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February 19, 2026

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

RE: Subdivision Plan for Javier Flores Bernal; Lots 188, 189, 224, 225 and 226 – The Buttonwoods

Dear Ms. Tantillo:

AECOM is in receipt of the above-mentioned subdivision plan prepared by Merestone Consultants, Inc. dated January 6, 2026. The Purpose of Plan note can be found above the Certification of Plan Approval signature block. In general, the plan proposes to create two building lots from a parcel that was created by combining five previously recorded lots in The Buttonwoods. In review of the plan, we have the following comments:

1. The subdivision plan should be considered a preliminary plat per the City Subdivision Regulations.

2. The subject parcel is zoned R-2. The proposed lot sizes and the proposed single-family detached dwellings are consistent with the R-2 zone.

3. As indicated on the plan, the proposed lots are being created for the construction of single-family detached dwellings. As such, the plan should preliminarily indicate the provision of water, sewer and access, particularly as it relates to proposed Parcel B (see Section 213-8.B.(1)of the Subdivision Regulations). None of these features are indicated on the plan. In relation to the same:

    - Has the applicant contacted the County regarding the provision of sewer to Parcel B? For example, will an extension of the public sewer be required in the paper street of Mehan Avenue?
    - Who is the owner of the paper street?
    - Has the applicant contacted the MSC regarding the same for water?
    - General Note 14 states that no new streets are proposed. How is the applicant proposing to access Parcel B?

4. An existing concrete swale traverses the subject parcel and it appears the centerline of the swale coincides with the proposed division line. It is AECOM's understanding that drainage overtops the swale during certain storm events. AECOM recommends that the applicant prepare a hydrologic and hydraulic (H&H) study of the swale to determine the area inundated by certain storm events. The H&H study would be required prior to final plat approval.

5. It should be noted that the entire parcel is located in the 100-year floodplain. Subdivisions are permitted in coastal floodplains but certain improvements, as well as the future house construction would need to comply with the City's Floodplain Regulations as applicable.

Prior to consideration of the subject subdivision (preliminary plat) by the Planning Commission, AECOM recommends that the applicant meet with City staff to address the items in comments #3, 4 and 5 above.

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
Jeff Bergstrom, Building Official
Robert E. Wijkowski, P.L.S., Merestone Consultants