

Ditleff Point

Rendezvous Bay, St. John, United States Virgin Island

Parcel No. 15A-10-7B-Rem.

The high point of the property consists of a plateau with 270° panoramic views, as well as a buildable area close to the beach. The access drive or path shall be kept to a minimum width and held as close to the natural grades as possible. The beach cottage should have a maximum of one bedroom per floor and centered within the lot to maximize the privacy between the adjacent lots. Special attention shall be given to siltation controls below the beach cottage, to protect the beach and Mangroves from construction run-off. The ideal location of the main structure would be just below the plateau. To minimize the visual impact from the water, the house shall not exceed one-story above the 116' contour line. Because of its high visibility, the material and colors will be such that they blend in with the natural hues. The slope of the roof shall be similar to the slope of the adjacent hillside. Access to the property should be from the Southeast corner and the parking located on the South property line at elevation 120', leaving a berm to help separate and screen the parking from the Southern neighbor. Special attention should also be taken to landscape, between the property line and the parking.

