

Kenneth W. Redinger Environmental Services

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August 7, 2026 - Via Email

Parker & Associates, Inc.
528 Riverside Drive
Salisbury, Maryland 21801

Attn: Brock Parker, RLS, PE, Vice President

Re: Wetland Delineation Report - Proposed Shopping Center

Tax Map 134-12.00, Parcels 297.00, 2088.00, & 2089.00 (1.64 Acres Total +/-)

Atlantic Avenue (SR 26), Town of Ocean View, Sussex County, Delaware

Mr. Parker,

At your request I have evaluated the subject property for Waters of the United States, including wetlands that may be regulated by the Philadelphia District U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act, and for State Regulated Wetlands and Subaqueous Lands that may be regulated by the Delaware Department of Natural Resources and Environmental Control (DNREC) under Title 7 Chapters 66 and 72 of the Delaware Code. The intent of this report is to meet the information requirements per Section 116-13 of the Town of Ocean View Code.

In accordance with Section 116-11 of the Town of Ocean View Code, Routine Level on-site investigations were conducted by Kenneth W. Redinger (Professional Wetland Scientist #2126) on April 15 and April 26, 2025 in accordance with the 1987 Corps of Engineers Wetland Delineation Manual in conjunction with the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0 (November 2010) and associated federal and state regulatory guidance documents.

At the time of the investigation the 1.64-acre property consisted of approximately 1.44 acres of commercial development and 0.2 acres of forest.

Approximately 0.0007 acres (29.03 square feet) of forested nontidal wetlands were identified the southwestern corner of the property, as depicted on the attached Wetlands Exhibit by Parker & Associates, Inc. dated August 7, 2026. These wetlands extend westward off the property and are contiguous with forested and emergent wetlands adjacent White Creek, a tidal tributary of Indian River and Delaware Bay. The remaining 1.6393 acres were classified as uplands.

Wetlands within the property are regulated by the USACE under Section 404 of the Clean Water Act based on their continuous surface connection to the traditionally navigable waters of White Creek. No State Regulated Wetlands or Subaqueous Lands are present within the property. The National Wetlands Inventory and 2017 Delaware Wetlands Mapping (Figures 1 & 2, attached) identify no wetlands within the property.

Section 116-14 of the Town of Ocean View Code requires a 25-foot buffer be established landward from all wetlands and waters boundaries. For planning purposes, the buffer has been established landward of the wetland boundary delineated during this investigation. Approximately 0.0322 acres (1,401 square feet) of the property are within the 25-foot buffer.

Section 116-15 of the Town Code provides guidance on buffer width averaging requirements that apply where the proposed site development results in unavoidable wetland buffer impacts. All development sites that contain buffers shall comply with Buffer Maintenance and Management Standards found in Section 116-16 of the Town Code.

This letter concludes my evaluation of the subject property for wetlands. Please contact me with any questions you may have regarding this project.

Sincerely,



Kenneth W. Redinger
Professional Wetland Scientist #2126

Attachments: Figure 1 - National Wetlands Inventory
 Figure 2 - 2017 Delaware Wetlands Mapping
 Wetlands Exhibit (8.5" X 11" Format) - Parker & Associates, Inc., August 7, 2026

LANDS N/F
WONDERLAND SUB-DIVISION
PB17/42 PLAT DATED FEB 1977

WETLAND IMPACT SUMMARY

TAX MAP INFORMATION :
134-12.00-297.00 (LOTS 37-39)
134-12.00-2088.00 (LOT 40)
134-12.00-2089.00 (LOT 41)

