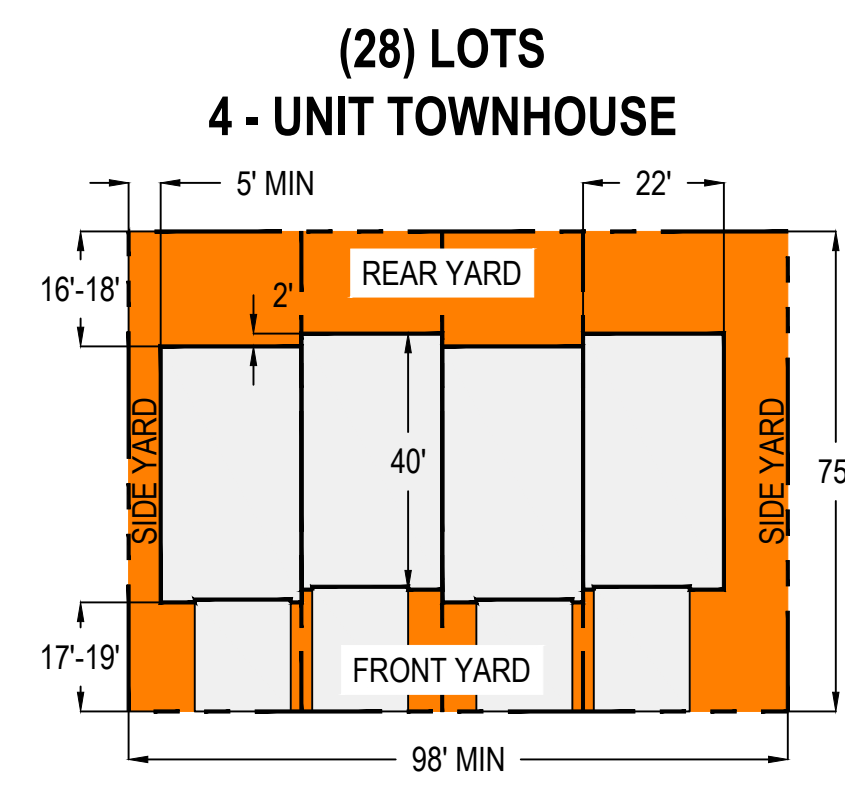
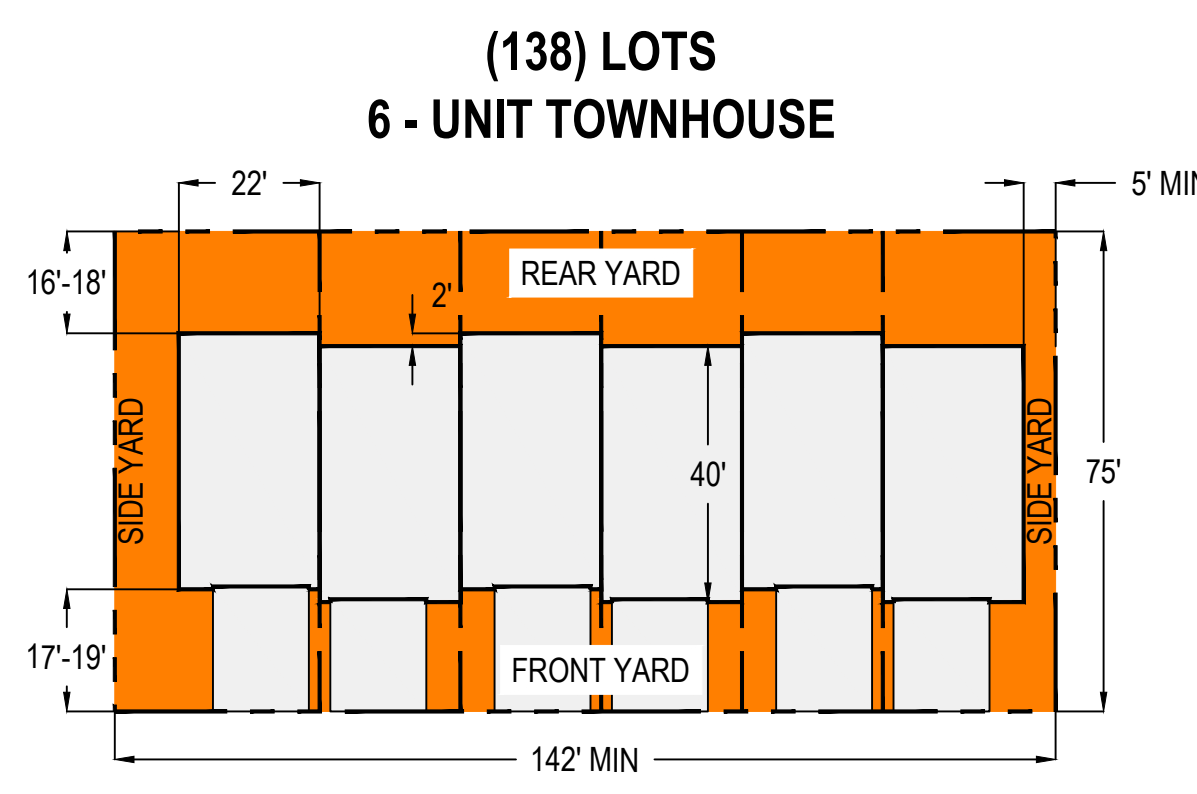
