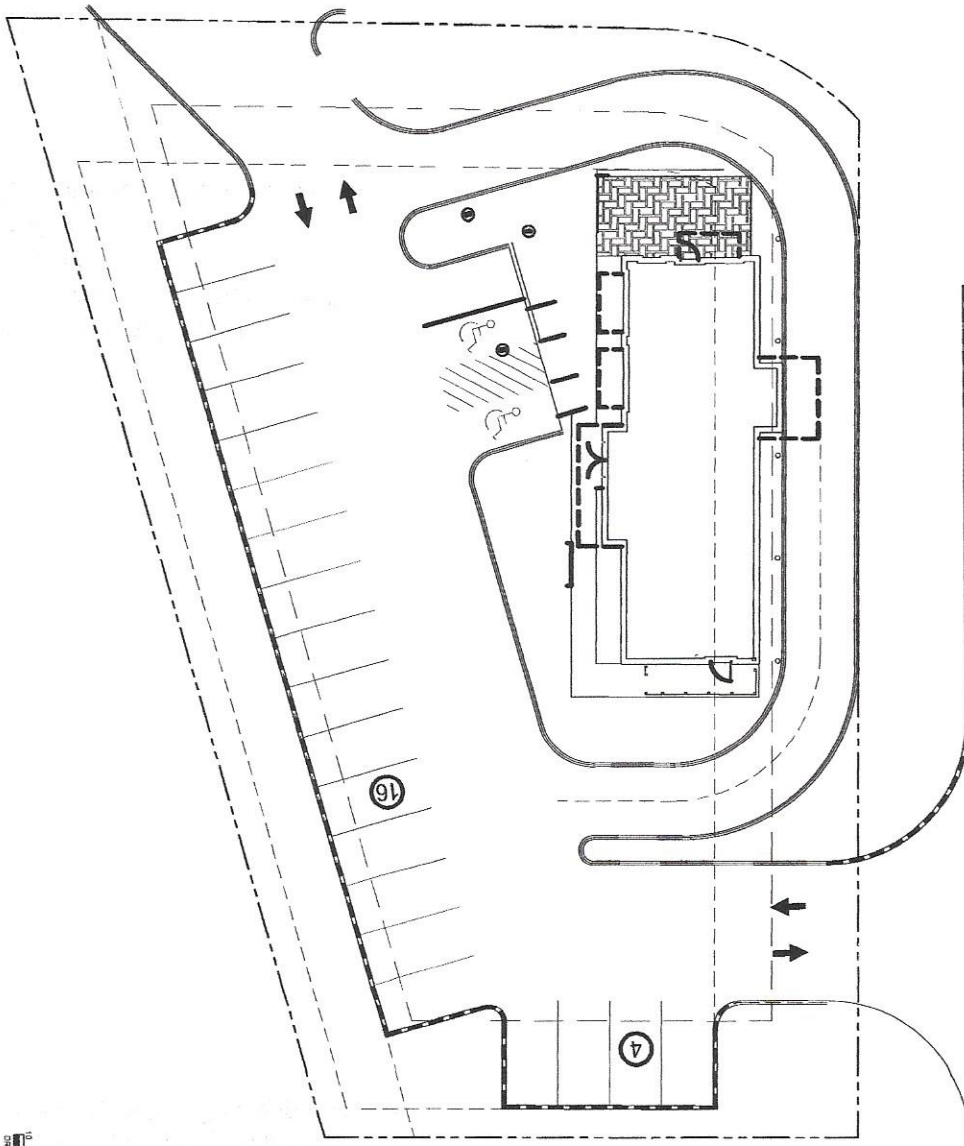




**ST. JAMES CHURCH ROAD (NCR-)**

(PUBLIC ROAD - 60' WIDE)



