

## LETTER OF TRANSMITTAL

VIA: Hand Delivery

TO: Sussex County Planning & Zoning  
2 The Circle  
Georgetown, Delaware 19947

RE: Atlantic Fields – C/Z 2037  
Rezoning Package  
Rt. 24 & Mulberry Knoll Rd.  
Lewes, DE 19958

RECEIVED

ATTN: Jamie Whitehouse

DATE: July 2, 2025  
JOB NO: DEA230030.01

JUL 03 2025

SUSSEX COUNTY  
PLANNING & ZONING

WE ARE SENDING YOU ☐ Shop drawings ☐ Copy of letter ☒ Attached ☒ Prints ☐ Change order

| <u>COPIES</u> | <u>JOB#</u> | <u>DATE</u> | <u>REVISION</u> | <u>REVISION<br/>DATE</u> | <u>SHEET NO.</u> | <u>DESCRIPTION</u>                                                                                                         |
|---------------|-------------|-------------|-----------------|--------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------|
| 2             |             | 8/28/24     | 1               | 6/26/25                  | 1-10 of 10       | Rezoning Plan, prepared by Bohler                                                                                          |
| 2             |             |             |                 |                          |                  | Utility Will-Serve Letters<br>(DEC/TUI/Sewer/CHPK)                                                                         |
| 2             |             |             |                 |                          |                  | Architectural Renderings:<br>Building A & Fuel<br>Building B<br>Buildings C-H<br>Buildings J-M<br>Building O<br>Building P |
| 2             |             |             |                 |                          |                  | Offsite Improvements Report                                                                                                |

These Are Transmitted: ☐ For approval ☒ For your use ☐ As requested  
☐ For review and comment ☐ Approved as submitted ☐ Approved as noted  
☐ Returned for corrections

### REMARKS:

As a follow up to meeting with our office held May 29, 2025, please find the above-mentioned items for your review and use in scheduling the Atlantic Fields Rezoning Planning Commission hearing. If you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.



18958 Coastal Highway, Suite D  
Rehoboth Beach, DE 19971  
302-644-1155

**COPY TO:**

Ben Hoskins, Mulberry Knoll Associates (w/Enc.)  
Jim Fuqua, Jr., Fuqua, Willard, & Schab, P.A. (w/Enc.)  
David Kuklish, P.E., Bohler (w/Enc.)  
Jamie Andruzzi, EIT, Bohler (w/Enc.)  
**File**

---

**SIGNED:**

A handwritten signature in black ink, appearing to read "Jena Cooper".

Jena Cooper  
Senior Project Coordinator



18958 Coastal Highway, Suite D  
Rehoboth Beach, DE 19971  
302.644.1155

Via FedEx

Sussex County Planning and Zoning  
2 The Circle  
P.O. Box 589  
Georgetown, DE 19947

Attention: Jamie Whitehouse

RE: Offsite Improvements Report  
Atlantic Fields (FKA Joseph Farm)  
Tax Map: 334-12.00-46.00 & 47.00  
Rt. 24 & Mulberry Knoll Rd.  
Sussex County, DE  
BEVA # DEA230020.01

Offsite improvements for the proposed commercial development project are anticipated to be consistent with the offsite improvements outlined within the Final Traffic Impact Study, dated May 1, 2025.

Offsite improvements are anticipated to cost a total of \$10 million.

Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.

Sincerely,  
**Bohler Engineering VA, LLC**

David M. Kuklish, P.E.  
Associate

cc: Ben Hoskins, Mulberry Knoll Associates LLC  
Jim Fuqua, Fuqua, Willard & Schab P.A.  
Jamie R. Andruzzi, P.E., Bohler Engineering VA, LLC  
Steve Fortunato, P.E., Bohler Engineering VA, LLC  
File

DMK/JLC  
H:\2023\DEA230020.01\Admin\Letters\250702 - Offsite Improvements Report.doc



DELAWARE ELECTRIC CO-OP

*"We Keep the Lights On"*

P.O. Box 600  
14198 Sussex Highway  
Greenwood, Delaware 19950  
302-349-9090

[www.delaware.coop](http://www.delaware.coop)

June 27, 2025

Attn: Jena Cooper  
Bohler Engineering

Re: Tax Parcel 334-12.00-46.00/334-12.00-47.00  
Willing & Able Letter  
Lewes, DE

Dear Ms. Cooper:

Delaware Electric Cooperative has adequate facilities and capacity in the area to serve the property located at the intersection of SR 24 and Mulberry Knoll Road located in Lewes. With facilities out of our Angola Substation, we have the ability to serve Mulberry Meadows Commercial site to its entirety. As electric facilities are requested, they will be installed in accordance with our current Terms and Conditions.

If you should have any additional questions or comments, please feel free to contact me at 302-349-0723.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Shockley".

Ryan Shockley  
Manager of Engineering



May 2, 2025

BOHLER

Jena Cooper

18958 Coastal Hwy, Suite D

Rehoboth Beach, DE 19971

Re: Natural Gas Service / Rt. 24 & Plantations-Warrington Rd. / Lewes, DE / Tax Parcel  
ID's: 334-12.00-46.00 and 334-12.00-47.00

Ms. Cooper:

Chesapeake Utilities has existing natural gas infrastructure located along John J. Williams Highway in Lewes, DE adjacent to Tax Parcel ID's: Tax Parcel ID's: 334-12.00-46.00 and 334-12.00-47.00.

The location of Chesapeake Utilities gas main is well positioned to extend natural gas service to the development project.

As a regulated utility, prior to the execution of a final Natural Gas Service Agreement and service installation, Chesapeake Utilities is required to complete an engineering design, construction estimate and economic analysis to ascertain the ROI and economic feasibility of the service installation to the project.

Upon execution of the Natural Gas Service Agreement, Chesapeake Utilities will complete the internal approval process and move forward with scheduling of construction to extend gas service to the project.

Please feel free to reach me with any questions and I look forward to working with you.

Respectfully,

A handwritten signature in cursive script that reads "Kelley".

Kelley Gabbard

Chesapeake Utilities

Natural Gas Sales

500 Energy Lane

Dover, DE 19901



A Middlesex Water Company Affiliate

June 30, 2025

Bohler Engineering  
Attn: Jena Cooper  
18958 Coastal Hwy, Suite D  
Rehoboth Beach, DE 19971

**RE: Willing & Able Letter – (Tax Parcel Numbers: 334-12.00-46.00 & 334-12.00-47.00)**

Dear Ms. Cooper,

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcels identified as Tax Map Parcel Numbers 334-12.00-46.00 and 334-12.00-47.00. These parcels are located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

Please feel free to contact me at 302-747-1304 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

A handwritten signature in cursive script that reads "Kelly R. Bailey".

Kelly Bailey  
Manager of Contract Administration

**ENGINEERING DEPARTMENT**

JOHN J. ASHMAN  
SR. MANAGER OF UTILITY PLANNING  
& DESIGN REVIEW

(302) 855-7370 T  
(302) 854-5391 F  
jashman@sussexcountype.gov



**Sussex County**

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

**SEWER SERVICE CONCEPT EVALUATION (SSCE)**  
**UTILITY PLANNING & DESIGN REVIEW**

Applicant: **Bohler Attn: Jamie Andruzzi P.E. & Steve Fortunato P.E.**

Date: 6/13/2025

Reviewed by: Alex Kansak

Agreement #: **1234**

Project Name: **Atlantic Fields (FKA Joseph Farm)**

Tax Map & Parcel(s): **334-12.00-46.00 & 47.00**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **275**

Pump Station(s) Impacted: **PS 400**

Facility treating and disposing of the wastewater: Inland Bays Regional Wastewater Facility

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **Provide a connection for Collins Ave.**

Connection Point(s): **8" forcemain in Mulberry Knoll Road**

Use of Existing Infrastructure Agreement required? Yes ☒ or No ☐

Annexation Required? Yes ☒ or No ☐

Easements Required? Yes ☒ or No ☐

Fee for annexation (based on acreage): **\$1,500 (10.00 - 150.00 Acres)**

Current Zoning: **AR-1** Zoning Proposed: **TBD**



Acreage: **73.5**

**Additional Information: The proposed project is located within a Tier 2 area and is contiguous to the Sussex County Unified Sanitary Sewer District. Sussex County is willing and able to serve these parcels. Annexation and connection to the sewer system is required. The proposed development will require a developer installed collection and transmission system in accordance with Sussex County standards and procedures. Project will require a pump station and forcemain to connect to the proposed connection point. One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.**

**\* No capacity is guaranteed until System Connection Fees are paid**

**All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.**

**Sussex County will be assessing bonding and inspection on projects on a unit cost approach per phase.**

**Recordation of Phasing Plans will now be required, each phase must be recorded prior to issuance of the Notice to Proceed. Any revisions to the phase will require the plan be re-recorded.**

**Once Construction Drawings are completed with all of the above information satisfied, please submit to:**

Sussex County Utility Planning & Design Review  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jordan Dickerson  
Christine Fletcher

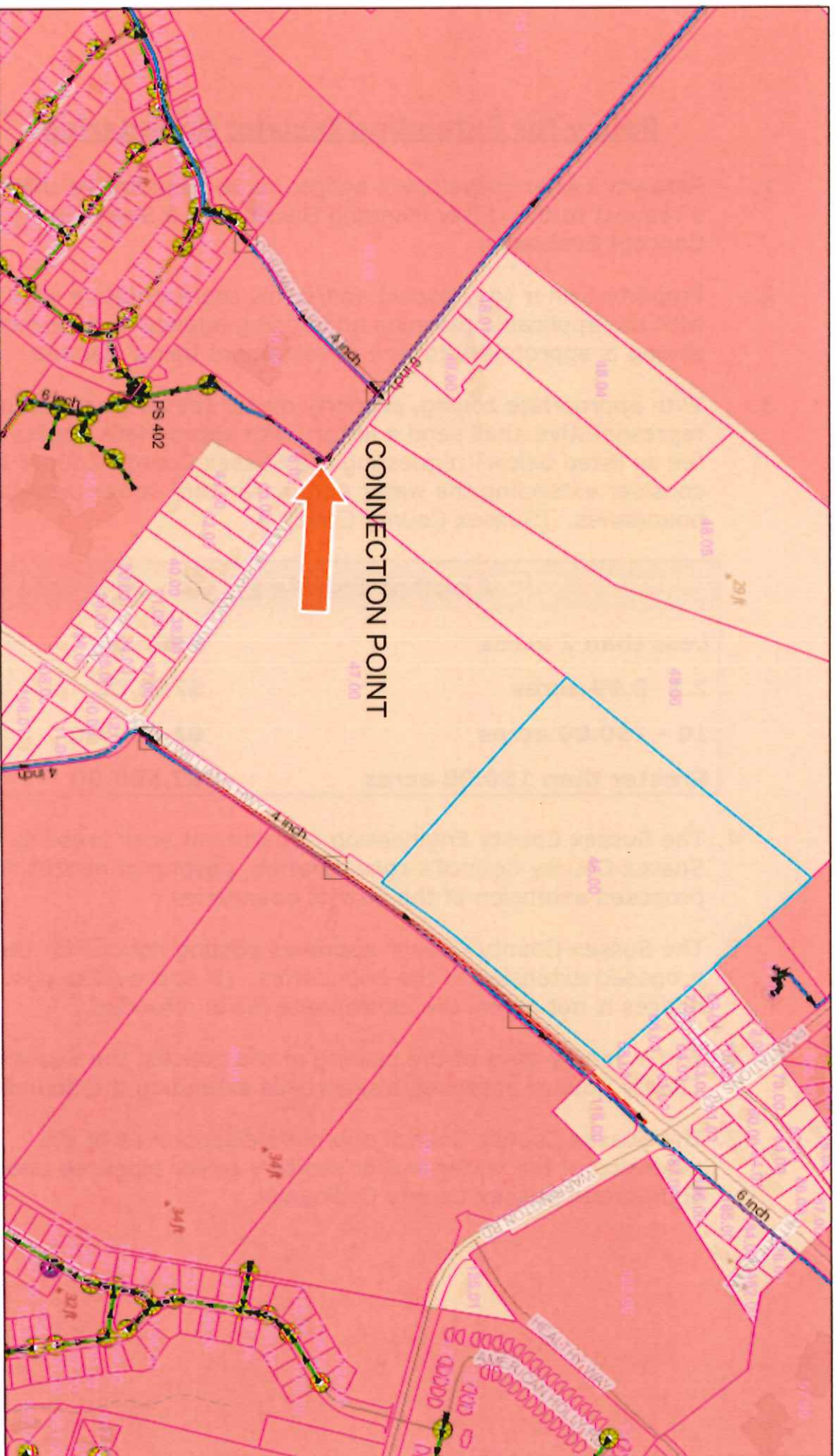
## **Policy for Extending District Boundaries**

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

| <b>Application Fees</b>          |                   |
|----------------------------------|-------------------|
| <b>Less than 2 acres</b>         | <b>\$500.00</b>   |
| <b>2.1 -9.99 acres</b>           | <b>\$750.00</b>   |
| <b>10 - 150.00 acres</b>         | <b>\$1,500.00</b> |
| <b>Greater than 150.00 acres</b> | <b>\$2,500.00</b> |

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.

