

**RECORD PLAN - GENERAL NOTES** LAST REVISED 3/21/19

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- 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 ONTO 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.
- 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.
- 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.
- 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 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.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

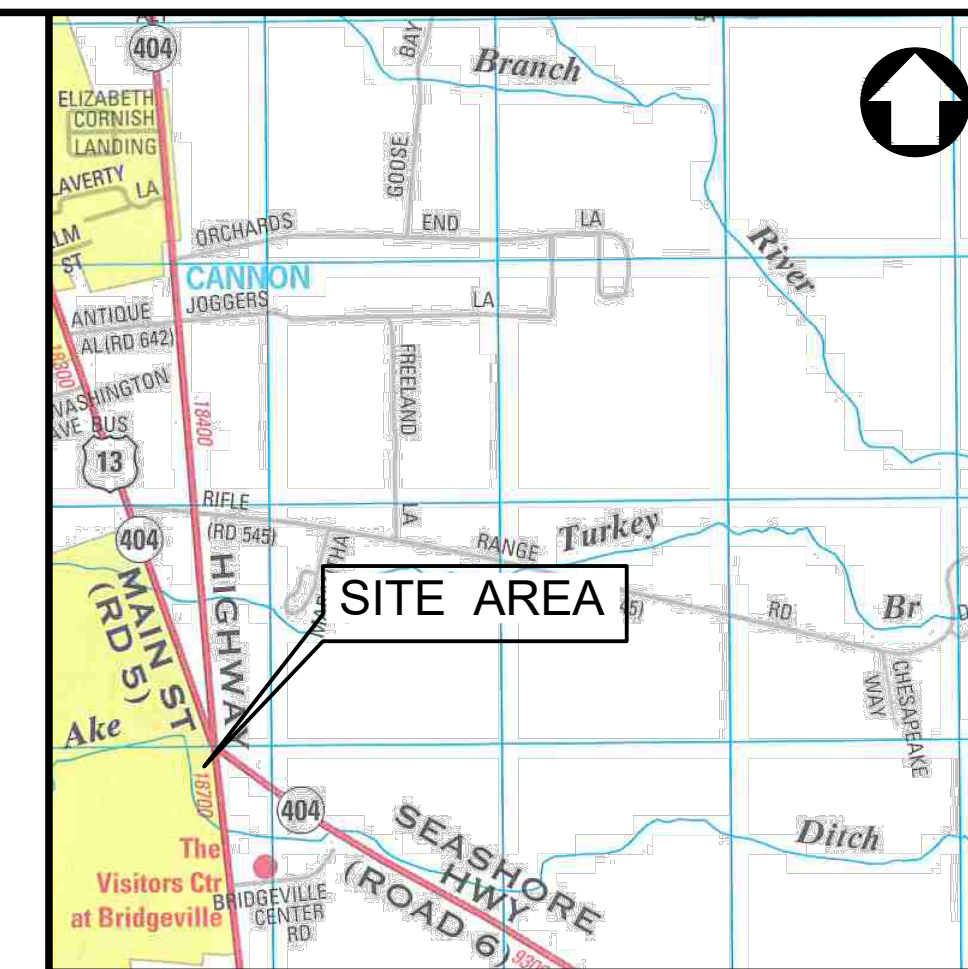
**SITE DATA:**

GROSS ACREAGE OF PROPERTY (NO DELDOT DEDICATION REQUIRED):	9.50± ACRES
GROSS LEASABLE FLOOR AREA:	19,680± SF
ZONING:	C-1 (GENERAL COMMERCIAL)
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:	23'
HORIZONTAL/VERTICAL DATUM:	NAD 83/NAVD 88

