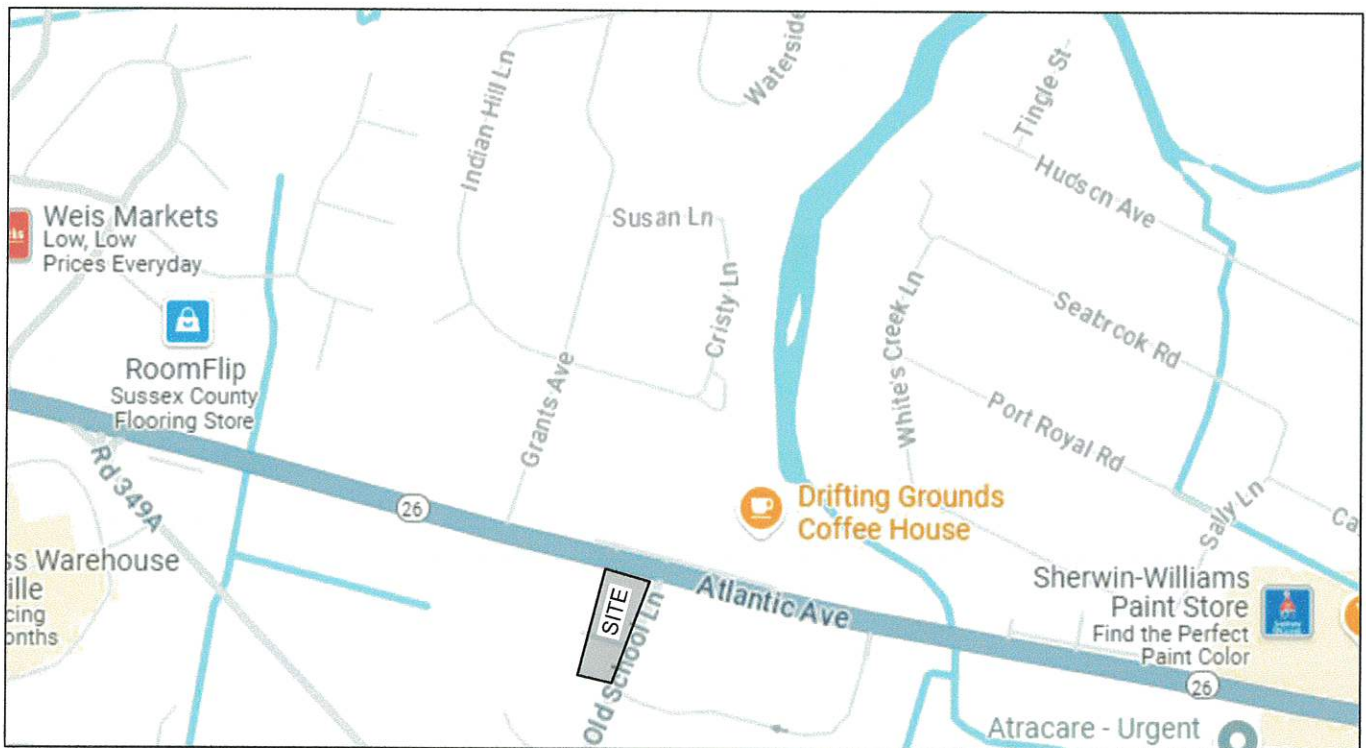
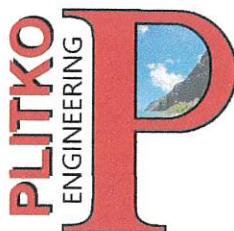


SITE INVESTIGATION REPORT

HERSHEY PROPERTIES, LLC
35834 ATLANTIC AVENUE
TAX PARCEL 134-12.00-1742.00



VICINITY MAP
SCALE: 1"=500'



