

CITY OF NEW CASTLE PLANNING COMMISSION
Community Room
1 Municipal Blvd.
New Castle, DE 19720
Monday, February 2, 2026
7:00 p.m.

Agenda

1. Roll Call
2. Approval of Minutes
3. Public Comments as related to agenda items. Three minutes per person with a maximum of one hour of public comment.
4. **Discussion and Possible vote** regarding the Subdivision Plan of 6, 8 and 10 Arbutus Avenue
5. **Discussion and Possible vote** regarding Revised Site Plan of The Battery, 427 W. 7th Street
6. **Discussion and Possible vote** regarding Revised Subdivision Plan of the Battery, 427 W. 7th Street
7. **Discussion** with the City Solicitor regarding topics for future agenda items including, but not limited to, community input regarding development of the next 10-year Comprehensive Plan, the Commissions' role and ability to suggest community growth development and initiatives, and other topics the Commission may wish to add to future agendas.
8. HAC Report

If you are unable to attend questions and comments will be taken via email up to 3:00 p.m. on Monday, February 2, 2026 at info@newcastlecity.delaware.gov.

Posted 1-23-2026

Join Zoom Meeting

<https://us02web.zoom.us/j/83248529644?pwd=NE9LY0VFaS9vMVEyMU9JS0NIV24wUT09>

Meeting ID: 832 4852 9644

Passcode: 033173

Items on the agenda may be discussed out of sequence.

New Castle City Planning Commission Meeting

Minutes

New Castle Senior Center

400 South Street, New Castle, DE

December 15, 2025 – 7:00 p.m.

Members Present: Margo Reign, Chair

Brie Rivera

Kristin Zumar

Cynthia Batty

Marc-Anthony Williams

Absent: Stephen Franklin

Tamara Stoner

Rev. Aaron Moore

David Majewski

Also Present: Antonina Tantillo, City Administrator

Christopher J. Rogers, City Planner

Lisa Hatfield, City Solicitor

Ms. Reign called the December 15, 2025 Planning Commission meeting to order at 7:00 p.m. Roll call followed and a quorum to conduct business was declared.

Minutes

November 24, 2025 – A motion to approve the minutes of the November 24, 2025, Planning Commission public hearing as presented was made by Ms. Batty and seconded by Ms. Zumar. The motion passed with a vote of four (4) in favor and one (1) abstaining (*Mr. Williams*).

November 24, 2025 – A motion to approve the minutes of the November 24, 2025, Planning Commission regular meeting as presented was made by Ms. Zumar and seconded by Ms. Rivera. The motion passed with a vote of four (4) in favor and one (1) abstaining (*Mr. Williams*).

Public Comment

Ms. Reign read a comment submitted by Mr. John DiMondi in opposition of the Planning Commission approving a recommendation to the Board of Adjustment regarding the application for a Special Exception for self-storage units at 300 West 7th Street.

New Castle Self Storage LLC, review and recommendation to Board of Adjustment for a Special Exception for Self-Storage Units Located at 300 W 7th St.

Mr. Rogers explained the role of the Planning Commission (PC) in regard to Special Exceptions, noting that the applicant is proposing the construction of three additional storage units at 300 West 7th Street in accordance with §230-21.1D of the City Zoning Ordinance:

- One unit 24' x 54', approximately 1,048 square feet.

Planning Commission Meeting
December 15, 2025

- One unit 24' x 100', approximately 2,400 square feet.
- One unit 20' x 150', approximately 3,000 square feet.

Roger Truemper, Esquire, of Brockstedt, Mandalas & Federico, representing the applicant, explained that the applicant, Ryan Mariano, is proposing an expansion of the existing self-storage facility at 300 West 7th Street. Mr. Truemper presented a Plan to the PC showing the locations of the proposed new storage units. He stated that the expansion is towards the easterly portion of the property that is largely vacant. It was also stated that:

- The 24' x 100' unit will be slightly less than 100' long.
- The units will have garage-door style fronts.
- A 6' fence and arborvitae landscaping (6'-7' tall) is already installed. The landscaping was planted approximately 3 years ago.
- The area where the new units are proposed to be built is currently empty.

In response to a question from Ms. Batty, Mr. Rogers explained that the PC would make a recommendation to the Board of Adjustment and within that recommendation the PC is free to make recommendations for site plan adjustments.

In response to questions from the Commissioners it was stated by Messrs. Truemper and Mariano that:

- There are no deed restrictions that would prevent the applicant from adding the additional units.
- When the applicant purchased the property he agreed not to build on the property for five (5) years, and that time has expired.
- There is nothing recorded that restricts the expansion of the self-storage facility.
- Applications to expand are decided on a case-by-case basis.
- Mr. DiMondi's letter would be a private matter.

Mr. Rogers stated that:

- The proposed expansion is consistent with the Comprehensive Plan.
- The property is close to, but is not located in the 100-year Flood Plain.
- The distance between two (2) of the buildings is narrow and it is recommended that the City Building Official/Fire Marshall comment on the width between those two (2) buildings.
- If the Special Exception is approved by the Board of Adjustment, it is required that a Site Plan be submitted to the PC in accordance with §230-46 of the Zoning Ordinance.

A motion was made by Ms. Batty to recommend approval of the proposed expansion of the self-storage facility at 300 West 7th Street and recommends that the Board of Adjustment work with the Fire Marshall for an opinion on the fire-access space between the two

Planning Commission Meeting
December 15, 2025

proposed buildings. The motion was seconded by Ms. Zumar and was unanimously passed.

HAC Report

As the HAC Liaison was absent, there was no report.

There being no further business to discuss, Ms. Reign called for a motion to adjourn.

A motion was made by Ms. Zumar to adjourn and seconded by Mr. Williams. The motion was unanimously passed and the meeting adjourned 7:30 p.m.

Respectfully submitted,

Kathleen R. Weirich
City Stenographer

January 22, 2026

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

RE: Subdivision Plan for 6, 8 and 10 Arbutus Avenue

Dear Ms. Tantillo:

AECOM is in receipt of the above-mentioned subdivision plan prepared by Master Plan Engineering and Consulting, dated January 8, 2026. In review of the plan, we offer the following comments:

1. The proposed subdivision creates six single-family semidetached lots around three partially constructed two-family dwellings on three existing lots. That is, lot lines are being created along the party walls of the two-family dwellings.
2. The property is zoned R-2. Per Section 230-17.A.(2) of the Zoning Ordinance, single-family semidetached dwellings are permitted in the R-2 Zone.
3. The proposed bulk standards (setbacks, lot sizes, etc.) are consistent with the Schedule of District Regulations requirements for single-family semidetached dwellings in the R-2 Zone
4. 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.
5. It appears that 3 water and sewer connections have been installed for the 3 partially constructed two-family dwellings. Single-family semidetached dwellings require individual water and sewer connection for each unit. As such, 3 additional water and sewer connections are required.
6. Prior to the plan being forwarded to City Council, the applicant should provide evidence of water and sewer availability and plan approval from the City Municipal Services Commission and the County Department of Public Works, respectively.
7. There will be six utility (water and sewer) tie-ins along the subdivision's frontage on Arbutus Avenue. AECOM will defer to the City on the need for a full-width paving overlay in lieu of 6 utility trench patches. If a full-width overlay is required, the City and the applicant should discuss the method of guaranteeing said improvements in accordance with Section 213-14 of the Subdivision Regulations regarding performance bonding requirements.



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

Sincerely,

AECOM Technical Services, Inc.

A handwritten signature in blue ink that appears to read "CJR".

Christopher J. Rogers, AICP
Principal Planner

Cc: Lisa R. Hatfield
Joseph C. Marvasi, P.E.



