



206 West Main Street
Salisbury, MD 21801

410.742.3115

salisbury@gmbnet.com

gmbnet.com

ARCHITECTS
♦ ♦ ♦
ENGINEERS

CHARLES M. O'DONNELL, III, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
JASON M. LYTTLE, P.E.
ROLAND E. HOLLAND, P.E.
MORGAN H. HELFRICH, AIA
CHRIS B. DERBYSHIRE, P.E.
KATHERINE J. MCALLISTER, P.E.
ANDREW J. LYONS, JR., P.E.
W. MARK GARDOCKY, P.E.
CHRISTOPHER J. PFEIFER, P.E.
BENJAMIN K. HEARN, P.E.

JOHN E. BURNSWORTH, P.E.
AUTUMN J. BURNS
BRENT R. JETT, P.E.
BRADLEY J. HOGAN, P.E.
DEANE L. TOWNSEND, AIA

April 17, 2026

Davis, Bowen & Friedel, Inc
601 E Main St #100
Salisbury, MD 21804

Attn: Jason Loar

Re: Horizon Farm Credit DHQ

Dear Jason,

Please accept this response letter in response to comments made on October 20, 2025.

Comment 1: Location and description of all permanent survey markers

Response: *See Sheets C1.0-C1.1 Existing Conditions Plans. The survey monuments have been called out.*

Comment 2: Verification and/or modification of utility easements

Response: *Existing Utility Easements have been shown on the Existing Conditions Plans. Unfortunately, the existing 10' utility easement along the southern property line does not encompass the existing sanitary sewer and water lines that go through the property. As part of this project's DelDOT Record Plan, we are recording the 30' utility easement for the Town of Bridgeville and Sussex County surrounding the existing sanitary sewer main and water main that cut through the site. This 30' utility easement and the cross access easement for DelDOT have been shown on the Site Plan, Sheet C2.1. The DelDOT Record Plan shows these as well.*

Comment 3: Provide detailed lighting plan

Response: *The proposed Lighting Plan has been included in this submission.*

Comment 4: Provide detailed signage/stripping plan

Response: *Proposed signing and stripping has been shown on the Site Plans. The DelDOT Signing and Stripping Plans have been included in this submission.*

Comment 5: Provide DelDOT Entrance Plans

Response: *The DeIDOT Entrance Plans have been included with this submission.*

Comment 6: Confirm location of fire line backflow prevention vault

Response: *The fire line backflow preventer has been added to the plans and profile, as requested. Previously, it was internal to the building.*

Comment 7: Provide copies of all regulatory-approved plans

Response: *All agency approvals have been included with this submission which includes Fire Marshal, Office of Drinking Water, SCD, DeIDOT, SCED, and DNREC Tax Ditch.*

Based on our review, and the fact that the above comments are not significant, we are recommending Minor Site Plan approval contingent upon addressing the above comments and any additional ones that surface during the regulatory review process to the satisfaction of the Town.

If you should have any questions or need additional information, please feel free to contact me at 302.628.1421.

Sincerely,



Cheri Hochstedler
Assistant Project Manager

ARCHITECTS
♦ ♦ ♦
ENGINEERS