**KIRKWOOD HIGHWAY (NCR-)**  
(PUBLIC ROAD - 150' WIDE)

*This is the site*

SF  
1,800 SF



**CONCEPT PLAN  
LAYOUT 1  
PROPOSED STARBUCKS  
4830 KIRKWOOD HIGHWAY**

MILL CREEK HUNDRED-NEW CASTLE COUNTY-DELAWARE

DATE: 20 MARCH 2015  
SCALE: 1" = 10'  
PROJECT NO: 10578 CA  
SHEET: 1 OF 1

OWNER: DEQMATO  
DEVELOPER: DIAMOND STATE MANAGEMENT  
370 S CHASE BLVD, SUITE 100  
NEWARK, DE 19702

No.	REVISION	DATE

DESIGNED BY: MIK	CHECKED BY: MIK
DRAWN BY: MICHAEL J. KASZYSKI, JR.	FILE NAME: DI0578CA.SB1
STATE: DELAWARE	P.E. 15284



**DUFFIELD ASSOCIATES**  
Soil, Water & the Environment

5400 LIMESTONE ROAD  
WILMINGTON, DE 19808-1232  
TEL: 302.239.8654  
FAX: 302.239.8485

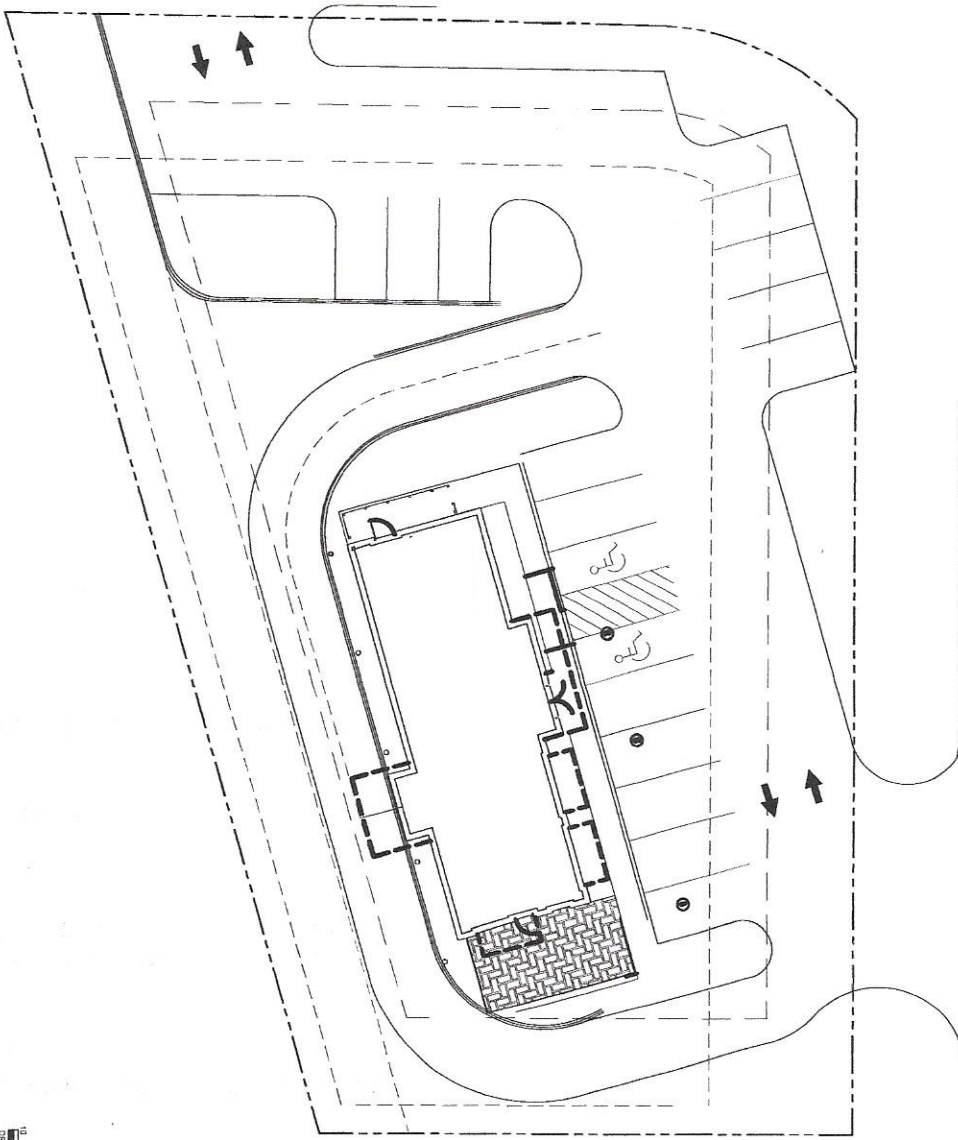
OFFICES IN DELAWARE, MARYLAND,  
PENNSYLVANIA AND NEW JERSEY  
WEB: HTTP://WWW.DUFFIELD.COM  
E-MAIL: DUFFIELD@DUFFIELD.COM

Take down Bldg  
Adjust rent For Build out  
No const



**ST. JAMES CHURCH ROAD (NCR-)**

(PUBLIC ROAD - 60' WIDE)