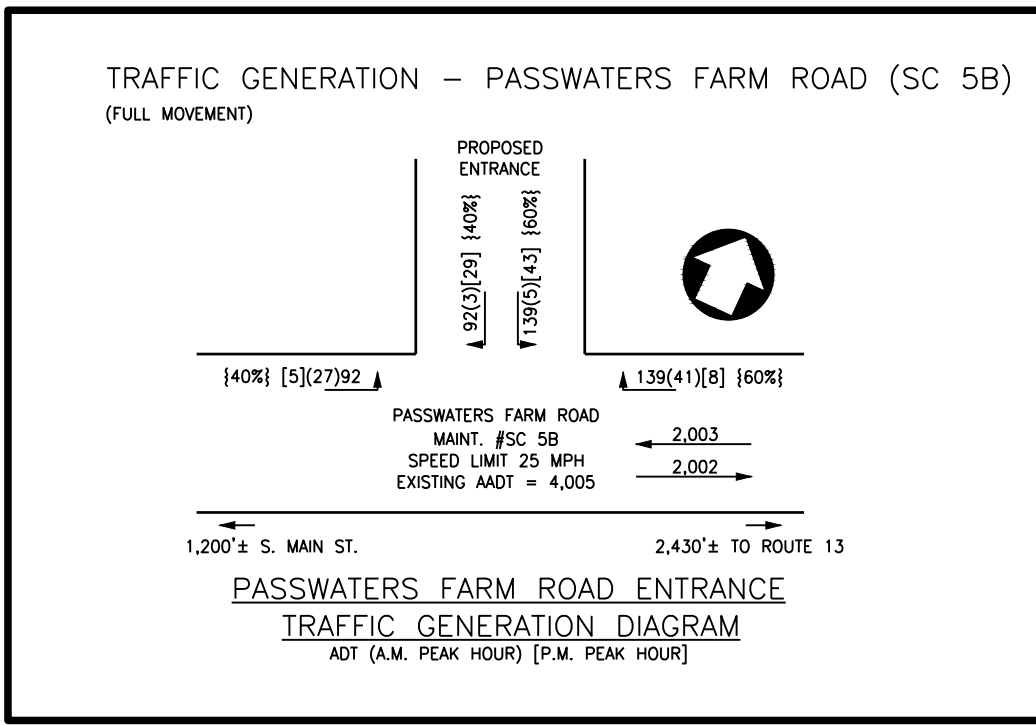
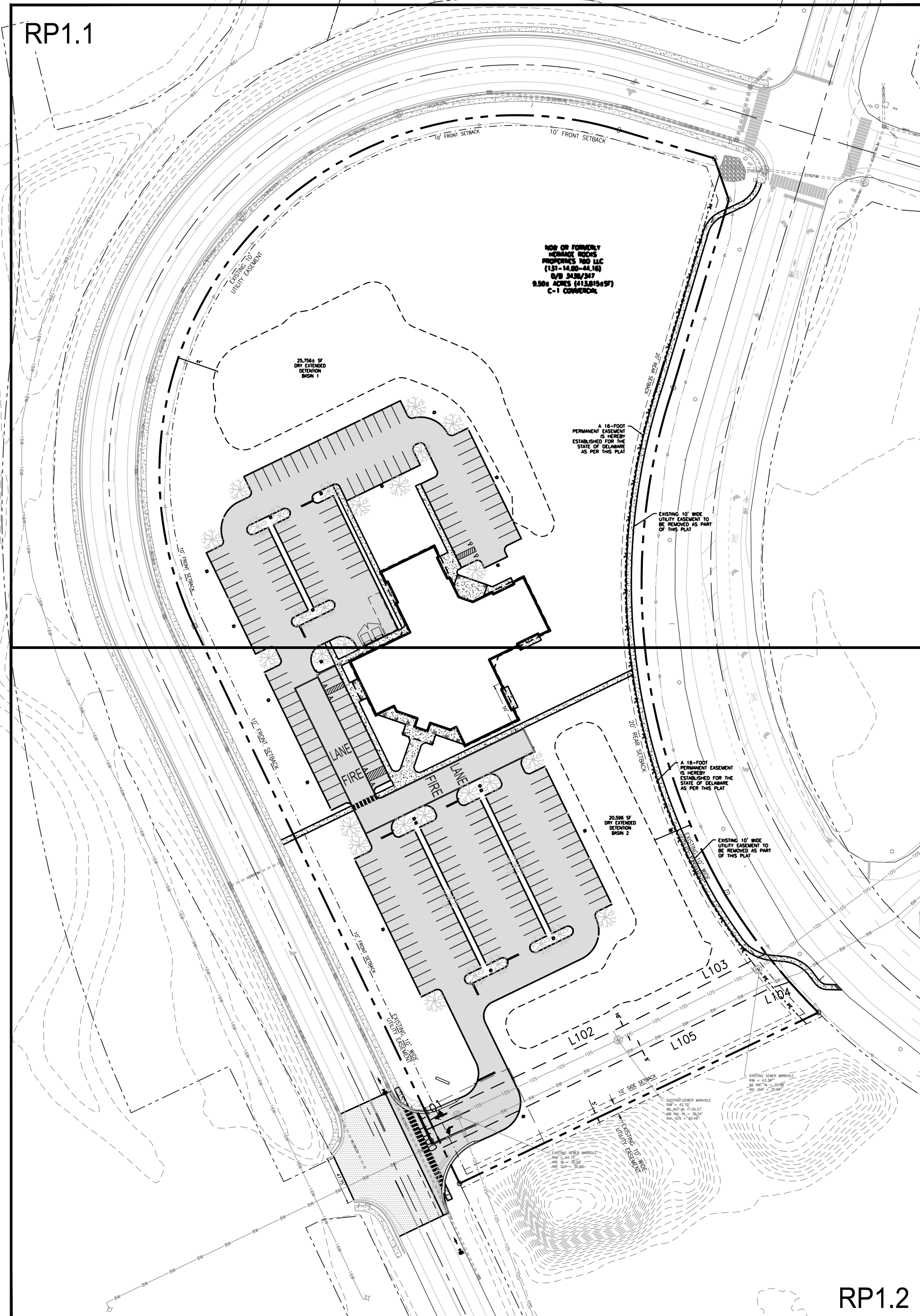
**LEGEND**

