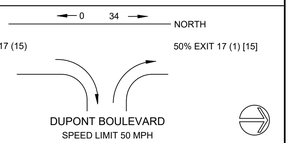
TRAFFIC GENERATION DIAGRAM
ONE ENTRANCE, RIGHT IN/ RIGHT OUT
34 (15 A.M. PEAK) [15 P.M. PEAK]

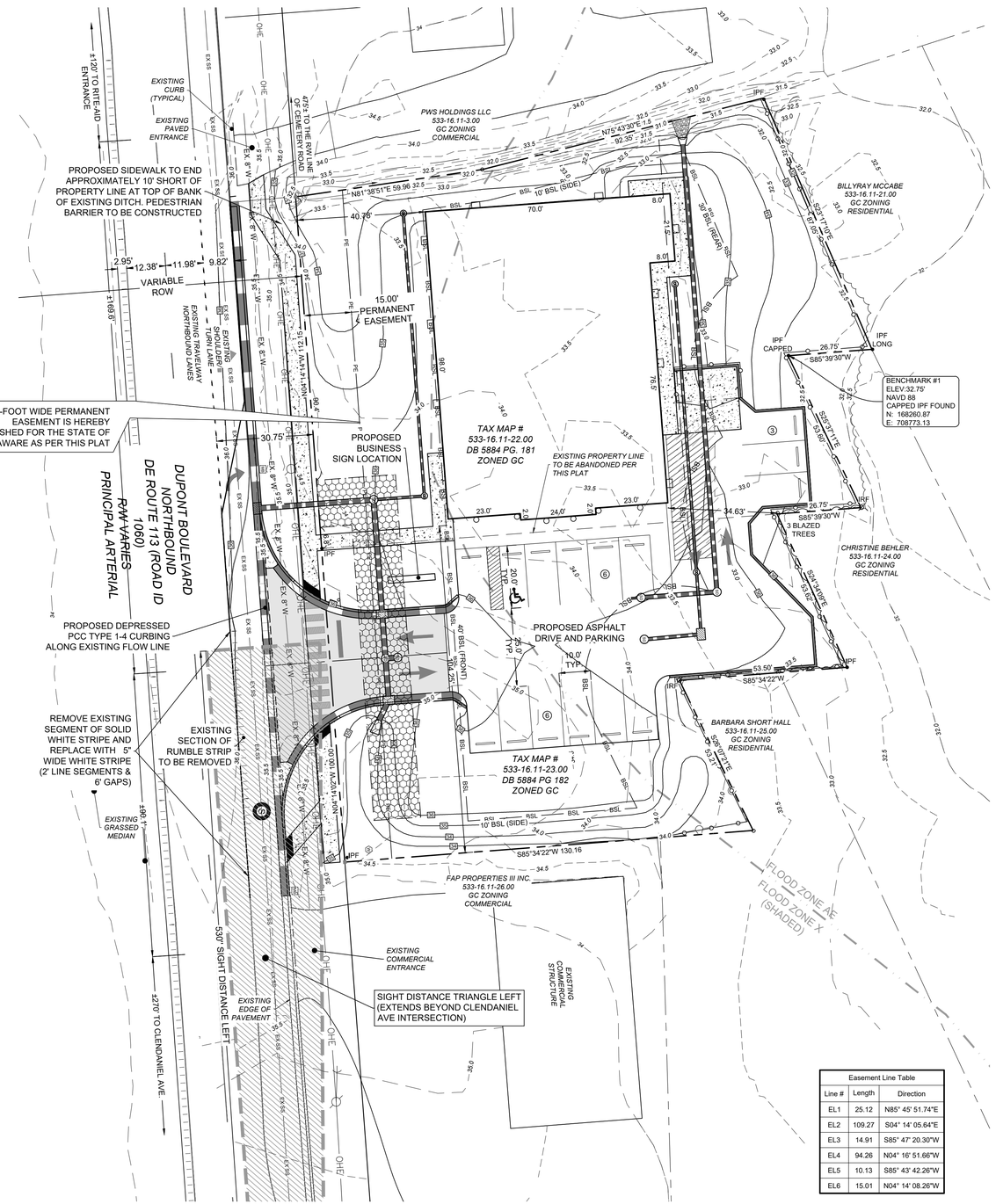
TRIP GENERATION - DUPONT BOULEVARD (DE 113)
ONE ENTRANCE - RIGHT IN-RIGHT OUT - 0% SOUTH, 100% NORTH