ENGINEERING - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

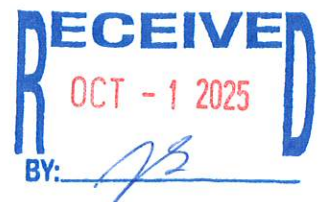


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1. Site Data Summary Chart
2. Land Use Overview Narrative
 - Soils Map
 - Hydric Soils Map
3. Municipal Development Strategy Plan Compliance Narrative
 - Zoning Map
 - Future Land Use Map
 - DE Strategies for State Policies and Spending 2020
4. Traffic Access Overview
5. Utility Providers
6. Stormwater Management Narrative
7. Architectural Theme

SITE DATA:

EXISTING:

OWNER: HERSHEY PROPERTIES, LLC
33229 PARKER HOUSE ROAD
OCEAN VIEW, DE 19970

TAX PARCEL: 134-12.00-1742.00

DEED REFERENCE: D.B. 5919, PG. 275

PARCEL AREA: ±19,438 SQ.FT. (0.45 AC.)

LOCATION: 35834 ATLANTIC AVENUE
TOWN OF MILLVILLE

EXISTING ZONING: C1 TOWN CENTER COMMERCIAL

EXISTING LAND USE: AUTO REPAIR SHOP

STATE INVESTMENT LEVEL: LEVEL 1

SEWER: SUSSEX COUNTY

WATER: TIDEWATER UTILITIES

EXISTING LOT COVERAGE:

GROSS PARCEL AREA: 19,438 SQ.FT.

IMPERVIOUS AREA: 17,217 SQ.FT.

IMPERVIOUS %: 88.6% OF TOTAL

PROPOSED:

PROPOSED LAND USE: BUILDING EXTERIOR OFFICE/ SHOWROOM

PROPOSED BUILDING: 3,804 SQ.FT. (EXISTING)

BUILDING SETBACKS:

FRONT: 20' SQ.FT.

SIDE: 15' SQ.FT.

REAR: 30' SQ.FT. (ADJACENT TO RESIDENTIAL USE)

MAX. BUILDING HEIGHT: 42' SQ.FT.

PARKING REQUIREMENTS (RETAIL/ OFFICE)

1 SPACE PER 300 SQ.FT.

3804 SQ.FT. / 300 = 13 SPACES REQUIRED

20 SPACES PROVIDED (INCLUDING 2 ACCESSIBLE SPACES)

MAXIMUM LOT COVERAGE: 60% (70%) IMPERVIOUS

GROSS PARCEL AREA: 19,438 SQ.FT.

R/W DEDICATION: 0.00 AC.

NET AREA: 19,438 SQ.FT.

IMPERVIOUS AREA: 13,921 SQ.FT.

IMPERVIOUS %: 80.9% OF NET

Land Use Overview

The site of the proposed development lies at 35834 Atlantic Avenue, tax parcel 134-12.00-17421.00, and is comprised of ± 0.45 acres (19,438 sq.ft.). There is currently a former auto repair office and garage existing on the site. The owner plans to renovate the existing buildings to use for his existing building exteriors business. The site has an existing entrance on Atlantic Avenue and open access along Old School Lane.

There are no wetlands present on the site per Plitko Engineering field survey.

The front of the site and a small portion in the rear are in Flood Zone X (shaded) with the majority of the site outside the area of 0.2% flood hazard (Zone X unshaded) per FEMA flood map 10005C0511K, dated March 16, 2016.

Soils on the site are primarily Rosedale loamy sands (A hydric rating) with some Hammonton loamy sand towards the rear of the site (B hydric rating). See Soils and Hydric Soils maps.



The developer is working with DeIDOT to determine what improvements will be necessary. We hope to keep the Atlantic Avenue entrance as ingress only as shown on the concept plan. We will continue to work with DeIDOT as the project progresses.

There appears to be no installed stormwater management on the site, with runoff draining to the Atlantic Avenue storm drainage system. As the project proceeds, both DeIDOT and Sussex Conservation District will need to review and approve any site drainage plans.

