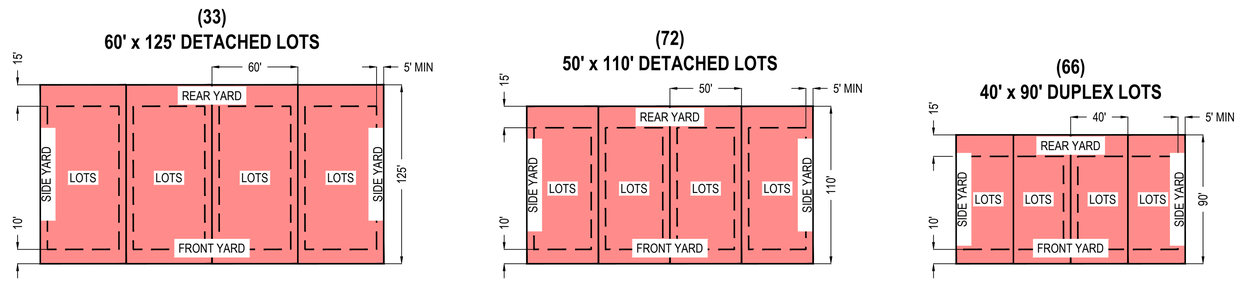
TYPICAL LOT

- REAR YARD
  15 FEET MIN
- FRONT YARD
  10 FEET
- SIDE YARD
  5 FEET MIN



Developer
Bridgeville Villas, LLC
3201 Jermantown Rd
Suite 150
Fairfax, VA 22030

Engineer & Surveyor
RAUCH inc.
106 North Harrison St
Easton, MD 21601

Landscape Architect
LD7 Studio
4041 University Dr
Suite 202
Fairfax, VA 22030

