



# ARKALA CENTER

PROPOSED ZONING: B-3

SCALE: 1 IN. = 30 FT.

## NOTES:

### Mixed-Use Commercial Center (Buildings 1, 2 and 3)

3 Buildings @ 4,050 SF each  
 4,050 X 3 = 12,150 SF footprint  
 3 stories each building (2 stories commercial (24,300 SF), 1 story residential (12,150 SF)  
 24,300 SF commercial space and 12,150 SF residential space)  
 12 dwelling units (1,012.5 SF per unit)  
 Estimated number of business = 6  
 Estimated number of employees = 12  
 Required commercial parking spaces for employees = 12 divided by 5 = 2.4  
 Number of patrons 24,300 SF divided by 500 SF per patron = 48.6  
 Required business parking spaces = 2.4 = 48.6 = 51  
 Required residential parking space = 12 (1 per dwelling unit)  
 Required residential parking spaces = 12  
 Total parking = 63 spaces  
 Off-street Loading Requirements = 1 spacer per 20,000 SF  
 Commercial space = 24,300 SF therefore 2 loading spaces are required.  
 Spaces provided for loading and unloading = 4

### Residential Structures

13 buildings @ 1,800 SF each  
 1,800 SF x 13 = 23,400 SF footprint  
 3 stories each building  
 39 dwelling units (1,800 SF per unit)

Required residential parking spaces = 39  
 Parking provided lists as follows:  
 26 parking spaces below the buildings  
 26 parking spaces on grade  
 Total residential parking spaces = 52

### Area Calculations

Lot Area = 11.142 Acres = 485,457 SF  
 Lot Coverage = 23,400 X 2 = 46,800 SF  
 Open Space = 485,457 - 46,800 = 438,657 SF  
 Percent Open Space = 90%

AR Legacy, LLC rezoning to allow mixed-use development from R-4 (Residential-Medium Density) to B-3 (Business-Scattered) for Reconfigured Remainder Consolidated Parcel No. 1-13 Estate Donoe, No. 2A New Quarter, St. Thomas.

## CONCEPTUAL SITE PLAN NOTES:

1. Conceptual layout of the property shown to scale.
2. There are no existing buildings on the site. Proposed building locations and foot print shown.
3. Locations and uses of open space shown. Red = building; green = bush and shrubs with minimal site disturbance and disturbed areas are to be replanted with shrubs and low ground cover. Tan areas = paved roads, parking, and sidewalks.
4. No watercourses on the site. The type of vegetation is overgrown bush and shrubs.
5. Location of proposed streets, driveways and access shown in shades of brown/tan.
6. Current use and zoning is explained on the application form.
7. Landscape design and screen buffering shown on the plan in green and consists of dense shrubbery of 6 ft. or more in height along the perimeter of parking areas facing adjacent property along the north side and existing bush and shrubs to remain elsewhere.
8. Proposed lot size remains 11.142 acres. Proposed lot density = 204 persons per 11.142 acres = 18 persons per acre. Setback exceeds 10 ft at front, side, and rear.
9. It is the intention of the applicant that development work will begin immediately upon the passage of the rezoning.