

July 16, 2020  
Salisbury-Wicomico County Planning and Zoning  
Commission  
Procedures Overview and Participant Listing

1. Planning Commissioners and Staff access WebEx teleconference. Please connect at least 15-20 minutes prior to meeting start time. Developer representatives connect 10 minutes prior to start of meeting.
  - a. Number = 510-338-9438
  - b. Meeting Number = 132-382-2121#
  - c. Password = 2468#
2. Chairman Dashiell opening remarks
3. Chairman Dashiell will request Mr. Hall to conduct roll call:
  - a. Commissioners; and
  - b. Staff
4. Chairman Dashiell will request Mr. Hall to provide a brief overview about procedure and tips for conducting a teleconference meeting:
  - a. Request public to mute phone for the meeting;
  - b. Request meeting participants to mute phone until ready to speak;
  - c. Commissioners, Staff, and Representatives to state name prior to speaking;
  - d. Reminder to pause for a few seconds after a person has completed speaking;
  - e. Individual roll call votes on each of the 5 actions in front of the meeting; and
  - f. If necessary, Staff may request for a person to restate or confirm name.
5. Proceed with meeting agenda.

- 1) Chairman Dashiell will inquire if the applicant and / or representatives are on the phone.
- 2) Chairman Dashiell will ask Staff to present agenda item.
- 3) Staff states name and proceeds with presentation.
- 4) Chairman Dashiell will ask representatives if they have anything to add.
- 5) Chairman Dashiell will ask Mr. Hall to conduct a roll call vote for Commissioner comments / questions to representatives or Staff.
- 6) Chairman Dashiell will ask if any public comments.
- 7) Chairman Dashiell will ask for a motion and second.
- 8) Chairman Dashiell will ask Mr. Hall to conduct a roll call vote of Commissioners.
- 9) Chairman Dashiell will announce the action.

Roll call votes will go down the table starting with Dr. McNaughton through Jack Heath and ending with Chairman Dashiell.

**Applicants (Chairman)**

***1) The Crossing at Summit Pointe***

***Owner:*** Farlow Fields, LLC c/o Woody Farlow

***Applicant rep:***

**Vista Design**

Steve Engel

Brian Zollinger

***2) Hollie K. Seaton***

***Owner:*** Hollie K. Seaton:

***Applicant Engineer:*** Parker and Associates

***If anyone encounters a problem, contact me via cell at 410.603.5583.***



# Wicomico County

DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT  
P.O. BOX 870  
125 NORTH DIVISION STREET, ROOMS 203 & 201  
SALISBURY, MARYLAND 21803-4860  
410-548-4860  
FAX: 410-548-4955



JACOB R. DAY  
MAYOR

BOB CULVER  
COUNTY EXECUTIVE

JULIA GLANZ  
ACTING MAYOR

JOHN D. PSOTA  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

### AGENDA

**REGULAR MEETING**

**JULY 16, 2020**

**TELE CONFERENCE DUE TO COVID-19 SEE BELOW FOR DETAILS**

**1:30 P.M.** Convene, Chip Dashiell, Chairman

**Minutes – Meeting of June 18, 2020**

**1:35 P.M. REVISED PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL & WELLHEAD PROTECTON SITE PLAN APPROVAL** – The Crossing at Summit Pointe (F.K.A. Farlow Fields) – Farlow Fields, LLC rep. by Vista Design – Beaglin Park Drive – R-10A Zoning - #19-038; M-38, G-12, P-110, 295, and 429 (B. Wilkins)

**COUNTY SUBDIVISION PLATS - (M. Williams)**

**Hollie K. Seaton** Preliminary/Final Plat 2 Lots  
8663 Memory Garden Lane – M-19; P-23; G-14

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the July 16, 2020, meeting of the Salisbury-Wicomico County Planning and Zoning Commission will be conducted via conference call. Interested parties can participate by joining the meeting via phone by using the following call in meeting numbers:

**Call in number is 510-338-9438**

**Meeting number is 132-382-2121#**

**Password 2468#**

If using this option, please call in prior to the 1:30PM start of the meeting and place your phone on mute.