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

**DeIDOT**  
**NO OBJECTION TO RECORDATION**  
 March 10, 2026  
 DATE



**VICINITY MAP**  
SCALE: 1" = 2000'



**TRAFFIC GENERATION RATES**

**ROAD TRAFFIC DATA:**  
 FUNCTIONAL CLASSIFICATION (SC-00005B-F) PASSWATERS FARM ROAD - LOCAL  
 POSTED SPEED LIMIT - 25 MPH  
 ROADWAY ADT = 3,452 TRIPS (FROM 2023 DELDOT TRAFFIC SUMMARY)  
 10 YEAR PROJECTED ROADWAY ADT = 4,116 x 3,452 TRIPS = 4,005 TRIPS  
 TRAFFIC PATTERN GROUP - 4 (FROM 2023 DELDOT TRAFFIC SUMMARY)  
 K-FACTOR = 13, D-FACTOR = 37.6, 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  
 DESIGN VEHICLE: SU-30

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

DIRECTIONAL DISTRIBUTION:  
 60% TO AND FROM THE EAST  
 40% TO AND FROM THE WEST  
 PEAK HOUR HV% OF PROPOSED SITE = 5%

**TRAFFIC GENERATION RATES**

**CONTACT DATA**

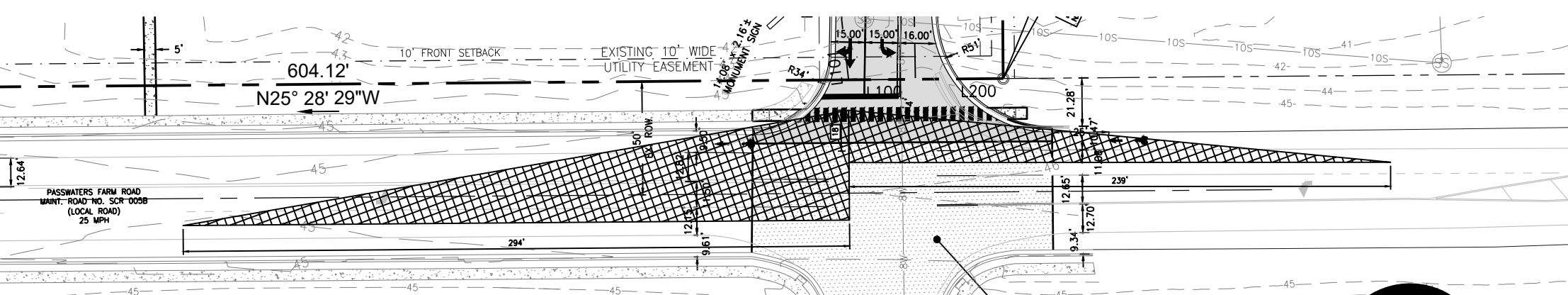
**OWNER/DEVELOPER:** HORIZON FARM CREDIT FLCA  
 ADDRESS: 300 WINDING CREEK BLVD  
 MECHANICSBURG, PA 17050  
 TEL: 410-259-6827  
 CONTACT: CATHY BLAIR

**ENGINEER:** GEORGE, MILES & BUHR, LLC  
 ADDRESS: 206 WEST MAIN ST.  
 SALISBURY, MD 21801  
 TEL: 302-628-1421  
 FAX: 410-546-5790  
 CONTACT: CHERI HOCHSTEDLER, DESIGNER

**OWNER/DEVELOPER'S CERTIFICATION:**

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.

