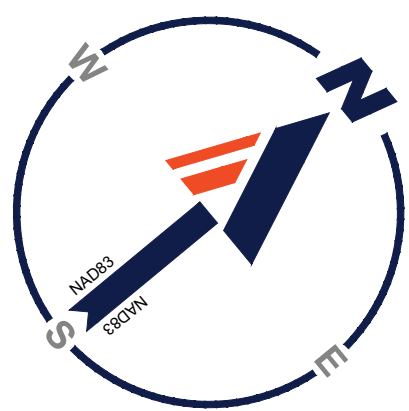


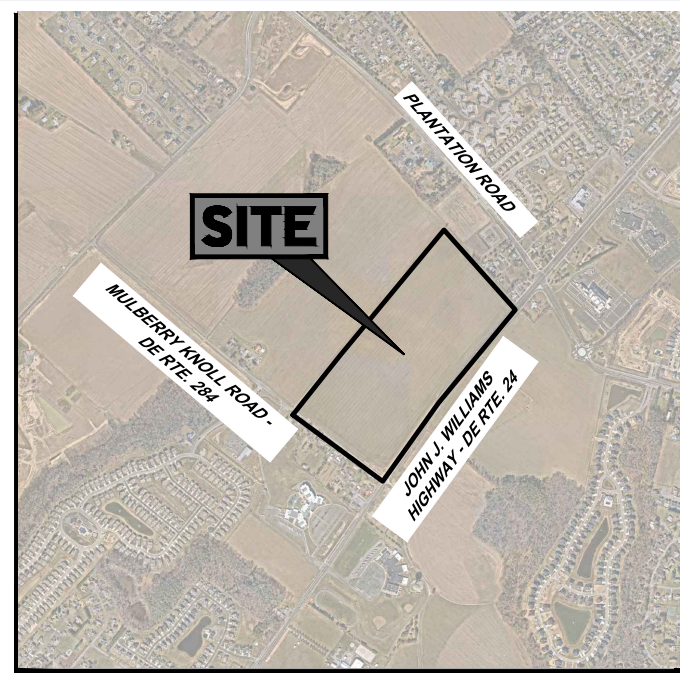


SUSSEX COUNTY COMPLIANCE CHARTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIES?
ARTICLE XXII - OFF STREET PARKING § 115-166.1 PARKING LOT LANDSCAPING	B. INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS. (1) A MINIMUM OF ONE LANDSCAPED ISLAND SHALL BE REQUIRED ONCE 25 SINGLE OR 25 DOUBLE SPACES HAVE BEEN EXCEEDED. LANDSCAPED ISLANDS SHALL BE REQUIRED, BUT DESIGN AND LAYOUT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION. COLLECTOR DRIVES SHALL BE SEPARATED FROM PARKING DRIVES BY LANDSCAPED ISLANDS. INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ADDITION TO REQUIRED LANDSCAPED BUFFERS. LANDSCAPING SHALL BE EITHER GRASS, ORNAMENTAL LANDSCAPING OR SHADE TREES AND SHALL BE DESIGNED AND MAINTAINED FOR SAFE PEDESTRIAN ACCESS AND MOVEMENT.	REQUIRED: 3,385 SPACES / 25 = 136 ISLANDS PROPOSED: 242 ISLANDS	YES
SECTION 115-170.1 SCREENING OF LOADING AREAS	A. SCREENING OPTIONS FOR LOADING AREAS & TRASH ENCLOSURES 2) 4-FOOT EVERGREEN LANDSCAPE SCREEN SUBJECT TO DEPARTMENT OF AGRICULTURE	PROPOSED: 4-FOOT HEIGHT EVERGREEN HEDGE	YES
SECTION 115-83.25 MINIMUM DISTRICT REQUIREMENTS	F(2)(b) GENERAL LANDSCAPING AND SCREENING PLAN SHOWING GENERAL TYPES, LOCATIONS AND DESIGN OF LANDSCAPING AND SCREENING. F(2)(c) THE LANDSCAPING PLAN PROVIDES A CONTINUOUS LANDSCAPE PATTERN THROUGHOUT THE ENTIRE SITE. AN OVERALL LANDSCAPE PLAN FOR THE ENTIRE SITE SHALL BE PROVIDED THAT PROVIDES FOR THIS CONTINUITY BUT ALSO ALLOWS FOR FLEXIBILITY AS SPECIFIC BUILDINGS AND ACCESSORY USES ARE LOCATED WITHIN THE SITE.	COMPLIES COMPLIES	YES YES

