



SURVEY REF. FILE NO. (09-2225-173)

Wayne D. Callwood, P.E.
 Architects-Engineers & Land Surveyors,
 Consulting, General Contractors & Estimators

DATE	7/28/2021	APPROVED BY	W.D.C	SCALE	1"=20'	DRAWN BY	W.D.C	
"AS BUILT SURVEY" OF PARCEL NO. 84 EST. CONTANT							SHEET #	160331
NO. 7B SOUTHSIDE QUARTER ST. THOMAS U.S.V.I							DRAWING #	160331

THIS IS TO CERTIFY THAT THE MAP AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 NATIONAL STANDARD ACTUAL REQUIREMENTS FOR ALTIMETERS LAND TITLE SURVEYS ACCORDANCE WITH THE 2018 NATIONAL STANDARD ACTUAL REQUIREMENTS FOR LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALL STATES LAND TITLE SURVEYS AND I FURTHER CERTIFY THAT THE BOUNDARIES OF THE SURVEYED PARCEL OF LAND AND ALL ENCROACHMENTS, IF ANY ARE AS SHOWN ON THIS SURVEY MAP

COMPLETED ON _____
 DATE 7/28/2021
 DATE OF MAP 7/28/2021
 DATE _____
 W.D.C.
 WAYNE D. CALLOWOOD

LEGEND

- BOUND POST FD
- BOUND POST NOT FD
- ┆ PROPERTY LINE
- ⊕ UTILITY POLE
- ⊙ SEWER MANHOLE



X **Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and includes the following:

X Conceptual layout of the property. See As-Built.

X Existing/proposed building locations and footprint. See As-Built.

X Location of uses and open spaces. See As-Built. Existing driveway east of the building and open space to the south of the building will be designated for parking, including one Disabled Space.

X Location of watercourses (*guts*) and existing/type of vegetation on the site. No *guts* on the parcel. Hedges and overgrown "bush." will be removed and existing vegetation will be manicured and enhanced. Landscaping will be done by Boschulte Landscaping, LLC.

X Location of existing/proposed street and driveways, accesses, and circulation patterns. See As-Built

X Current use and zoning of the site and adjacent property. Hurricane damaged building was residential. See Zoning Map, presently R-3.

X Landscape design and screening/buffering plan. will be removed and existing vegetation will be manicured and enhanced. Landscaping will be done by Boschulte Landscaping, LLC.

X Proposed lot size/density and setback. See PWD/OLG Map and As-Built, 0.27+/- U. S. acre, 11,253+/- Square Feet.

X Proposed development timing. Proposed development (rehabilitation) timing-At this time it is the intention of the applicant that rehabilitation work will begin immediately upon passage of the Variance.