# Sussex County, DE Web Map



12/27/2022, 11:41:13 AM

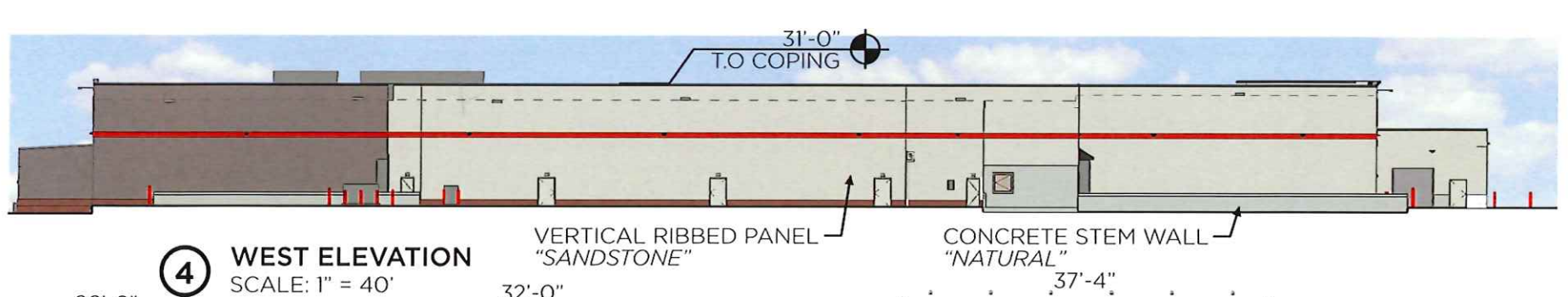
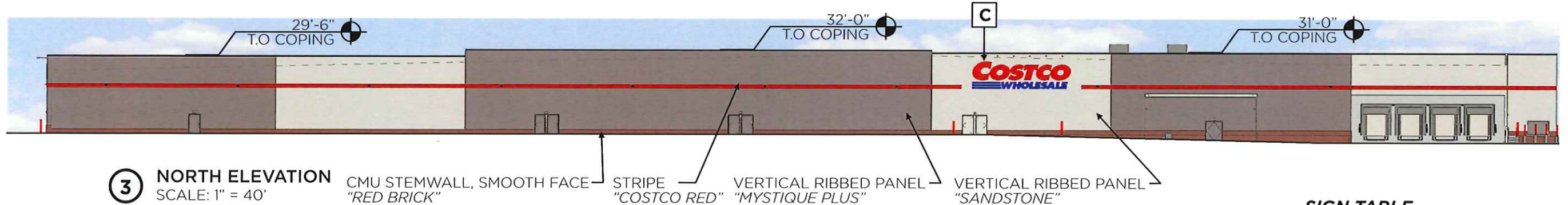
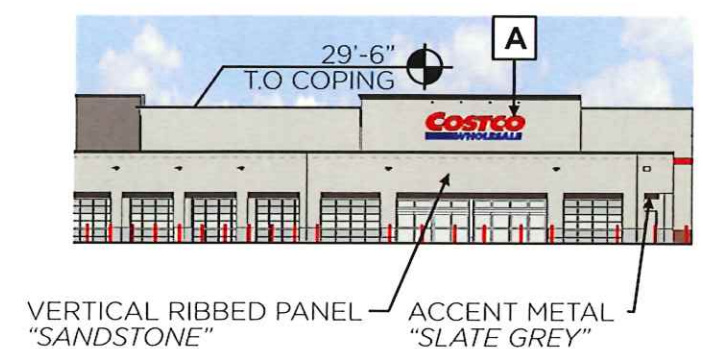
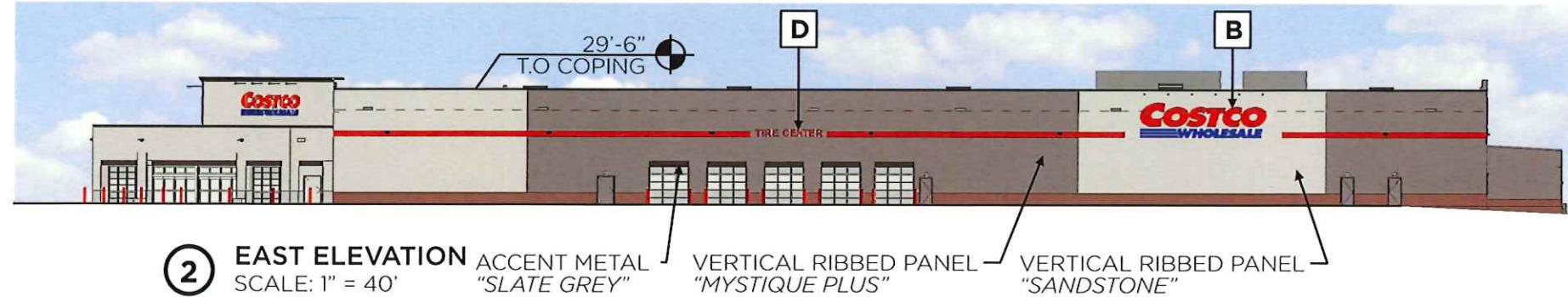
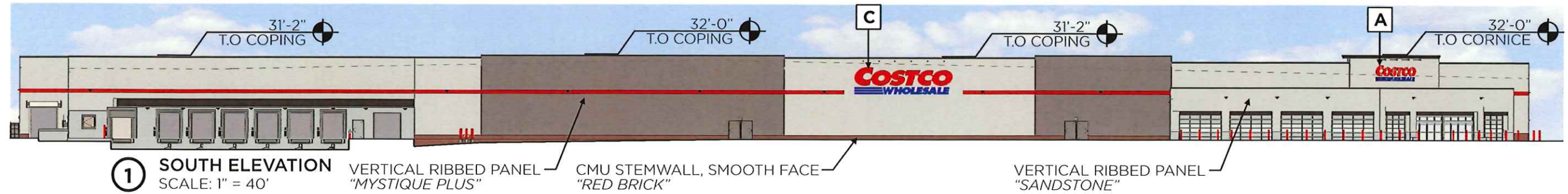
- Parcel
- Electric Cabinet Boundary
- Electric Distribution Line
- Electric Distribution Subline
- Electric
- Fiber
- High Voltage Meter
- Electric Distribution Device
- Circuit Breaker
- Switch
- Generation
- Transformer
- Electric Distribution Junction
- Structure Junction
- Light



Sussex County Government, Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METNUSA, USGS, EPA, NPS, US Census Bureau, USDA | Sussex County Government | Sussex County Mapping and NPS, US Census Bureau, USDA

Web AppBuilder for ArcGIS

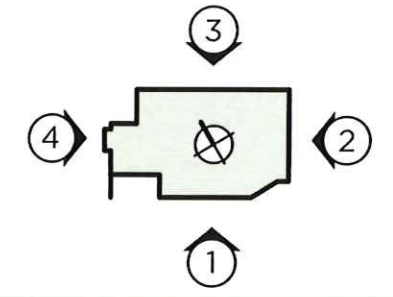
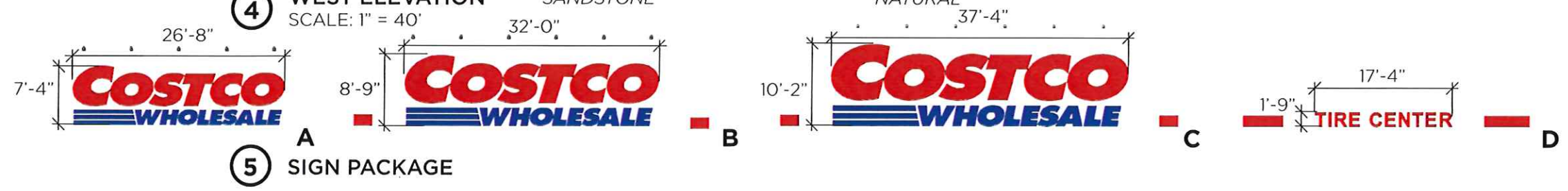
Esri Community Maps Contributors, County of Sussex, DE, Delaware FirstMap, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METNUSA, USGS, EPA, NPS, US Census Bureau, USDA | Sussex County Government | Sussex County Mapping and



**SIGN TABLE**

| IDENTITY | QUANTITY | SIGN             | SIZE           | AREA (EACH) | TOTAL SF |
|----------|----------|------------------|----------------|-------------|----------|
| A        | 1        | COSTCO WHOLESALE | 4'-0" C        | 112 SF      | 112 SF   |
| B        | 1        | COSTCO WHOLESALE | 6'-0" C        | 251 SF      | 251 SF   |
| C        | 2        | COSTCO WHOLESALE | 7'-0" C        | 342 SF      | 684 SF   |
| D        | 1        | TIRE CENTER      | 17'-4" X 1'-9" | 31 SF       | 31 SF    |