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES						
AR	35		ACER RUBRUM	RED MAPLE	2.5" CAL, 12' 14" HT.	B&B
CCA	21		CARPINUS CAROLINIANA	AMERICAN HORSEBEAM	2.5" CAL, 12' 14" HT.	B&B
GBP	14		GINKGO BALBOA 'PRINCETON SENTINEL'	PRINCETON SENTINEL MAIDENHAIR TREE	2.5" CAL, 12' 14" HT.	B&B
GTI	29		GLEDITSIA TRIACANTHOS NERIMIS	THORNLESS HONEY LOCUST	2.5" CAL, 12' 14" HT.	B&B
LSR	76		LIQUIDAMBAR STYRACIFLUA 'ROTUNDIFOLIA'	ROUND-LOBED SEEDLESS SWEET GUM	2.5" CAL, 12' 14" HT.	B&B
PLO	13		PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2.5" CAL, 12' 14" HT.	B&B
QBC	54		QUERCUS BICOLOR	SWAMP WHITE OAK	2.5" CAL, 12' 14" HT.	B&B
UP	14		ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5" CAL, 12' 14" HT.	B&B
ZS	6		ZELKOVA SERRATA	ZELKOVA	2.5" CAL, 12' 14" HT.	B&B
EVERGREEN TREES						
PM	53		PSUEDOTSUGA MENDSII	DOUGLAS FIR	6'-8"	B&B
PS	133		PINUS STROBUS	WHITE PINE	6'-8"	B&B
ORNAMENTAL TREES						
LN	32		LAGERSTROEMIA INDICA 'FAURIEI' NATCHEZ	NATCHEZ ORANGE MYRTLE	2.2" CAL, 8'-10" HT.	B&B
SHRUBS						
VR	936		VIBURNUM RHYTHOPHYLLUM	LEATHERLEAF VIBURNUM	4'-6" HT. & 6" PRD	CONTAINER



LOCATION MAP

SCALE: N.T.S.
PLAN REFERENCE:
SHEET 1 OF 1

TITLE PARCEL A

REMAINDER OF PARCEL A
PLOT BOOK 59 PAGE 217

REMAINDER OF LANDS OF
J.G. TOWNSEND, JR. & CO.
DEED RECORD 2223 PAGE 321
(PARCEL A)
PIN: 334-12.00-46.00

"NO BUILDINGS"

AREA: 1,574,037 S.F. (M) OR 37,1118 (R) 36.135 AC. (M)

ZONE: AR-1, USE: FARMLAND

TITLE PARCEL B

TRACT 1

REMAINDER OF LANDS OF
J.G. TOWNSEND, JR. & CO.
D.B. 346 PG. 557
TRACT NO. 1
PIN: 334-12.00-47.00

"NO BUILDINGS"

AREA: 1,625,738 S.F. OR 37,322 AC. (M)

ZONE: AR-1, USE: FARMLAND

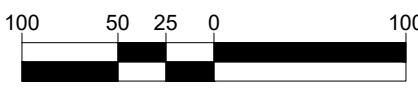
MULBERRY KNOLL ROAD - DE RTE. 284

JOHN J. WILLIAMS
HIGHWAY - DE RTE. 24
(PRINCIPAL ARTERIAL)

JOHN J. WILLIAMS
HIGHWAY - DE RTE. 24
(PRINCIPAL ARTERIAL)

NOTE:

RIGHT OF WAY IMPROVEMENTS AND ENTRANCES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING STAGES.



REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/26/25	UPDATED SITE LAYOUT	CMT



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PROJECT NO.: 1-DEA230020.01
DRAWN BY: JRA
CHECKED BY: DMK
DATE: 8/28/24
CAD ID: RZCN-0

REZONING PLAN

FOR

MULBERRY KNOLL ASSOCIATES, LLC

PROPOSED SHOPPING CENTER - ATLANTIC FIELDS

ROUTE 24 AND MULBERRY KNOLL RD.
SUSSEX COUNTY, DE
TMR 3-34-12, PARCEL 46

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com



SHEET TITLE:

CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER:

3

REVISION 1 - 6/26/25

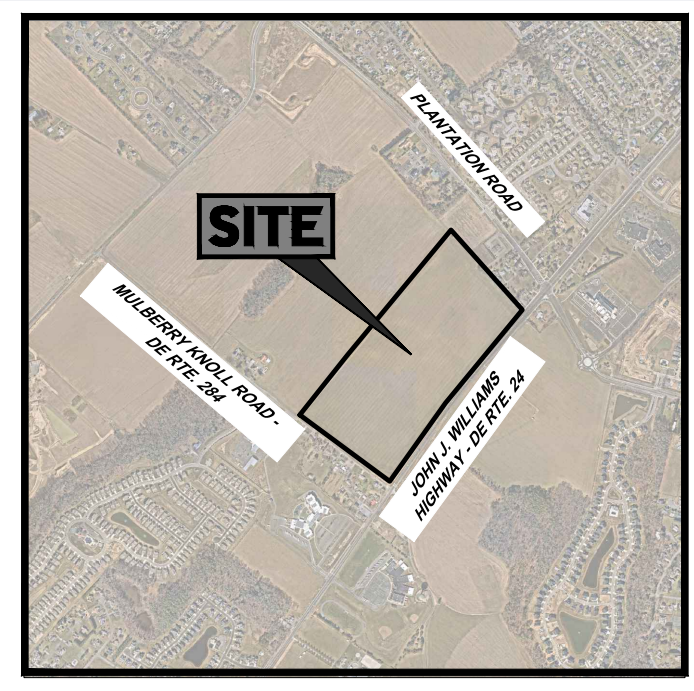


PROPOSED DRAINAGE AND STORMWATER MANAGEMENT INTENT

1. SITE FEATURES ANTICIPATED TO BE GRADED TO DIRECT STORMWATER AWAY FROM BUILDINGS AND STRUCTURES, AND TOWARD PROPOSED CATCH BASINS ON SITE.
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5. EMERGENCY PIPE OUTFALLS ARE ANTICIPATED TO ROUTE STORMWATER TO THE DELDOT RIGHT-OF-WAY.
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LOCATION MAP

SCALE: N.T.S.
PLAN REFERENCE:
SHEET: NEARBY
SHEET: 000

SHEET 4.2

SHEET 4.3

**TITLE PARCEL B
TRACT 1**
REMAINDER OF LANDS OF
J.G. TOWNSEND, JR. & CO.
D.B. 346 PG. 557
TRACT NO. 1
PIN: 334-12.00-47.00
"NO BUILDINGS"
AREA: 1,625,738 S.F. OR 37.322 AC. (M)
ZONE: AR-1, USE: FARMLAND

**TITLE PARCEL A
REMAINDER OF PARCEL A
PLOT BOOK 59 PAGE 217**
REMAINDER OF LANDS OF
J.G. TOWNSEND, JR. & CO.
DEED RECORD 2223 PAGE 321
(PARCEL A)
PIN: 334-12.00-46.00
"NO BUILDINGS"
AREA: 1,574,037 S.F. (M) OR 37.1118 (R) 36.135 AC. (M)
ZONE: AR-1, USE: FARMLAND

**JOHN J. WILLIAMS
HIGHWAY - DE RTE. 24**
(PRINCIPAL ARTERIAL)

**JOHN J. WILLIAMS
HIGHWAY - DE RTE. 24**
(PRINCIPAL ARTERIAL)

SHEET 4.4

SHEET 4.5

NOTE:

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REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/26/25	UPDATED SITE LAYOUT	CMT

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PROJECT No.: 1-DEA230020.01
DRAWN BY: JRA
CHECKED BY: DMK
DATE: 8/28/24
CAD ID: RZCN-0

