete
Dock A-2	162	24	Concrete
Dock B	27	24	Concrete
Dock C	33	24	Concrete
DD-W	3	24	Concrete
DD-E	3	24	Concrete
Platform Access	4	24	Concrete
Travel Lift Piers	16	24	Concrete
Mooring Dolphins	8	24	Concrete
Mooring Piles - Slips	4	14-18	Timber
<b>Total</b>	<b>302</b>		

**NOTE:**  
1. SEE SHEET 5 FOR SURVEY NOTES

**ATM**  
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 West Palm Beach, FL 33411  
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**PROPOSED DOCK B & C**

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**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 10 of 24

**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

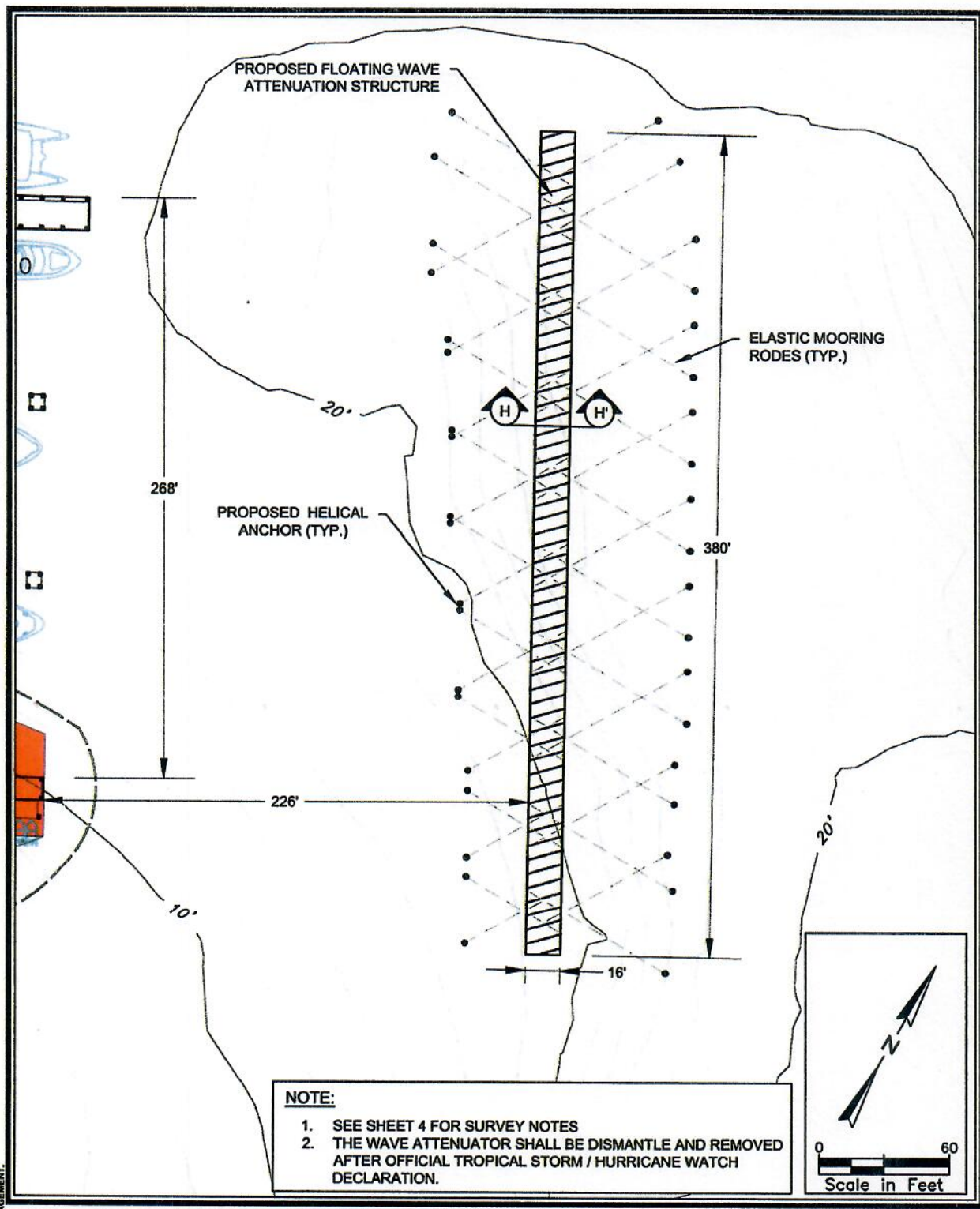
Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

---

Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

Issue Date: 12-19-2022

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**NOTE:**

- SEE SHEET 4 FOR SURVEY NOTES
- THE WAVE ATTENUATOR SHALL BE DISMANTLE AND REMOVED AFTER OFFICIAL TROPICAL STORM / HURRICANE WATCH DECLARATION.

**ATM**  
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**PROPOSED WAVE ATTENUATOR**

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**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 11 of 24

---

**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

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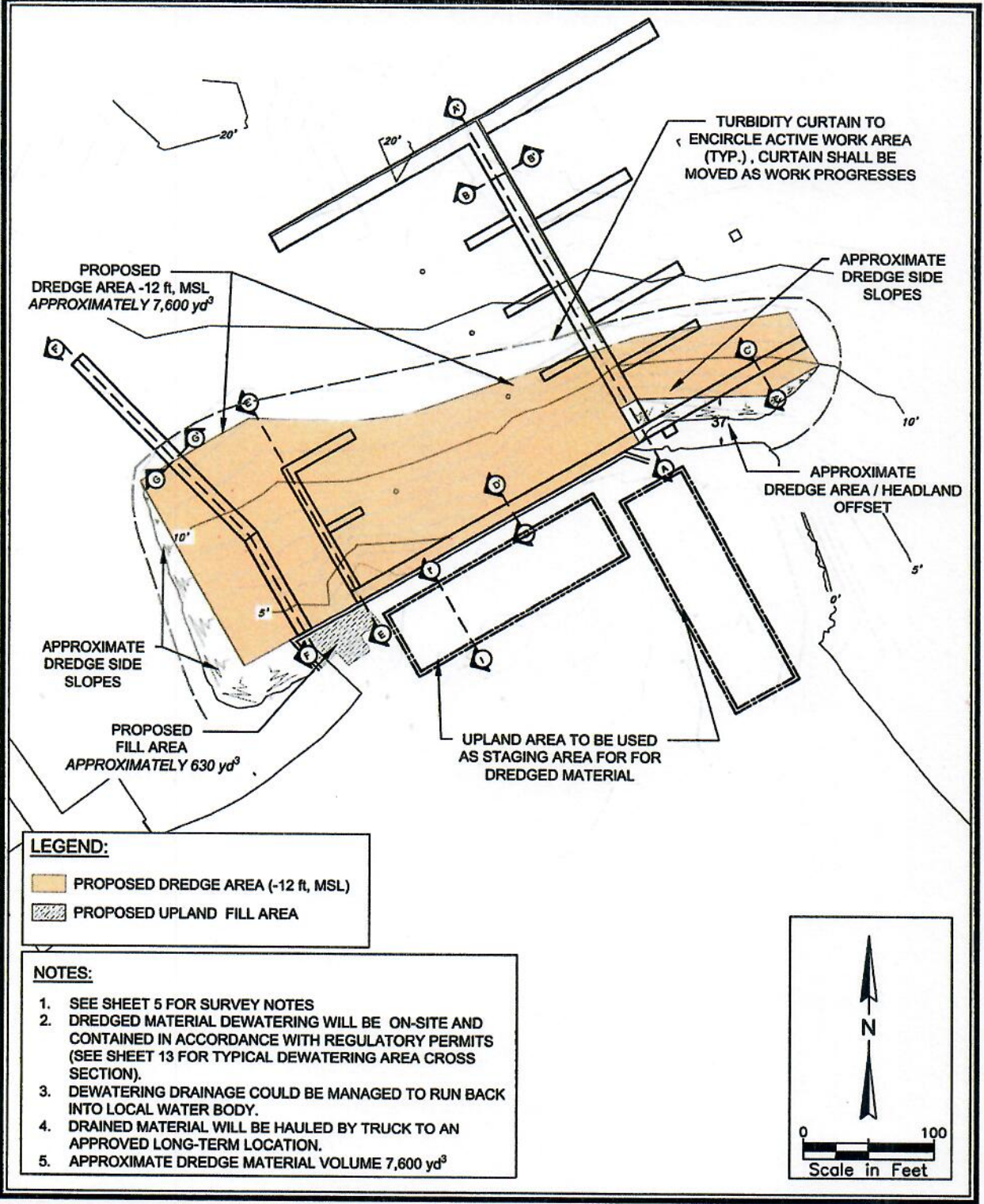
Latitude: 18 19' 32" N  
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Issue Date: 12-19-2022



