SITE INVESTIGATION REPORT

YORK COMMERCIAL

35332 ATLANTIC AVENUE
TAX PARCELS 134-12.00-354.00, 355.00, & 356.00

VICINITY MAP
Not To Scale

PLITKO ENGINEERING
ENGINEERING – SURVEY – HYDROGRAPHIC
53 ATLANTIC AVENUE – SUITE#3
OCEAN VIEW, DE 19970
PH: (302) 537-1919

June 2, 2026

TABLE OF CONTENTS:

1. Site Data Summary Chart

2. Land Use Overview Narrative
    - Soils Map
    - Hydric Soils Map
    - Floodplain

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:

TAX PARCEL

PARCEL AREA

LOCATION

Land Use Overview

The site of the proposed development lies at 35332 Atlantic Avenue, tax parcels 134-12.00-354.00, 355.00 & 356.00, and is comprise of ±2.75 acres (119,920 sq.ft.). There is currently a residential structure on each lot, one of which is being used as a real estate office. All three lots are zoned C1 town Center Commercial.

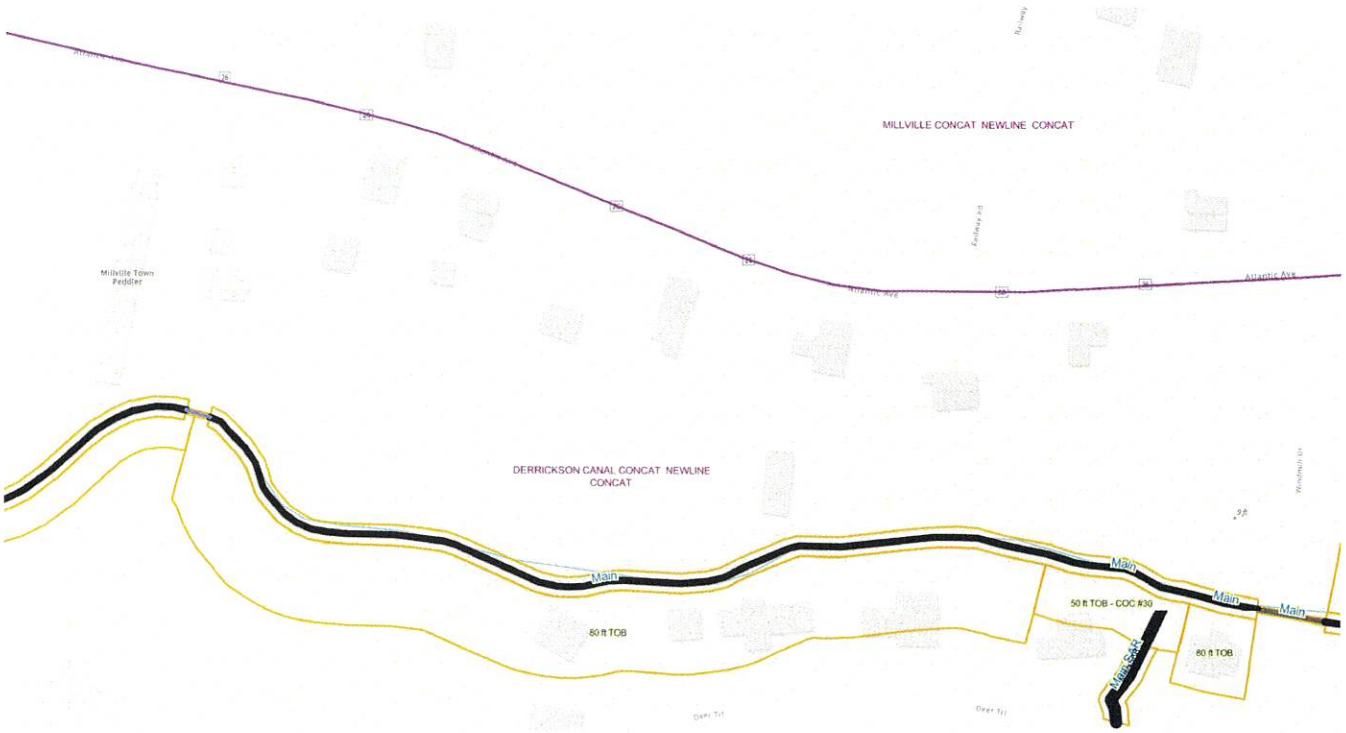
The owner plans to remove the existing structures to construct three new buildings. Each building will have office/ retail on the ground floor and apartments on the second and third floors. The project proposed to widen the entrance on the center lot for access and close the two driveways on the outer lots. The developer is working with DelDOT to determine what improvements will be necessary.

