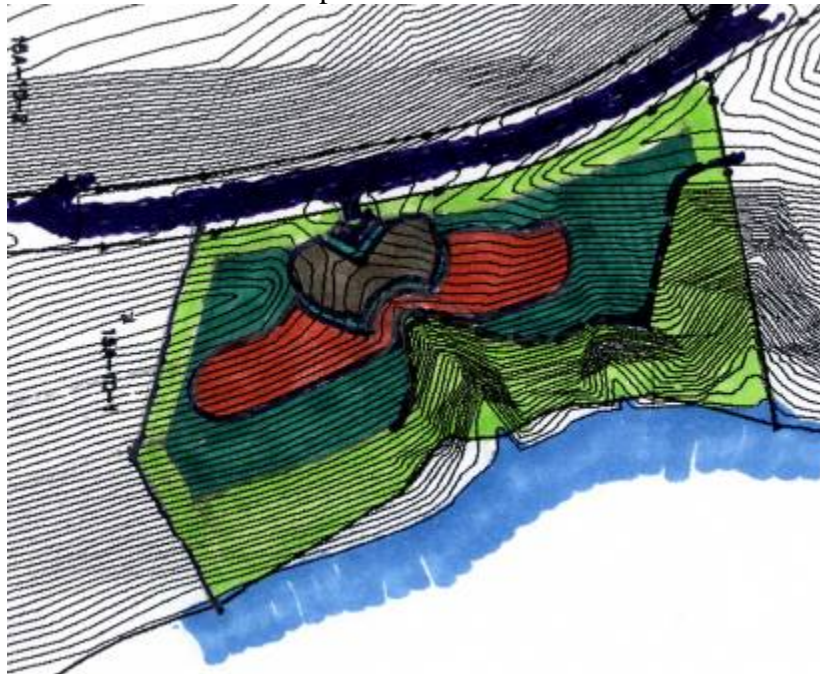









Ditleff Point

Rendezvous Bay, St. John, United States Virgin Island

Lot No. 14/Parcel No. 15A-10-1-1

This is a long narrow lot that extends from the Estate Road, down to Fish Bay to the East. At the center of the property, adjacent to the road, there is a relatively flat area. To the North and to the South, a ridge line extends up. The most suitable area for parking would be in this middle location, with the access point between the 64' and 66' contour. The area best suited for the home would be along the 60' contour, both along the North and the South. The nature of the topography, as well as the shape of the lot dictates that the home will be close to the Estate Road, with the roof extending above a portion of the adjacent ridge line. Therefore, this house should not extend more than one-story above the 60' contours. The slope of the roof should match the slope of the adjacent terrain and the materials of the house should blend into the hillside. Special consideration will be necessary for the screening of the parking lot from the Estate Road. This can be accomplished through the use of walls and heavy landscaping. There are some severe cliff areas that will need to be protected from construction siltation run-off. If an access pathway is constructed to the waters edge, it shall follow the natural contours. Rock outcroppings and foliage will be respected. Special attention shall be taken to protect the rocky edge below from construction siltation. Construction will be held back from the cliff edge 1/3 the height of the adjacent cliff. Special attention will be taken to protect the cliff from construction siltation.



-  The waters edge
-  Recommended parking location
-  Non-buildable area
-  Buildable area
-  Recommended home location
-  Recommended driveway access point
-  Cliff set-back