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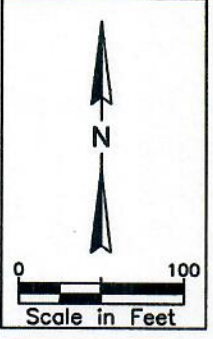


**LEGEND:**

- PROPOSED DREDGE AREA (-12 ft, MSL)
- PROPOSED UPLAND FILL AREA

**NOTES:**

1. SEE SHEET 5 FOR SURVEY NOTES
2. DREDGED MATERIAL DEWATERING WILL BE ON-SITE AND CONTAINED IN ACCORDANCE WITH REGULATORY PERMITS (SEE SHEET 13 FOR TYPICAL DEWATERING AREA CROSS SECTION).
3. DEWATERING DRAINAGE COULD BE MANAGED TO RUN BACK INTO LOCAL WATER BODY.
4. DRAINED MATERIAL WILL BE HAULED BY TRUCK TO AN APPROVED LONG-TERM LOCATION.
5. APPROXIMATE DREDGE MATERIAL VOLUME 7,600 yd<sup>3</sup>



**ATM**  
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 West Palm Beach, FL 33411  
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**OVERALL PROPOSED  
 DREDGING PLAN**

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**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 12 of 24

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**FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION**

Location: Vessup Bay, St. Thomas , USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

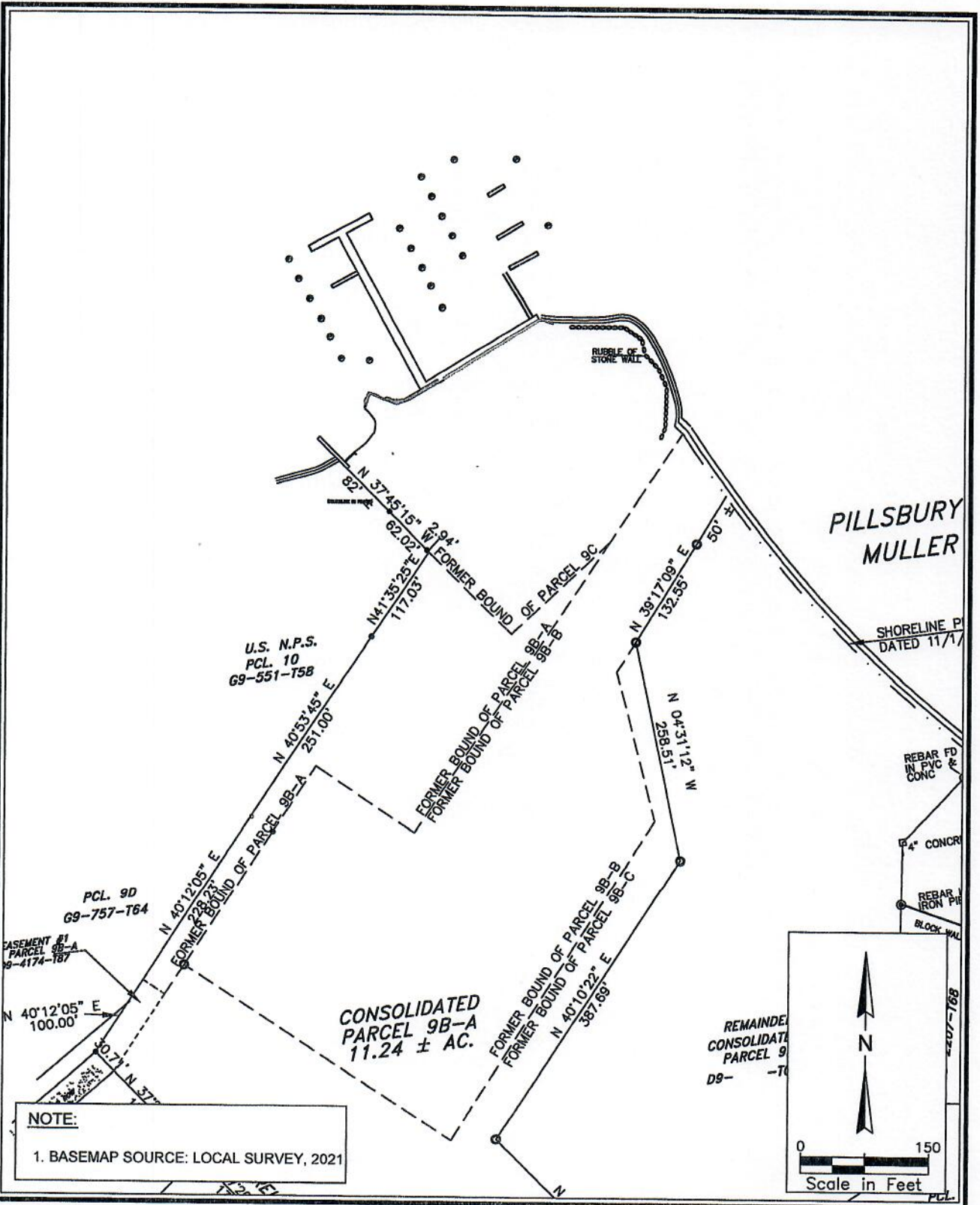
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 Longitude: 64 50' 54" W

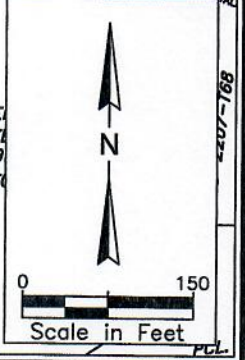
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Issue Date: 12-19-2022

DELETED INFORMATION ON VESSELS, STRUCTURES, AND OTHER MARINE FACILITIES IS NOT TO BE DISCLOSED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICANT. THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF THE APPLICANT.