Total Residential Area - 39.1 Acres
Single Family Lots - 23.2 Acres
Road, Sidewalk and Buffer ROW - 7.4 Acres
Community Open Space - 7.2 Acres
Amenity Area - 1.3 Acres

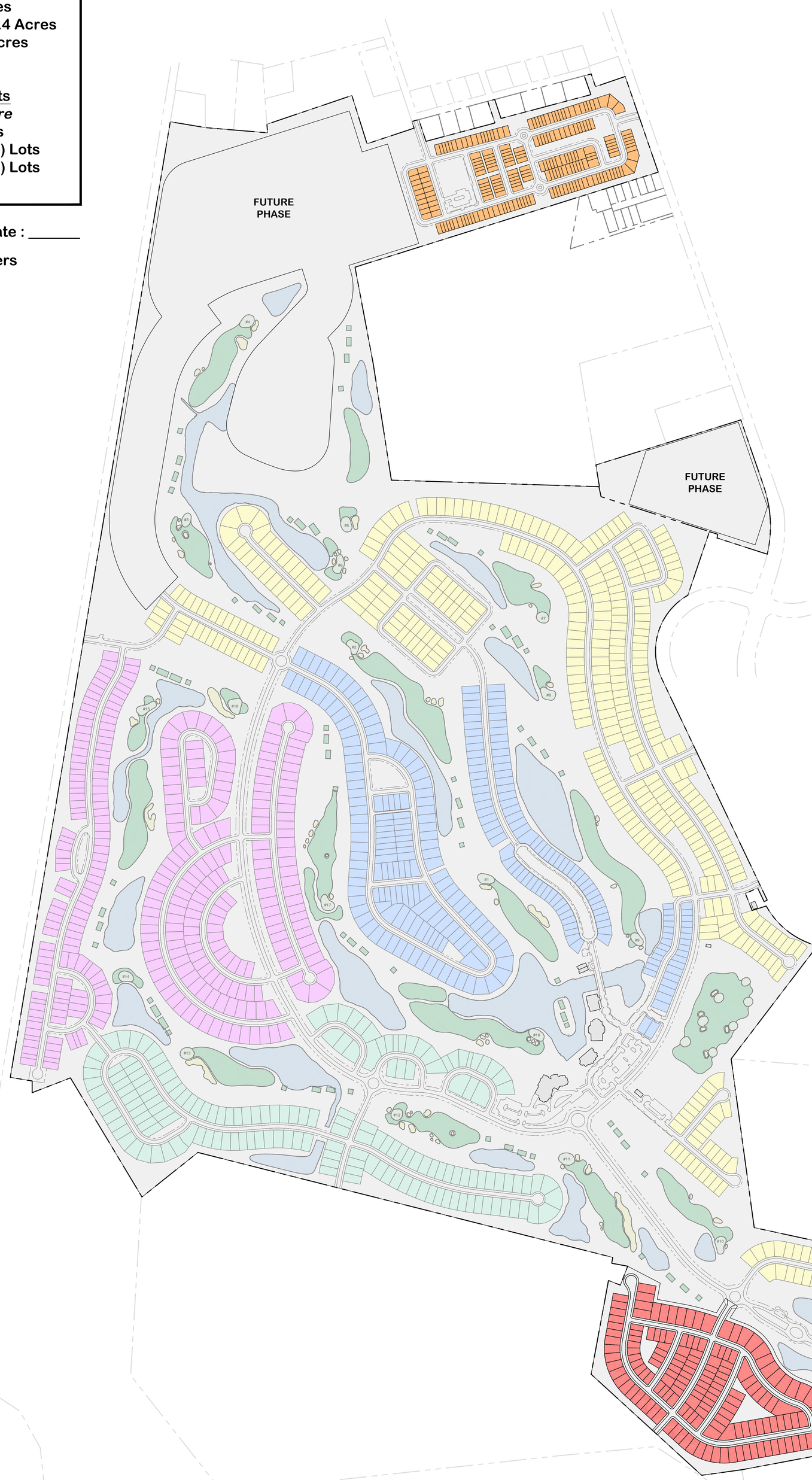
Residential Density - 171 Units
4.37 Units per Residential Acre
40' - 2 Unit Duplex - (66) Lots
50' - Single Family Detached - (72) Lots
60' - Single Family Detached - (33) Lots

