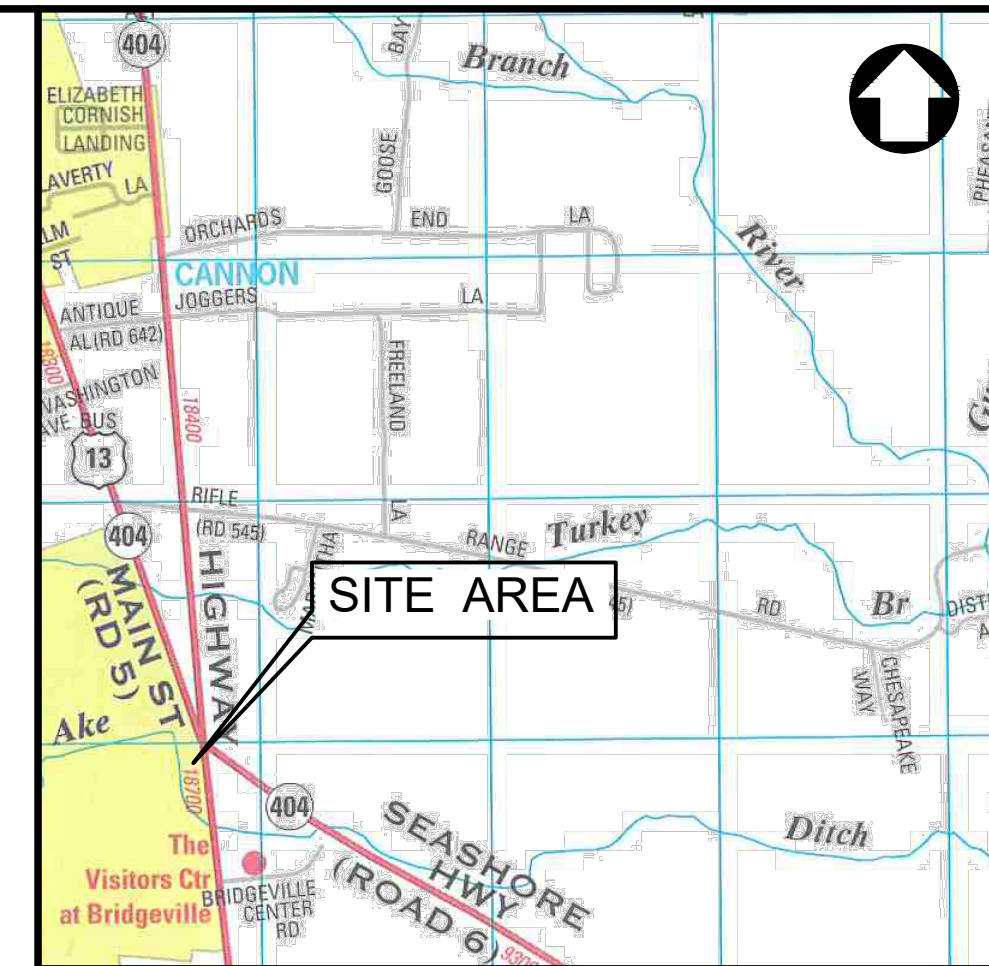
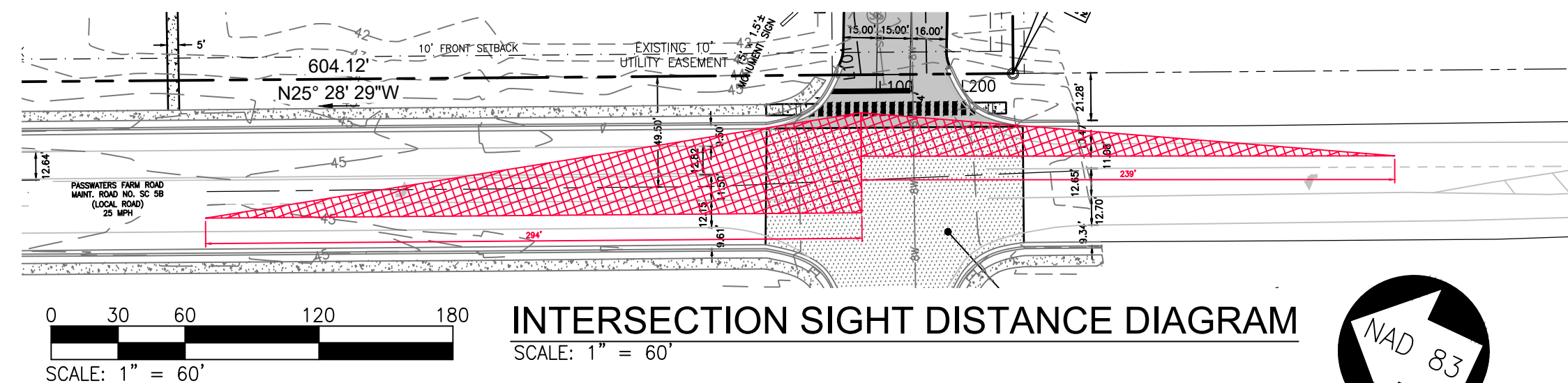
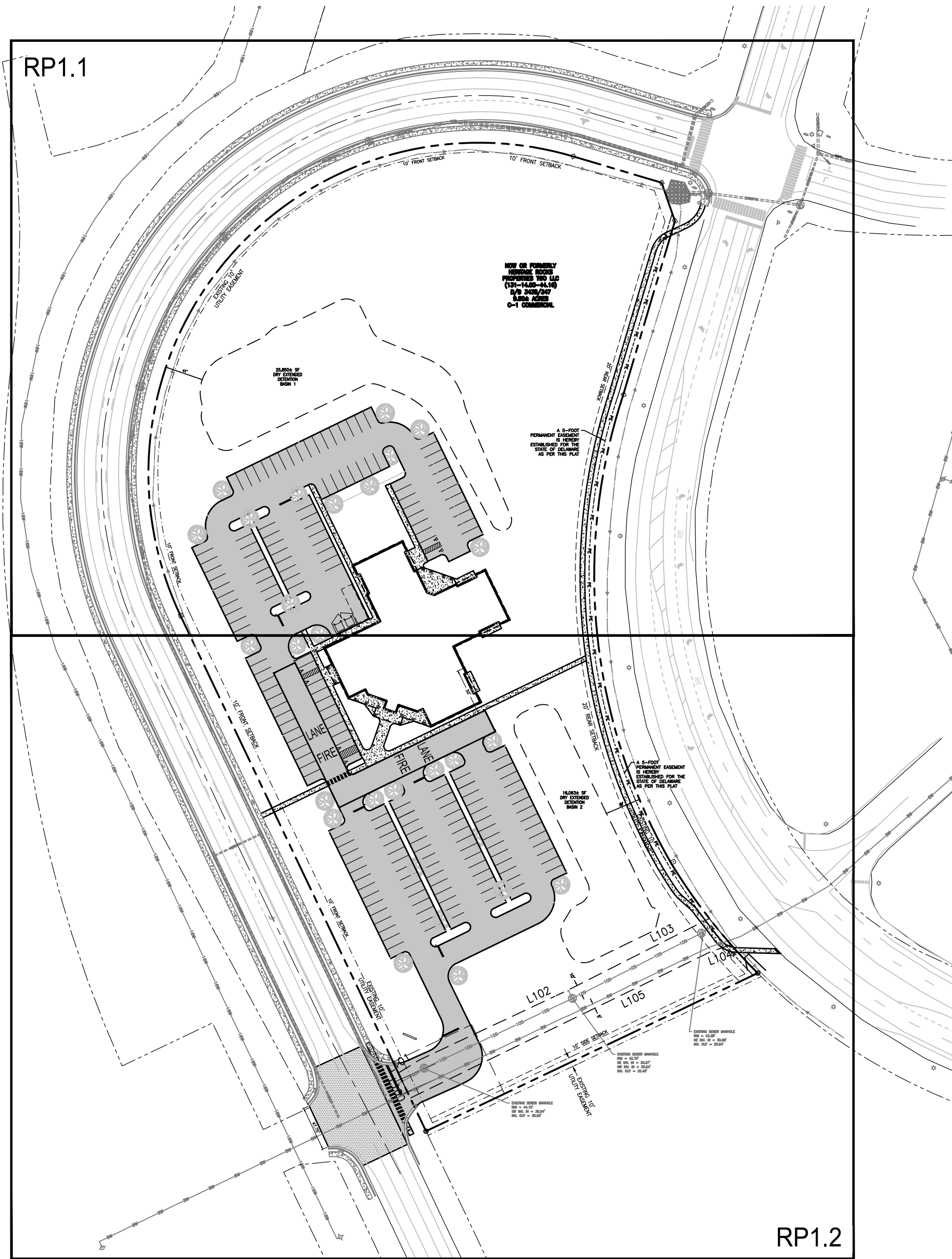


