



LOCATION: ST. THOMAS, USVI

ADDRESS: LINDBERG BAY 68A S S QTR

SITE AREA: 4.579 ACRES

ZONING: PUBLIC (P) - ***RE-ZONING TO R-3 IN PROGRESS***

FEMA FLOOD ZONES: ZONE A & ZONE AO

ADJACENT ZONES: R-2, PARCEL 35B
R-3, PARCELS 63, 64, 65
R-4, PARCELS 61AC, 61AB, 61 AA, 61A-1, 61A-2, 61A-3, 61A-4

R-3 - RESIDENTIAL - MEDIUM DENSITY

DENSITY:
THE MAXIMUM NUMBER OF PERSONS PER ACRE FOR RESIDENTIAL STRUCTURES SHALL NOT EXCEED EIGHTY (80) PERSONS AT THE TIME OF CONSTRUCTION

ALLOWED: 366 PERSONS **PROPOSED:** 302 PERSONS

PERMITTED LOT OCCUPANCY:
THE PERMITTED RESIDENTIAL STRUCTURES SHALL OCCUPY NOT MORE THAN A TOTAL OF THIRTY (30) PERCENT OF THE AREA OF THE ZONING LOT.

ALLOWED: 30% **PROPOSED:** 21.6%

USABLE OPEN SPACE:
IN ADDITION TO THE REQUIREMENTS SET FORTH HEREIN FOR PERMITTED LOT OCCUPANCY AND FOR OPEN STREET PARKING, THIRTY-FIVE (35) PERCENT OF THE AREA OF THE ZONING LOT SHALL BE RESERVED FOR USABLE OPEN SPACE.

ALLOWED: 35% **PROPOSED:** 62.7%

MAXIMUM HEIGHT LIMIT:
NO RESIDENTIAL STRUCTURE SHALL EXCEED A HEIGHT OF SIX (6) STORIES.

ALLOWED: 6 STORIES **PROPOSED:** 5 STORIES
(SURFACE PARKING + 4 STORIES)

DENSITY & UNIT DEFINITIONS, ALL ZONES

DENSITY: THE NUMBER OF PERSONS RESIDING ON, OR FAMILY UNITS DEVELOPED ON AN ACRE OF LAND, IN DETERMINING THE NUMBER OF PERSONS OCCUPANCY A PARTICULAR UNIT, THE FOLLOWING TABLE OF PERSONS PER UNIT SHALL BE USED:

EFFICIENCY APARTMENT	-	1-1/2 PERSONS
1 BEDROOM APARTMENT	-	2 PERSONS
2 BEDROOM APARTMENT	-	3 PERSONS
3 BEDROOM APARTMENT	-	4 PERSONS

EFFICIENCY DWELLING UNIT:
A DWELLING UNIT CONSISTING OF ONE (1) ROOM EXCLUSIVE OF BATHROOM, KITCHEN, HALLWAY, CLOSETS, OR DINING ALCOVE WHETHER OR NOT DIRECTLY OFF THE PRINCIPAL ROOM.

DWELLING UNIT:
ANY ROOM OR GROUP OF ROOMS LOCATED WITHIN A DWELLING AND FORMING A SINGLE HABITABLE UNIT WITH FACILITIES WHICH ARE USED OR INTENDED TO BE USED FOR LIVING, SLEEPING, AND COOKING.

DWELLING, MULTIPLE:
A BUILDING OR PORTION THEREOF, USED OR DESIGNED AS A RESIDENCE FOR THREE (3) OR MORE FAMILIES LIVING INDEPENDENTLY OF EACH OTHER AND EACH WITH FACILITIES WHICH ARE USED OR INTENDED TO BE USED FOR LIVING, SLEEPING, AND COOKING IN SAID BUILDING. THIS DEFINITION INCLUDES APARTMENT HOUSES BUT DOES NOT INCLUDE HOTELS, AUTOMOBILE COUNCILS, TRAILERS OR MOBILE HOME CAMPS OR PARKS OR TOURIST CAMPS.

