



LEGEND

--- PROPERTY LINE

NON-TIDAL WETLAND

RESOURCE PROTECTION AREA

- GENERAL NOTES:**
- The uses as it appears on the plat is with the free consent and in accordance with the desires of the owner, proprietors and trustees, if any.
 - The applicant shall install all necessary and required improvements consistent with the Northumberland County Ordinances.
 - All street intersections shall comply with VDOT standards and the Subdivision Code of Northumberland County.
 - All proposed rights of way shall be 50 feet wide as specified by the Virginia Department of Transportation for acceptance into the State Secondary System.
 - Cul-de-sac terminations shall comply with the Subdivision Code of Northumberland County.
 - The lot contains a suitable building site after all applicable setback and wetland areas have been accounted for.
 - Specific bearings and distances for property line segments and road geometry shall be provided with the final subdivision plan submission.
 - Project monumentation signs shall conform to the Subdivision Code of Northumberland County unless otherwise approved.
 - A utility easement will be provided on the roadside of the lot.
 - A wastewater disposal plan shall receive the required approvals and permits by all applicable regulatory agencies.
 - Proposed boat dock to be approved by the Virginia Marine Resource Commission.
 - Any reference to the Northumberland County Ordinances shall mean the referenced Northumberland County Ordinance as is in existence as of the date of the approval of this subdivision plan.
 - The development and construction of all roads, utilities, lots and buildings shall comply with all applicable laws, rules and regulations, including, without limitation, the Northumberland County Ordinances.

APPROVAL:

KEY PLAN

DRAWING TITLE:
ZONING APPLICATION-
Single Family Residence

PROJECT #:
07-525,000

DRAWN: _____ **CHECKED:** _____

DRAWING NO.:
SD1.1
SHEET 1 OF 1

SCALE: 1"=100'

NORTH

HART HOWERTON
PLANNERS • ARCHITECTS
LANDSCAPE ARCHITECTS
INTERIOR DESIGNERS

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BLUFF POINT
Northumberland County
Virginia

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SCALE:
NOTE: IF THIS DRAWING IS NOT 24"X36", IT HAS BEEN REDUCED FROM ITS ORIGINAL SIZE. SCALE IS NO LONGER APPLICABLE.

PLOT DATE:

DATE	ISSUE
Jan. 7, 2011	

REVISIONS

NO	DATE	ISSUE