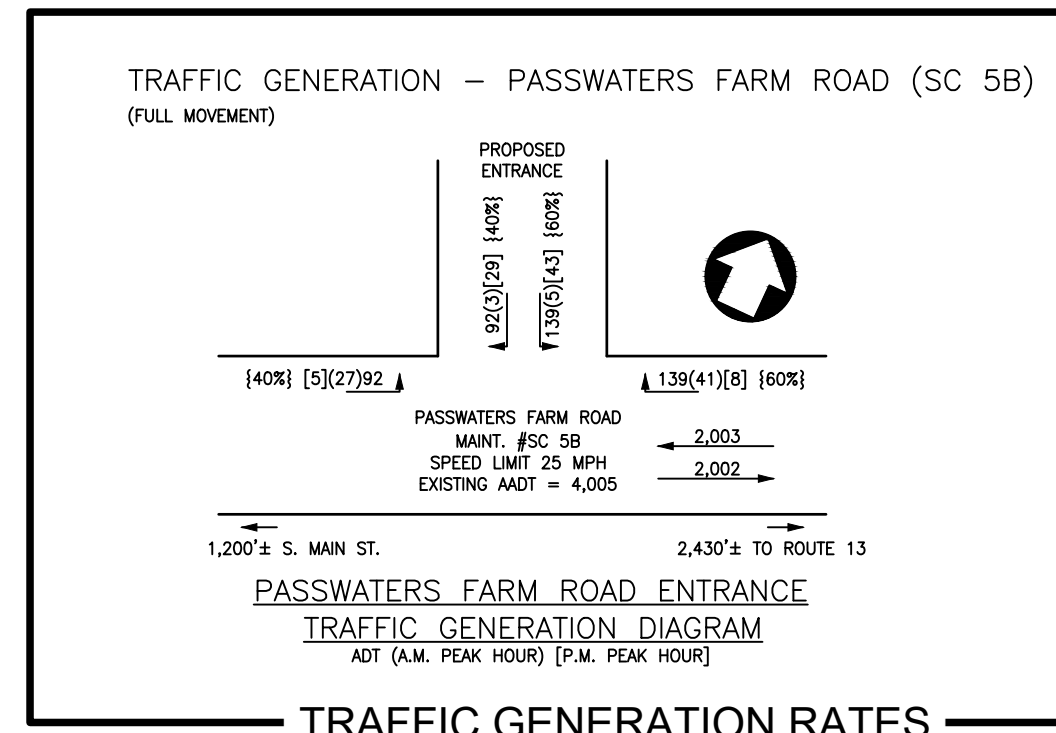
1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ON AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
9. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.