City of New Castle
220 Delaware Street
New Castle, Delaware 19720



APPLICANT: JOSEPH MARVASH
MASTERPLAN ENGINEERING

TELEPHONE: (302) 442-8635

OWNER: CHRIS FEATHERS
FEATHERS GROUP, LLC

TAX PARCEL #: 2100100254

APPLICANT IS:

- REAL OWNER
- AGENT OF OWNER
- DEVELOPER
- EQUITABLE OWNER

EXISTING ZONING IS: R-2

PROPOSED ZONING IS: R-2

NAME OF SUBDIVISION (IF APPROPRIATE):

12 ARBUTUS AVENUE

TYPE OF SUBDIVISION:

MAJOR MINOR

SUBDIVISION ACREAGE

Lots 2
Streets NA
Parkland NA
Other NA
Total Gross 6,945 SF

LAND DEVELOPMENT ACREAGE

Building Cover 26.6%
Streets
Parking/Loading NA

UTILITY EASEMENT OR RT OF WAY

Linear Ft/Miles NA Width
Type of Utility NA

Acreage of Adjoining Land in Same Ownership (if any)

Purpose of Plan: SUBDIVIDE EXISTING LOT INTO TWO

Joseph C Marvash
Signature of Owner or Applicant

01/08/26
Date

For City Use Only:

Pre-application checklist:

- Location Map Additional description (if needed)

Sent to Planning Commission

Reply to Applicant

Historic Area Commission Approval

- Approved Date _____
- Not Approved

Major Subdivision:

- _____
Passed by City Council

Ordinance Number

Minor Subdivision:

- _____
Approved by City Council

Resolution Number

Final Plats filed with County

Final Approval Checklist:

- Final Plat

Extension issued by Building Official Performance Bond:
Company: _____
Amount: _____

Fees: Filing Review Appeal

Amount _____
Date Paid _____
Check Number _____



City of New Castle
220 Delaware Street
New Castle, Delaware 19720



APPLICANT: JOSEPH MARVASI
MASTER PLAN ENGINEERING

TELEPHONE: (302) 442-8635

OWNER: CHRIS FEATHERS
FEATHERS GROUP, LLC

TAX PARCEL #: 2100100253

APPLICANT IS:
 REAL OWNER
 AGENT OF OWNER
 DEVELOPER
 EQUITABLE OWNER

EXISTING ZONING IS: R-2

PROPOSED ZONING IS: R-2

NAME OF SUBDIVISION (IF APPROPRIATE):
12 ARBUTUS AVENUE

TYPE OF SUBDIVISION:
 MAJOR MINOR

SUBDIVISION ACREAGE
Lots 2
Streets NA
Parkland NA
Other NA
Total Gross 6,945 SF

LAND DEVELOPMENT ACREAGE
Building Cover 26.6%
Streets
Parking/Loading NA

UTILITY EASEMENT OR RT OF WAY
Linear Ft/Miles NA Width
Type of Utility NA

Acreage of Adjoining Land in Same Ownership (if any)

Purpose of Plan: SUBDIVIDE EXISTING LOT INTO TWO

Joseph C Marvasi
Signature of Owner or Applicant

01/08/20
Date

For City Use Only:

Pre-application checklist:

Location Map Additional description (if needed)
____ Sent to Planning Commission
____ Reply to Applicant

Conditional Approval Checklist:

Preliminary Plat Construction plans
____ Received by Building Official
____ Scheduled date for Planning Commission
____ Conditional approval by Planning

Final Approval Checklist:

Final Plat
____ Extension issued by Building Official Performance Bond:
Company: _____
Amount: _____

Historic Area Commission Approval

Approved Date _____
 Not Approved

Major Subdivision:

____ Passed by City Council
____ Ordinance Number

Minor Subdivision:

____ Approved by City Council
____ Resolution Number
____ Final Plats filed with County

Fees: Filing Review Appeal

Amount _____
Date Paid _____
Check Number _____



City of New Castle
220 Delaware Street
New Castle, Delaware 19720



APPLICANT: JOSEPH MARVASSI
MASTER-PLAN ENGINEERING

TELEPHONE: (302) 442-8635

OWNER: CHRIS FEATHERS
FEATHERS GROUP, LLC

TAX PARCEL #: 2000100007

APPLICANT IS:

- REAL OWNER
- AGENT OF OWNER
- DEVELOPER
- EQUITABLE OWNER

EXISTING ZONING IS: R-2

PROPOSED ZONING IS: R-2

NAME OF SUBDIVISION (IF APPROPRIATE):

12 ARBUTUS AVENUE

TYPE OF SUBDIVISION:

MAJOR MINOR

SUBDIVISION ACREAGE

Lots 2

Streets NA

Parkland NA

Other NA

Total Gross 6,945 SF

LAND DEVELOPMENT ACREAGE

Building Cover 26.62%

Streets

Parking/Loading NA

UTILITY EASEMENT OR RT OF WAY

Linear Ft/Miles NA Width

Type of Utility NA

Acreage of Adjoining Land in Same Ownership (if any)

Purpose of Plan: SUBDIVIDE EXISTING LOT INTO TWO

Joseph C Marvassi
Signature of Owner or Applicant

01/08/20
Date

For City Use Only:

Pre-application checklist:

- Location Map Additional description (if needed)
- Sent to Planning Commission
- Reply to Applicant

Historic Area Commission Appproval

- Approved Date _____
- Not Approved

Major Subdivision:

- Passed by City Council
- Ordinance Number _____

Minor Subdivision:

- Approved by City Council
- Resolution Number _____
- Final Plats filed with County

Final Approval Checklist:

- Final Plat Extension issued by Building Official Performance Bond
- Company: _____
- Amount: _____

Fees: Filing Review Appeal

Amount: _____

Date Paid: _____

Check Number: _____

GENERAL SITE DATA

1. TAX PARCEL NUMBER: 2100100253 (6 ARBUTUS AVENUE)
2100100254 (8 ARBUTUS AVENUE)
2100100007 (10 ARBUTUS AVENUE)
2. SOURCE OF DEED: INSTR. #202405150031003
(6, 8 AND 10 ARBUTUS AVENUE)
3. GROSS AREA: 6,945.3± S.F. (.016± ACRES)
(6, 8 AND 10 ARBUTUS AVENUE)
4. ELEVATION DATUM: HORIZONTAL - DE STATE PLANE COORDINATE SYSTEM
VERTICAL - NAVD 88
5. EXISTING ZONING: R-2 (CITY OF NEW CASTLE)

BULK AREA RESTRICTIONS (ONE-FAMILY SEMIDETACHED DWELLING)

STREET YARD SETBACK:	25'
SIDE YARD:	7.5'
REAR YARD:	25'
LOT AREA:	3,000 S.F. (0.069 AC.)
MAXIMUM BUILDING HEIGHT:	35' (2.5 STORIES)
MAXIMUM BUILDING BULK:	35%

6. TOTAL PROPOSED LOT AREAS:
LOTS 144 THROUGH 146A: 3,742.65 S.F. (0.086 AC.)
TOTAL LOT AREAS: 3,742.65 S.F. x 6 = 20,835.90 S.F. (0.480 AC.)

7. BUILDING BULK SIZE:
LOTS 144 THROUGH 146A: 998.4 S.F. BUILDING FOOTPRINT PER LOT
998.4 S.F. / 3,742.65 S.F. = 26.68%

8. EXISTING USE: MULTI-FAMILY RESIDENTIAL HOME (R-2 ZONING)
PROPOSED USE: ONE-FAMILY SEMIDETACHED HOME (R-2 ZONING)

9. PER VISUAL INSPECTION OF THE NEW CASTLE COUNTY GIS PARCEL SEARCH WEB APPLICATION, THE SITE DOES NOT CONTAIN AREAS OF WETLANDS.

10. ACCORDING TO THE STORMWATER ASSESSMENT STUDY GIS 2.3 MAPPING SYSTEM, THERE ARE NO WATER RESOURCE PROTECTION AREAS OTHER THAN THAT WHICH HAS BEEN QUANTIFIED WITHIN THE WETLANDS DELINEATION REPORT.
11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0166K PANEL 166 OF 475, DATED FEBRUARY 4, 2015.
12. THERE ARE NO CRITICAL NATURAL AREAS FOUND WITHIN THE SITE.
13. THERE ARE NO WATER RESOURCE PROTECTION AREA LIMITS WITHIN THE SITE.
14. NO VARIANCES ARE REQUIRED FOR THIS PLAN.
15. UPON APPROVAL OF THIS RECORD PLAN, THE PREVIOUSLY APPROVED INDIVIDUAL LINES AND GRADES PLANS OF 6 ARBUTUS AVENUE, 8 ARBUTUS AVENUE, AND 10 ARBUTUS AVENUE SHALL HOLD FOR THE ISSUANCE TO OBTAIN BUILDING PERMITS ONCE ALL SATISFACTORY COMPLIANCE TO THE CITY OF NEW CASTLE HAVE BEEN ACHIEVED.
16. THE LOTS CREATED BY THIS PLAN ARE CONSISTENT WITH THE CITY OF NEW CASTLE ZONING ORDINANCE, AND COMPLY WITH THE R-2 ZONING BULK REQUIREMENTS, SETBACKS AND ALL OTHER APPLICABLE REQUIREMENTS.
17. ALL ROADWAY, PAVEMENT AND EARTH DISTURBANCES SHALL BE REPAVED AND/OR ACHIEVED FINAL STABILIZED GRADES TO THE SATISFACTION OF THE CITY OF NEW CASTLE.
18. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
19. THIS RECORD PLAN SUPERSEDES THE SUBDIVISION PLAN FOR 12 ARBUTUS AVENUE - LOTS 144-146 BUTTON WOODS, DATED JANUARY 26, 2024.

