

June 15, 2026

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

RE: New Castle Self Storage, LLC, Site Plan

Dear Ms. Tantillo:

AECOM is in receipt of the above-mentioned site plan prepared by The PELSA Company and last dated 5/13/26. In review of the plan, we offer the following comments:

1. The subject property is zoned DG. Expansion of self-service storage facilities are permitted in the DG zone by special exception with conditions. See Section 230-21.1.D.(4) of the Zoning Ordinance.
2. A special exception for an expansion of an existing self-service storage facility was approved by the Board of Adjustment on January 7, 2026. The Site Plan is consistent with the plan approved by the Board of Adjustment.
3. The aforementioned section of the Zoning Ordinance requires ... *screening in the form of walls or fencing in combination with suitable landscaping to reasonably shield said use and the public right-of-way and property lines*. Both the Planning Commission and the Board of Adjustment found that the existing fencing and landscaping along West 7th Street and the existing block wall along the northeast property line to be adequate to meet said conditions
4. The applicant has provided a Letter of No Contention Approval by DelDOT for use of the existing entrance. The applicant should provide the permit application that preceded said approval.
5. Note 5 should refer to the City of New Castle Municipal Services Commission.
6. Notes 5 and 6 should each include a statement – *No new connections proposed*.
7. The approval signature blocks should be revised. AECOM will provide the appropriate language and format.
8. The applicant should provide evidence that the subject plan has been reviewed by the New Castle County Conservation District for stormwater management and erosion and sediment control.



9. If approved by the Planning Commission, the site plan should be submitted to City Council for approval by Resolution. Any outstanding comments above should be addressed prior to submittal to City Council.

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

Sincerely,

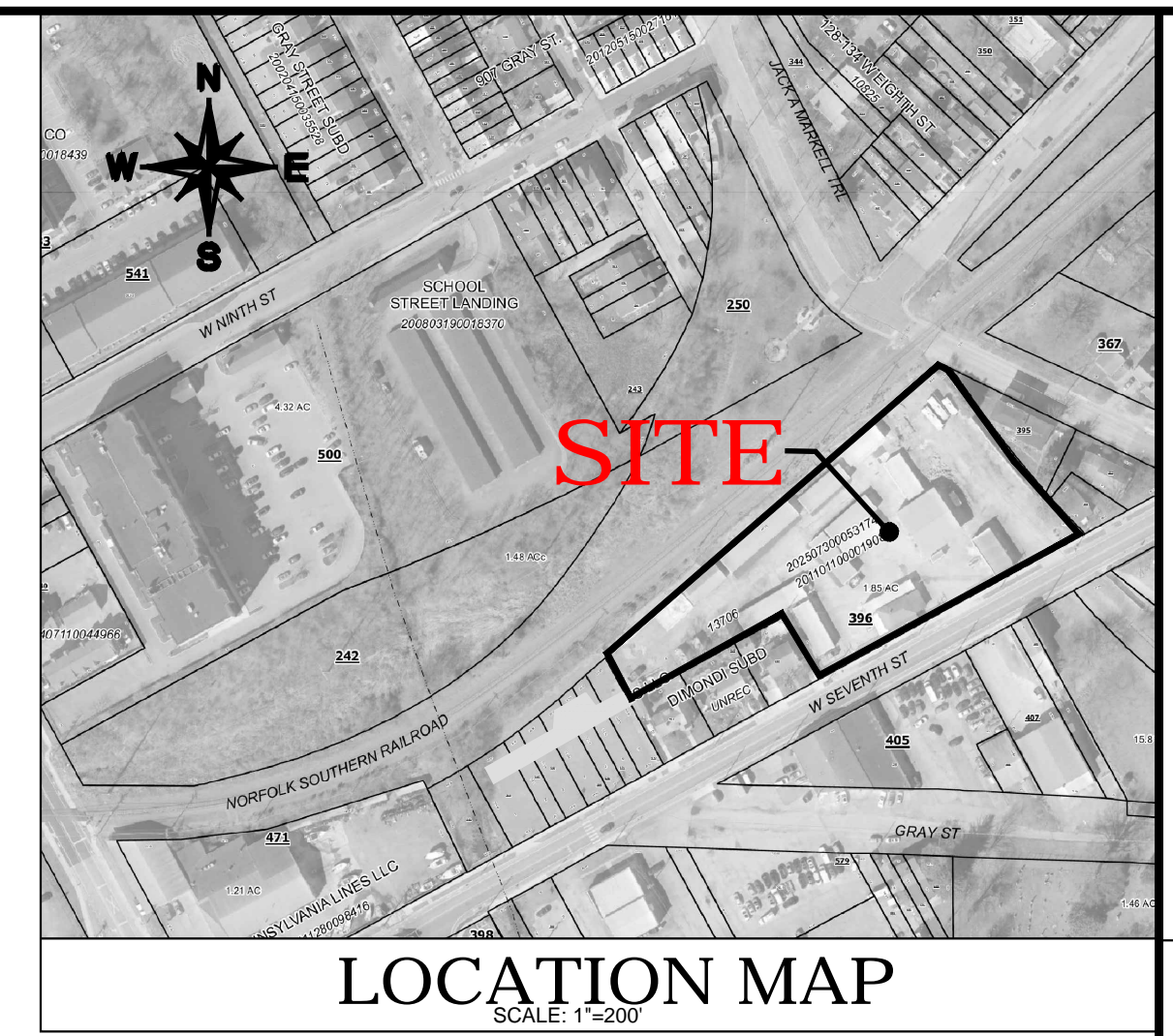
AECOM Technical Services, Inc.