Soil Map—Sussex County, Delaware



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
Soils	 Soil Map Unit Polygons	 Stony Spot
	 Soil Map Unit Lines	 Very Stony Spot
	 Soil Map Unit Points	 Wet Spot
Special Point Features	 Blowout	 Other
	 Borrow Pit	 Special Line Features
	 Clay Spot	Water Features
	 Closed Depression	 Streams and Canals
	 Gravel Pit	Transportation
	 Gravelly Spot	 Rails
	 Landfill	 Interstate Highways
	 Lava Flow	 US Routes
	 Marsh or swamp	 Major Roads
	 Mine or Quarry	 Local Roads
	 Miscellaneous Water	Background
	 Perennial Water	 Aerial Photography
	 Rock Outcrop	
	 Saline Spot	
	 Sandy Spot	
	 Severely Eroded Spot	
	 Sinkhole	
	 Slide or Slip	
	 Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware
Survey Area Data: Version 25, Aug 31, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

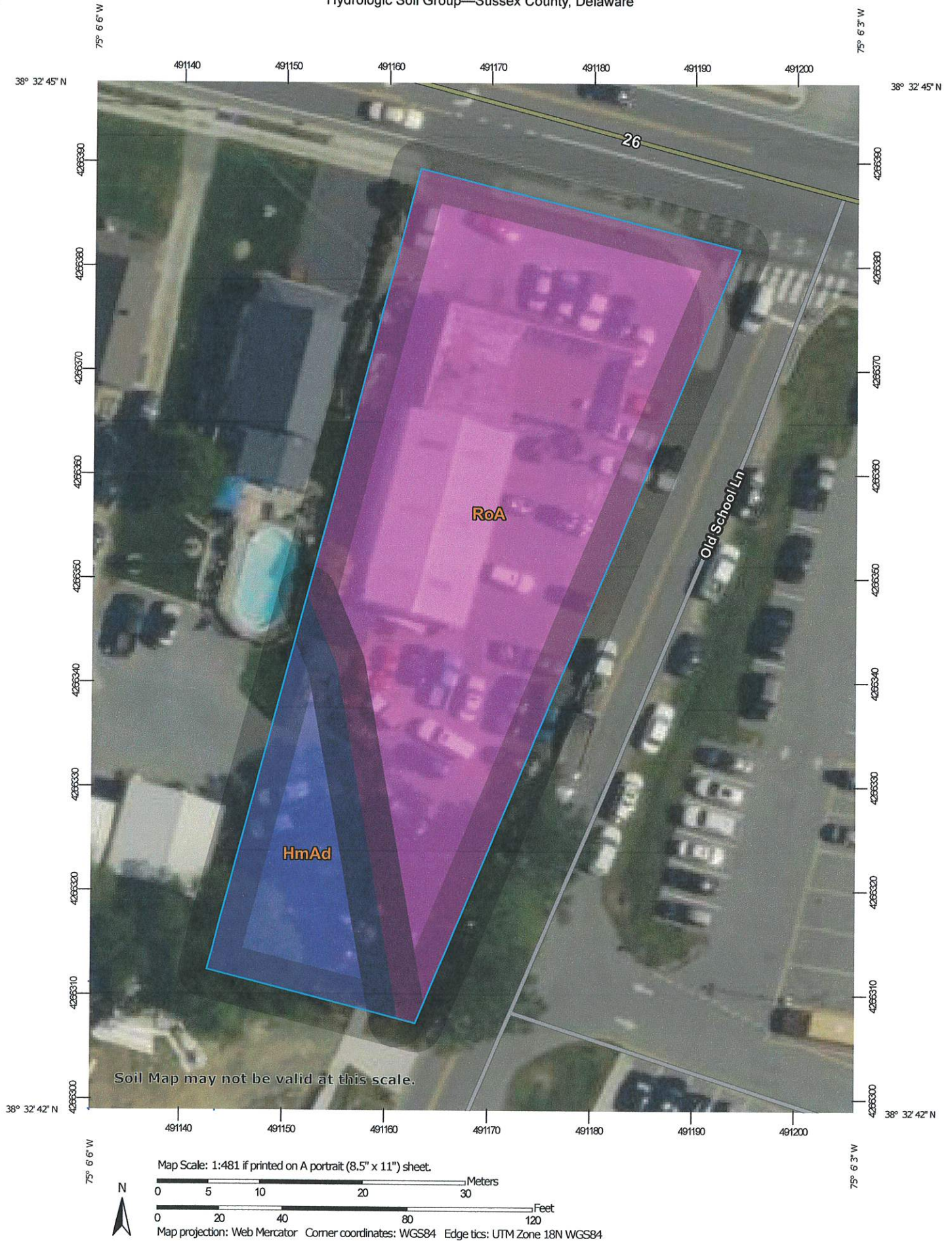
Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