PARKING:
ONE (1) OFF-STREET PARKING SPACE SHALL BE PROVIDED FOR EACH DWELLING UNIT, TRANSIENT GUEST ROOM OR OTHER SEPARATE RESIDENTIAL ACCOMMODATION FOR INDIVIDUALS ON ANY PREMISES IN ANY DISTRICT. (VI CODE, TITLE 22, CH 3, SUBCH 1, § 230)

REQUIRED: 127 SPACES	PROPOSED: 128 SPACES
-----------------------------	-----------------------------

5 STORIES
127 UNITS (79 1-BED 62%, 48 2-BED 38%)
128 PARKING SPOTS

TYP UNIT SIZE
1 BED: 552 SF (608 GSF)
2 BED: 828 SF (912 GSF)

TOTAL AREA OF UNITS: 86,336 SF
TOTAL AREA OF UNIT BALCONIES: 25,711 SF
TOTAL AREA OF EXTERIOR CIRCULATION: 31,048 SF
TOTAL AREA OF EXTERIOR AMENITIES: 9,615 SF

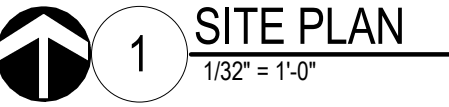
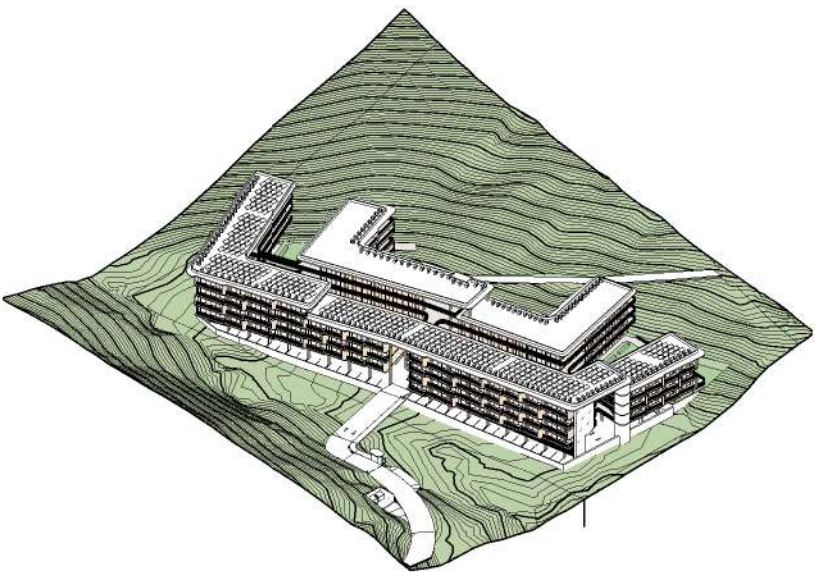
TOTAL AREA OF LOBBY AND OFFICE: 2360 SF
LOBBY: 1200 SF
PROPERTY MANAGER OFFICE: 175 SF
ASST. MANAGER OFFICE: 175 SF
LEASING: 239 SF
BREAK/RR: 304 SF

TOTAL AREA OF INT AMENITIES: 7,117 SF
FITNESS ROOM: 1152 SF (L1)
COMMUNITY ROOM: 1152 SF (L2-L3 DOUBLE HEIGHT)
COMPUTER ROOM: 1152 SF (L4)
LAUNDRY: 3,076 SF (769 PER LVL)

CISTERN SIZE: 764,568 GALLONS/ 103,320 CUBIC FEET

ROOF AREA (46,974 SF) X 15 GALLONS/SF
704,610 GAL. NEEDED/764,568 GAL. PROVIDED
95,217 CUBIC FT NEEDED/ 95,380 CUBIC FT PROVIDED

