



SANDY BANK BAY
HILLSIDE HOMESITES



To Marina Village ↙

Christophe Harbour







SANDY BANK BAY
HILLSIDE HOMESITES

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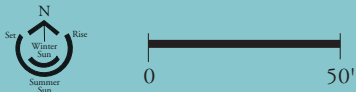


Lot 3
BASE MAP

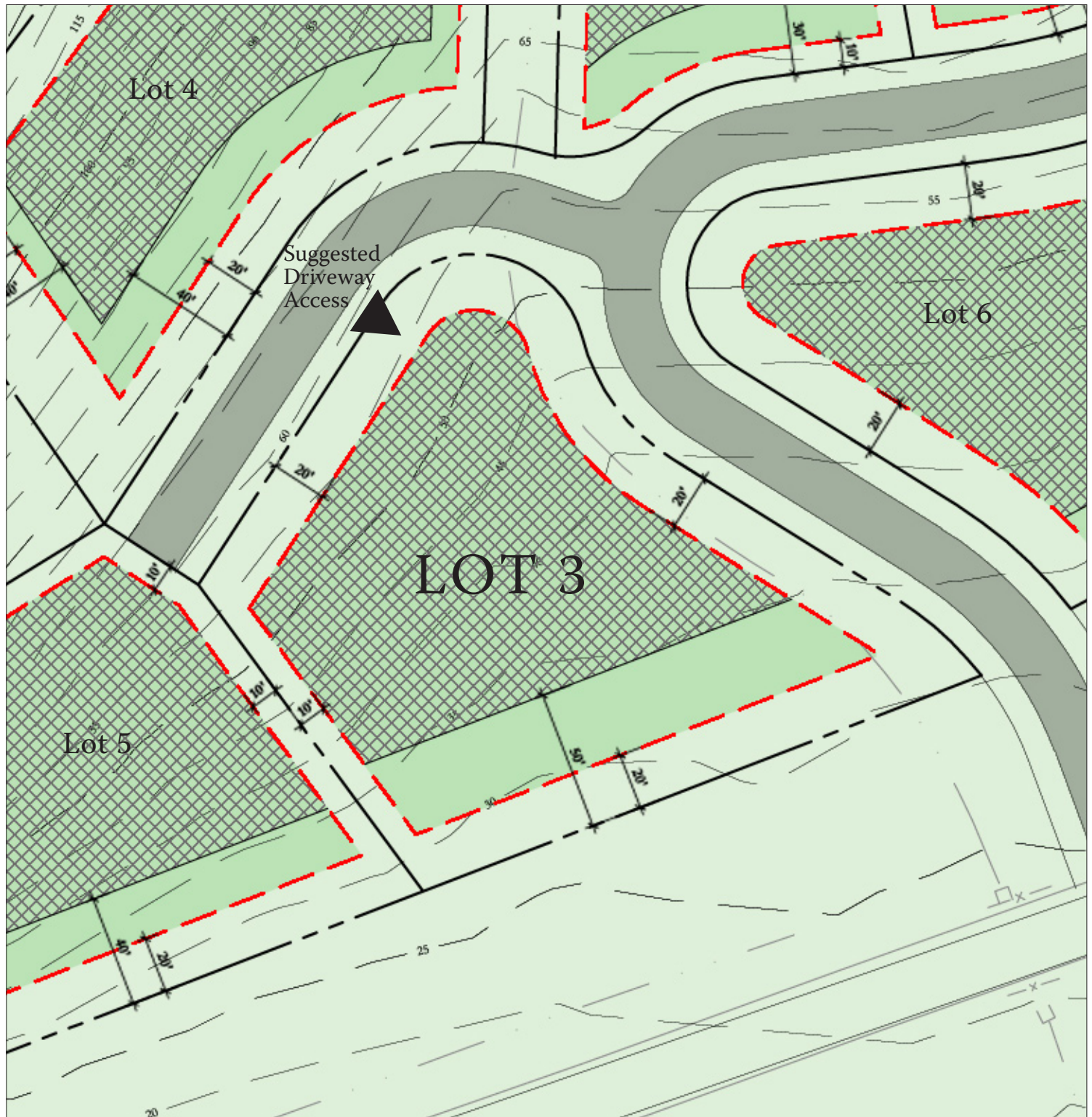
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 75 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.





SANDY BANK BAY HILLSIDE HOMESITES



Lot 3 HOMESITE OVERLAY

Approx. Acreage:	.75 acres
House Type:	Option 1
House Size:	up to 6,400 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	600 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.

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SANDY BANK BAY HILLSIDE HOMESITES

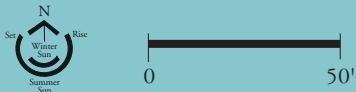


Lot 4 BASE MAP

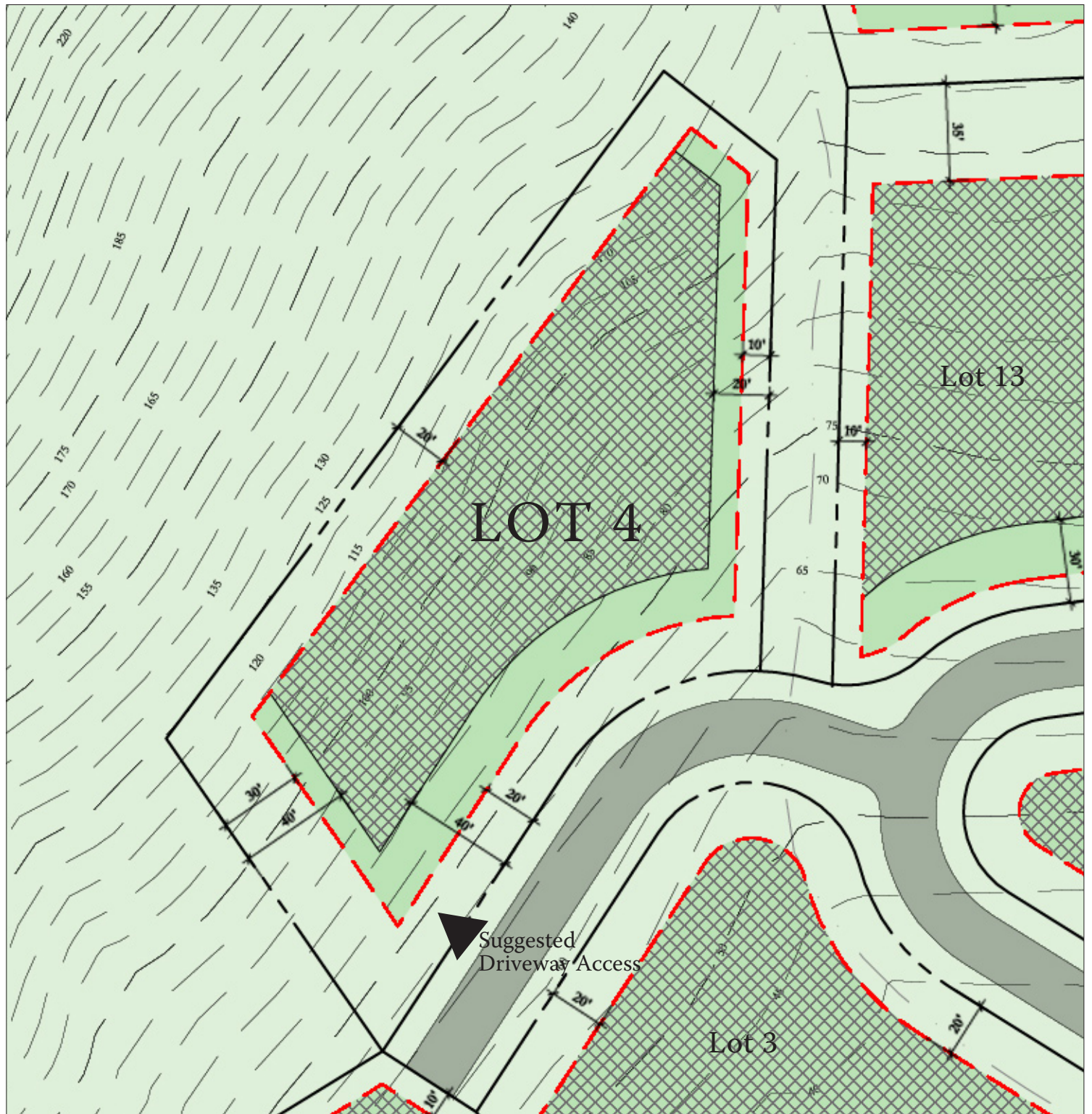
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-  Building Envelope
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-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 75 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 4 HOMESITE OVERLAY

Approx. Acreage:	.86 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 sf



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SANDY BANK BAY HILLSIDE HOMESITES

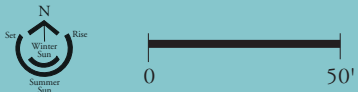


Lot 5 BASE MAP

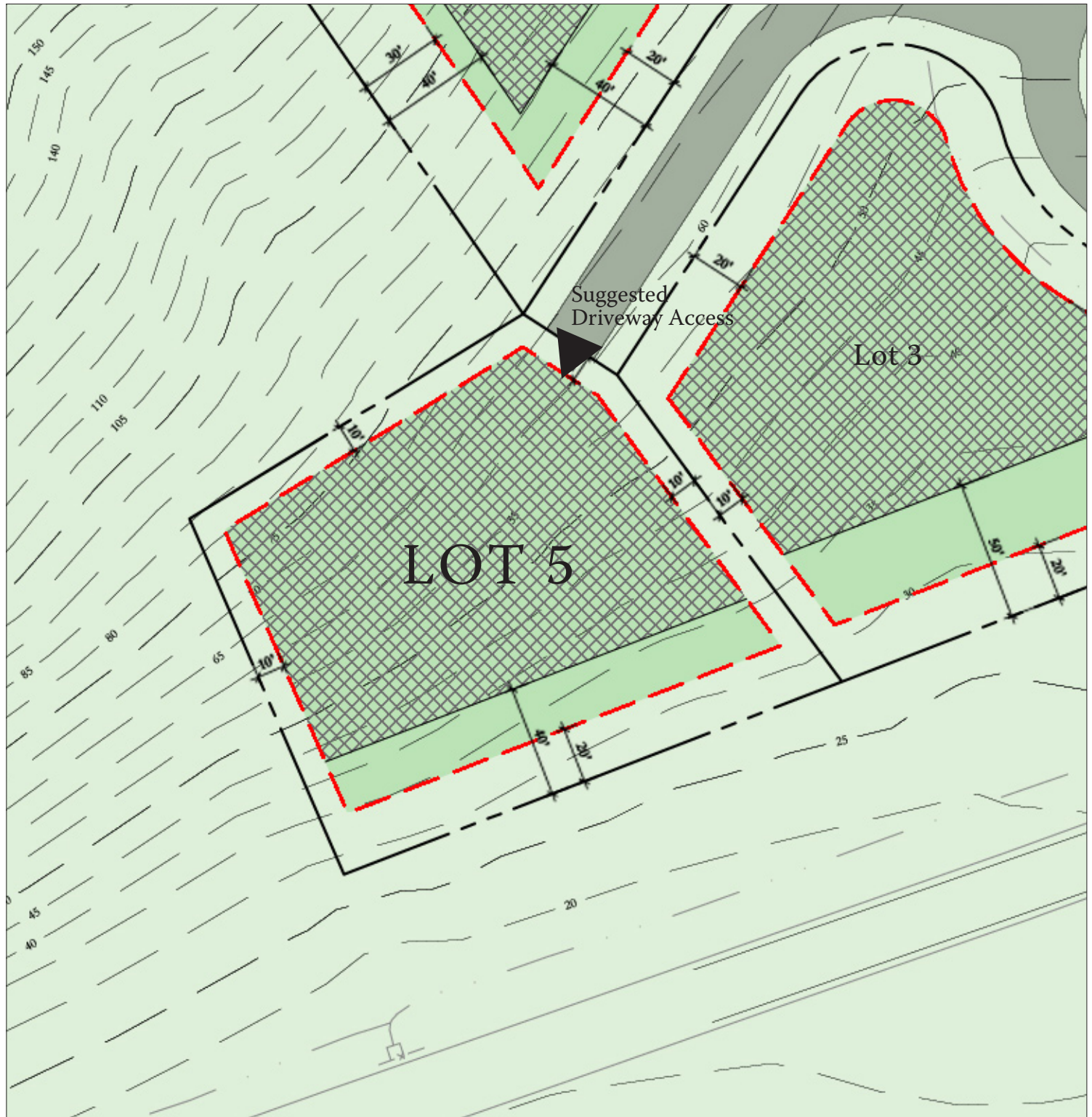
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 80 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 5 HOMESITE OVERLAY

Approx. Acreage:	.60 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 sf



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HILLSIDE HOMESITES

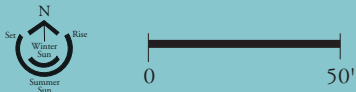


Lot 6
BASE MAP

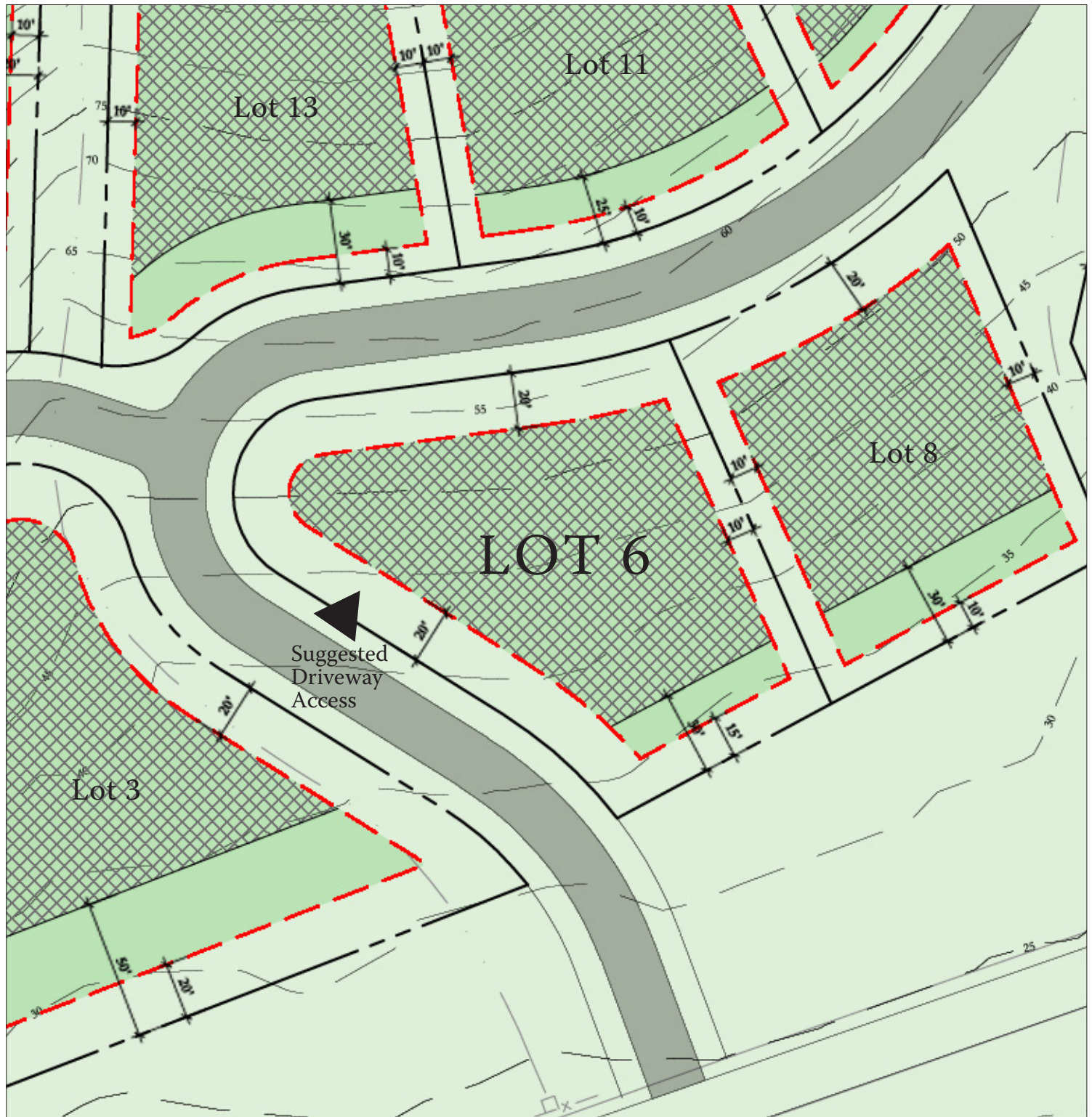
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 70 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 6 HOMESITE OVERLAY

Approx. Acreage:	.49 acres
House Type:	Option 2
House Size:	up to 4,800 sf
Main Level:	2,400 sf
Upper Level:	1,700 sf
Garage:	700 sf



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SANDY BANK BAY HILLSIDE HOMESITES

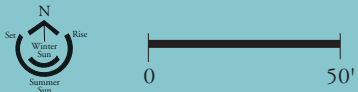


Lot 7 BASE MAP

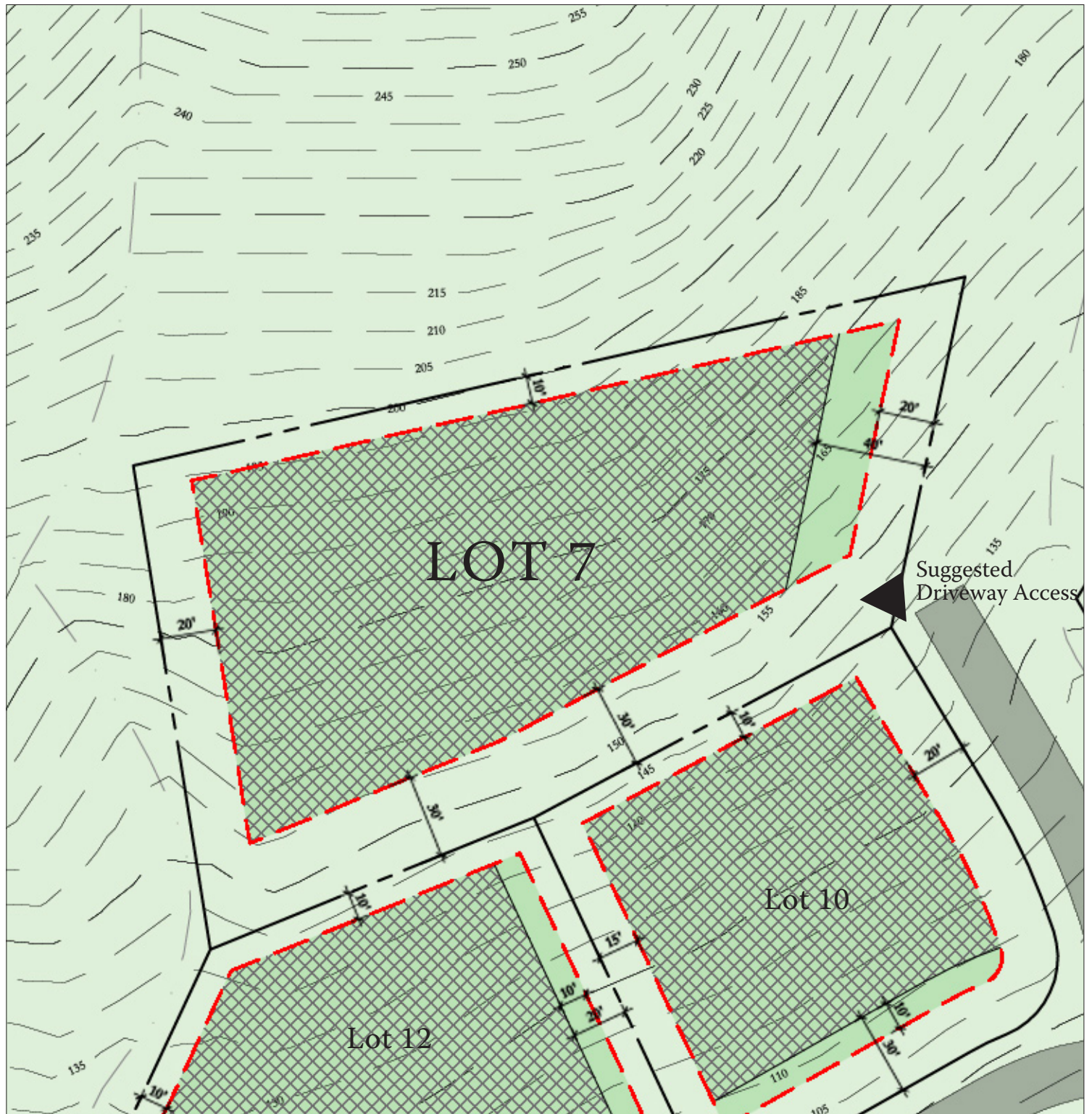
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 200 ft A.S.I

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 7 HOMESITE OVERLAY

Approx. Acreage:	.96 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 sf



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HILLSIDE HOMESITES

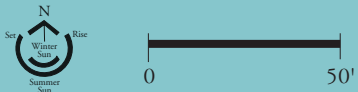


Lot 8
BASE MAP

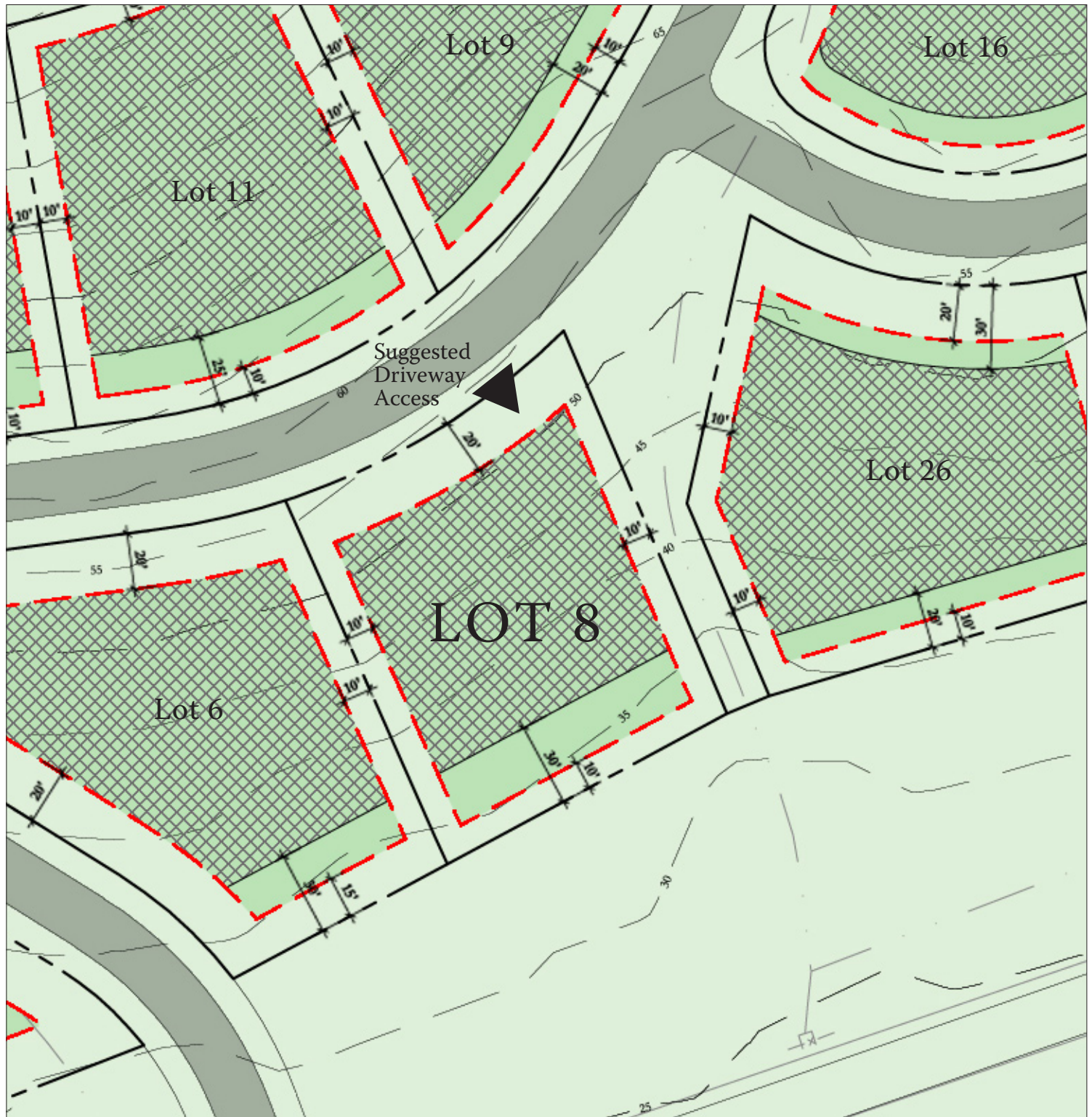
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 70 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 8