TOTAL SIGN AREA: 1078 SF

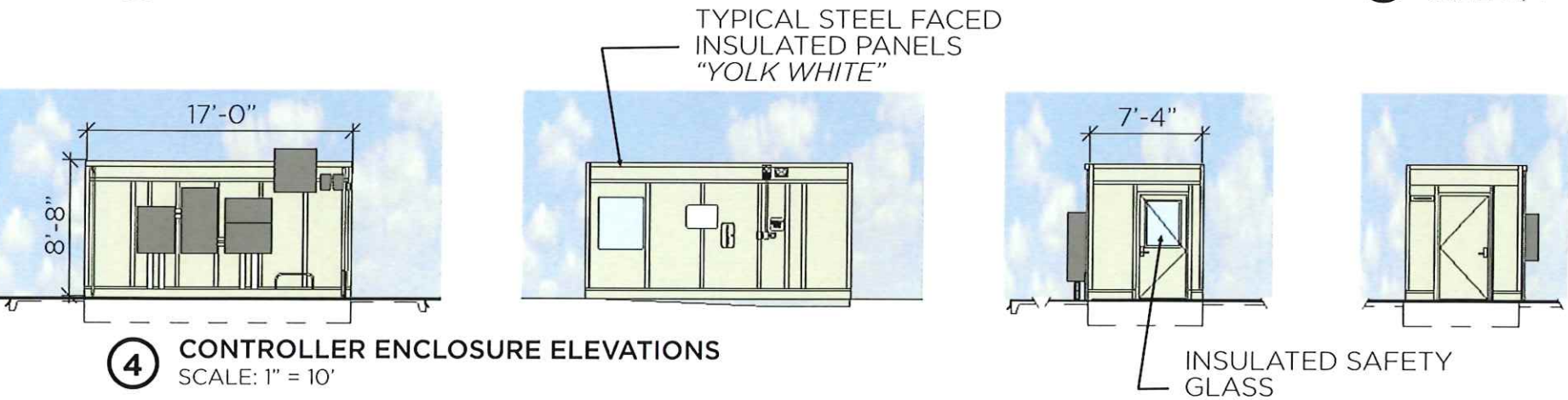




1 NORTH/ SOUTH ELEVATION  
SCALE: 1" = 10'



2 EAST/ WEST ELEVATION  
SCALE: 1" = 10'

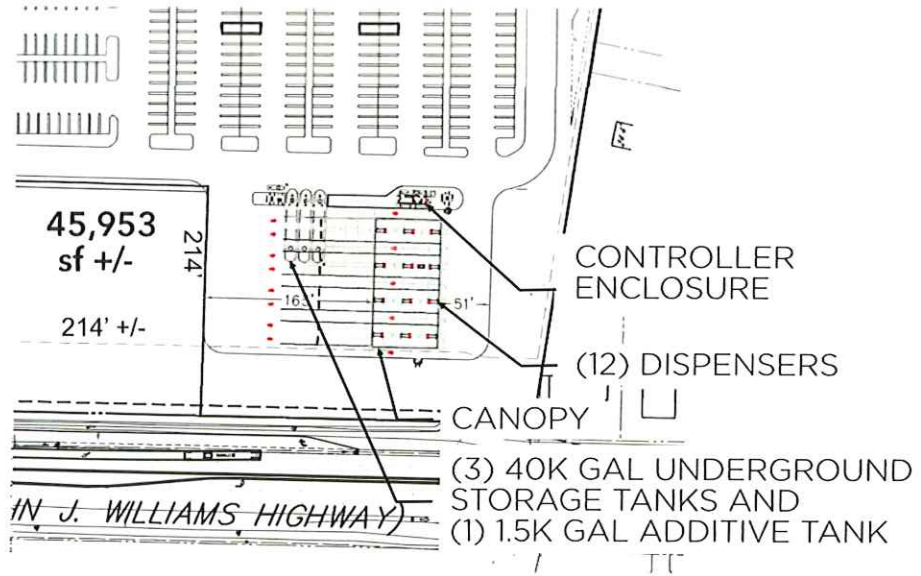


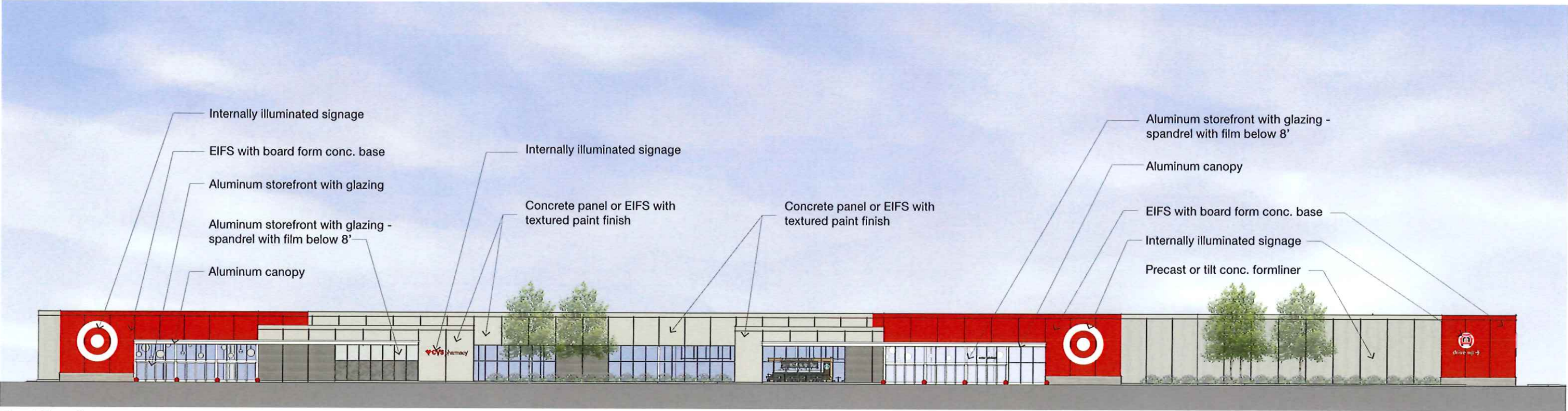
4 CONTROLLER ENCLOSURE ELEVATIONS  
SCALE: 1" = 10'

| SIGN TABLE       |                  |             |             |          |
|------------------|------------------|-------------|-------------|----------|
| QUANTITY         | SIGN             | SIZE        | AREA (EACH) | TOTAL SF |
| 4                | COSTCO WHOLESALE | 2'-5 1/4" C | 21 SF       | 84 SF    |
| TOTAL SIGN AREA: |                  |             |             | 84 SF    |

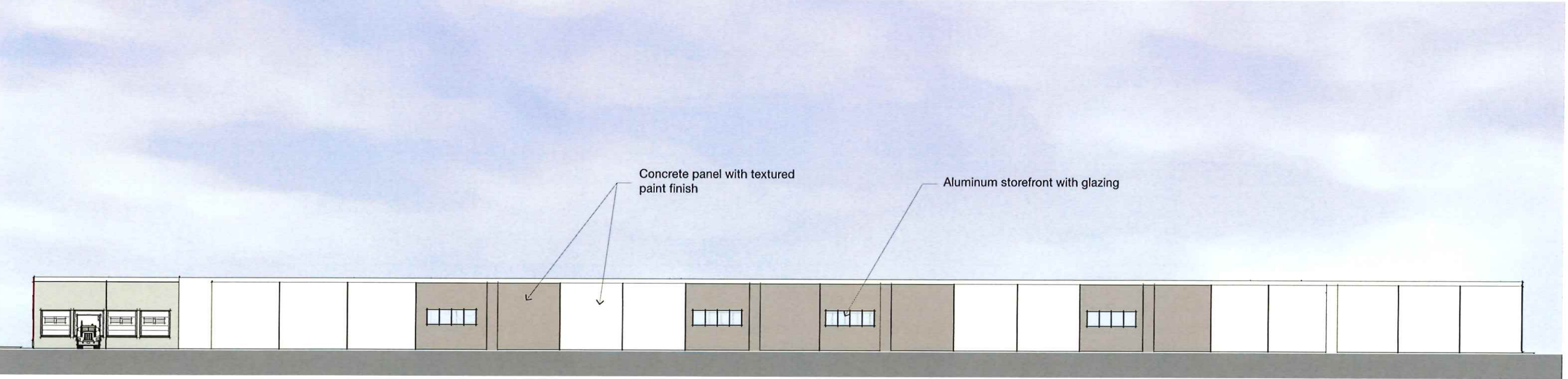


3 CANOPY SIGNS  
SCALE: 1/4" = 1'-0"



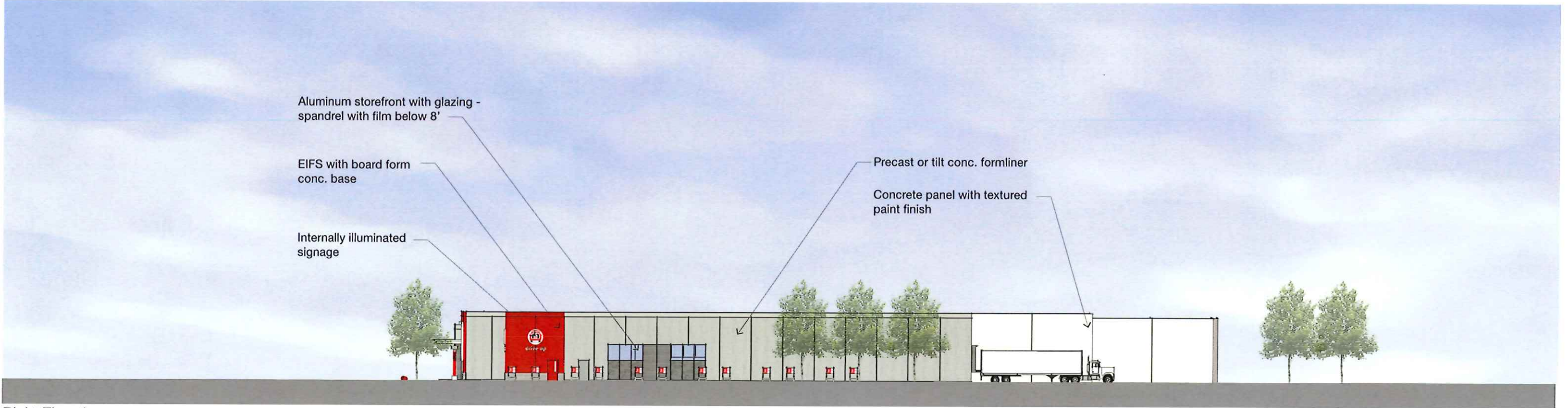


Front Elevation

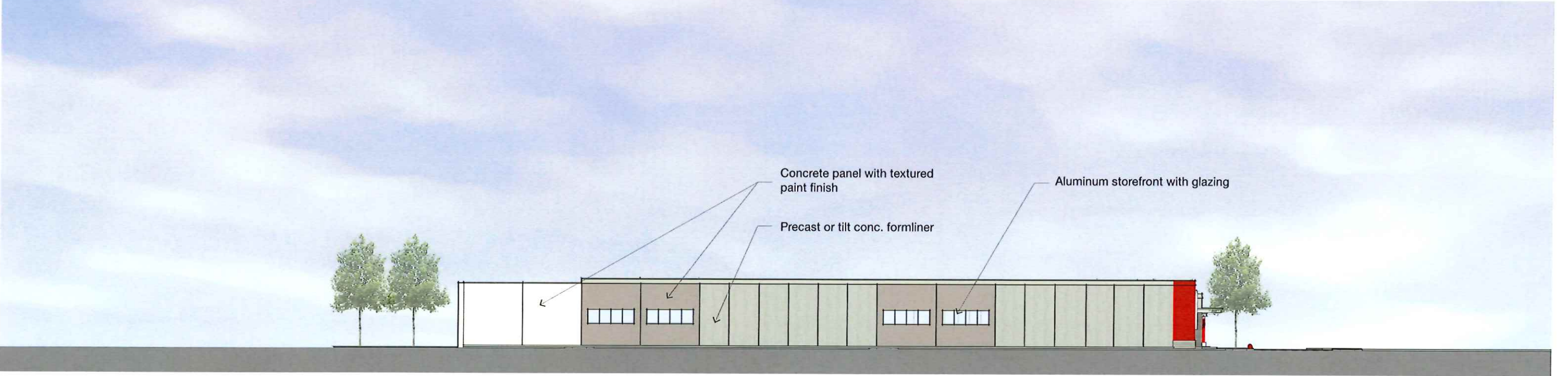


Rear Elevation

|           |                                                                                     |                   |                                                                                      |                                           |                                                                                       |                      |
|-----------|-------------------------------------------------------------------------------------|-------------------|--------------------------------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------------------|----------------------|
| Materials |  | C-1 Target Red    |  | C-218 Dovetail                            |  | Nichiha "Black Wood" |
|           |  | C-216 Eider White |  | Precast or Tilt wall panel with formliner |                                                                                       |                      |



Right Elevation



Left Elevation

Materials



C-1 Target Red



C-218 Dovetail



Nichiha "Black Wood"



C-216 Eider White



Precast or Tilt wall panel with formliner







Target Store Design  
Rehoboth Beach, Delaware  
Preliminary Elevations





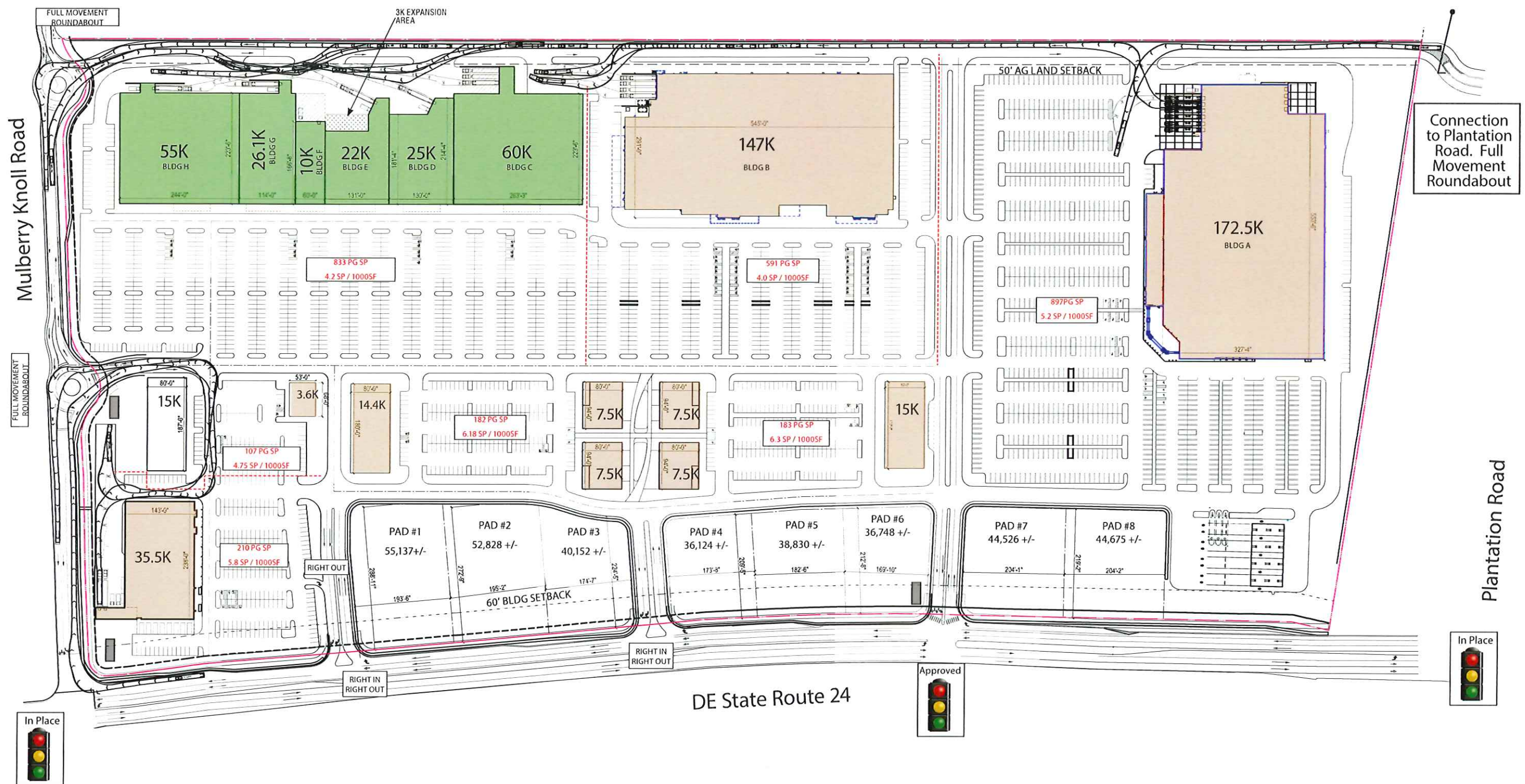
## ATLANTIC FIELDS RT. 24 AND MULBERRY KNOLL RD