There are no wetlands present on the site per Plitko Engineering field survey. There is a portion of the Derrickson Canal tax ditch at the rear of the site. The maintenance right-of-way for this ditch segment are on the far side of the ditch and not on these properties (see below).

The site is in Flood Zone AE-7 per FEMA flood map 10005C0511K, dated March 16, 2016.

Soils on the site are primarily Pepperbox-Rosedale loamy sands (A hydric rating) at the front of the property with Mullica-Berryland complex soils at the rear of the site (A/D hydric rating). See Soils and Hydric Soils maps.

There appears to be no installed stormwater management on the site, with runoff draining to a ditch at the rear of the property. Our concept plan shows a retention pond to intercept site runoff for treatment and controlled release. As the project proceeds, Sussex Conservation District will need to review and approve any site drainage plans.



Source: Delaware Firstmap Online Tax Ditch Map

Soil Map—Sussex County, Delaware

Map Scale: 1:1,160 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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 26, Sep 9, 2025

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
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	1.7	43.3%
PsA	Pepperbox-Rosedale complex, 0 to 2 percent slopes	2.2	56.7%
Totals for Area of Interest		**3.9**	**100.0%**

Hydrologic Soil Group—Sussex County, Delaware

Map Scale: 1:1,160 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

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 26, Sep 9, 2025

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
MuA	Mullica-Berryland complex, 0 to 2 percent slopes	A/D	1.7	43.3%
PsA	Pepperbox-Rosedale complex, 0 to 2 percent slopes	A	2.2	56.7%
Totals for Area of Interest			**3.9**	**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

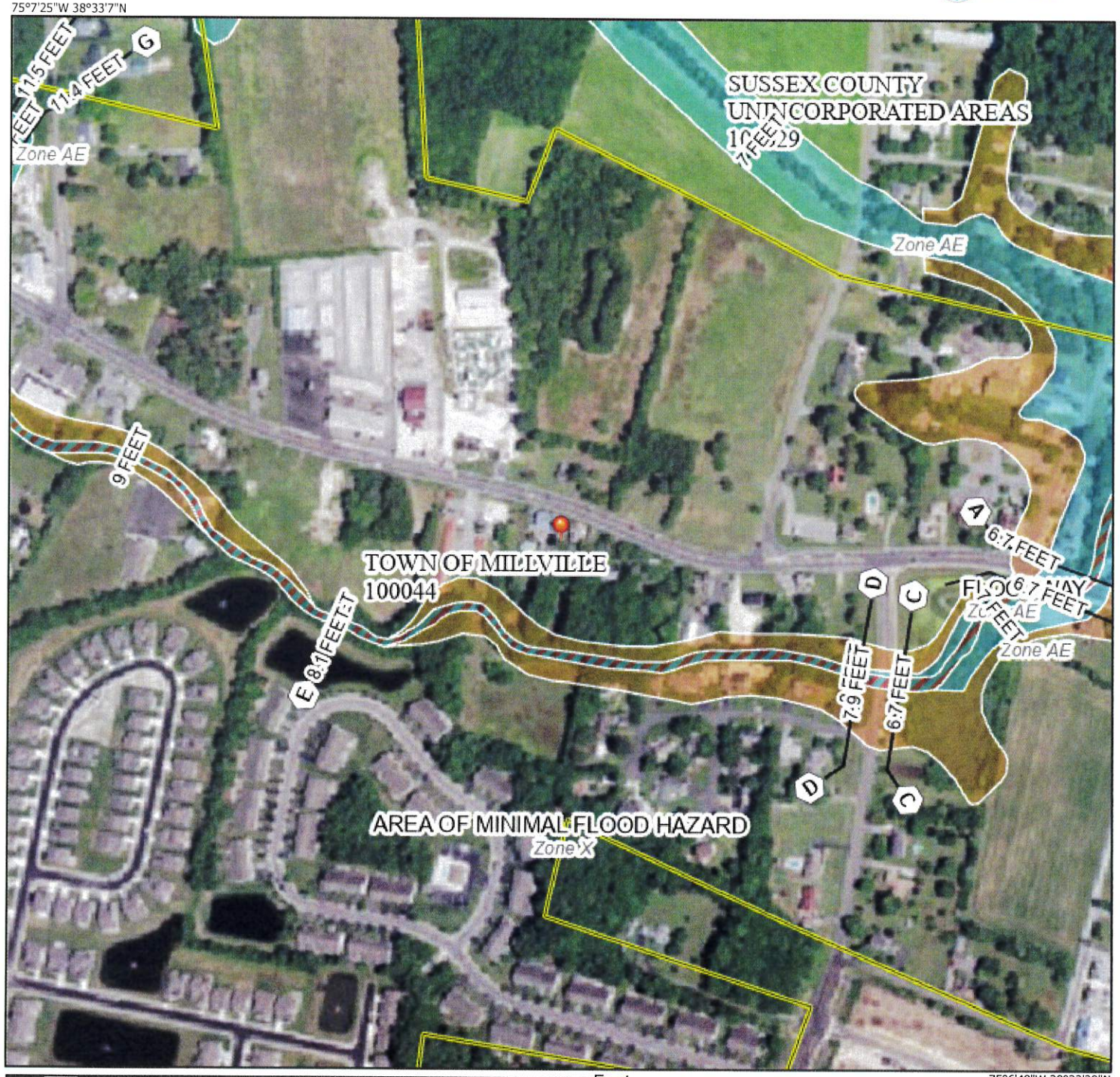
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

