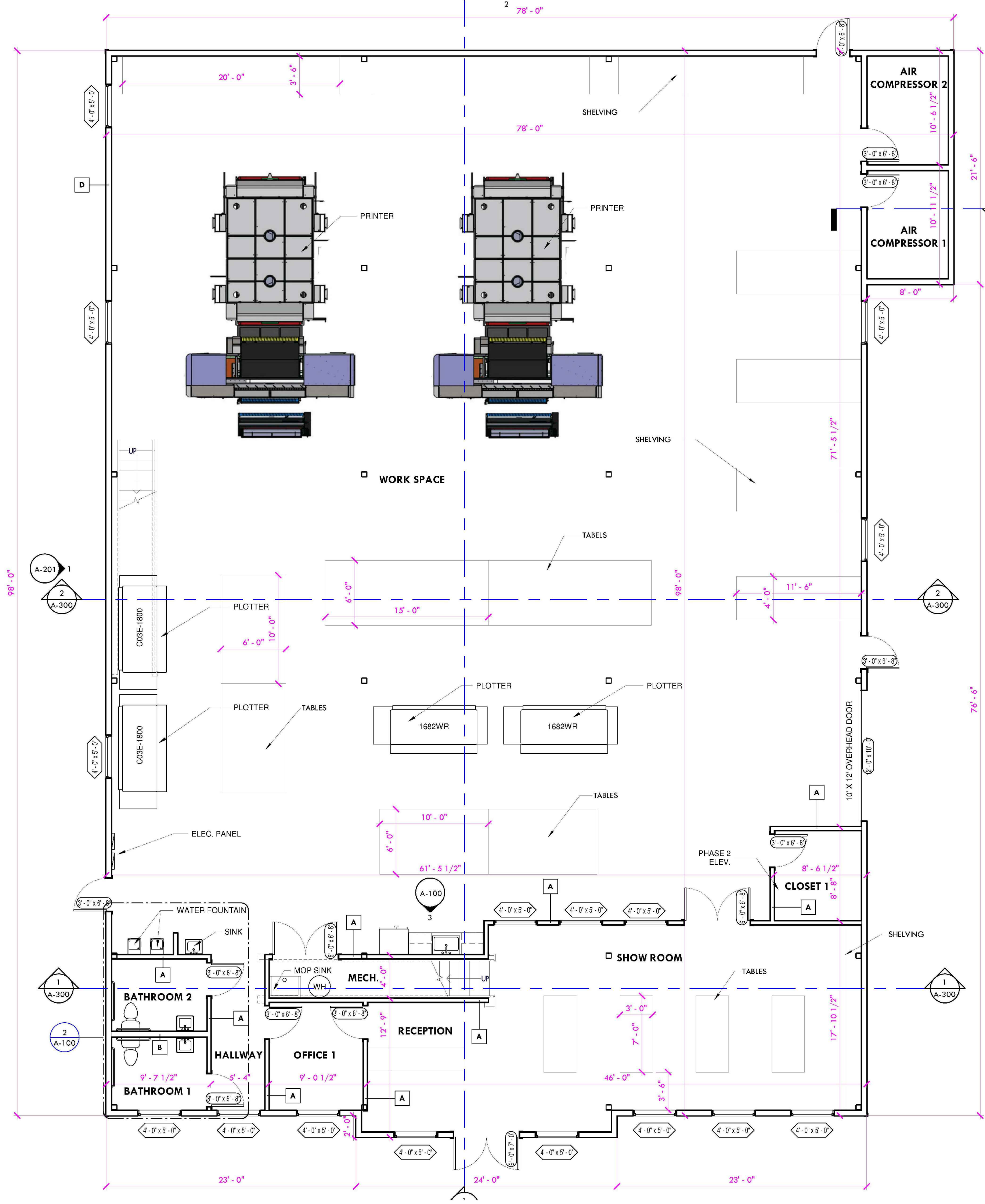




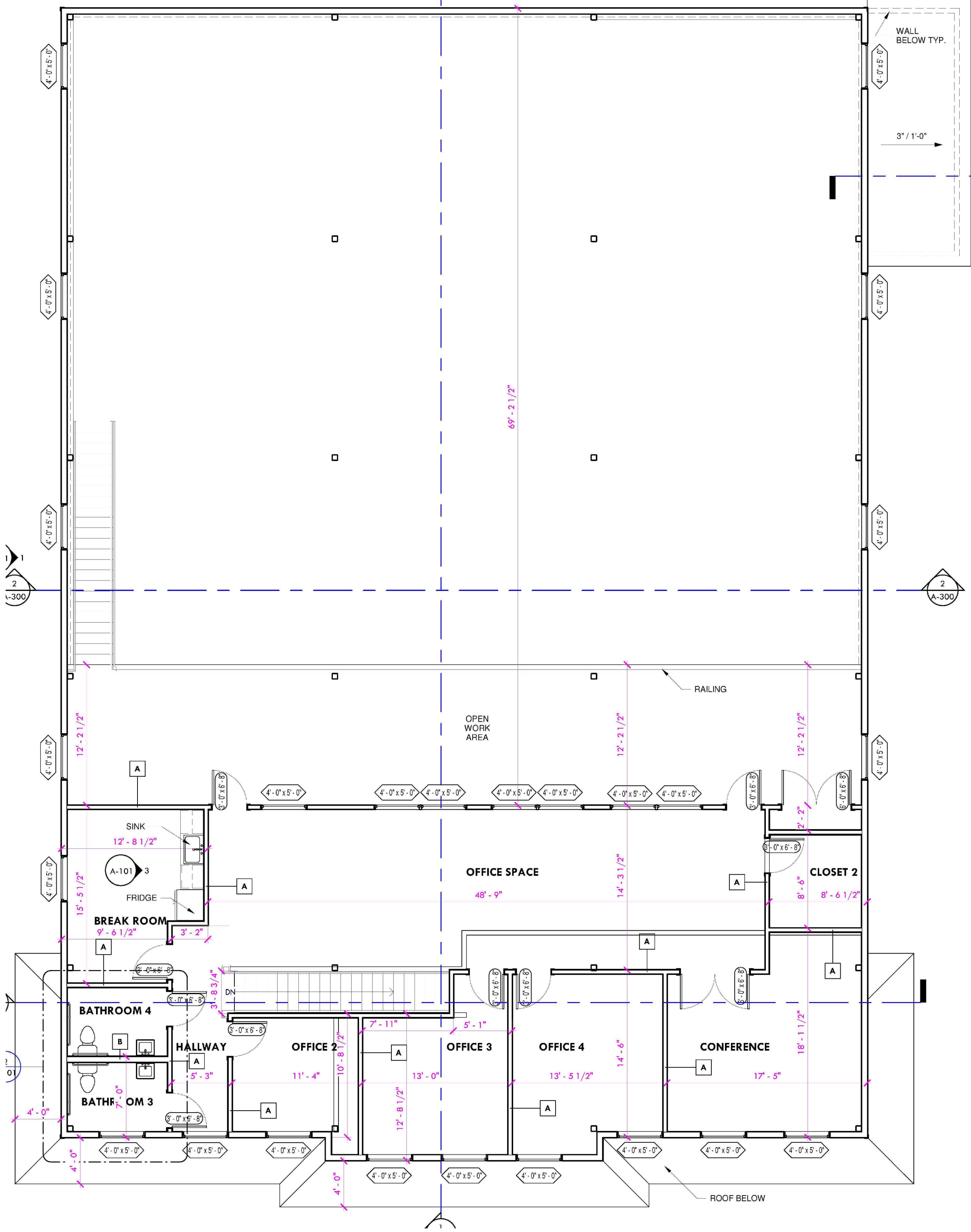


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ENGINEER'S NOTE

THESE BUILDING PLANS WERE NOT PREPARED BY PLITKO, LLC, AND ARE INCLUDED WITH THIS FINAL PLAN AS A REFERENCE. ANY QUESTIONS REGARDING THE PROPOSED BUILDING CONSTRUCTION SHOULD REFER TO THE ACTUAL BUILDING PLAN CONSTRUCTION SET PREPARED BY THE PROJECT ARCHITECT.