HOMESITE OVERLAY

Approx. Acreage:	.75 acres
House Type:	Option 1
House Size:	up to 6,400 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	600 sf



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SANDY BANK BAY
HILLSIDE HOMESITES



Lot 9
BASE MAP

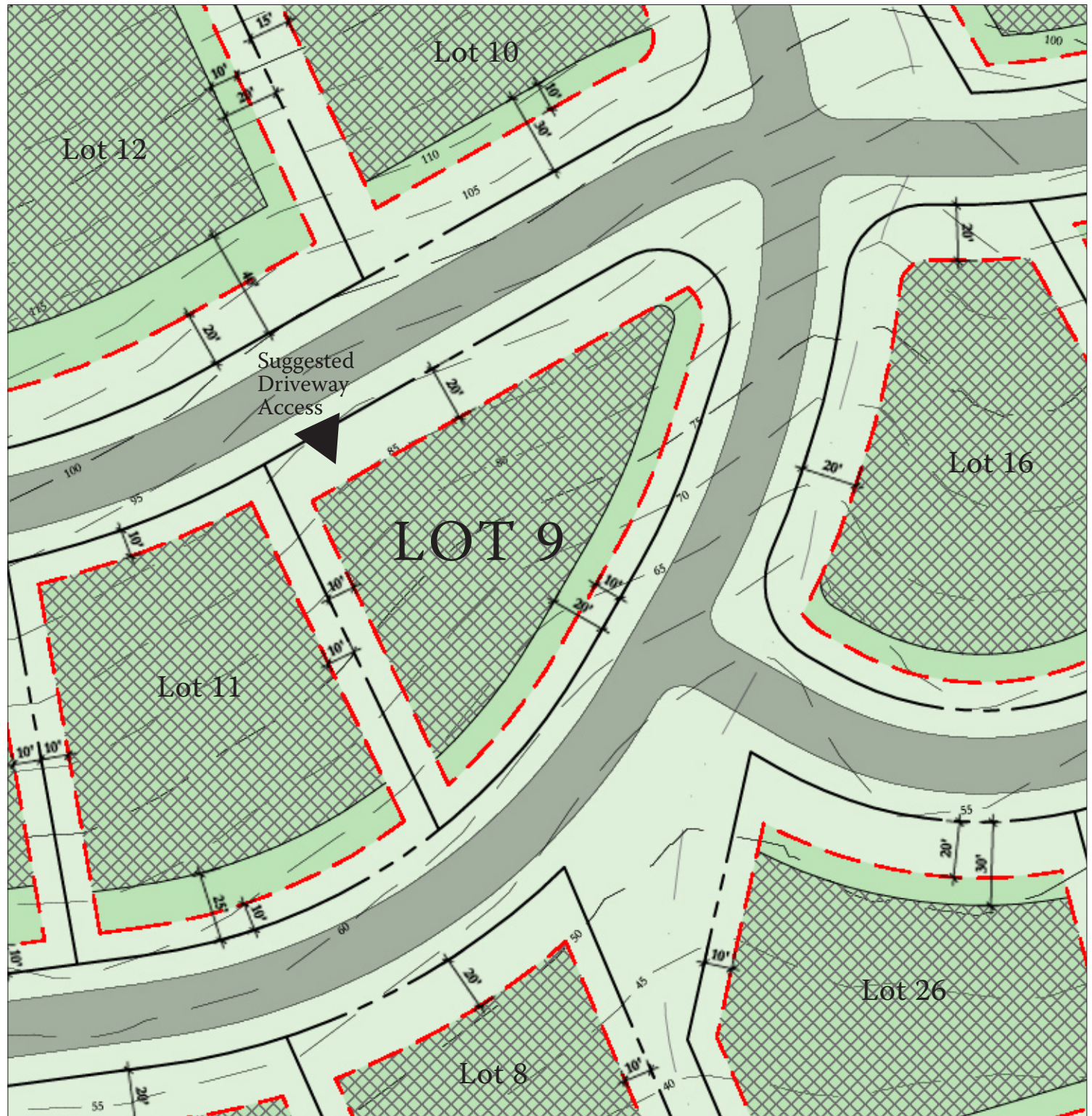
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 100 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 9

HOMESITE OVERLAY

Approx. Acreage:	.41 acres
House Type:	Custom
House Size:	6,200 sf
Main Level:	2,800 sf
Upper Level:	2,800 sf
Garage:	600 sf



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SANDY BANK BAY
HILLSIDE HOMESITES

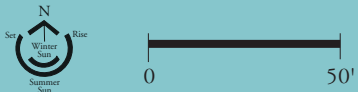


Lot 10
BASE MAP

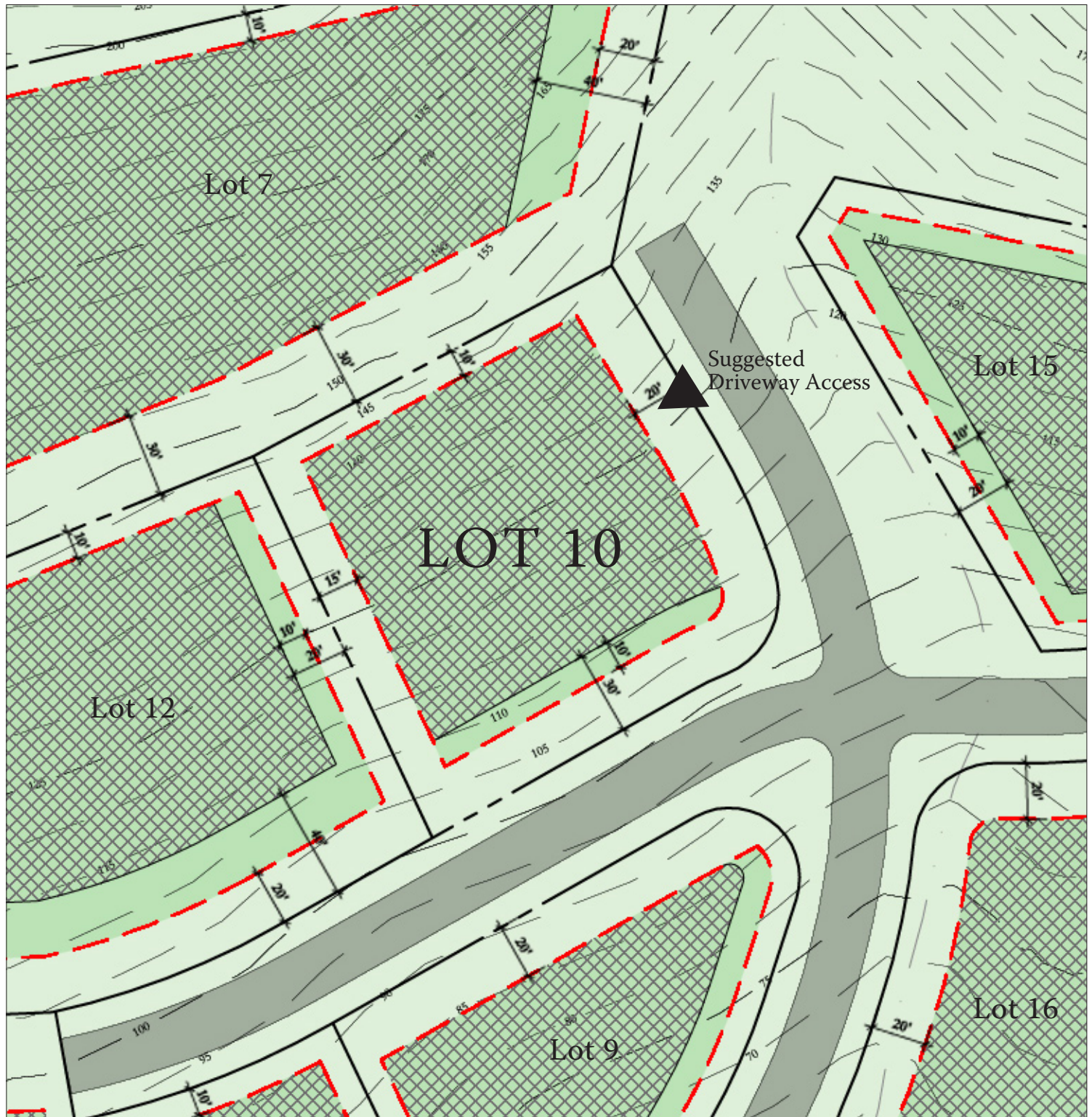
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 140 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 10 HOMESITE OVERLAY

Approx. Acreage:	.51 acres
House Type:	Option 1
House Size:	up to 6,500 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	700 sf



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Views

SANDY BANK BAY
HILLSIDE HOMESITES

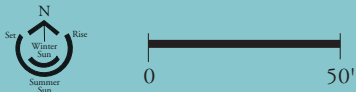


Lot 11
BASE MAP

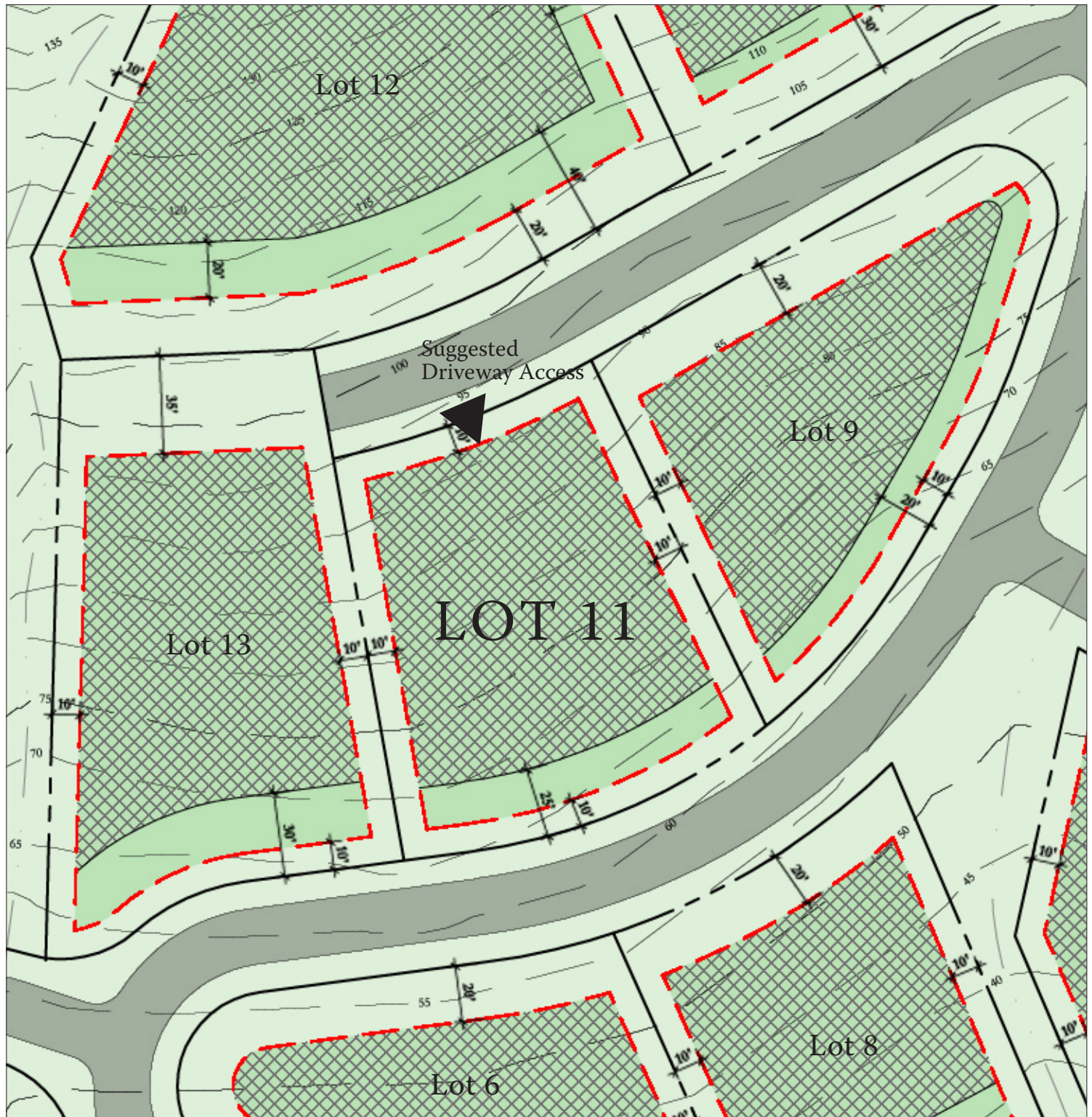
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 120 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 11 HOMESITE OVERLAY

Approx. Acreage:	.41 acres
House Type:	Option 2
House Size:	up to 4,800 sf
Main Level:	2,400 sf
Upper Level:	1,700 sf
Garage:	700 sf



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SANDY BANK BAY
HILLSIDE HOMESITES

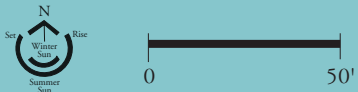


Lot 12
BASE MAP

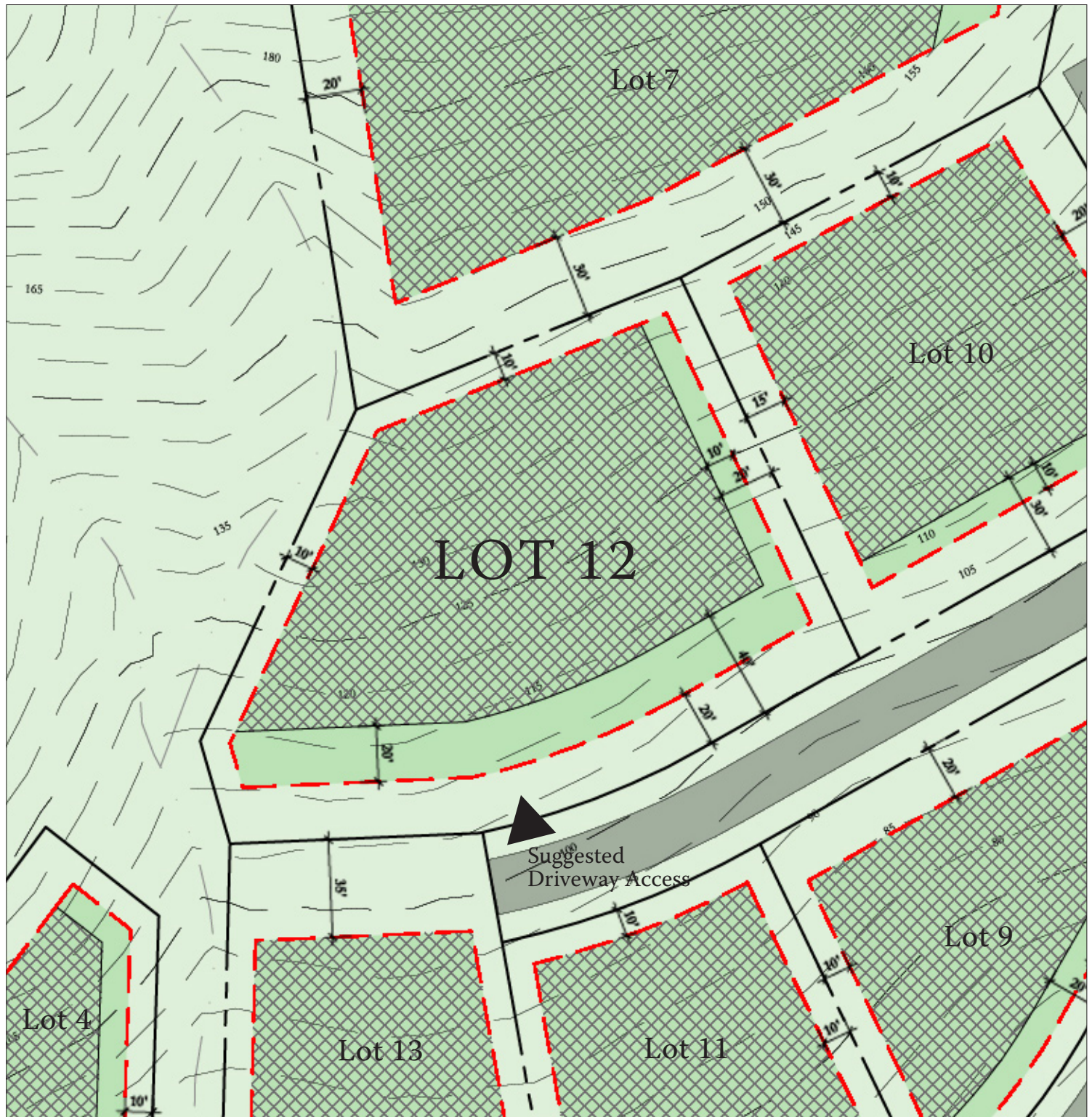
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 140 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 12 HOMESITE OVERLAY

Approx. Acreage:	.70 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 sf



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- Notes:
- 1.) Steep slope condition, lot will require significant site retaining walls and a steeper driveway
 - 2.) Retaining walls required for vehicular access onto lot

SANDY BANK BAY
HILLSIDE HOMESITES



Lot 13
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)*

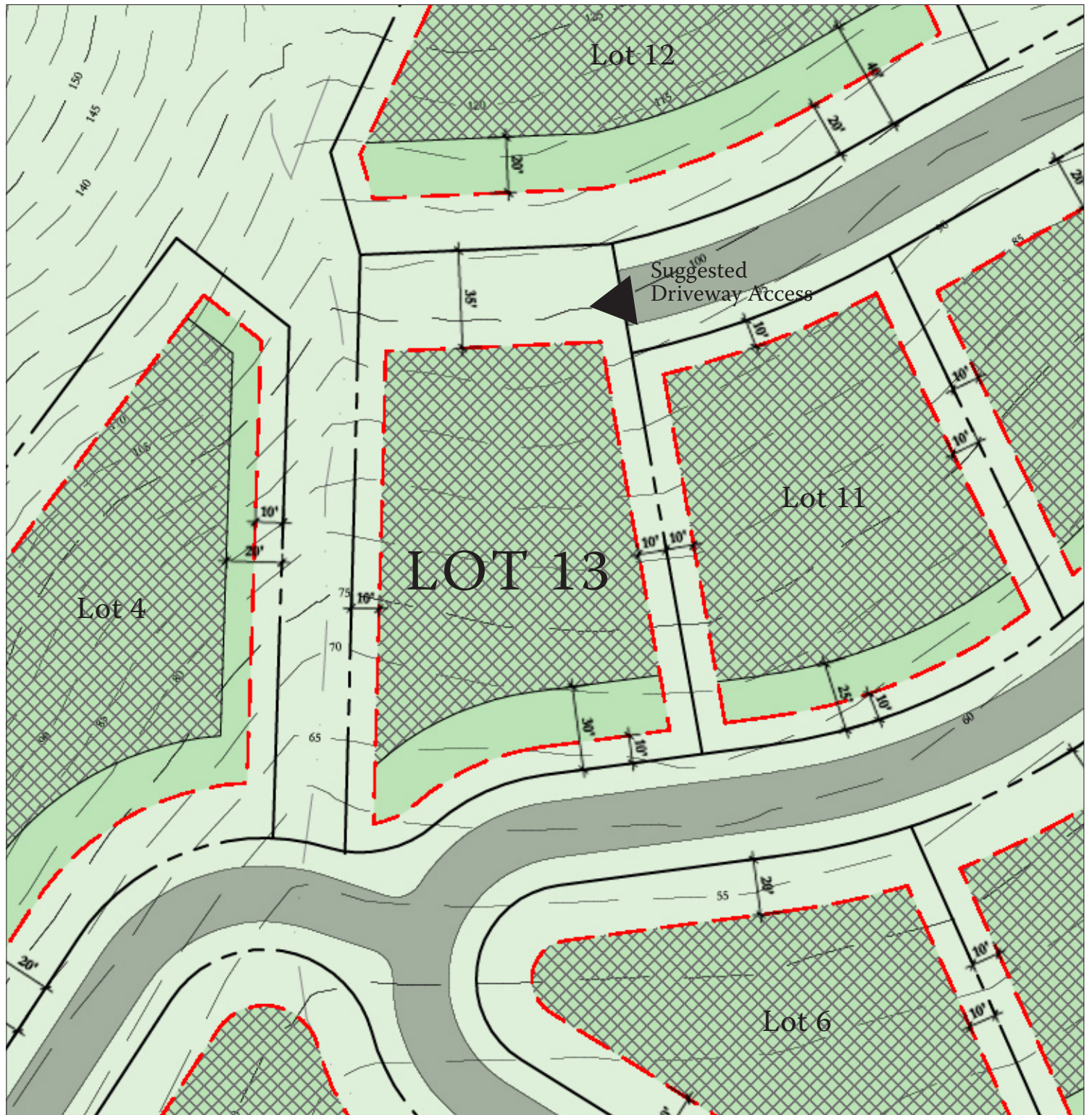
Maximum Ridgeline Elevation: + 115 ft A.S.L.

