



BRIDGEVILLE  
Existing Town Boundary

C:\Land Projects 2004\bridgeville\bridgeville.tif



ADDITIONAL  
PHASE I FINAL RPC  
SITE PLAN DOCUMENTS

FINAL SUBDIVISION PLAT  
HERITAGE SHORES (AKA BRIDGEVILLE SOUTH)  
RECORDED IN THE LAND RECORDS  
OF SUSSEX COUNTY, DELAWARE

BRIDGEVILLE SOUTH  
PHASE I RESIDENTIAL DEVELOPMENT PLAN  
AND GOLF COURSE GRADING PLAN  
ON RECORD IN THE TOWN OFFICE  
BRIDGEVILLE, DE

CONTRACT DRAWINGS FOR  
INFRASTRUCTURE IMPROVEMENTS  
PHASE I BRIDGEVILLE SOUTH  
ON RECORD IN THE TOWN OFFICE  
BRIDGEVILLE, DE

- LEDGEND
- EXISTING TREELINE
  - EXISTING CONTOURS
  - CONTROL
  - EXISTING WELL
  - PROPOSED CONTOURS
  - NON-TIDAL WETLANDS AND BUFFER

BRIDGEVILLE SOUTH  
ZONED - RPC

TOTAL PHASE I  
PROJECT AREA  
667 ACRES

TOTAL RESIDENTIAL AREA - 49 ACRES  
SINGLE FAMILY (DETACHED) - 28 ACRES  
SINGLE FAMILY (ATTACHED - 2) - .7 ACRES  
SINGLE FAMILY (ATTACHED - 3) - 1 ACRE  
ROAD, SIDEWALK AND BUFFER ROW - 19.3 ACRES

RECREATION AND OPEN SPACE - 225.5 ACRES  
GOLF COURSE - 174 ACRES  
CLUBHOUSE AND COMMUNITY CENTER - 8.5 ACRES  
LAKES AND PONDS - 50 ACRES  
COMMUNITY OPEN SPACE - 1 ACRE

WETLANDS AND BUFFERS - 23 ACRES

FUTURE RESIDENTIAL (GRADED IN PHASE I) - 369.5 ACRES

RESIDENTIAL DENSITY  
SINGLE FAMILY (DETACHED) - 156 UNITS  
SINGLE FAMILY (ATTACHED - 2) - 6 UNITS  
SINGLE FAMILY (ATTACHED - 3) - 9 UNITS

RESIDENTIAL DENSITY  
3.5 UNITS PER RESIDENTIAL ACRE

APPROVED \_\_\_\_\_ BY: \_\_\_\_\_  
DATE \_\_\_\_\_ PRESIDENT, TOWN COUNCIL  
TOWN OF BRIDGEVILLE

DEVELOPER  
PASSWATERS FARM, LLC  
1960 GALLOWS ROAD  
SUITE 300  
VIENNA, VA 22182

ENGINEER  
ROBERT D. RAUCH & ASSOCIATES INC.  
28466 WATERVIEW DRIVE  
EASTON, MD 21601

SURVEYOR  
MCCRONE, INC.  
207 N. LIBERTY STREET  
SUITE 100  
CENTREVILLE, MD 21617

LANDSCAPE ARCHITECT  
LAND DESIGN  
1414 PRINCE STREET  
SUITE 400  
ALEXANDRIA, VA 22314

SHEET 1 OF 1	DATE	SCALE
	JOB NO.	DRAWN BY
	DESIGNED BY	APPROVED BY
	DATE	REVISION



BRIDGEVILLE SOUTH  
"HERITAGE SHORES"  
PHASE I RPC FINAL SITE PLAN

ROBERT D. RAUCH & ASSOCIATES INC.  
28466 Waterview Drive  
Easton, MD 21601  
Phone - (410) 226-3666 Fax - (410) 226-3667  
email rrauch@starband.net