Approved By: _____ Date : _____

President, Town Commissioners
Town of Bridgeville

PLAN LEGEND

- PHASE 1
- PHASE 2
- PHASE 3
- PHASE 4
- PHASE 5
- PHASE 6

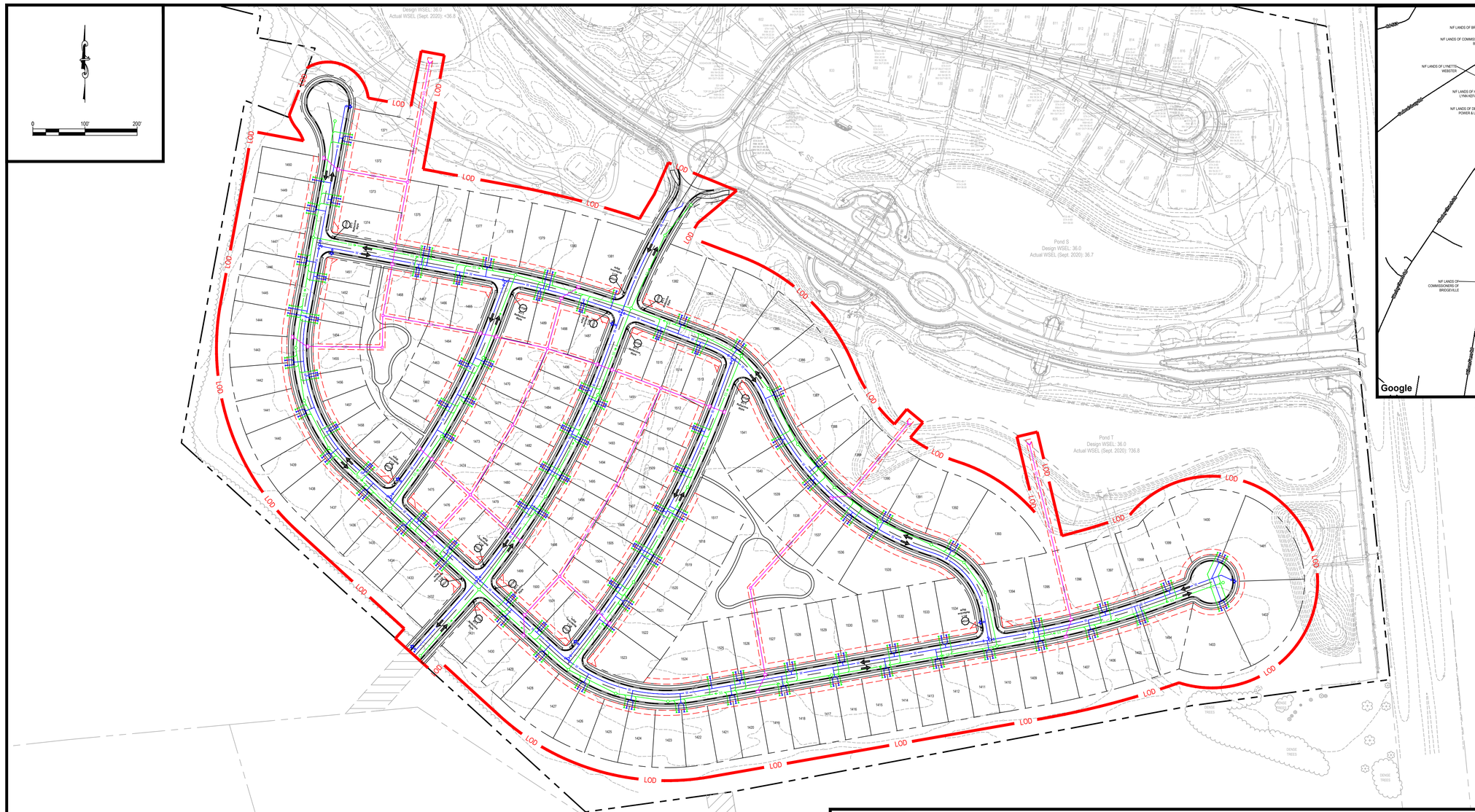


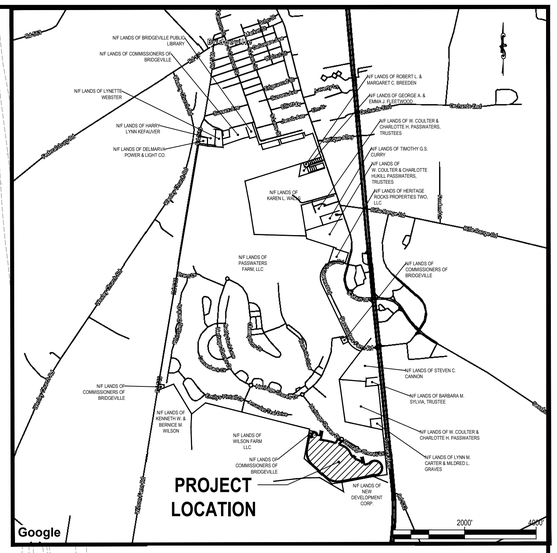
Heritage Shores Phase 6 RPC

Date: 12/01/2021

HERITAGE SHORES

RAUCH INC
Engineering | Survey | Architecture | Environmental
MD Office: 106 N Harrison St - Easton, MD 21601
VA Office: 8229 Boone Blvd, Ste-635 - Vienna, VA 22182
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081 | Fax: 410.770.3687



