

# 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                    | 130, 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                                    | 522-557, 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)                                      | 170 LOTS  | 104 SF DETACHED LOTS + 66 SF ATTACHED                   | 1371-1540                               |
| PHASE 7 (LANDBAYS R, T)                                  | 88 LOTS   | 38 SF DETACHED LOTS + 50 SF ATTACHED                    | 1541, 1554-1640                         |
| FUTURE (LANDBAYS U, V, Z)                                | 387 LOTS  | LOT CONFIGURATION AND #S TO BE DETERMINED IN THE FUTURE |   |
| <b>TOTAL LOTS IN RPC</b>                                 |           | 2,000 LOTS  |   |
| <b>TOTAL LOTS IN HERITAGE SHORES HOA</b>                 |           | 1,790 LOTS  |   |
| <b>TOTAL LOTS IN PHASE 5 (VILLAS AT BRIDGEVILLE) HOA</b> |           | 210 LOTS  |   |

PHASE 7

PHASE 5

PHASE 4F

PHASE 3A

PHASE 4D

PHASE 4A

PHASE 4C

PHASE 4E

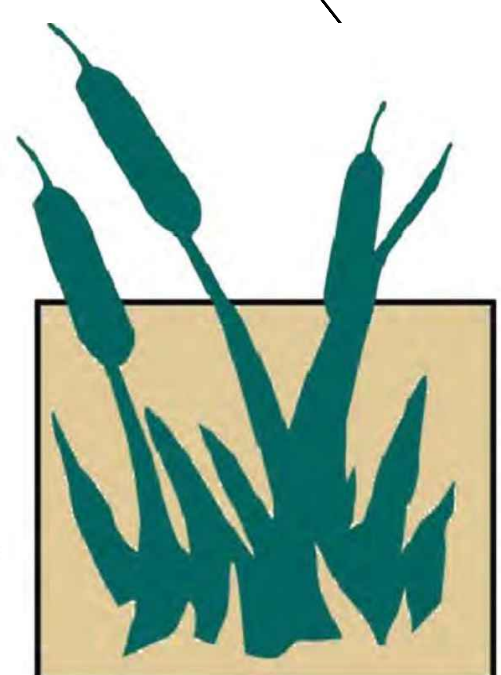
PHASE 2

PHASE 1

PHASE 3B

PHASE 4B

PHASE 6



HERITAGE SHORES

# Phasing Plan

Date: 11/13/2023

N.T.S.