PROPOSED BUILDING

REVISIONS



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

FINAL SITE PLAN

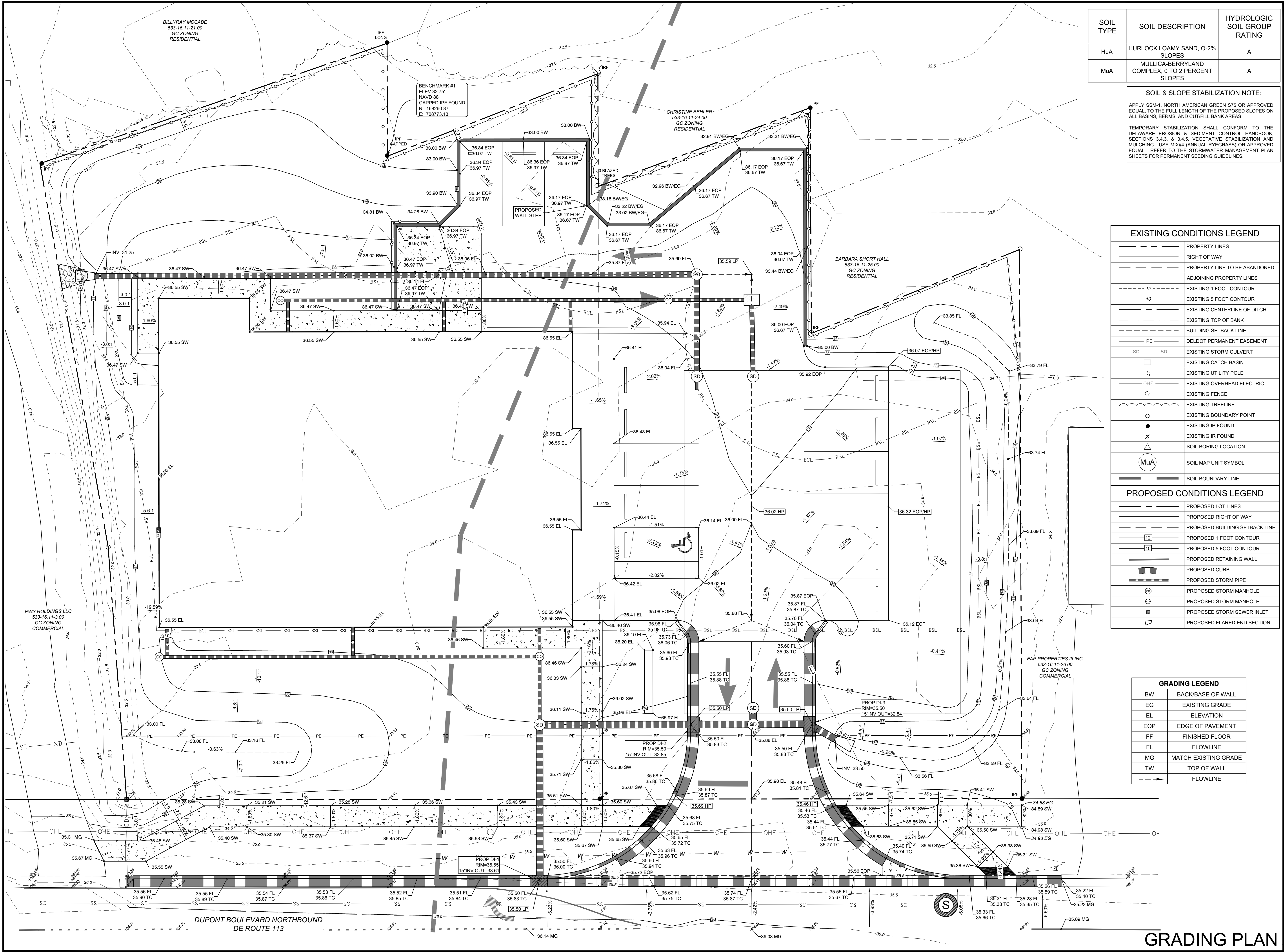
**SELBYVILLE TEXTILE PRINTING**  
T.M.#533-16.11-22.00 & 23.00  
38177 & 38183 DUPONT BOULEVARD  
TOWN OF SELBYVILLE SUSSEX COUNTY DELAWARE

PROJECT DATUM  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

|            |          |
|------------|----------|
| SITE PLAN: | DATE     |
| DRAWING:   | 10/14/24 |
| REVIEW:    | RP       |
| SHEET      |          |

C-101





| SOIL TYPE | SOIL DESCRIPTION                                 | HYDROLOGIC SOIL GROUP RATING |
|-----------|--------------------------------------------------|------------------------------|
| HuA       | HURLOCK LOAMY SAND, 0-2% SLOPES                  | A                            |
| MuA       | MULLICA-BERRYLAND COMPLEX, 0 TO 2 PERCENT SLOPES | A                            |

**SOIL & SLOPE STABILIZATION NOTE:**

APPLY SSM-1, NORTH AMERICAN GREEN S75 OR APPROVED EQUAL, TO THE FULL LENGTH OF THE PROPOSED SLOPES ON ALL BASINS, BERMS, AND CUT/FILL BANK AREAS.