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

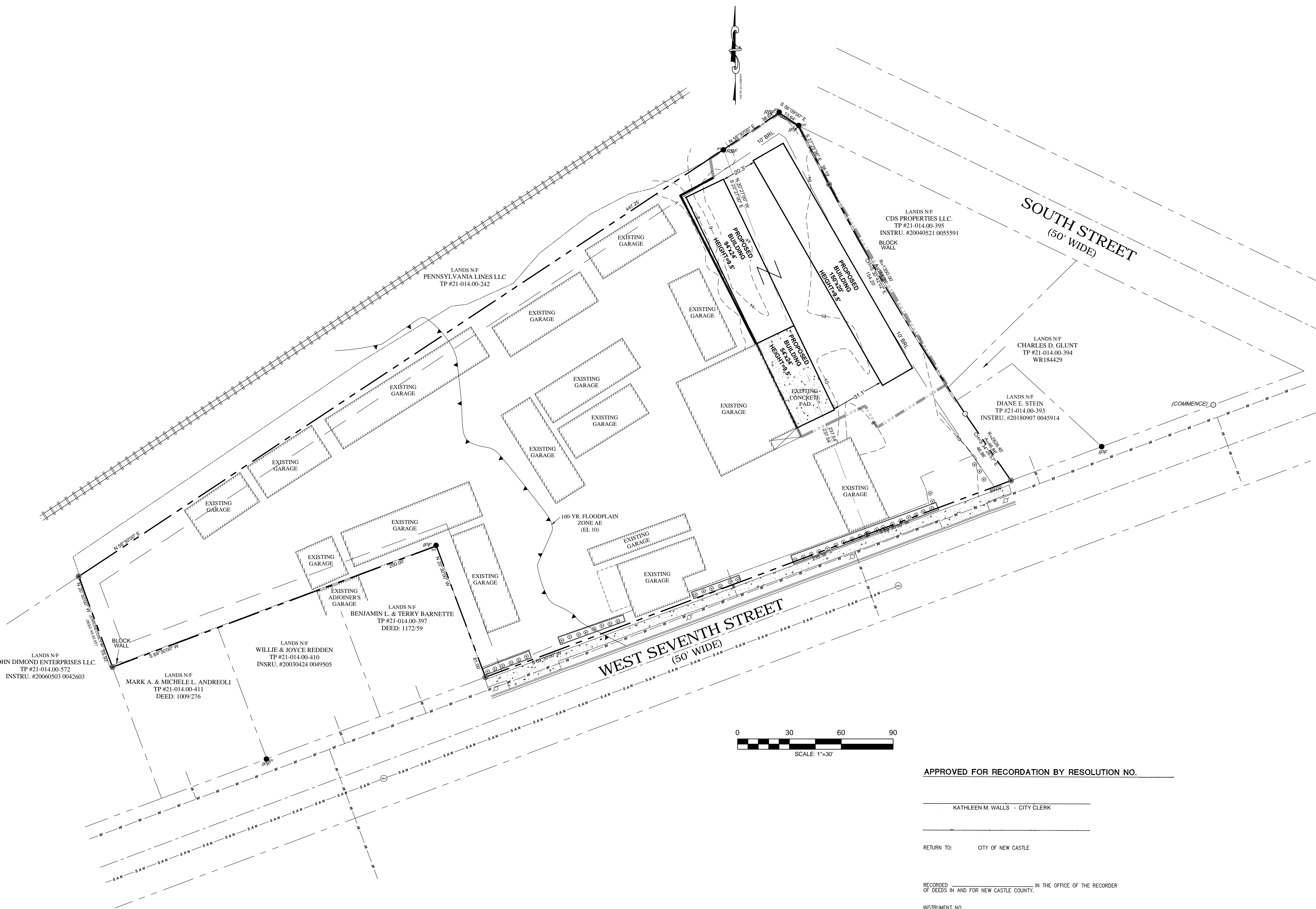
Christopher J. Rogers, AICP
Principal Planner

Cc: Lisa R. Hatfield
Julian A. Pellegrini, PE

PURPOSE OF PLAN:
THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED STORAGE FACILITIES ON TAX PARCEL #21-014.00-396.



