

C:\Projects\2023\250095-A_Horizon Farm Credit Civil Eng Design\Drawings\Working Set\Segment 8 SWM Plan Set\02.2-4.3 Pre-Const. Site SWM Plan.dwg, 9/11/2025 1:58 PM, Cheri R. Hochstetler

LEGEND

EXISTING PROPERTY LINE ————
EXISTING SETBACK ————
EXISTING CONTOUR — 29 ————
LIMIT OF DISTURBANCE — LOD ————
7.30± ACRES (317,540± SF)
SILT FENCE — SF ————
SOIL STOCKPILE [SP]
STABILIZED CONSTRUCTION ENTRANCE [SCE]

NOTE: CONSTRUCTION STAGING AREA MAY NOT BE MOVED UNLESS THE RELOCATION IS APPROVED IN WRITING BY THE AGENCY CONSTRUCTION SITE REVIEWER.

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.01)
D/B 3438/347
3.37± AC
RPC RESIDENTIAL
PLANNED COMMUNITY
USE: VACANT

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.16)
D/B 3438/347
9.50± ACRES
C-1 COMMERCIAL

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.05)
D/B 3438/347
6.47± AC
C-1 COMMERCIAL
USE: VACANT

HORIZON FARM CREDIT DHQ
PRELIMINARY SEDIMENT AND
STORMWATER MANAGEMENT PLANS
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE



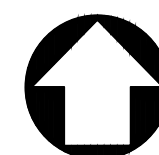
9/12/2025

PRE-
CONSTRUCTION
SITE
STORMWATER
MANAGEMENT
PLAN

SCALE : 1" = 30'
DESIGN BY : DLT, CRH
DRAWN BY : AJB, CRH
CHECKED BY : BRJ
GMB FILE : 250095A
DATE : 5/30/25

C8.2

0 15 30 60 90
SCALE: 1" = 30'



MATCHLINE - SEE SHEET C8.3

NOW OR FORMERLY

BENCHMARK: CONC
MONUMENT FOUND
(7/15/25)
ELEV. = 43.51
NAVD 88

EXISTING STORM DRAIN INLET
GRATE = 44.15'
S INV. = 40.36'
N INV. = 40.32'

EXISTING STORM MANHOLE
RIM = 44.41'
NE INV. IN = 40.09'
INV. OUT = 40.13'

EXISTING STORM DRAIN INLET
GRATE = 44.15'
S INV. = 39.73'
N INV. = 39.73'

R=350.00'
ARC=806.54'
CH.BRG=N 40°32'29"E
CH.DIST.=639.56'

EXISTING STORM MANHOLE
RIM = 42.98'
NE INV. IN = 38.78'
INV. OUT = 38.79'

EXISTING STORM DRAIN INLET
GRATE = 20.07'
E INV. = 38.63'
W INV. = 38.67'

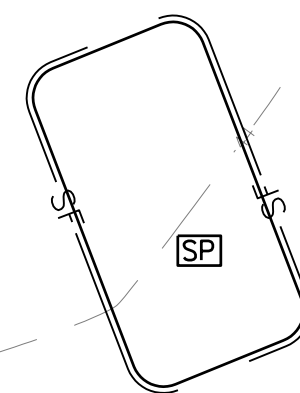
EXISTING STORM DRAIN INLET
GRATE = 41.47'
E INV. = 38.12'
W INV. = 38.22'

EXISTING STORM MANHOLE
RIM = 43.70'
E INV. = 37.85'
W INV. = 37.72'

EXISTING S
RIM = 43.1'
N INV. = :
W INV. = :
S INV. = :

S MAIN STREET
MAJOR ROAD (NO. 5
NOT SHOWN)

AKE TAX DITCH EX. WATERSHED BOUNDARY



C:\Projects\2023\250095-4_Horizon Farm Credit DHQ\Drawings\Working Set\Segment 8_SWM Plan Set\CD.2-4.3 Pre-Const Site SWM Plan.dwg, 9/11/2025 1:59 PM, Cheri R. Hochstetler

NOW OR FORMERLY
PASSWATERS FARM LLC
(131-14.00-44.00)
D/B 5069/149
RPC RESIDENTIAL
PLANNED COMMUNITY
USE: RESIDENTIAL

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

MATCHLINE - SEE SHEET C8.2

EXISTING STORM DRAIN INLET
GRATE = 44.66'
S INV. = 40.94'
N INV. = 40.74'

