

Bluff Point

Phase 3
Site Plan

Phase 3 Site Plan	Map Symbol	Bonding	Description	Units	Permitting Requirements	Permitting Timeline	Construction Timeline
Residential Units							
BAY COTTAGES & RESIDENCES					Northumberland County Administration Review & Approval	3 Months	
EAST VILLAGE RESIDENCES				45			
WEST VILLAGE RESIDENCES				6			
MULTIFAMILY - MARINA				15			
MULTIFAMILY - VILLAGE							
SALT MARSH RESIDENCES							
BARNES CREEK RESIDENCES							
Commercial							
Inn & Spa					Northumberland County Building Permit, VDH	3 Months	24 Months
Harbor Village							
Chapel					Northumberland County Building Permit	1 Month	6 Months
Retail					Northumberland County Building Permit	1 Month	6 Months
Harbor Village Restaurant					Northumberland County Building Permit, VDH	1 Month	6 Months
Required Infrastructure							
Marina							
Dry Stack Storage				130	Northumberland County Building Permit	1 Month	6 Months
Fuel Dock					???		
Pumpout Facilities					VDH		6 Months
Oyster House					Northumberland County Building Permit		
Roadways			Construction of neighborhood roadways (continued)		Northumberland County and Disbursement Permit, USACE Wetlands Mitigation Permit		
Utilities			Electric, Phone, Cable				
Potable Water			Construction of neighborhood piping (continued)		Virginia Department of Health Inspection, Northumberland County Building Inspection		
Wastewater			Construction of neighborhood piping (continued)		Virginia Department of Health Inspection, Northumberland County Building Inspection		
Committed Amenities							

Exhibit L