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Sussex County, DE  
June 18, 2025  
22050



**mv+a**

























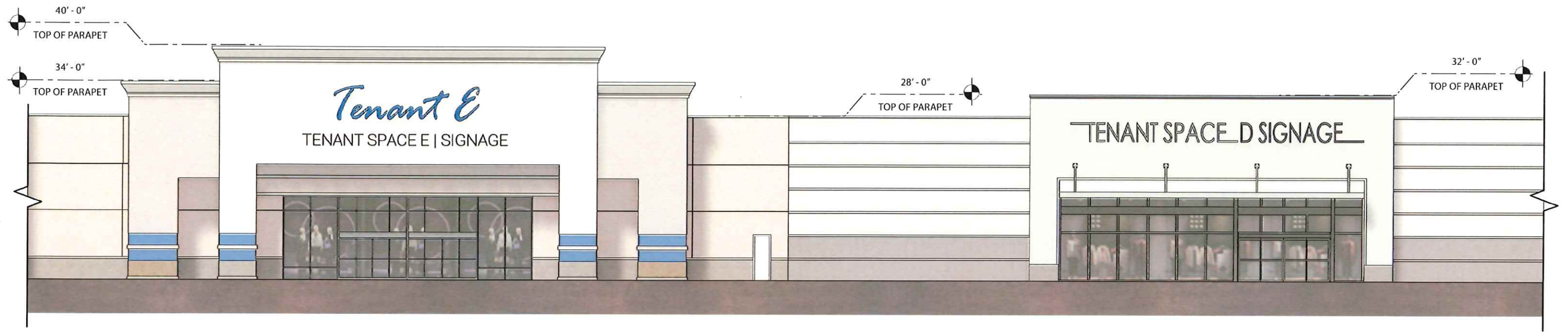


Tenant Space H - Front Facade



Tenant Space G - Front Facades

Tenant Space F - Front Facades



Tenant Space E - Front Facade

Tenant Space D - Front Facade



Tenant Space C - Front Facade



## PERMIT NUMBER

## A001



mv+a

OWNER  
KENSINGTON  
7300 Commerce Dr. Suite 100  
Oak Grove, IL 60452  
Tel: 815.434.8506

ARCHITECT  
MVA+J MurphyVollme Associates, CDT  
1200 G Street NW, Suite 250  
Washington, DC  
Tel: 202.683.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

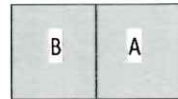
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

AERIAL RENDERING

PROJECT NUMBER  
00000.00

| REV | ISSUE | DATE |
|-----|-------|------|
|     |       |      |

KEY PLAN



DRAWING STAMP



NOT FOR  
CONSTRUCTION

SHEET NUMBER

A048

OWNER  
KENSINGTON  
7000 Commercial Dr. Suite 110  
Oak Brook, IL 60452  
Tel: 630.431.6500

ARCHITECT  
MV+TA | Murphy Voelke Associates, ONTD  
1200 G Street NW, Suite 250  
Washington, DC  
Tel: 202.692.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

AERIAL VIEWS

PROJECT NUMBER  
00000000

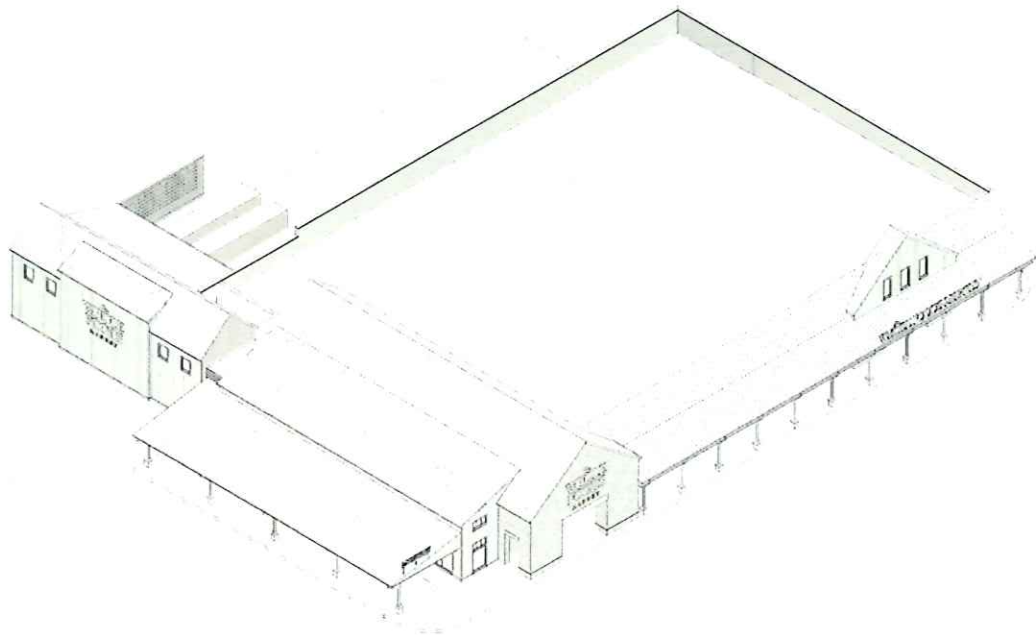
| REV | ISSUE | DATE |
|-----|-------|------|
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KEY PLAN

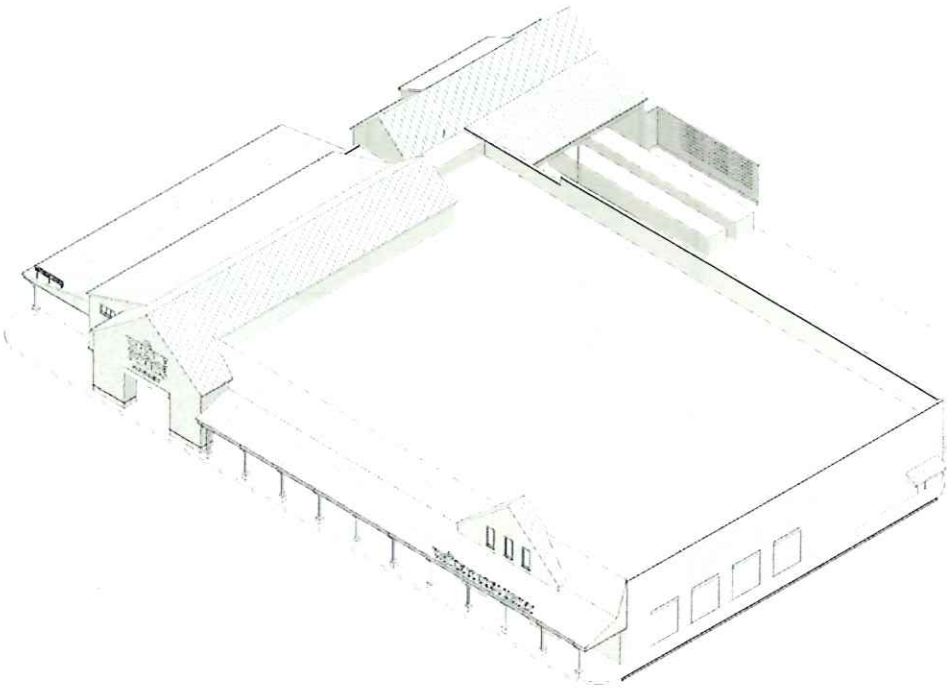
DRAWING STAMP

NOT FOR  
CONSTRUCTION

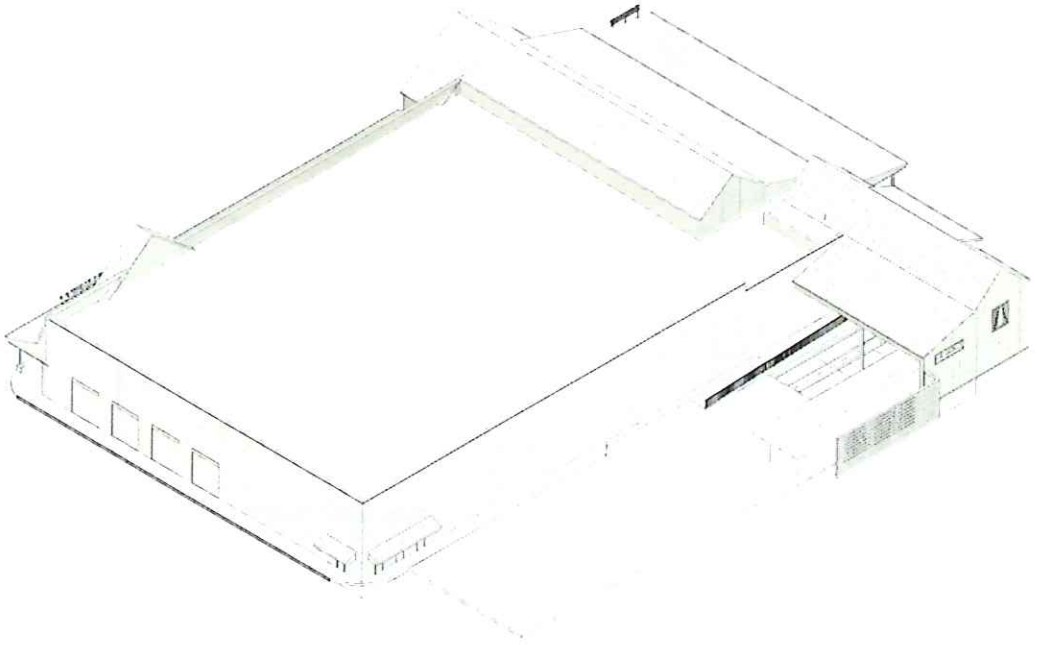
SHEET NUMBER  
A049



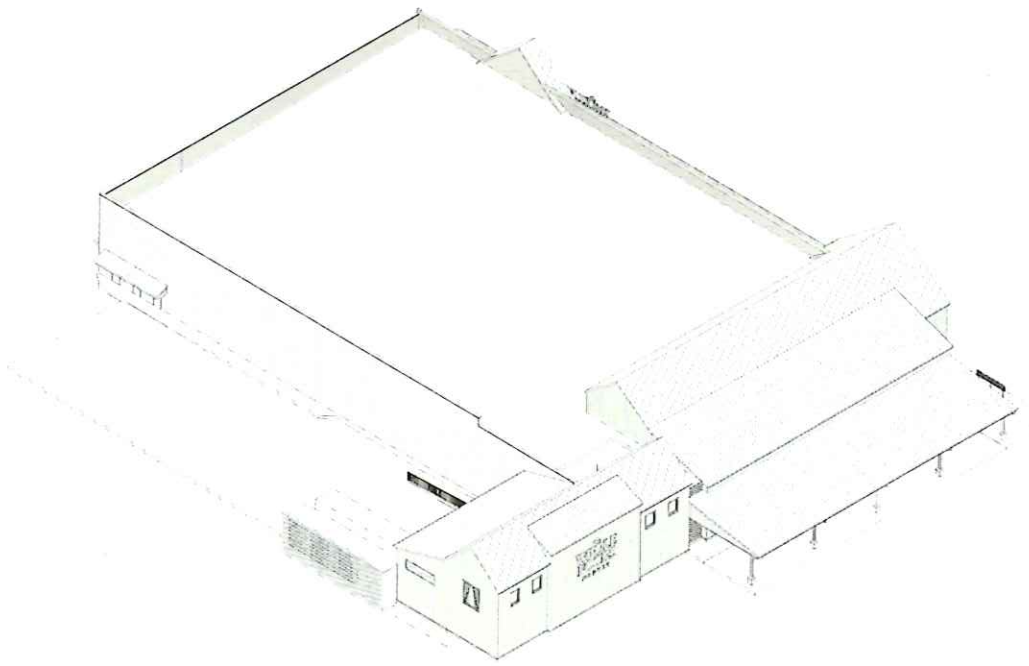
B1 VIEW 1  
A049 SCALE



B4 VIEW 2  
A049 SCALE



D1 VIEW 3  
A049 SCALE



D4 VIEW 4  
A049 SCALE

OWNER  
KENSINGTON  
7800 Commerce Dr., Suite 180  
Oak Brook, IL 60521  
Tel: 630.43.8556