NO.	DATE	DESCRIPTION	BY
1	5/13/26	REVISED PER 4/13/26 EMAILED COMMENTS	JAP

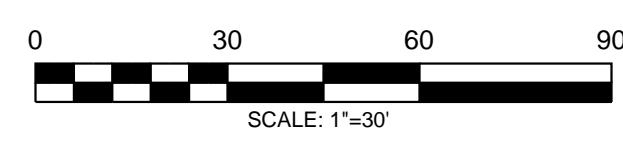


- GENERAL NOTES:**
- OWNER: NEW CASTLE SELF STORAGE LLC
113 MARLEY ROAD
MIDDLETOWN, DE 19709
 - TAX PARCEL NUMBER: 21-014.00-396
 - SOURCE OF TITLE: INSTR. # 20220105-0001107
 - ZONING: (CITY OF NEW CASTLE) DG - DOWNTOWN GATEWAY
BUILDING RESTRICTION SETBACKS:
BUILD-TO LINE: REAR OF SIDEWALK, MAX. OF 15' OR MAX. OF 25' FROM SIDEWALK
SIDE YARD: NONE FOR BUILDINGS WHICH SHARE A PARTYWALL. 10' FOR DETACHED BUILDINGS
REAR YARD: 10'
 - WATER: CITY OF NEW CASTLE
 - SEWER: NEW CASTLE COUNTY PUBLIC WORKS
 - EXISTING LAND USE: SELF STORAGE FACILITY
 - PROPOSED LAND USE: SELF STORAGE FACILITY
 - ACREAGE: 1.854 ACRES±
 - EASEMENTS: EXISTING: NONE
PROPOSED: NO NEW EASEMENTS
 - PERMANENT MONUMENTS FOUND: 6
 - PERMANENT MONUMENTS PLACED: 0
 - ROAD FRONTAGE: 324.38'
 - THE PROPERTY SHOWN HEREON IS LOCATED IN AN 'X' ZONE AND 'AE9' ZONE PER FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 100030D162K, PANEL 162 OF 475 WITH AN EFFECTIVE DATE OF FEBRUARY 4, 2015.
 - THE SOIL TYPES ON THE PROPERTY ARE URBAN LAND (Up) AND HAMBROOK-URBAN LAND COMPLEX, 0 TO 5% SLOPES (H&B).
 - A SPECIAL EXCEPTION TO EXPAND AN EXISTING SELF-STORAGE FACILITY BY CONSTRUCTING THREE ADDITIONAL STORAGE BUILDINGS WAS APPROVED BY THE CITY OF NEW CASTLE BOARD OF ADJUSTMENT ON JANUARY 29, 2026.
 - THE TOTAL LIMIT OF DISTURBANCE IS 0.33 AC

OWNER ADDRESS:
NEW CASTLE SELF STORAGE LLC
113 MARLEY ROAD
MIDDLETOWN, DE 19709

THE **PELSA** COMPANY
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2282
EMAIL: PELSASOFFICE@THEPELSACOMPANY.COM

SITE PLAN
PREPARED FOR:
NEW CASTLE SELF STORAGE LLC
300 WEST SEVENTH STREET, NEW CASTLE, DELAWARE 19720
TP# 21-014.00-396
CITY OF NEW CASTLE, NEW CASTLE COUNTY, DELAWARE



APPROVED FOR RECORDATION BY RESOLUTION NO. _____

KATHLEEN M. WALLS - CITY CLERK

RETURN TO: CITY OF NEW CASTLE

RECORDED _____ IN THE OFFICE OF THE RECORDER
OF DEEDS IN AND FOR NEW CASTLE COUNTY.

INSTRUMENT NO. _____

OWNER CERTIFICATION
I, NEW CASTLE SELF STORAGE LLC, HEREBY CERTIFY THAT I AM 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.

DATE _____ NEW CASTLE SELF STORAGE LLC

CERTIFICATION

I, MICHAEL PARASKEWICH JR., CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER, IN THE STATE OF DELAWARE. TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE ACCEPTED SURVEYING STANDARDS AND PRACTICES.

DATE 04/04/2023 MICHAEL PARASKEWICH JR. PHD. PE (DE. NO. 17056)

SURVEY BY: PELSAS
DRAWN BY: CENGLAND
CHECKED BY: MRP
SCALE: AS NOTED
DATE: 06/12/2025
SHEET NO. 1 OF 1
DRAWING NO. P-5001 (L&G)