GROSS ACREAGE OF PROPERTY (AFTER DELDOT DEDICATION):	9.50± ACRES
GROSS LEASABLE FLOOR AREA:	19,680± SF
ZONING:	C-1 (GENERAL COMMERCIAL)
ZONINH:	
PRESENT/PROPOSED USE:	VACANT/OFFICE BUILDING
SEWER PROVIDER:	SUSSEX COUNTY
WATER PROVIDER:	TOWN OF BRIDGEVILLE
LANDUSE APPROVAL AGENCY:	TOWN OF BRIDGEVILLE
TAX PARCEL NUMBER:	131-14.00-44.16
NUMBER OF LOTS, EXISTING AND PROPOSED:	1
PARKING REQUIRED:	99
PARKING PROVIDED:	200
POSTED SPEED LIMIT ON PASSWATERS FARM ROAD:	25 MPH
POSTED SPEED LIMIT ON SOUTH MAIN STREET:	35 MPH
PROXIMITY TO IDENTIFIED TRANSPORTATION DISTRICTS (TID):	N/A
INVESTMENT LEVEL AREA:	LEVEL 1
MAX. BUILDING HEIGHT:	25'
HORIZONTAL/VERTICAL DATUM:	NAD 83/NAVD 88

EXISTING	PROPOSED	
	N/A	PROPERTY AND/OR RIGHT-OF-WAY LINE
		PERMANENT EASEMENT
	N/A	UTILITY EASEMENT
	N/A	BUILDING SETBACK LINE
	N/A	ELEVATION CONTOUR
	N/A	SWALE OR DITCH
		PAVEMENT
		MILL AND OVERLAY
		BUILDING
		CONCRETE SURFACE
		CONCRETE CURB
	N/A	LIGHT POLE
	N/A	UTILITY POLE WITH GUY WIRE
		STORM DRAIN LINE



VICINITY MAP
SCALE: 1" = 2000'



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION (SC-00005B-F) PASSWATERS FARM ROAD -
POSTED SPEED LIMIT = 25 MPH
ROADWAY ADT = 3,452 TRIPS (FROM 2023 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED ROADWAY ADT = 1.16 X 3452 TRIPS = 4,005 TRIPS
TRAFFIC PATTERN GROUP - 4 (FROM 2023 DELDOT TRAFFIC SUMMARY)
K-FACTOR = 13, D-FACTOR = 57.6, TRUCK % = 5 (N/A)

SITE TRAFFIC DATA:

SOURCE: THE ITE TRIP GENERATION MANUAL 11th. EDITION.
715 = SINGLE TENANT OFFICE BUILDING (715)
120 EMPLOYEES, 19,680 SF HORIZON FARM CREDIT
 HEADQUARTERS BUILDING

ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: SU-30

PROPOSED (120 EMPLOYEES) = 462 ADT (231 ENTER, 231 EXIT),
WEEKDAY PEAK HOUR 7-9AM (120 EMPLOYEES), 89% ENTER, 11% EXIT
76 AM PK (68 ENTER/8 EXIT),
WEEKDAY PEAK HOUR 4-6PM (120 EMPLOYEES), 15% ENTER, 85% EXIT
85 PM PK (13 ENTER/72 EXIT)

— TRAFFIC GENERATION RATES

OWNER/DEVELOPER: HORIZON FARM CREDIT FLCA
ADDRESS: 300 WINDING CREEK BLVD
MECHANICSBURG, PA 17050
TEL: 410-259-6827
CONTACT: CATHY BLAIR

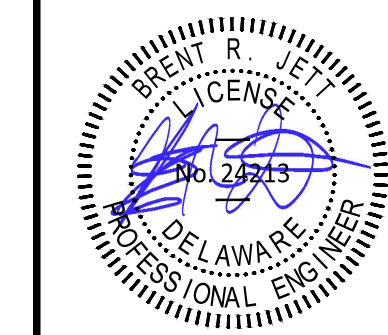
ENGINEER: GEORGE, MILES & BUHR, LLC
ADDRESS: 206 WEST MAIN ST.
SALISBURY, MD 21801
TEL: 302-628-1421
FAX: 410-548-5790
CONTACT: CHERI HOCHSTEDLER, DESIGNER

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. I ACKNOWLEDGE THE SAME TO BE MY ACT AND IT IS MY DESIRE TO HAVE THE PLAN RECORDED.

HORIZON FARM CREDIT C/O CATHY BLAIR
300 WINDING CREEK BLVD
MECHANICSBURG, PA 17050

 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SAUSBURY • BALTIMORE • SEAFORD www.gmbnet.com	NO.	REVISION	DATE

HORIZON FARM CREDIT DHQ
FOR
HORIZON FARM CREDIT FLCA
EST FORK HUNDRED, TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE
DELDOT PROJECT ID NO: TBD
STATE MAINTAINED ROADS 5B & 5



9/12/2025

RECORD
PLAN - INDEX
SHEET

SCALE	: 1" = 100'
DESIGN BY	: DLT, CRH
DRAWN BY	: AJB, CRH
CHECKED BY	: BRJ
GMB FILE	: 250095A
DATE	: 9/11/25

RP1.0



(7/15/25)
ELEV. = 43.51
NAVD 88

PROPOSED HORIZON FARM CREDIT OFFICE
BUILDING
19,680± SF
F.F.E. 45.00

R=610.00'
ARC=513.14'
CH.BRG =S 05°51'02" E
CH. DIST.=498.14'

A 5-FOOT
PERMANENT EASEMENT
IS HEREBY
ESTABLISHED FOR THE
STATE OF DELAWARE
AS PER THIS PLAT

16,063± SF
DRY EXTENDED
DETENTION
BASIN 2

PROPOSED CONCRETE
SIDEWALK DITCH
CROSSING WITH CULVERT

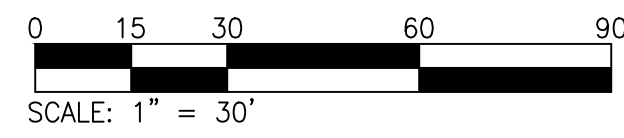
BENCHMARK: IRON
ROD IN CONC FOUND
(7/15/25)
ELEV. = 39.04'
NAVD 88

EXISTING SEWER MANHOLE
RIM = 43.38'
NE INV. IN = 30.98'
INV. OUT = 30.94'

EXISTING SEWER MANHOLE
RIM = 42.70'
NE INV. IN = 30.57'
NW INV. IN = 30.54'
INV. OUT = 30.49'

PASSWATERS
HOLDING CO LLC
(131-14.00-44.06)
D/B 3984/256
C-1 COMMERCIAL
USE: VACANT

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C100	36.12'	620.00'	3°20'16"	36.11'	S39° 38' 36"E



GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALESBURY • BALTIMORE • SEAFORD
www.gmbnet.com

HORIZON FARM CREDIT DHQ
FOR
HORIZON FARM CREDIT FLCA
NORTHWEST FORK HUNDRED, TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE
DELDOT PROJECT ID NO: TBD
STATE MAINTAINED ROADS 5B & 5



9/12/2025

RECORD PLAN

SCALE	: 1" = 30'
DESIGN BY	: DLT, CRH
DRAWN BY	: AJB, CRH
CHECKED BY	: BRJ
GMB FILE	: 250095A
DATE	: 9/11/25

RP1.2

© COPYRIGHT 2025 GEORGE, MILES & BUHR, LLC