PLAN LEGEND

PLATTED OR DESIGNED LOTS

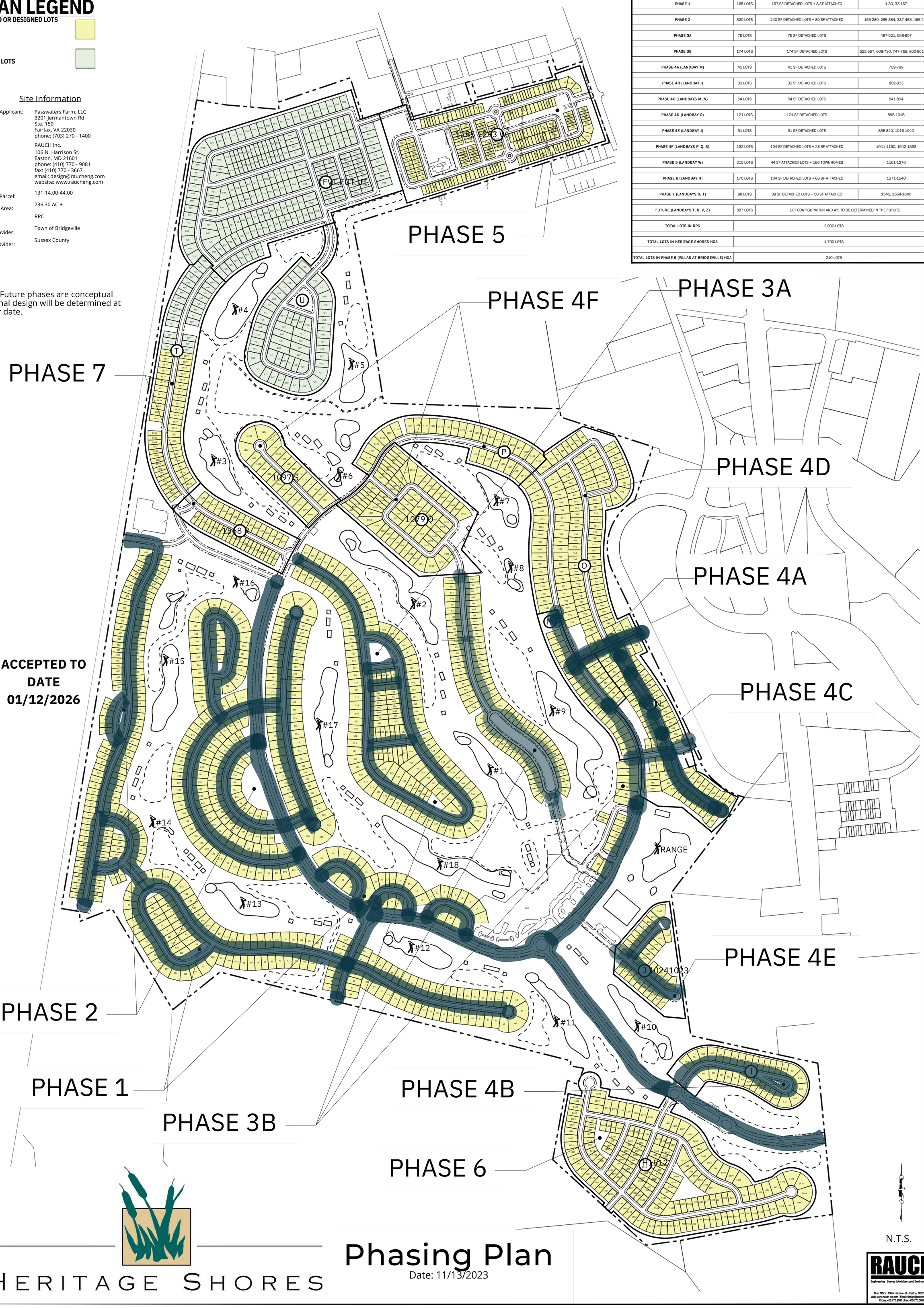
FUTURE LOTS

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	522-557, 608-730, 747-758, 800-801, 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)	121 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 T, 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		



HERITAGE SHORES

Phasing Plan

Date: 11/13/2023

N.T.S.

RAUCH inc.
Engineering | Survey | Architecture | Environmental
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