

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.

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

Christopher J. Rogers, AICP
Principal Planner

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