**KIRKWOOD HIGHWAY (NCR-)**  
(PUBLIC ROAD - 150' WIDE)



DATE: 20 MARCH 2015  
SCALE: 1" = 10'  
PROJECT NO. 10378 CA  
SHEET 1 OF 1

**CONCEPT PLAN  
LAYOUT 2  
PROPOSED STARBUCKS  
4830 KIRKWOOD HIGHWAY  
MILL CREEK HUNDRED-NEW CASTLE COUNTY-DELAWARE**

OWNER: GDSMATIC  
DEVELOPER: DIAMOND STATE MANAGEMENT  
270 S GRAPESVILLE RD., SUITE 100  
NEWARK, DE 19702

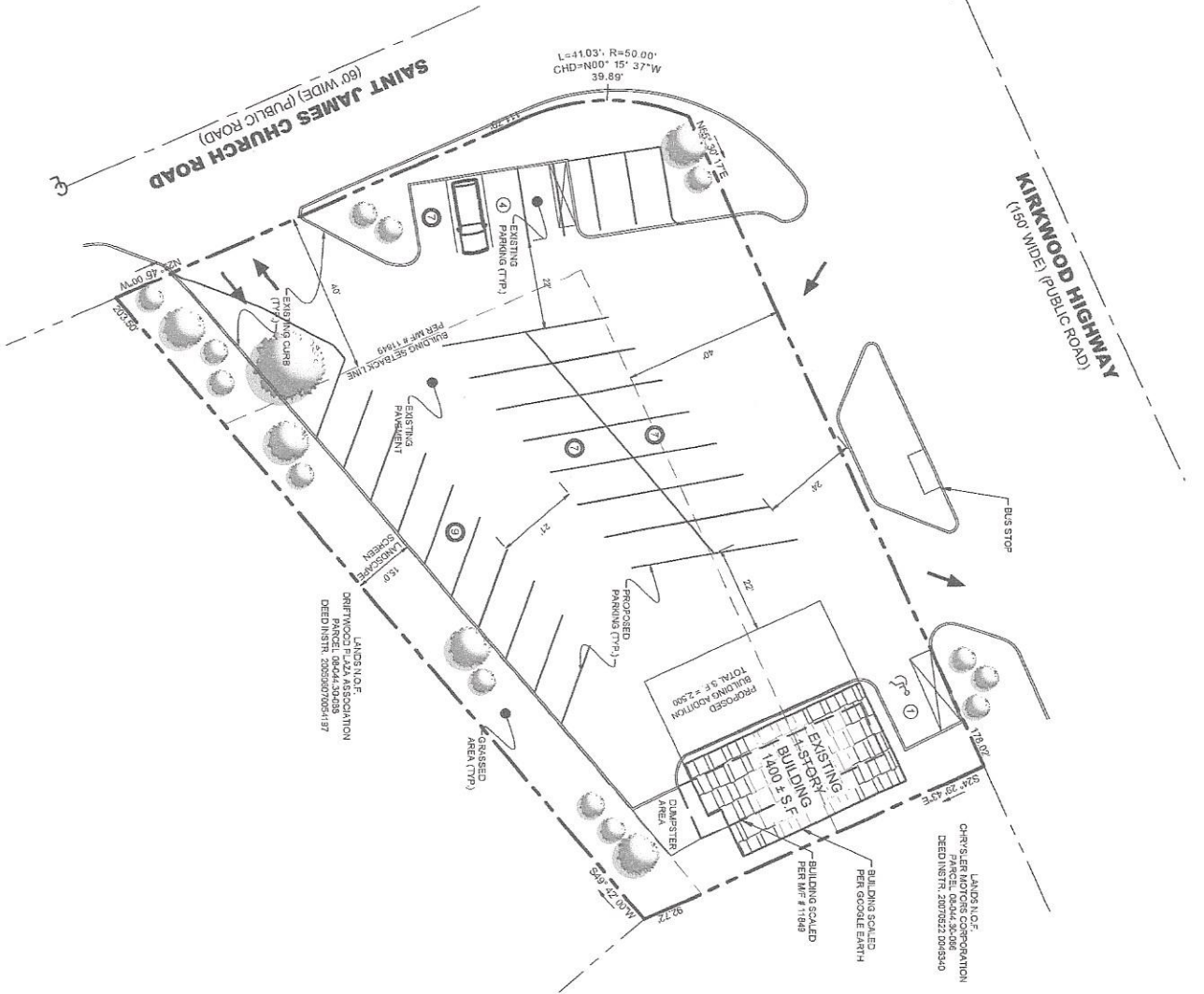
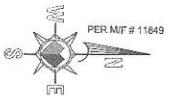
No.	REVISION	OR'D BY	DESIGNED BY	CHECKED BY
		DATE	MIK	MIK
			DRAWN BY	FILE NAME
			DI0578CA-ED-2	
			MICHAEL J. KASZYSKI, R.	