ARCHITECT  
MV+A | Moshinsky Veldete Associates, CHD  
1500 G Street NW, Suite 220  
Washington, DC  
Tel: 202.682.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

MSP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD, SUSSEX  
COUNTY, DE

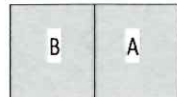
ARCHITECTURAL SITE PLAN

PROJECT NUMBER

00000.00

REV. ISSUE DATE

KEY PLAN



DRAWING STAMP

NOT FOR  
CONSTRUCTION

SHEET NUMBER

A050

SITE PLAN LEGEND

- BUILDING ENTRANCE
- E ELECTRICAL ROOM
- G GAS METERS
- L LOADING
- F FIRE + WATER METER RM
- T TRANSFORMERS
- T/D TELECOM /DATA
- GE GENERATOR
- FDC FIRE DEPARTMENT CONNECTION
- GI GREASE INTERCEPTOR
- CC CART CORALS (LOCATION TO BE DETERMINED BY TENANT)
- ACCESSIBLE ROUTE TO ENTRANCE

\*REVIEW "050-PARKING CALCULATION\_Working" SCHEDULE FOR INSTRUCTIONS  
ADDITIONAL PARKING SCHEDULES ARE IN PROJECT BROWSER, REVIEW WITH PM AND ADD AS NEEDED

| PARKING SPACE TABULATION |          |         |     |         |              |        |
|--------------------------|----------|---------|-----|---------|--------------|--------|
| PARKING CATEGORY         | STANDARD | COMPACT | ADA | ADA VAN | EV BREAKDOWN |        |
|                          |          |         |     |         | TOTAL        | FUTURE |

\*REVIEW "050-PARKING CALCULATION\_Working" SCHEDULE FOR INSTRUCTIONS\*

| BICYCLE PARKING TABULATION |            |
|----------------------------|------------|
| PARKING CATEGORY           | Q.JANITYTY |



E1 SITE PLAN 1"=20'

1050 SCALE 1"=20'-0"

FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO THE FACE OF BRICK OR PRECAST AND TO THE FACE OF EXTERIOR SHEATHING FOR ALL OTHER WALL TYPES.
2. SEE A702 FOR EXTERIOR WALL TYPE INFORMATION.

OWNER  
KENSINGTON  
7000 Commerce Dr. Suite 100  
Oak Brook, IL 60521  
Tel: 630.431.8300

ARCHITECT  
MVA+J Murphy Voelke Associates, O'F'D  
1320 G Street NW, Suite 250  
Washington, DC  
Tel: 202.547.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

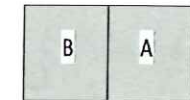
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

3/32" FLOOR PLAN - MAIN  
STORE LEVEL 1

PROJECT NUMBER  
00000 00

REV. ISSUE DATE

KEY PLAN

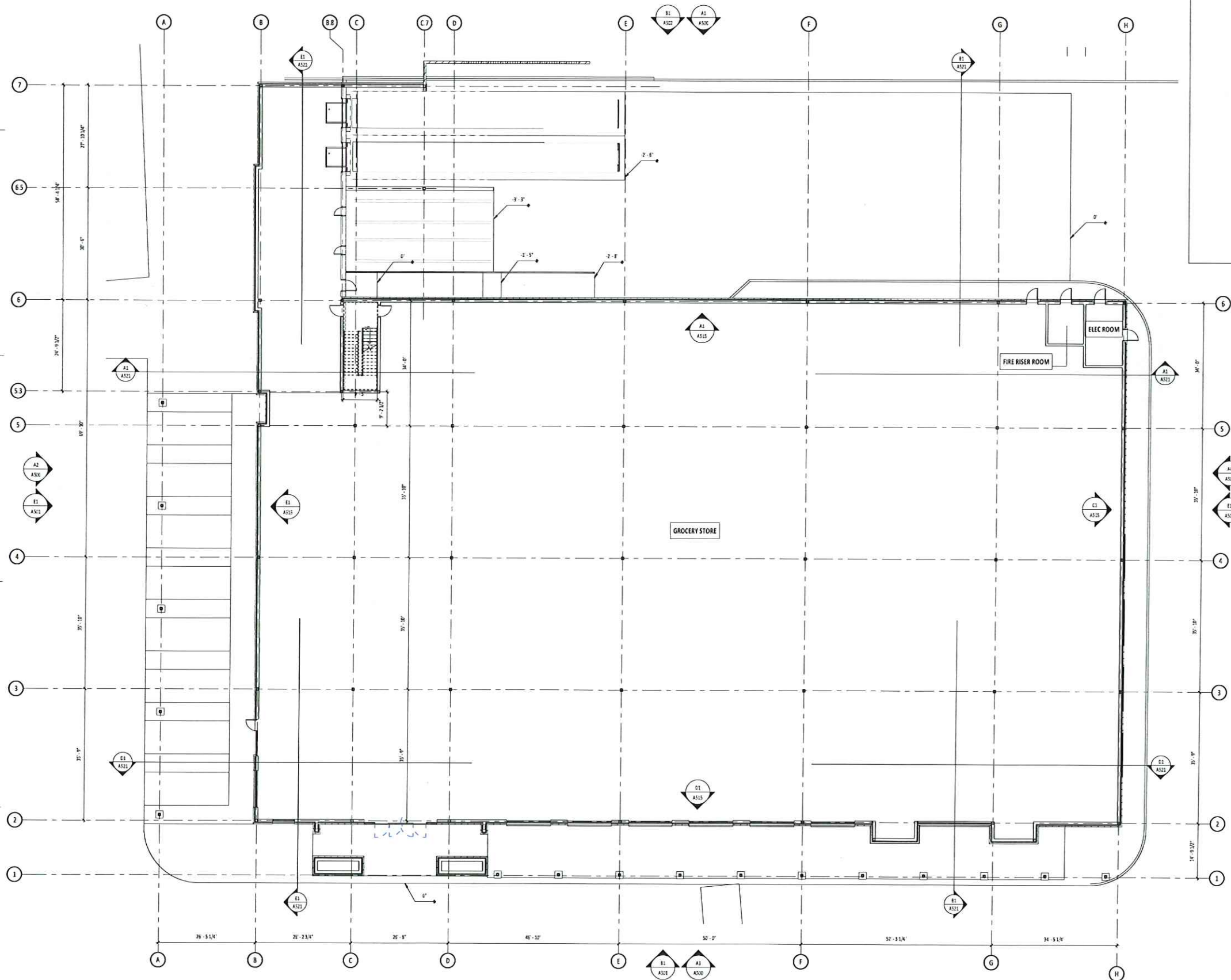


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NOT FOR  
CONSTRUCTION

SHEET NUMBER

A201



1 3/32" FLOOR PLAN - LEVEL 1

A201 SCALE 3/32" = 1'-0"

## FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO THE FACE OF BRICK OR PRECAST AND TO THE FACE OF EXTERIOR SHEATHING FOR ALL OTHER WALL TYPES.
2. SEE A702 FOR EXTERIOR WALL TYPE INFORMATION.

OWNER  
KINGSTON  
7300 Commerce Dr., Suite 130  
Oak Brook, IL 60521  
Tel: 630.431.6530

ARCHITECT  
Mv+a | Murphy Vandeke Associates, G770  
1350 G Street NW, Suite 250  
Washington, DC  
Tel: 202.882.3822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

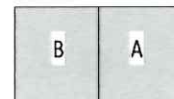
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

3/32" FLOOR PLAN -  
MEZZANINE

PROJECT NUMBER  
00000.00

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|-----|------|-------------|

KEY PLAN

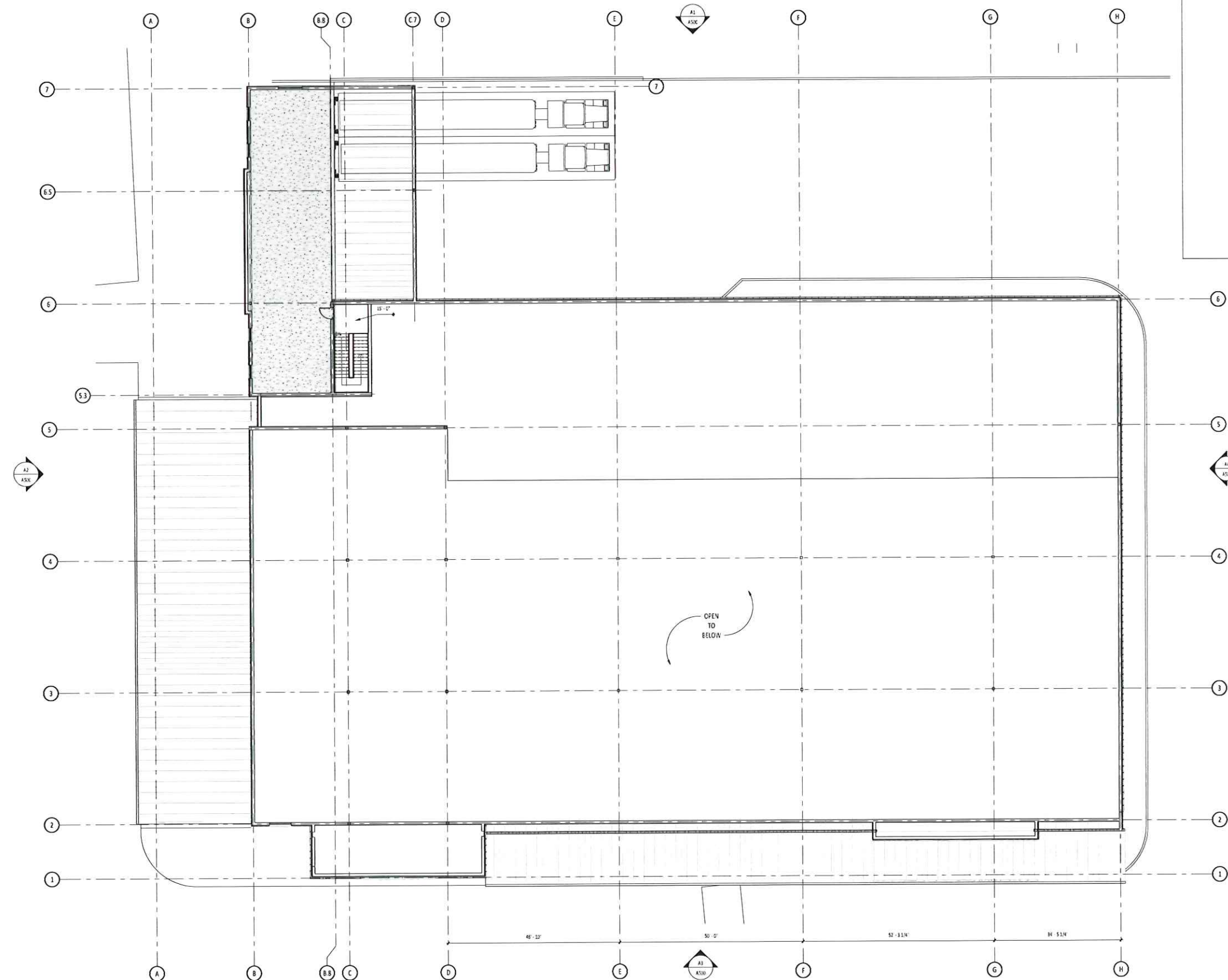


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CONSTRUCTION

SHEET NUMBER

A202



1 3/32" FLOOR PLAN - MEZZANINE

A202 SCALE 3/32" = 1'-0"

FLOOR PLAN NOTES

1. EXTERIOR DIMENSIONS ARE TO THE FACE OF BRICK OR PRECAST AND TO THE FACE OF EXTERIOR SHEATHING FOR ALL OTHER WALL TYPES
2. SEE A702 FOR EXTERIOR WALL TYPE INFORMATION.