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# City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION  
P.O. BOX 870  
125 NORTH DIVISION STREET, ROOMS 203 & 201  
SALISBURY, MARYLAND 21803-4860  
410-548-4860  
FAX: 410-548-4955



JACOB R. DAY  
MAYOR

JULIA GLANZ  
CITY ADMINISTRATOR

BOB CULVER  
COUNTY EXECUTIVE

R. WAYNE STRAUSBURG  
DIRECTOR OF ADMINISTRATION

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## MINUTES

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The Salisbury-Wicomico Planning and Zoning Commission met in regular session on June 18, 2020, via WebEx teleconference, with the following persons participating:

### **COMMISSION MEMBERS:**

Charles "Chip" Dashiell, Chairman  
Dr. James McNaughton  
Scott Rogers  
Mandel Copeland  
Jim Thomas

### **PLANNING STAFF:**

Anne Roane, Infrastructure and Development Dept.  
Henry Eure, Infrastructure and Development Dept.  
Brian Wilkins, Infrastructure and Development Dept.  
Keith Hall, Deputy Director, Wicomico County Planning, Zoning, and Community Development  
Brian Soper, Planning Services Manager, Wicomico County Planning, Zoning, and Community Development  
Jesse Drewer, Planner II, Wicomico County Planning, Zoning, and Community Development  
Gloria Smith, Planner, Wicomico County Planning, Zoning, and Community Development  
Marilyn Williams, Land Development Coordinator, Wicomico County Planning, Zoning, and Community Development  
Melissa Cassimore, Recording Secretary, Wicomico County Planning, Zoning, and Community Development

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The meeting was called to order at 1:30 p.m. by Mr. Dashiell, Chairman.

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Chairman Dashiell announced in response to the COVID-19 crisis and in an effort to promote the health, safety, and general welfare of the public this

meeting is being conducted via teleconference call. He proceeded with thanking County and City Staff for assisting with making the teleconference possible. Also, Chairman Dashiell welcomed the public that may be joining on the call. Chairman Dashiell concluded the opening remarks by recognizing the loss of loved ones as a result of this pandemic, as well as acknowledging the efforts of fire responders, health care providers, doctors and nurses on the front line in countless communities.

Mr. Hall conducted a roll call of Commission members participating on the call, as well as City and County staff. Mr. Hall announced a quorum of Commissioners was achieved for the meeting. Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a teleconference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants placing phone on mute, announce name prior to speaking, conducting individual roll call for Commissioner comments and votes on items. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

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**MINUTES:** The minutes from the May 21<sup>st</sup> meeting were brought forward for approval. Upon a motion by Mr. Thomas, seconded by Mr. Rogers, and duly carried, the minutes from the May 21, 2020 meeting were **APPROVED** unanimously as submitted.

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**PUBLIC HEARING TEXT AMENDMENT – Sperry Van Ness/Miller Commercial Real Estate, on behalf of Oak Ridge Baptist Church – To amend Section 17.212.030 – To Add Warehouse or Storage Facility in a Shopping Center (H. Eure)**

Mr. Rogers recused himself from this agenda item.

Mr. Jesse Drewer read the Notice for Public Hearing into the record.

Chairman Dashiell confirmed Mr. Henry Eure and Mr. John McClellan were on the call to be sworn in. No members of the public were on the call to testify.

Mr. Keith Hall administered the oath to Henry Eure and John McClellan.

Mr. Henry Eure and Mr. John McClellan of SVN, on behalf of Oak Ridge Baptist Church, confirmed being on the conference call. Mr. Eure presented the Staff Report and stated the applicant is requesting to amend the text of Title 17, Zoning to include the language “warehouse or storage facility” in 17.212.030 L. In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission must hold a Public Hearing on proposed Text Amendments to the Code. The Commission must forward a recommendation

(within six (6) months) to the City Council. The City Council must also hold a public hearing before granting final approval to Code Text Amendments (by Ordinance).

Staff recommends forwarding a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a warehouse or storage facility in shopping centers.

Chairman Dashiell asked if Mr. McClellan had any comments to add.

Mr. McClellan discussed the vacancies around the County of big anchor stores along with the difficulties in filling the vacancies. Mr. McClellan stated this would be a low impact and low traffic use that would open the avenue to monetize the vacancies in shopping centers.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton asked if there will be general restrictions that apply to hazardous materials and other items.