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0 50'

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 13 HOMESITE OVERLAY

Approx. Acreage:	.50 acres
House Type:	Option 2
House Size:	up to 4,800 sf
Main Level:	2,400 sf
Upper Level:	1,700 sf
Garage:	700 sf



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SANDY BANK BAY HILLSIDE HOMESITES

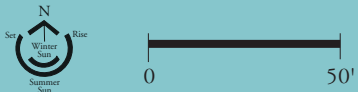


Lot 15 BASE MAP

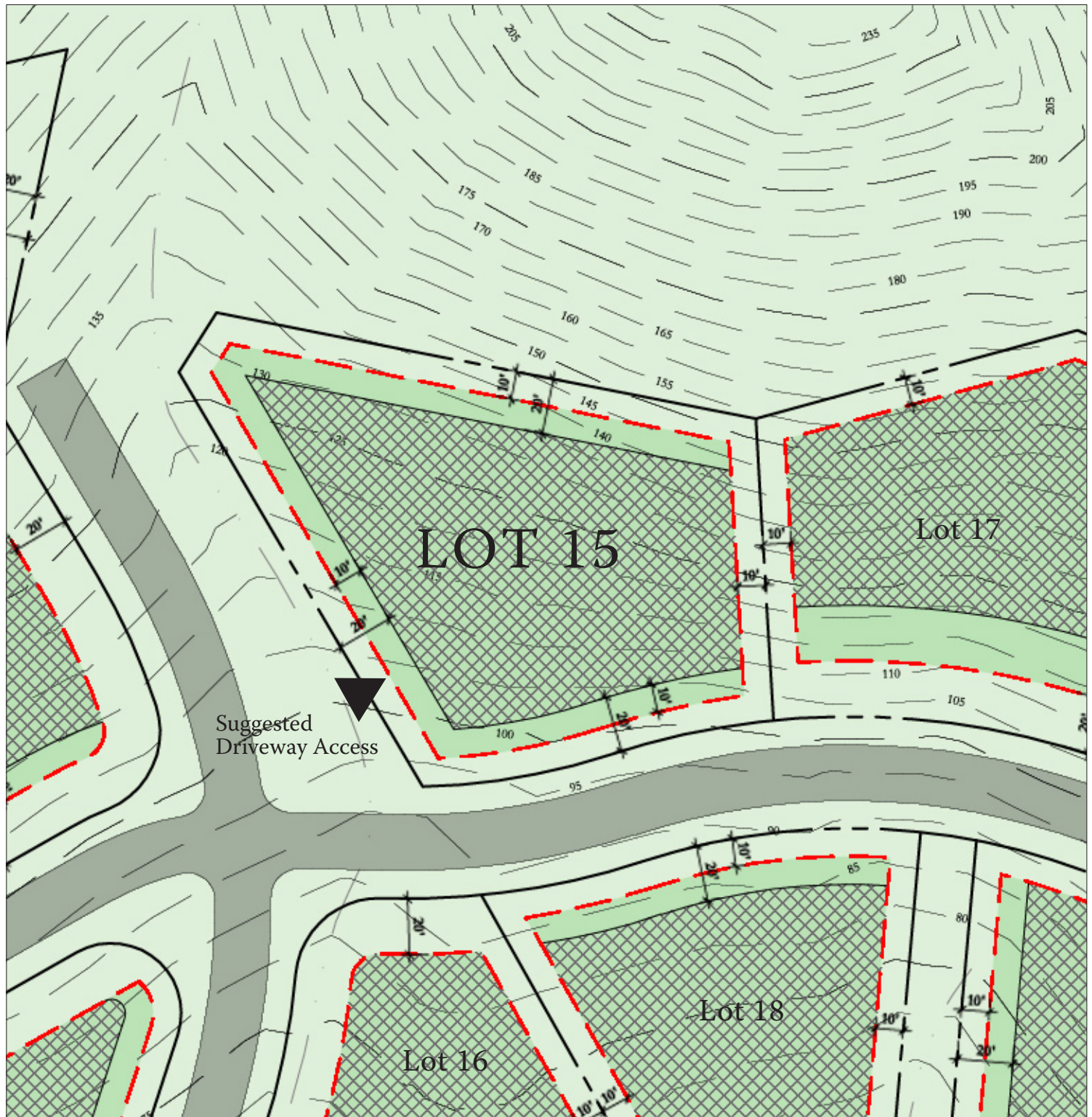
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 150 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 15 HOMESITE OVERLAY

Approx. Acreage:	.55 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 sf



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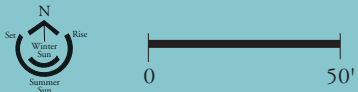


Lot 16
BASE MAP

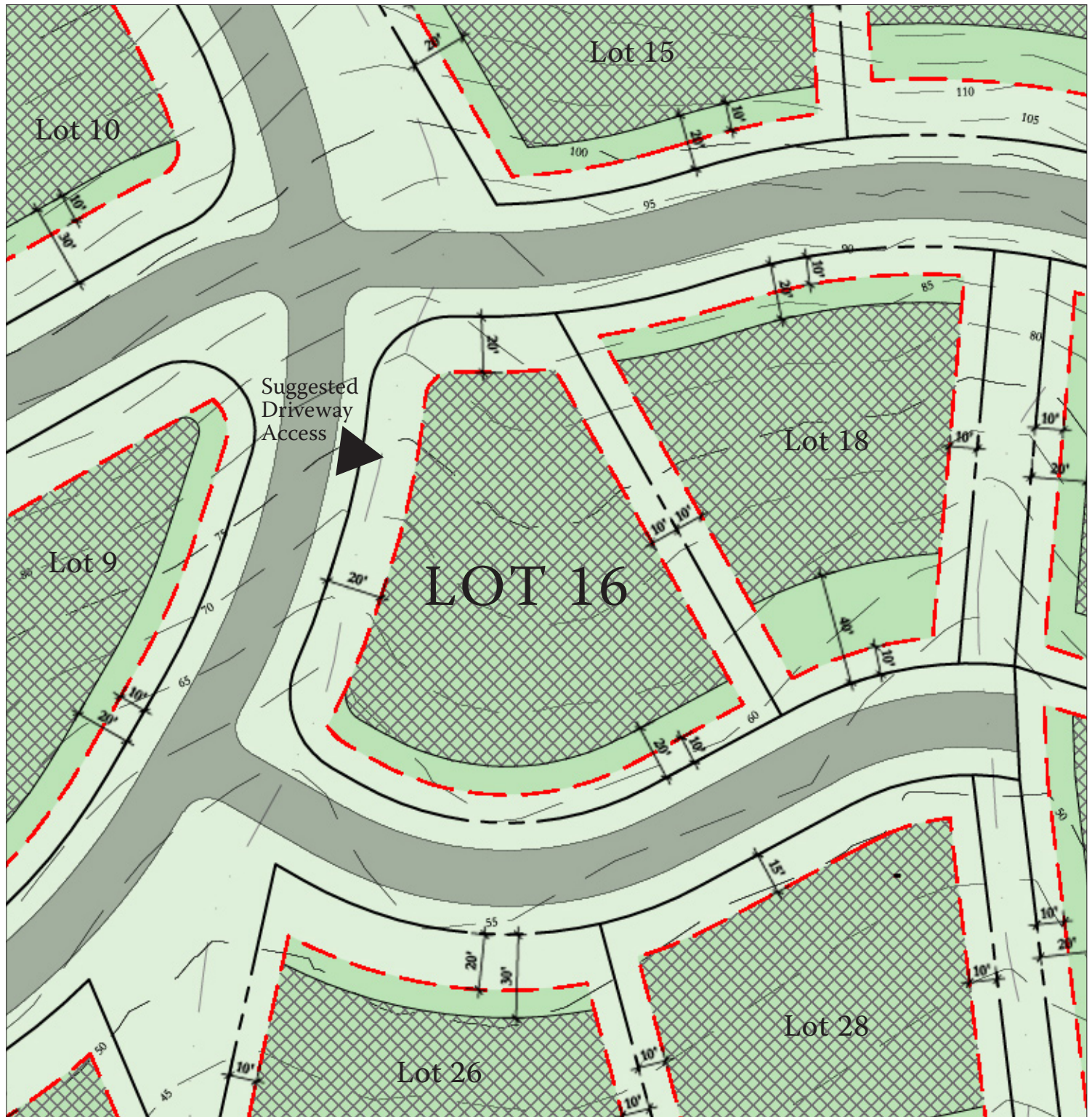
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 105 ft A.S.L.

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SANDY BANK BAY HILLSIDE HOMESITES



Lot 16

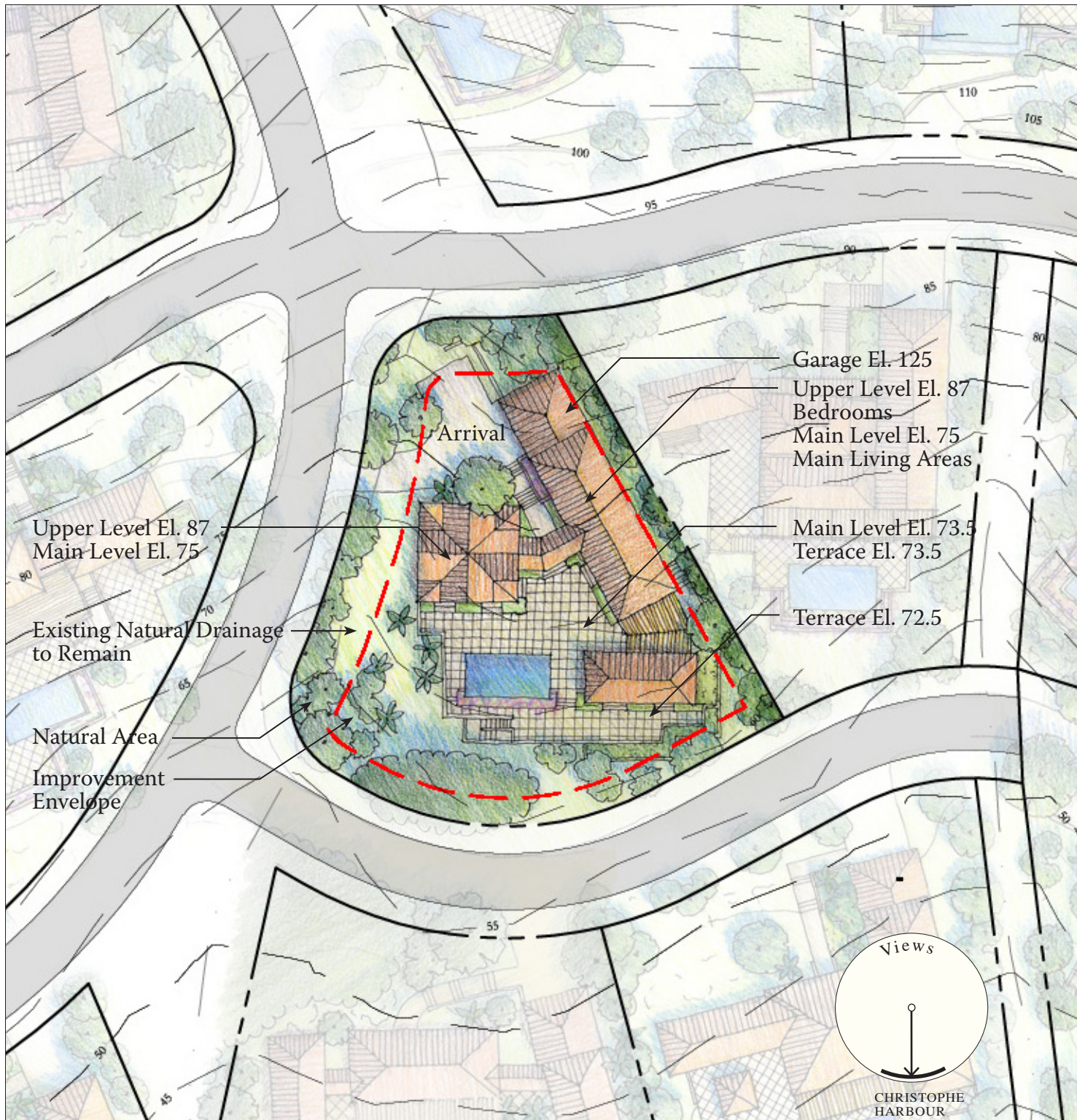
HOMESITE OVERLAY

Approx. Acreage:	.49 acres
House Type:	Option 2
House Size:	up to 4,800 sf
Main Level:	2,400 sf
Upper Level:	1,700 sf
Garage:	700 sf



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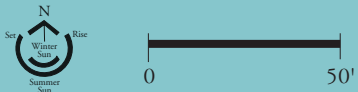


Lot 17 BASE MAP

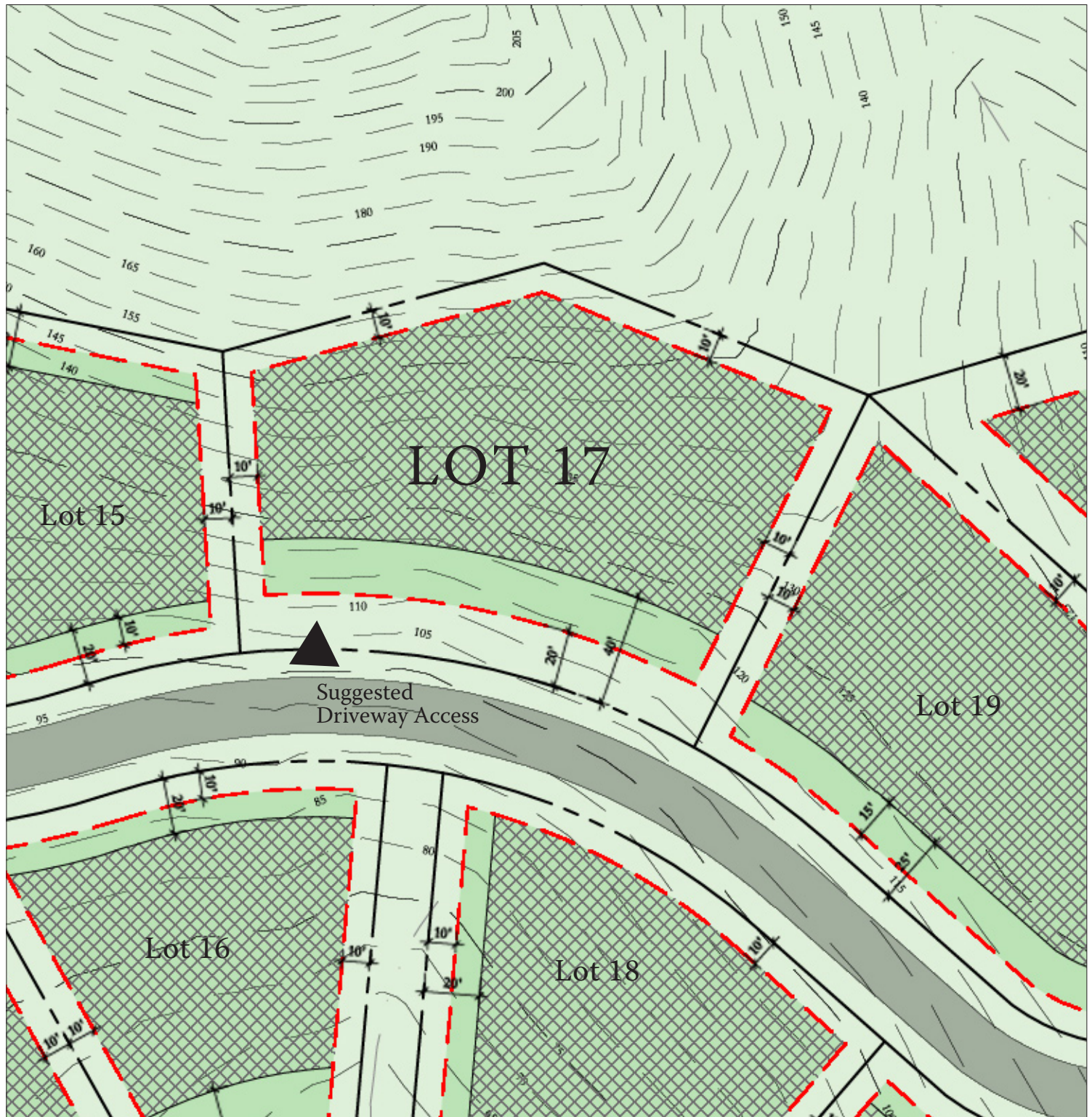
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 155 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



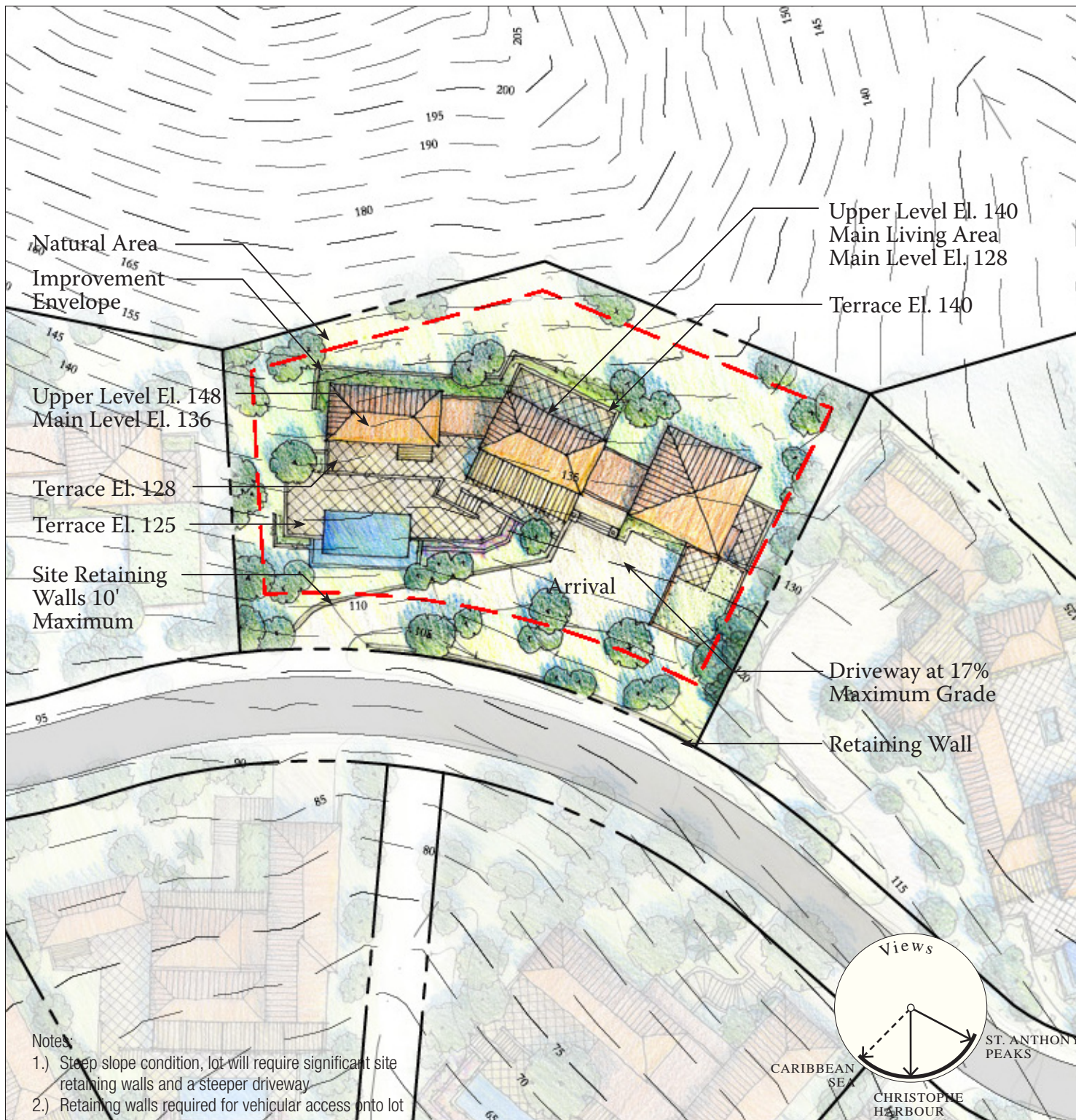
Lot 17 HOMESITE OVERLAY

Approx. Acreage:	.62 acres
House Type:	Option 3
House Size:	up to 7,200 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	700 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.



SANDY BANK BAY
HILLSIDE HOMESITES

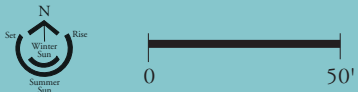


Lot 18
BASE MAP

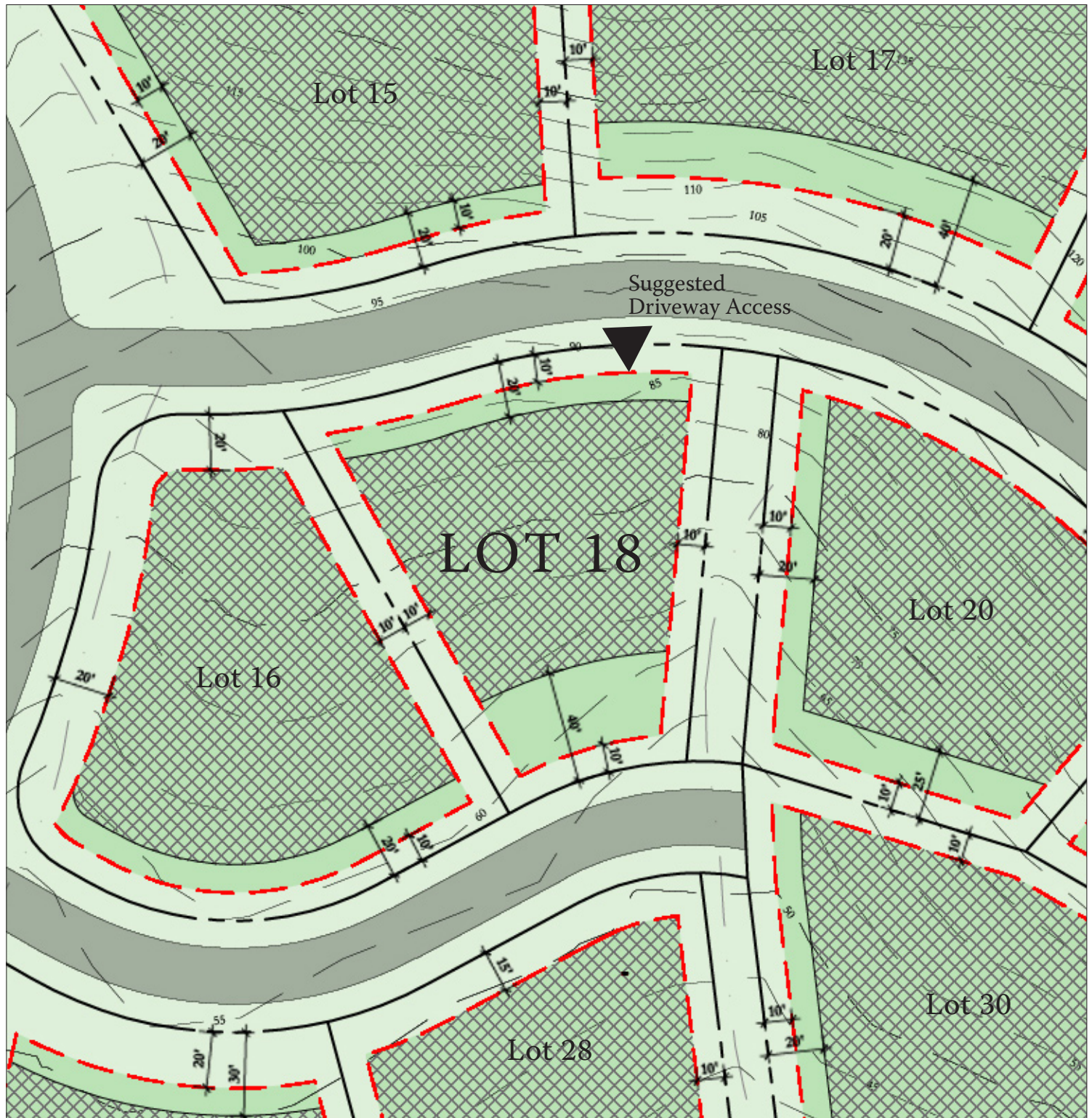
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 100 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 18 HOMESITE OVERLAY

Approx. Acreage:	.49 acres
House Type:	Custom
House Size:	up to 6,400 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES

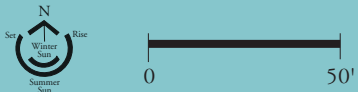


Lot 19
BASE MAP

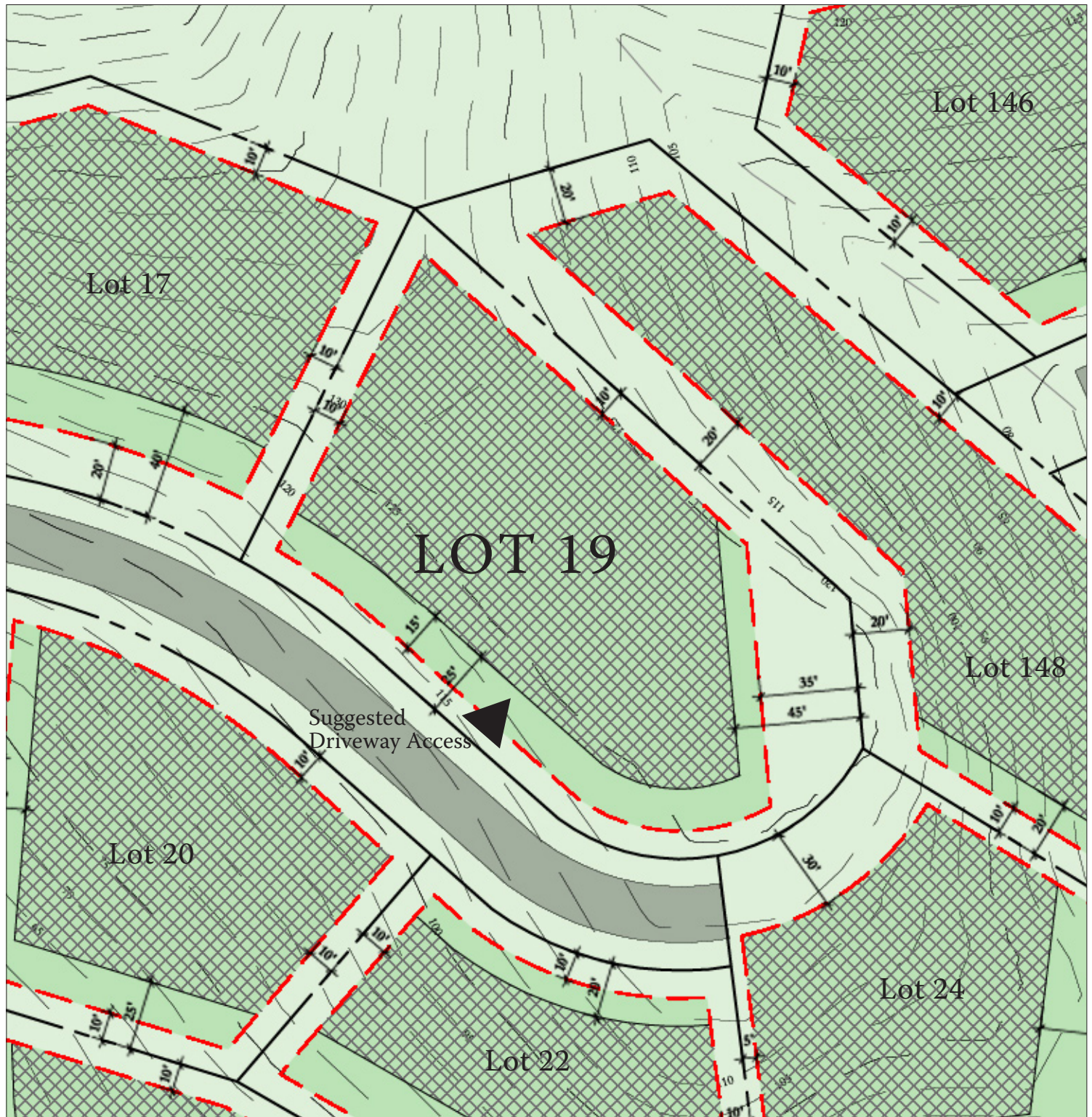
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 140 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 19 HOMESITE OVERLAY

Approx. Acreage:	.65 acres
House Type:	Custom
House Size:	up to 5,700 sf
Main Level:	5,100 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 20
BASE MAP

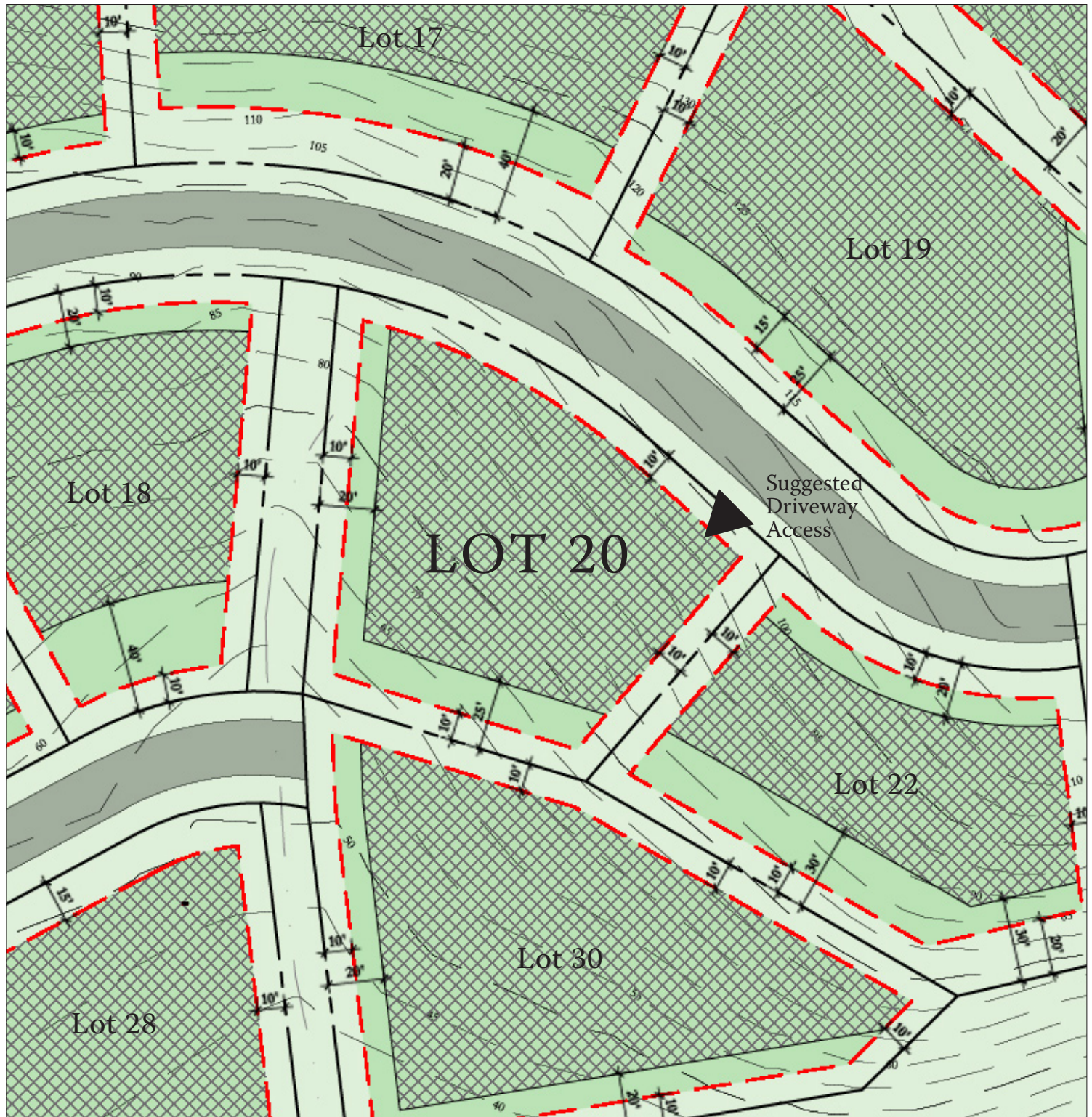
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 110 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 20 HOMESITE OVERLAY

Approx. Acreage:	.44 acres
House Type:	Option 1
House Size:	up to 6,400 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	600 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.





HART | HOWERTON



SANDY BANK BAY
HILLSIDE HOMESITES

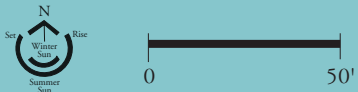


Lot 22
BASE MAP

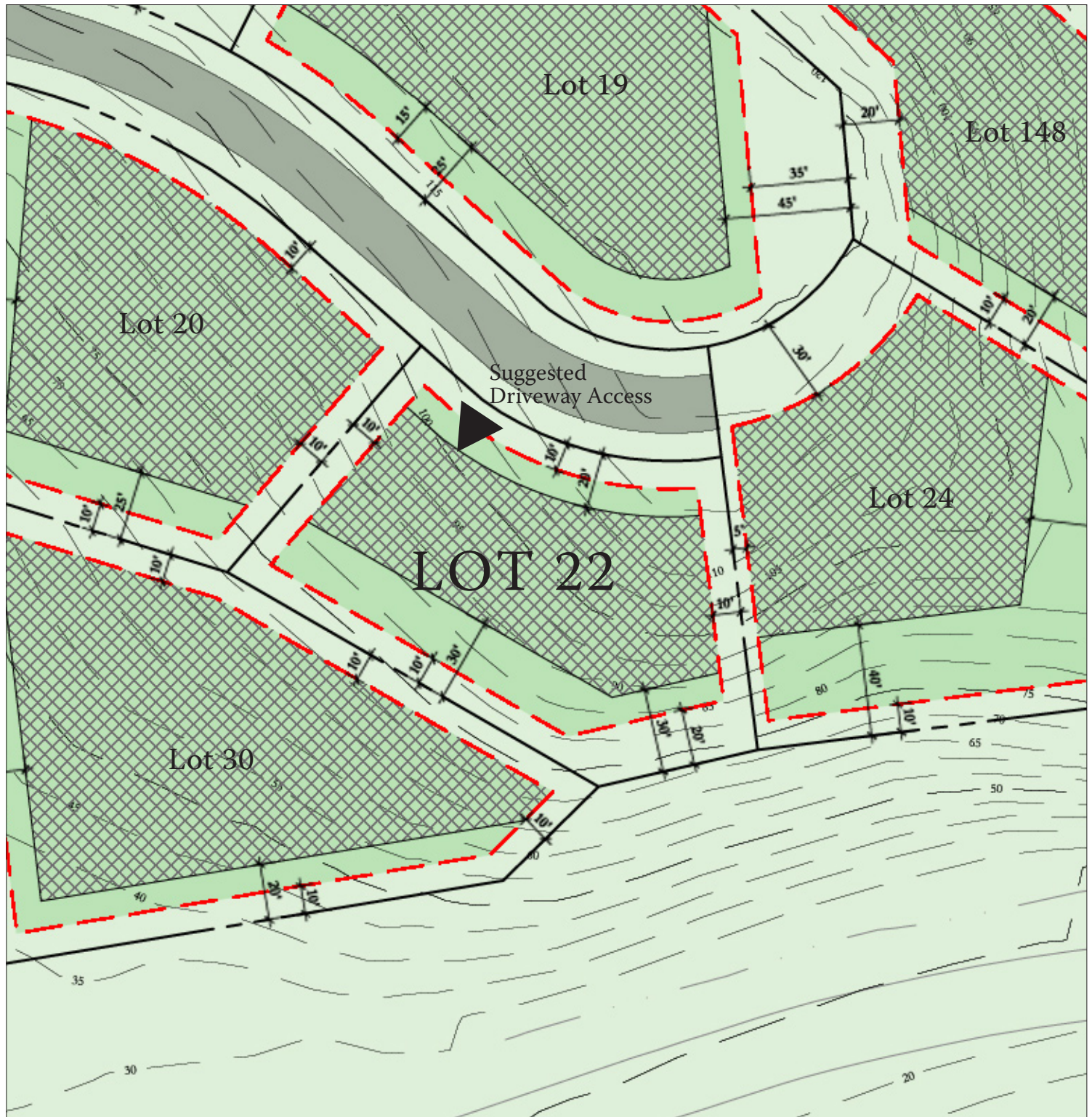
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 115 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 22 HOMESITE OVERLAY

Approx. Acreage:	.40 acres
House Type:	Custom
House Size:	up to 6,700 sf
Main Level:	3,300 sf
Upper Level:	2,800 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 24
BASE MAP

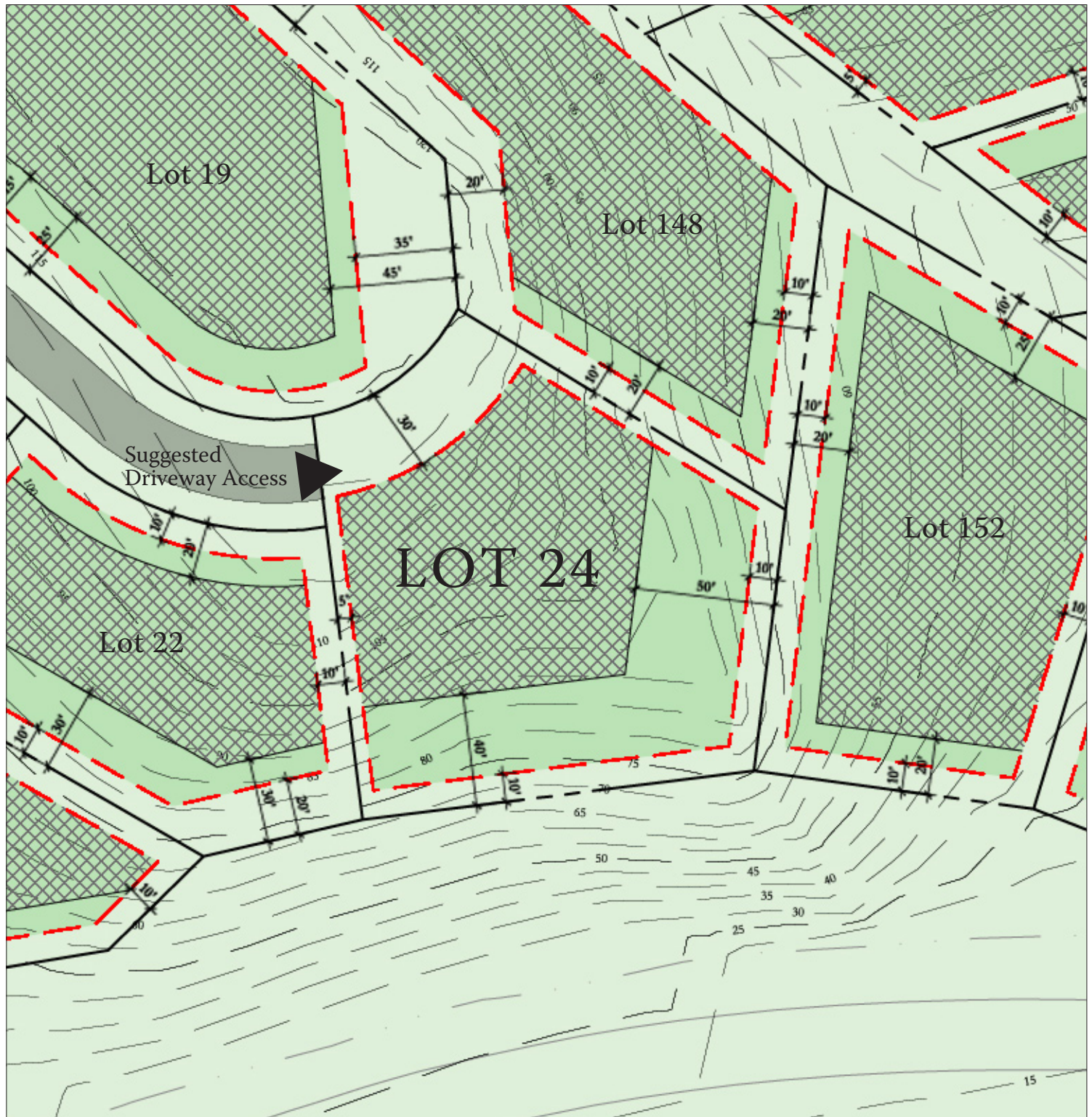
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 120 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 24 HOMESITE OVERLAY

Approx. Acreage:	.51 acres
House Type:	Custom
House Size:	up to 7,000 sf
Main Level:	3,200 sf
Upper Level:	3,200 sf
Garage:	600 sf



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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.



SANDY BANK BAY
HILLSIDE HOMESITES

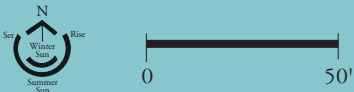


Lot 26
BASE MAP

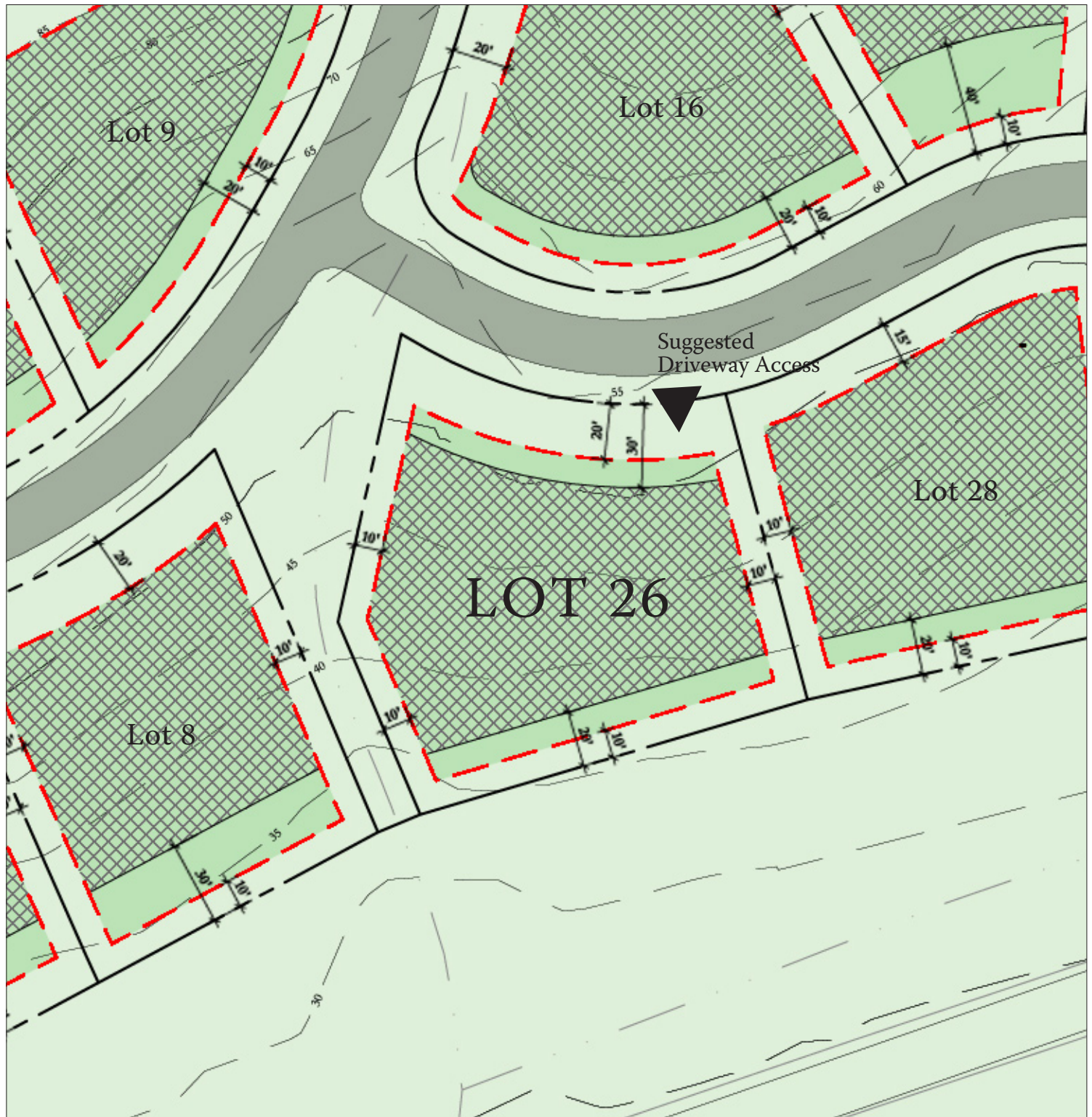
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 65 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



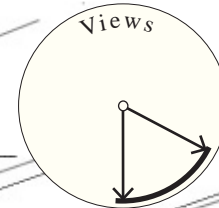
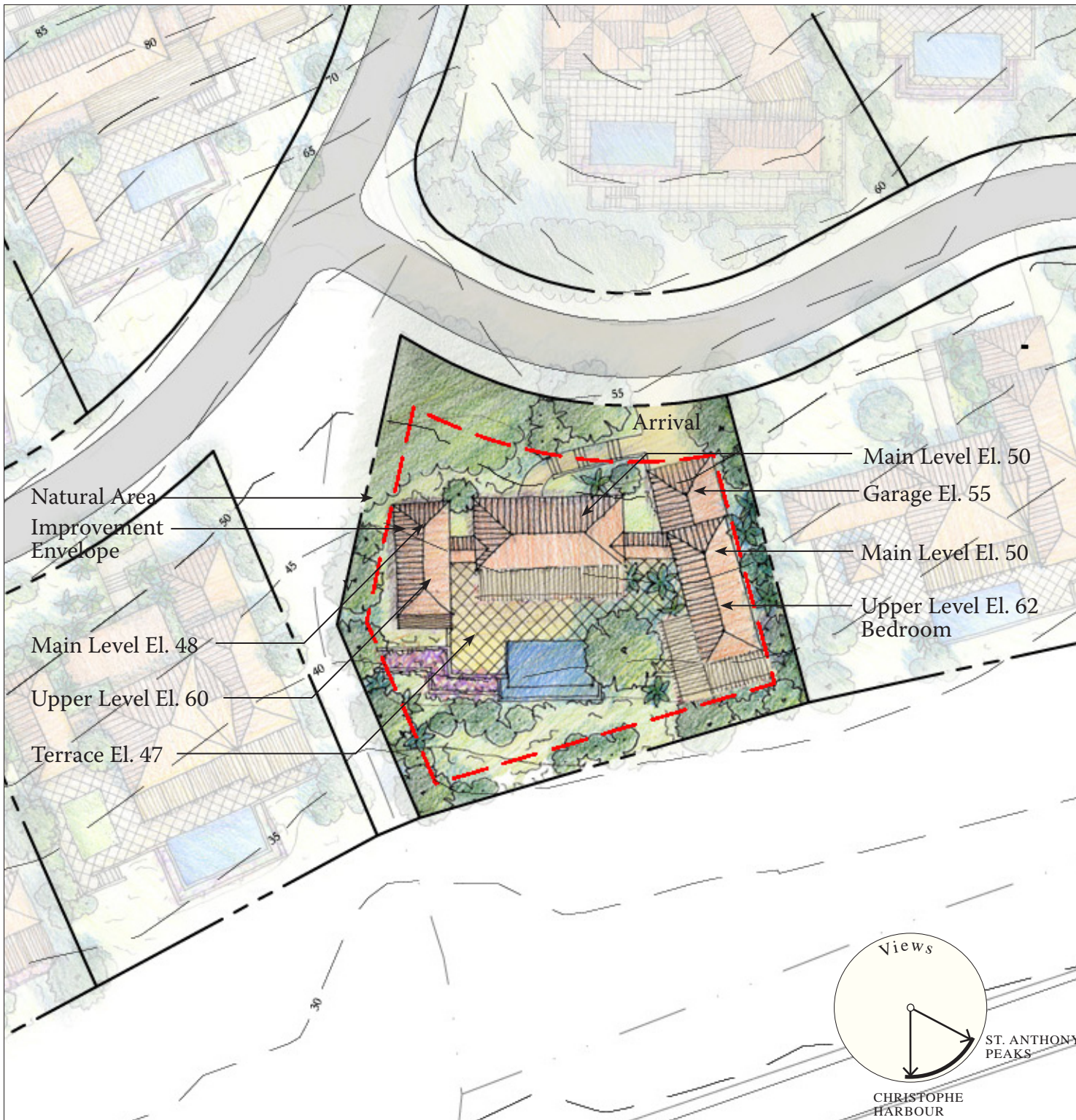
Lot 26 HOMESITE OVERLAY

Approx. Acreage:	.45 acres
House Type:	Custom
House Size:	up to 5,400 sf
Main Level:	3,000 sf
Upper Level:	1,800 sf
Garage:	600 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.







