

Master Plan

Master Plan Overview – Bluff Point consists of 898 acres. The Master Plan calls for development on 315 acres, with open space, consisting primarily of undisturbed forest and a 100 acre salt marsh account for 573 acres, or 64.5% of the total. In total, 90 hotel rooms and 530 residential units are proposed. The Master Plan is based on the by right density for the total property.

There are three distinct areas, each having its own character and location on the property.

- *The Bay and Harbor Area* is the southern and eastern most section of the property and is the heart of the community with a boutique resort hotel and spa, inland marina, commercial village and residences. The village will have restaurants, shops and other services which will welcome residents, members of the greater Northern Neck community, and visitors alike. Shoreline stabilization with sand nourishment and native grass breakwaters are proposed for the upland Bay front.
- *The Central Area* has several residential neighborhoods set within forests and connected by a series of lakes. Some neighborhoods may be gated to respect the privacy of residents.
- *The Jarvis Creek Area*, the northern most section, is comprised of several neighborhoods, which are also connected by lakes, a community center with pool and the Bluff Point farm. The Jarvis Creek area will be gated to respect the privacy of the residents.

A 2 acre section on Route 669 will house the water and waste water facilities. The maintenance facilities and storm water retention ponds are in the Central Area, as well as boat and trailer storage for residents.

5.1 Bay and Harbor Area

- 5.1.1 Harbor Village** - The Harbor Village, which surrounds the inland marina, is the center of Bluff Point and will serve as a

gathering place for all residents, guests, and the greater Northern Neck community. It provides the economic center of the property with up to 34,000 square feet of commercial space which will be allocated to shopping, dining venues, as well as a chapel, postal center, and a nature education center.

On Barnes Creek, at the marina's entrance channel, a working watermen's landing is proposed along with an Oyster House, where people can see waterman leave for work and bring in the day's catch. Honoring the history of Northumberland County, the Oyster House will be a signature feature of Bluff Point.

5.1.2. Marina - The marina will provide wet slips and dry stack storage for Bluff Point and local residents, as well as transient boaters. The 98 wet slips will provide long term docking options while also meeting the needs of local boaters who are visiting Bluff Point. The wet slips are designed to accommodate boats up to 80 feet in length while the dry-stack storage will cater to smaller boats and provide covered storage options for up to 130 boats. The marina facilities will include fuel, pump out, and other related services. In addition, a fully found ship's store and pool are currently contemplated to be located at the marina. Bluff Point will enter the marina into the Virginia Clean Marina Program.

5.1.3 Bluff Point Inn and Spa—The Bluff Point Inn and Spa is proposed as a boutique resort hotel and spa consisting of both a traditional style inn and independent cottage rooms located on the middle and northern Bay front. The Bluff Point Inn and Spa will offer up to 90 rooms, a full service spa, dining and banquet venues, fitness and recreational facilities and meeting space. All buildings of the resort will be set back 200 feet from the Bay.

5.1.4. Bay Club – The Bay Club is a private club facility for Bluff Point residents. The Bay Club will provide dining, a venue for social functions, fitness facilities and a variety of recreation activities including pools and tennis courts.

- 5.1.5. Bay Cottages** - A neighborhood of 53 cottage style homes on the southeastern Bay front of Bluff Point. The cottages are contemplated to be between 1,800 and 2,800 square feet and nestled in the existing pine trees. The Bay Cottages will have a 200 foot setback from the Bay.
- 5.1.6. Salt Marsh Residences** –The Salt Marsh Residences are located south and east of the Harbor Village and overlooking the salt marsh. This location allows for slightly larger homes than in the Village and is ideally situated to capture the splendor of the Chesapeake Bay. 20 lots are proposed with a projected size to average 0.75 acres and ranging between 0.2 acres and 2.0 acres.
- 5.1.7. Barnes Creek Residences** - The Barnes Creek Residences are located along Barnes Creek at the entrance to the marina channel. Homes in these four lots will capture views of Barnes Creek, the marina channel, and the Chesapeake Bay.
- 5.1.8. Captain’s Quarters** – The Captain’s Quarters homes are located in the Harbor Village immediately adjacent to the Marina. A total of 32 Captain’s Quarters are planned with each building containing up to four separate residences, for a total of up to 128 residences. The Captain’s Quarters have been designed to reflect the local architecture and history of Northumberland County.
- 5.1.9. West Village Residences** –The West Village is the largest neighborhood of the Harbor Village. Proposed are 51 clustered private homes within an easy walk to the Harbor Village. Lots in this section are projected to average .25 acres and range between .2 acres and 1.0 acres.
- 5.1.10. East Village Residences** - The East Village is a quaint neighborhood of 11 private homes nestled in the pines between the areas of Oyster Creek and the Harbor Village. Residents will enjoy an easy walk to the Harbor Village. Lots in this neighborhood are projected to average 0.75 acres and range between 0.3 and 1.2 acres.

5.2. Central Area

5.2.1. North Forest & Lake Residences –The North Forest and Lake Residences are a neighborhood of 26 residences, with an average projected size of 1 acre, surrounded by forest in the interior of the property with frontage on inland lakes. There will be several launches on the lakes for non-motorized watercraft. A network of pedestrian nature trails meander through the forest providing residents an undisturbed opportunity to explore nature.

5.2.2. South Forest & Lake Residences –The South Forest and Lake Residences are similar to the North Forest and Lake Residences. They are located near the main entrance of Bluff Point and southwest of the North Forest and Lake Residences. They are also situated on an inland lake with launches and access for non-motorized watercraft. 32 lots are proposed with an average projected size of .75 acres.

5.2.3. Barnes Reach Residences –The Barnes Reach Residences are located on or near Barnes Creek in a more private setting. Homes similar to those of the North and South Forest and Lake Residences will be situated on 24 lots ranging in size between .75 acres and 2 acres, and situated within the forest. A kayak launch is proposed on Barnes Creek and pedestrian nature trails will connect this area to other areas of the property.

5.3. Jarvis Creek Area

5.3.1. Jarvis Creek Recreation Center – The Jarvis Creek Recreation Center will provide an amenity to all Bluff Point residents, especially those in the Jarvis Creek Area, as it is a short walk from all Jarvis Creek Residences. A pool with snack bar and clubhouse facility is proposed. A kayak launch will provide residents with access to Jarvis Creek.

5.3.2. Farm – A farm of approximately 7 acres is proposed so that residents of Bluff Point will be able to have their own garden plots. It is also anticipated that there will be a plant nursery specializing in native plants and providing gardening and

planting advice. A small barn will be part of the farm and serve as the nursery building.

- 5.3.3. North Neighborhood** – The North Neighborhood is situated near and around an inland waterway system. The farm, recreation center, and water access at Jarvis Creek are within walking distance of these residences. This neighborhood consists of 93 lots designed for both cottages and homes on lots projected to be between .2 acres and 1.5 acres.
- 5.3.4. North Neighborhood Multi-Family** – A total of 40 residences will be in 10 units. All of the Jarvis Creek residences will provide a lower cost housing option to those choosing to live in this area, while allowing the full use of all of Bluff Point’ recreational facilities and amenities.
- 5.3.5. Farm Neighborhood** –The Farm Neighborhood is situated close to the working farm and within walking distance of the Jarvis Creek Recreation Center and Jarvis Creek. This neighborhood is comprised of 41 clustered cottage style homes on small lots with an average size of .2 acres.