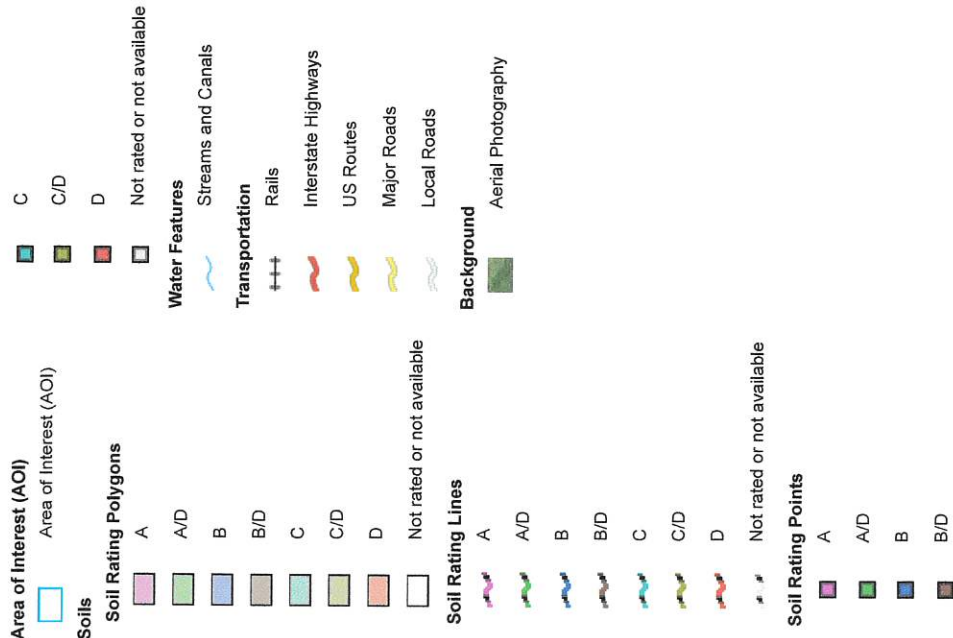
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HmAd	Hammonton loamy sand, 0 to 2 percent slopes, Northern Tidewater Area	0.1	18.1%
RoA	Rosedale loamy sand, 0 to 2 percent slopes	0.4	81.9%
Totals for Area of Interest		0.5	100.0%

Hydrologic Soil Group—Sussex County, Delaware



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
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Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HmAd	Hammonton loamy sand, 0 to 2 percent slopes, Northern Tidewater Area	B	0.1	18.1%
RoA	Rosedale loamy sand, 0 to 2 percent slopes	A	0.4	81.9%
Totals for Area of Interest			0.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher











Municipal Development Strategy Plan Compliance

The site lies in the C1 Town Center Commercial Zone. In the C1 zone retail/office uses are permitted. The site is designated Commercial on the Future Land Use map in the 2019 Town of Millville Comprehensive Plan.

The project lies primarily in Level 1 of the State Strategies for Policies and Spending map.

The existing building will remain, with renovations. The current site configuration has proposed parking at the side and rear of the building which meets the Route 26 Design Standards.