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION: PRINCIPLE ARTERIAL, TRAFFIC GROUP 5
SPEED LIMIT: 50 MPH (UNPOSTED)
AADT: 22094 (FROM 2021 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 X 22094 = 25629 TRIPS
K-FACTOR: 11.3, D-FACTOR: 56.9, COMBO UNIT TRUCK %: 3.3%
PROJECT ADT: 34 ADT (15 A.M./ 15 P.M.)
DIRECTIONAL SPLIT = 100% NORTH (RIGHT IN/ RIGHT OUT)
7.5% TRUCKS AND BUSSES
DESIGN VEHICLE: SU-30

SITE TRIPS GENERATED:
SOURCE: BUSINESS CUSTOMER DATA
TEXTILE PRINTING BUSINESS, 15 EMPLOYEES ON LARGEST SHIFT
AVERAGE 2 WALK-IN CUSTOMERS/ DAY
EMPLOYEES: 30 ADT + CUSTOMERS: 4 ADT = 34 ADT TOTAL
TOTAL SITE = 34 ADT (17 ENTER/17 EXIT),
16 AM PEAK (15 ENTER/1 EXIT), 16 PM PEAK (1 ENTER/15 EXIT)
DIRECTIONAL DISTRIBUTION:
100% NORTH 34 TRIPS (15 A.M. PEAK) [15 P.M. PEAK]
PEAK HOUR HV%: 3%

PROPOSED DELDOT EMERGENCY ACCESS STORMWATER EASEMENT



Easement Line Table		
Line #	Length	Direction
EL1	25.12	N85° 45' 51.74"E
EL2	109.27	S04° 14' 05.64"E
EL3	14.91	S85° 47' 20.30"W
EL4	94.26	N04° 16' 51.66"W
EL5	10.13	S85° 43' 42.26"W
EL6	15.01	N04° 14' 08.26"W

RECORD PLAN NOTES:

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
6. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
8. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
9. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG DE ROUTE 113, DUPONT BOULEVARD, WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL/FREEWAY/INTERSTATE AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

VICINITY MAP
SCALE: 1"=400'
SOURCE: TOWN OF SELBYVILLE COMPREHENSIVE PLAN 2020

PLAN DATA:

OWNER/ APPLICANT:	MANOLO LLC 36225 WATERLEAF WAY SELBYVILLE, DE 19975
TAX MAP NO.	533-16.11-22.00 & 23.00
PROJECT ADDRESS:	38177 & 38183 DUPONT BLVD. SELBYVILLE, DE 19975
SITE AREA:	±0.772 ACRES
CURRENT ZONING:	GC - GENERAL COMMERCIAL
CURRENT USE:	UNDEVELOPED
PROPOSED ZONING:	GC - GENERAL COMMERCIAL
PROPOSED USE:	COMMERCIAL FABRIC PRINTING
WETLANDS AREA:	NONE
NON-TIDAL (Section 404) WETLANDS AREA:	NONE
TOTAL WETLANDS AREA:	NONE
STATE INVESTMENT LEVEL:	LEVEL 1
PROPOSED BUILDING CONSTRUCTION:	T.B.D.
MAXIMUM BUILDING HEIGHT:	35.0'
SANITARY SEWER:	TOWN OF SELBYVILLE
WATER SUPPLIED BY:	TOWN OF SELBYVILLE
PROPOSED BUILDING:	9,900 S.F. TOTAL PRINT SHOP INC. SMALL SHOWROOM ±500 SQ.FT. 15 EMPLOYEES ON LARGEST SHIFT
PARKING REQUIRED:	
15 EMPLOYEES AT 1 PER 2 EMPLOYEES	8
WALK-IN CUSTOMERS (2/ DAY):	2
TOTAL SPACES REQUIRED:	10 SPACES
PARKING PROVIDED:	15 SPACES
LOADING SPACES PROVIDED (12'X40'):	1 SPACES
SETBACKS:	FRONT 40' SIDE 10' REAR 30' MAX. BLDG. HEIGHT: 35'
TRANSPORTATION IMPROVEMENT DISTRICT	THIS SITE IS +/-1.9 MILES FROM THE ROXANA TRANSPORTATION IMPROVEMENT DISTRICT