**NOTE:**  
1. BASEMAP SOURCE: LOCAL SURVEY, 2021



**ATM**  
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West Palm Beach, FL 33411  
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**PARCEL MAP**

---

**LATITUDE 18 MARINA**

Requested by:  
Jack Rock B-A, LLC  
Redhook Hayes B Rem, LLC

Sheet Number: 3 of 24

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NOT FOR CONSTRUCTION

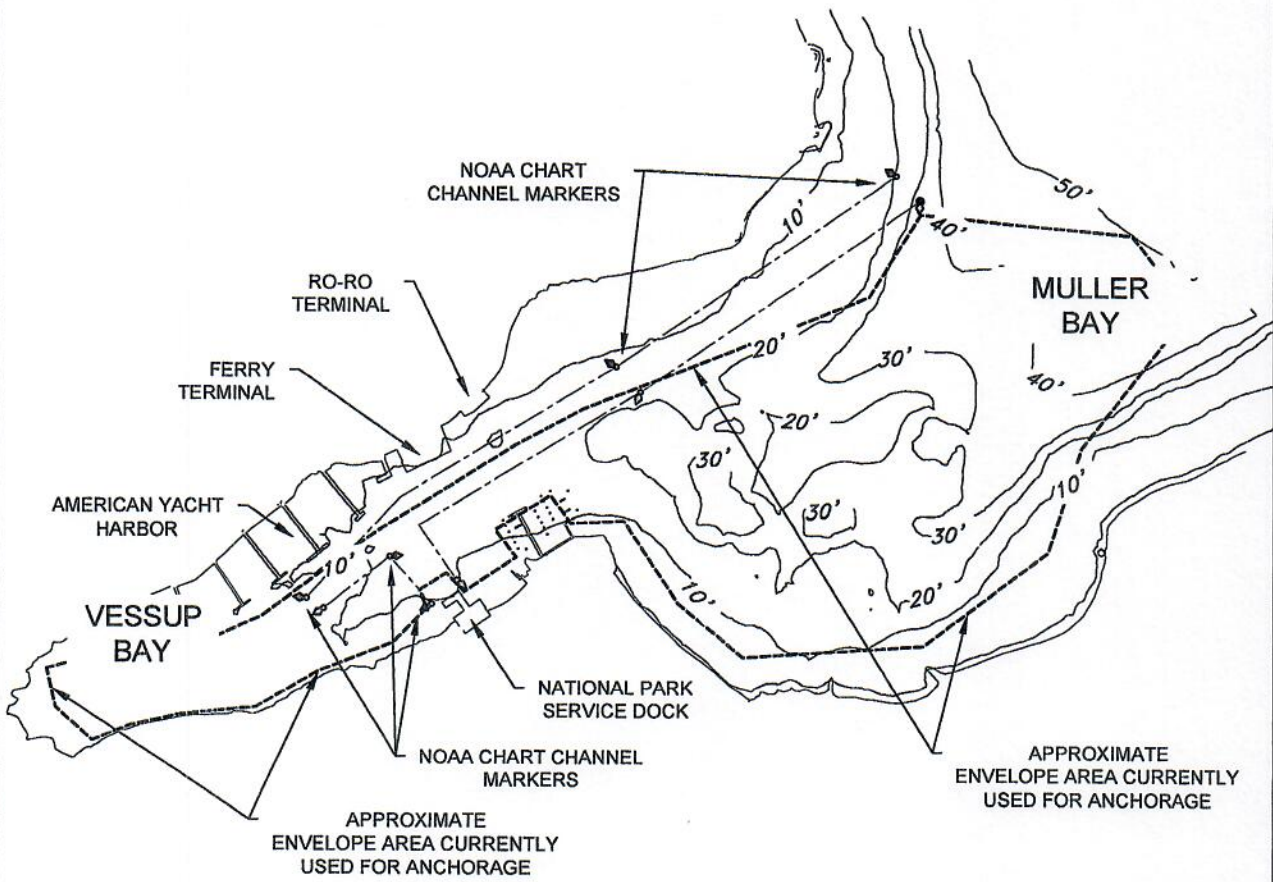
Location: Vessup Bay, St. Thomas, USVI  
Parcel ID:  
Waterbody: Muller Bay - Vessup Bay

Latitude: 18 19' 32" N  
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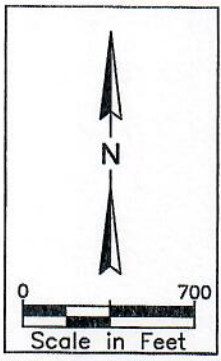
Issue Date: 12-19-2022



H:\COO DEL COORDINATION\ C:\WESTPALM BEACH SHORES\DRAWINGS\PROJECT\18-3374 V VESSUP POINT MARINA FEASIBILITY NOAA\PERMIT\VESSUP\_AMSUPPORT\_AIC2022\AN\_LATTIDIS MARINA\_PERMISE\_14DEC22.DWG  
 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



- NOTES:**
1. BARHYMETRY SOURCE: NOAA NATIONAL OCEAN SERVICE 2011 LIDAR
  2. APPROXIMATE EXISTING ANCHORAGE BOUNDARIES BASED ON AERIALS IMAGERY.
  3. VERTICAL DATUM: LOCAL MEAN LOWER LOW WATER
  4. HORIZONTAL DATUM: NAD83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT
  5. MHHW ELEVATION: +0.57 ft, MSL
  6. MLLW ELEVATION: -0.52 ft, MSL



  
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**EXISTING CONDITIONS**  
**VESSUP & MULLER BAY**