RECORDATION NOTE

APPROVED FOR RECORDATION:

NEW CASTLE CITY CLERK DATE

RESOLUTION NUMBER

RETURN TO: CITY OF NEW CASTLE
CITY ADMINISTRATION BUILDING
220 DELAWARE STREET
NEW CASTLE, DE 19720

CERTIFICATION OF PLAN ACCURACY

I, JOSEPH C. MARVASI, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN ON THIS PLAN IS TRUE AND CORRECT TO THE ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND BY THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF NEW CASTLE.

No. 24588
Joseph C. Marvasti, P.E.
01/08/2026
DATE

CERTIFICATION OF OWNERSHIP

I, CHRIS FEATHERS, REPRESENTATIVE OF FEATHERS GROUP, LLC, HEREBY CERTIFY THAT I AM THE REPRESENTATIVE OF THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS OF THE CITY OF NEW CASTLE.

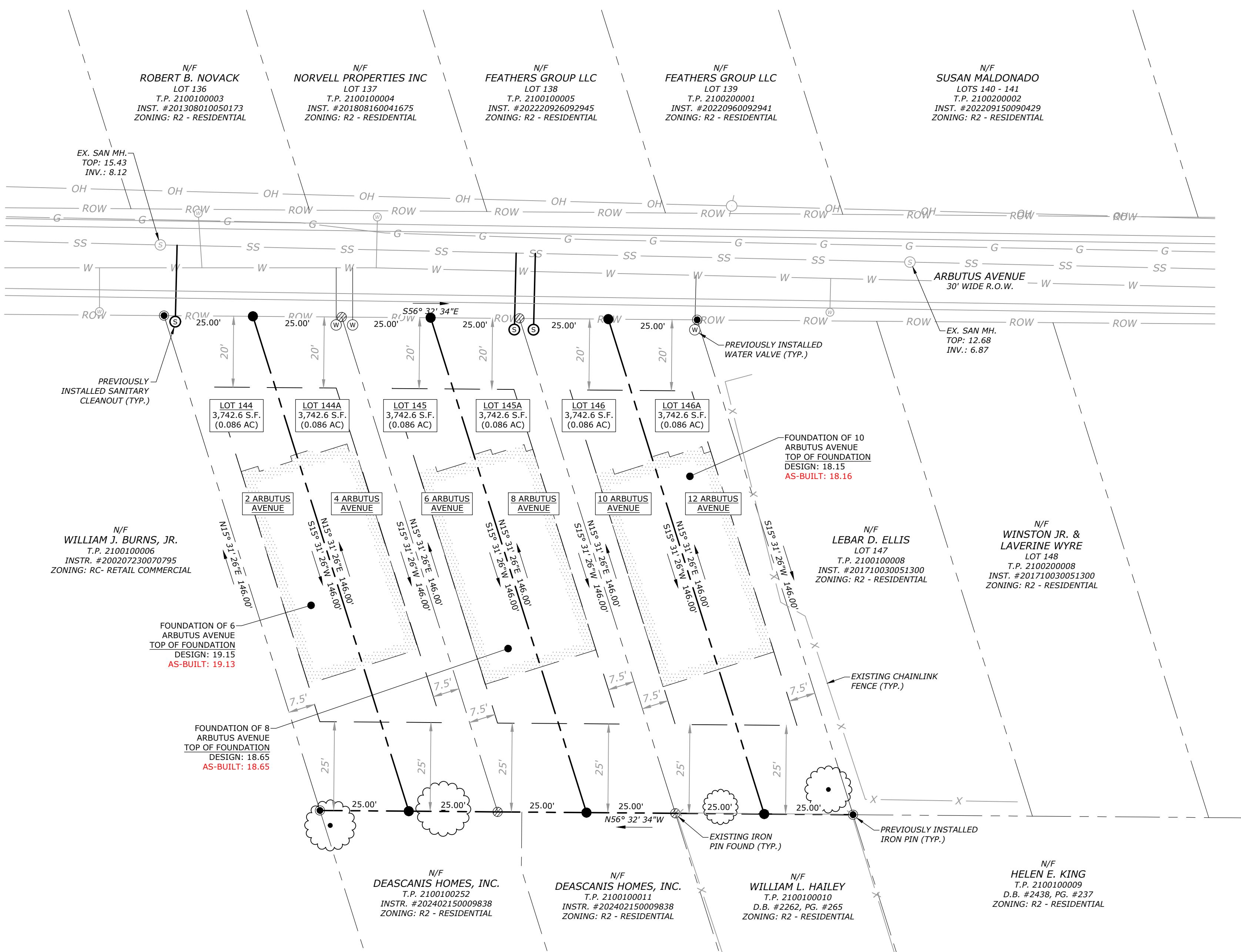
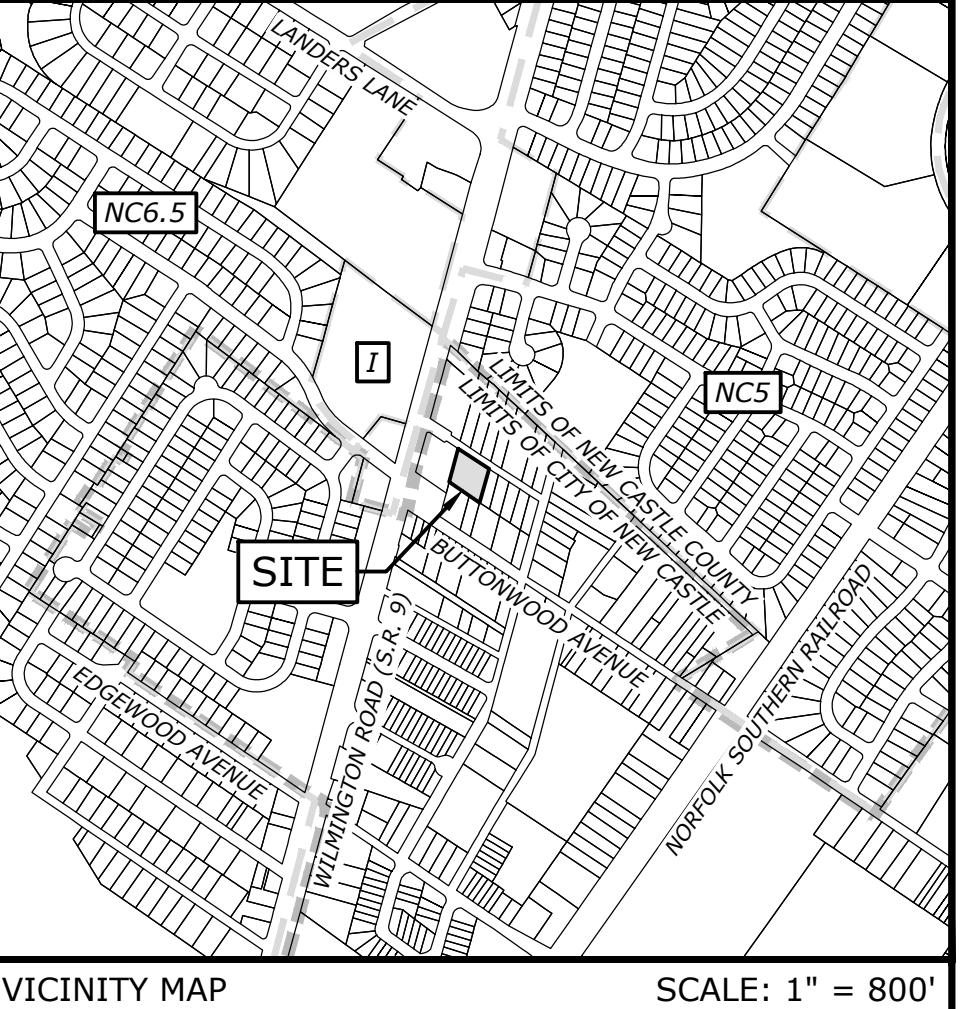
Christopher Feathers
01/08/2026
DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED DATE BY PLANNING COMMISSION CHAIR
PLANNING COMMISSION
CITY OF NEW CASTLE