ST. ANTHONY
PEAKS

CHRISTOPHE
HARBOUR

SANDY BANK BAY
HILLSIDE HOMESITES

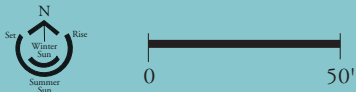


Lot 28
BASE MAP

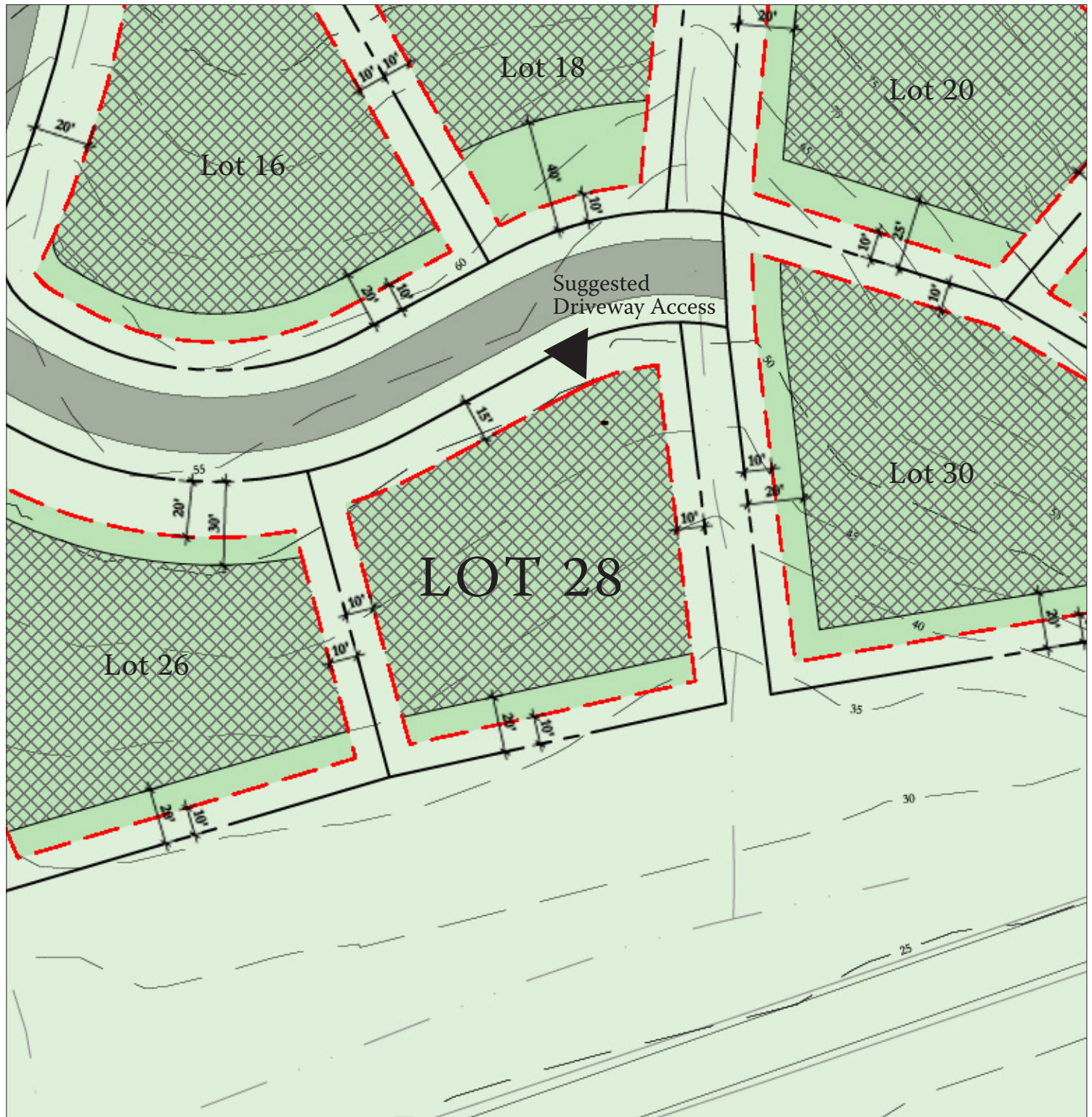
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 65 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



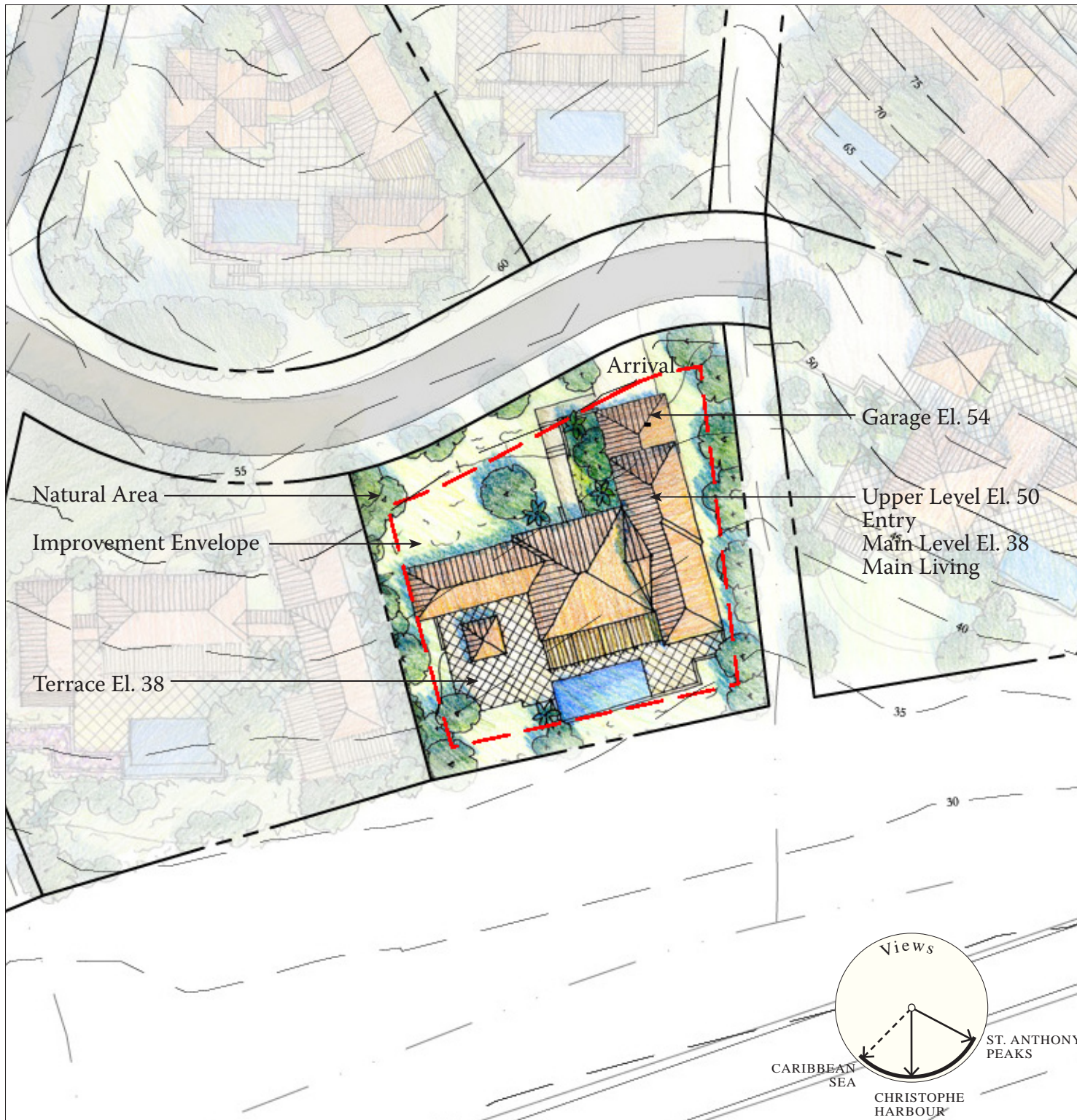
Lot 28 HOMESITE OVERLAY

Approx. Acreage:	.39 acres
House Type:	Option 1
House Size:	up to 6,400 sf
Main Level:	3,100 sf
Upper Level:	2,700 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 30
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)*

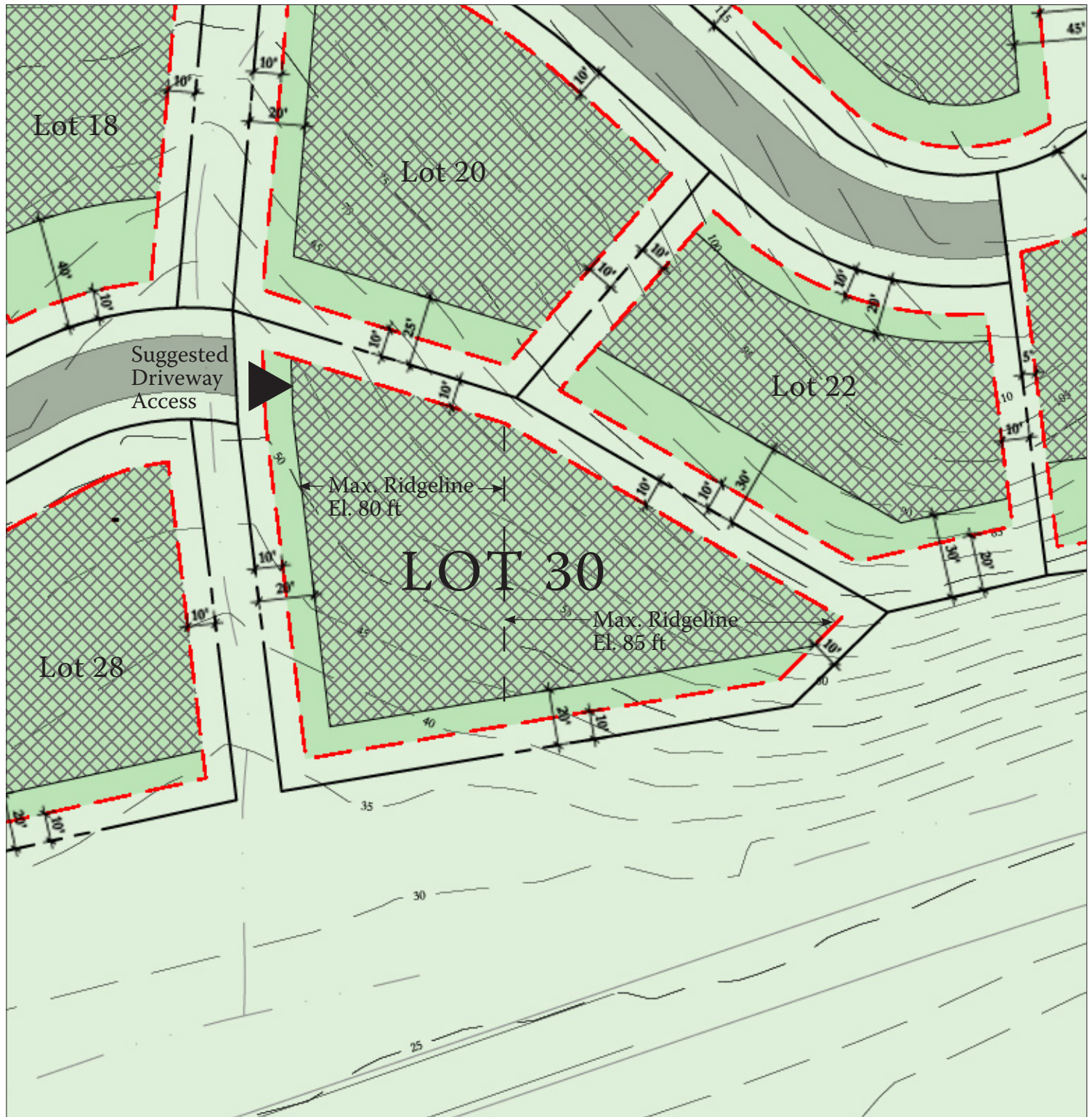
Maximum Ridgeline Elevation: + 80 ft
and + 85 ft A.S.L. (see diagram)

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



0 50'

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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 30 HOMESITE OVERLAY

Approx. Acreage:	.55 acres
House Type:	Customk
House Size:	up to 7,100 sf
Main Level:	3,500 sf
Upper Level:	3,000 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 129
BASE MAP

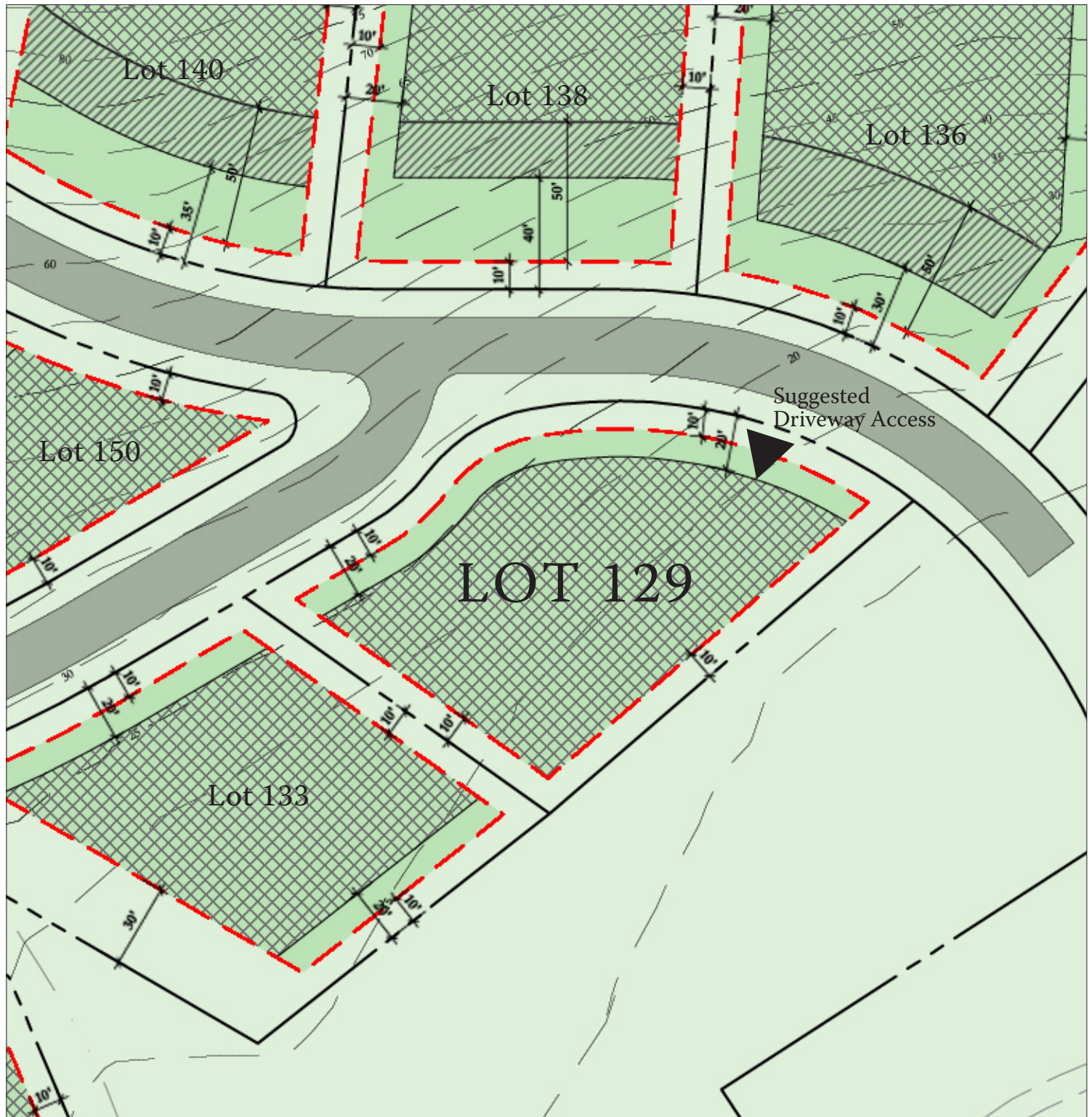
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: +50 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 129 HOMESITE OVERLAY

Approx. Acreage:	.43 acres
House Type:	Custom
House Size:	up to 5,900 sf
Main Level:	3,600 sf
Upper Level:	1,700 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 131
BASE MAP

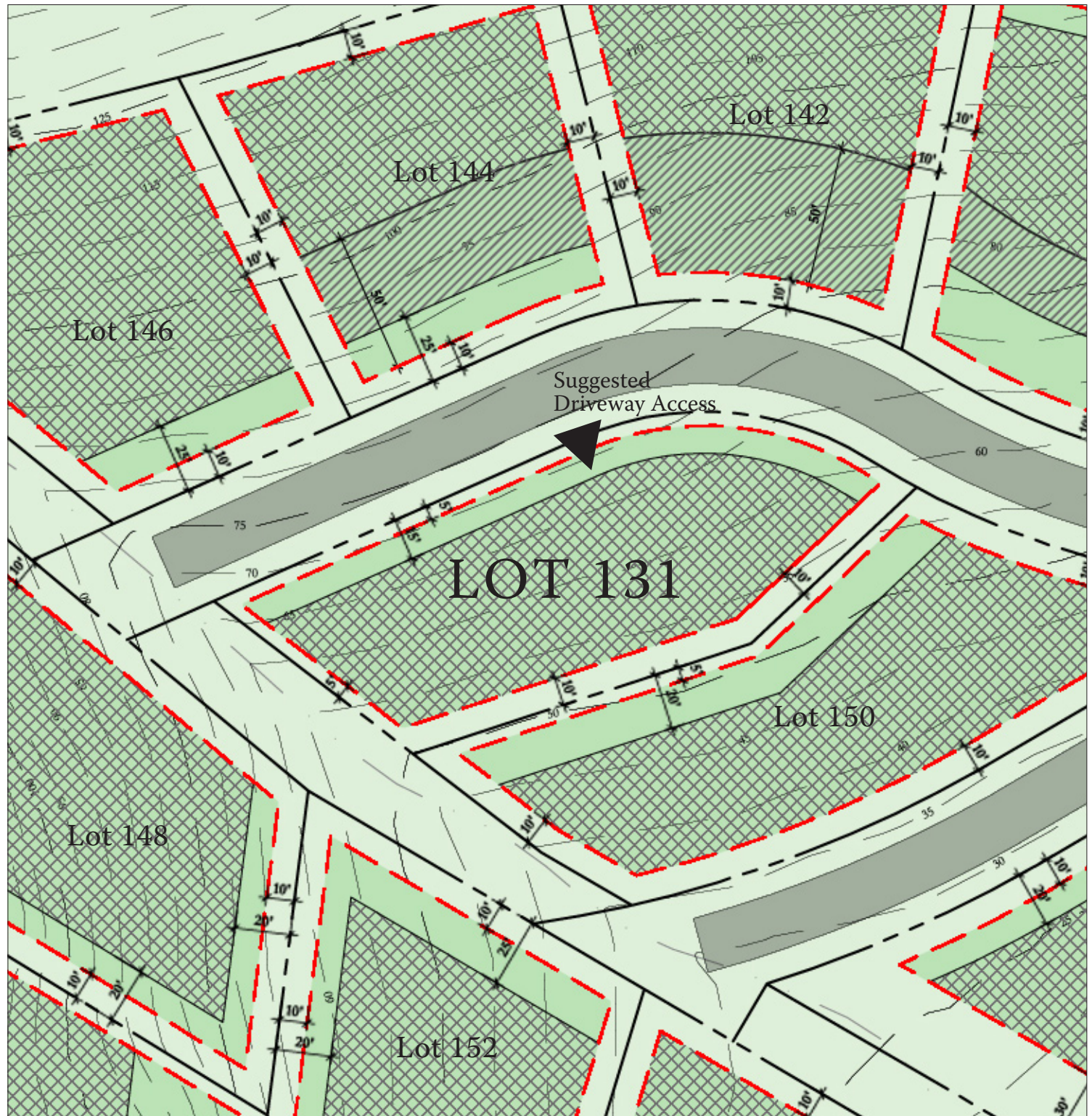
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 75 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



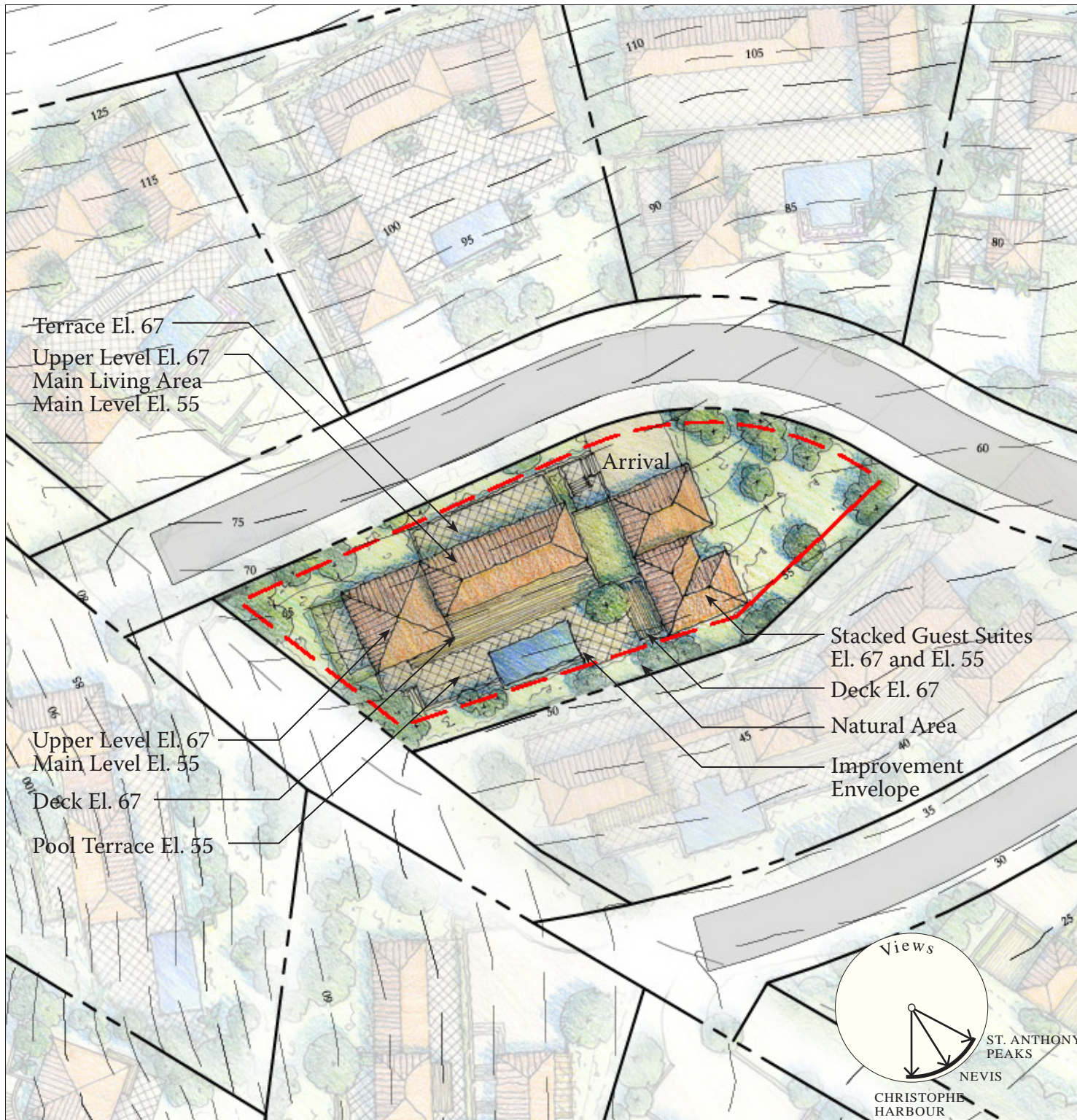
Lot 131 HOMESITE OVERLAY

Approx. Acreage:	.38 acres
House Type:	Custom
House Size:	up to 6,300 sf
Main Level:	3,000 sf
Upper Level:	2,700 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 133
BASE MAP

