





# CHRISTOPHE HARBOUR ST. KITTS

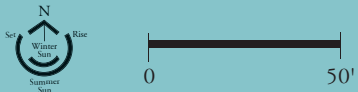


## LOT 509 BASE MAP

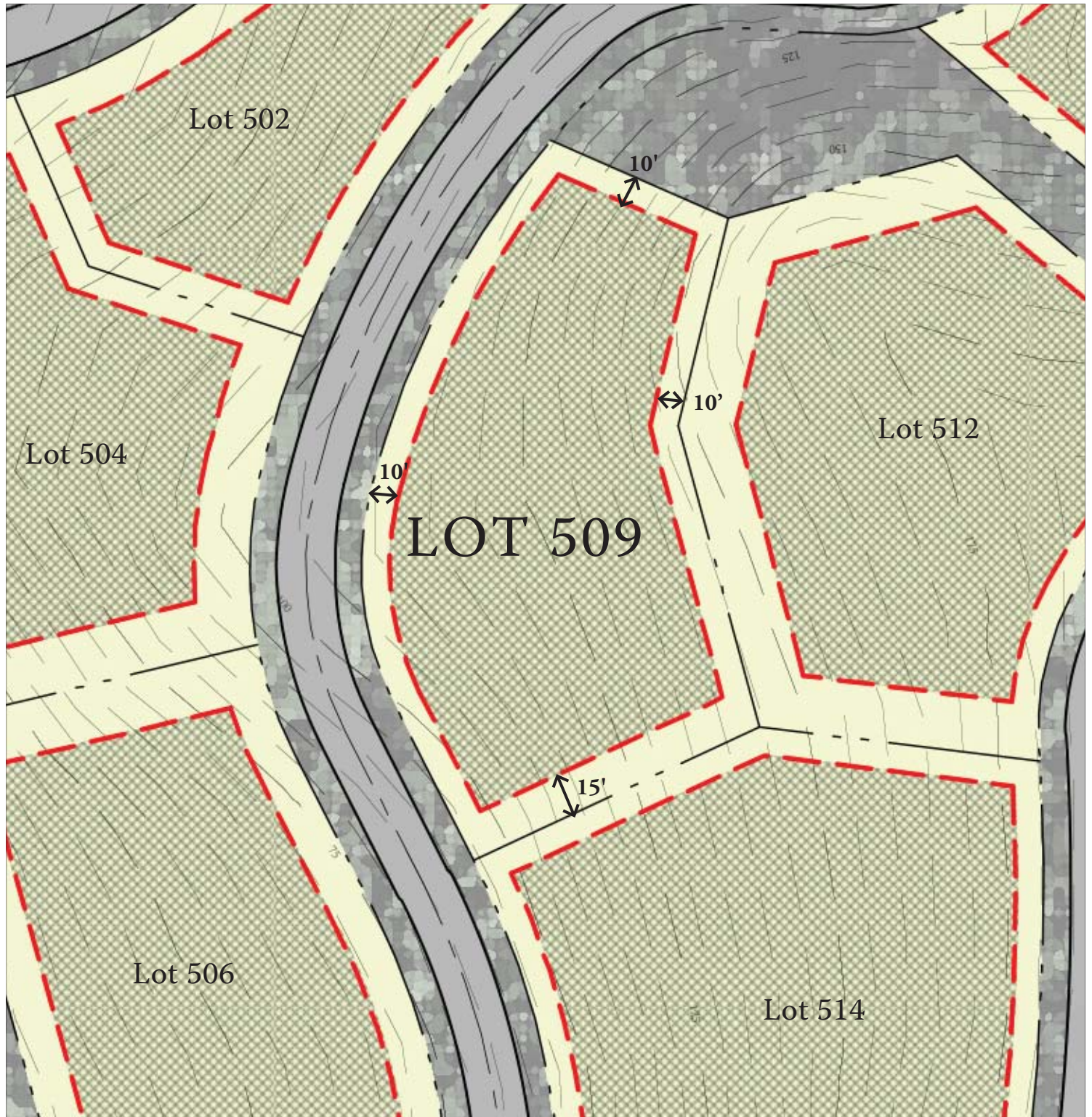
-  Property Line
-  Building Envelope  
(defined by the front, rear and side vertical setbacks)\*
-  Improvement Envelope  
(defined by the front, rear and side improvement setbacks)\*
-  Natural Area  
(defined as the area outside of the Improvement Envelope)\*

Ridgeline Elevation: + 140 ft A.S.L. (as shown on example site plan)

\* Refer to the Design Guidelines for Sandy Bank Bay for more information on design criteria including building height, site coverage, and building and improvement envelope definitions.



The purpose of the Homesite Diagram (base map and overlay) is to assist the Owner in understanding existing site conditions and how a house, and other site improvements, can both respect and make full use of the features of the site.



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## LOT 509

### HOMESITE OVERLAY

Approx. Acreage:	.57 acres
House Type:	Custom
House Size:	up to 8,500 sf
Main Level:	3,875 sf
Upper Level:	3,875 sf
Garage:	900 sf



This overlay illustrates locations for building and site improvements, which have been determined by the DRB to satisfy the resource conservation and community design objectives of Sandy Bank Bay. The DRB may determine that other locations within the Homesite also meet these objectives. However, notwithstanding this illustration, the DRB shall review and approve all building and site improvements, including those illustrated, in accordance with the policies and procedures of the Design Guidelines at Sandy Bank Bay.

The purpose of the Homesite Diagram (base map and overlay) is to assist the Owner in understanding existing site conditions and how a house, and other site improvements, can both respect and make full use of the features of the site. All sizes and dimensions are approximate.