APPROVED DATE BY CITY BUILDING OFFICIAL
CITY OF NEW CASTLE

SUBDIVISION PLAN
FOR
6, 8 AND 10 ARBUTUS AVENUE
LOCATED WITHIN
CITY OF NEW CASTLE
NEW CASTLE COUNTY, DELAWARE



January 22, 2026

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

RE: 427 W. 7th Street, Multi-Family Apartment Development (The Battery), Revised Site Plan

Dear Ms. Tantillo:

AECOM is in receipt of various site plan sheets for above-mentioned project consisting of the Cover Sheet (sheet C-01), Existing Conditions Plan (C-02), Site Plan (C-03), Lighting Plan (LT-01) and the Landscaping Plan (LT-02), all prepared by MidAtlantic Engineering Partners, llc. We are also in receipt of one untitled sheet rendering of the front elevation of the proposed building. In review of the plans, AECOM has the following comments:

1. The Site Plan was conditionally approved by the Planning Commission in March 2024. The Site Plan is being submitted back to the Planning Commission for review due to a revision in the parking lot configuration as indicated on the Site Plan, Sheet C-03. The most significant revision to the parking area is located in the northeast corner (top right) of the site that indicates 18 total parking spaces and a 15-foot access drive. The applicant should discuss the nature and reason for the parking lot revision.
2. The revised Site Plan also involves revisions to the streetscape as originally approved in March 2024. The applicant should discuss the nature and reason for the streetscape revisions.
3. As noted above, the Site Plan was previously approved with conditions. Several of the conditions involved issues associated with the subdivision of the parcel. A subdivision plan for the subject parcel was approved by the Planning Commission in April 2024 and the subdivision-related conditions of the Site Plan were applied to the subdivision. Those conditions will be addressed as part of the revised subdivision plan review.
4. If approved by the Planning Commission, the Site Plan should be forwarded to the City Council for their approval by Resolution. Once approved by the City Council, the Site Plan shall be recorded with the Recorder of Deeds upon satisfactory completion of any conditions imposed by the City Council.

5. Prior to the Site Plan being forwarded to City Council, the applicant should provide evidence of approval of the following items by the following agencies:

• Site Access Permit	- DelDOT
• Sediment and Stormwater Plan	- New Castle Conservation District
• Construction General Permit	- DNREC
• Non-tidal Wetlands Permit	- US Army Corps of Engineers
• Emergency Access Design	- City Fire Marshal (City Building Official)
• Letter of Map Revision	- FEMA and City Floodplain Administrator
• Sanitary Sewer Plans	- New Castle County
• Water Plans	- Municipal Services Commission
6. A note should be added to the Site Plan stating that the proposed streetscape improvements and the finished retaining wall shall be in place prior to the issuance of the Certificate of Occupancy by the City.
7. The date of the Board of Adjustment's decision granting the noted variances should be added to the plan.
8. Appropriate signature blocks should be provided on the Site Plan which can be provided by AECOM.

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

Sincerely,

AECOM Technical Services, Inc.



Christopher J. Rogers, AICP
Principal Planner

Cc: Lisa R. Hatfield
William F. Wendling P.E.