---

**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 4 of 24

---

**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

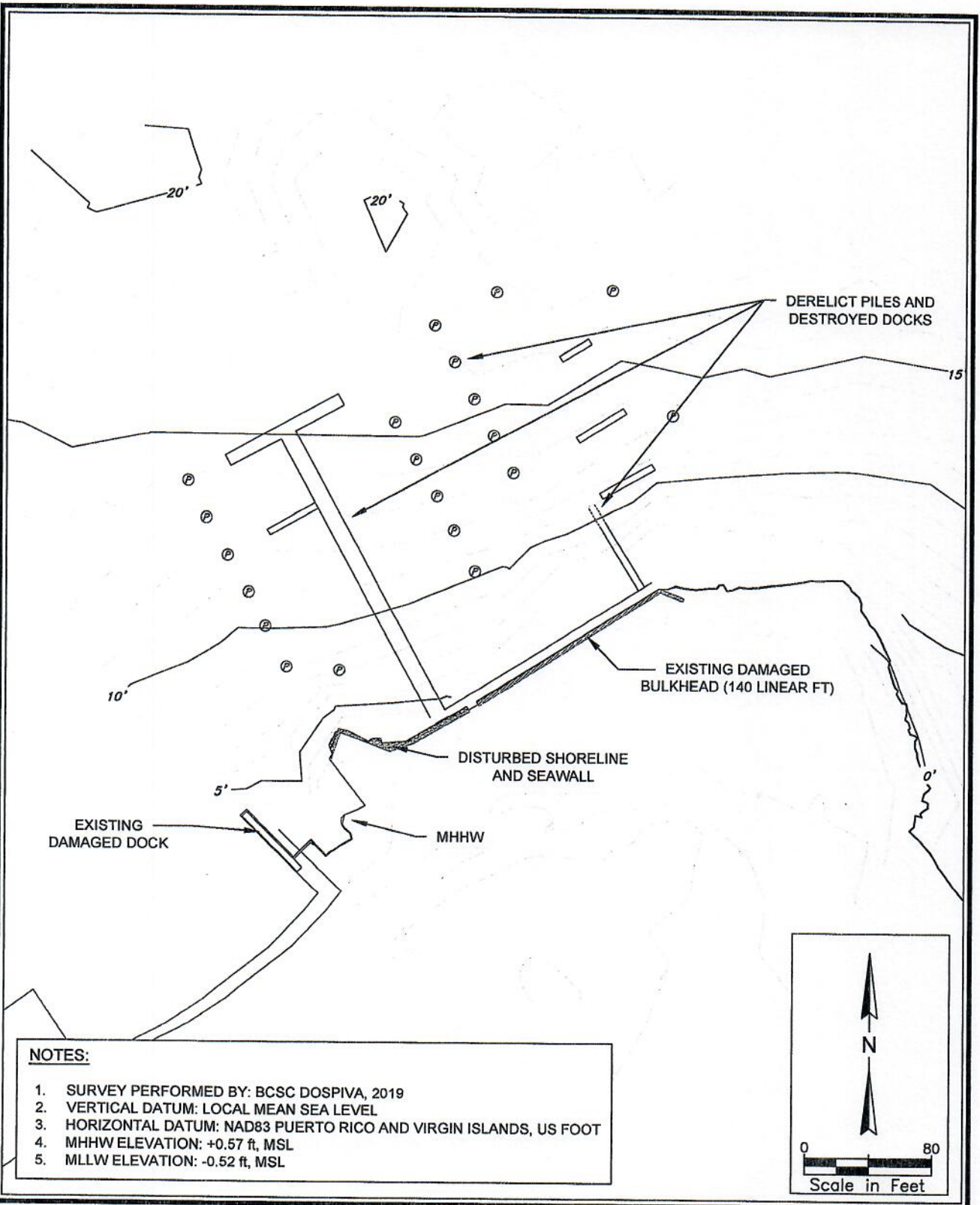
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Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

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Issue Date: 12-19-2022

P:\DCO\PROYECTOS\01\_VESTIBULO\01\_VESTIBULO\01\_VESTIBULO\14\_3174\_VI\_VESSUP\_POINT\_MARINA\_FERRISLEN\_NAVA\_VESTIBULO\_VESSUP\_ATM\SUPPORT\_AIR2022\AVM\_LATITUDE18MARINA\_FERRISLEN\_160227.DWG  
 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF ATM TECHNOLOGY & MANAGEMENT.



**NOTES:**

1. SURVEY PERFORMED BY: BCSC DOSPIVA, 2019
2. VERTICAL DATUM: LOCAL MEAN SEA LEVEL
3. HORIZONTAL DATUM: NAD83 PUERTO RICO AND VIRGIN ISLANDS, US FOOT
4. MHHW ELEVATION: +0.57 ft, MSL
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**ATM**  
 A Geosyntec Company  
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 West Palm Beach, FL 33411  
 (561) 659-0041  
 Certificate of Authorization #4869

**SITE EXISTING CONDITIONS**  
  
**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC  
  
 Sheet Number: 5 of 24  
  
**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

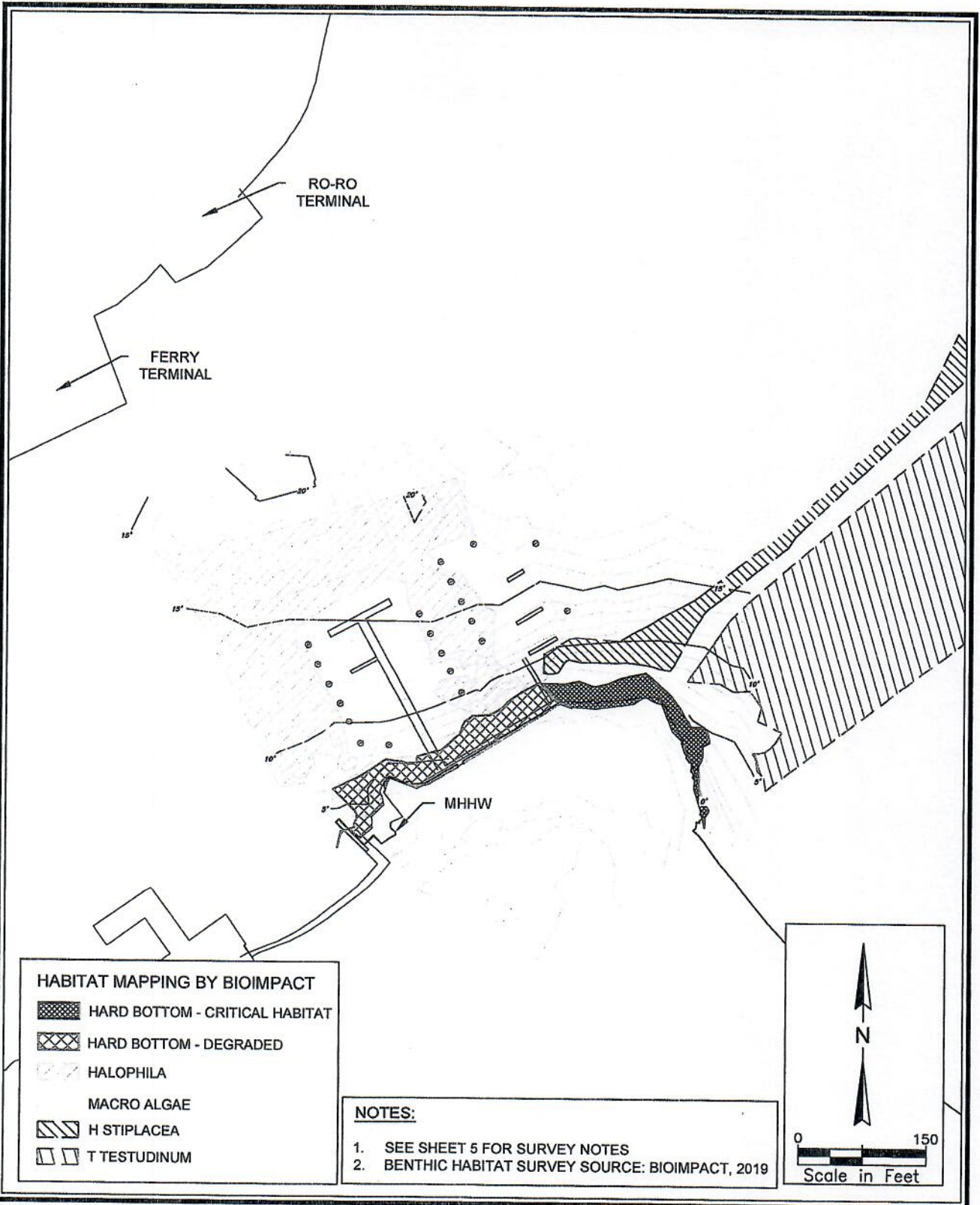
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 Issue Date: 12-19-2022







DEED DEL. 01/01/2019 09:00 AM, C:\VISTA\USVI\PROJECTS\18\_3374\_VI\_VESSUP\_2021\_MARINA\_FERRISLET\_NOVA\PERMIT\VESSUP\_AWIS\REPORT\_AUG2022\VI\_ML\_LATITUDE18MARINA\_FERRISLET\_18DC22.DWG  
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**HABITAT MAPPING BY BIOIMPACT**