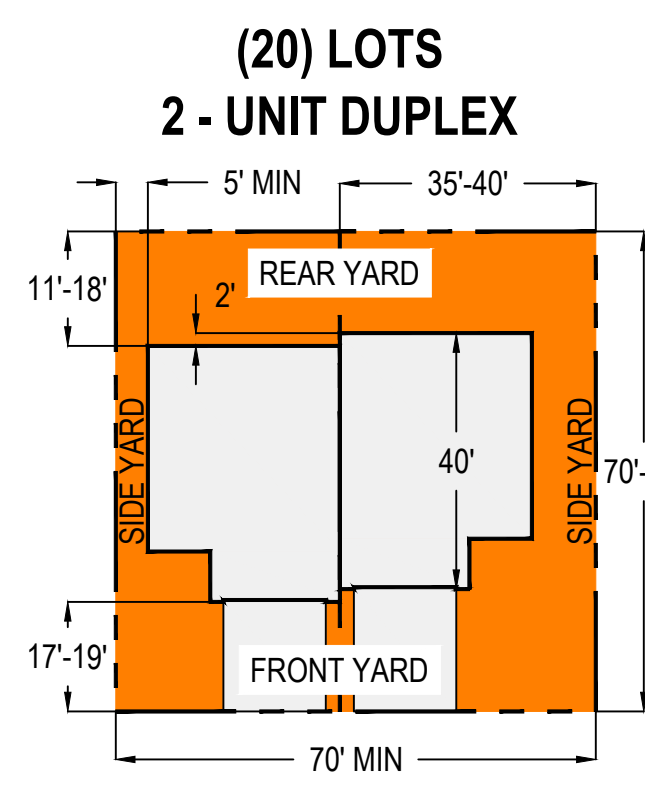
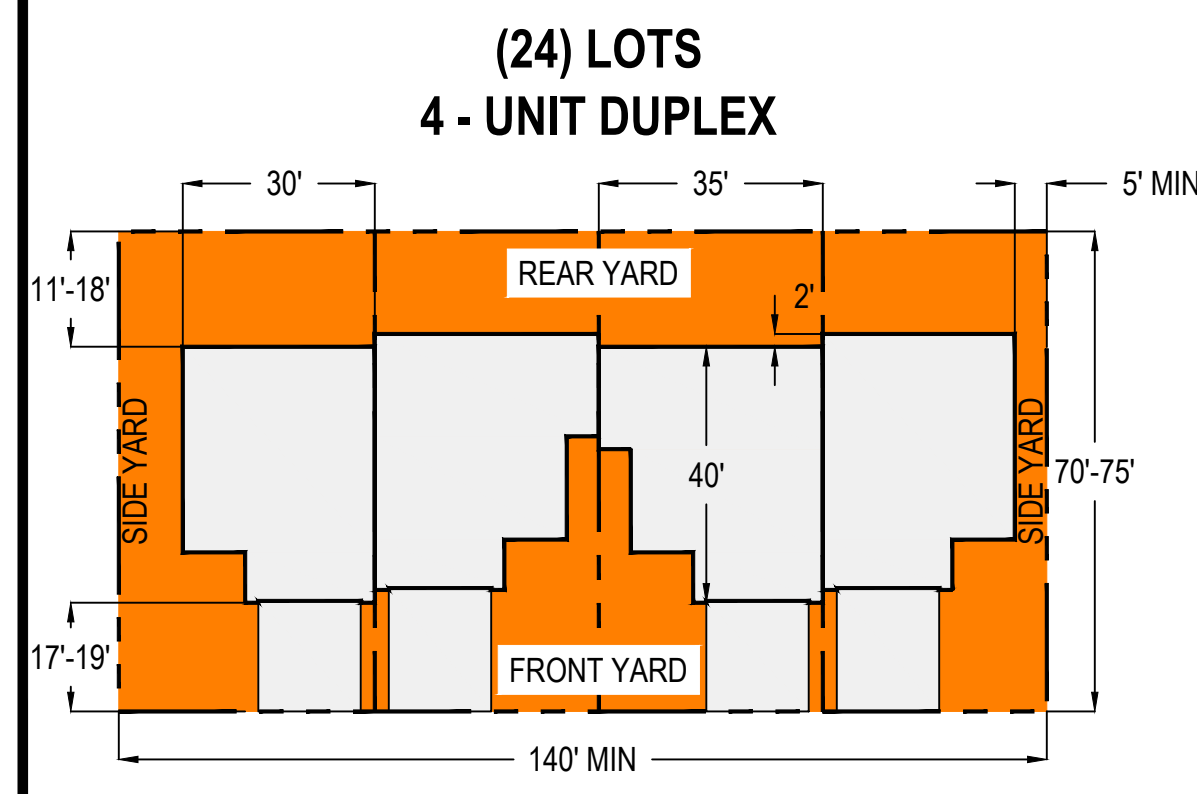