CISTERN AREA AT 10' DEPTH:
9,521 SF NEEDED, 9,538 SF PROVIDED



THATCH FARM MULTIFAMILY

Linberg Bay 68A S S QTR
St. Thomas, USVI

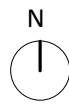
OWNER
The Benoit Group

ARCHITECT
STORYN STUDIO FOR ARCHITECTURE LLC
1110 CENTRAL AVE 3RD FLOOR,
ST PETERSBURG, FL 33705
T +1 727.618.5336

STRUCTURAL ENGINEER

MEP/FP ENGINEER

CIVIL / GEOTECHNICAL ENGINEER

[illegible]

KEY PLAN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH
MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO
THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

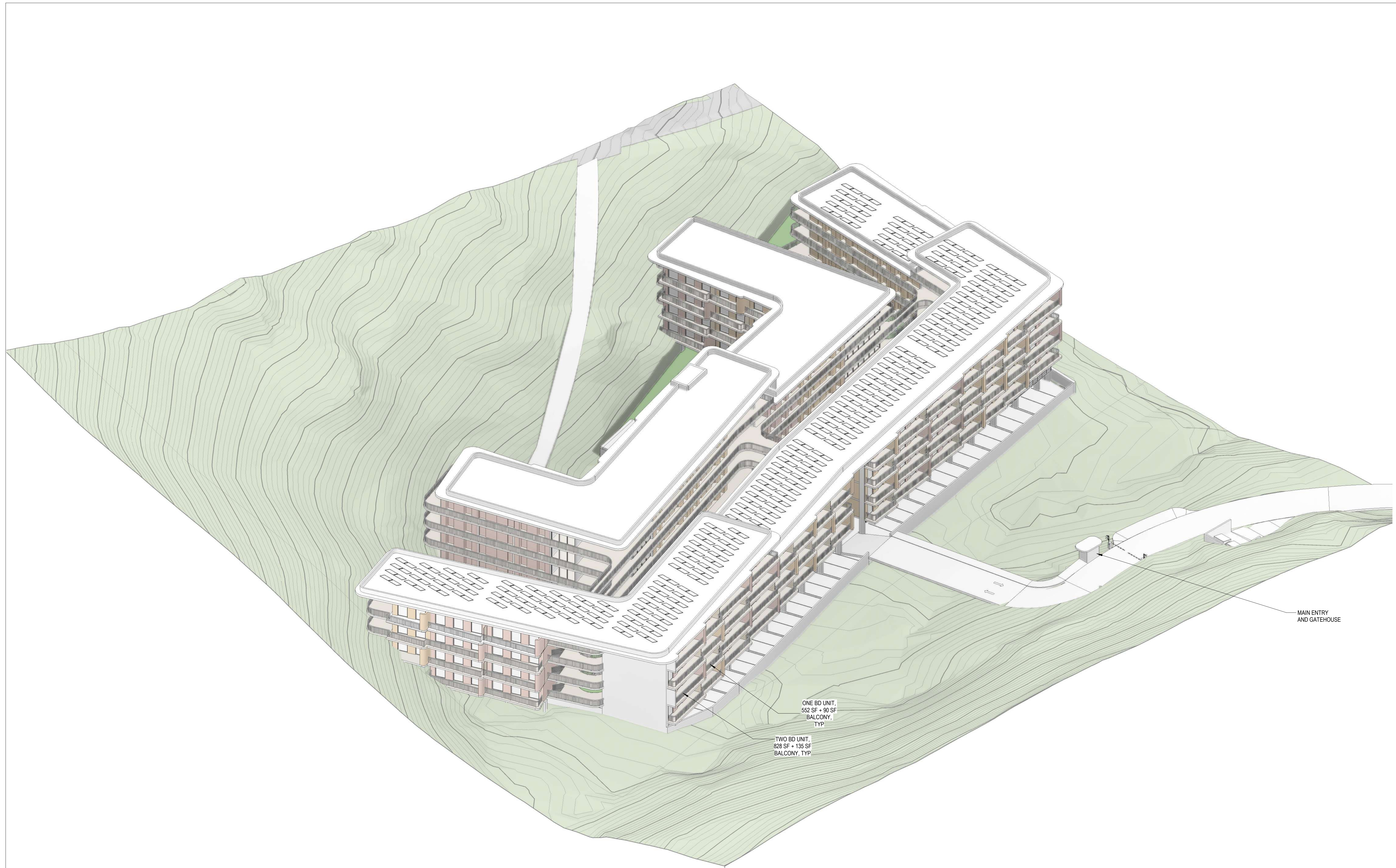
SEAL & SIGNATURE

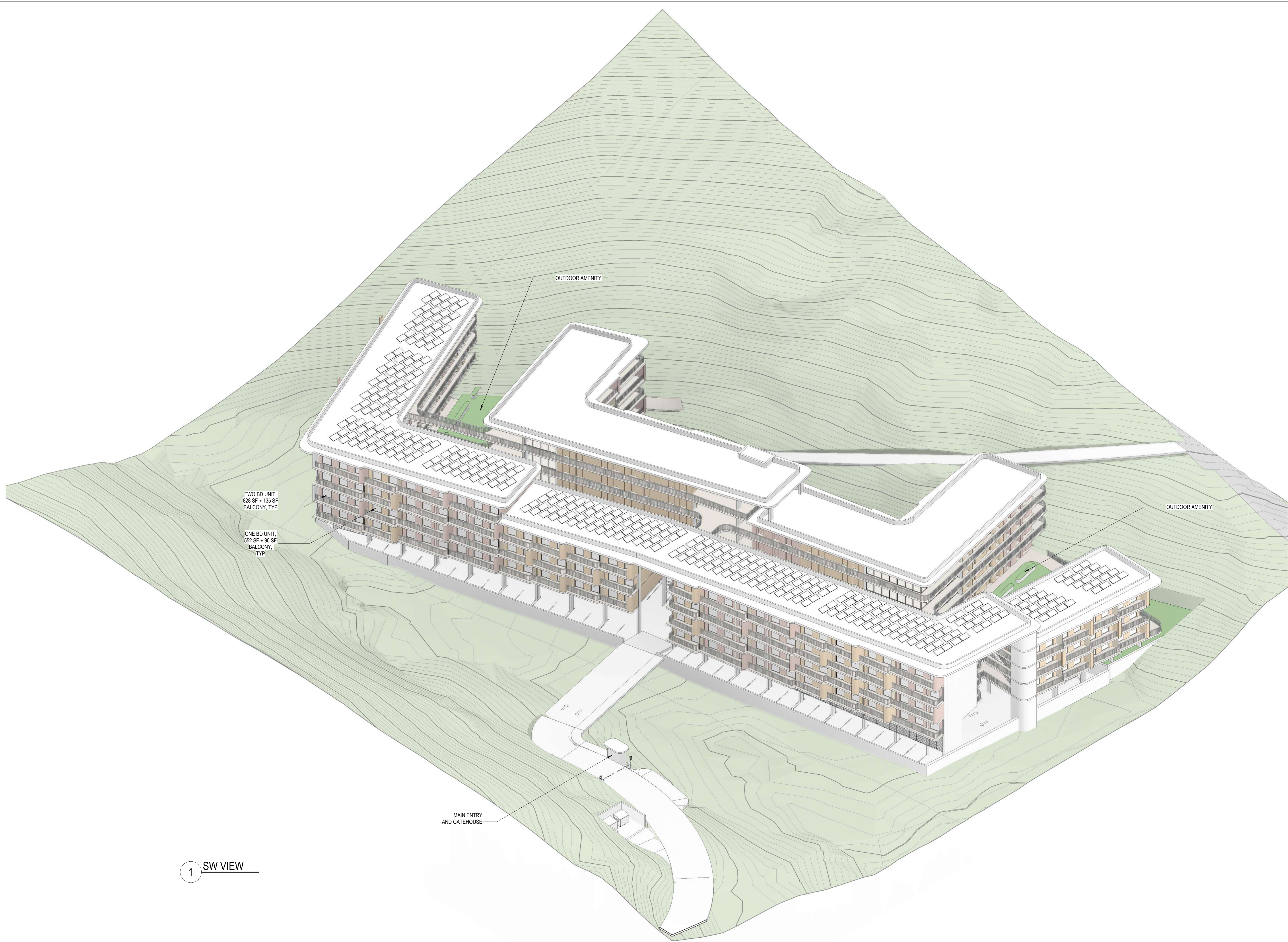
NOT FOR CONSTRUCTION

SITE PLAN