	HARD BOTTOM - CRITICAL HABITAT
	HARD BOTTOM - DEGRADED
	HALOPHILA
	MACRO ALGAE
	H STIPLACEA
	T TESTUDINUM

**NOTES:**

- SEE SHEET 5 FOR SURVEY NOTES
- BENTHIC HABITAT SURVEY SOURCE: BIOIMPACT, 2019

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**EXISTING BENTHIC HABITAT**  
**MARINA SITE**

---

**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

---

Sheet Number: 7 of 24

---

**FOR PERMITTING PURPOSES ONLY**  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
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Latitude: 18 19' 32" N  
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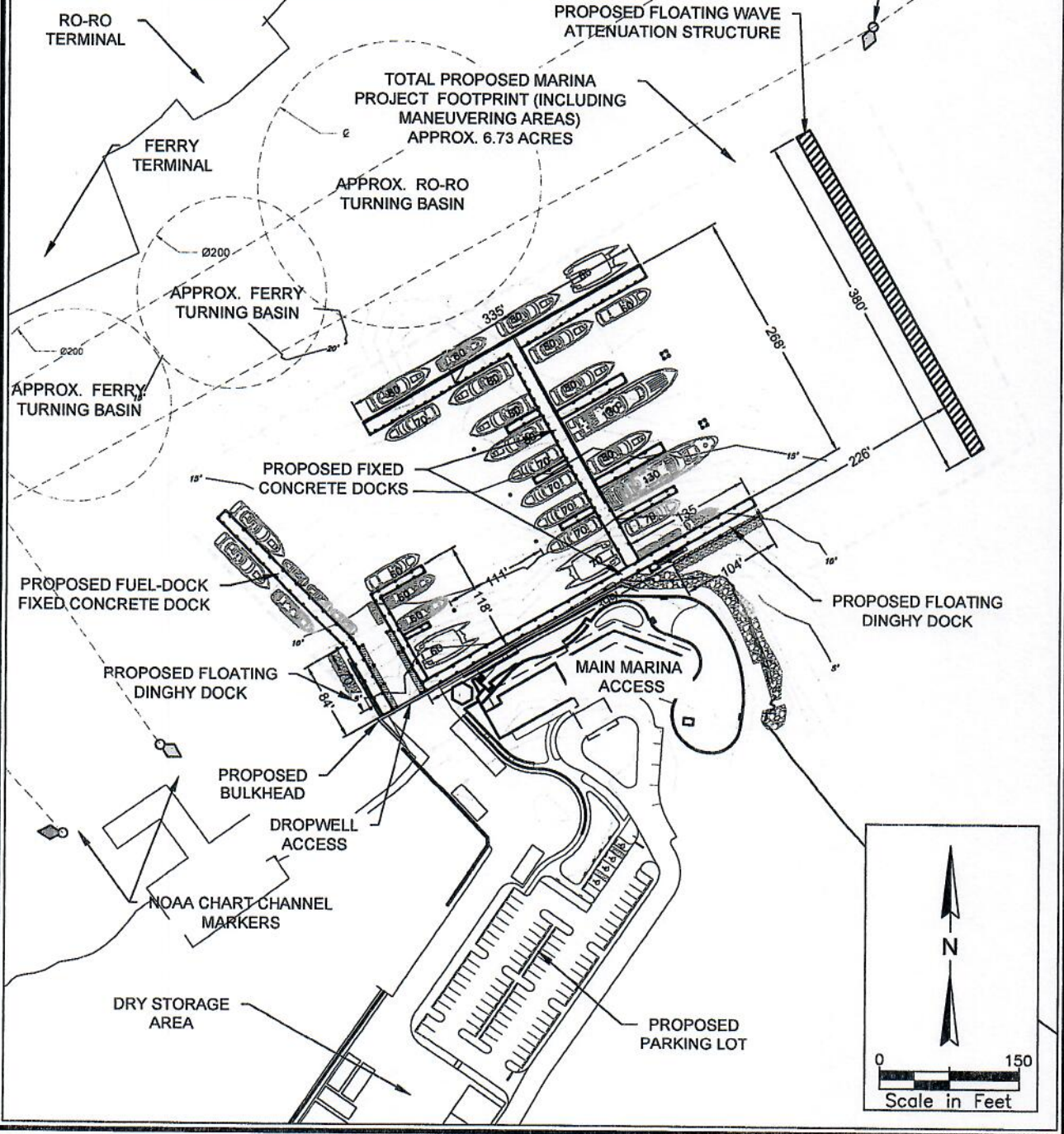
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Issue Date: 12-19-2022



**NOTES:**

1. SEE SHEET 5 FOR SURVEY NOTES
2. SIDE-TIE CONSIDERS 70' BOATS FOR SLIP COUNT PURPOSES
3. MAIN DOCKS TO BE CONCRETE FIXED DOCKS
4. TOTAL OVERWATER SQUARE FOOTAGE: 29,199 FT<sup>2</sup>
5. PROPOSED BULKHEAD: 311.5 LINEAR FT



RECD BY: CIVIL ENGINEER, C. VICTOR M. REICHEL, BARRISTER AT LAW, 1374 W. VESSELS POINT, SUITE 100, ST. THOMAS, VI, 01102. DATE: 12-19-2022. DRAWING NO.: ATM-2022-001. PROJECT: OVERALL PROPOSED PLAN MARINA. SHEET: 18 OF 24. SCALE: AS SHOWN. NOTES: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3RD PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF ATM APPLIED TECHNOLOGY & MANAGEMENT.

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 West Palm Beach, FL 33411  
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**OVERALL PROPOSED PLAN  
 MARINA**