TEMPORARY STABILIZATION SHALL CONFORM TO THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK, SECTIONS 3.4.3. & 3.4.5. VEGETATIVE STABILIZATION AND MULCHING. USE MIX#4 (ANNUAL RYEGRASS) OR APPROVED EQUAL. REFER TO THE STORMWATER MANAGEMENT PLAN SHEETS FOR PERMANENT SEEDING GUIDELINES.

| EXISTING CONDITIONS LEGEND |                                |
|----------------------------|--------------------------------|
|                            | PROPERTY LINES                 |
|                            | RIGHT OF WAY                   |
|                            | PROPERTY LINE TO BE ABANDONED  |
|                            | ADJOINING PROPERTY LINES       |
|                            | EXISTING 1 FOOT CONTOUR        |
|                            | EXISTING 5 FOOT CONTOUR        |
|                            | EXISTING CENTERLINE OF DITCH   |
|                            | EXISTING TOP OF BANK           |
|                            | BUILDING SETBACK LINE          |
|                            | DELDOT PERMANENT EASEMENT      |
|                            | EXISTING STORM CULVERT         |
|                            | EXISTING CATCH BASIN           |
|                            | EXISTING UTILITY POLE          |
|                            | EXISTING OVERHEAD ELECTRIC     |
|                            | EXISTING FENCE                 |
|                            | EXISTING TREELINE              |
|                            | EXISTING BOUNDARY POINT        |
|                            | EXISTING IP FOUND              |
|                            | EXISTING IR FOUND              |
|                            | SOIL BORING LOCATION           |
|                            | SOIL MAP UNIT SYMBOL           |
|                            | SOIL BOUNDARY LINE             |
| PROPOSED CONDITIONS LEGEND |                                |
|                            | PROPOSED LOT LINES             |
|                            | PROPOSED RIGHT OF WAY          |
|                            | PROPOSED BUILDING SETBACK LINE |
|                            | PROPOSED 1 FOOT CONTOUR        |
|                            | PROPOSED 5 FOOT CONTOUR        |
|                            | PROPOSED RETAINING WALL        |
|                            | PROPOSED CURB                  |
|                            | PROPOSED STORM PIPE            |
|                            | PROPOSED STORM MANHOLE         |
|                            | PROPOSED STORM MANHOLE         |
|                            | PROPOSED STORM SEWER INLET     |
|                            | PROPOSED FLARED END SECTION    |

| GRADING LEGEND |                      |
|----------------|----------------------|
| BW             | BACK/BASE OF WALL    |
| EG             | EXISTING GRADE       |
| EL             | ELEVATION            |
| EOP            | EDGE OF PAVEMENT     |
| FF             | FINISHED FLOOR       |
| FL             | FLOWLINE             |
| MG             | MATCH EXISTING GRADE |
| TW             | TOP OF WALL          |
| FL             | FLOWLINE             |

DRAFT SET  
ISSUED:  
8/21/24

REVISIONS

**PLITKO ENGINEERING**

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3  
OCEAN VIEW, DE 19970  
Phone (302)-537-1919