OWNER  
KENDINGTON  
7000 Commerce Dr., Suite 100  
Cape Charles, VA 22521  
Tel: 810.43.8150

ARCHITECT  
MO+A | Murphy Vondra Associates, O'Neil  
1300 G Street NW, Suite 250  
Washington, DC  
Tel: 202.542.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

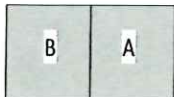
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

3/32" FLOOR PLAN - ROOF  
PLAN

PROJECT NUMBER  
00000.00

| REV | ISSUE | DATE |
|-----|-------|------|
|-----|-------|------|

KEY PLAN



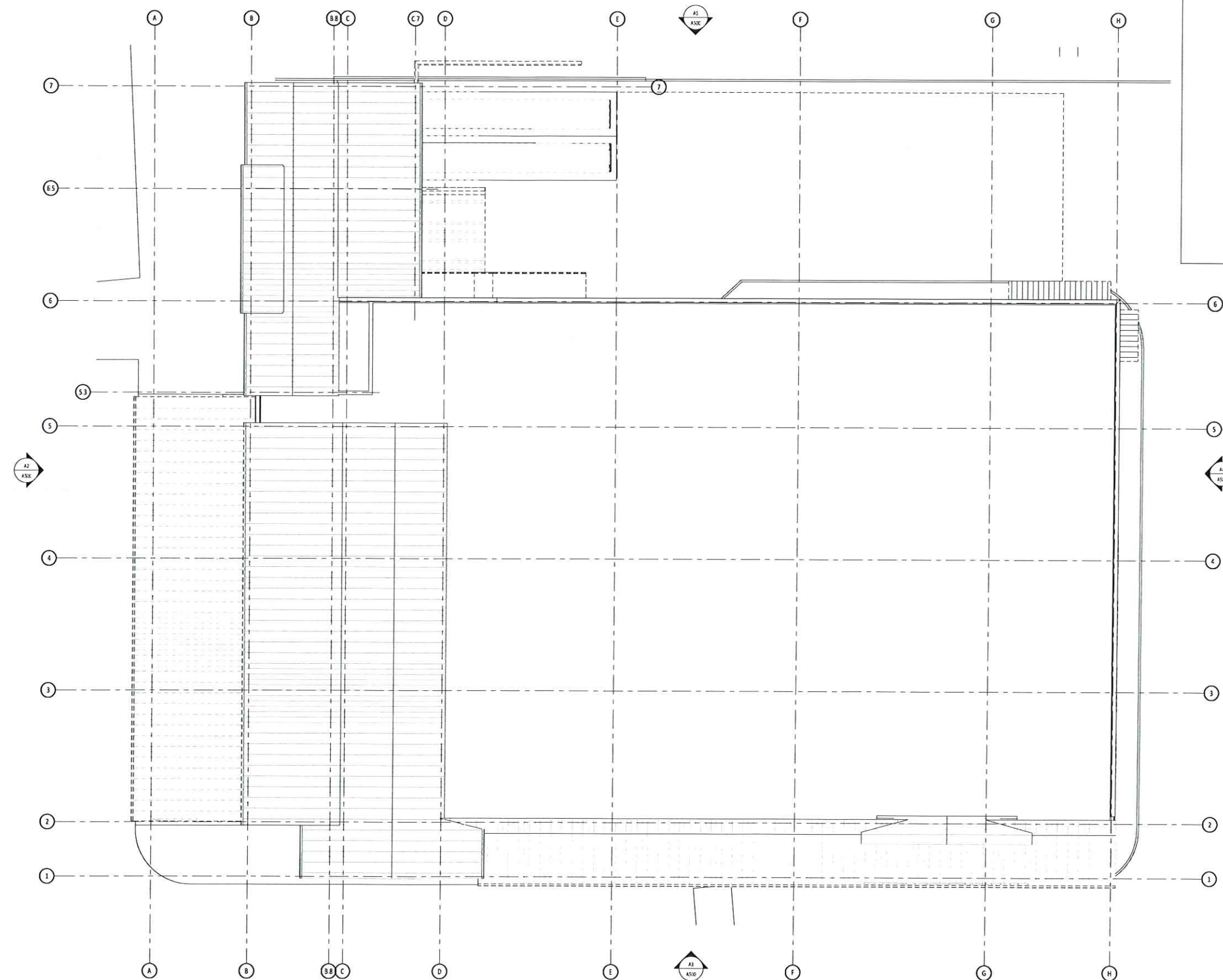
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NOT FOR  
CONSTRUCTION

SHEET NUMBER

A203



1 3/32" FLOOR PLAN - ROOF PLAN  
A203 SCALE 3/32" = 1'-0"

| EXTERIOR MATERIAL LEGEND |                                |
|--------------------------|--------------------------------|
| TAG                      | DESCRIPTION                    |
| BR-1                     | BRICK                          |
| BR-2                     | FACE BRICK, RE ARCH ELEVATIONS |
| METAL PANEL              | METAL PANEL                    |
| MSP-1                    | METAL TRIM, CORNICE CANOPY     |

OWNER  
KINGSTON  
7000 Commerce Dr, Suite 100  
Columbia, SC 29202  
Tel: 803.433.8536

ARCHITECT  
MVA+J Murphy Vande Veldre Associates, CH2D  
1300 G Street NW, Suite 250  
Washington, DC  
Tel: 202.687.2832

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

MSP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

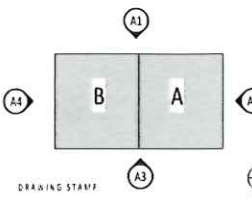
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

1/16" OVERALL ELEVATIONS

PROJECT NUMBER  
00000000

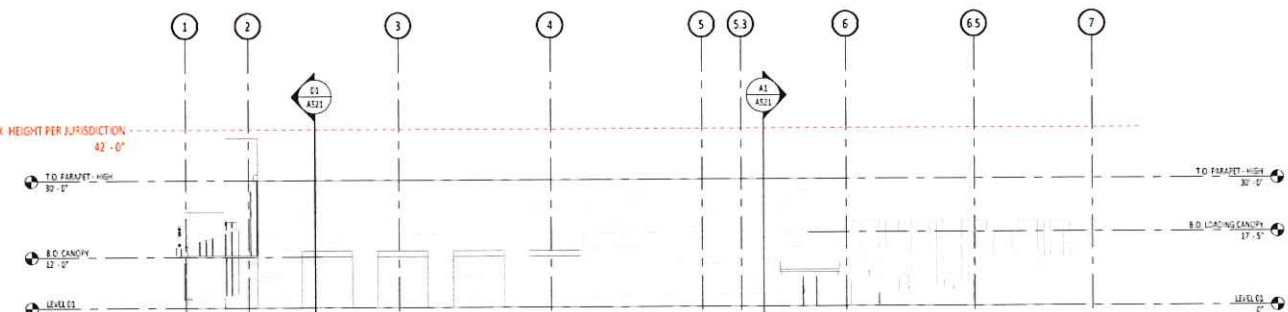
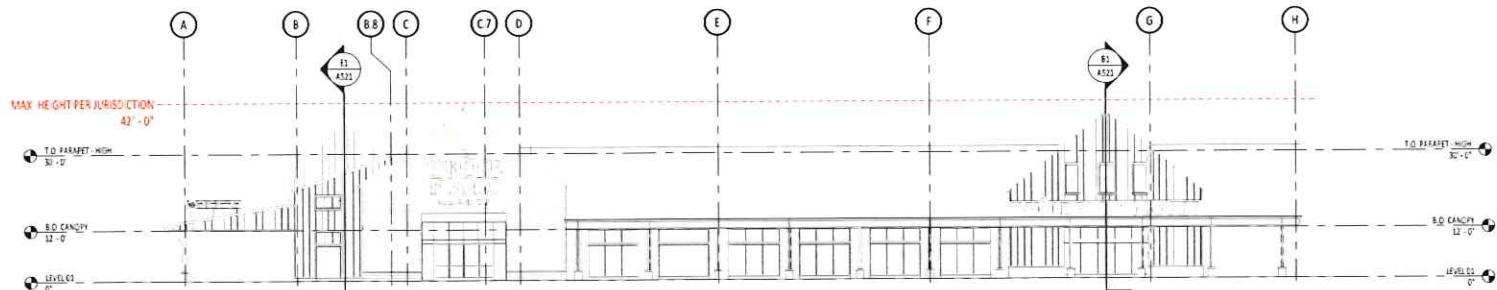
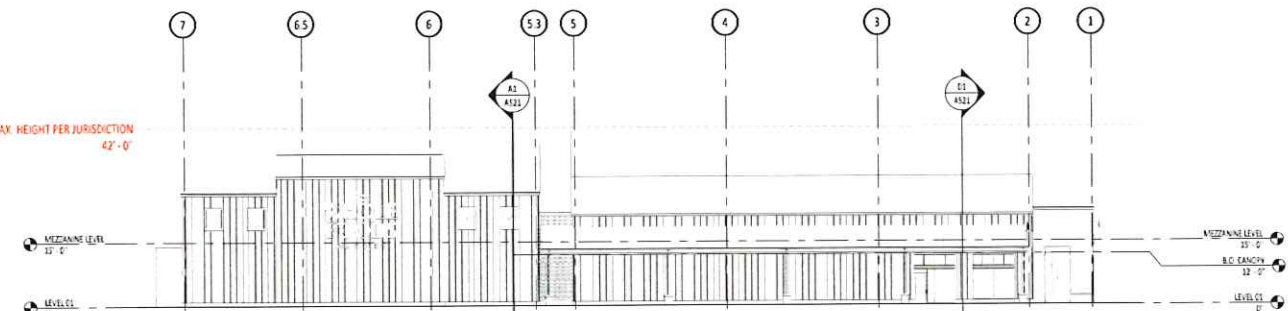
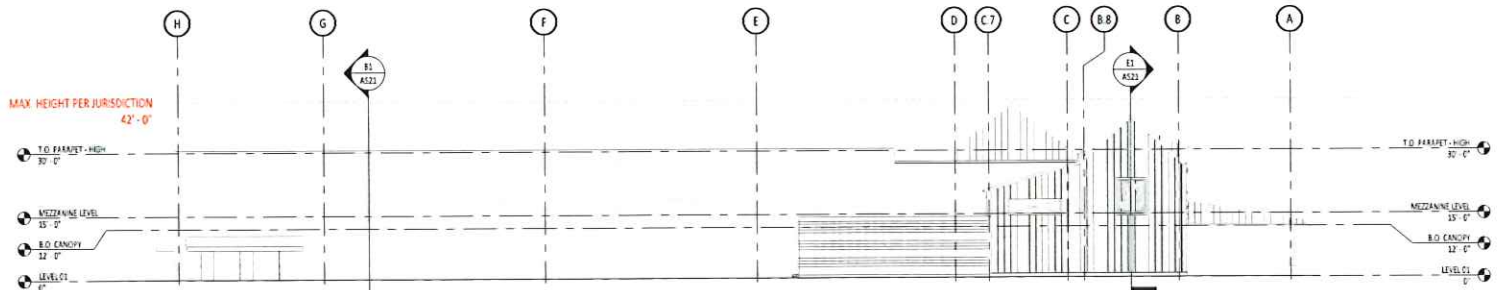
REV ISSUE DATE

KEY PLAN



NOT FOR  
CONSTRUCTION

SHEET NUMBER  
A500



| EXTERIOR MATERIAL LEGEND |                                |
|--------------------------|--------------------------------|
| TAG                      | DESCRIPTION                    |
| BR-2                     | FACE BRICK, RE ARCH ELEVATIONS |
| METAL PANEL              |                                |
| UP-1                     | METAL TRIM, CORNER CANOPY      |

OWNER  
MEMORANDUM  
7000 Commercial Dr, Suite 100  
Oak Brook, IL 60131  
Tel: 630.43.8500