2506	As indicated	ARCH E	5/14/25
PROJ NO	SCALE	FORMAT	DATE

A-001





1 SW VIEW



THATCH FARM MULTIFAMILY

Linberg Bay 68A S S QTR
St. Thomas, USVI

OWNER
The Benoit Group

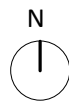
ARCHITECT
STORYN STUDIO FOR ARCHITECTURE LLC
1110 CENTRAL AVE 3RD FLOOR,
ST PETERSBURG, FL 33705
T +1 727.618.5336
STRUCTURAL ENGINEER

MEP/FP ENGINEER

CIVIL / GEOTECHNICAL ENGINEER

REVISION	REV NO	DATE
----------	--------	------

FEASIBILITY ISSUE	5/14/25 DATE
----------------------	-----------------



KEY PLAN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH
MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO
THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

3D VIEWS

2506 PROJ NO	ARCH E SCALE	5/14/25 FORMAT	DATE
-----------------	-----------------	-------------------	------

A-011



THATCH FARM
MULTIFAMILY

Linberg Bay 68A S S QTR
St. Thomas, USVI

OWNER
The Benoit Group

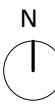
ARCHITECT
STORYN STUDIO FOR ARCHITECTURE LLC
1110 CENTRAL AVE 3RD FLOOR,
ST PETERSBURG, FL 33705
T +1 727.618.5336
STRUCTURAL ENGINEER

MEP/FP ENGINEER

CIVIL / GEOTECHNICAL ENGINEER

REVISION	REV NO	DATE
----------	--------	------

FEASIBILITY ISSUE	5/14/25 DATE
----------------------	-----------------



KEY PLAN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH
MAY NOT BE USED FOR OTHER PROJECTS, FOR ADDITIONS TO
THIS PROJECT OR COMPLETION OF THIS PROJECT BY OTHERS.