THE BATTERY

427 WEST 7TH STREET

CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

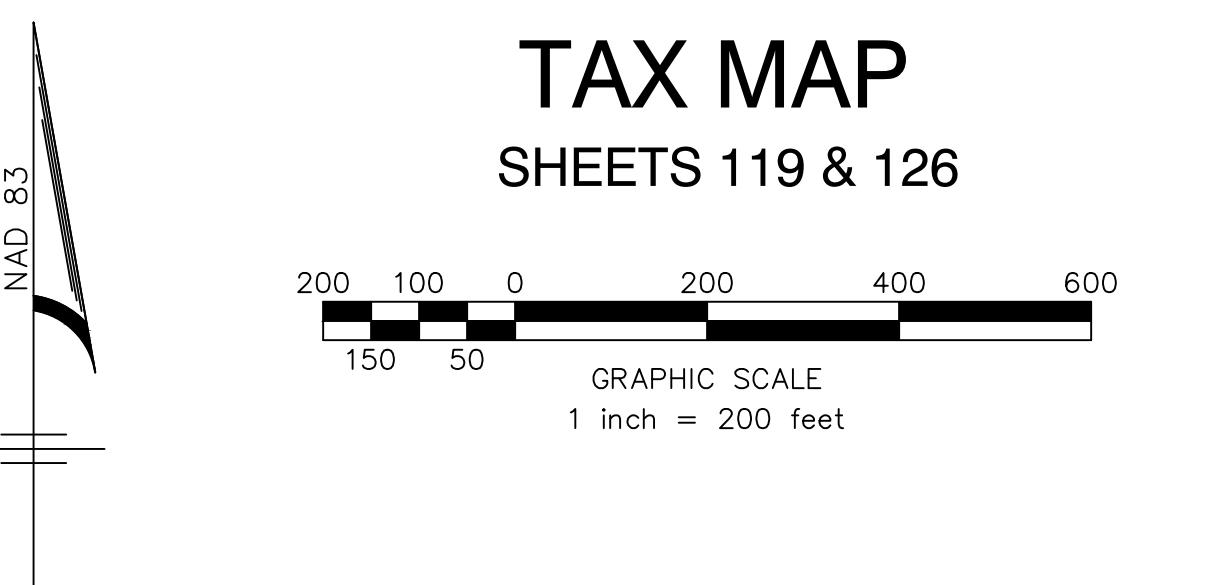
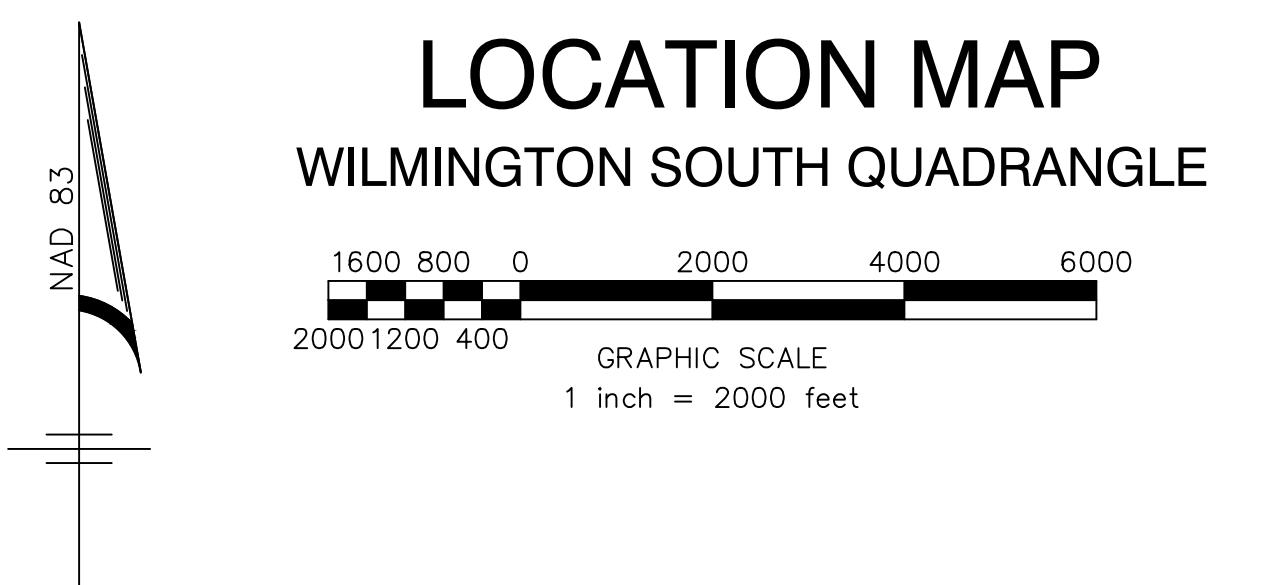
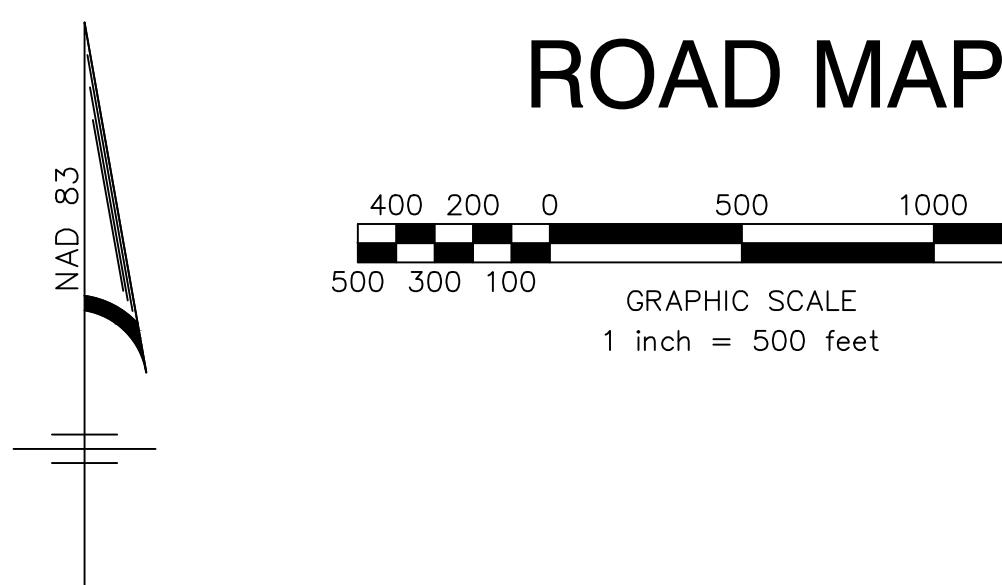
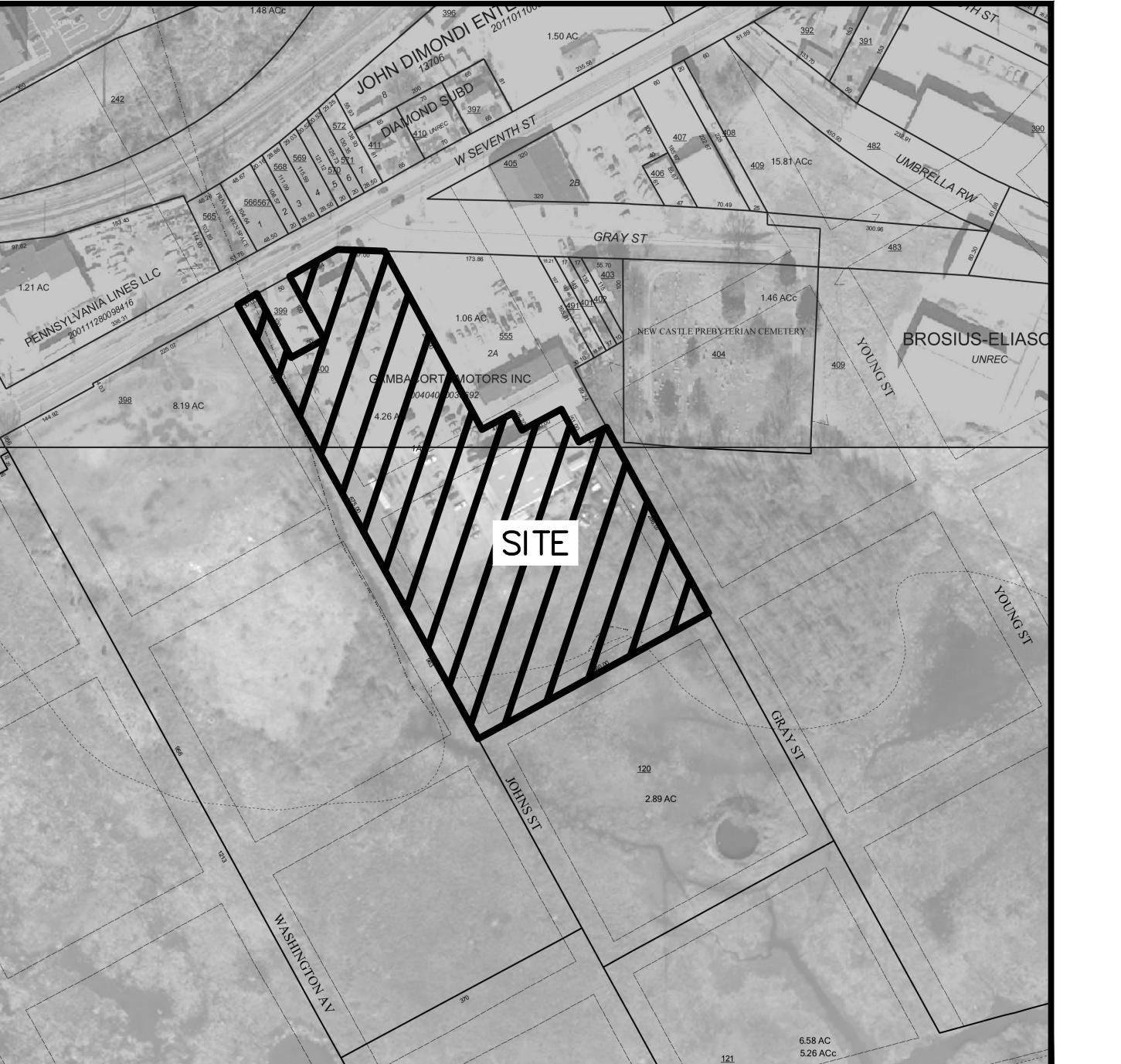
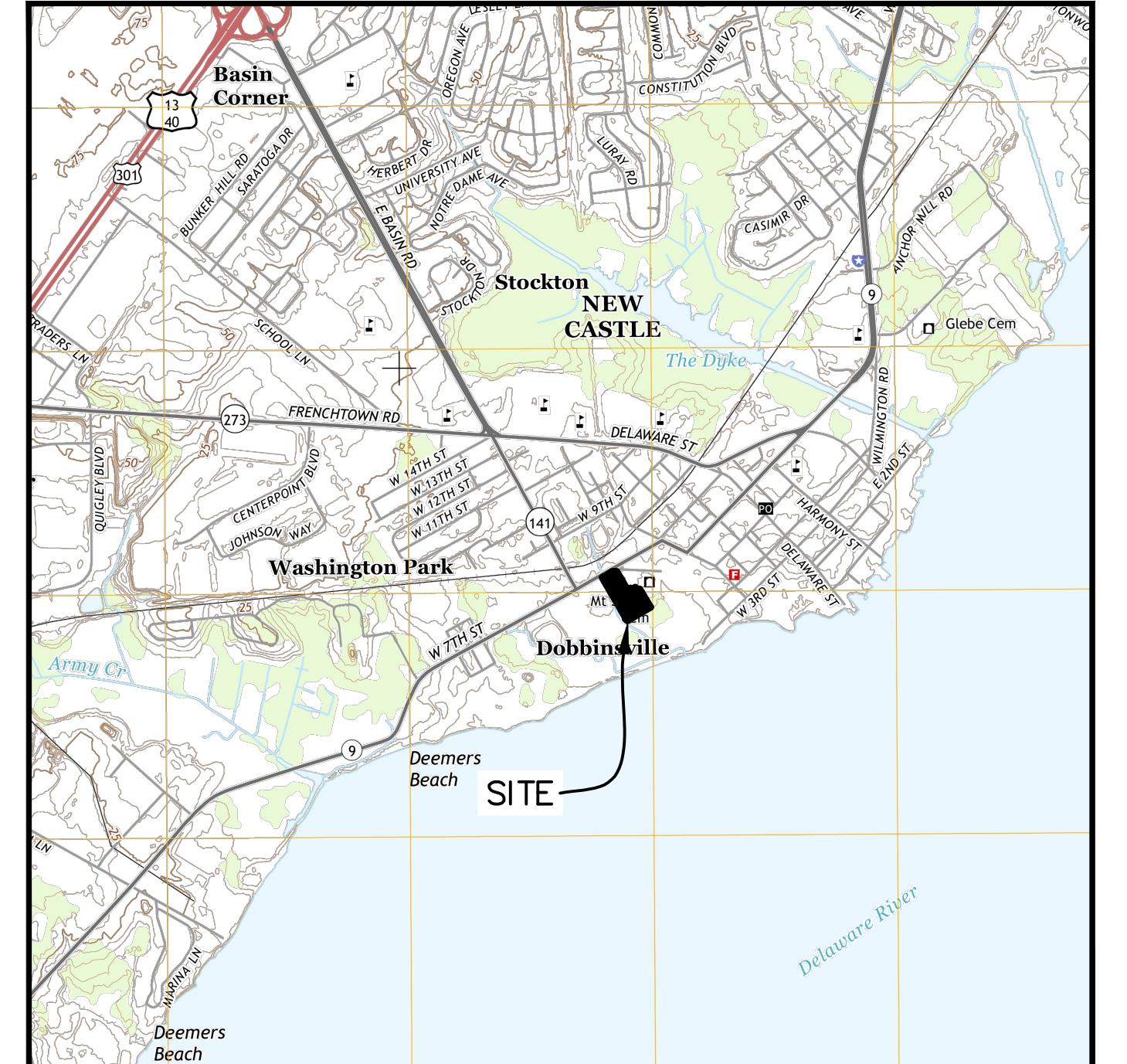


