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April 17, 2026

Wallace Montgomery
222 S. Dupont Highway, Suite 202
Dover, DE 19901

Attn: Sonia MarichicGoudy

Re: Horizon Farm Credit DHQ

Dear Sonia,

Please accept this response letter in response to comments made on October 15, 2025.

General Comments:

The Applicant is proposing a new 19,880 sq ft building. The site is located within the Town limits and is currently zoned C-1 Commercial.

We have not provided detailed utility review as this will need to be completed by the Town's engineering consultant.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist. All identified information appropriate for this initial submittal has not yet been included in this submission, and the application is not in compliance with the Minor Development Plan Review Checklist (attached).

Based on the above and Town Code requirements, if the Planning and Zoning Commission is in agreement, we recommend approval of the Minor Development Plan submittal once the missing items, as noted on the attached checklist, are submitted/ updated.

Comment 5: Title block denoting type of application, Tax Map sheet, county, municipality, block, lot, and street location.

Response: *The titleblock has been revised to include the following: Minor Development Plan (type of application), tax map number, county, municipality, and site address.*

Comment 11: Certification blocks for surveyor, engineer, architect including surveyor's or engineer's seal, signature, and certification statement that the final plat, as shown, is a correct representation of the survey as made, that all monuments indicated thereon exist and are correctly shown, and that the plat complies with all requirements of Chapter 234 and other applicable laws and regulations.

Response: *A Surveyor's Certification has been added to the Cover Sheet of the plan set.*

Comment 18: Proposed lot lines and area of lots in square feet. See also 234-57

Response: *See Site Plan for existing/proposed property lines. The legend on the Cover Sheet has been adjusted. The square footage of the property was listed on the Cover Sheet. This has also been added to the Owner information in plan view.*

Comment 50: Site identification signs, traffic control signs, and directional signs

Response: *All signs have been shown and called out on the Site Plan and the DelDOT Entrance Plan Set's Signing and Striping Plan. These sheets have been included in this submission. Traffic Control notes are shown on the DelDOT Entrance Plans, as required.*

Comment 52: Vehicular and pedestrian circulation patterns

Response: *See attached Turning Movement Diagram for the Site's entrance, as required by DelDOT. Sidewalks have been shown internal to the site and along all of the site's frontage except the southern property line (adjacent to a vacant lot). The sidewalks for pedestrian access are all shown on the Site Plans.*

Comment 54: Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations

Response: *Proposed spot elevations have been added to the Grading Plans. The building's finished floor elevation has been listed as well. Existing spot elevations have been added to the Existing Conditions and Demolition Plans.*

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

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♦ ♦ ♦
ENGINEERS