**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

Sheet Number: 8 of 24

FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION

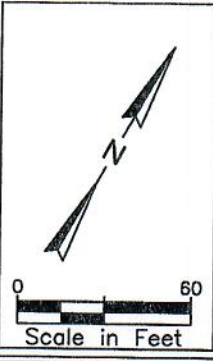
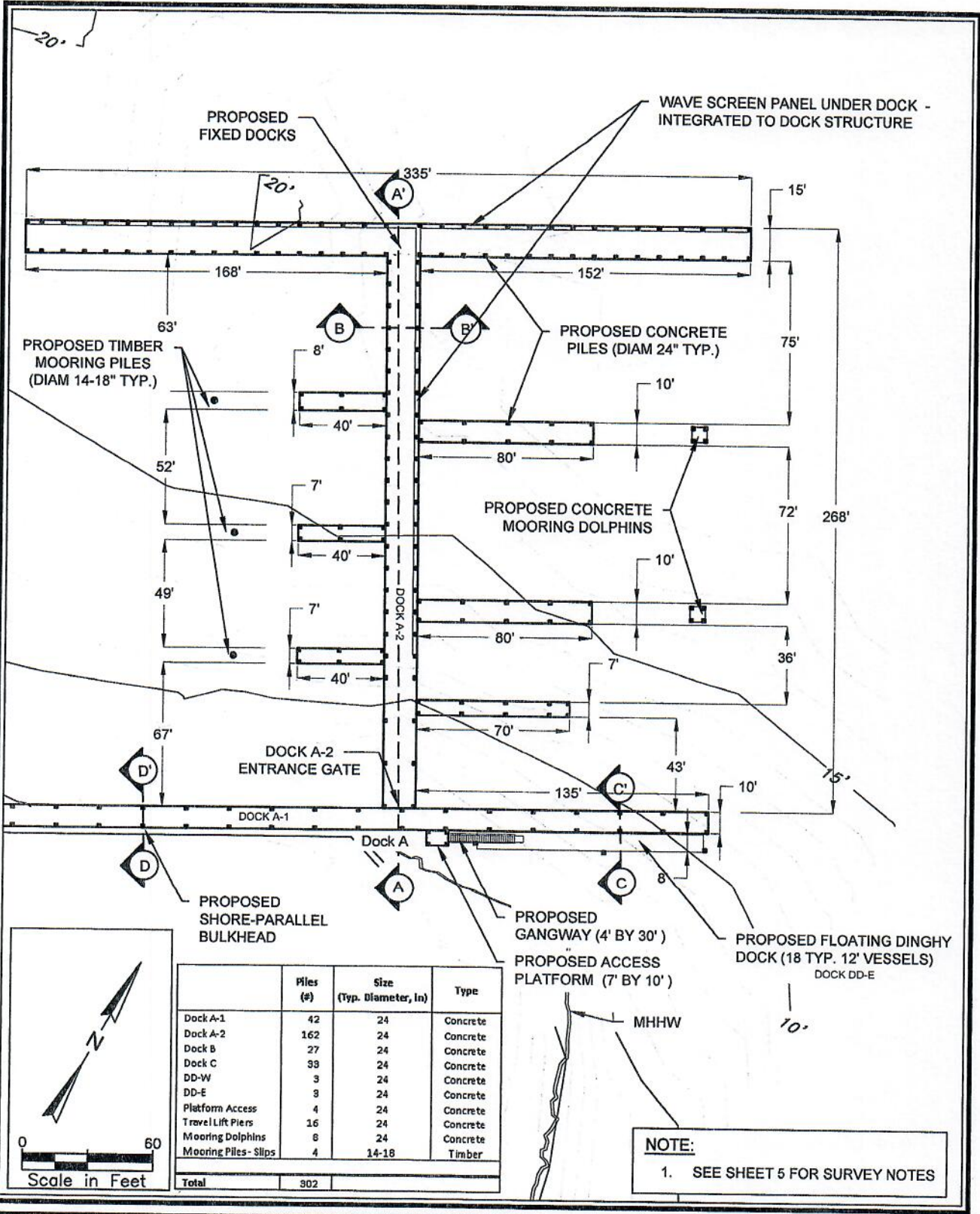
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Issue Date: 12-19-2022



DISCUSS THE INFORMATION, CAUTION, AND/OR RECOMMENDATIONS HEREIN TO THE CLIENT AND/OR USER. THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



	Piles (#)	Size (Typ. Diameter, in)	Type
Dock A-1	42	24	Concrete
Dock A-2	162	24	Concrete
Dock B	27	24	Concrete
Dock C	39	24	Concrete
DD-W	3	24	Concrete
DD-E	3	24	Concrete
Platform Access	4	24	Concrete
Trawl Lift Piers	16	24	Concrete
Mooring Dolphins	8	24	Concrete
Mooring Piles - Slips	4	14-18	Timber
<b>Total</b>	<b>302</b>		

**NOTE:**  
1. SEE SHEET 5 FOR SURVEY NOTES

**ATM**  
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2047 Vista Parkway, Suite 201  
West Palm Beach, FL 33411  
(561) 659-0041  
Certificate of Authorization #4669

**PROPOSED DOCKS A PLAN**

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**LATITUDE 18 MARINA**

Requested by:  
Jack Rock B-A, LLC  
Redhook Hayes B Rem, LLC

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Sheet Number: 9 of 24

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**FOR PERMITTING PURPOSES ONLY**  
NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
Parcel ID:  
Waterbody: Muller Bay - Vessup Bay

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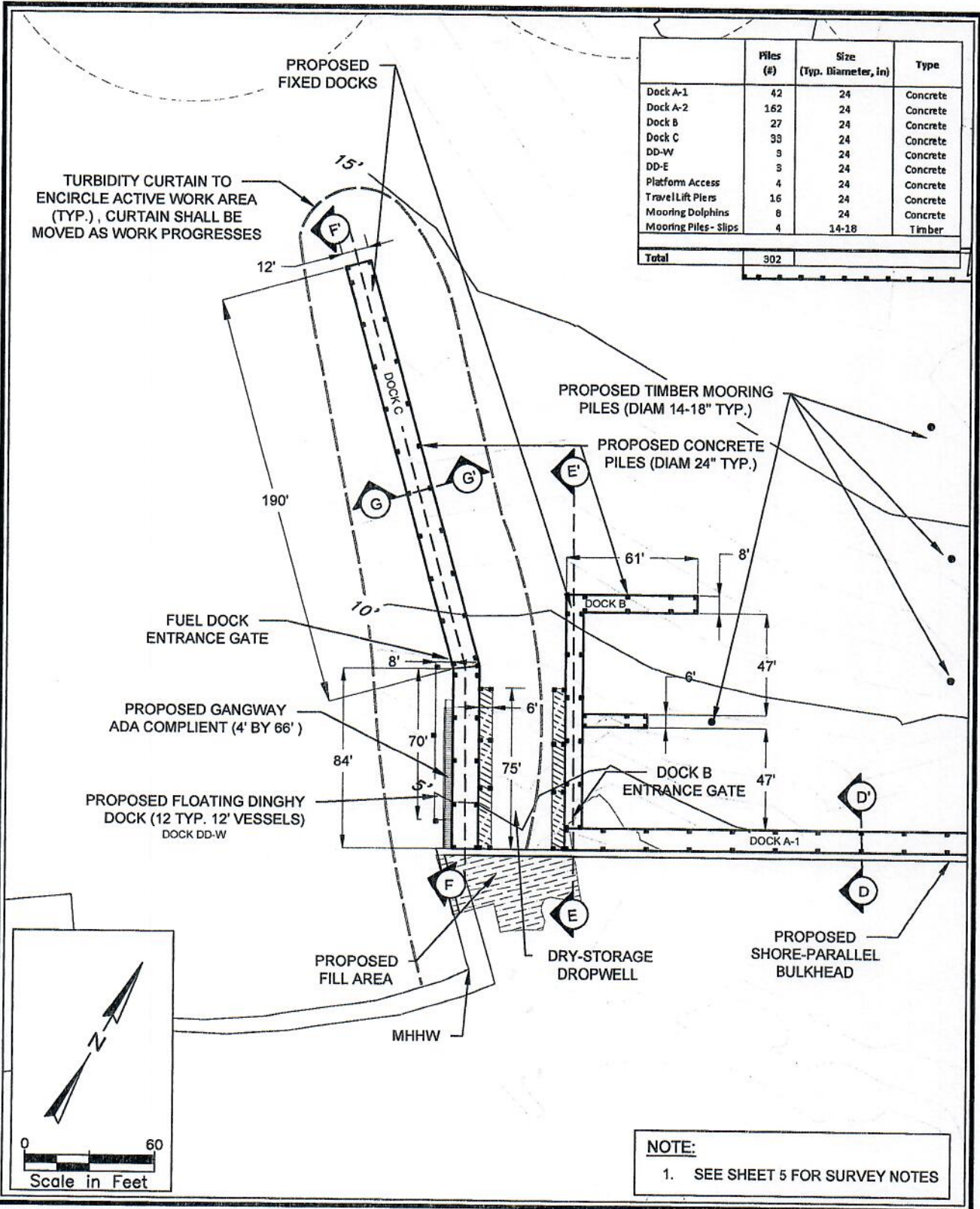
Latitude: 18 19' 32" N  
Longitude: 64 50' 54" W

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Issue Date: 12-19-2022



SHEET NO. 10 OF 10  
 PROJECT: MARINA DEVELOPMENT, ST. THOMAS, VI  
 DRAWING NO. 18M-10  
 DATE: 12-19-2022  
 SCALE: AS SHOWN  
 NOTES: THESE DESIGNS AND DIMENSIONS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF ATM.