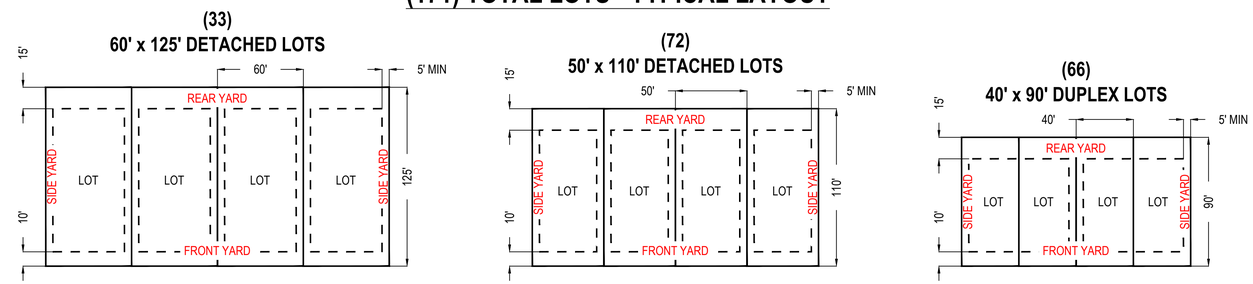


VICINITY MAP

TYPICAL LOT

- REAR YARD
  15 FEET MIN
- FRONT YARD
  10 FEET
- SIDE YARD
  5 FEET MIN

(171) TOTAL LOTS - TYPICAL LAYOUT



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT
- WATER
- SANITARY SEWER
- STORM DRAINAGE

Total Residential Area - 39.1 Acres

Single Family Lots - 23.2 Acres
Road, Sidewalk and Buffer ROW - 7.4 Acres
Community Open Space - 7.2 Acres
Amenity Area - 1.3 Acres

Residential Density - 171 Units

4.37 Units per Residential Acre
40' - 2 Unit Duplex - (66) Lots
50' - Single Family Detached - (72) Lots
60' - Single Family Detached - (33) Lots

Developer

Passwaters Farm, LLC
3201 Jermantown Rd
Suite 150
Fairfax, VA 22030

Engineer & Surveyor

RAUCH inc.
106 North Harrison St
Easton, MD 21601

Landscape Architect

LD7 Studio
4041 University Dr
Suite 202
Fairfax, VA 22030

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St. - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410.770.9081 | Fax: 410.770.9087

Professional Certification

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Delaware.

License No. 8359
Expiration Date: June 30, 2022

ROBERT D. RAUCH III
LICENSE No. 8359
STATE OF DELAWARE
PROFESSIONAL ENGINEER
12/01/21

Revisions	

Heritage Shores - Phase 6

Bridgeville, Delaware	12/01/21
First Election District - Sussex County	Scale: 1" = 100'
Concept Plan	Site Plan

LEGEND

1. ENTRANCE AREA FROM HERITAGE SHORES DRIVE
2. ADDITIONAL TREES ADDED TO EXISTING LANDSCAPE BUFFER
3. EXISTING TREES MAY BE HAVE ADDITIONAL TREES ADDED TO BUFFER HOMES FROM HERITAGE SHORES DRIVE
4. ADDITIONAL TREES ADDED TO PROTECT LOTS FROM ERRANT TEE SHOTS
5. NEIGHBORHOOD STREET TREES
6. NEIGHBORHOOD COMMON SPACE WITH WALKING TRAIL
7. EXISTING BUFFER MAINTAINED ALONG BACK OF LOTS
8. EXISTING BUFFER ENHANCED ALONG BACK OF LOTS
9. HWY. 13 BERM AND BUFFER TO BE REDESIGNED BASED ON LOT LAYOUT AND LANDSCAPE BUFFER ENHANCED
10. POTENTIAL DRIVE TO FUTURE EXPANSION
11. SOUTHERN PERIMETER OPEN AREAS SUPPLEMENTED WITH TREES IN ORDER TO CREATE LANDSCAPE BUFFER BETWEEN PROPERTIES

PLAN VEW

1” = 80’-0”

1 40 80 160

2021.12.07

NOTE: HOUSES ON LOTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. DEVELOPER RESERVES THE RIGHT TO CHANGE HOUSE TYPES BETWEEN SAME-SIZED LOTS.

THIS DOCUMENT IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT REFLECT ACTUAL QUANTITIES, DIMENSIONS, MATERIALS, OR CONDITIONS.

PASSWATERS FARM LLC

HERITAGE SHORES

PHASE 6

Conceptual Landscape Plan

LD7 Studio
Landscape Architecture + Planning
4041 University Drive, Suite 202 | Fairfax, VA 22030 | 703.448.3717 | www.LD7studio.com