75°7'25"W 38°33'7"N



75°6'48"W 38°32'39"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/26/2026 at 12:17 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

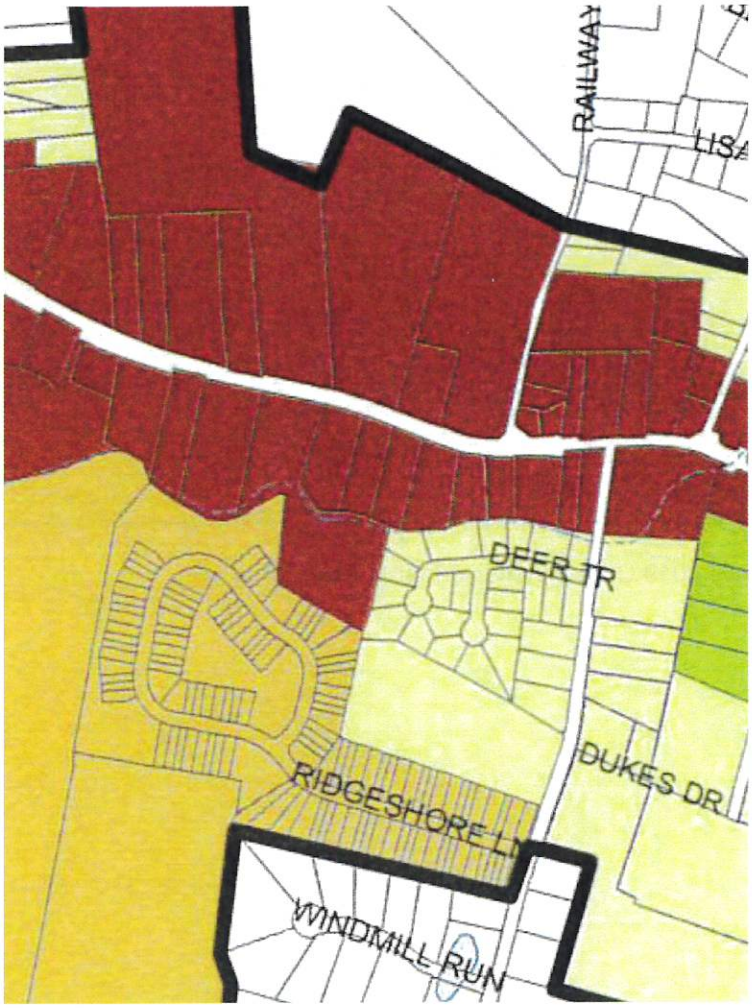
Municipal Development Strategy Plan Compliance

