PROJECT:

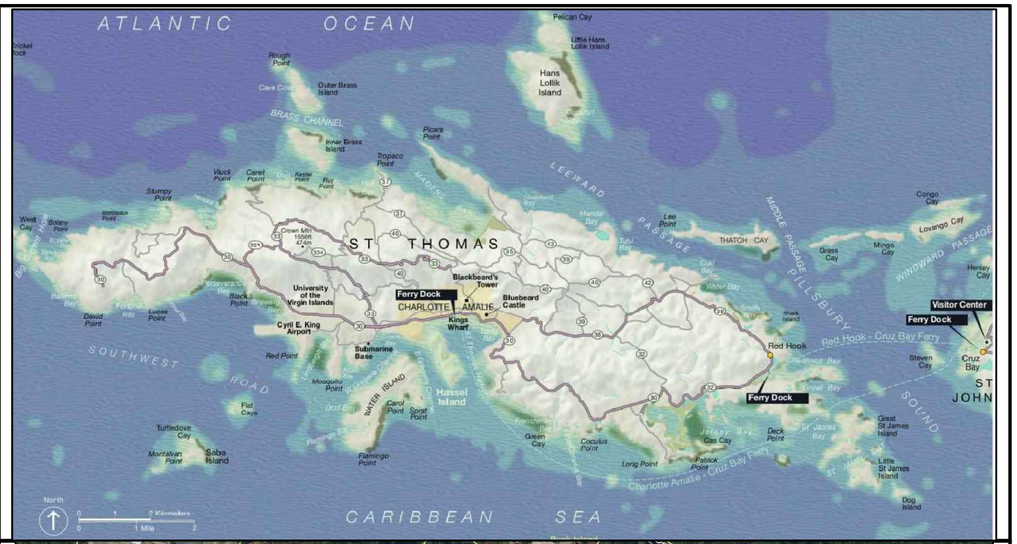
PROPOSED LAND USE REZONING

OWNER:

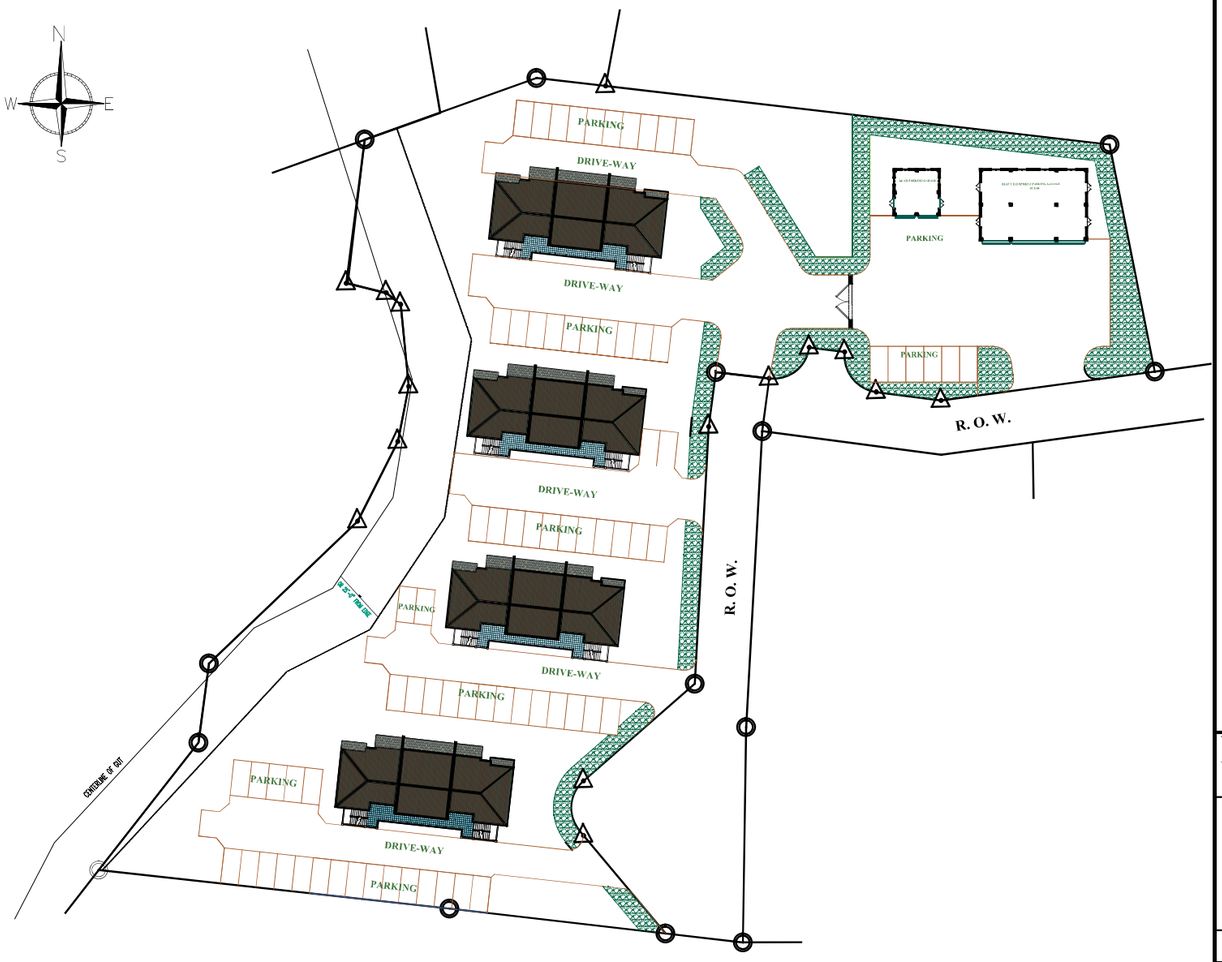
JAMES JONES

LOCATION:

PARCEL 19-1-2-8
ESTATE SMITH BAY
NO. 1, 2 & 3 EAST END QTR.
ST. THOMAS USVI



SITE LOCATION MAP



PROPOSED SITE PLAN LAYOUT

PARCEL NO. 19-1-2-8

LOT AREA: 3.00 ACRES / 130,680.00 S.F.

PERMITTED LAND USE:

PERMITTED LOT OCCUPANCY : 60 % OF LOT AREA / {78,408.00 S.F.}
PROPOSED LOT OCCUPANCY : TOTAL BUILDING COVERAGE : 16% / {21,028.00 S.F.}

MAXIMUM PERSONS PER ACRE ALLOWED : 120 PERSONS
PROPOSED NUMBER OF PERSONS : 108 PERSONS

PROPOSED LAND USE: RESIDENTIAL	PROPOSED LAND USE: COMMERCIAL
NO. OF APARTMENT BUILDINGS : 4 BUILDINGS APARTMENT BUILDING SIZE: 4,488.00 S.F. NO. OF STORIES : THREE NO. OF PERSONS PER BUILDING: 27-PERSONS TOTAL NO. OF PERSONS: 108 PERSONS	(1) PROPOSE HEAVY EQUIPMENT STORAGE BLDG: BLDG SIZE: 2,400.00 S.F. / BLDG HEIGHT : ONE STORY (2)-PROPOSE VEHICLE PARKING GARAGE: BLDG SIZE:676.00 S.F. / BLDG HEIGHT : ONE STORY
RESIDENTIAL BUILDINGS TOTAL AREA: 17,952 .00 S.F.	COMMERCIAL BUILDINGS TOTAL AREA: 3,076.00 S.F.