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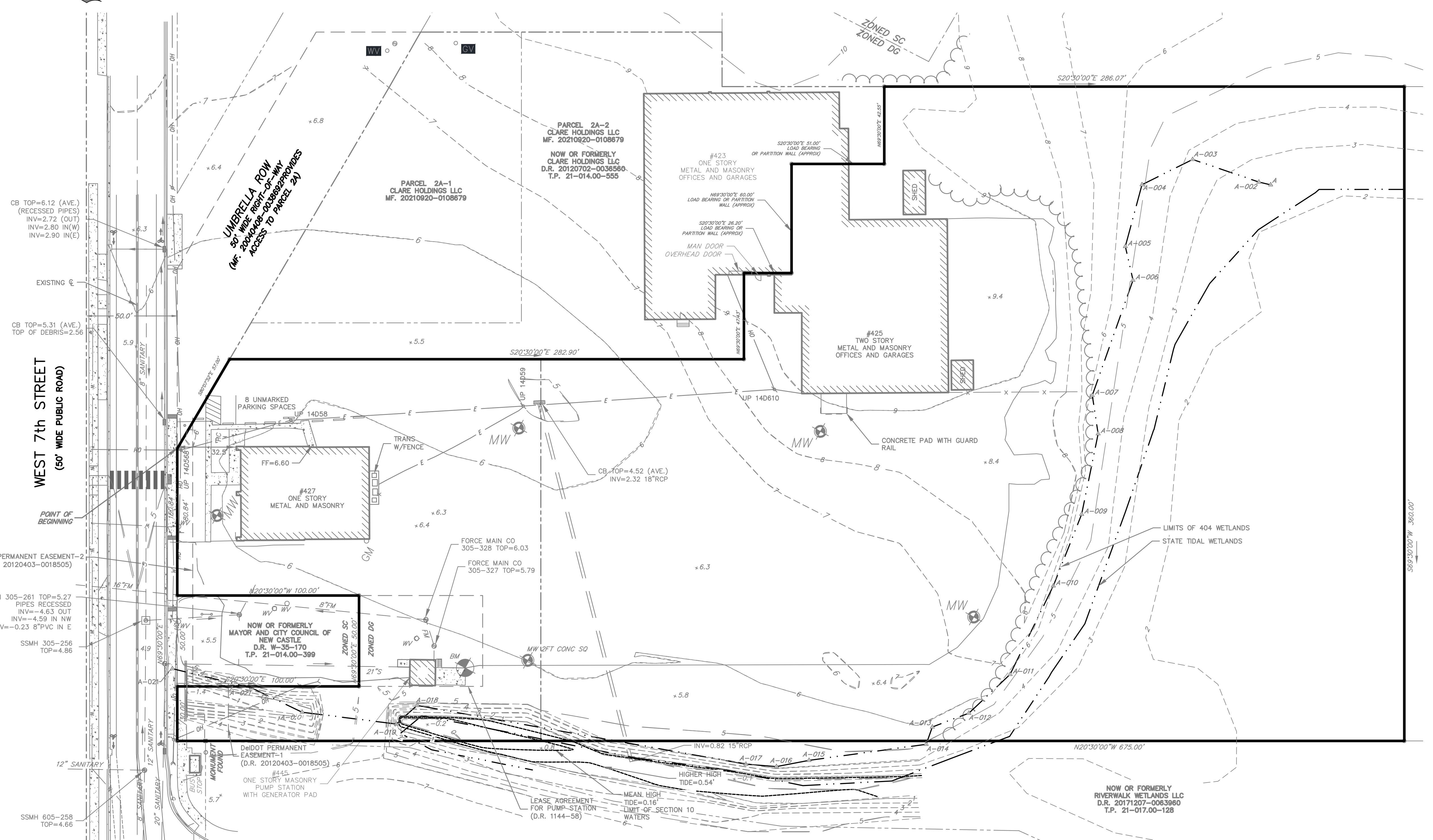
NOT INCLUDED

1. PURPOSE OF THIS PLAN: TO PROPOSE A COMMUNITY COMPRISING OF 152 APARTMENT UNITS, 2,085 SF OF RETAIL, 5,121 SF SPACE FOR AMENITIES, AND PROVIDE THE SANITARY SEWER SERVICE FOR PROPOSED BUILDINGS.	13. DATUM: VERTICAL - NAD 88 HORIZONTAL - DEED BEARING SYSTEM BENCHMARK - SQUARE CUT ON END OF CONCRETE GENERATOR PAD. ELEVATION = 35.82'
2. OWNER ADDRESS: JACKSN LLC 427 WEST 7TH STREET NEW CASTLE, DE 19720	14. WATER SUPPLY: CITY OF NEW CASTLE - WATER SUPPLY IS SUBJECT TO THE APPROVAL OF DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
3. PROPERTY ADDRESS: 427 WEST 7TH STREET NEW CASTLE, DE 19720	15. SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
4. TAX PARCEL NUMBER: 21-014.00-400	16. SEWER FLOW: APARTMENTS: 152 D.U. X 200 GPD = 30,400 GPD RETIAL: 2,928 SF X 0.10 GPD = 293 GPD TOTAL ESTIMATED SEWER FLOW: 30,693 GPD (AVG) / 122,172 GPD (PEAK)
5. AREA OF PARCEL: 4.6262 ± ACRES (PER VANDEMARK & LYNCH, INC. ALTA/NSPS LAND TITLE SURVEY PLAN)	17. FLOODPLAIN: THIS PROPERTY LIES WITHIN 100-YEAR ZONE "A" FLOODPLAIN ACCORDING TO THE FEMA NATIONAL FLOOD INSURANCE RATE MAP, NUMBER 10003C0162K, WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015. THE BASE FLOODPLAIN ELEVATION FOR THE SITE IS 10.0'.
6. ZONING: DG - DOWNTOWN GATEWAY	18. WATER RESOURCE: THE SITE IS NOT WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) ACCORDING TO THE WRPA MAP 1 OF 3, DATED MARCH 2017.
	19. WETLANDS: WETLANDS WERE FOUND TO EXIST ON THE SITE. THE LIMIT OF WETLAND LINES SHOWN ON THIS PLAN WERE ESTABLISHED BY WATERSHED ECO LLC IN FEBRUARY & MARCH OF 2022.
	20. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
	21. DRAINAGE: DRAINAGE AND EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
	22. LIMIT OF DISTURBANCE: 3.0 ± ACRES
	23. LANDSCAPE AREA: MINIMUM 10% OF PARKING AREA IS REQUIRED TO BE LANDSCAPED REQUIRED: 4,130 SF = (41,296 SF OF PARKING AREA * 10%) PROVIDED: 4,130 SF
	24. SOILS: ON-SITE SOIL TYPES ARE BASED ON NRCS WEB SOIL SURVEY. SEE SOIL MAP FOR LOCATIONS SOIL TYPE: TP - TRANQUAKING AND MISHLION SOILS, VERY FREQUENTLY FLOODED, TIDAL UP-URBAN LAND Uwa - UDORTHENTS, WET SUBSTRATUM, 0 TO 2 PERCENT SLOPES