ARCHITECT  
MV+A | Mushinsky Vothke Associates, C/PD  
1000 G Street NW, Suite 250  
Washington, DC  
Tel: 202.695.2022

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

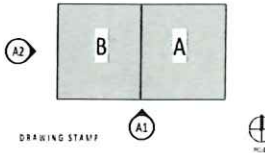
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

1/8" BUILDING ELEVATIONS

PROJECT NUMBER  
00000000

REV ISSUE DATE

KEY PLAN



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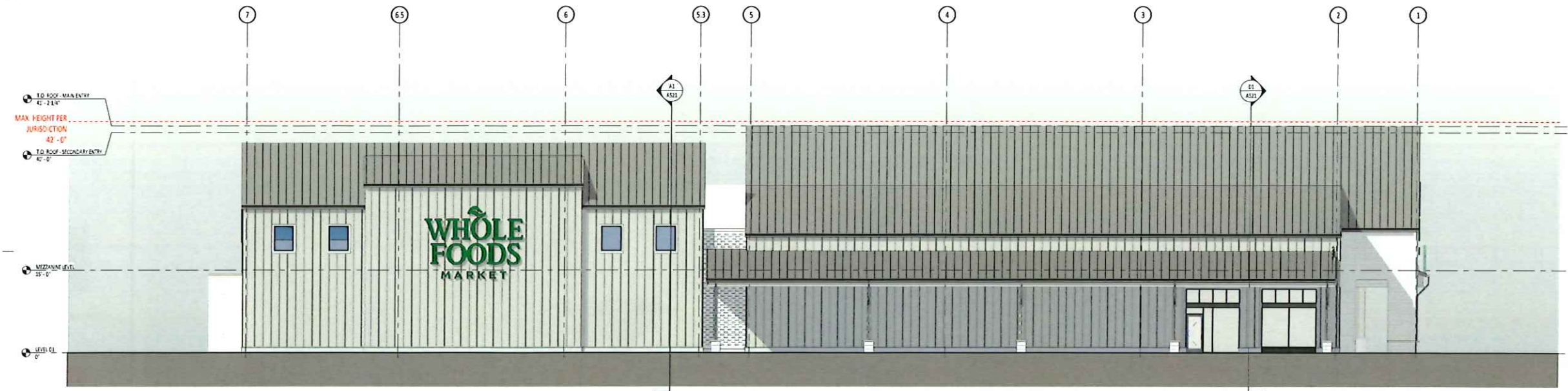
NOT FOR  
CONSTRUCTION

SHEET NUMBER

A501



B1 EAST ELEVATION 1/8"  
A501 SCALE 1/8" = 1'-0"



E1 SOUTH ELEVATION 1/8"  
A501 SCALE 1/8" = 1'-0"

| EXTERIOR MATERIAL LEGEND |                                  |
|--------------------------|----------------------------------|
| TAG                      | DESCRIPTION                      |
| BR-1                     | BRICK                            |
| BR-2                     | FACE BRICK, RE. ARCH. ELEVATIONS |
| MTL-F                    | METAL PANEL                      |
| MTL-P                    | METAL TRIM CORNICE CANOPY        |

OWNER  
KENDONCO  
7940 Commerce Dr., Suite 110  
Oak Brook, IL 60521  
Tel: 630.431.6550

ARCHITECT  
MVA+A | Multifamily Ventures Associates, CHD  
1350 G Street NW, Suite 200  
Washington, DC  
Tel: 202.682.2833

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

MSP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE ZIP

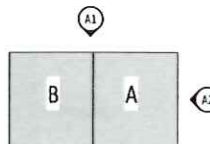
ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

1/8" BUILDING ELEVATIONS

PROJECT NUMBER  
00000.00

REV. DATE

KEY PLAN

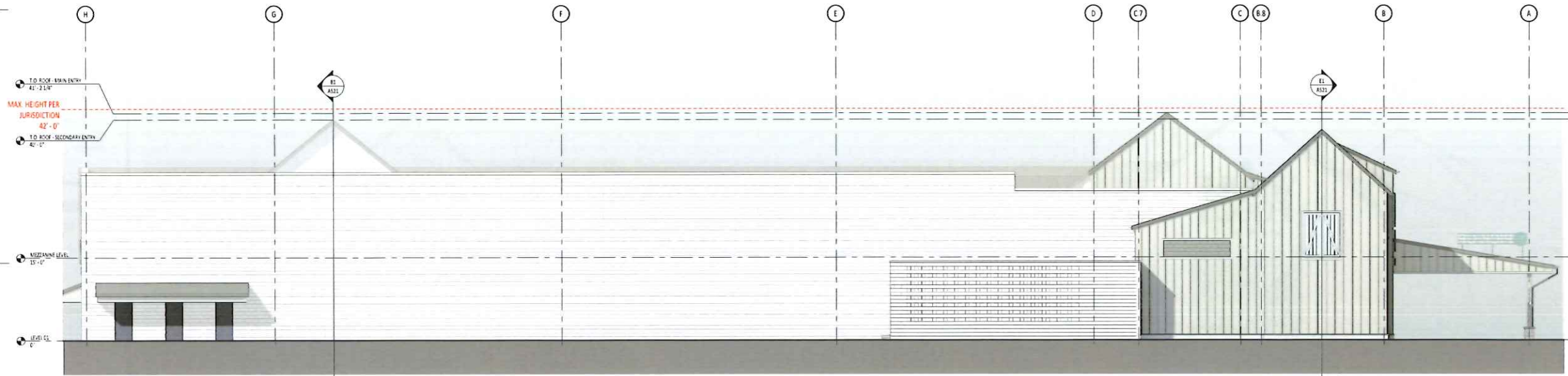


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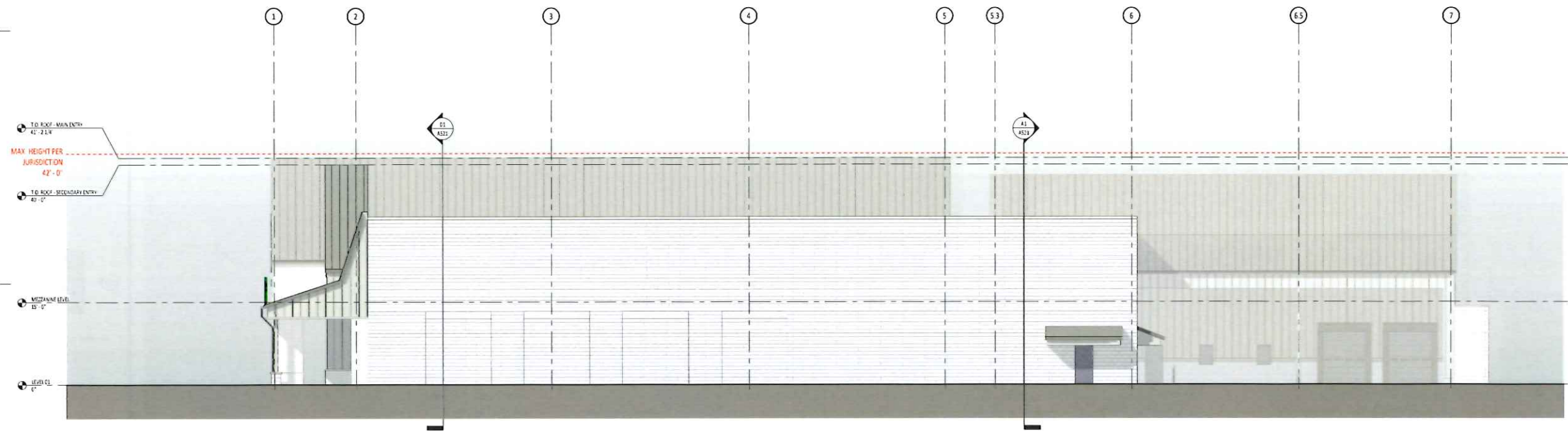
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CONSTRUCTION

SHEET NUMBER

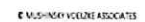
A502



B1 WEST ELEVATION 1/8"  
AS02 SCALE 1/8" = 1'-0"



E1 NORTH ELEVATION 1/8"  
AS02 SCALE 1/8" = 1'-0"



OWNER  
KENSINGTON  
7800 Commerce Dr, Suite 100  
Columbia, MD 21046  
Tel: 410.433.6500

ARCHITECT  
MVA+V  
1200 G Street NW, Suite 200  
Washington, DC  
Tel: 202.682.2822