	Piles (#)	Size (Typ. Diameter, in)	Type
Dock A-1	42	24	Concrete
Dock A-2	162	24	Concrete
Dock B	27	24	Concrete
Dock C	33	24	Concrete
DD-W	3	24	Concrete
DD-E	3	24	Concrete
Platform Access	4	24	Concrete
Travel Lift Piers	16	24	Concrete
Mooring Dolphins	8	24	Concrete
Mooring Piles - Slips	4	14-18	Timber
<b>Total</b>	<b>302</b>		

**NOTE:**  
1. SEE SHEET 5 FOR SURVEY NOTES

  
**ATM**  
 A Geosynthetic Company  
 2047 Vista Parkway, Suite 201  
 West Palm Beach, FL 33411  
 (561) 659-0041  
 Certificate of Authorization #4669

**PROPOSED DOCK B & C**  
  
**LATITUDE 18 MARINA**

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC  
  
 Sheet Number: 10 of 24  
 FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay  
 Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W  
 Issue Date: 12-19-2022



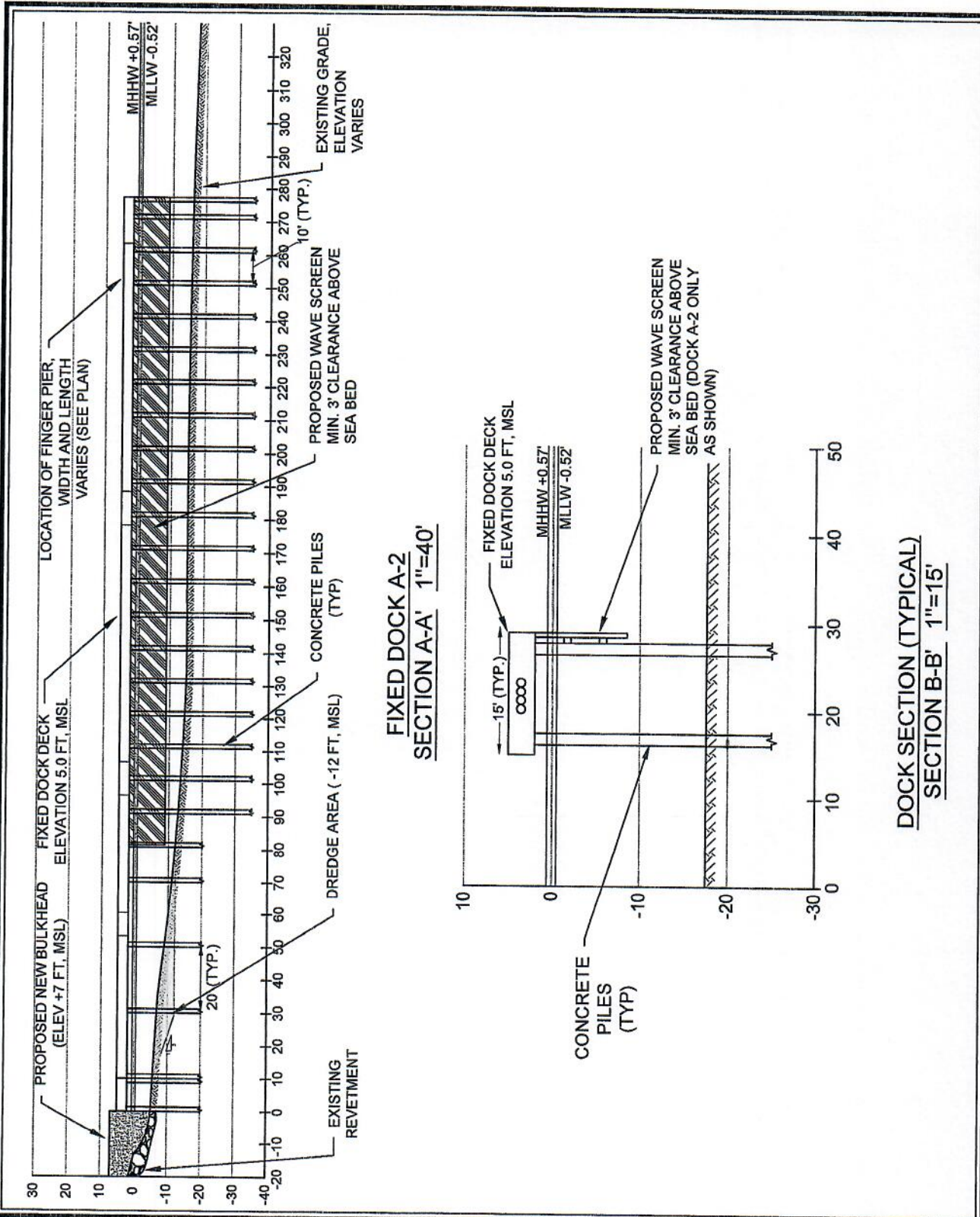








PROJECT LOCATION: VESSUP BAY, ST. THOMAS, USVI. VESSUP POINT MARINA FACILITY. 2047 VISTA PARKWAY, SUITE 201, WEST PALM BEACH, FL 33411. (561) 659-0041. CERTIFICATE OF AUTHORIZATION #4669.  
 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF ATM TECHNOLOGY & MANAGEMENT.



**ATM**  
 A Geosyntec Company  
 2047 Vista Parkway, Suite 201  
 West Palm Beach, FL 33411  
 (561) 659-0041  
 Certificate of Authorization #4669