*Cathy Blair* 3/6/26  
 HORIZON FARM CREDIT C/O CATHY BLAIR  
 300 WINDING CREEK BLVD  
 MECHANICSBURG, PA 17050



**INTERSECTION SIGHT DISTANCE DIAGRAM**  
SCALE: 1" = 60'

NO.	REVISION	DATE
1	REVISIONS PER DELDOT AND SCD	1/16/26
2	REV'S PER SCD, DDOT & SUSSEX COUNTY	3/2/26

GMB

GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY, 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: 11193  
 STATE MAINTAINED ROADS SCR005 AND SCR005B

BRETT R. LETOURNEAU  
 License No. 24213  
 DELAWARE PROFESSIONAL ENGINEER

3/6/26

RECORD PLAN - INDEX SHEET

SCALE:	AS SHOWN
DESIGN BY:	DLT, CRH
DRAWN BY:	AJB, CRH
CHECKED BY:	BRJ
GMB FILE:	250095A
DATE:	11/14/25

RP1.0

1 of 3



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

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

20,596 SF  
DRY EXTENDED  
DETENTION  
BASIN 2

EXISTING 10' WIDE  
UTILITY EASEMENT TO  
BE REMOVED AS PART  
OF THIS PLAT

PROPOSED CONCRETE  
SIDEWALK DITCH  
CROSSING WITH CULVERT

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

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

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

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

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

**DeIDOT  
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March 10, 2026  
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Utility Easement  
Line Table

Line #	Length	Direction
L100	29.44'	N25° 31' 15"W
L101	26.53'	N58° 20' 12"E
L102	173.88'	N64° 50' 05"E
L103	167.33'	N63° 07' 12"E
L104	22.52'	S71° 21' 50"W
L105	354.01'	S64° 01' 07"W

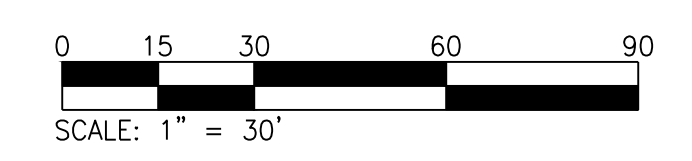
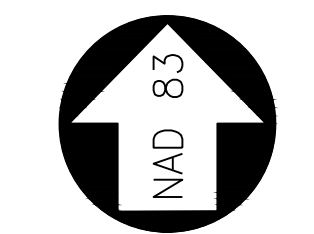
Utility Easement  
Curve Table

Curve #	Length	Radius	Delta	Chord	Chord Bearing
C100	36.12'	620.00'	320°16'	36.11'	S39° 38' 36"E

Cross Access  
Easement  
Line Table

Line #	Length	Direction
L200	81.00'	N25° 28' 29"W
L201	92.00'	N64° 31' 31"E
L202	81.00'	S25° 28' 34"E
L203	92.00'	S64° 31' 31"W

PROPOSED 30' WIDE UTILITY EASEMENT  
TO BE DEDICATED TO SUSSEX COUNTY  
AND THE TOWN OF BRIDGEVILLE AS  
PER THIS PLAT.



NO.	REVISION	DATE
1	REVISIONS PER DELDOT AND SCD	1/16/26
2	REV'S PER SCD, DDOT & SUSSEX COUNTY	3/2/26

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FOR  
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NORTHWEST FORK HUNDRED, TOWN OF BRIDGEVILLE  
SUSSEX COUNTY, DELAWARE  
DELDOT PROJECT ID NO: 11193  
STATE MAINTAINED ROADS SCR005 AND SCR005B

3/6/26

**RECORD  
PLAN**

SCALE: 1" = 30'  
DESIGN BY: DLT, CRH  
DRAWN BY: AIB, CRH  
CHECKED BY: BRJ  
GMB FILE: 250095A  
DATE: 11/14/25

**RP1.2**  
3 of 3

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