EXISTING STORM DRAIN INLET
GRATE = 44.03'
S INV. = 41.90'
N INV. = 41.36'

EXISTING STORM DRAIN INLET
GRATE = 41.24'
S INV. = 41.13'
N INV. = 41.24'
W INV. = 41.24'

EXISTING STORM DRAIN INLET
GRATE = 44.75'
S INV. = 41.67'
N INV. = 41.63'

EXISTING STORM DRAIN INLET
GRATE = 44.69'
S INV. = 41.39'
N INV. = 41.42'

EXISTING STORM DRAIN INLET
GRATE = 45.06'
S INV. = 41.78'
N INV. = 41.83'

EXISTING STORM DRAIN INLET
GRATE = 45.13'
S INV. = 41.58'
N INV. = 41.61'

CONSTRUCTION
STAGING AREA

BENCHMARK: IRON
ROD IN CONC
(7/15/25)
ELEV. = 44.27
NAVD 88

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

R=620.00'
ARC=148.28'
CH.BRG.=S 38°15'47" E
CH. DIST.=147.93'

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'

EXISTING SEWER MANHOLE
RIM = 44.15'
SW INV. IN = 30.04'
INV. OUT = 30.90'

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

LEGEND

- EXISTING PROPERTY LINE — — — — —
- EXISTING SETBACK — — — — —
- EXISTING CONTOUR — 29 — — — — —
- LIMIT OF DISTURBANCE — LOD — — — — —
- 7.30± ACRES (317,540± SF) — SF — — — — —
- SILT FENCE — — — — —
- SOIL STOCKPILE [SP]
- STABILIZED CONSTRUCTION ENTRANCE [SCE]

NOTE: CONSTRUCTION STAGING AREA MAY
NOT BE MOVED UNLESS THE
RELOCATION IS APPROVED IN WRITING
BY THE AGENCY CONSTRUCTION SITE
REVIEWER.

0 15 30 60 90
SCALE: 1" = 30'



DATE	
REVISION	
NO.	

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

HORIZON FARM CREDIT DHQ
TAX ID: 131-14.00-44.16
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE



9/12/2025

PRE-
CONSTRUCTION
SITE
STORMWATER
MANAGEMENT
PLAN

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

C8.3

LEGEND

- EXISTING PROPERTY LINE ————
- EXISTING SETBACK ————
- EXISTING CONTOUR ———— 29 ————
- PROPOSED STORMDRAIN PIPE ————
- LIMIT OF DISTURBANCE ———— LOD ————
- 7.30± ACRES (317,540± SF)
- SILT FENCE ———— SF ————
- SOIL STOCKPILE [SP]
- STABILIZED CONSTRUCTION ENTRANCE [SCE]
- CONCRETE WASHOUT [CW]
- GEOTEXTILE DEWATERING BAG [GB]
- STABILIZATION MATTING (CHANNEL) NORTH AMERICAN GREEN S150BN [SM-C]
- STABILIZATION MATTING (SLOPE) NORTH AMERICAN GREEN S150BN [SM-S]
- ROCK OUTLET PROTECTION, TYPE 1 [ROP-1]
- INLET PROTECTION, TYPE 1 [IP-1]
- INLET PROTECTION, TYPE 2 [IP-2]
- INLET PROTECTION, TYPE 3 [IP-3]
- CULVERT INLET PROTECTION [CIP]
- PROPOSED SWALE ————

NOTE:
CONSTRUCTION STAGING AREA MAY NOT
BE MOVED UNLESS THE RELOCATION IS
APPROVED IN WRITING BY THE AGENCY
CONSTRUCTION SITE REVIEWER.

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.01)
D/B 3438/347
3.37± AC
RPC RESIDENTIAL
PLANNED COMMUNITY
USE: VACANT

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.16)
D/B 3438/347
9.50± ACRES
C-1 COMMERCIAL

NOW OR FORMERLY
HERITAGE ROCKS
PROPERTIES TWO LLC
(131-14.00-44.05)
D/B 3438/347
6.47± AC
C-1 COMMERCIAL
USE: VACANT

HORIZON FARM CREDIT DHQ
PRELIMINARY SEDIMENT AND
STORMWATER MANAGEMENT PLANS
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