**DUFFIELD ASSOCIATES**  
Soil, Water & the Environment

5400 LIMESTONE ROAD  
WILMINGTON, DE, 19808-1232  
TEL: 302.239.6634  
FAX: 302.239.8455

OFFICES IN DELAWARE, MARYLAND,  
PENNSYLVANIA AND NEW JERSEY  
WEB: HTTP://DUFFIELD.COM  
E-MAIL: DUFFIELD@DUFFIELD.COM

STATE DELAWARE PE 13284



**PLAN DATA**

PARCEL IDENTIFICATION No. 05-044-30-087  
 ZONING DISTRICT OR (COMMERCIAL REGIONAL)  
 OWNER 4830 KIRKWOOD HIGHWAY, LLC  
 2027 SAINT JAMES CHURCH ROAD  
 WILMINGTON, DE 19808  
 SOURCE OF TITLE INSTRUMENT No. 20101 09-0509590  
 RECORD PLAN MICROFILM No. 11849

**PARKING RATIONALE**

PER UDC REGULATIONS, GENERAL COMMERCIAL USE = 3.5 PER 1,000 S.F.  
 EXISTING BUILDING = (1,400 S.F. / 1,000) X 3.5 = 5  
 PROPOSED BUILDING = (2500 S.F. / 1,000) X 3.5 = 23  
 PROPOSED PARKING = 30

**NOTE:**

THIS CONCEPT DOES NOT ACCOUNT FOR ANY DELDOT REGULATIONS OR THE CONSULTATION OF A LANDSCAPE ARCHITECT OR NEW CASTLE COUNTY AND IS SUBJECT TO CHANGE.

**CONCEPT PLAN 2**

PREPARED FOR  
**HENRY DIDONATO**  
 FOR PROPERTY KNOWN AS  
**4830 KIRKWOOD HIGHWAY**  
 SITUATE IN  
 MILL CREEK HUNDRED  
 NEW CASTLE COUNTY - STATE OF DELAWARE  
 SCALE: 1" = 20'