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

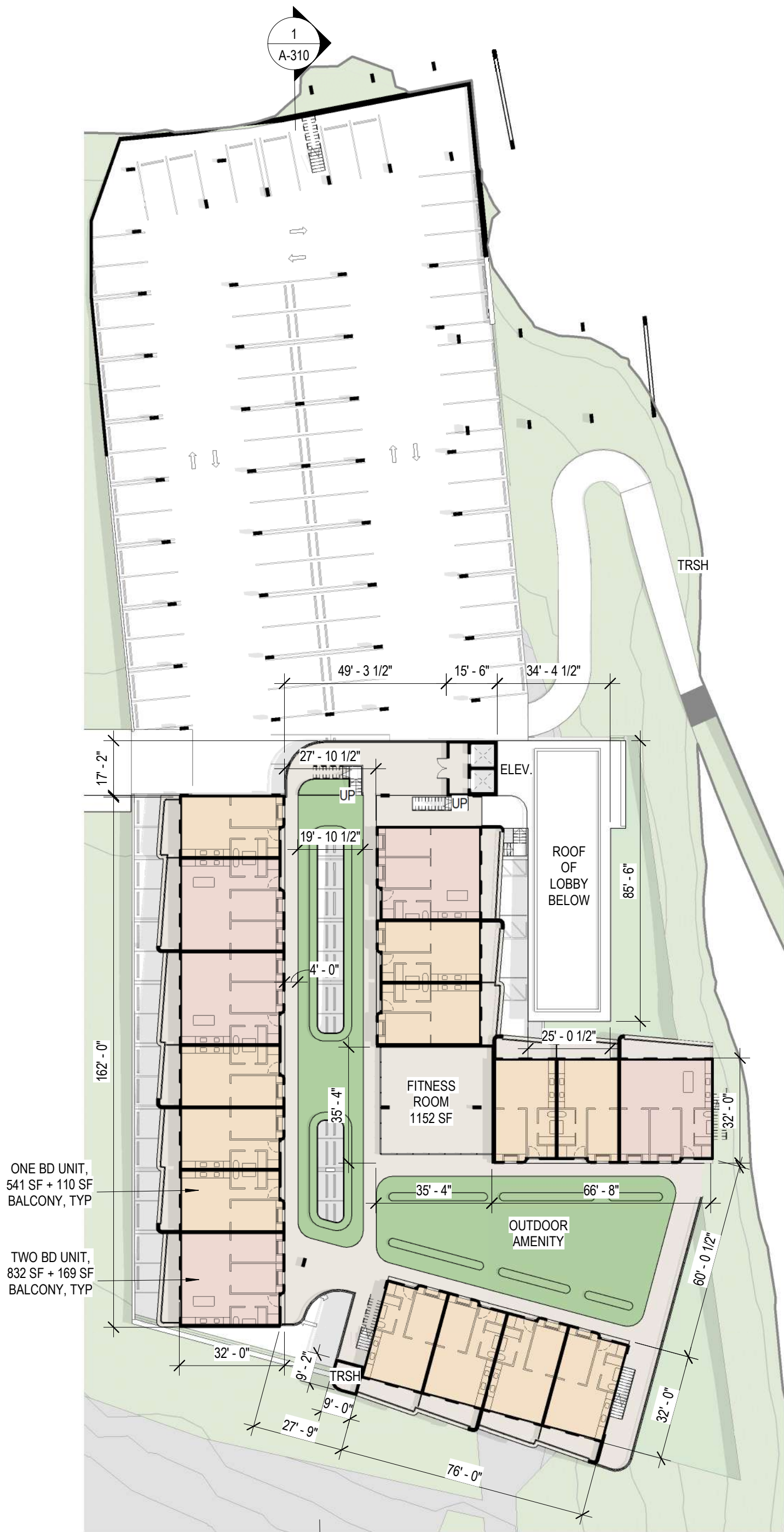
FLOOR PLANS

2506 PROJ NO	1/32" = 1'-0" SCALE	ARCH E FORMAT	5/14/25 DATE
-----------------	------------------------	------------------	-----------------