340 514 4148
Benjamin R. Richardson
TRI-TECH DESIGN BUILD

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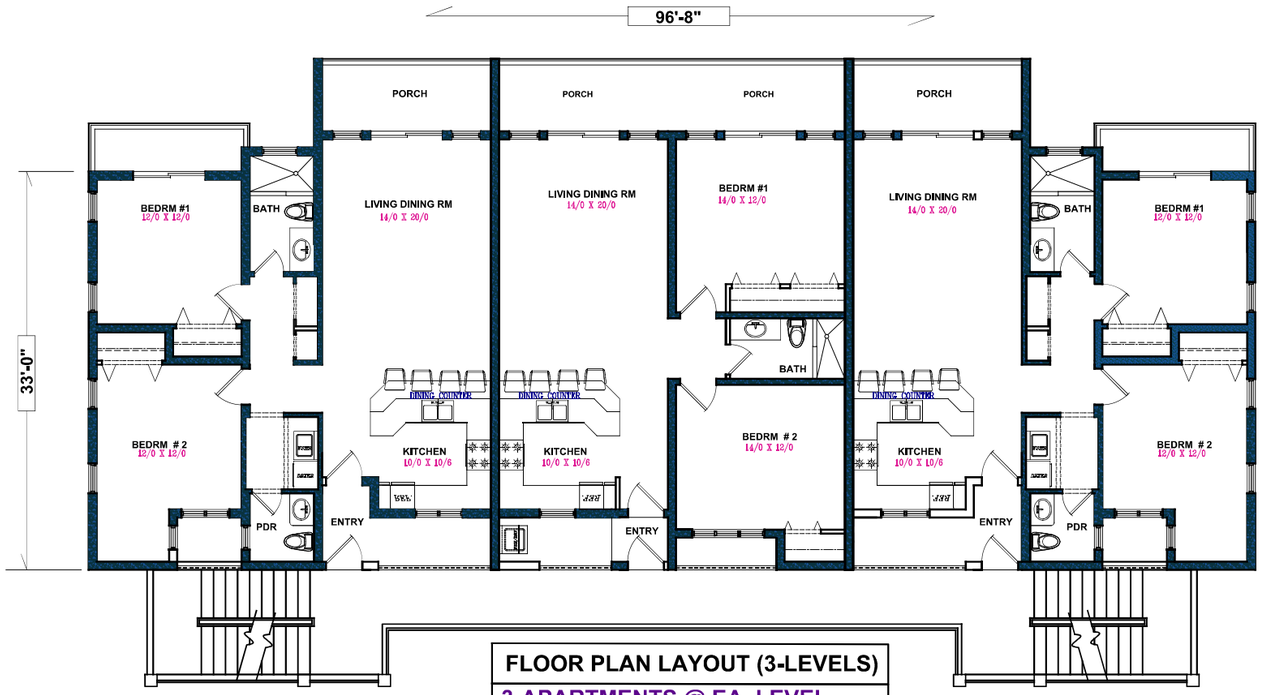
NO 1, 2 & 3 EAST END QTR
ISLAND: ST. THOMAS U.S.V.I.
ZONING : A-2

REVISIONS

MARK	DATE	DESCRIPTION

PROJECT NO:
CAD DWG FILE:
DRAWN BY: B.R.
CHECKED BY: B.R.