CIVIL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

LANDSCAPE ARCHITECT  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

STRUCTURAL ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

INTERIOR DESIGN  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

MEP ENGINEER  
NAME  
STREET ADDRESS  
CITY, STATE, ZIP

ATLANTIC FIELDS - WHOLE  
FOODS MARKET  
RT. 24 & MULBERRY KNOLL RD. SUSSEX  
COUNTY, DE

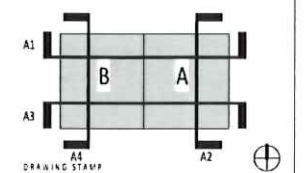
## BUILDING SECTIONS

PROJECT NUMBER

00000.00

REV. DATE

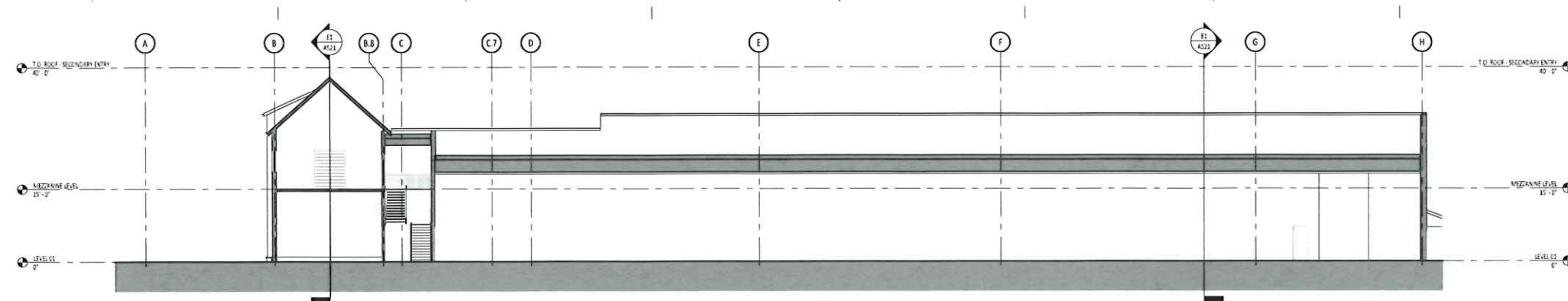
KEY PLAN



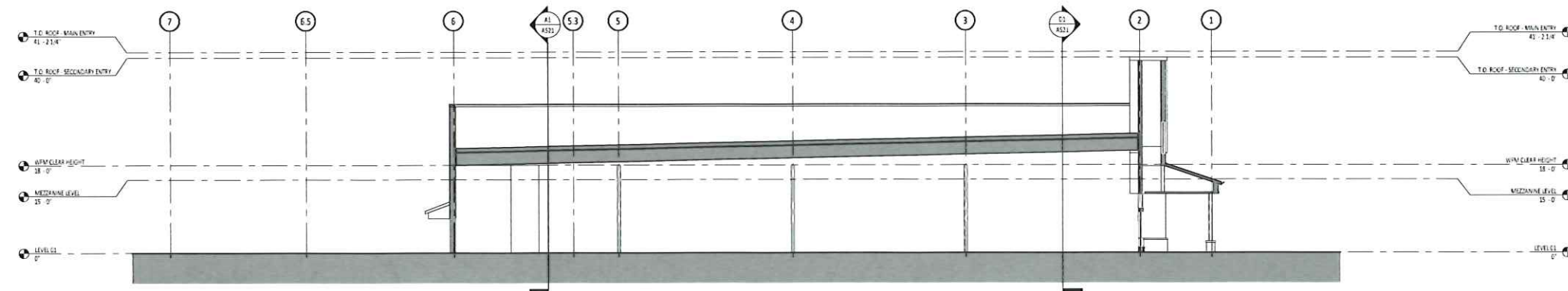
NOT FOR  
CONSTRUCTION

SHEET NUMBER

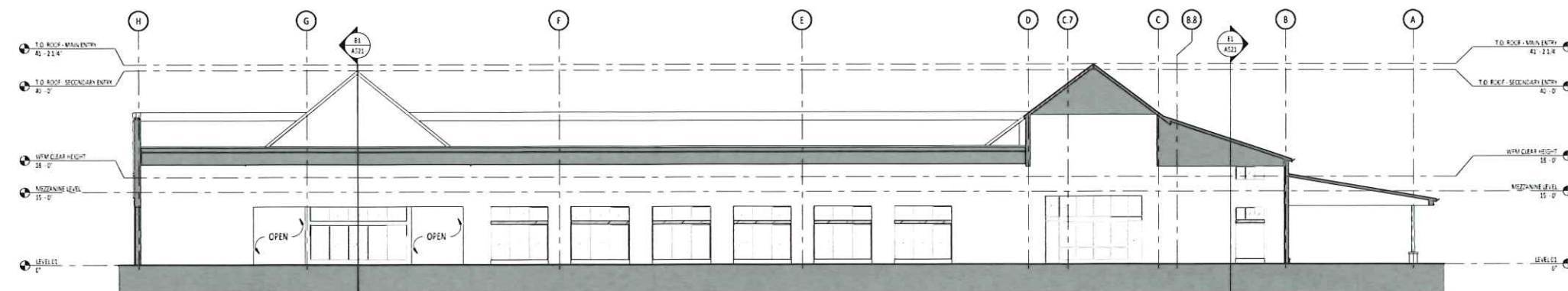
A521



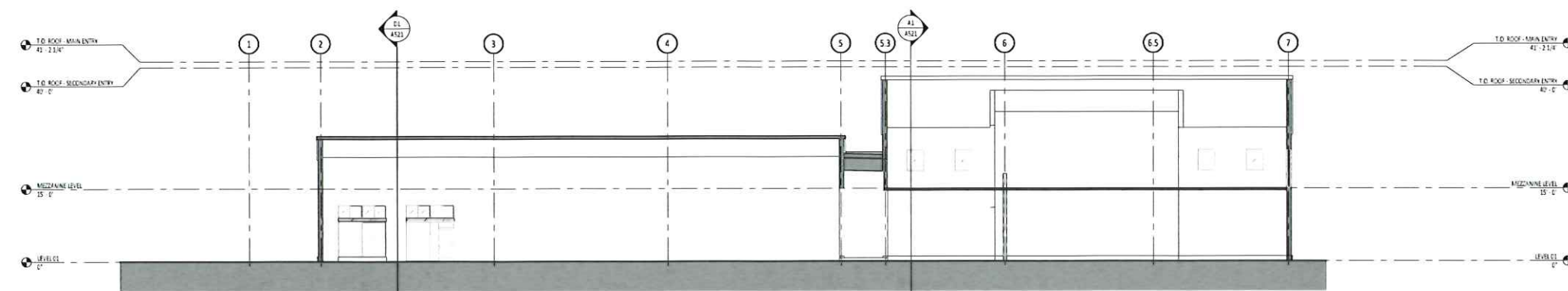
A1 SOUTH / NORTH @ REAR  
A521 SCALE 3/32" = 1'-0"



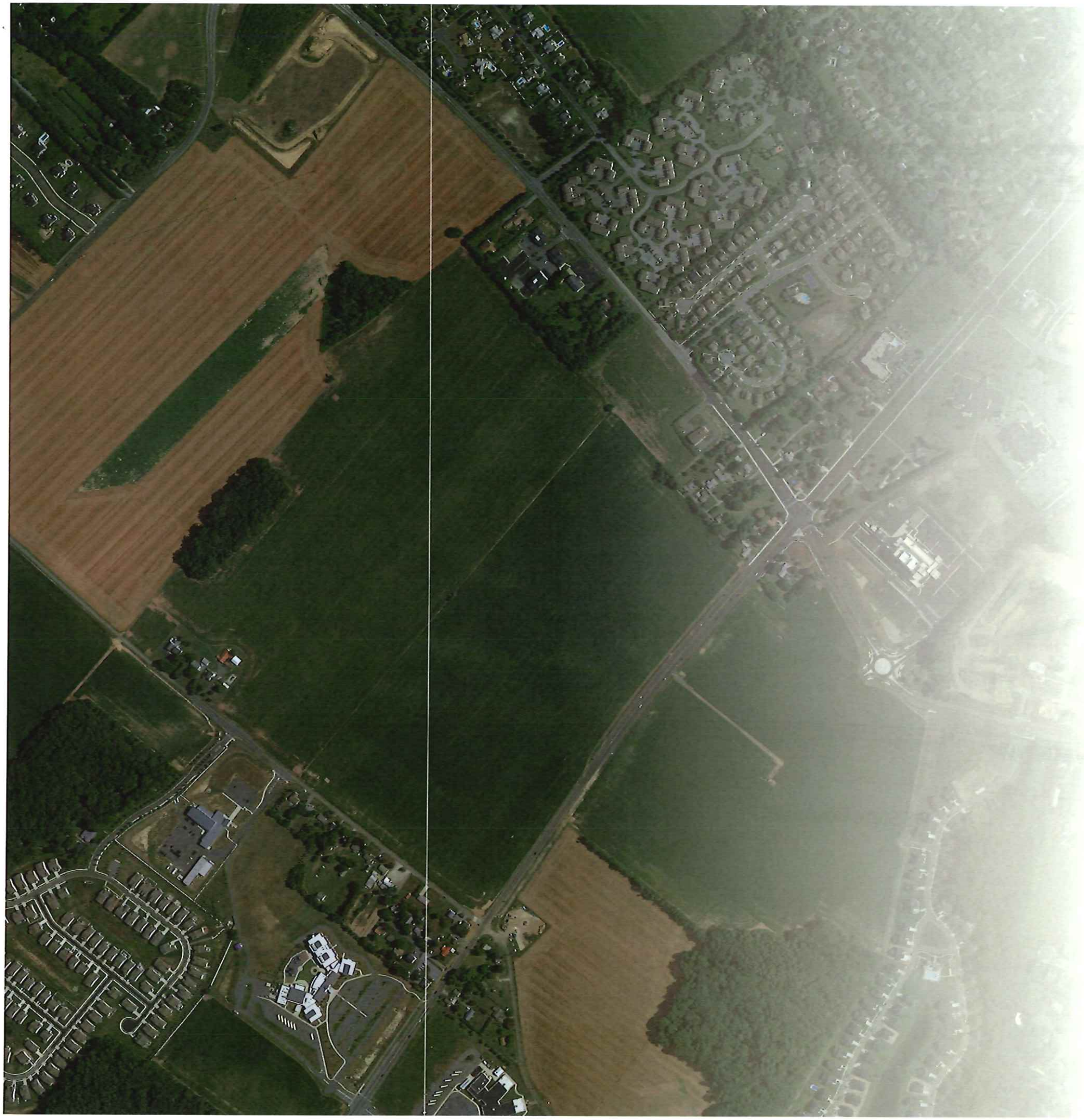
B1 WEST / EAST @ GROCERY  
A521 SCALE 3/32" = 1'-0"



D1 NORTH / SOUTH @ FRONT  
A521 SCALE 3/32" = 1'-0"



E1 EAST / WEST @ MEZZANINE  
A521 SCALE 3/32" = 1'-0"

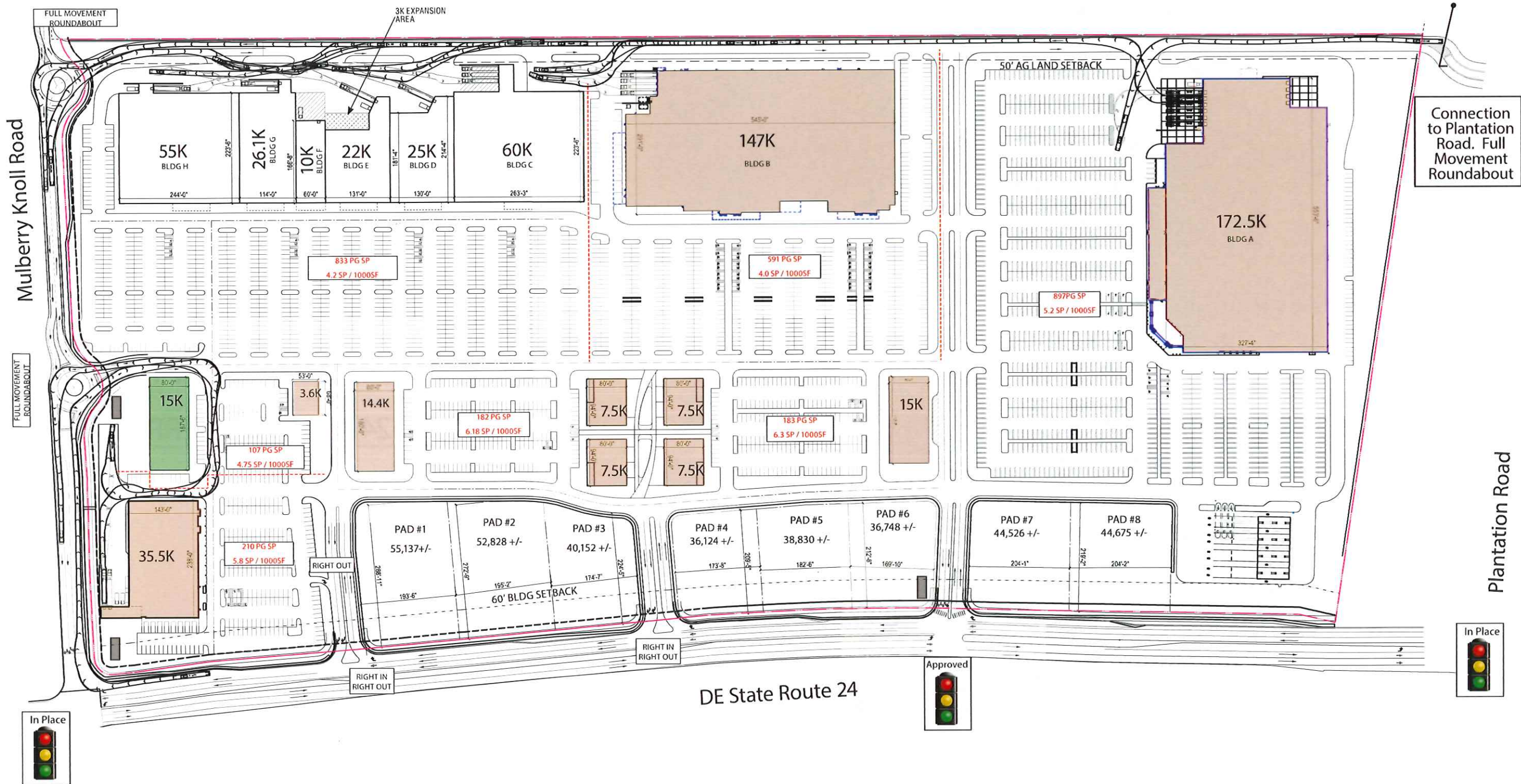


## ATLANTIC FIELDS RT. 24 AND MULBERRY KNOLL RD

Sussex County, DE  
June 16, 2025  
22050



**mv+a**









**mv+a**

Atlantic Fields  
Rt. 24 and Mulberry Knoll Rd.  
Sussex County, DE

Pad Retail | Exterior Renderings  
June 16, 2025



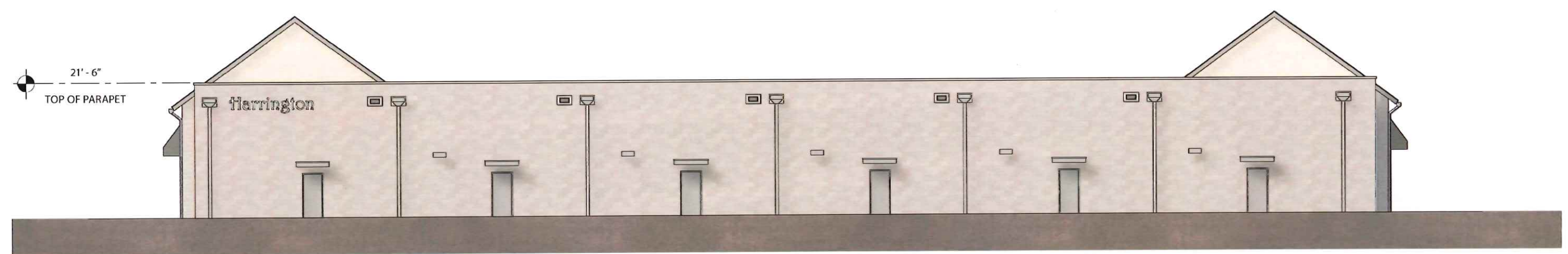




East Elevation



South Elevation



West Elevation