Mr. Eure discussed high versus low hazard storage use. Due to most containing combustible materials the most common storage use is high hazard. Mr. Eure stated if approved it would be building code compliant and inspections would be done before occupancy permit issued.

Dr. McNaughton asked if the Fire Department was in support.

Mr. Eure answered the Fire Department would review the plans and inspect before a Certificate of Occupancy was issued.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers is recused.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell had no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Thomas to forwarding a favorable recommendation to the Mayor and City Council for the proposed amendment that would inherently permit a warehouse or storage facility in shopping centers. The motion was seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. With exception of

Mr. Roger's recusal, all Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Text Amendment was approved.

Mr. McClellan thanked the Commission for their help with this matter.

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**ANNEXATION ZONING – Atlantic Tractor, LLC, rep. by Sandy McAllister, Atty.  
– 31415 John Deere Drive – 5.0 acres – Multi-Use Non-Residential District - #19-014;  
M-39, P-38, G-10 (A. Roane)**

Ms. Anne Roane and Mr. Sandy McAllister, Attorney for Atlantic Tractor, LLC, confirmed being on the conference call. Ms. Roane presented the Staff Report and stated the applicant is requesting annexation into the City of Salisbury. The primary reason for this request is to have access to City water, sewer and services. A Salisbury City Council Work Session was held on May 4, 2020. Other properties on John Deere Drive have been annexed into the City for utilities. Staff recommends approval as submitted.

Chairman Dashiell asked if Mr. McAllister had any comments to add.

Mr. McAllister thanked Ms. Roane for her assistance and added other properties on John Deere Drive have been annexed previously. Mr. McAllister is looking for a favorable recommendation to the City.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas asked if Holt Paper is already connected to City water and sewer.

Ms. Roane answered Holt Paper has not petitioned for annexation. She further discussed Royal Farms and Hardee's have services therefore this property would be connected to the existing lines.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments. Chairman Dashiell asked Dr. McNaughton if he had another question.

Dr. McNaughton asked about the inventory.

Ms. Roane answered that those discussions are handled between the applicant and the City Council.

Chairman Dashiell responded the zoning is all the Commission would be addressing; the City Council will be handling other matters. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to forwarding a favorable recommendation to the Mayor and City Council for the property to be zoned Mixed-Use Non-Residential. The motion was seconded by Mr. Thomas. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the favorable recommendation was approved.

Mr. McAllister thanked the Commission.

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**REVISED SIGN PLAN APPROVAL – Salisbury Marketplace – J.D. Sign Company for Karemore Properties, LLC – 815 Snow Hill Road – Gen. Comm. District - # 202000508, Map-48, Grid-4, Parcel-244 (H. Eure)**

Mr. Henry Eure and Mr. Jason Dean of JD Sign Company, confirmed being on the conference call. Mr. Eure presented the Staff Report and stated the applicant is requesting to amend the existing Sign Plan by incorporating the colors black and yellow to the existing Sign Plan. A new exterior sign is also proposed for the storefront window of Food Lion. The proposed signs have the support of the property owner.

Staff recommends approval for the proposed Sign Plan as submitted.

Chairman Dashiell asked Mr. Dean if he had any comments to add.

Mr. Dean thanked Mr. Eure for his presentation.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.



Chairman Dashiell had no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to approve the Revised Sign Plan as submitted. The motion was seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members. All Commissioners individually voted in the affirmative. Chairman Dashiell stated the motion for the Revised Sign Plan was approved.

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**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – MARVIC Associates, LLC – Laws Road – 167.29 acres – Map-60, Grid-5 & 12, Parcel 17 & 19 (G. Smith)**

Mrs. Gloria Smith and Victor Laws III of MARVIC Associates, LLC confirmed being on the conference call. Ms. Smith presented the Staff Report and stated a correction to the Staff Report is MARVIC, LLC should be MARVIC Associates, LLC as stated on Attachment #4. Ms. Smith stated the applicant is requesting to file an easement application to the Maryland Agricultural Land Preservation Foundation program for their property, 167.29 acres, located on both sides of Laws Road, southwest of Powellville. Ms. Smith stated the property is zoned A-1 Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan, the Ag Preservation Advisory Board will meet in the summer to review the soils, upon completion both recommendations will be forwarded to County Council for a public hearing. Applications are due to the State by July 1<sup>st</sup> with details being completed by October 1<sup>st</sup>.

