

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.