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

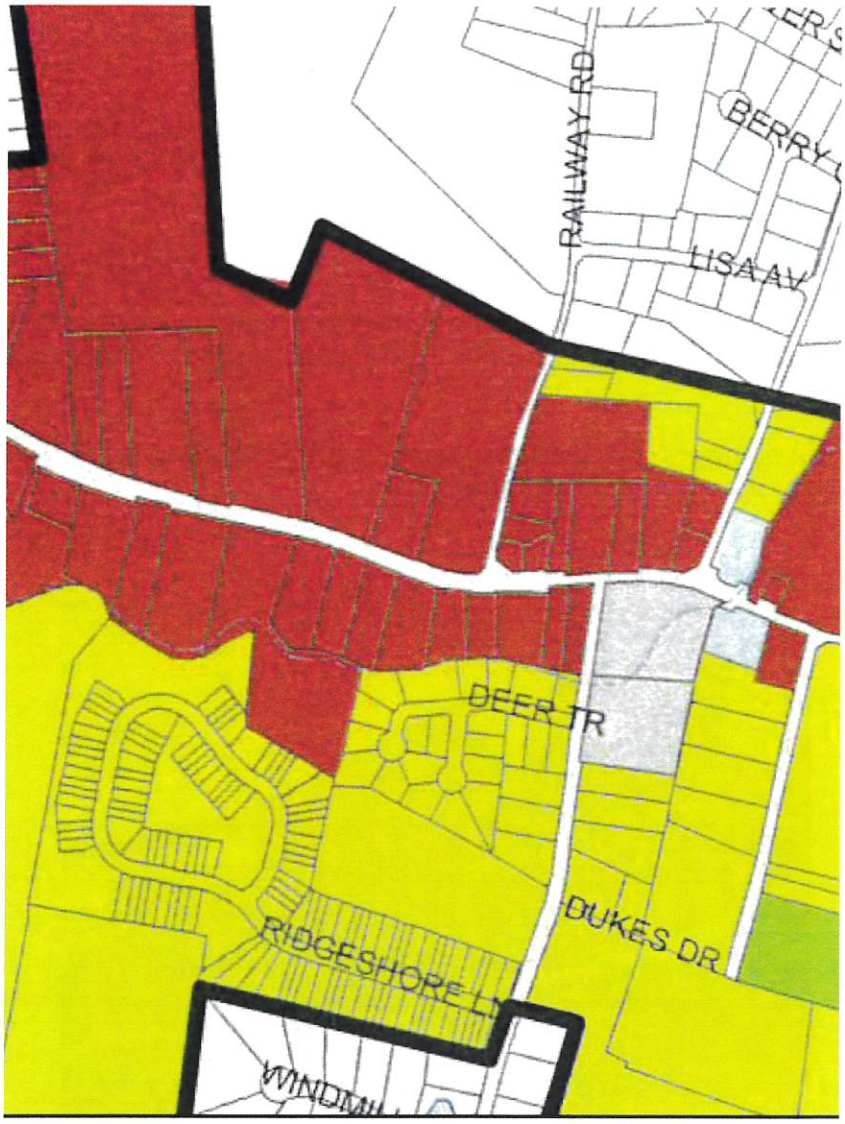
The project lies primarily in Level 1 of the State Strategies for Policies and Spending map.

The current site configuration has proposed parking at the sides and rear of the buildings which meets the Route 26 Design Standards. Landscaping will be installed to screen and soften the proposed parking areas.