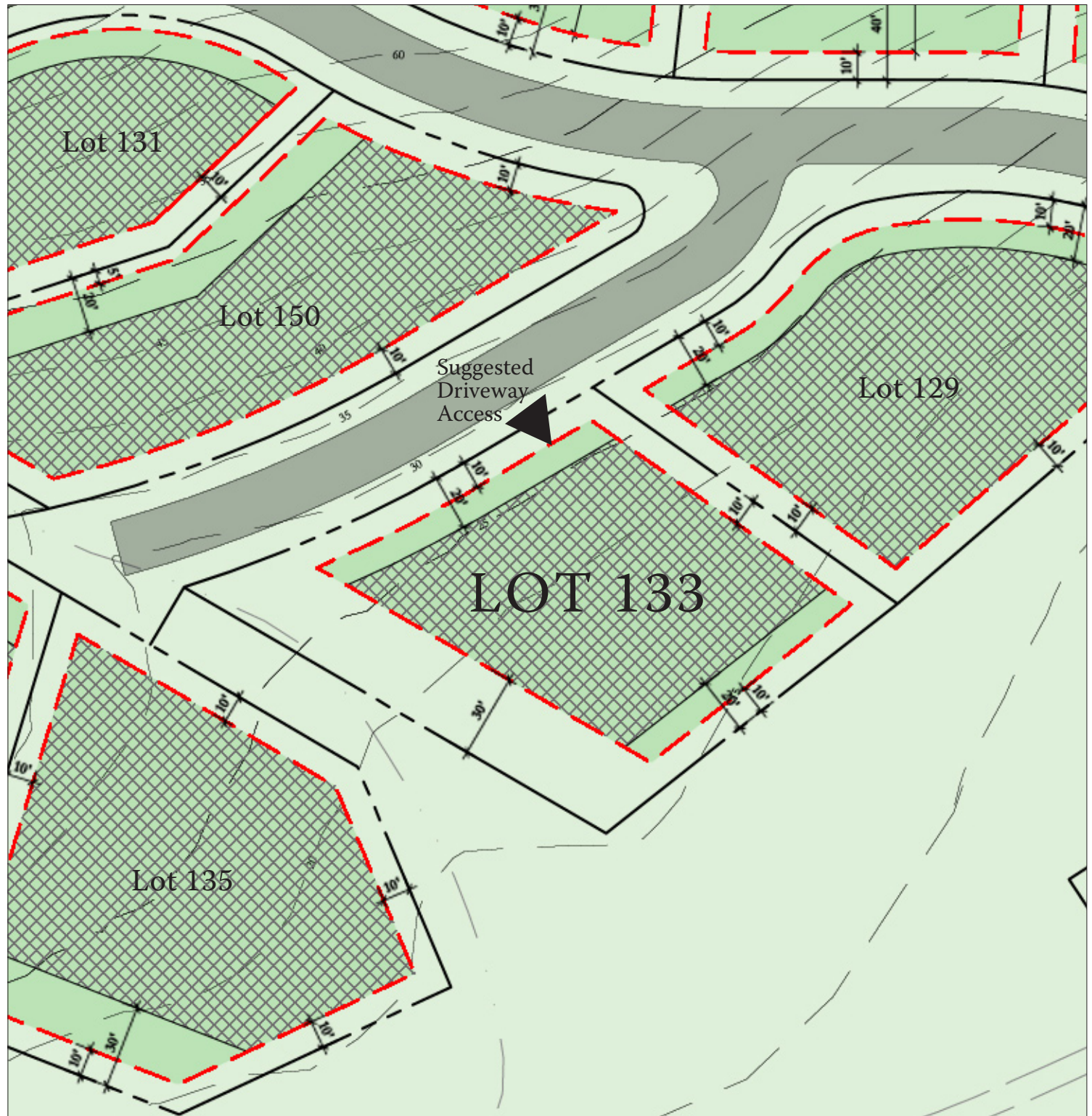
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 50 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 133 HOMESITE OVERLAY

Approx. Acreage:	.46 acres
House Type:	Custom
House Size:	up to 4,600 sf
Main Level:	2,800 sf
Upper Level:	1,800 sf
Garage:	600 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.



SANDY BANK BAY HILLSIDE HOMESITES

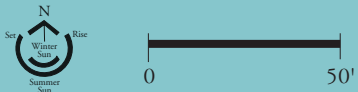


Lot 134 BASE MAP

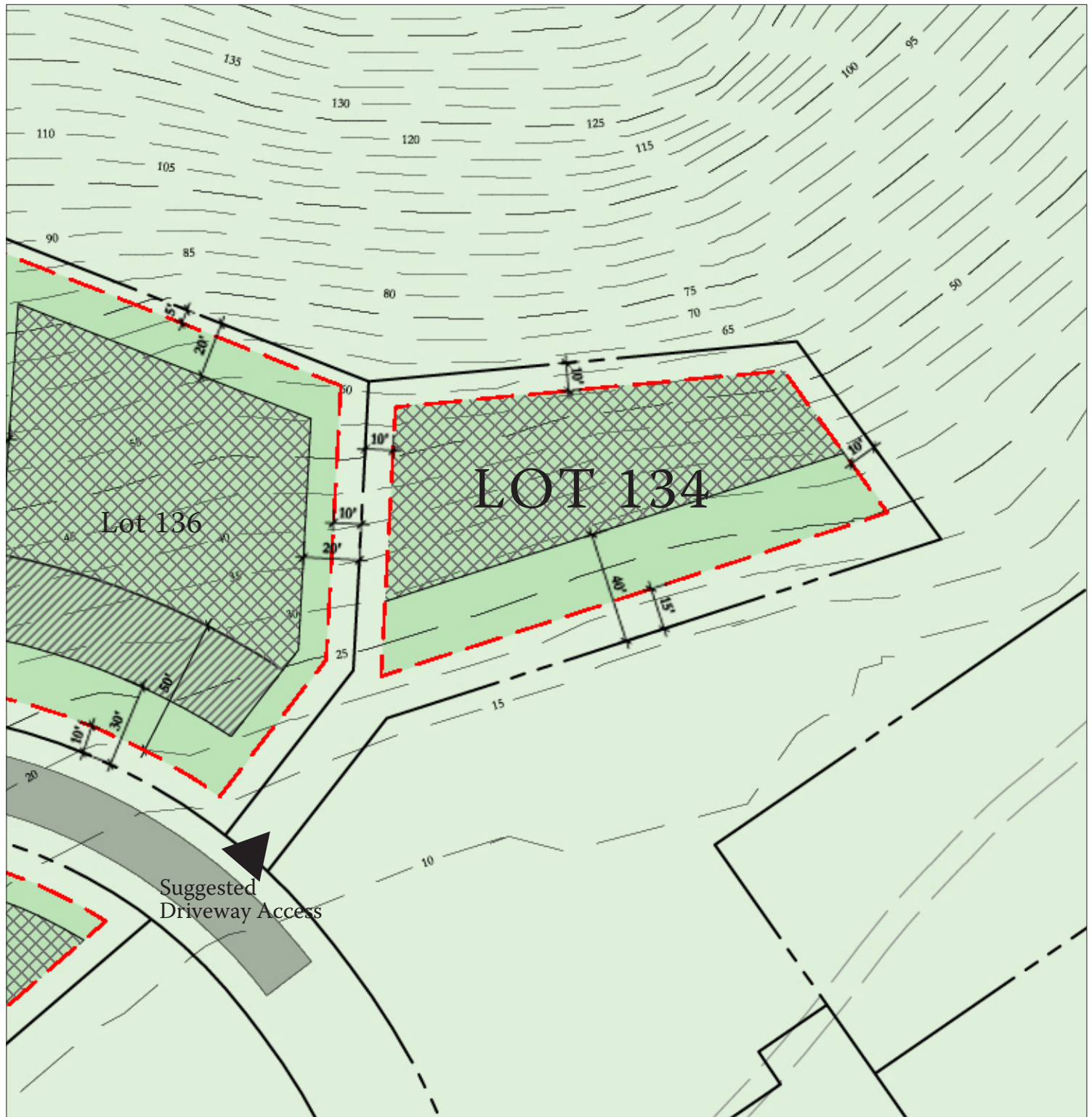
-  **Property Line**
-  **Building Envelope**
(defined by the front, rear and side vertical setbacks)*
-  **Improvement Envelope**
(defined by the front, rear and side improvement setbacks)*
-  **Natural Area**
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 170 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 134 HOMESITE OVERLAY

Approx. Acreage:	.49 acres
House Type:	Custom
House Size:	up to 5,400 sf
Main Level:	2,500 sf
Upper Level:	2,100 sf
Garage:	800 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.



SANDY BANK BAY
HILLSIDE HOMESITES

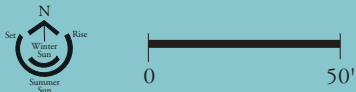


Lot 135
BASE MAP

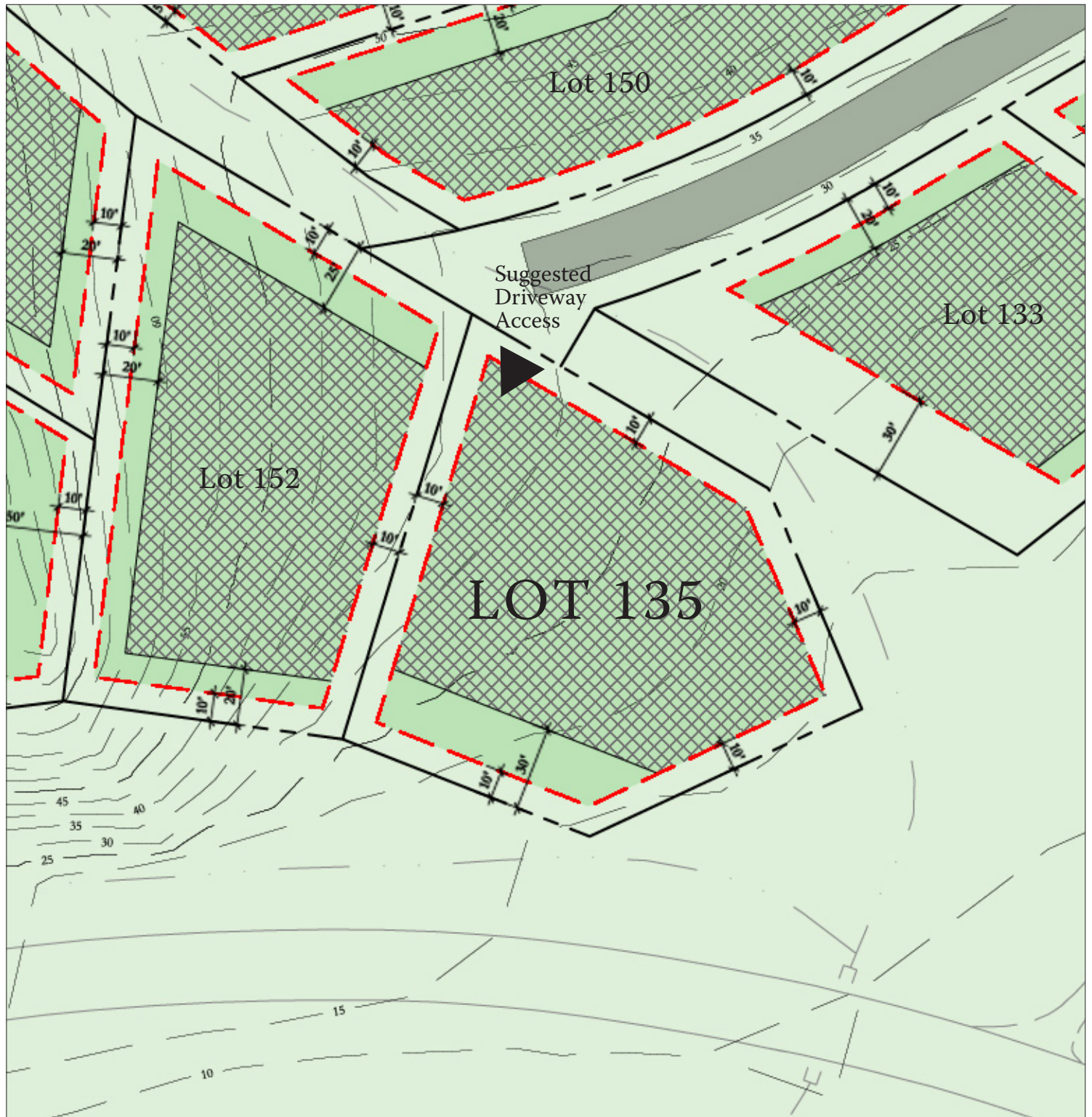
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 40 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 135 HOMESITE OVERLAY

Approx. Acreage:	.48 acres
House Type:	Custom
House Size:	up to 4,200 sf
Main Level:	3,600 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES



Lot 136
BASE MAP

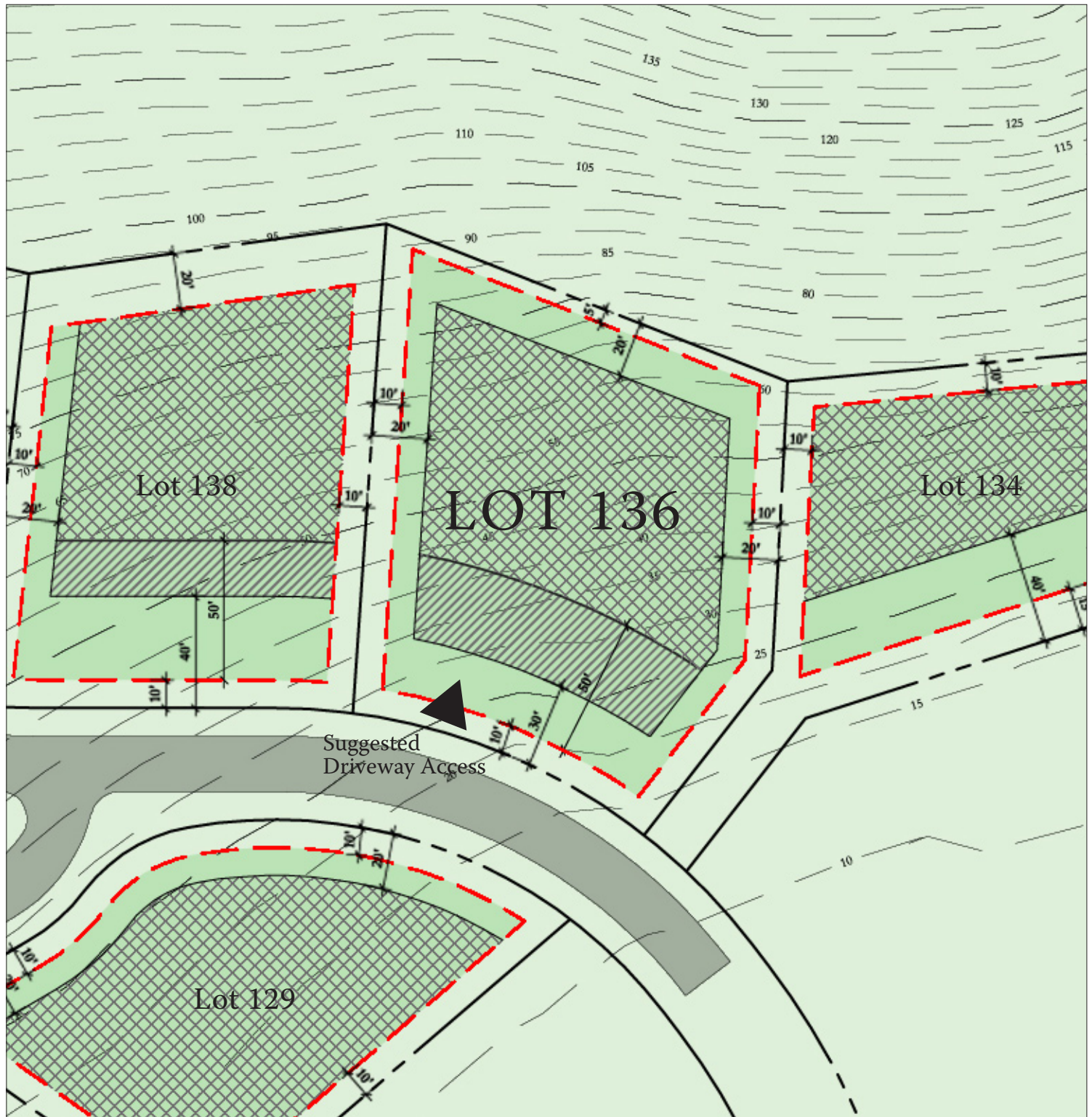
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  One Story Maximum (16 ft Building Height Maximum)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 155 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 136 HOMESITE OVERLAY

Approx. Acreage:	.58 acres
House Type:	Custom
House Size:	up to 6,100 sf
Main Level:	2,900 sf
Upper Level:	2,600 sf
Garage:	600 sf



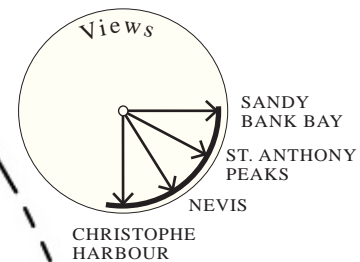
This overlay illustrates locations for building and site improvements, which have been determined by the DRB to satisfy the resource conservation and community design objectives of Sandy Bank Bay. The DRB may determine that other locations within the Homesite also meet these objectives. However, notwithstanding 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.

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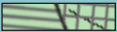


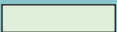
- Notes:
- 1.) Steep slope condition, lot will require significant site retaining walls
 - 2.) Retaining walls required for vehicular access onto lot



SANDY BANK BAY HILLSIDE HOMESITES



Lot 138 BASE MAP

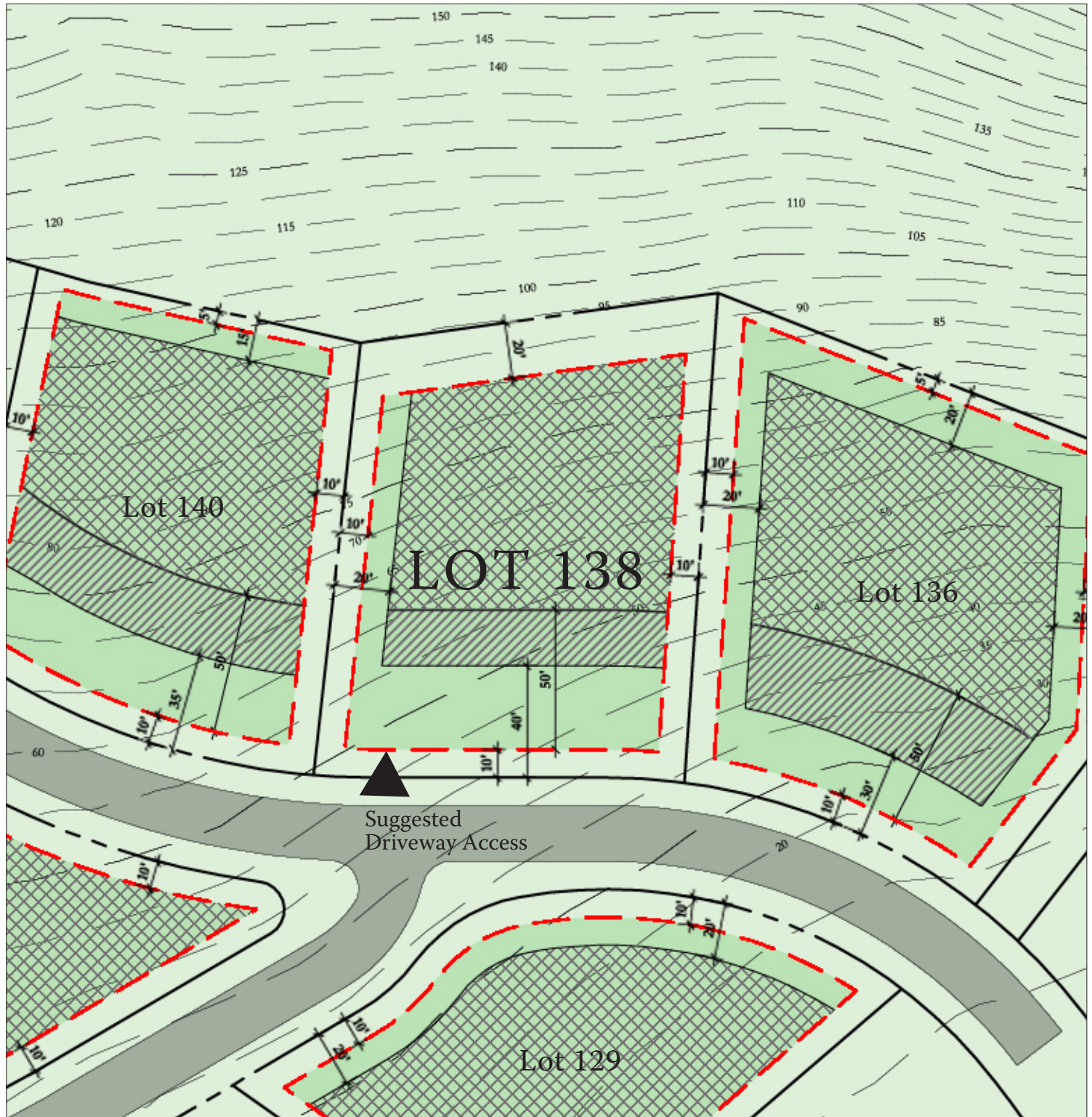
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  One Story Maximum (16 ft Building Height Maximum)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 180 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 138 HOMESITE OVERLAY

Approx. Acreage:	.49 acres
House Type:	Custom
House Size:	up to 6,100 sf
Main Level:	2,900 sf
Upper Level:	2,600 sf
Garage:	600 sf



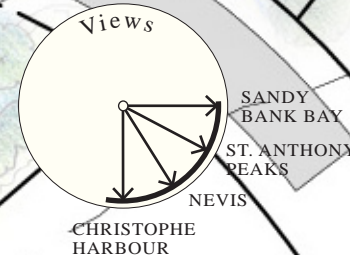
This overlay illustrates locations for building and site improvements, which have been determined by the DRB to satisfy the resource conservation and community design objectives of Sandy Bank Bay. The DRB may determine that other locations within the Homesite also meet these objectives. However, notwithstanding 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.