The site currently has a large percentage of impervious area. As the project progresses, we will be looking for opportunities to reduce the impervious surface area and to add landscape areas.

-  Town of Millville
-  Town of Ocean View
-  Parcels
-  Water Bodies
- Zoning**
-  AR - Agricultural Residential
-  C1 - Town Center Commercial
-  C2 - Town Commercial
-  MPC - Master Planned Community
-  R - Residential
-  RPC - Residential Planned Community

Map Revisions

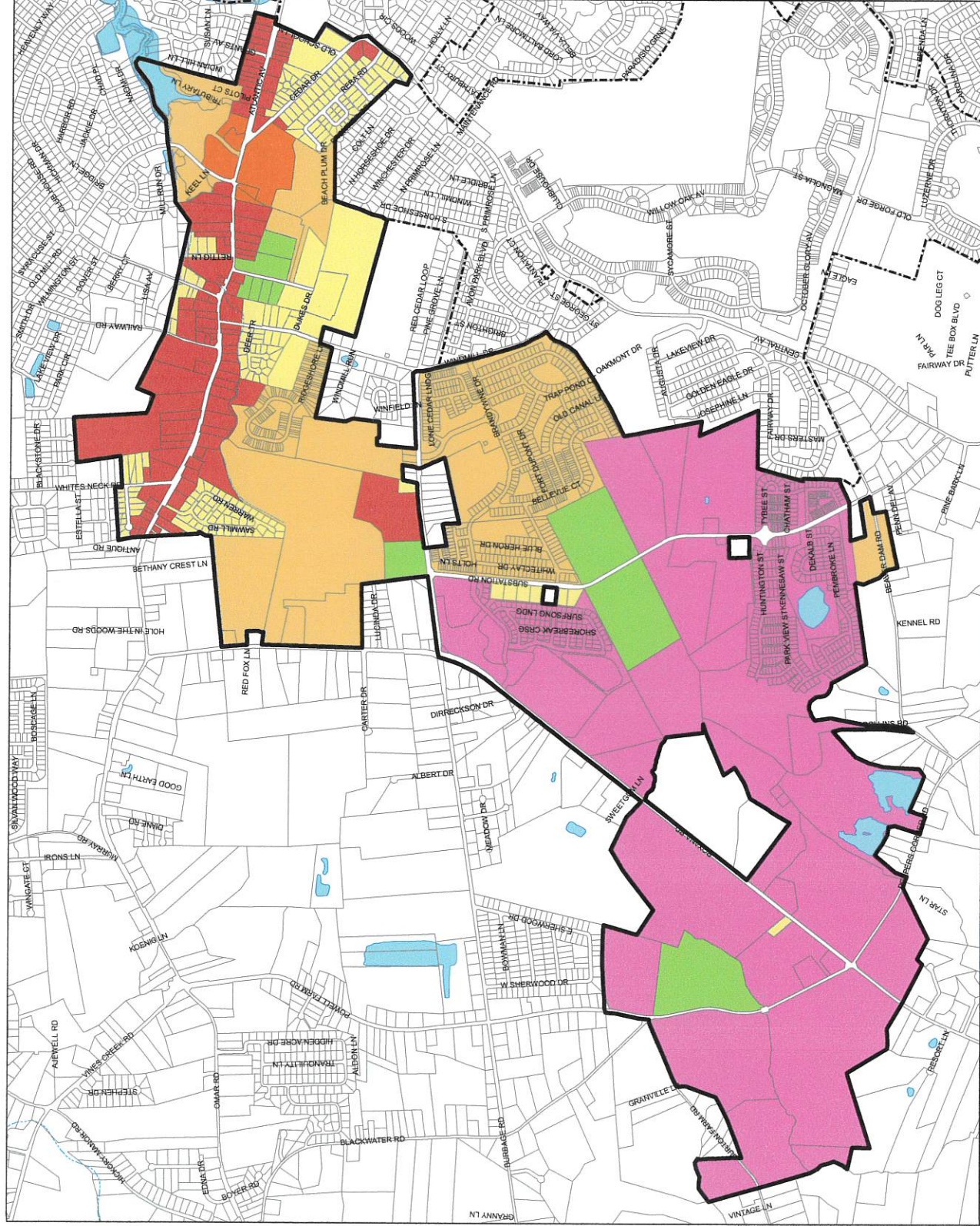
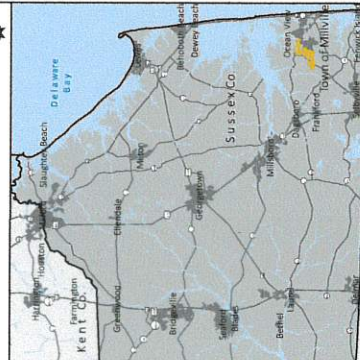
Data Sources