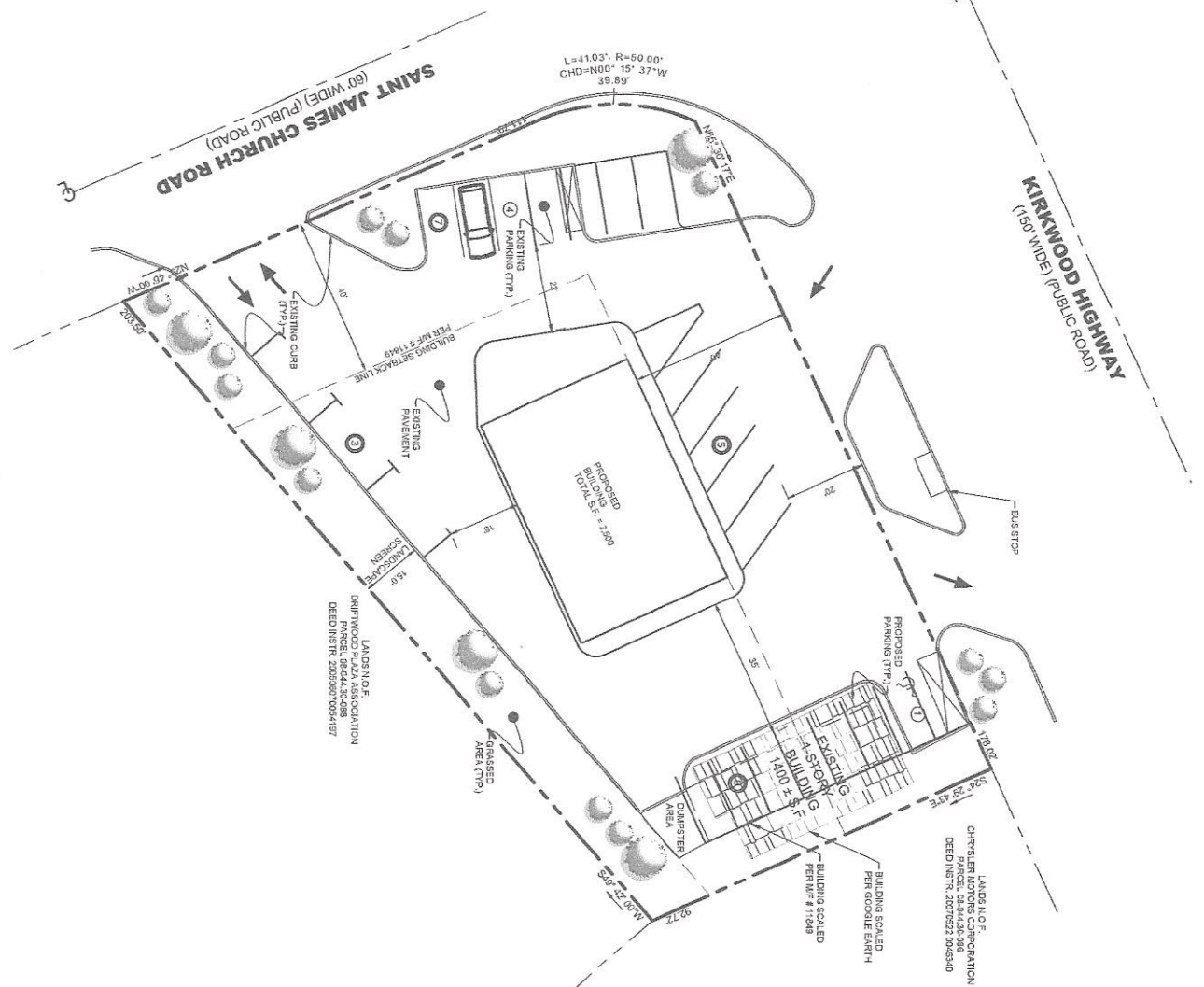
**GRAPHIC SCALE**



**ENGINEERS - PLANNERS - SURVEYORS**

5715 WEST WOODMILL DRIVE 19033 BLUE BIRD LANE, SUITE 9  
 WILMINGTON, DE 19808 REHOBOTH BEACH, DE 19971  
 PH: 302-902-7900 PH: 302-228-5890  
 FAX: 302-982-7811 FAX: 302-228-5888

DATE REVISION CHKD DRAWN BY: NMM DATE: 23 MARCH 2011 SHEET# 1 OF 1  
 PLAN # 10549 - 257/43



LANDS NO. 6  
 SHREVEPORT, LA LOCATION  
 PARCEL: 06244-30-098  
 DEED INSTR: 2005907005-1197

LANDS NO. 6  
 CHRYSLER MOTORS CORPORATION  
 PARCEL: 06244-30-098  
 DEED INSTR: 20075272005-10

**PLAN DATA**

PARCEL IDENTIFICATION NO. 06-044-30-097  
 ZONING DISTRICT OR (COMMERCIAL REGIONAL)  
 OWNER 4230 KIRKWOOD HIGHWAY, LLC  
 2207 SAINT JAMES CHURCH ROAD  
 WILMINGTON, DE 19808  
 SOURCE OF TITLE INSTRUMENT No. 20101109-0059590  
 RECORD PLAN MICROFILM No. 11849

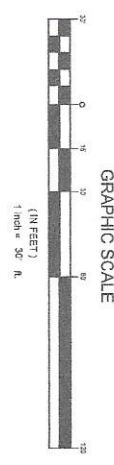
**PARKING RATIONALE**

PER IJC REGULATIONS, GENERAL COMMERCIAL USE = 3.5 PER 1,000 S.F.  
 EXISTING BUILDING = (1,400 S.F. / 1,000) X 3.5 = 5  
 PROPOSED BUILDING = (2,500 S.F. / 1,000) X 3 = 7.5  
 PROPOSED PARKING = 24

**NOTE:**  
 THIS CONCEPT DOES NOT ACCOUNT FOR ANY DELDOT REGULATIONS OR THE CONSULTATION OF A LANDSCAPE ARCHITECT OR NEW CASTLE COUNTY AND IS SUBJECT TO CHANGE.

**CONCEPT PLAN 3**

PREPARED FOR  
**HENRY DIDONATO**  
 FOR PROPERTY KNOWN AS  
**4830 KIRKWOOD HIGHWAY**  
 SITUATE IN  
 MILL CREEK HUNDRED  
 NEW CASTLE COUNTY - STATE OF DELAWARE  
 SCALE: 1" = 20'



**MERESTONE CONSULTANTS, INC.**  
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE  
 WILMINGTON, DE 19808  
 PH: 302-992-7800  
 FAX: 302-992-7811

19833 BLUE BIRD LANE, SUITE 9  
 REHOBOTH BEACH, DE 19771  
 PH: 302-228-9880  
 FAX: 302-228-9883

DATE: 23 MARCH 2011  
 SHEET: 1 OF 1