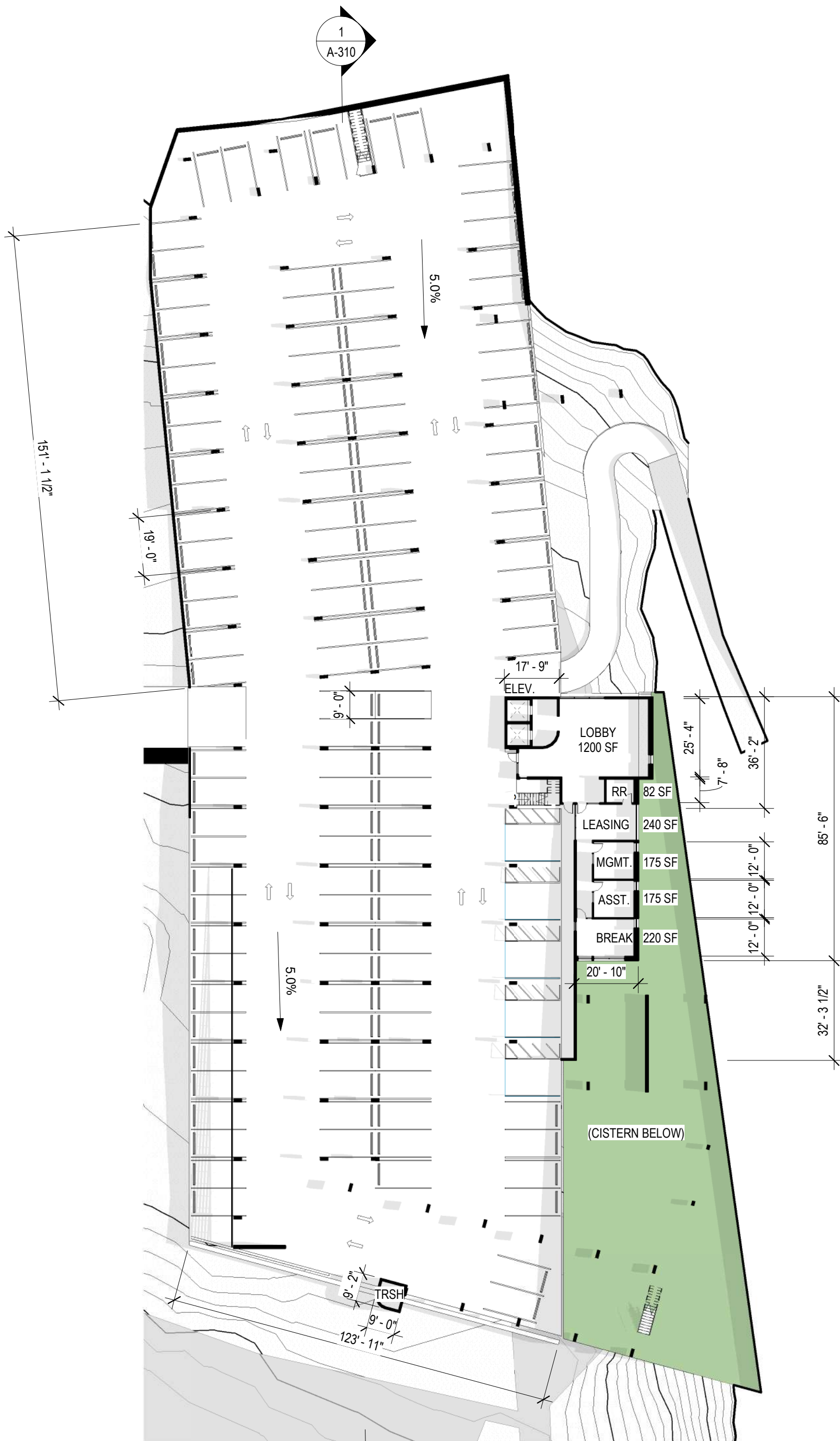
A-101

5/30/2025 4:00:08 PM

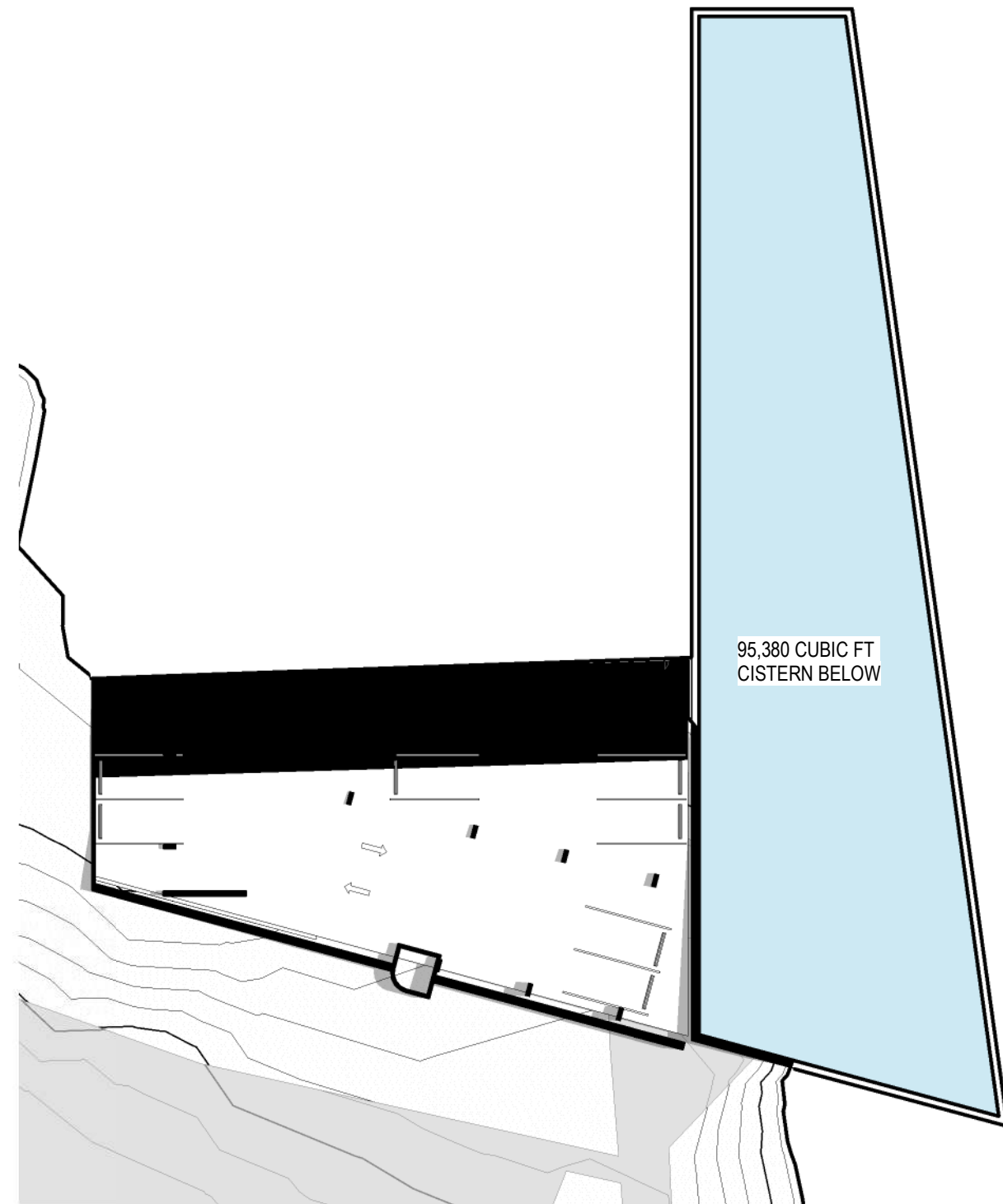
PAGE OF



2 LVL 1
1/32" = 1'-0"



1 PARKING LEVEL
1/32" = 1'-0"



3 CISTERN LEVEL
1/32" = 1'-0"



OWNER
The Benoit Group

CIVIL / GEOTECHNICAL ENGINEER

REAL & SIGNATURE

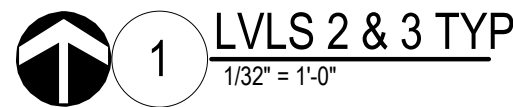
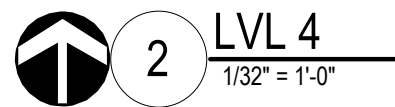
NOT FOR CONSTRUCTION

FLOOR PLANS

2506	1/32" = 1'-0"	ARCH E	5/14/25
PROJ NO	SCALE	FORMAT	DATE

A-102

AGE OF





EXTERIOR ELEVATIONS

A-300

AGE OF

2 BUILDING ELEVATION - EAST
3/64" = 1'-0"

1 BUILDING ELEVATION - WEST
3/64" = 1'-0"



OWNER
The Benoit Group

CIVIL / GEOTECHNICAL ENGINEER

KEY PLAN

SEAL & SIGNATURE

NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A-301





OWNER
The Benoit Group

CIVIL / GEOTECHNICAL ENGINEER

REVISION	REV NO	DATE
----------	--------	------

FEASIBILITY	5/14/25
ISSUE	DATE



SEAL & SIGNATURE

NOT FOR CONSTRUCTION

BUILDING SECTIONS

2506	3/64" = 1'-0"	ARCH E	5/14/25
PROJ NO	SCALE	FORMAT	DATE

A-310











