

Kenneth W. Redinger Environmental Services

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July 29, 2020 - Via Email

Pennoni Associates, Inc.
18072 Davidson Drive
Milton, Delaware 19968

Attn: Mark Davidson, Vice President, Office Director

Re: Wetland Evaluation - McKee Road Commercial Project (Approx. 39.9 Acres Total)
McKee Road, Dover, East Dover Hundred, Kent County, Delaware

Mr. Davidson,

At your request I have evaluated the subject parcels 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. Wetland and stream buffer requirements per Sections 187-77 and 78 of the Kent County Code are also here considered.

A routine level on-site investigation was conducted by Kenneth W. Redinger Environmental Services on July 25, 2020 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).

At the time of the on-site investigation the subject parcels consisted of approximately 18.6 acres of mature mixed hardwood forest, 20.2 acres of early succession mixed hardwood forest, 0.8 acres of old field succession, and 0.3 acres of maintained lawn. An unnamed tributary of Cahoon Branch, identified as a blue-line feature (perennial or intermittent stream) on the Dover U.S. Geological Survey Topographic Quadrangle, is located within the southwestern portion of the site. Cahoon Branch is a tributary of the Saint Jones River and Delaware Bay (Traditional Navigable Waters).

Approximately 26.3 acres of the subject parcels may be forested non-tidal wetlands based on observations made during the on-site investigation. These wetlands may be regulated by the USACE under Section 404 of the Clean Water Act based on their surface water connection to Traditional Navigable Waters via the unnamed tributary of Cahoon Branch. No State Regulated wetlands for the purposes of Title 7 Chapter 66 of the Delaware Code are present within the subject parcels.

The unnamed tributary of Cahoon Branch may be regulated by the USACE as Waters of the United States under Section 404 of the Clean Water Act and by DNREC as Subaqueous Lands under Title 7 Chapter 72 of the Delaware Code.

Sections 187-77 & 78 of the Kent County Code may require a 25-foot buffer from non-tidal wetlands and a 50 to 100-foot buffer from streams.

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A total of approximately 13.6 acres of the subject parcels may be uplands based on the absence of hydric soils. The total upland acreage is divided among 4 polygons, as generally depicted on the attached Sketch of Potential Uplands. Potential uplands located in the northern portion of the site are contiguous with McKee Road, allowing for access to these areas without wetland impacts. Uplands in the southeastern portion of the site may be accessed through Emerald Pointe development via Opal Place, if applicable, without impacting wetlands.

Additional on-site investigations are required to determine the actual extent and jurisdictional status of wetlands, Waters of the United States and Subaqueous Lands within the subject parcels. A cost estimate and project completion timeline for these services will be provided upon your request.

Final authority as to the extent and jurisdictional status of wetlands, Waters of the United States and Subaqueous Lands rests with the USACE and DNREC.

Please contact me with any questions you may have concerning this project.

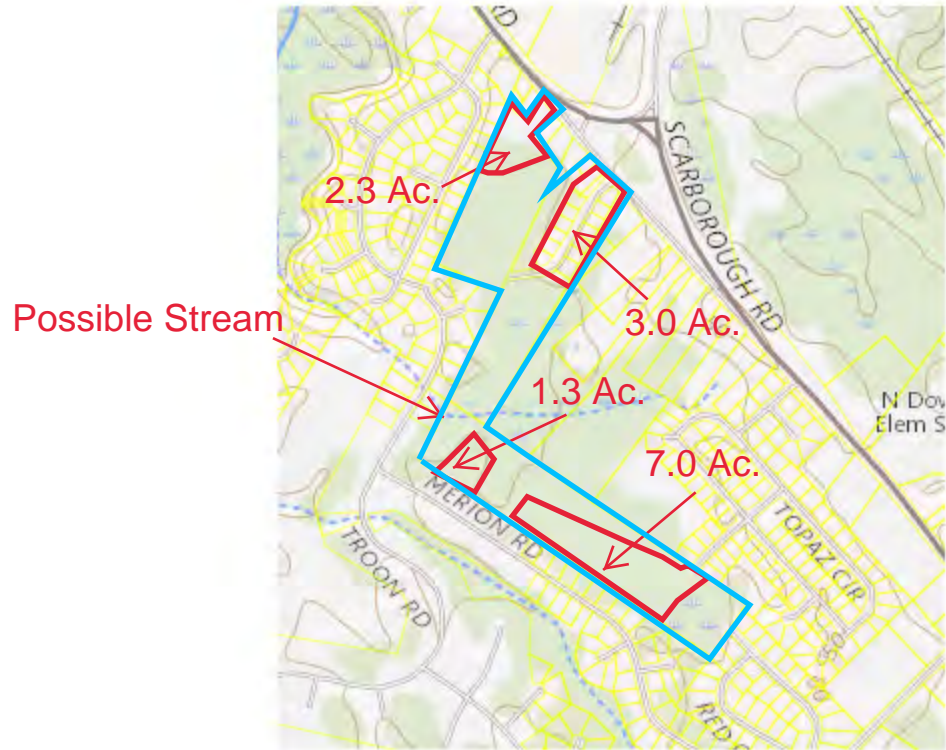
Sincerely,



Kenneth W. Redinger
Professional Wetland Scientist #2126

Attachment: Sketch of Potential Uplands

Sketch of Potential Uplands (Not to Scale)



On-Site Investigation July 25, 2020

Kenneth W. Redinger Environmental Services

See Attached Wetland Evaluation Letter of July 29, 2020 for Investigation Details