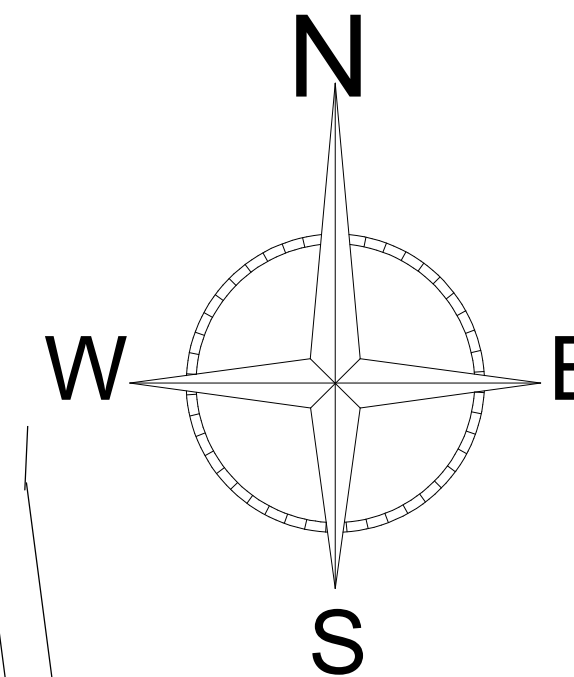


**PROPOSED B-3 REZONING FOR
NAJOCKI BOYD & KIT-ALI FREEMAN
19-1-2-4 SMITH BAY
NO. 1,2,3 EAST END QUARTER
ST. THOMAS, U.S.V.I. PARCEL NO. 19-1-2 REM.**

