

April 18, 2024

Antonina Tantillo, MPA
City Administrator
City of New Castle
220 Delaware Street
New Castle, Delaware 19720

RE: 427 W. 7th Street Subdivision Plan

Dear Ms. Tantillo:

AECOM is in receipt of the above-mentioned subdivision plan prepared by MidAtlantic Engineering Partners, llc, dated April 16, 2024. In review of the plan, AECOM offers the following comments:

1. Given the number of lots being proposed and the previous considerations of the subdivision of land as part of the Site Plan review by the Planning Commission, the plan can simply be labelled as a *Subdivision Plan* and undergo one review by the Planning Commission.
2. Per Section 213-7.C.(4) of the City Subdivision Regulations, if approved by the Planning Commission, the subdivision plan would be forwarded to the City Council for approval by Resolution.
3. The *Purpose of This Plan* note should be revised to refer to the nature of the subdivision and not the multi-family development associated with the Site Plan.
4. The subdivision plan depicts and/or references several items specific to the Site Plan. It should be confirmed that both plans will be recorded concurrently.
5. As approved by City Council at their April 9, 2024 meeting, two (2) new easements are indicated on the plan. The first easement provides general access across proposed lot 1A to proposed lot 1B for ingress, egress, emergency access and maintenance. The second easement provides similar access across the existing parcel owned by the City (T.P. 21-014.00-399) to proposed lot 1C where the County sewage pump station is located. AECOM will defer to the City Attorney on the adequacy of the language on the subdivision plan and the need for additional instruments to effect said easements.
6. At their April 9, 2024 meeting, the City Council also extinguished an existing cross access and utility easement pertaining to the subject parent parcel and adjacent parcels. AECOM will defer to the City Attorney on the need to note said extinguishment on the subdivision plan and/or the need for additional instruments to effect said extinguishment.
7. Signature blocks should be added for the Planning Commission Chair and City Building Official.



8. The date of the Board of Adjustment's decision granting the noted variances should be added to the plan.

If you have any questions or need additional information, please let me know.

Sincerely,

AECOM Technical Services, Inc.

A handwritten signature in blue ink, appearing to read 'CJ Rogers', is positioned above the printed name.

Christopher J. Rogers, AICP
Principal Planner

Cc: Planning Commission
Max B. Walton, Esq.
Robert Snowberger