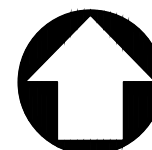
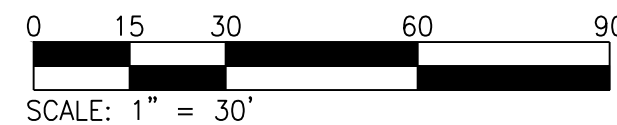


9/12/2025

CONSTRUCTION
SITE
STORMWATER
MANAGEMENT
PLAN

SCALE : 1" = 30'
DESIGN BY : DLT, CRH
DRAWN BY : AJB, CRH
CHECKED BY : BRJ
GMB FILE : 2500954
DATE : 5/30/25

C8.4



C:\Projects\2023\250095-A_Horizon Farm Credit Office Building\Drawings\Working\Site\Setback & SMM Plan Set\250095-A-4.5 Cont Site SMM Plan.dwg, 9/11/2025 1:59 PM, Chen R. Hochstetler

LEGEND

- EXISTING PROPERTY LINE ————
- EXISTING SETBACK ————
- EXISTING CONTOUR ———— 29 ————
- PROPOSED STORMDRAIN PIPE ————
- LIMIT OF DISTURBANCE ———— LOD ————
- 7.30± ACRES (317,540± SF)
- SILT FENCE ———— SF ————
- SOIL STOCKPILE [SP]
- STABILIZED CONSTRUCTION ENTRANCE [SCE]
- CONCRETE WASHOUT [CW]
- GEOTEXTILE DEWATERING BAG [GB]
- STABILIZATION MATTING (CHANNEL) NORTH AMERICAN GREEN S150BN [SM-C]
- STABILIZATION MATTING (SLOPE) NORTH AMERICAN GREEN S150BN [SM-S]
- ROCK OUTLET PROTECTION, TYPE 1 [ROP-1]
- INLET PROTECTION, TYPE 1 [IP-1]
- INLET PROTECTION, TYPE 2 [IP-2]
- INLET PROTECTION, TYPE 3 [IP-3]
- CULVERT INLET PROTECTION [CIP]
- PROPOSED SWALE ————▶———

NOTE:
CONSTRUCTION STAGING AREA MAY NOT
BE MOVED UNLESS THE RELOCATION IS
APPROVED IN WRITING BY THE AGENCY
CONSTRUCTION SITE REVIEWER.

MATCHLINE - SEE SHEET C8.4

NOW OR FORMERLY
PASSWATERS FARM LLC
(131-14.00-44.00)
D/B 5069/149
RPC RESIDENTIAL
PLANNED COMMUNITY
USE: RESIDENTIAL

24" NYLOPLAST
DRAIN BASIN
GRATE: 43.02
INV. IN/OUT: 39.02

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'

24" FES
INV.: 37.00

16,063± SF
DRY EXTENDED
DETENTION
BASIN 2

24" NYLOPLAST
DRAIN BASIN
GRATE: 42.70
INV. IN/OUT: 37.25

24" NYLOPLAST
DRAIN BASIN
GRATE: 42.20
INV. IN/OUT: 37.43

24" NYLOPLAST
DRAIN BASIN
GRATE: 41.57
INV. IN/OUT: 37.25

36" NYLOPLAST
DRAIN BASIN
GRATE: 41.40
INV. IN/OUT: 37.38

24" NYLOPLAST
DRAIN BASIN
GRATE: 41.40
INV. OUT: 37.55

3'x2' NYLOPLAST
CURB INLET
GRATE: 41.53
INV. OUT: 37.47

24" FES
INV.: 37.00

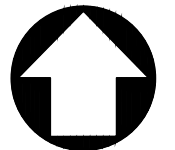
24" FES
INV. OUT: 38.98

24" FES
INV. OUT: 38.84

24" FES
INV. OUT: 38.94

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

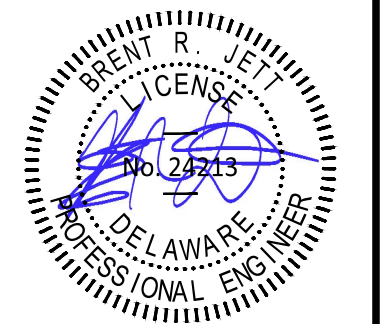
0 15 30 60 90
SCALE: 1" = 30'



DATE	
REVISION	
NO.	

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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HORIZON FARM CREDIT DHQ
TAX ID: 131-14.00-44.16
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE



9/12/2025

CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN

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

C8.5

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