**TYPICAL LOT**

- REAR YARD  
11 FEET MIN
- FRONT YARD  
17 FEET MIN
- SIDE YARD  
5 FEET MIN



Total Residential Area - 28.3 Acres  
 Duplex & Townhouse Lots - 10.4 Acres  
 Road, Sidewalk and Buffer ROW - 7.1 Acres  
 Community Open Space - 9.1 Acres  
 Amenity Area - 1.7 Acres

Residential Density - 210 Units  
 7.42 Units per Residential Acre  
 2 Unit Duplex - (20) Lots  
 4 Unit Duplex - (24) Lots  
 4 Unit Townhouse - (28) Lots  
 6 Unit Townhouse - (138) Lots

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

President, Town Commissioners  
 Town of Bridgeville

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

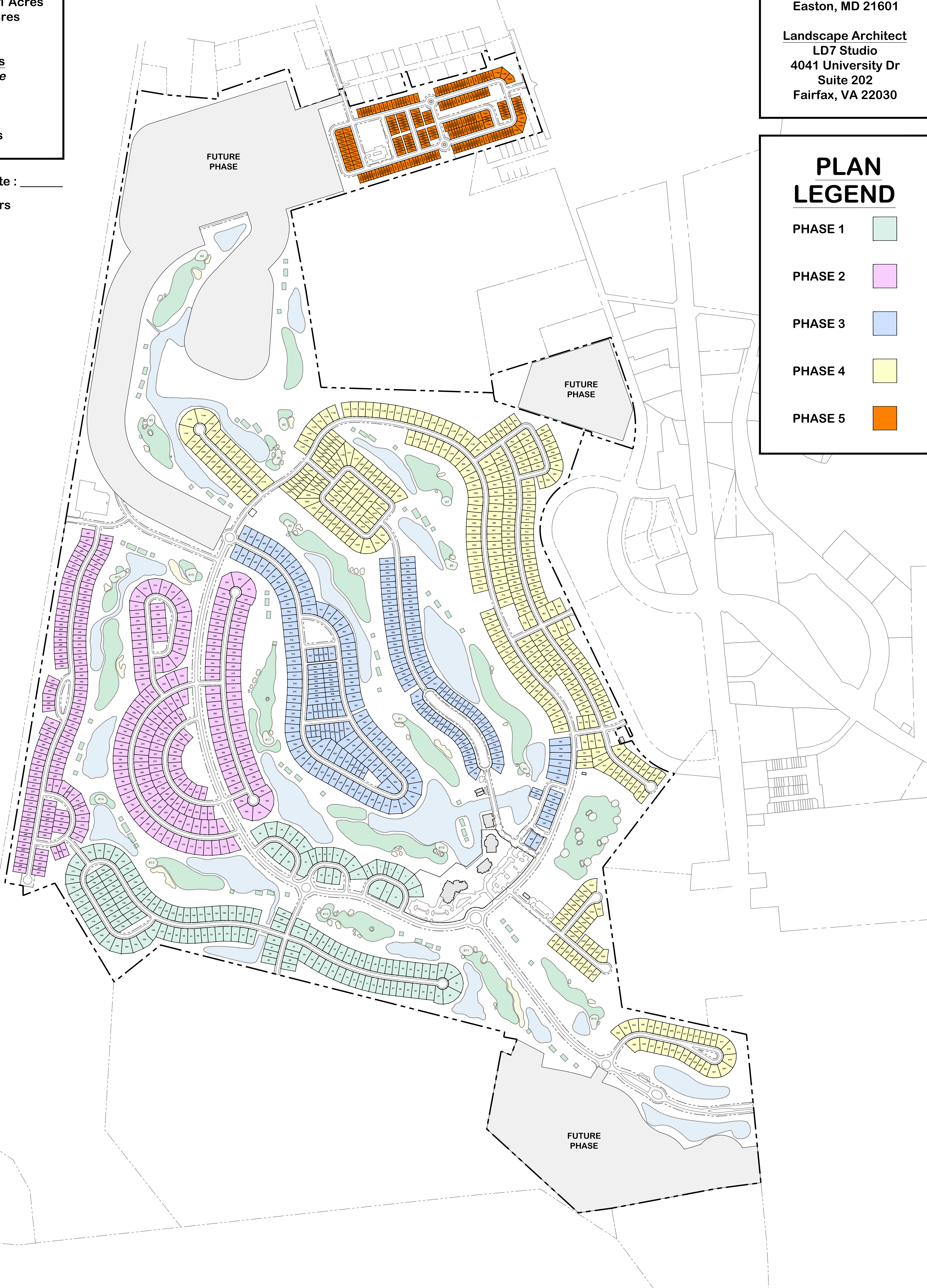
Developer  
 Heritage Shores Villas, LLC  
 1934 Old Gallows Rd  
 Suite 500  
 Vienna, VA 22182

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

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

**PLAN LEGEND**

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



**Heritage Shores Phase 5 RPC**

Date: 11/01/2022



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, 2024