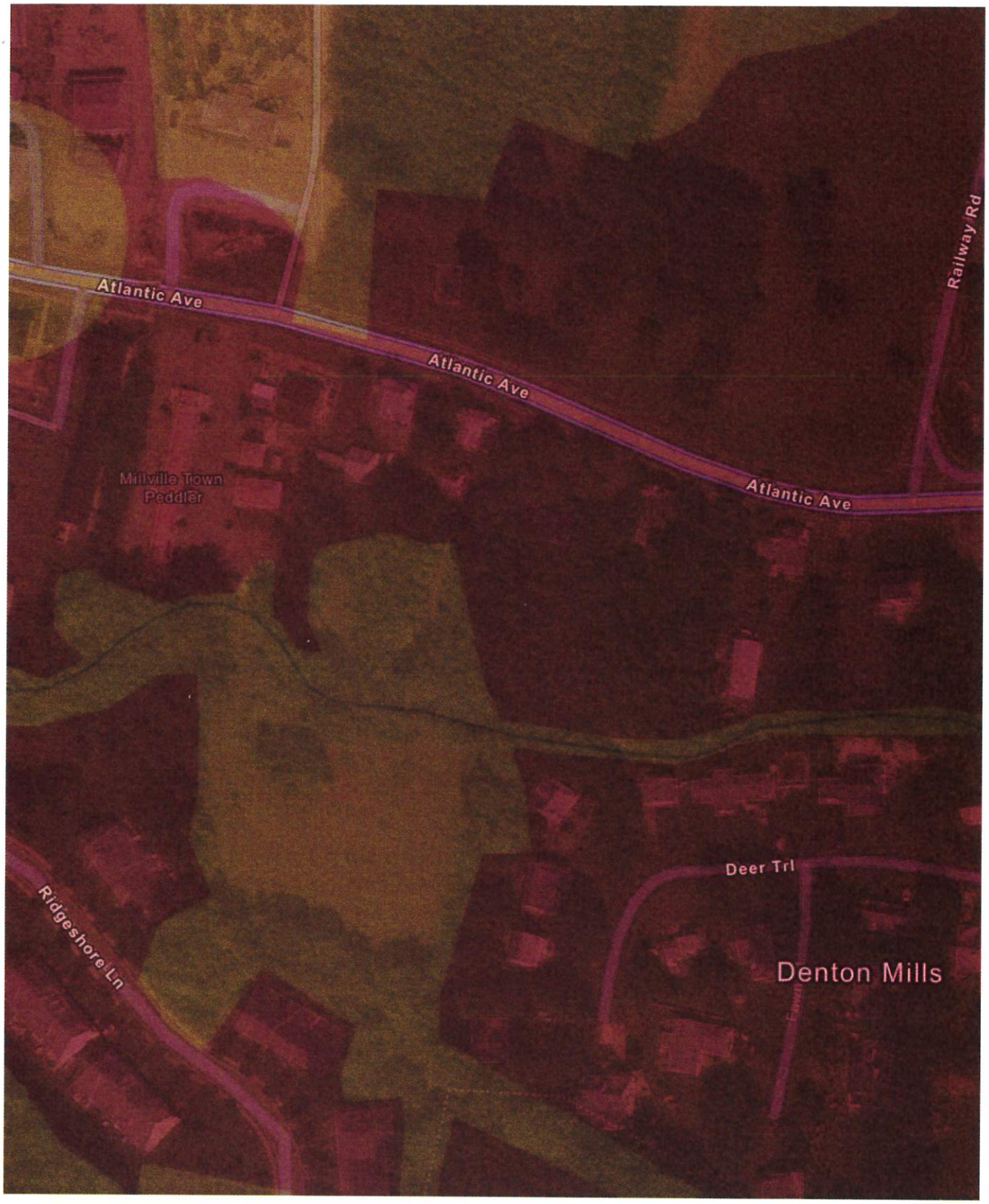
The proposed layout will meet Town standards for impervious surface area, building height, parking and loading requirements, and any other relevant standards.



Source: Town of Millville 2019 Comprehensive Plan, Zoning



Source: Town of Millville 2019 Comprehensive Plan, Future Land Use



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

Traffic Access Overview

The site is located on Atlantic Avenue (Delaware Route 26, a principal arterial) just west of Windmill Drive (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.

Per the concept plan, we intend to have a full-movement entrance on Atlantic Avenue. One of our first meetings for this project will be with DelDOT to discuss site access. A five-foot wide concrete sidewalk is proposed across the frontage of the property.

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 additional 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 new buildings.

Stormwater Management Overview

There is no installed stormwater management on the site at this time. Storm runoff appears to currently flow to the ditch at the rear of the site.

The proposed plan will capture storm runoff and direct it to a proposed retention pond at the rear of the site for treatment and release at or below pre-existing rates into the existing ditch.

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

Architectural Theme

The existing buildings on site will be removed or demolished.

As stated, the proposed buildings will be three stories in height. Each building will have office/ retail on the ground floor and apartments on floors two and three.

The front two buildings have a footprint of ±4050 sq.ft. and a total floor are of ±12,150 sq.ft. The large building at the rear of the site will have a footprint of ±11,040 sq.ft. and a total floor area of ±33,120 sq.ft. It is anticipated that all buildings will have fire suppression systems.

Plans for the proposed buildings have not yet been developed. The proposed buildings will comply with the Town's Route 26 Design Standards and height restrictions.