TOTAL SITE AREA= 71,490 SF / 1.64 AC

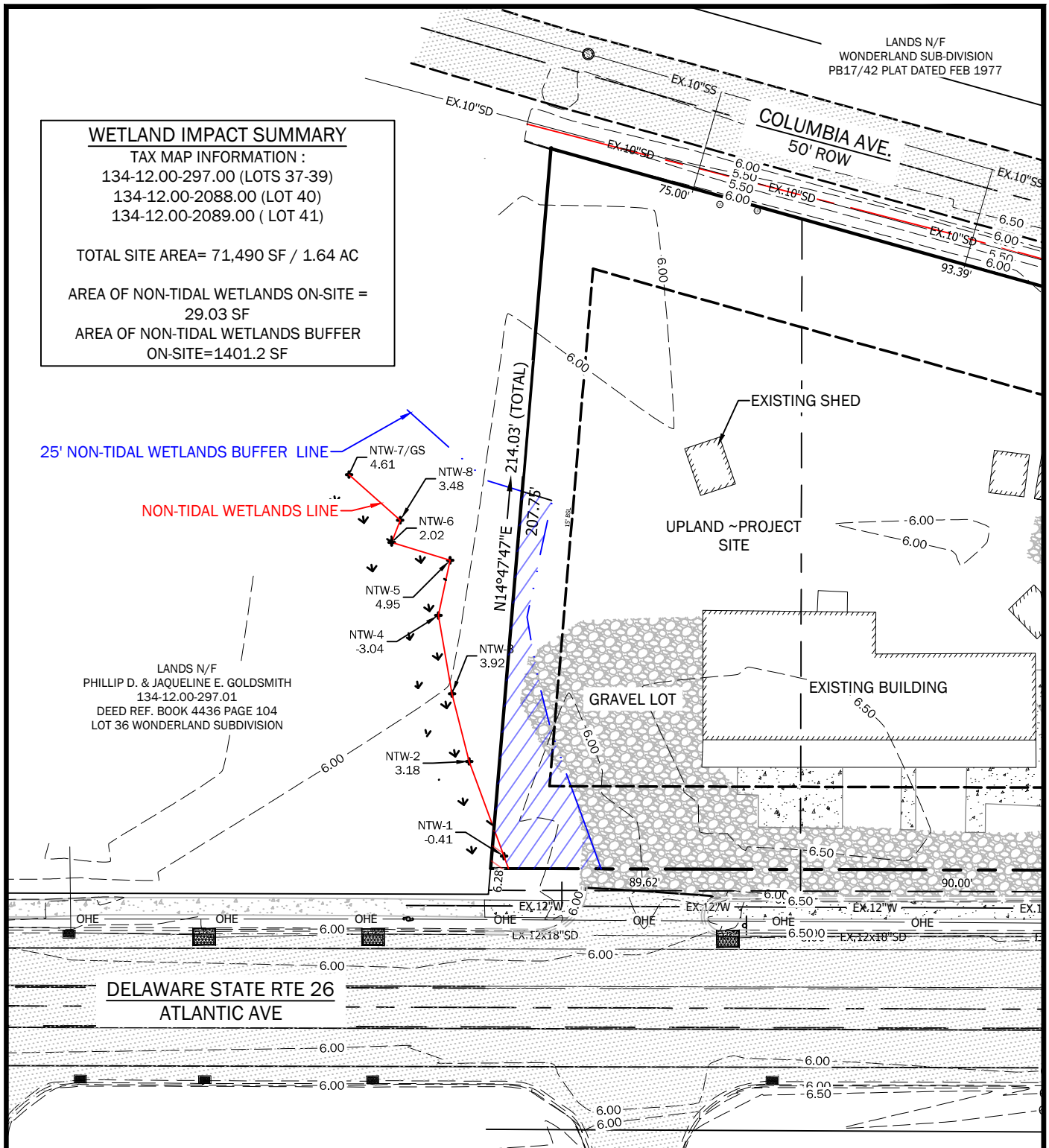
AREA OF NON-TIDAL WETLANDS ON-SITE =
29.03 SF

AREA OF NON-TIDAL WETLANDS BUFFER
ON-SITE=1401.2 SF

25' NON-TIDAL WETLANDS BUFFER LINE

NON-TIDAL WETLANDS LINE

LANDS N/F
PHILLIP D. & JAQUELINE E. GOLDSMITH
134-12.00-297.01
DEED REF. BOOK 4436 PAGE 104
LOT 36 WONDERLAND SUBDIVISION



WETLANDS EXHIBIT PROPOSED SHOPPING CENTER

FOR:
FRANCHISE MANAGEMENT SERVICES
SUSSEX COUNTY, DELAWARE

SURVEYING FORESTRY



CIVIL ENGINEERING INC. SITE PLANNING

1" = 40'

DATE 08/07/2026

TAX MAP 134

GRID 12.00

JOB NO. S2595

DRAWN BY TJS

PARCEL 297.00

Aug 07, 2026-1:15pm

Figure 1 - National Wetlands Inventory



8/7/2026, 1:38:53 PM

Wetlands

- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

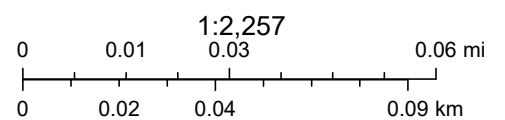
U.S. Fish & Wildlife Service, Microsoft, Vantor

Figure 2 - 2017 Delaware Wetlands Mapping



8/7/2026, 1:41:38 PM

-  2017 Wetlands (not regulatory)
-  2017 Low Marsh (not regulatory)
-  2017 High Marsh (not regulatory)
-  2017 High Water Mark (not regulatory)



Wetland mapping is supported with funding provided by the Environmental Protection Agency., Microsoft, Vantor