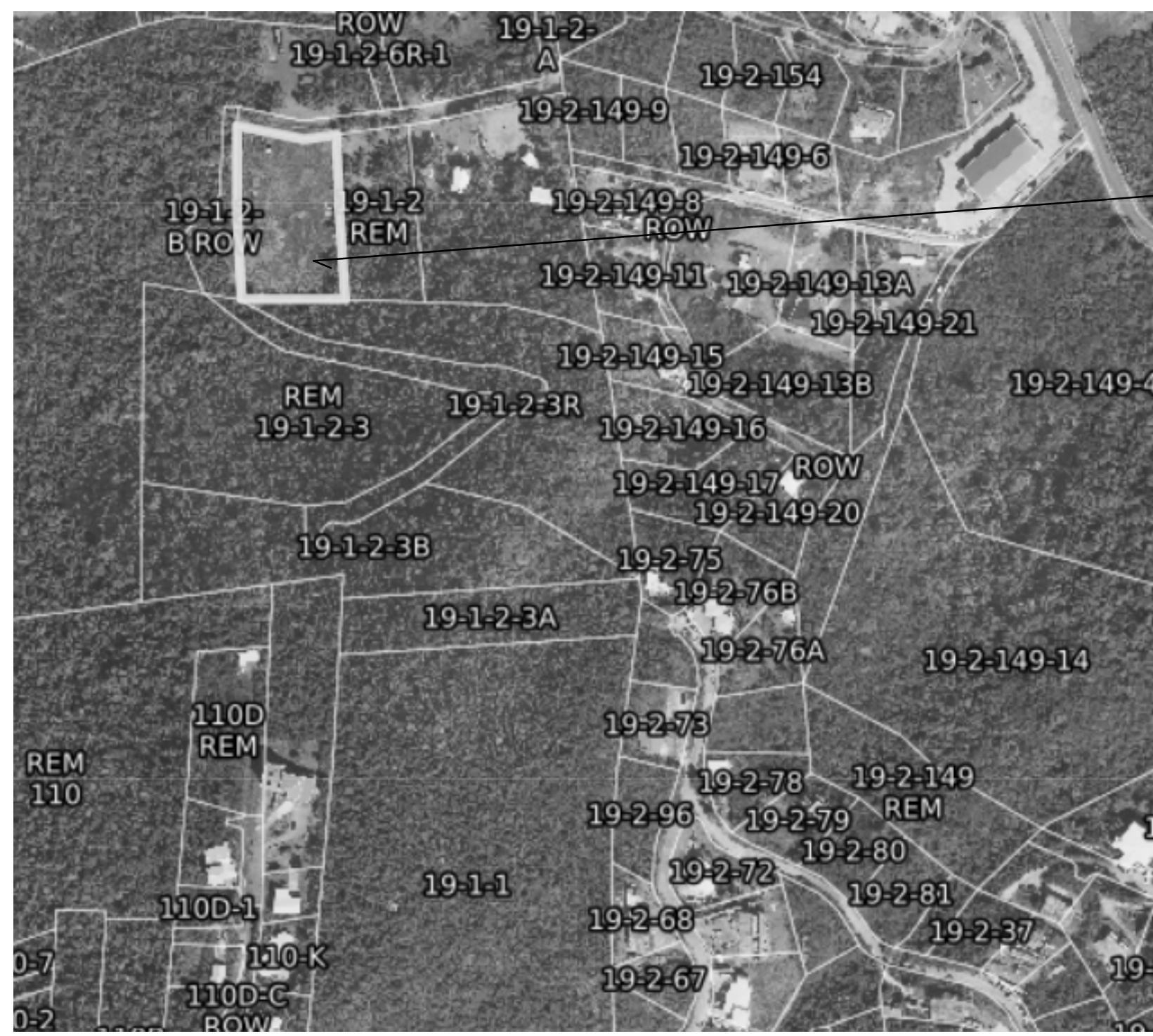


GENERAL NOTES

- 1.0 Soil survey, V.I. soil type .FsE & FsF
- 2.0 The maximum number of people occupying this lot will be 112.
- 3.0 The total maximum lot occupancy 26,110 SF the actual lot occupancy is 15,155 SF. Permitted lot occupancy is 58%
- 4.0 A 10' set back for the buildings will be set on the east side of the property. RESIDENTIAL UNITS 28 TOTAL
1 FOUR BEDROOM, 5 THREE BEDROOM AND 8 TWO BEDROOM, 14 ONE BEDROOM AND 9 COMMERCIAL SPACES
- 5.0 Each building will have the required size cistern along with public access water and well water access.
- 6.0 For survey verification, see Public Work Department file NO. D9-8211-T009
- 7.0 Proposed Property in zoning area specified as B-3
- 8.0 Site area is approximately 44,518 square feet or 1.02 AC
- 9.0 THE PROPERTY ID NUMBER 105803013000
- 10.0 MAXIMUM ALLOWABLE LOT COVERAGE 26,110 SF
- 11.0 ACTUAL BLDG. GROUND COVERAGE 15,155 SF

NUMBER	DATE	REVISION BY	DESCRIPTION

ISLAND MAP



**LOCATION MAP
N.T.S.**

**PARCEL NO. 19-1-2
REM.**

**BLDG. # 2 (LAYOUT 1)
FIRST LEVEL DAY CARE CENTER, OFFICE
SPACES ON 2ND & 3RD FLOOR
CISTERN CAPACITY:
SEPTIC CAPACITY: 2,500 GAL.
3 STORY BUILDING
CISTERN REQUIREMENT: 34,260 GAL.**

