

August 9, 2023

Town of Bridgeville
Attn: Bethany DeBussy, Town Manager
101 N. Main Street
Bridgeville, DE 19933

RE: 17665 Coastal Highway / Westside LLC
Tax ID No. 131.10.15-3.00
Minor Development Plan Review
2nd Submittal

Dear Ms. DeBussy:

At the Town's request, Wallace Montgomery (WM) has reviewed the Minor Development Plan for the above-referenced project, prepared by Parker and Associates, dated July 13, 2023. We offer the following comments:

General Comments

The Applicant is proposing to redevelop the subject site with 2 retail buildings totaling 9,120 sq ft. The site is located within the Town limits and is currently zoned C-1 Commercial. Per the email correspondence received on July 13, "This site plan has already been approved by the Sussex Conservation District, 1 comment remaining for the Delaware State Fire Marshall (agreement with the fire department on the lock box location), and Plans are in for final review with DeIDOT for LONC/PEC with an expected approval of 8/14ish." This project was previously brought before the Commission and now has an additional two bathrooms. Utilities will tie directly into the existing services.

We have reviewed this submission against the requirements identified in the Minor Development Plan Review Checklist. This submission is in compliance with the Minor Development Plan Review Checklist pending the required approvals mentioned above that are currently pending.

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate Project Manager, Lauren Good, at 302.232.6965 or lgood@wallacemontgomery.com.

Sincerely,
WALLACE, MONTGOMERY & ASSOCIATES, LLP



Nichole Davis
Planner II

cc: Lauren Good, Wallace Montgomery Project Manager
Darren O'Neill, Wallace Montgomery VP of Delaware Operations & Contract Manager
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