GRADING PLAN

**SELBYVILLE TEXTILE PRINTING**

T.M.#533-16.11-22.00 & 23.00

DUPONT BOULEVARD

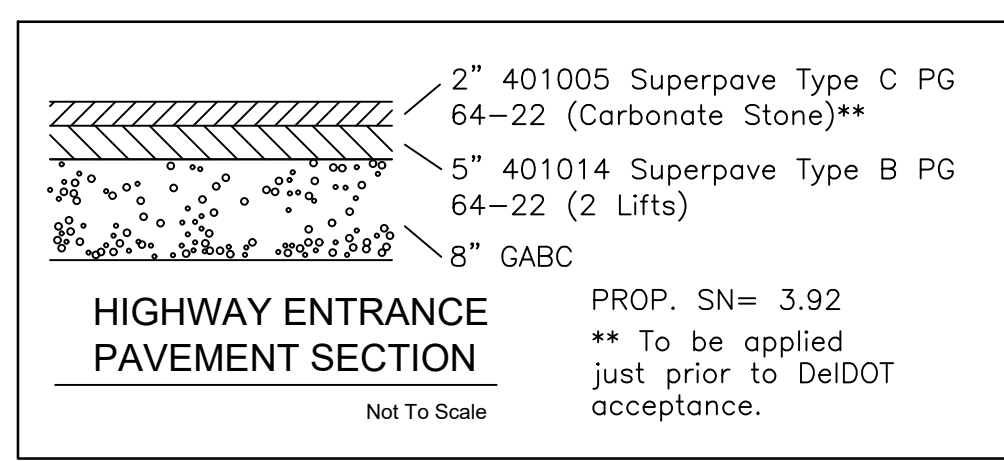
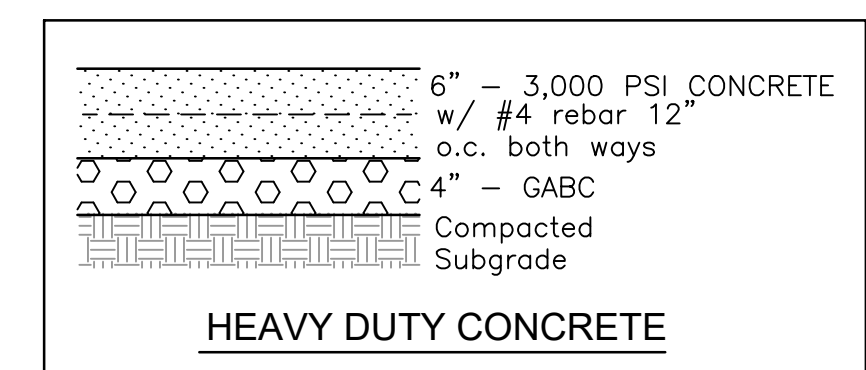
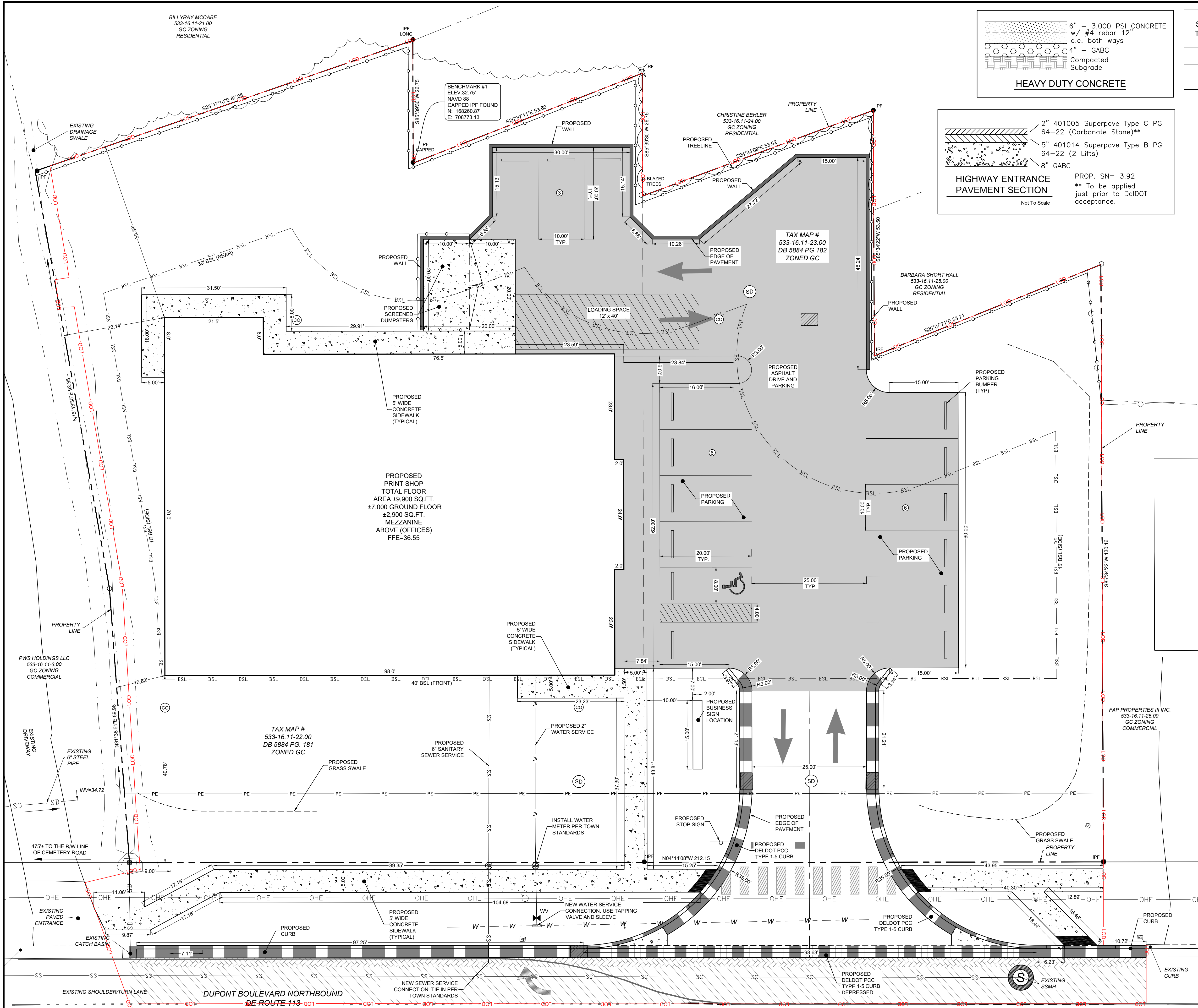
TOWN OF SELBYVILLE SUSSEX COUNTY DELAWARE