12. DATE OF SURVEY: DECEMBER 16-23, 2021 BY VANDEMARK & LYNCH, INC.

MID-ATLANTIC Engineering Partners, LLC	427 W. 7TH STREET MULTI-FAMILY APARTMENT DEVELOPMENT COVER SHEET	PARCEL NO. 21-014.00-400	SITUATED IN CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE
	9SD-2101	9SD-2101	321 West State Street Media, PA 19063 610-565-0020

C-01

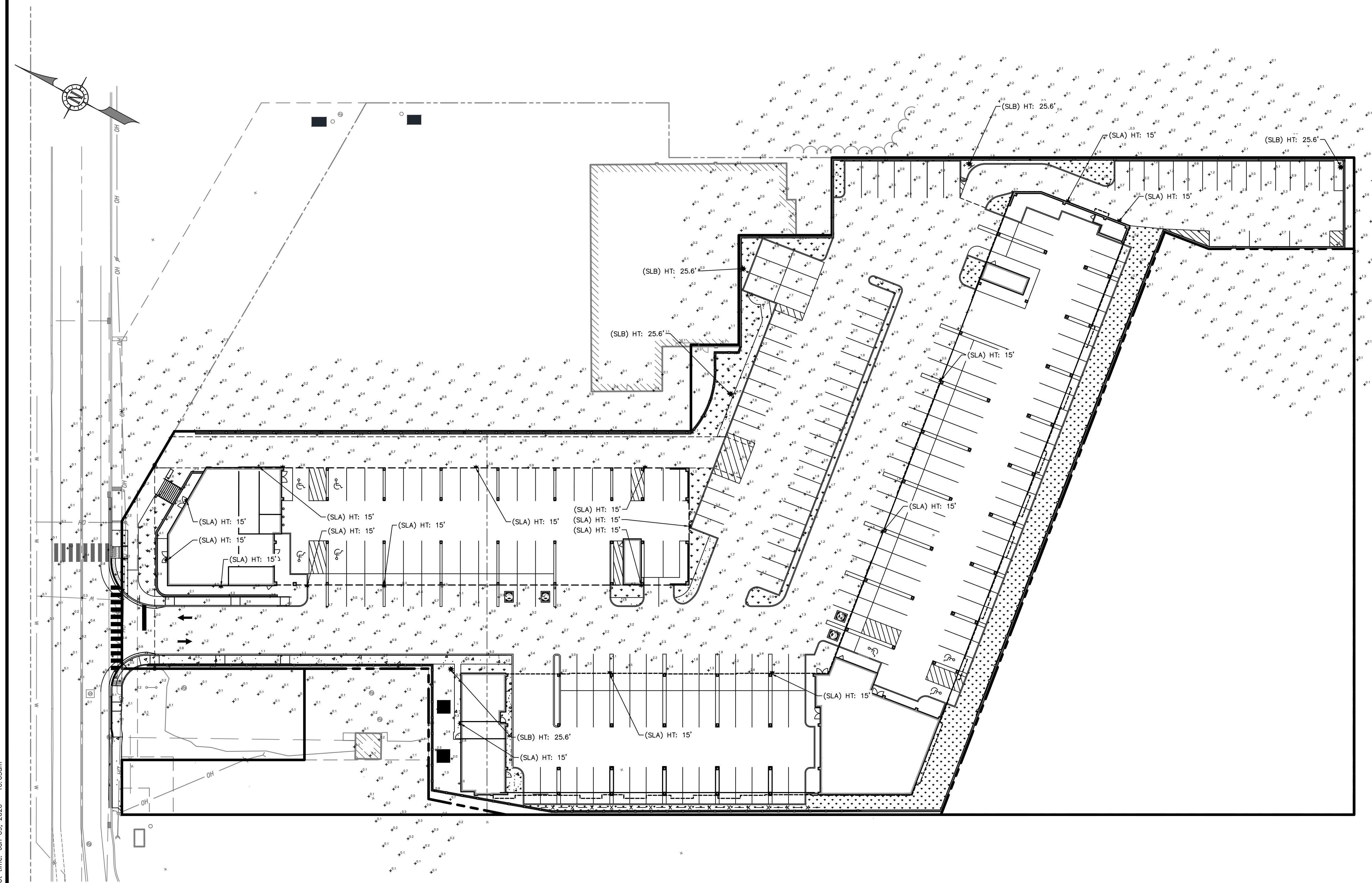


LOCATION MAP

SCALE: 1"=1000'

 MidAtlantic Engineering Partners, LLC		427 W. 7TH STREET MULTI-FAMILY APARTMENT DEVELOPMENT EXISTING CONDITIONS PLAN PARCEL NO. 21-014.00-400	
		SITUATED IN CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE	
		DATE: 06/24/16	HORIZONTAL SCALE: N/A
		PROJECT No.: 9SD-2101	VERTICAL SCALE: N/A
		DRAWING NAME: C-02. Cover Sheet & General Notes.dwg	REVISIONS
		DATE	DRAWN BY
		CHEECKED BY	
		TCW WFW	TCW WFW

C-02



20 0 30 60 90
 30 10
 GRAPHIC SCALE
 1 inch = 30 feet

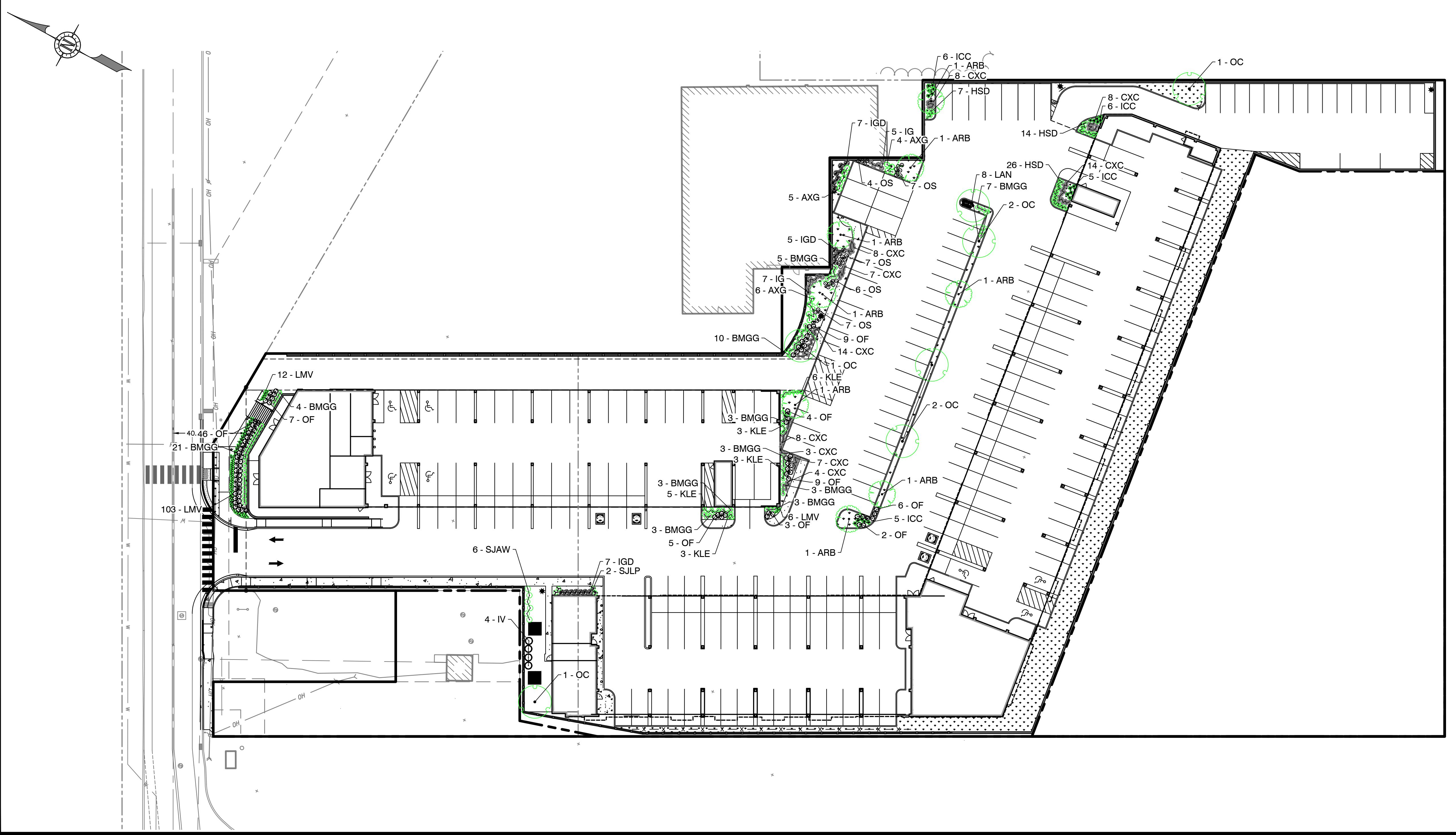
**427 W. 7TH STREET
 MULTI-FAMILY APARTMENT
 DEVELOPMENT
 LIGHTING PLAN
 PARCEL NO. 21-014.00-400**
 SITUATED IN
 CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE
 CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE
 MICHIGAN LUMINIC
 Engineering Partners, LLC
 32 West State Street
 Media, PA 19063
 610-565-0020