PLAN NOTES:

1. BOUNDARY SOURCE: PLITKO LLC. HORIZONTAL DATUM NAD '83, VERTICAL DATUM NAVD '88.
2. THERE ARE NO FEDERAL OR STATE REGULATED WETLANDS ON SITE.
3. SITE IS WITHIN FLOOD ZONES AE AND X (SHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0628J, EFFECTIVE DATE 1/6/2005.
4. SITE STORMWATER MANAGEMENT WILL INCLUDE UNDERGROUND DETENTION AND STORAGE. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL PLANS TO BE REVIEWED AND APPROVED BY SUSSEX CONSERVATION DISTRICT.
5. A SEPARATE PLAN FOR PROPOSED BUSINESS SIGNAGE WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE TOWN OF SELBYVILLE.
6. ON SITE DUMPSTERS TO BE SCREENED
7. NO SITE LIGHTING IS PROPOSED.
8. UTILITY SERVICES AND POINTS OF CONNECTION TO BE COORDINATED WITH INDIVIDUAL SERVICE PROVIDERS.

EXISTING LEGEND	PROPOSED LEGEND
PROPERTY LINE	PROPOSED BUILDING
RIGHT OF WAY	PROPOSED 1 FOOT CONTOUR
BUILDING SETBACK LINE	PROPOSED 5 FOOT CONTOUR
DELDOT PERMANENT EASEMENT	PROPOSED EDGE OF PAVEMENT
FLOOD PLAIN BOUNDARY LINE	PROPOSED SWALE
EXISTING 1 FOOT CONTOUR	PROPOSED STORM MANHOLE
EXISTING 5 FOOT CONTOUR	PROPOSED STORM CLEANOUT
EXISTING TOP OF BANK	PROPOSED STORM SEWER INLET
EXISTING STORM CULVERT	PROPOSED FLARED END SECTION
EXISTING OVERHEAD ELECTRIC	PROPOSED STORM PIPE
EXISTING FENCE	PROPOSED CURB & GUTTER
EXISTING TREELINE	PROPOSED CONCRETE WALK
EXISTING CATCH BASIN	
EXISTING UTILITY POLE	
EXISTING BOUNDARY POINT	
EXISTING IP FOUND	
EXISTING IR FOUND	

CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND THAT THE LAND USE ACTION SHOWN ON THIS PLAN IS AT MY DIRECTION.

ALEK BUINOVSKIS — DATE

SUBMITTAL HISTORY:
ORIGINAL PLAN SUBMISSION DATE: MARCH 8, 2023
FINAL PLAN SUBMITTAL DATE: APRIL 24, 2024

RECORD PLAN

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

HIGHWAY ENTRANCE
RECORD PLAN
SELBYVILLE TEXTILE PRINTING
T.M.#533-16.11-22.00 & 23.00
38177 & 38183 DUPONT BOULEVARD
TOWN OF SELBYVILLE SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSE NO. 14093 DELAWARE PROFESSIONAL ENGINEER

0 20 30 40
GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:
DRAWING:
REVIEW: RP
DATE 12/13/24
SHEET RP-1

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