

RESOLUTION 2023-37

A Resolution Approving a Resubdivision of Riverbend at Old New Castle

WHEREAS, Freedom Development, LLC has applied to the City of New Castle for resubdivision approval for properties located in the Riverbend at Old New Castle Subdivision in the City of New Castle; and

WHEREAS, the purpose of the resubdivision is to resubdivide lots 50-51, 66-69, 72-73, 92-98, 161-164, 167-173, 178-209; and to remove lot 210; and to modify the 100-yr floodplain to reflect the current delineated base flood elevation of 10.0; and to modify the wetlands boundary to reflect that of the updated wetlands delineation (as referenced in the wetlands note on this sheet); and to modify the site areas for the above mentioned lots; and to modify on-lot easements due to the above mentioned lots; and to modify the curve table due to the above mentioned lots; and to reshape lots to fit current house types; and to reflect the new owner of the project; and

WHEREAS, as a result of the resubdivision, lots 50-51, 66-69, 72-73, 92-98, 161-164, 167-173, 178-209 will be resubdivided; and lot 210 will be removed; and the 100-yr floodplain will be modified to reflect the current delineated base flood elevation of 10.0; and the wetlands boundary will be modified to reflect that of the updated wetlands delineation (as referenced in the wetlands note on this sheet); and the site areas for the above mentioned lots will be modified; and on-lot easements due to the above mentioned lots will be modified; and the curve table due to the above mentioned lots will be modified; and lots will be reshaped to fit current house types; and the new owner of the project will be reflected; and

WHEREAS, the Building Official has determined that the subject resubdivision entitled Resubdivision of Riverbend at Old New Castle, prepared by Civil Engineering Associates, dated 7/12/2023, last revised 11/7/2023 and attached hereto as “Exhibit A” is in conformity with the Subdivision Regulations of the City of New Castle and recommends to City Council that the resubdivision be approved.

NOW, THEREFORE BE IT RESOLVED that the application of Freedom Development LLC for resubdivision approval of Riverbend at Old New Castle, within the City Limits, as shown by a plat prepared by Civil Engineering Associates, dated 7/12/2023, last revised 11/7/2023 and attached hereto as “Exhibit A” reflecting such resubdivision is approved and such plat shall be entitled to be recorded in the Office of the New Castle County Recorder of Deeds.

PASSED this 14th day of November, 2023.

Suzanne Souder, City Council President

Joseph F. Day, III, Councilperson

Andrew Zeltt , Councilperson

Nermin Zubaca, Councilperson

Attest:

Brian Mattaway, Councilperson

Courtaney Taylor, City Clerk