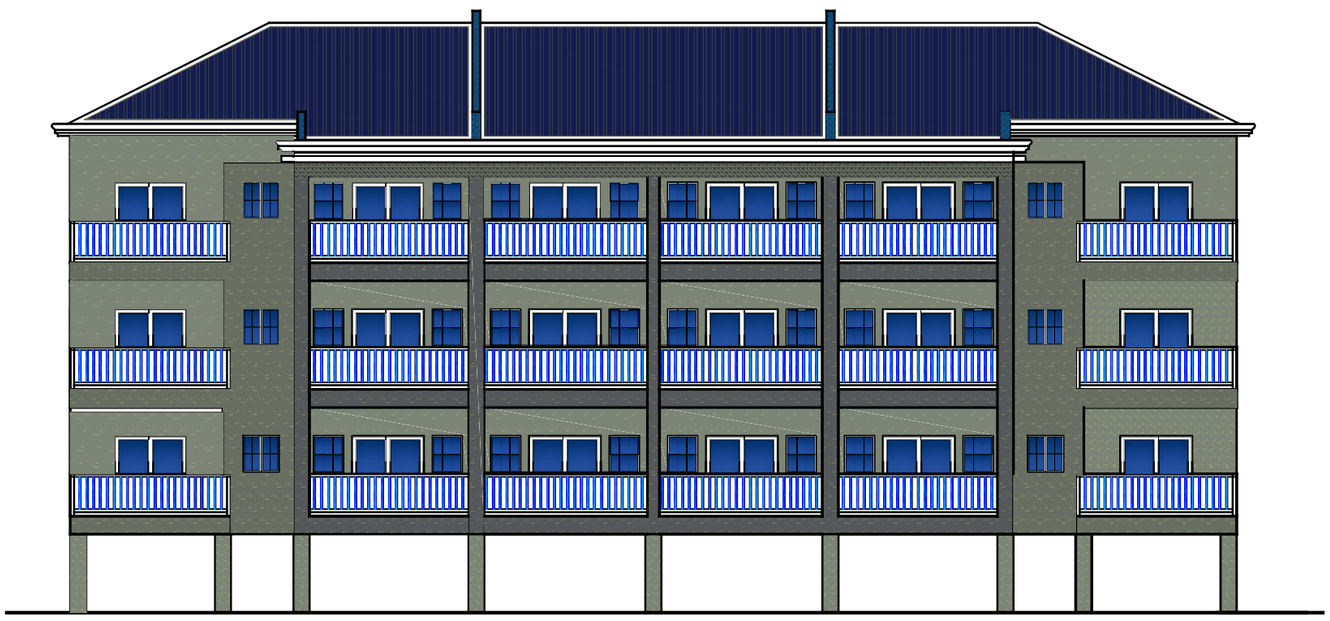
SCALE:
DATE: 4-26-24
SHEET TITLE



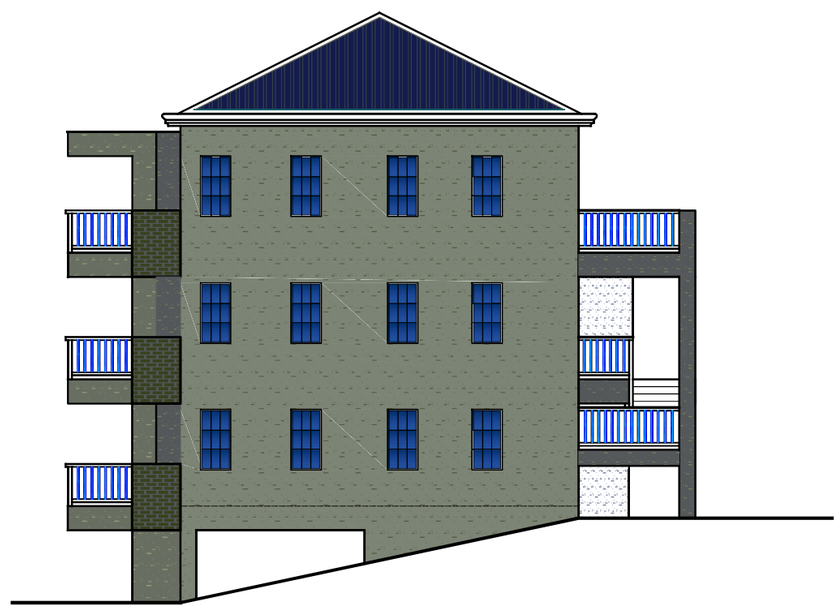
FLOOR PLAN LAYOUT (3-LEVELS)