Town Boundary: OSCF (FirstMap) (7/2018), updated 2019 per Town
 Parcels: Sussex County (12/2018)
 Zoning: USF/Town of Millville (7/2013), updated 2019 per Town
 Road Name/Centerslines: Sussex County (12/2018)
 Water Bodies: USGS/FirstMap (2014)

Notes

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September 2019



- Town of Millville
- Town of Ocean View
- Parcels
- Water Bodies
- Future Land Use**
- Commercial
- Institutional
- Master-Planned Community
- Open Space / Recreational
- Residential
- Utility

Map Revisions

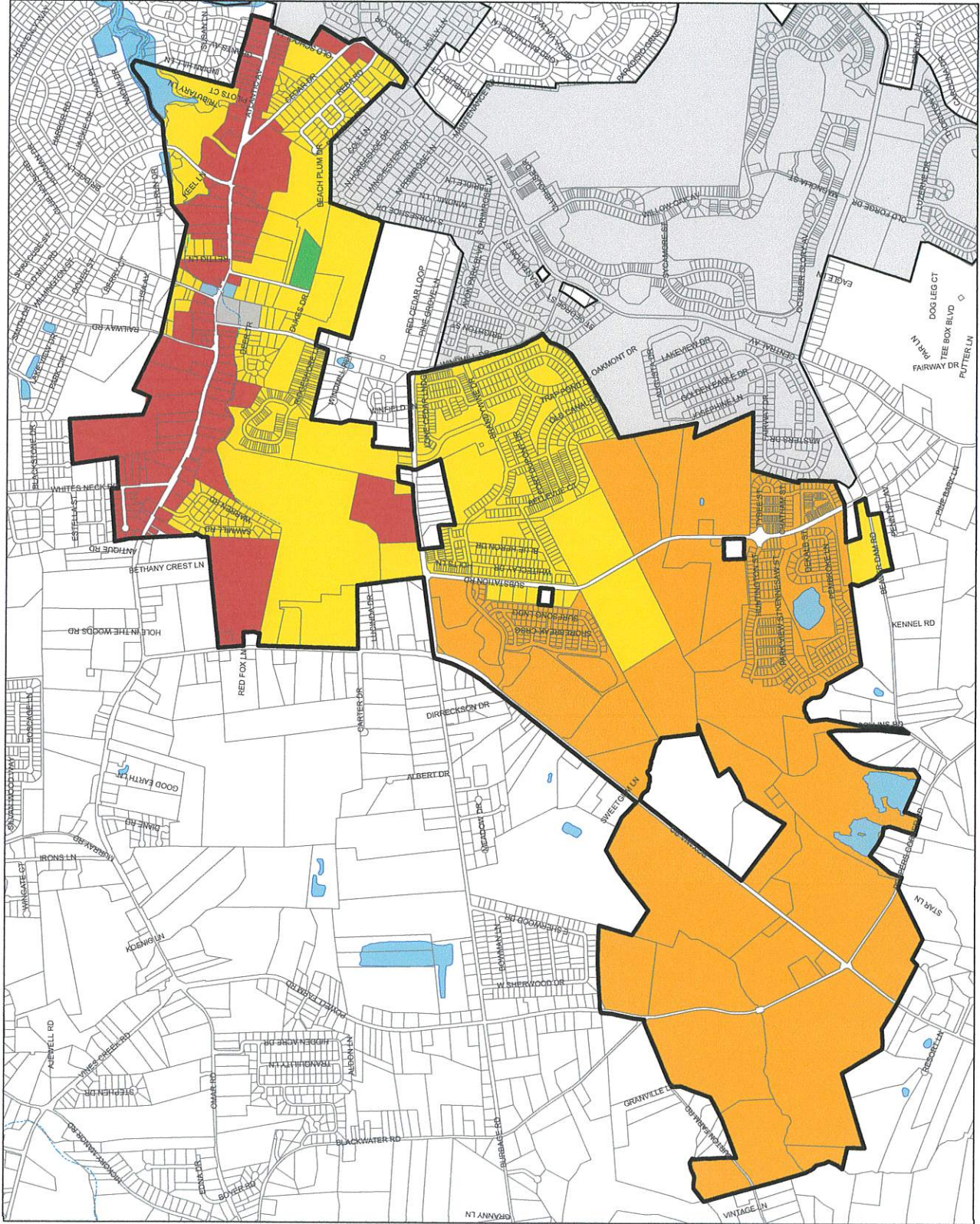
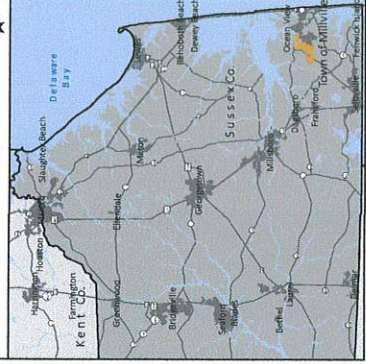
Data Sources

