

PLAN LEGEND

- PLATTED OR DESIGNED LOTS
- FUTURE LOTS

Site Information

Owner & Applicant: Passwaters Farm, LLC
 3201 Jermantown Rd
 Ste. 150
 Fairfax, VA 22030
 phone: (703) 270 - 1400

Engineer: RAUCH inc.
 106 N. Harrison St.
 Easton, MD 21601
 phone: (410) 770 - 9081
 fax: (410) 770 - 3667
 email: design@raucheng.com
 website: www.raucheng.com

Tax Map/Parcel: 131-14.00-44.00

Total Site Area: 736.30 AC ±

Zoning: RPC

Water Provider: Town of Bridgeville

Sewer Provider: Sussex County

Note: Future phases are conceptual and final design will be determined at a later date.

DEVELOPMENT PHASE	LOT COUNT	LOT TYPE	LOT NUMBERS
PHASE 1	165 LOTS	157 SF DETACHED LOTS + 8 SF ATTACHED	1-30, 33-167
PHASE 2	320 LOTS	240 SF DETACHED LOTS + 80 SF ATTACHED	169-280, 285-384, 387-463, 466-496
PHASE 3A	75 LOTS	75 SF DETACHED LOTS	497-521, 558-607
PHASE 3B	174 LOTS	174 SF DETACHED LOTS	522-657, 608-730, 747-756, 800-831, 834
PHASE 4A (LANDBAY M)	41 LOTS	41 SF DETACHED LOTS	759-799
PHASE 4B (LANDBAY I)	32 LOTS	32 SF DETACHED LOTS	802-833
PHASE 4C (LANDBAYS M, N)	54 LOTS	54 SF DETACHED LOTS	841-894
PHASE 4D (LANDBAY O)	123 LOTS	121 SF DETACHED LOTS	895-1015
PHASE 4E (LANDBAY J)	31 LOTS	31 SF DETACHED LOTS	835-840, 1016-1040
PHASE 4F (LANDBAYS P, Q, S)	132 LOTS	104 SF DETACHED LOTS + 28 SF ATTACHED	1041-1160, 1542-1553
PHASE 5 (LANDBAY W)	210 LOTS	44 SF ATTACHED LOTS + 166 TOWNHOMES	1161-1370
PHASE 6 (LANDBAY H)	171 LOTS	105 SF DETACHED LOTS + 66 SF ATTACHED	1371-1541
PHASE 7 (LANDBAYS R, T)	87 LOTS	35 SF DETACHED LOTS + 52 SF ATTACHED	1554-1640
FUTURE (LANDBAYS U, V, Z)	387 LOTS	LOT CONFIGURATION AND #S TO BE DETERMINED IN THE FUTURE	
TOTAL LOTS IN RPC		2,000 LOTS	
TOTAL LOTS IN HERITAGE SHORES HOA		1,790 LOTS	
TOTAL LOTS IN PHASE 5 (VILLAS AT BRIDGEVILLE) HOA		210 LOTS	

PHASE 7

PHASE 5

PHASE 4F

PHASE 3A

PHASE 4D

PHASE 4A

PHASE 4C

PHASE 4E

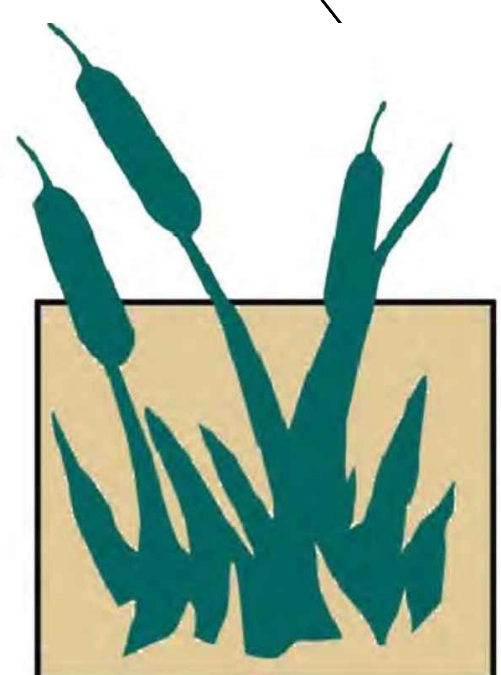
PHASE 2

PHASE 1

PHASE 3B

PHASE 4B

PHASE 6



HERITAGE SHORES

Phasing Plan

Date: 03/08/2023

N.T.S.

