

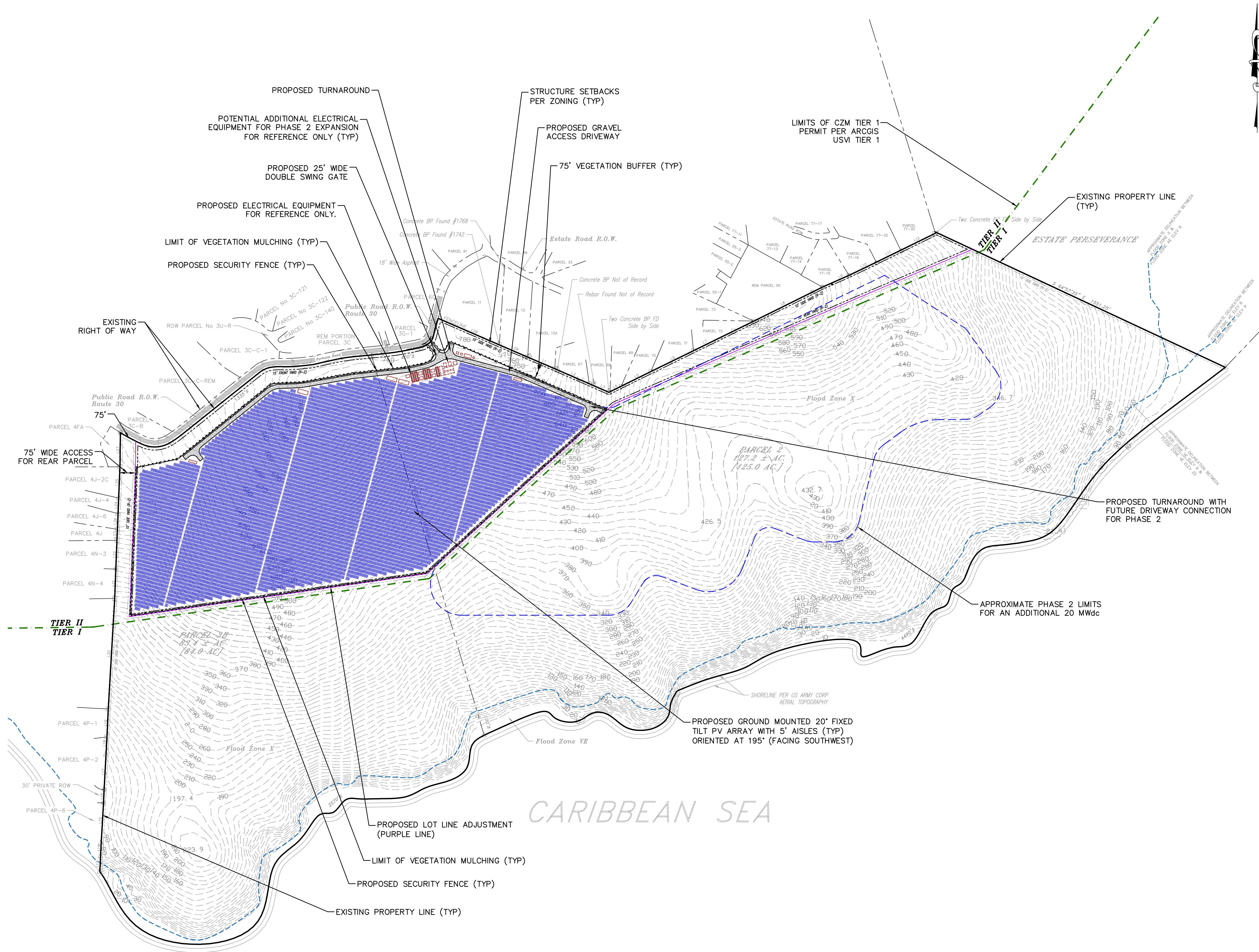
1. OWNERS OF RECORD: ALLURE SOLAR, LLC
5000 EST. ENIGHED, STE 4A, PMB 146
SAINT JOHN, VI 00830
2. PARCEL: NO. 2 & 38 FORTUNA
ESTATE FORTUNA
SAINT THOMAS, VI 00802
3. PROPERTY ID: 102404046300; 104901013400
4. OLG MAP NUMBER: D9-27-T51; D9-209-T59
5. ZONING DISTRICT: R-2 RESIDENTIAL ZONE:

MINIMUM LOT SIZE = 10,000 S.F.
FRONT YARD = 15 FEET
SIDE SETBACK = 10 FEET
REAR SETBACK = 10 FEET
BUILDING HEIGHT = 2 STORIES
6. EXISTING PARCEL AREA: 9,173,736± S.F. / 210.6± ACRES (TOTAL)

5,540,832± S.F. / 127.2± ACRES (PARCEL 2)
3,632,904± S.F. / 83.4± ACRES (PARCEL 3B)
7. PROPOSED PARCEL AREA: 2,222,026± S.F. / 51.0± ACRES (TOTAL)

SYSTEM SIZE DC:	20.004
SYSTEM SIZE AC:	10.000
MODULE:	FIRST SOLAR SERIES-6 465W
TOTAL MODULES:	43,020
RACKING TILT:	20° TILT (TYP)
RACKING MFG:	TITAN DUO
MOUNTING:	2 MIP
ROW SPACING:	5'-0" CLEAR AISLE WIDTH (TYP)
MODULE ROTATION:	195° (SOUTHWEST FACING)

1. THE LIMITS OF THE CZM TIER 1 PERMIT LINE ARE BASED OFF ARCGIS USVI TIER 1. THE PROPOSED DEVELOPMENT IS LOCATED ENTIRELY OUTSIDE OF THE CZM TIER 1 LIMITS.
2. THIS PLAN IS FOR PRELIMINARY DESIGN COORDINATION ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION.



DRAFT



NOT FOR
CONSTRUCTION

REV.	REVISION DESCRIPTION	DATE

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HOYLE
TANNER

APPLICANT	ALLURE SOLAR LLC A VIELLECTRON LLC COMPANY 5000 EST. ENIGHED, STA 4A, PMB 146 SAINT JOHN, VI 00830
PROJECT	PROPOSED SOLAR ENERGY FACILITY

PRELIMINARY SITE PLAN

C4

PROJECT NO. 23.141001.00

SHEET 4 OF 8