Town Boundary: OSC/FirstMap (7/2018), updated 2019 per Town
 Future Land Use: Town (10/2008), updated 2019 per Town
 Road Names/Centrelines: Sussex County (12/2018)
 Water Bodies: USGS/FirstMap (2014)

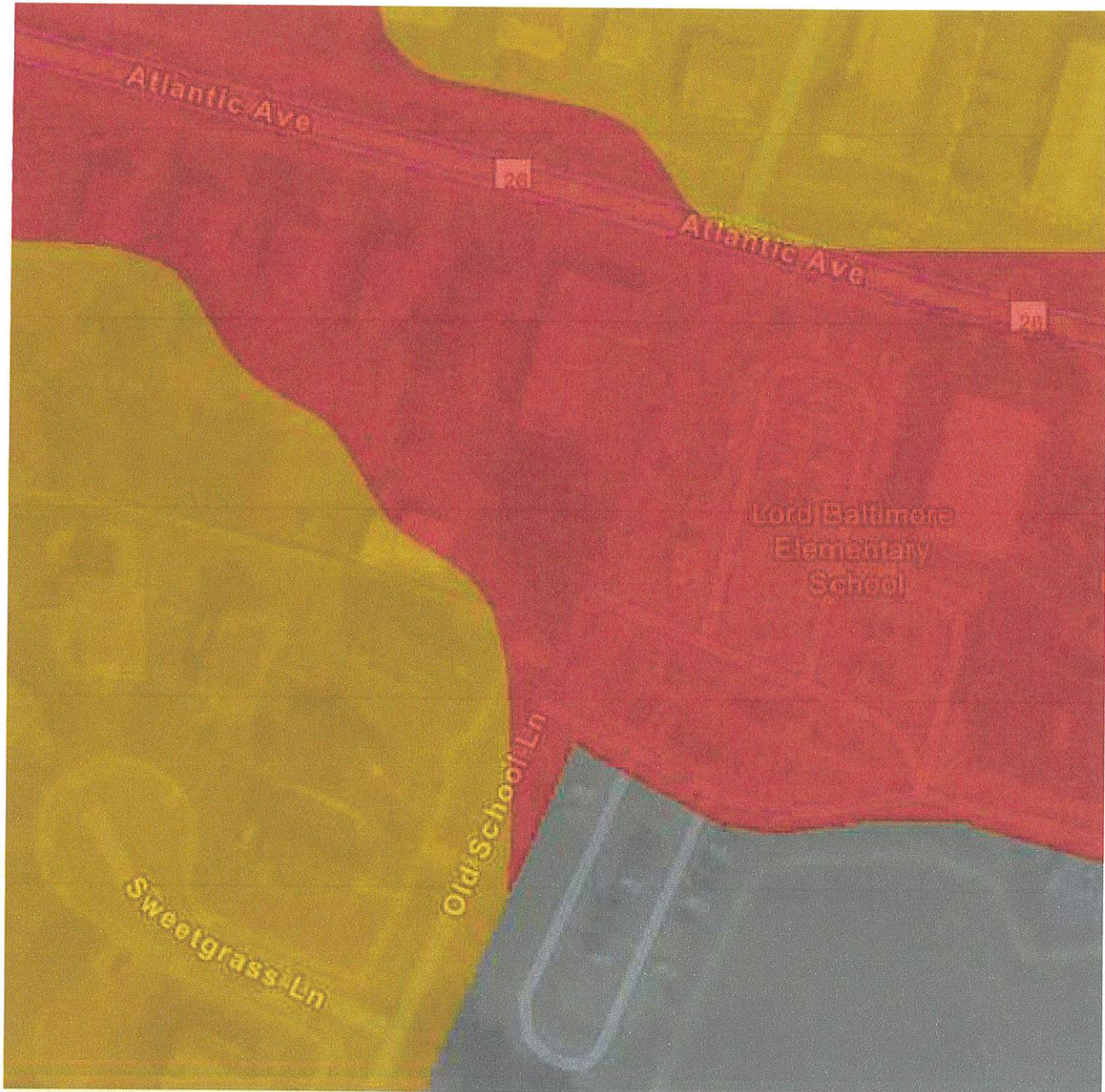
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September 2019



State Investment Level 1



Source: Delaware Strategies for State Policies and Spending 2020 Online Map

Delaware Strategies for State Policies and Spending -2020



Traffic Access Overview

The site is located on the corner of Atlantic Avenue (Delaware Route 26, a principal arterial) and Old School Lane (local road). Atlantic Avenue was widened by DelDOT and includes 11' travelways with a 12' center turn lane and 5' shoulders/ bike lanes on each side. As part of the widening, a curbed sidewalk was added across the frontage to restrict vehicular access.

Per the concept plan, we intend for the Atlantic Avenue entrance to be ingress only. The access along Old School Lane, currently unrestricted, will be used for parking access and site egress. One of our first meetings for this project will be with DelDOT to determine how the site access will work.

At this time, we believe that a Traffic Impact Study will not be required for the project. The developers will work with DelDOT to determine what entrance improvements will be required.

Utility Providers

The site is currently served by Sussex County Sewer and water service from Tidewater Utilities.

Electric service to the site is provided by Delmarva Power.

We anticipate these services continuing in the renovated building.

Stormwater Management Overview

There is no installed stormwater management on the site at this time. Stormwater runoff appears to flow into the Route 26 storm drainage system.

The proposed plan will reduce the amount of existing impervious surface by removing much of the gravel paving on site. We anticipate working with Sussex Conservation District to prepare a Commercial Standard Plan that reduces the amount of runoff produced by the site.

All stormwater management design and calculations will be reviewed and approved by Sussex Conservation District.

Architectural Theme

The existing building on site will be renovated. No additional structures are proposed for the site at this time.

Plans for the renovated building have not yet been developed. The renovated building will comply with the Town's Route 26 Design Standards.