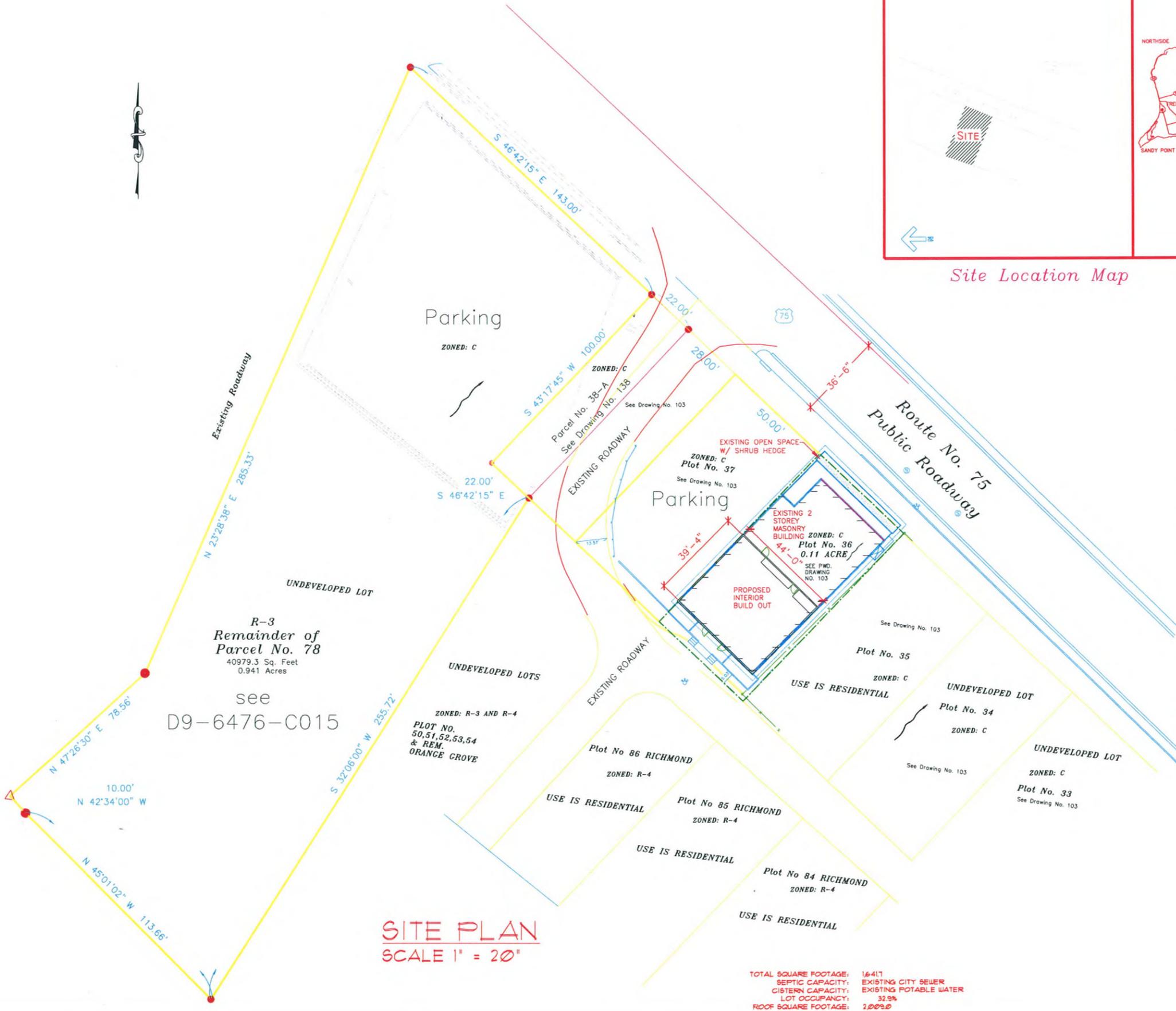


Site Location Map

Site Vicinity Map

NOTES:

1. THE CURRENT ZONE IS 'C' AND THE BUILDING CURRENTLY HOUSES A TELEVISION STUDIO WITH RELEVANT OFFICES.
2. THE EXISTING BUILDING LOCATION AND FOOTPRINT IS NOTED ON THE SITE PLAN.
3. VEGETATION IS AS NOTED ON THE SITE PLAN AS SHRUBS WITH OPEN SPACE NOTED AS PARKING.
4. THERE ARE NO WATERCOURSES OR GUTS ON OR NEAR THE PROPERTY.
5. THE LOCATION OF THE EXISTING STREETS AND PARKING ARE NOTED ON THE SITE PLAN.
5. THE CURRENT USE AND ZONING OF THE ADJACENT PROPERTIES ARE NOTED ON THE SITE PLAN.
6. THERE WILL BE NO NEW LANDSCAPE DESIGNS. ALL CONSTRUCTION WILL BE AN INTERIOR BUILD OUT ONLY.
7. THE LOT SIZE IS .11 ACRE AND RESIDENTIAL DENSITY WILL BE 32.9%.
8. THE DEVELOPMENT TIMING IS CONTINGENT ON ISSUANCE OF PERMITS AND PROCUREMENT.



R-3  
Remainder of  
Parcel No. 78  
40979.3 Sq. Feet  
0.941 Acres  
  
see  
D9-6476-C015

**SITE PLAN**  
SCALE 1" = 20'

TOTAL SQUARE FOOTAGE: 16417  
SEPTIC CAPACITY: EXISTING CITY SEWER  
CISTERN CAPACITY: EXISTING POTABLE WATER  
LOT OCCUPANCY: 32.9%  
ROOF SQUARE FOOTAGE: 2,009.0

PWD. # 103

CONCEPTUAL SITE PLAN AND AS-BUILT  
WTXJ-VI PUBLIC BROADCASTING SYSTEM  
36 RICHMOND  
ST. CROIX, VI

DATE:  
MAR 2025  
REV:  
  
SCALE:  
1" = 20'  
DRAWN BY:  
  
JOB No.:  
549  
SHEET No.:

SP 1