GRAPHIC SCALE  
1 inch = 10 feet

PROJECT DATUM  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

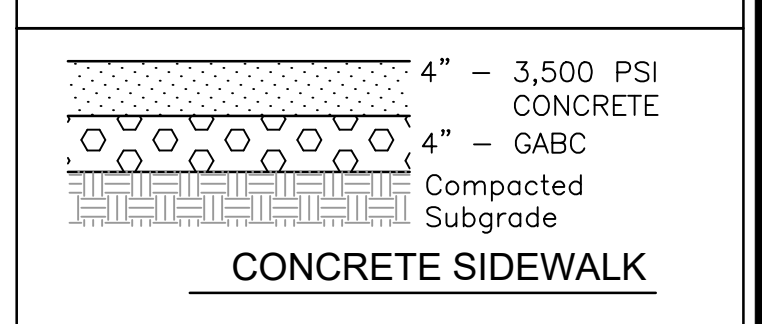
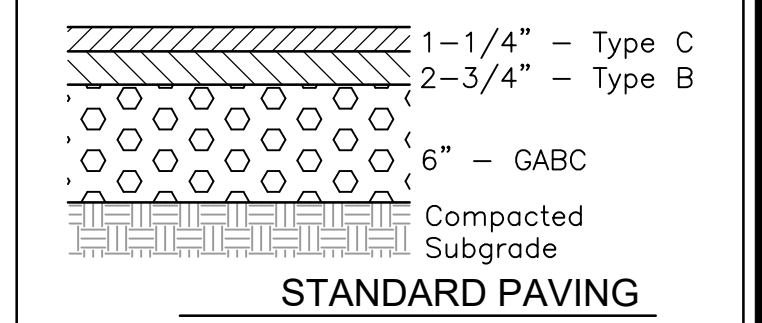
|            |         |
|------------|---------|
| SITE PLAN: | DATE    |
| DRAWING:   | 8/21/24 |
| REVIEW: RP |         |
| SHEET      | C102    |





| SOIL TYPE | SOIL DESCRIPTION                                 | HYDROLOGIC SOIL GROUP RATING |
|-----------|--------------------------------------------------|------------------------------|
| HuA       | HURLOCK LOAMY SAND, 0-2% SLOPES                  | A                            |
| MuA       | MULLICA-BERRYLAND COMPLEX, 0 TO 2 PERCENT SLOPES | A                            |

