

Property Summary		
Description	Acres	% of Property
Total Parcel Area	626.16	100%
Open Space	344.39	55%
Impervious Surface	73.80	11.8%
Projected Wetland Impacts	0.98	<0.2%

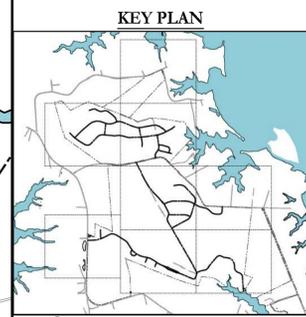
Lot Summary	
Description	Qty.
A Lots	33
B Lots	21
C Lots	38
D Lots	28
E Lots	31
F Lots	10
G Lots	15
H Lots	60
J Lots	14
K Lots	30
L Lots	10
MF (Multi-Family) Lots	108
N Lots	17
O Lots	12
P Lots	5
R Lots	70
<b>Total Residential Lots</b>	<b>502</b>
<b>Commercial Lots</b>	<b>6</b>
<b>TOTAL LOTS</b>	<b>508</b>

### LEGEND

- PROPERTY LINE
- LOT LINE/ROW
- PROPOSED ROAD
- NON-TIDAL WETLAND
- COASTAL RESOURCE PROTECTION AREA

- GENERAL NOTES:**
- The subdivision 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.
  - Residential building heights shall comply with applicable Northumberland County Ordinances.
  - The applicant shall install all necessary and required improvements consistent with the Subdivision Ordinance of Northumberland County.
  - All street intersections shall comply with 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.
  - All lots contain a suitable building site after all applicable setback and wetland areas have been accounted for. Lots do not contain peculiarly shaped elongations solely to provide access to other roads as specified in the Subdivision Code of Northumberland County.
  - 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 every lot.
  - A public water supply, approved by the Virginia Department of Health, will be provided to all lots within the subdivision.
  - The wastewater treatment plant site shall receive the required approvals from the Commonwealth of Virginia Department of Environmental Quality. Wastewater service will be provided to all lots within the subdivision.
  - Parking for Commercial Retail lots shall comply with Northumberland County standards.
  - All proposed boat ramps to be approved by the Wetlands Board.
  - All proposed boat docks to be approved by the Virginia Marine Resource Commission.
  - Any reference to the Northumberland County Ordinances shall mean the referenced Northumberland County Ordinance as 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.
  - Average Multi-Family lot is approximately 30' wide, 25' minimum at middle of lot.

**APPROVAL:**



**NORTH**  
  
 SCALE: 1"=400'  
 0' 400' 800'

**HART HOWERTON**  
 PLANNERS • ARCHITECTS  
 LANDSCAPE ARCHITECTS  
 INTERIOR DESIGNERS  
 HART/HOWERTON PLANNING, ARCHITECTURE AND LANDSCAPE ARCHITECTURE, P.C.  
 10 East 40th Street New York, NY 10016  
 Tel: 212.683.5631 Fax: 212.681.3768  
 Email: NY@harthowerton.com

**Bluff Point Holdings, LLC**

**BLUFF POINT**  
 Northumberland County  
 Virginia

© 2011 HART HOWERTON, LTD.  
 PLANNERS, ARCHITECTS,  
 LANDSCAPE ARCHITECTS  
 The design and copyright herein are the sole property of Hart Howerton. The drawings are not to be used except with the express written consent of Hart Howerton.

**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. 27, 2011	

**REVISIONS**

NO.	DATE	ISSUE

**DRAWING TITLE:**  
 SUBDIVISION  
 PLAN

**PROJECT #:**  
 07-525.000  
**DRAWN:**      **CHECKED:**

**DRAWING NO.:**  
**SD1.0**  
 SHEET 1 OF 9