DRAWN BY: JRN	CHECKED BY: WFW	RELEASED BY:
DATE: 09/20/23	Horizontal Scale: 1" = 30'	Vertical Scale: N/A
PROJECT No.: 9SD-2101		
DRAWING NAME: LT-01, Preliminary Lighting Plan.dwg	REVISED PER LAYOUT CHANGES	JMM
	DATE: 1/29/26	TOW
	REVISIONS	DRAWN BY: CHECKED BY

Sheet Number
 LT-01

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
DECIDUOUS SHRUBS						
IV	4	ILEX VERTICILLATA 'SPARKLEBERRY'	WINTERBERRY HOLLY	18-24" HT.	B&B	15-18" SPREAD
SJAW	6	SPIRAEA JAPONICA 'ANTHONY WATERER'	JAPANESE SPIREA	30-36"	B&B	28-24" SPREAD
SJLP	2	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	30-36"	B&B	DROUGHT TOLERANT PLANT
EVERGREEN SHRUBS						
BMGG	65	BUXUS MICROPHYLLA X SEMPERVIRENS 'GREEN GEM'	GREEN GEM BOXWOOD	36-42"	B&B	
ICC	22	ILEX CRENATA 'COMPACTA'	DWARF JAPANESE HOLLY	18-24" HT.	B&B	
IG	12	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	18-24" HT.	B&B	
IGD	19	ILEX GLABRA 'DENSA'	INKBERRY HOLLY	30-36"	B&B	NATIVE PLANT SPECIES
KLE	20	KALMIA LATIFOLIA 'ELF'	ELF DWARF MOUNTAIN LAUREL	18-24" HT.	2 GAL.	NATIVE PLANT SPECIES
FLOWERING SHRUBS						
AXG	15	ABELIA X GRANDIFLORA	GLOSSY ABELIA	18-24" HT.	B&B	
RAIN GARDEN PLANT						
OS	31	OENOTHERA SPECIOSA	MEXICAN EVENING PRIMROSE	2 GAL.	POT	
DECIDUOUS TREES						
ARB	8	ACER RUBRUM 'BOWHALL'	BOWHALL MAPLE	2-21/2" CAL.	B&B	COLUMNAR MAPLE
OC	7	OSTRYA CARPINIFOLIA	EUROPEAN HOPHORNBEAM	2-21/2" CAL.	B&B	8-10' HT., SINGLE TRUNK
PERENNIAL						
HSD	47	HEMEROCALLIS 'STELLA D'ORO'	STELLA D' ORO DAYLILY	1 GAL.	POT	MATURE HT. 3-4'
LMV	121	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	6" POT	POT	
FLOWERING SHRUB						
CXC	81	CARYOPTERIS X CLANDONENSIS 'BLUE MIST'	BLUE MIST BLUEBEARD	2 GAL.	POT	
PERENNIAL						
OF	91	OENOTHERA FRUTICOSA	SUNDROPS	2 GAL.	POT	
PERENNIAL						
LAN	8	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	1 GAL.	POT	



DRAWN BY: TCW	CHECKED BY: WFW	RELEASED BY: TCW
DATE: 09/20/23	HORIZONTAL SCALE: 1" = 30'	VERTICAL SCALE: N/A
PROJECT No.:	9SD-2101	
DRAWING NAME: LT-02. Preliminary Landscaping Plan.dwg	1/09/26	REVISED PER LAYOUT CHANGES JMM
	DATE	REVISIONS DRAWN BY CHECKED BY

427 W. 7TH STREET
MULTI-FAMILY APARTMENT DEVELOPMENT
LANDSCAPING PLAN
PARCEL NO. 21-014.00-400
SITUATED IN
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE

A topographic map of the Mid-Atlantic region, featuring contour lines and a shaded area. The map is oriented vertically, with a vertical line running down the center. The word "Mid-Atlantic" is written vertically along the left side of the map. A shaded area is located in the lower right quadrant of the map, with the text "Engineering Partners, LLC" written vertically within it. The number "360" is also visible on the map.

Sheet Number
LT-02

January 22, 2026

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

RE: 427 W. 7th Street, Multi-Family Apartment Development (The Battery), Revised Subdivision Plan

Dear Ms. Tantillo:

AECOM is in receipt of the above-mentioned subdivision plan, prepared by MidAtlantic Engineering Partners, llc and dated, last revised 1/09/26. In review of the subdivision plan, we offer the following comments:

1. The original subdivision plan was approved at the April 2024 Planning Commission meeting conditioned on the applicant addressing the items in AECOM's review letter at the time. Said conditions will be repeated here as appropriate.
2. The subdivision plan is being revised due to proposed revisions to the Site Plan. The applicant should discuss the nature of the proposed revisions.
3. Per Section 213-7.C.(4) of the City Subdivision Regulations, if approved by the Planning Commission, the subdivision plan should be forwarded to the City Council for approval by Resolution. Once approved by the City Council, the Subdivision Plan shall be recorded with the Recorder of Deeds upon satisfactory completion of any conditions imposed by the City Council.
4. 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.
5. 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.
6. The subdivision plan provides a general access easement across proposed lot 1A to proposed lot 1B for ingress, egress, emergency access and maintenance. AECOM will defer to the City Attorney on the need for additional instruments to be recorded to effect said easement.
7. The subdivision plan also notes easements associated with the City-owned parcel T.P. 2-014.00-399 that fall under the purview of City Council. These easements can be discussed in more detail if requested.

8. Signature blocks should be added for the Planning Commission Chair and City Building Official.
9. 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.



Christopher J. Rogers, AICP
Principal Planner

Cc: Lisa R. Hatfield
William F. Wendling P.E.

PROJECT NAME: The Battery 427 West 7th Street	ZONE: DG - Downtown Gateway
Permitted Uses	
Multi-Family Dwelling	
Lot Area Table	
Existing Lot Areas	Proposed Lot Areas
Existing T.P.#21-014.00-400 185,680 SF 4.263 Ac.	Proposed T.P.#21-014.00-400 2.675 SF
Proposed Parcel 1A - - -	Proposed Parcel 1B 125,221 SF 1.190 Ac.
Proposed Parcel 1B - - -	Proposed Parcel 1C 8,623 SF 0.198 Ac.
Total 185,680 SF	Total 185,680 SF 4.263 Ac.

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[1] Max. Impervious Coverage (Development acreage includes Parcels 1B and 1C, which are undevelopable parcels)

Required	Parcel 1A	Complies
3,000 SF	8,623 SF	Yes
Min. Lot Area	51,836 SF	Yes
Min. Lot Width	25 FT	Yes
Max. Street Yard	25 FT	Yes
Setback:		
Side Yard	10 FT	Yes
Rear Yard	10 FT	Yes
Max. Impervious Coverage	80%	62.1% ¹
Max. Building Height	45 FT	< 45 FT
Max Building Footprint	40,000 SF	9,200 SF
Max Residential Density	10 units per acre	36 units per acre*

*BUILDING ELEVATION AND HEIGHT INFORMATION CAN BE FOUND IN THE ARCHITECTURAL PLANS

TP#21-014.00-400



THE BATTERY