SECTION A & B

LATITUDE 18 MARINA

Requested by:  
 Jack Rock B-A, LLC  
 Redhook Hayes B Rem, LLC

Sheet Number: 14 of 24

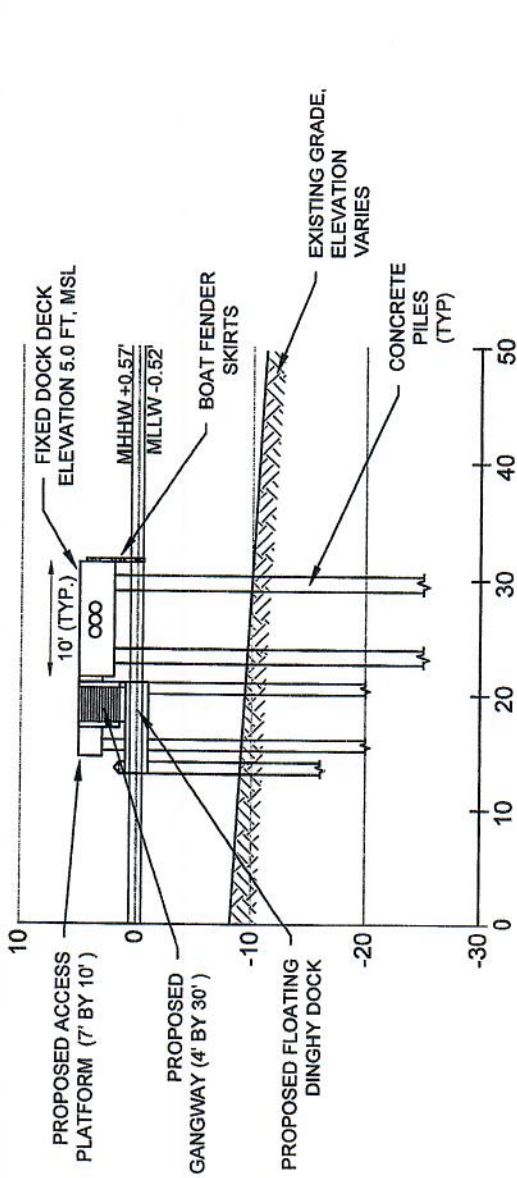
FOR PERMITTING PURPOSES ONLY  
 NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
 Parcel ID:  
 Waterbody: Muller Bay - Vessup Bay

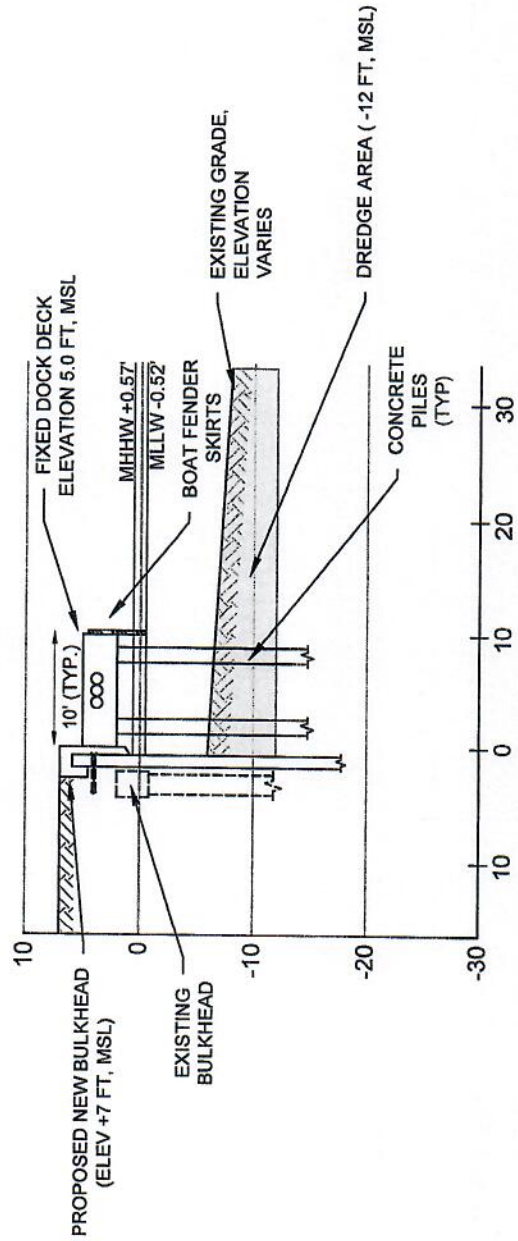
Latitude: 18 19' 32" N  
 Longitude: 64 50' 54" W

Issue Date: 12-19-2022

DECO DEL COMMERCIALIZAZIONE CA VESTRALUORSCU, CUNTESU, REVINCERU PROIECCION 10-3374 W VESSUP PONDU MARINA FEARIBLU, NDA VATERMIT VESSUP, AMASUPPOR, AIN...  
 NOTE: THESE DRAWINGS AND DESIGNS ARE STRICTLY CONFIDENTIAL AND PROTECTED BY INTERNATIONAL COPYRIGHT LAW. DETAILS MUST NOT BE DISCLOSED, REPRODUCED OR COMMUNICATED TO A 3rd PARTY IN ANY FORM OR MANNER WITHOUT THE PRIOR WRITTEN APPROVAL OF APPLIED TECHNOLOGY & MANAGEMENT.



FIXED DOCK A-1  
SECTION C-C' 1"=15'



FIXED DOCK A-1  
SECTION D-D' 1"=15'



SECTION C & D

LATITUDE 18 MARINA

Requested by:  
Jack Rock B-A, LLC  
Redhook Hayes B Rem, LLC

Sheet Number: 15 of 24

FOR PERMITTING PURPOSES ONLY  
NOT FOR CONSTRUCTION

Location: Vessup Bay, St. Thomas, USVI  
Parcel ID:  
Waterbody: Muller Bay - Vessup Bay

Latitude: 18 19' 32" N  
Longitude: 64 50' 54" W

Issue Date: 12-19-2022



































# APPENDIX B

## Muller Bay Managed Mooring Field Management Plan DRAFT OUTLINE

### 1.0 INTENT OF MANAGEMENT PLAN

This Management Plan (Plan) provides the framework for operation and use of the proposed Muller Bay Managed Mooring Field (Facility) for xx vessels preempting xxxxx square feet in Muller Bay. The provisions of this Plan relate to the entire Facility, including the buoys, associated dinghy dock for access to the upland support facility amenities, and upland support facility amenities. Since the dinghy dock and upland facilities are part of the Latitude 18 Marina, when in conflict, marina management provisions shall have priority.

The provisions in this Plan apply to any vessels, owners, crew, guests, or any other persons entering the Facility. Failure to comply with the Facility Rules and Regulations in this Plan and shall be sufficient grounds for ejection from the Facility and/or legal action. Furthermore, failure to comply with the Facility Rules and Regulations in this Plan may constitute a violation of CZM Regulations and/or Local Ordinances. .

### 2.0 FACILITY RULES AND REGULATIONS

#### 2.1 Mooring Field Operations Manager (Harbormaster)

The Harbormaster shall enforce the provisions of all permits granted for the Facility. The Harbormaster shall assign each vessel to a mooring. No vessel shall occupy any mooring without the approval of the Harbormaster. The transfer of vessels from one mooring to another must be authorized by the Harbormaster. Approaching vessels shall raise the Harbormaster on VHF Channel 16 or by phone at [XX] for assignment to a temporary mooring until all paperwork has been completed and the Harbormaster assigns that vessel to a mooring for the duration of the stay. Berthing in the Latitude 18 marina or anchoring inside of the marked boundaries of the facility or within 100' outside of the marked boundaries is prohibited unless approved by the Harbormaster. For safety, security, or other management considerations the Harbormaster may move or relocate any vessel from one mooring to any other mooring at the sole discretion of the Harbormaster.

Any violation of these Rules and Regulations may void the Mooring Rental Agreement and/or result in the ejection of the vessel from the Facility, as well as the forfeiture of any part or all of the security deposit, at the sole discretion of the Harbormaster. The interpretation of these Rules and Regulations is the responsibility of the Harbormaster. Appeals thereof may be made to the xxx Commission.

#### 2.2 Operational Vessels Only

Only vessels in compliance with the United States Coast Guard (USCG) environmental and safety standards and Chapter 327 of Florida Statutes, are authorized to moor at the Facility. Only vessels in good operational condition, capable of maneuvering under their own power, and with