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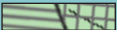



- Notes:
- 1.) Steep slope condition, lot will require significant site retaining walls
 - 2.) Retaining walls required for vehicular access onto lot



SANDY BANK BAY HILLSIDE HOMESITES



Lot 140 BASE MAP

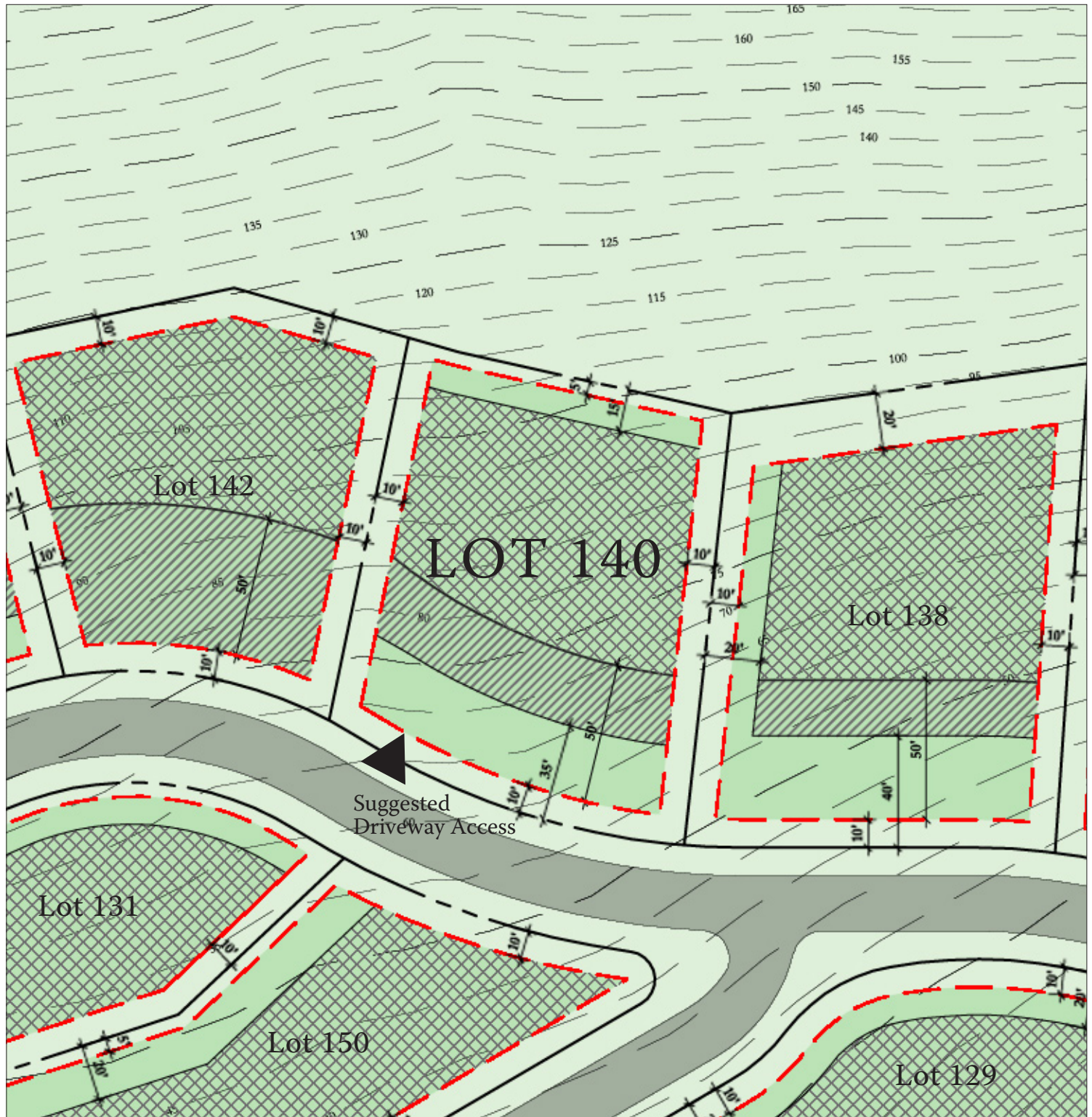
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  One Story Maximum (16 ft Building Height Maximum)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 110 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 140 HOMESITE OVERLAY

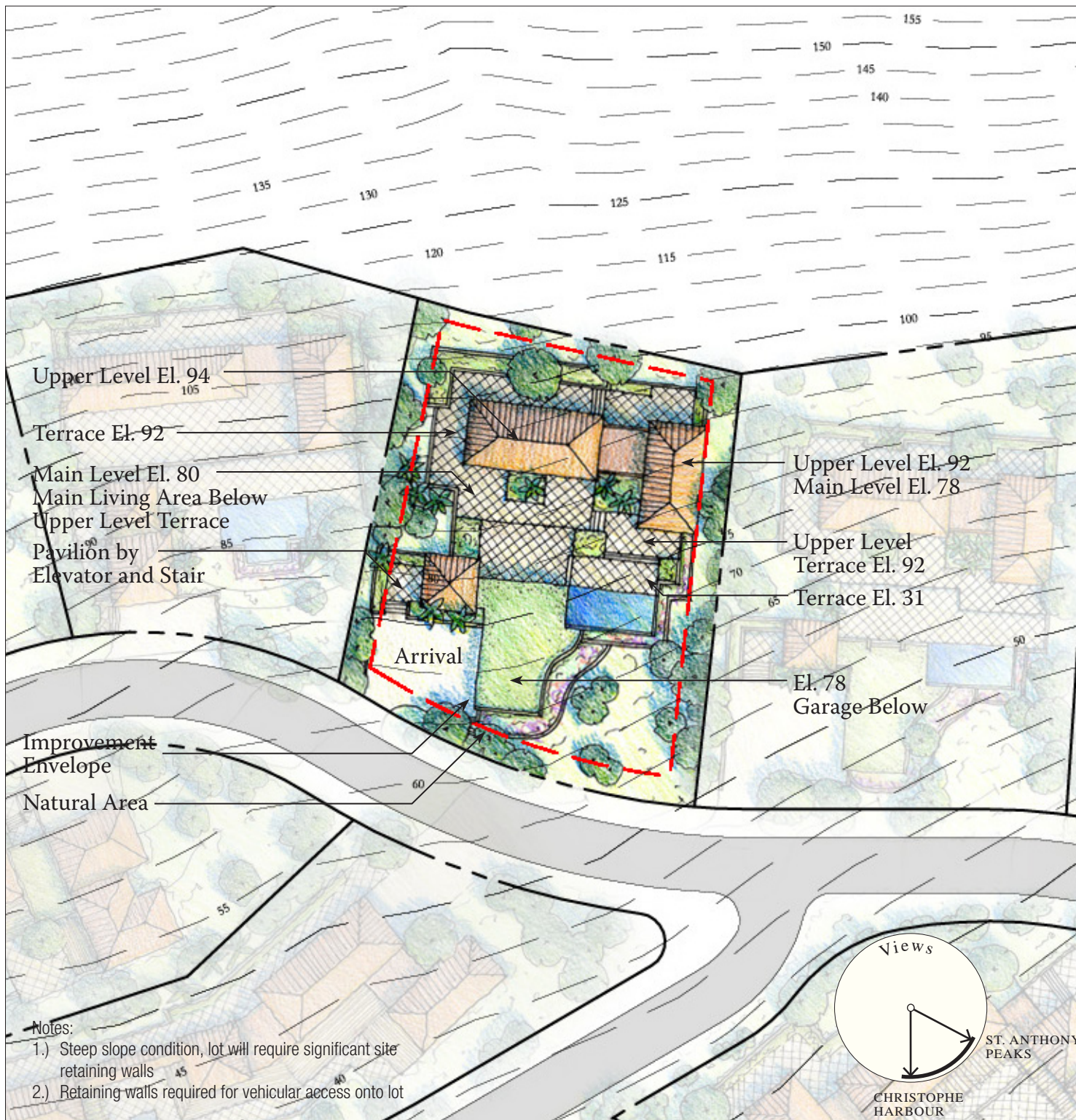
Approx. Acreage:	.44 acres
House Type:	Custom
House Size:	up to 6,100 sf
Main Level:	2,900 sf
Upper Level:	2,600 sf
Garage:	600 sf



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.


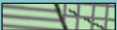



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SANDY BANK BAY HILLSIDE HOMESITES



Lot 142 BASE MAP

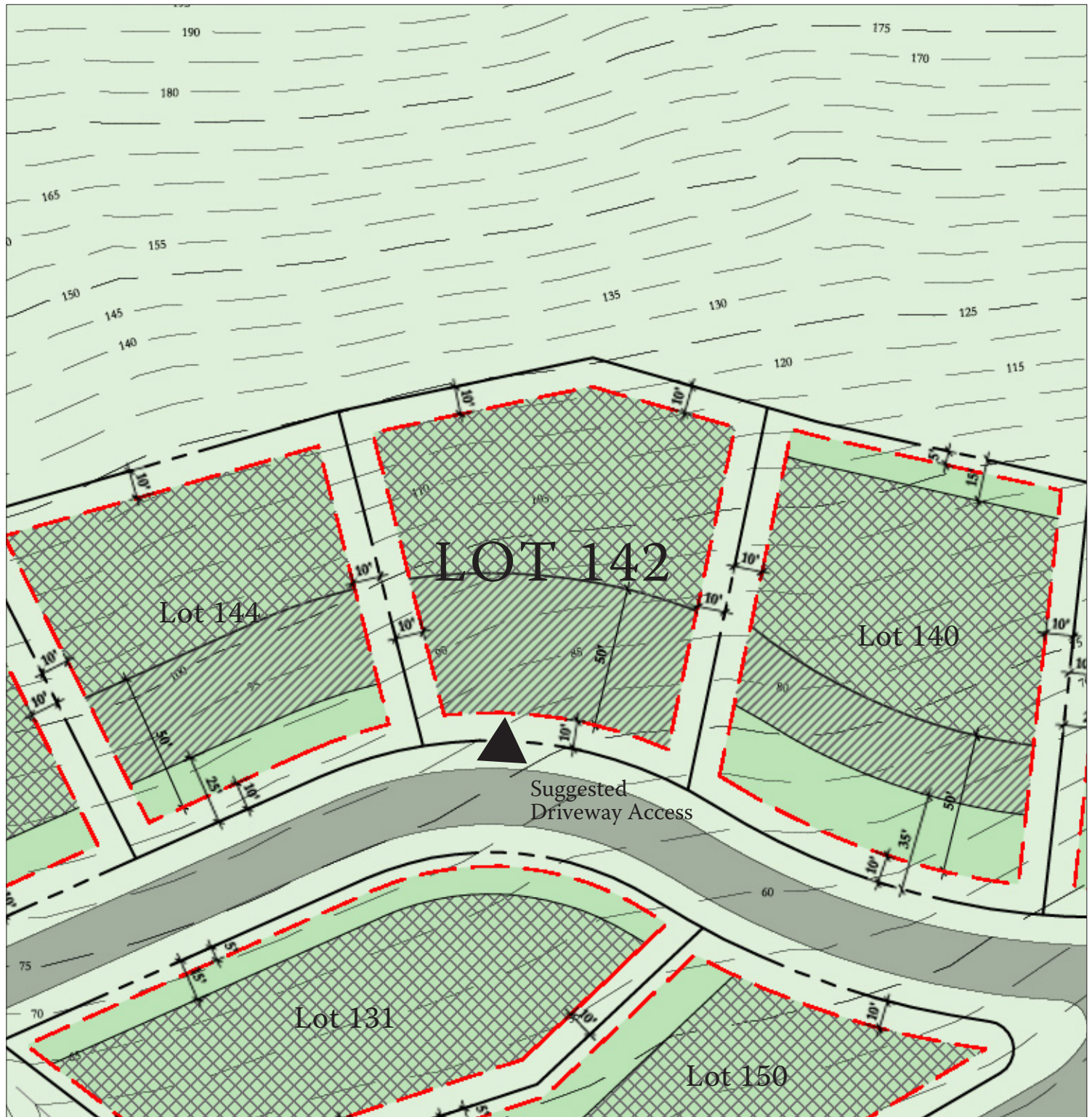
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  One Story Maximum (16 ft Building Height Maximum)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 125 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 142 HOMESITE OVERLAY

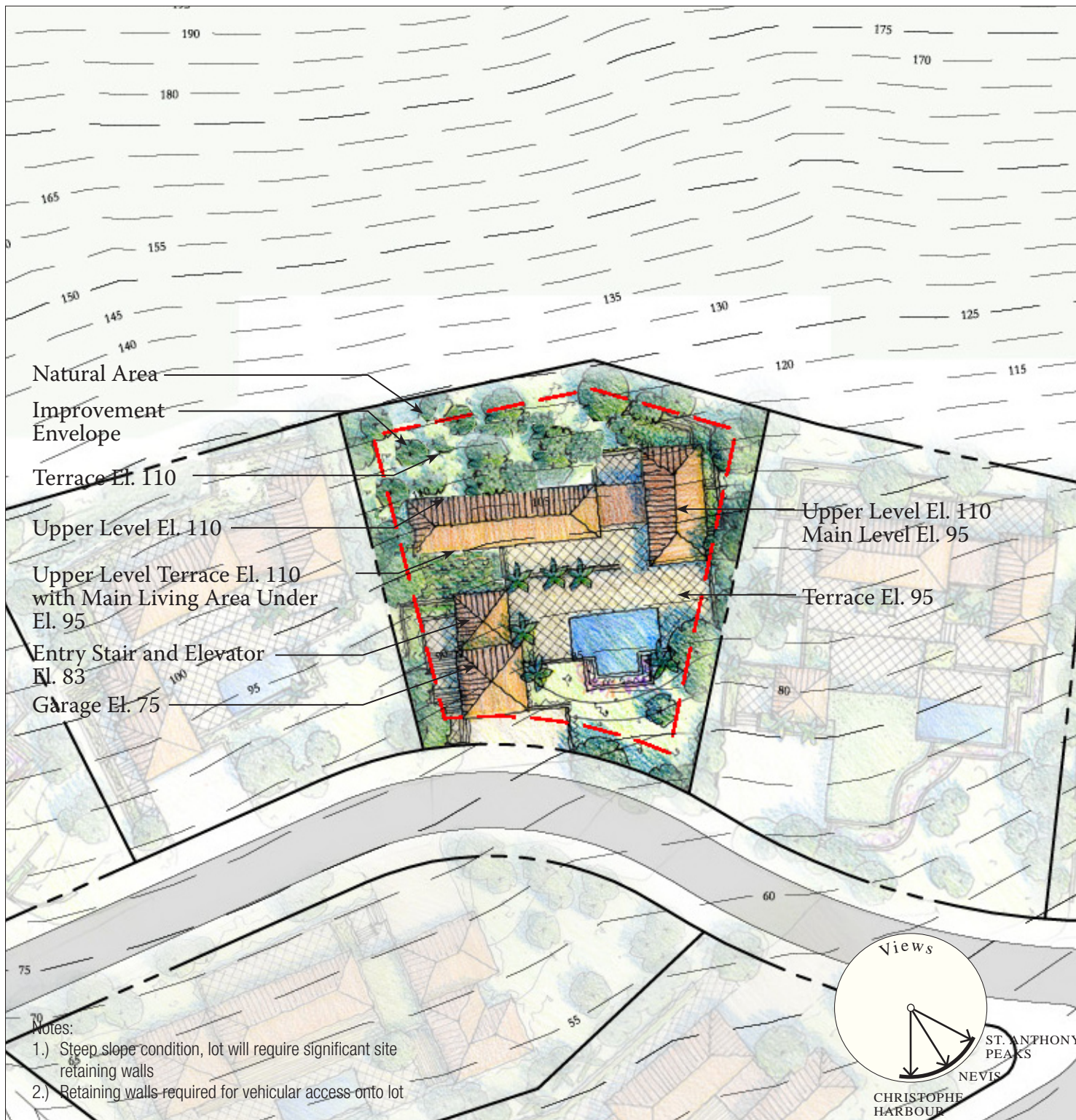
Approx. Acreage:	.39 acres
House Type:	Custom
House Size:	up to 5,900 sf
Main Level:	2,500 sf
Upper Level:	2,800 sf
Garage:	600 sf



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.

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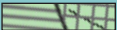





- Notes:
- 1.) Steep slope condition, lot will require significant site retaining walls
 - 2.) Retaining walls required for vehicular access onto lot

SANDY BANK BAY
HILLSIDE HOMESITES

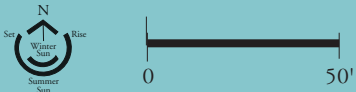


Lot 144
BASE MAP

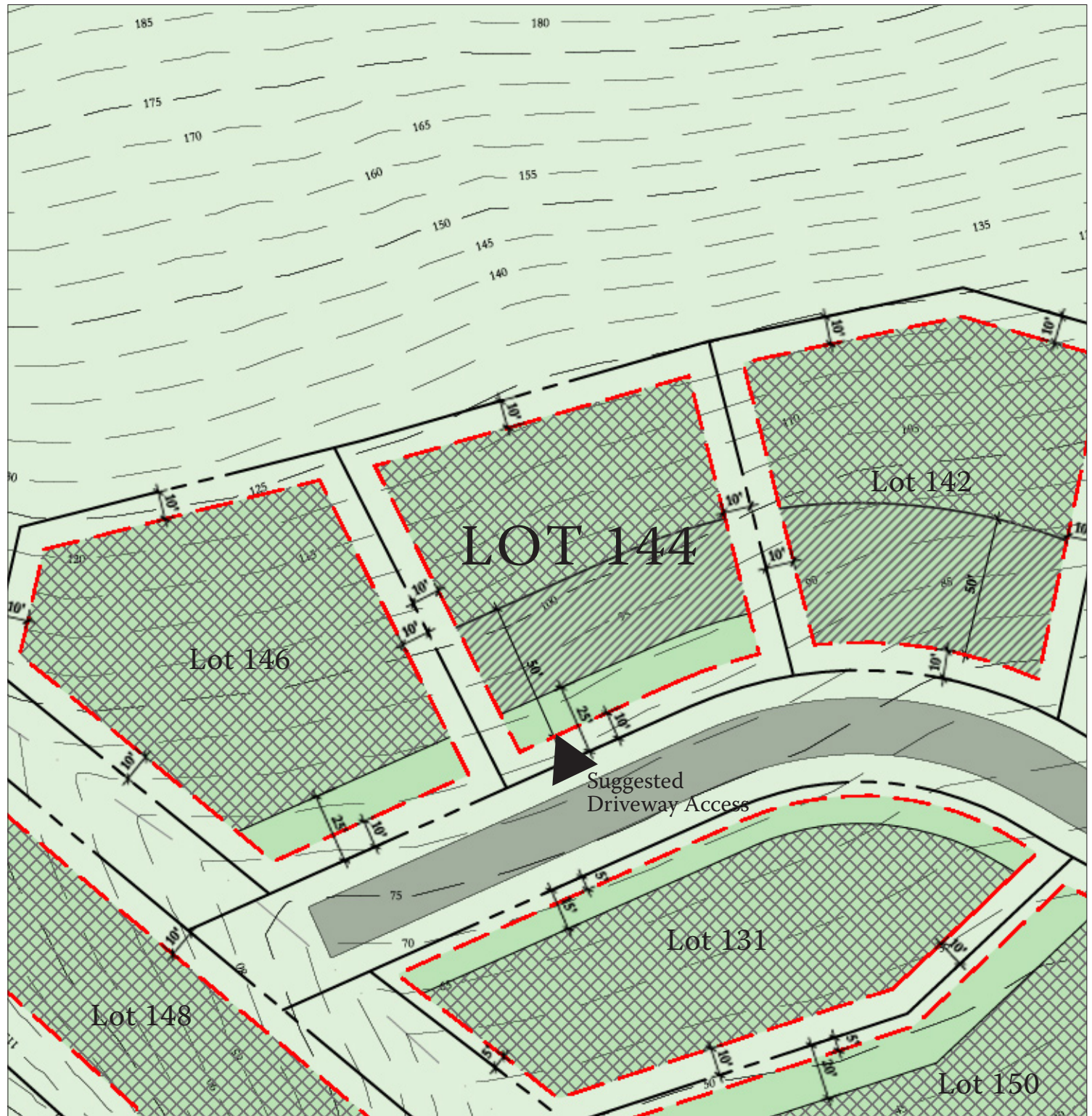
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  One Story Maximum (16 ft Building Height Maximum)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 135 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 144 HOMESITE OVERLAY

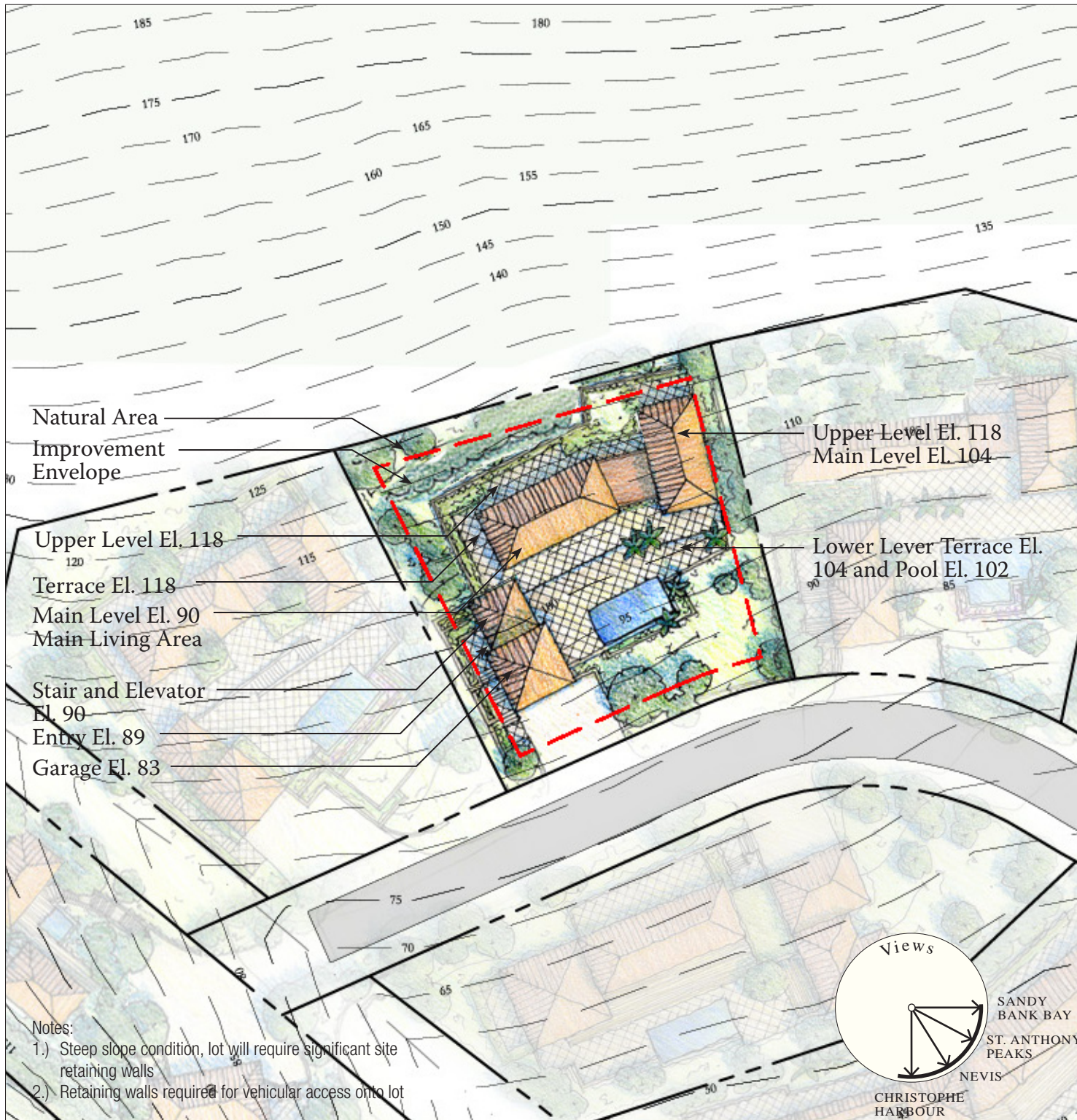
Approx. Acreage:	.37 acres
House Type:	Custom
House Size:	up to 5,700 sf
Main Level:	2,600 sf
Upper Level:	2,500 sf
Garage:	600 sf



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.