3-APARTMENTS @ EA. LEVEL

27 PERSONS PER BUILDING X 4-BLDGS =108 PERSONS TOTAL



NORTH ELEVATION



WEST ELEVATION

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Cell
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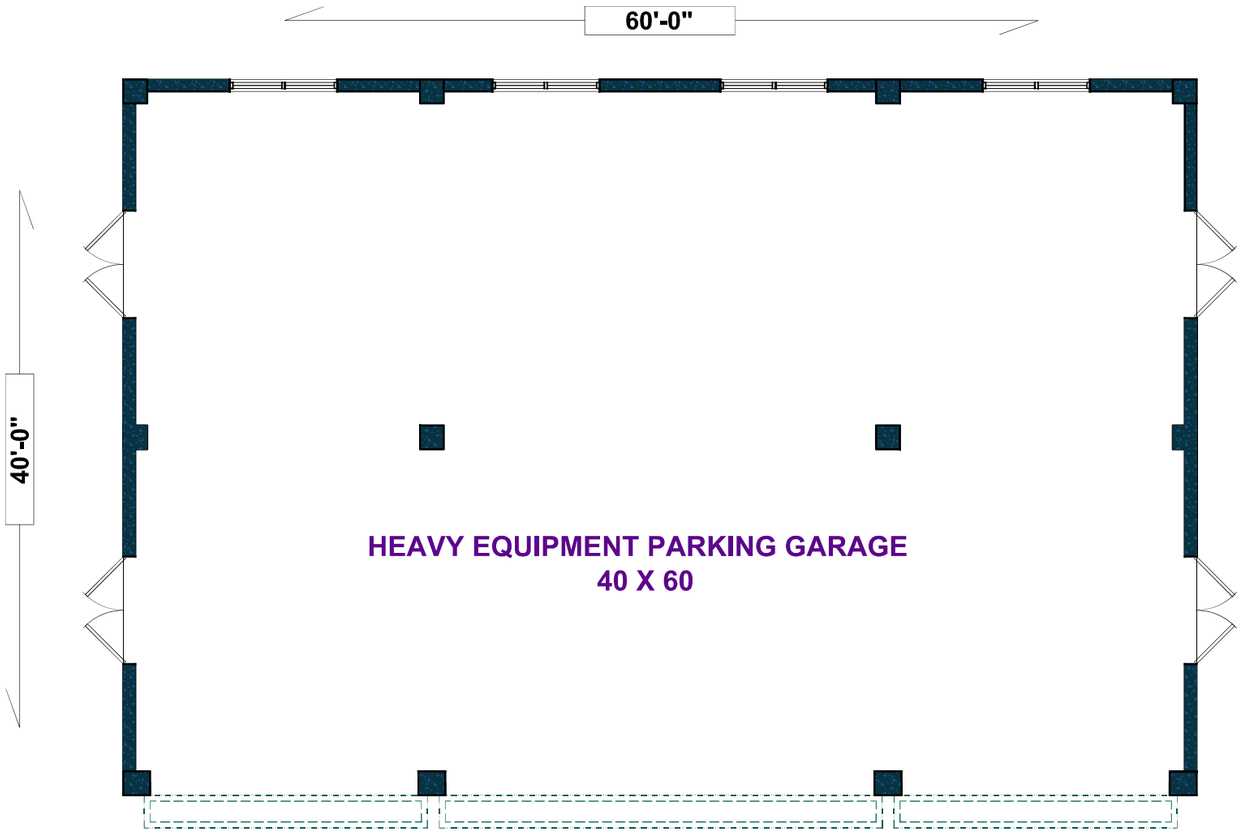
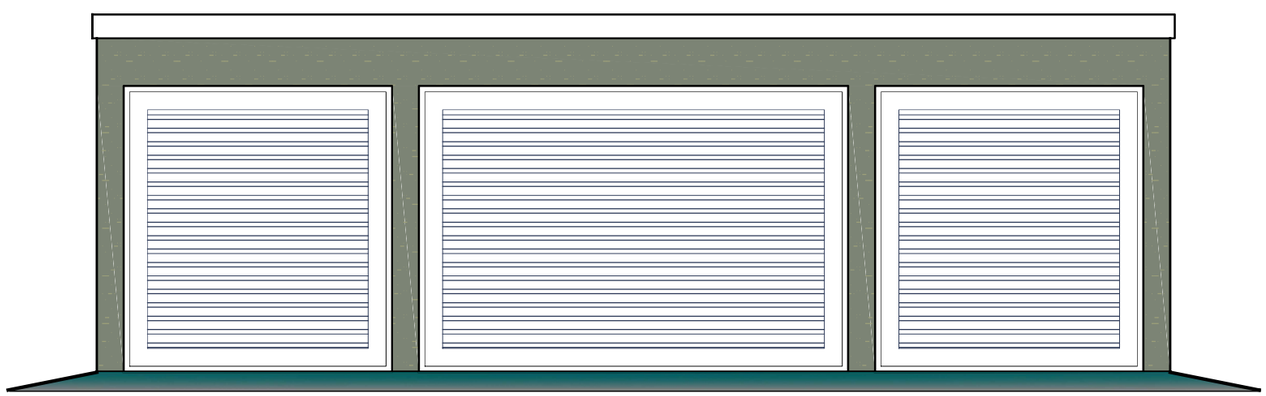
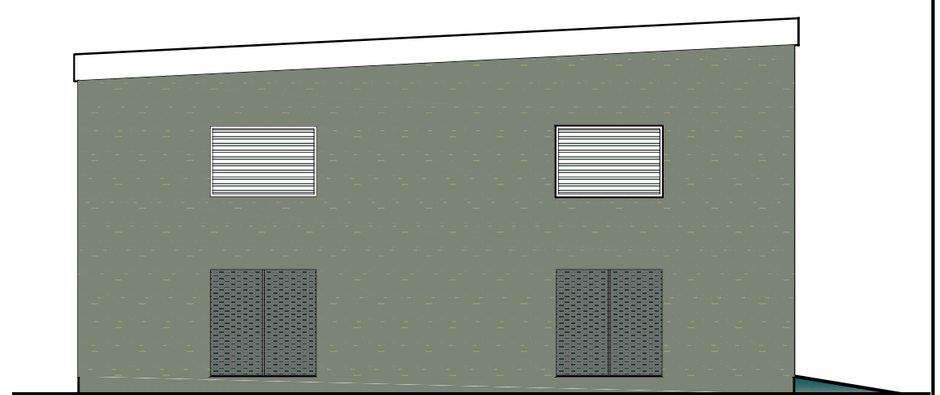


