

# Ditleff Point

Rendezvous Bay, St. John, United States Virgin Island

Lot No. 32/Parcel No. 15A-10-8B

This lot is shaped like a panhandle with a narrow section connected to the Estate Road. In the wider areas of the lot, the view is both to the South and to the West. Along the entire rear of the property, cliffs cascade down to the water. A combination of coral reefs and rocks extend out from below the cliffs. This sensitive area will need to be protected and additional siltation controls will be required to mitigate run-off during construction. For both views, as well as privacy, the ideal locations of the house would be between contours 110' and 126'. Because of this lot's proximity to the ridge line, the house shall be a maximum of one-story above the 120' contour. The materials and colors will be such that they blend into the hues of the hillside. The roof slope will be similar to the slope of the adjacent contours. Access into the property should come off the side of the hammer head, between the 116' and 118' contour. The opportunity for a Gate House exists all along the panhandle, but would work best as you enter the property. The access drive should not be a straight shot, but meander in a more natural way, staying somewhat in the center of the property. On the far Northwest side of the property, it may be possible to create a path down to the beach. 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 1/3 the height of the adjacent cliff.

