



Landscape Architecture
New Urbanism Design
Land Use Planning/Permitting
Community Design
Prime Consultant – Project Management

November 8, 2021

Town of Millville
36404 Club House Road
Millville, DE 19967

Attn: Ms. Debbie Botchie
Town Manager

**Re: Banks Wine and Spirits
Final Site Plan Review**

Dear Debbie:

We are in receipt of Andrew Lyons' comment letter, dated 10/11/2021, concerning the referenced project (copy attached).

We offer the following point by point responses to Mr. Lyons' comments:

General

- Response to Comment 1:** Understood that the proposed site plan meets the requirements of the Millville Code.
- Response to Comment 2:** Understood that the proposed site plan meets the requirements of the Millville Code.
- Response to Comment 3:** The existing curb line widths on Atlantic Avenue and Town Center Drive have been labelled in multiple locations on Sheet C-101 "Existing Conditions & Demolition Plan".
- Response to Comment 4:** The easements within Town Center Drive have been added to the "Combination Plat" with easement widths dimensioned.
- Response to Comment 5:** Zoning district boundaries of adjoining properties have been noted on the site plan.

We have attached a site plan approval from the Delaware State Fire Marshal. Approval from the Sussex Conservation District is in the final stages and expected soon. Thank you for your time and attention to this matter.

Sincerely,
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA
jeffc@landtechllc.com

enclosures: Eight (8) copies each of the Site Construction Plans, Landscape Plan and the Combining Survey Plat

file: bankswineandspiritspsp.ltr

cc: Kami Banks via email