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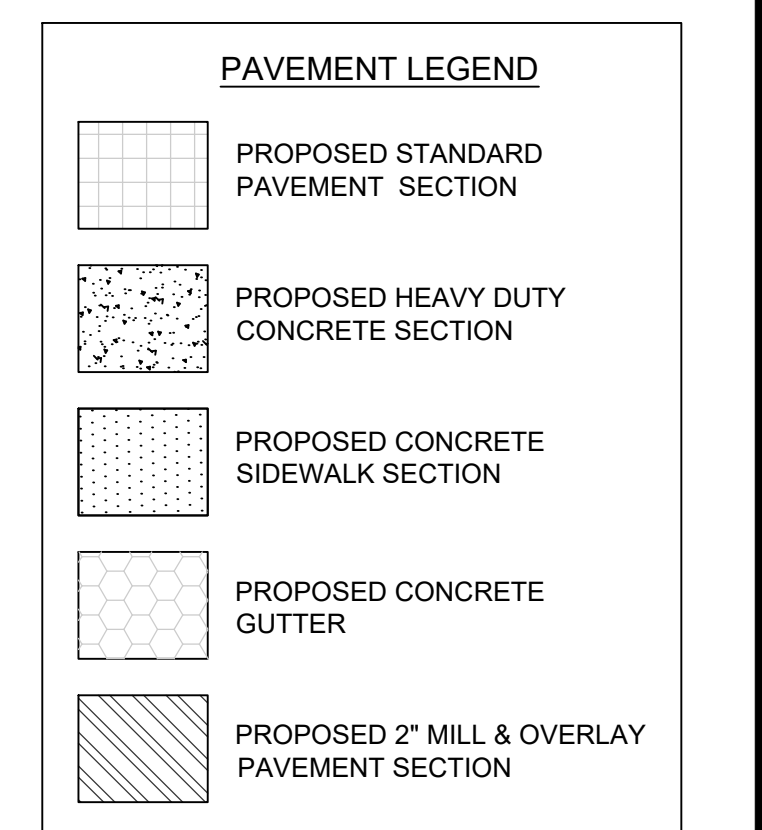


**EXISTING CONDITIONS LEGEND**

|     |                               |
|-----|-------------------------------|
| --- | PROPERTY LINES                |
| --- | RIGHT OF WAY                  |
| --- | PROPERTY LINE TO BE ABANDONED |
| --- | ADJOINING PROPERTY LINES      |
| --- | EXISTING 1 FOOT CONTOUR       |
| --- | EXISTING 5 FOOT CONTOUR       |
| --- | EXISTING CENTERLINE OF DITCH  |
| --- | EXISTING TOP OF BANK          |
| --- | BUILDING SETBACK LINE         |
| PE  | DELDOT PERMANENT EASEMENT     |
| SD  | EXISTING STORM CULVERT        |
| □   | EXISTING CATCH BASIN          |
| ○   | EXISTING UTILITY POLE         |
| --- | EXISTING OVERHEAD ELECTRIC    |
| --- | EXISTING FENCE                |
| --- | EXISTING TREELINE             |
| ○   | EXISTING BOUNDARY POINT       |
| ●   | EXISTING IP FOUND             |
| ●   | EXISTING IR FOUND             |
| △   | SOIL BORING LOCATION          |
| MuA | SOIL MAP UNIT SYMBOL          |
| --- | SOIL BOUNDARY LINE            |

**PROPOSED CONDITIONS LEGEND**

|     |                                |
|-----|--------------------------------|
| --- | PROPOSED LOT LINES             |
| --- | PROPOSED RIGHT OF WAY          |
| --- | PROPOSED BUILDING SETBACK LINE |
| --- | PROPOSED 1 FOOT CONTOUR        |
| --- | PROPOSED 5 FOOT CONTOUR        |
| --- | PROPOSED RETAINING WALL        |
| --- | PROPOSED CURB                  |
| --- | PROPOSED STORM PIPE            |
| ○   | PROPOSED STORM MANHOLE         |
| ○   | PROPOSED STORM MANHOLE         |
| □   | PROPOSED STORM SEWER INLET     |
| --- | PROPOSED FLARED END SECTION    |



**LAYOUT AND PAVING PLAN**

**DRAFT SET**  
**ISSUED:**  
**8/21/24**

**REVISIONS**

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**PLITKO ENGINEERING**

ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3  
OCEAN VIEW, DE 19970  
Phone (302)-537-1919

**LAYOUT AND PAVING PLAN**

**SELBYVILLE TEXTILE PRINTING**

**T.M.#533-16.11-22.00 & 23.00**

**DUPONT BOULEVARD**

**TOWN OF SELBYVILLE SUSSEX COUNTY DELAWARE**

**GRAPHIC SCALE**  
1 inch = 10 feet

**PROJECT DATUM**  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

|                   |             |
|-------------------|-------------|
| <b>SITE PLAN:</b> | <b>DATE</b> |
| <b>DRAWING:</b>   | 8/21/24     |
| <b>REVIEW:</b> RP |             |
| <b>SHEET</b>      | <b>C103</b> |