REZONING PLAN

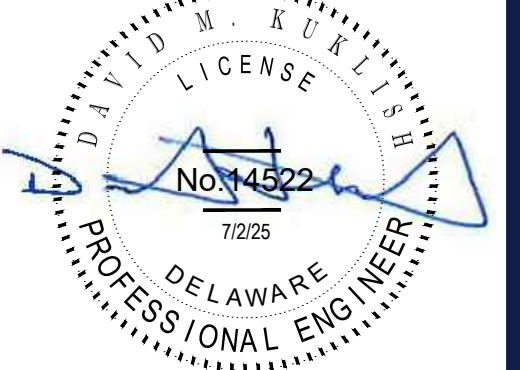
FOR
MULBERRY KNOLL ASSOCIATES, LLC

PROPOSED SHOPPING CENTER - ATLANTIC FIELDS

ROUTE 24 AND MULBERRY KNOLL RD.
SUSSEX COUNTY, DE
TMR 3-34-12, PARCEL 46

BOHLER

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REHOBOTH BEACH, DE 19971
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OVERALL CONCEPTUAL DRAINAGE & UTILITY PLAN

SHEET NUMBER:
4.1

REVISION 1 - 6/26/25

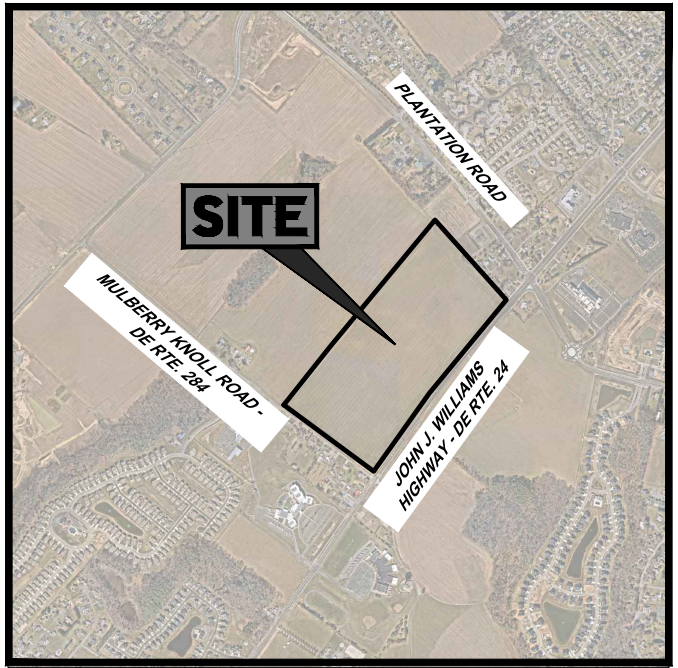


PROPOSED DRAINAGE AND
STORMWATER MANAGEMENT INTENT

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LOCATION MAP

SCALE: N.T.S.
PLAN REFERENCE:
SHEET:
NEARMAP:
2023

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/26/25	UPDATED SITE LAYOUT	CMT
			JRA



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PROJECT No.: 1-DEA230020.01
DRAWN BY: JRA
CHECKED BY: DMK
DATE: 6/26/24
CAD ID: RZON-0

PROJECT:

REZONING PLAN

FOR

MULBERRY KNOLL
ASSOCIATES, LLC

PROPOSED SHOPPING CENTER -
ATLANTIC FIELDS

ROUTE 24 AND MULBERRY KNOLL RD.
SUSSEX COUNTY, DE
TMR 3-34-12, PARCEL 46



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SHEET TITLE:

CONCEPTUAL
DRAINAGE &
UTILITY PLAN

SHEET NUMBER:

4.2

REVISION 1 - 6/26/25

TITLE PARCEL B
TRACT 1

REMAINDER OF LANDS OF
J.G. TOWNSEND, JR. & CO.
D.B. 346 PG. 557
TRACT NO. 1
PIN: 334-12.00-47.00

"NO BUILDINGS"

AREA: 1,625,738 S.F. OR 37.322 AC. (M)

ZONE: AR-1, USE: FARMLAND

N39°34'41"E 1370.31'

LOT 4
PLOT BOOK 119 PAGE 16
PIN: 334-12.00-48.06
ZONE: AR-1, USE: FARMLAND

N39°34'41"E

PROP. BLDG. H
AREA=55,134± SF
FFE = 30.50
HT: 36'

PROP. BLDG. G
AREA=26,154± SF
FFE = 30.50
HT: 34'

PROP. BLDG. F
AREA=10,000± SF
FFE = 30.50
HT: 34'

PROP. BLDG. E
AREA=21,860± SF
FFE = 30.50
HT: 40'

PROP. BLDG. D
AREA=25,090± SF
FFE = 30.50
HT: 32'

