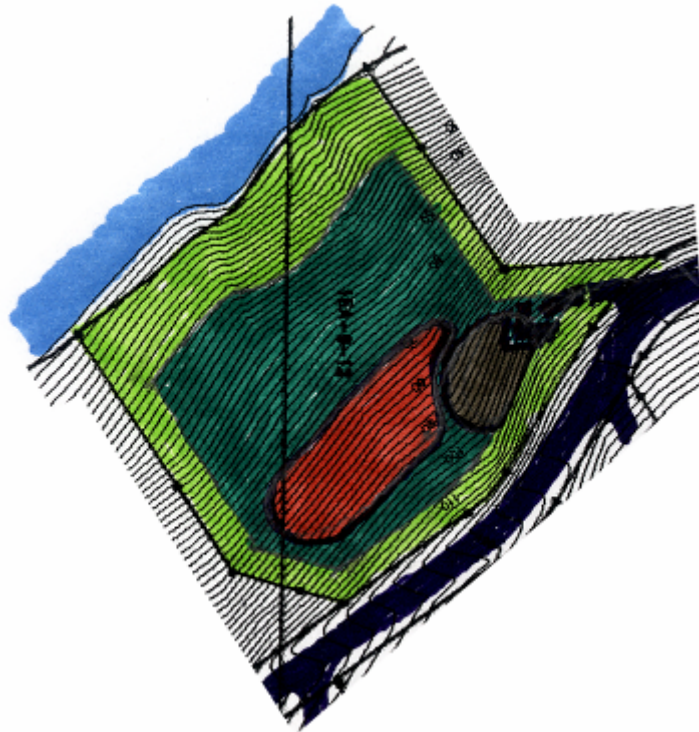









Ditleff Point

Rendezvous Bay, St. John, United States Virgin Island

Lot No. 11/Parcel No. 15A-9-12

This lot is very steep, going from the Estate Road above, all the way down to Ditleff Bay below. There are no discernable flat spots. Therefore, the goal of the site plan for this lot would be to hold both the parking and the residence as close to the Estate Road as possible. The parking could be at approximately contour 100'. The house would be located between contours 80' and 100'. We would encourage a two-story house and loft in this location in order to reduce the footprint on the steep hillside. This will minimize the amount of excavation required. Access to the parking could be from the North. Because of the steepness of the site, some retaining walls along the edge of the road will no doubt be required. Most likely, a path to the waters edge is not possible, however if an access pathway is constructed, 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. If the home is constructed closest to the Estate Road, special attention shall be given to landscape screening from the road.



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