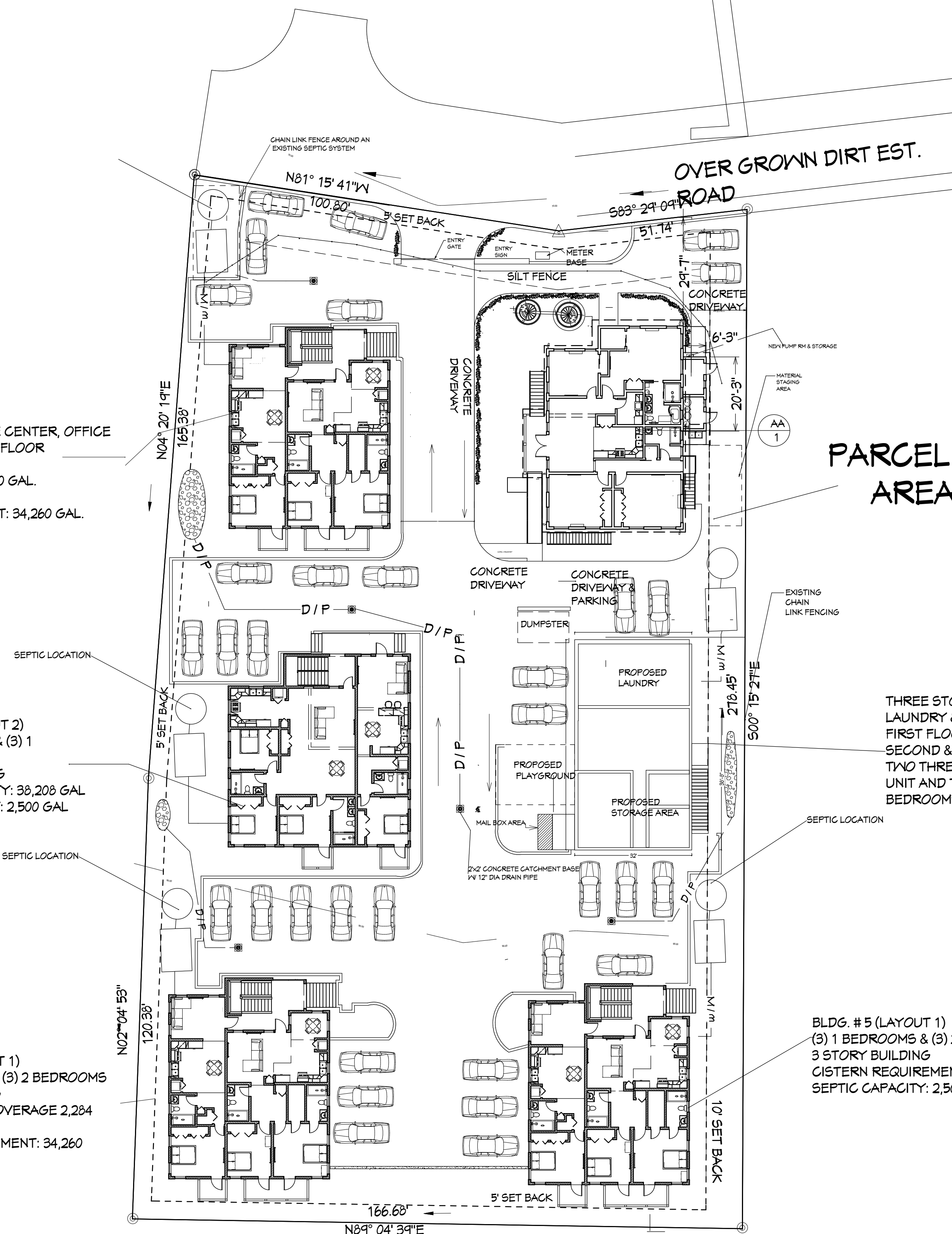
**BLDG. # 3 (LAYOUT 2)
(3) 3 BEDROOMS & (3) 1
BEDROOMS
3 STORY BUILDING
CISTERN CAPACITY: 38,208 GAL
SEPTIC CAPACITY: 2,500 GAL**

**BLDG. # 4 (LAYOUT 1)
(3) 1 BEDROOMS & (3) 2 BEDROOMS
3 STORY BUILDING
BLDG. GROUND COVERAGE 2,284
SQFT.
CISTERN REQUIREMENT: 34,260**

**PARCEL NO. 19-1-2-4
AREA=1.022 AC.**

THREE STORY BLDG. W/ LAUNDRY & STORAGE ON FIRST FLOOR SECOND & THIRD LEVEL TWO THREE BEDROOM UNIT AND TWO ONE BEDROOMS.

**BLDG. # 5 (LAYOUT 1)
(3) 1 BEDROOMS & (3) 2 BEDROOMS
3 STORY BUILDING
CISTERN REQUIREMENT: 34,260 GAL.
SEPTIC CAPACITY: 2,500 GAL.**



SITE PLAN

SCALE: 1"=20'

PROPOSED B-3 REZONING FOR
NAJOCKI BOYD & KIT-ALI FREEMAN
19-1-2-4 ESTATE SMITH BAY
NO. 1,2,3 EAST END QUARTER
ST. THOMAS U.S.V.I.

SITE PLAN

DRAWINGS PROVIDED BY:
NEW LEAF DESIGN

DATE:

10/31/2024

SCALE:

SHEET:

A-1