PROP. BLDG. C
AREA=60,486± SF
FFE = 30.50
HT: 40'

PROP. BLDG. B
AREA=148,113± SF
FFE = 30.00
HT: < 42'

PROP. 15' PERMANENT
EASEMENT

APPROX. UND.
SWM AREA

APPROX. UND.
SWM AREA

MATCHLINE - SHEET 4.3

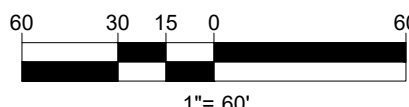
MATCHLINE - SHEET 4.4

MATCHLINE - SHEET 4.5

APPROX. UND.
SWM AREA

NOTE:

RIGHT OF WAY IMPROVEMENTS AND ENTRANCES ARE PRELIMINARY AND
SUBJECT TO CHANGE DURING FINAL ENGINEERING STAGES.



LL ROAD - DE RTE. 284

LOCAL ROADWAY

PARCEL A-1
PLOT BOOK 216 PAGE 10
PIN: 334-12.00-45.01
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
DAVID W. BOWER
D.B. 4372 PG. 203
PIN: 334-12-16.02
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
CRAIG M. MCCORKLE & JANICE MCCORKLE
D.B. 4024 PG. 49
PIN: 334-12.00-45.00
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
JOLYN INVESTMENTS, LLC
D.B. 5715 PG. 309
PIN: 334-12.00-45.02
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
CHRISTOPHER J. RAUBACHER &
REBECCA R. RAUBACHER
D.B. 4971 PG. 306
PIN: 334-12.00-43.00
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
JAMES A. WAGAMON
D.B. 5326 PG. 199
PIN: 334-12.00-42.01
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
MARIBETH B. DOCKETT
D.B. 3329 PG. 123
PIN: 334-12.00-42.00
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
JASON HOENEN &
VICTORIA HOENEN
D.B. 5830 PG. 338
PIN: 334-12.00-41.00
ZONE: AR-1, USE: RESIDENTIAL

LANDS N/F
MULBERRY PROPERTY LLC



- GROUNDWATER RECHARGE WITHIN THE WELLHEAD PROTECTION AREA IS ANTICIPATED TO BE ACHIEVED VIA ONE (1) ABOVEGROUND INFILTRATION BASIN LOCATED IN THE SOUTHEASTERN CORNER OF THE SITE, AS DEPICTED. THE SURROUNDING AREA WILL BE GRADED ACCORDINGLY SO THAT THIS BASIN ONLY RECEIVES STORMWATER RUNOFF LOCATED OUTSIDE OF THE GAS STATION FOOTPRINT, COLLECTED AND ROUTED TO THE BASIN VIA A CLOSED UNDERGROUND STORMDRAIN SYSTEM.

PLAN REFERENCE
Copyright
NEARMAP
2023

[illegible]

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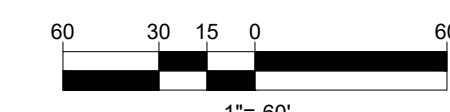
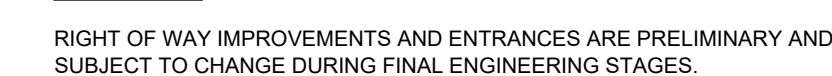
PROJECT:

— FOR —

BOHLER //

DAVID M. KUKLISH
LICENSE
No. 14522
7/2/25
DELAWARE
PROFESSIONAL ENGINEER

REVISION 1 - 6/26/25



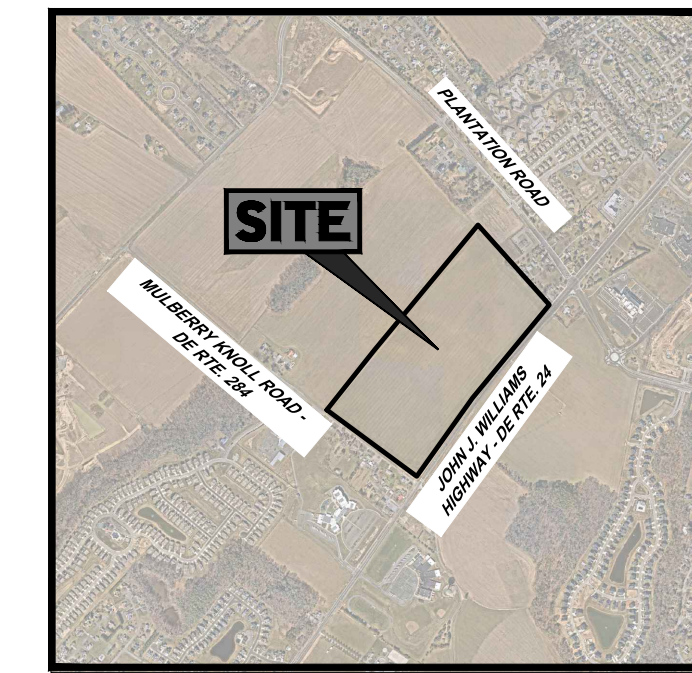


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LOCATION MAP

SCALE: N.T.S.
PLAN REFERENCE:
SHEET:
NEARBY:
2024

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	6/26/25	UPDATED SITE LAYOUT	CMT



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PROJECT No.: 1-DEA2302020.01
DRAWN BY: JRA
CHECKED BY: DMK
DATE: 8/28/24
CAD ID: RCON-0

PROJECT:

REZONING PLAN

FOR

MULBERRY KNOLL ASSOCIATES, LLC

PROPOSED SHOPPING CENTER - ATLANTIC FIELDS

ROUTE 24 AND MULBERRY KNOLL RD.
SUSSEX COUNTY, DE
TMR 3-34-12, PARCEL 46

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com



SHEET TITLE:

CONCEPTUAL DRAINAGE & UTILITY PLAN

SHEET NUMBER:

4.4

REVISION 1 - 6/26/25

MULBERRY KNOLL ROAD - DE RT 1

LANDS N/F
MARIBETH B. DOCKEY
D.B. 3329 PG. 123
PIN: 334-12.00-42.00
ZONE:AR-1, USE: RESIDENTIAL

LANDS N/F
JASON HOENEN &
VIKTORIYA HOENEN
D.B. 5830 PG. 338
PIN: 334-12.00-41.00
ZONE:AR-1, USE: RESIDENTIAL

LANDS N/F
MULBERRY PROPERTY LLC
D.B. 5736 PG. 65
PIN: 334-12.00-40.00
ZONE:AR-1, USE: RESIDENTIAL

LANDS N/F
A. LLOYD PURCELL & DOROTHY
PURCELL
D.B. 4316 PG. 297
PIN: 334-12.00-38.00
ZONE:AR-1, USE: RESIDENTIAL

LANDS N/F
ROBERT W. SHIFF
D.B. 5525 PG. 204
PIN: 334-12.00-37.00
ZONE:AR-1, USE: RESIDENTIAL

LANDS N/F
J.G. TOWNSEND, JR. & CO.
D.B. 353 PG. 417
PIN: 334-12.00-113.00
ZONE:AR-1, USE: FARMLAND

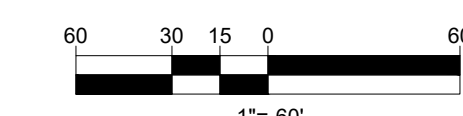
**JOHN J. WILLIAMS
HIGHWAY - DE RTE. 24**

(PRINCIPAL ARTERIAL)

NOTE:

RIGHT OF WAY IMPROVEMENTS AND ENTRANCES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL ENGINEERING STAGES.

PARCEL B
PLOT BOOK 59 PAGE 2
PIN: 334-12.00-46.0
ZONE:AR-1, USE: FARML







INLET PROTECTION TO BE INSTALLED ON ALL PROPOSED INLETS DEPICTED WITHIN THIS PLAN

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE NEEDED FOR ENTRANCE CONSTRUCTION.



**Know what's below.
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ALWAYS CALL 811
It's fast. It's free. It's the law.**

PROJECT No.:	1-DEA230020.01
DRAWN BY:	JRA
CHECKED BY:	DMK
DATE:	8/28/24
CAD I.D.:	RZON-0

FOR

PROPOSED SHOPPING CENTER - ATLANTIC FIELDS

ROUTE 24 AND MULBERRY KNOLL RD
SUSSEX COUNTY, DE
TM# 3-34-12, PARCEL 46

**18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971**
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