

Site Plan	Map Symbol	Bonding	Description	Units	Permitting Requirements	Permitting Timeline	Construction Timeline
Residential Units					Northumberland County Administrative Review & Approval	3 Months	
BAY COTTAGES & RESIDENCES	●			28	Northumberland County Building Permit(s)		
EAST VILLAGE RESIDENCES	●			9	Northumberland County Building Permit(s)		
WEST VILLAGE RESIDENCES	●			5	Northumberland County Building Permit(s)		
MULTIFAMILY - VILLAGE	●			2	Northumberland County Building Permit(s)		
MULTIFAMILY - MARINA	●			13	Northumberland County Building Permit(s)		
Required Infrastructure							
Marina							
Harbor Basin	1- □		Marina Basin, Wet Slips and related Marina Facilities	98	Wetlands Board/VMRC, USACE, VDH, DEQ, VSWP-stormwater	12-18 Months	12 Months
Channel	2- □		Barnes Creek Channel Dredging		VMRC, USACE	12 Months	1 Month
Roadways	—		Main Entry Road including Rt. 669 turn lane into Main Entry		Land Disturbance Permit, USACE Wetlands Mitigation, VDOT, Fish & Wildlife, DEQ - non tidal wetlands		
Greeting Station	2- ▲		Located at Rt. 669 and Bluff Point Main Entrance		Northumberland County Building Permit	1 Month	6 Months
Utilities			Electric, Phone, Cable				
Potable Water	1- ★ 2- ★		Permanent Water System with Phase 2 Trunk Lines, including Monarch Shores		Waterworks Permit from VDH and VPOES Permit from DEQ or UIC Permit from EPA, Northumberland County Building Permit & Inspection	12 - 18 Months	9 - 12 Months
Wastewater	3- ★		Permanent Wastewater Treatment Facility with Phase 2 Trunk Lines		Construction Permit from Northumberland County Health Department and VPA Permit from DEQ, Northumberland County Building Permit & Inspection	12 - 18 Months	9 - 12 Months
Commercial							
Harbor Village							
General Store					Northumberland County Building Permit		
Sales Center					Northumberland County Building Permit		
Committed Amenities							
RV Storage	1- ▲				Northumberland County Land Disturbance Permit		