HEAVY EQUIPMENT GARAGE STORAGE

BUILDING SIZE :40 X 60 =2,400.00 SQ. FT.



SOUTH ELEVATIONS



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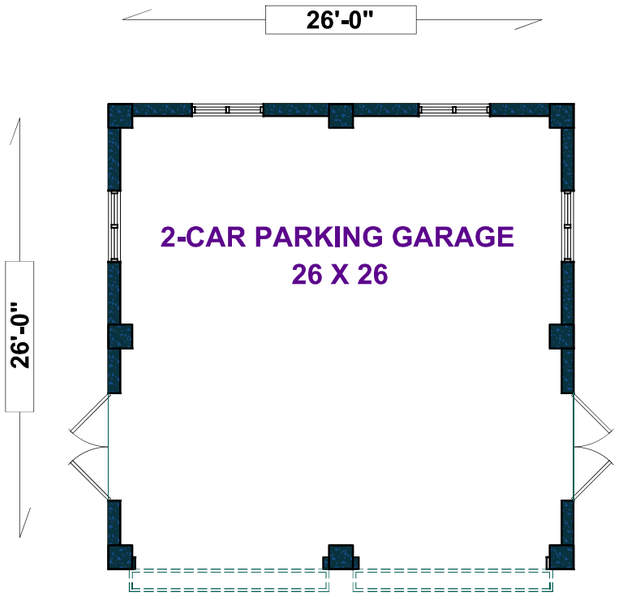
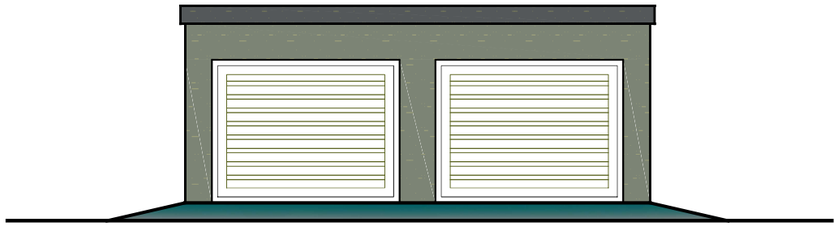
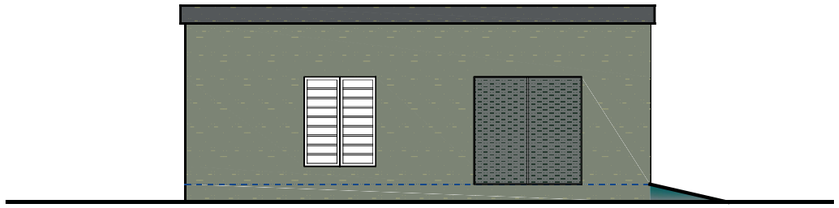


TWO CAR GARAGE

BUILDING SIZE : 26 X 26 = 676.00 SQ. FT.



SOUTH ELEVATIONS



WEST ELEVATIONS

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tri-tech@hotmail.com
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