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SANDY BANK BAY HILLSIDE HOMESITES

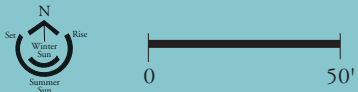


Lot 146 BASE MAP

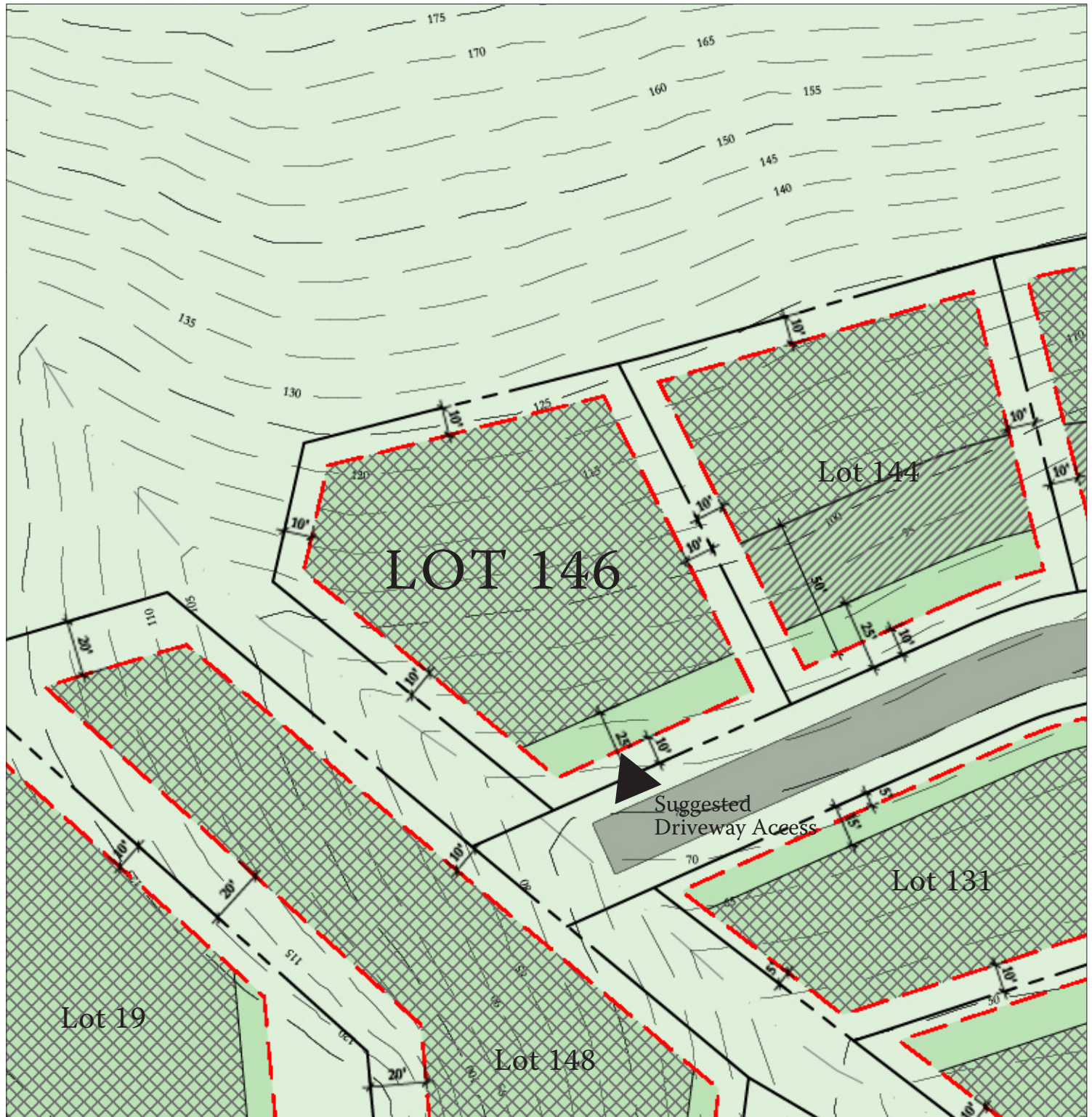
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 135 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 146 HOMESITE OVERLAY

Approx. Acreage:	.41 acres
House Type:	Custom
House Size:	up to 5,700 sf
Main Level:	2,600 sf
Upper Level:	2,500 sf
Garage:	600 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.



SANDY BANK BAY
HILLSIDE HOMESITES

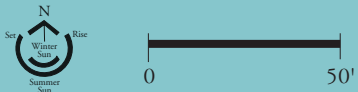


Lot 148
BASE MAP

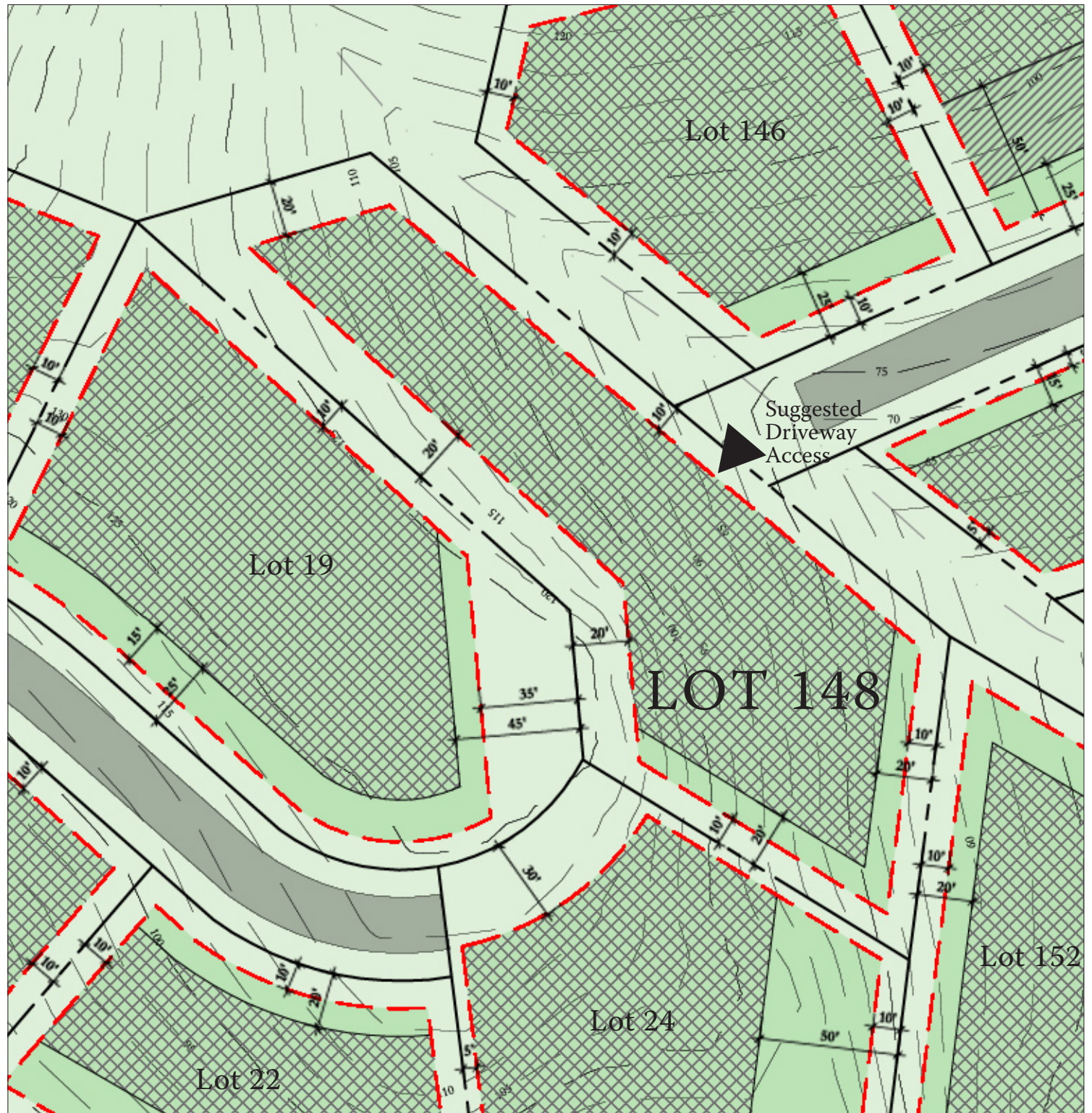
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 115 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 148 HOMESITE OVERLAY

Approx. Acreage:	.68 acres
House Type:	Custom
House Size:	up to 4,700 sf
Main Level:	2,400 sf
Upper Level:	1,700 sf
Garage:	600 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.





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SANDY BANK BAY
HILLSIDE HOMESITES

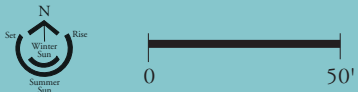


Lot 150
BASE MAP

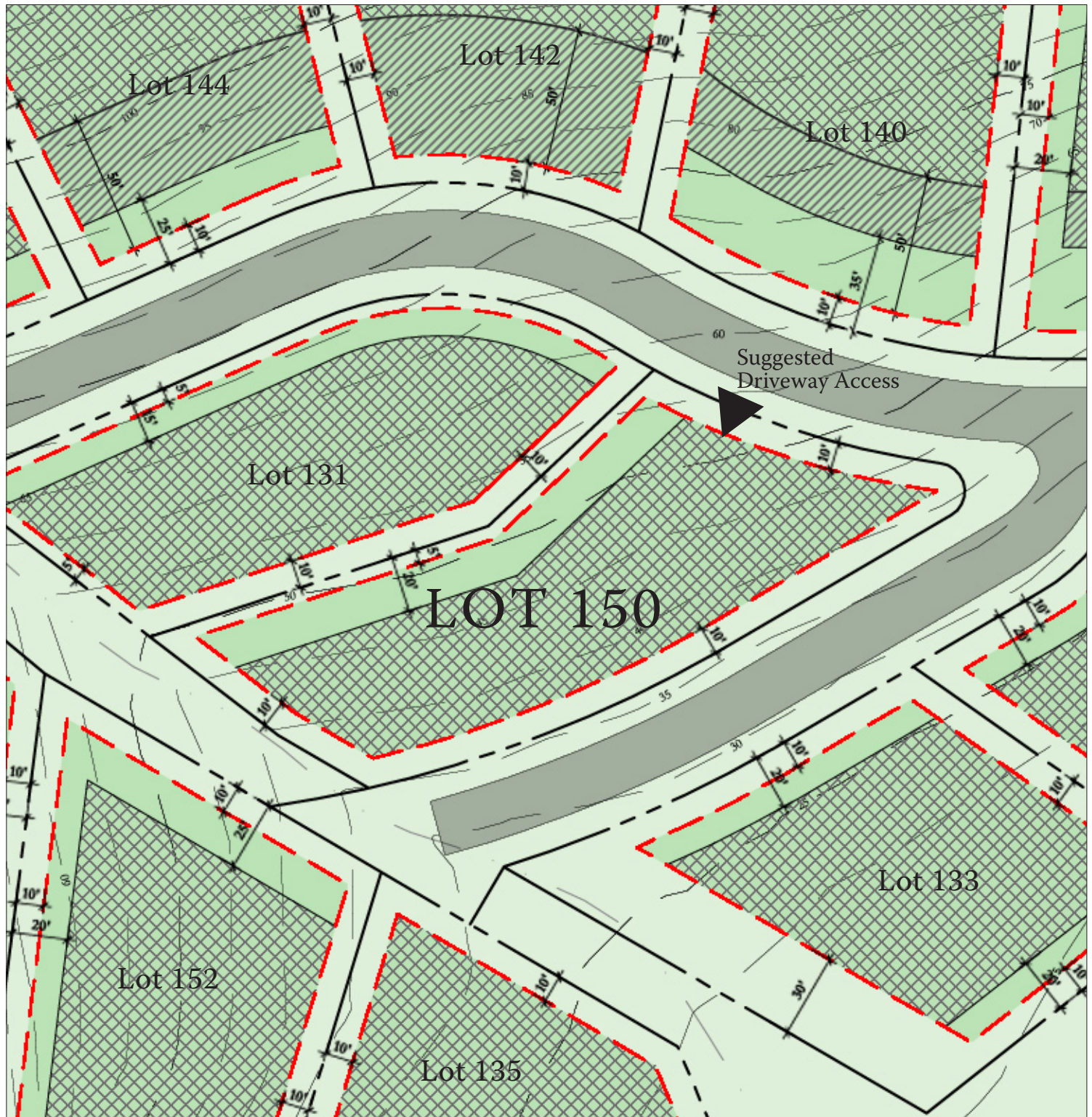
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 70 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 150 HOMESITE OVERLAY

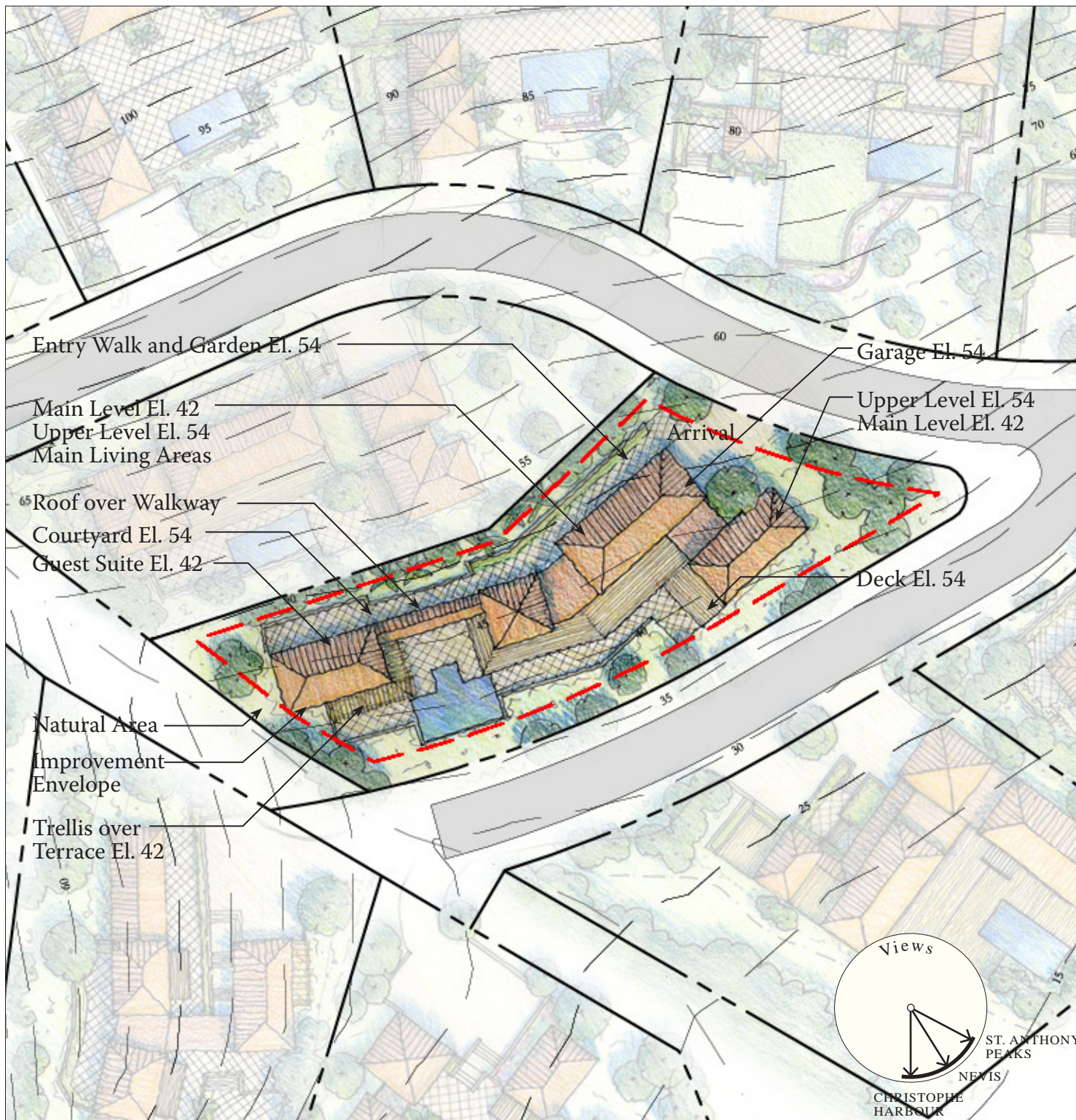
Approx. Acreage:	.44 acres
House Type:	Custom
House Size:	up to 5,600 sf
Main Level:	2,900 sf
Upper Level:	2,100 sf
Garage:	600 sf



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.

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SANDY BANK BAY
HILLSIDE HOMESITES

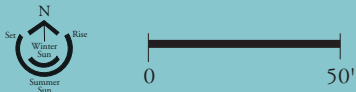


Lot 152
BASE MAP

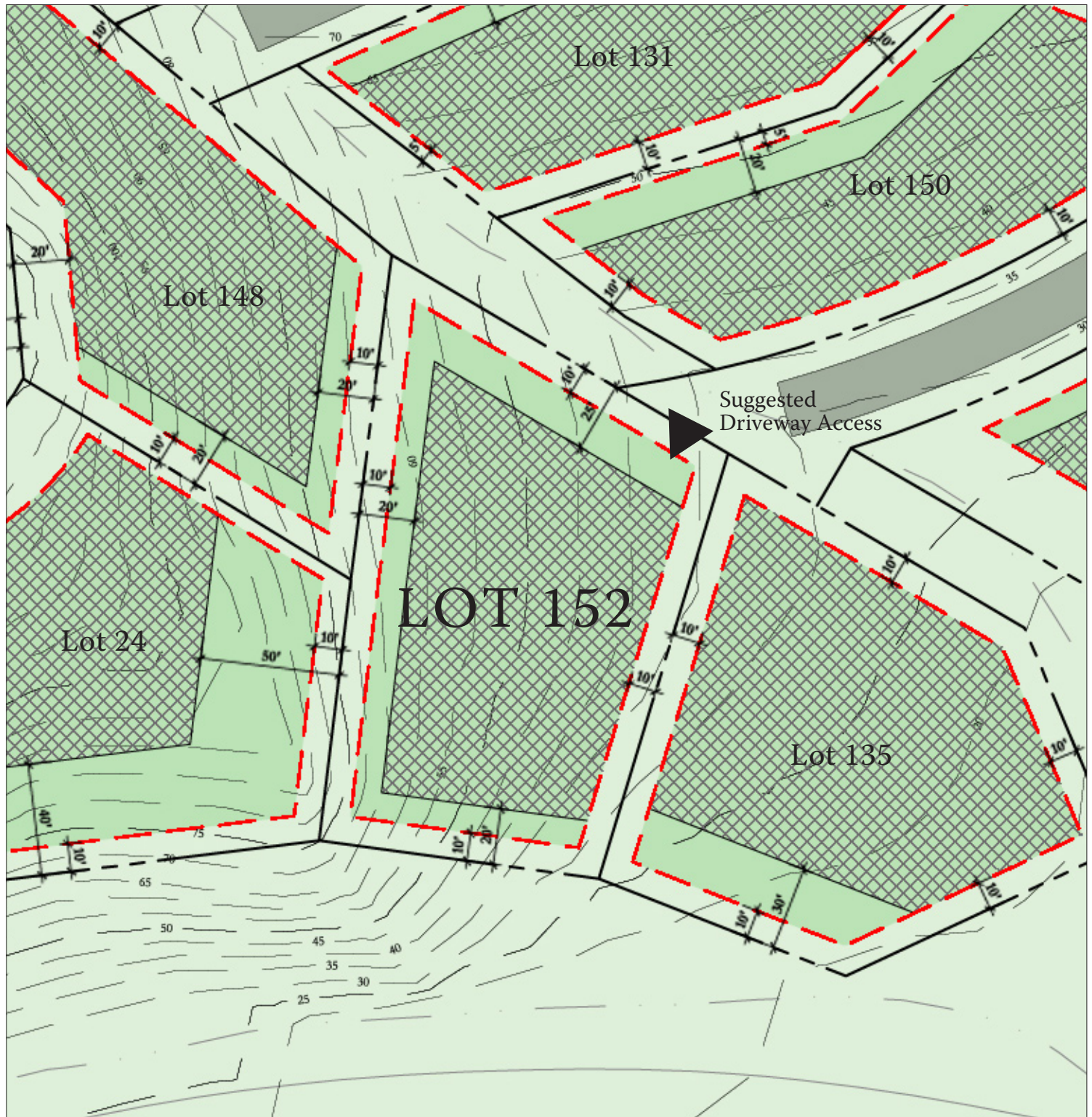
-  Property Line
-  Building Envelope
(defined by the front, rear and side vertical setbacks)*
-  Improvement Envelope
(defined by the front, rear and side improvement setbacks)*
-  Natural Area
(defined as the area outside of the Improvement Envelope)*

Maximum Ridgeline Elevation: + 75 ft A.S.L.

* Refer to the Design Guidelines for the Residences at 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.



SANDY BANK BAY HILLSIDE HOMESITES



Lot 152 HOMESITE OVERLAY

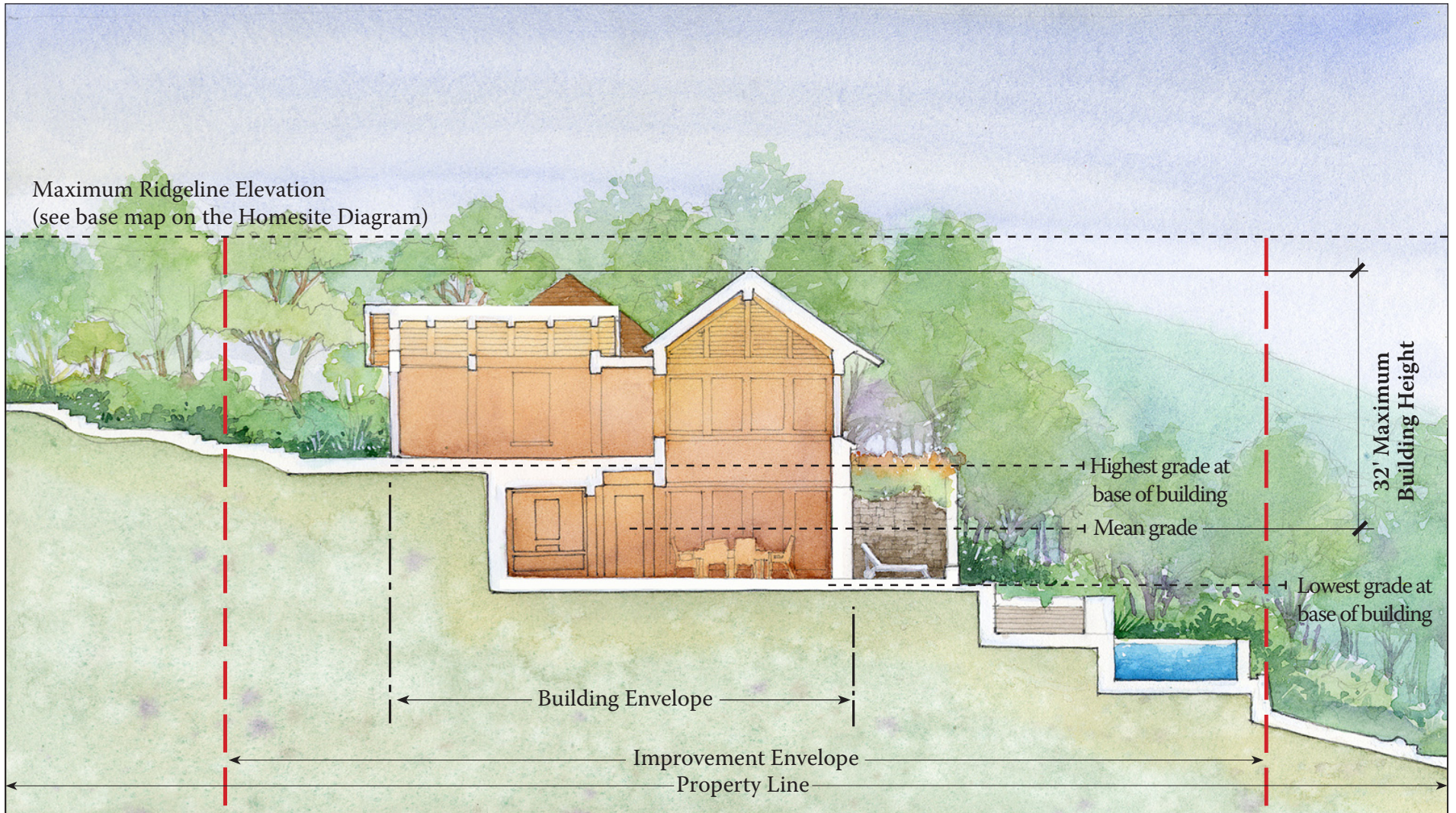
Approx. Acreage:	.50 acres
House Type:	Custom
House Size:	up to 5,700 sf
Lower Level:	300 sf
Main Level:	3,600 sf
Upper Level:	1,200 sf
Garage:	600 sf



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.

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- 1) Building Height is “the height measured from the mean grade between highest and lowest grade at the base of the building to the upper most point of the roof or parapet wall.”
- 2) Building Heights applicable to each Homesite are governed by either the Maximum Ridgeline Height or Maximum Building Height of 32 feet, whichever is less.



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