

October 15, 2025

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

**RE: Horizon Farm Credit
Tax ID No. 131-14.00-44.16
Minor Development Plan Review
First 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 George, Miles and Buhr, LLC., dated September 10, 2025. We offer the following comments:

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.*

If you have any questions, comments, concerns, or would like to discuss our review further, please do not hesitate to contact me at 302-388-0177 or smarichicgoudy@wallacemontgomery.com.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP



Sonia MarichicGoudy, PE
Vice President