Chairman Dashiell asked Mr. Laws if he had any comments.

Mr. Laws thanked Ms. Smith for her presentation and help in this process.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to make a favorable recommendation to the Wicomico County Council for support of the sale of an Agricultural Land Preservation Easement of the MARVIC Associates, LLC property based on its compliance with the County Comprehensive Plan, seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion to make a favorable recommendation for this Agricultural Land Preservation Easement Application is approved.

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**AGRICULTURAL LAND PRESERVATION EASEMENT APPLICATION – William D. Todd – Cross Road – 87.9 acres – Map-6, Grid-15 & 16, Parcel-146 (G. Smith)**

Ms. Gloria Smith confirmed being on the call. Mr. Todd was not on the call. Ms. Smith presented the Staff Report and stated the applicant is requesting to file an application to the Maryland Agricultural Land Preservation Foundation program for their property, 87.9 acres, located on the southerly side of Cross Road, south of Sharptown. Ms. Smith stated the property is zoned Agricultural-Rural, it is located in an area designated as Agriculture/Resource and within the Priority Preservation Area in the County Plan. Surrounding properties are in the Maryland Agricultural Land Preservation Foundation or Wicomico County Land Preservation Easement as noted in Attachment #2. Mrs. Smith explained the process begins with the Commission reviewing the application for location in concurrence with the County Comprehensive Plan, the Ag Preservation Advisory Board will meet in the summer to review the soils, upon completion both recommendations will be forwarded to County Council for a public hearing.

Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to make a favorable recommendation to the Wicomico County Council for support of the sale of an Agricultural Land Preservation Easement of the William D. Todd property based on its compliance with the County Comprehensive Plan, seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion to make a favorable recommendation for this Agricultural Land Preservation Easement Application is approved.

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**COUNTY SUBDIVISION PLATS – Michael & Candice Davis – Preliminary/Final 5 lots – Naylor Mill & Levin Dashiell Roads – Map-28; Grid-22, Parcel-115 (M. Williams)**

Ms. Marilyn Williams confirmed being on the call. Michael & Candice Davis were not on the call. Ms. Williams presented the Staff Report and stated the applicant has proposed subdivision of the northerly side of Naylor Mill Road, Parcel 115, to create two (2) new lots with the remainder being Lot #3. Proposed on the southerly side of Naylor Mill Road is the creation of two (2) new building lots with remaining lands of 34.67 +/- acres. The majority of the southerly portion of the parcel lies within the R-20 zone, with the balance located in the Heavy Industrial (I-2) zone. Conversely, all of Lot 3 and most of Lot 2 located on the northerly side of the road lie within the Heavy Industrial zone, and Lot 1 lies within the R-20 zone. Minimum lot sizes for the two zoning designations are 20,000 sq. ft. for R-20 and 25,000 for I-2. Ms. Williams stated the applicant is requesting the approval of the Minor Subdivision and Simplified Forest Conservation Plan.

Staff recommends approval with the following six (6) conditions:

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations;
2. Health Department approval is required prior to the recordation of the Final Plat;
3. The Final Plat shall comply with all requirements of the Forest Conservation regulation and a Long-term Management Agreement must be recorded in the land records for Wicomico County prior to the recording of the subdivision plat;
4. All new road entrances must be approved by the Wicomico County Department of Public Works;
5. Ingress/egress easements for Lots 1 and 2 and for Lot 4 and the Remaining Lands must be recorded in the land records for Wicomico County prior to the recordation of the subdivision plat;
6. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments; and

7. Note to be added to the plat stating “Proposed use and development of approved lots shall conform with Chapter 225 (Zoning) of the Wicomico County Code.”

Chairman Dashiell further discussed the proposed seventh (7) condition. Lots 1-3 on the northerly side are zoned R-20 and I-2 with the majority of Lots 2 & 3 being I-2, Heavy Industrial zone, not for residential use. Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton confirmed no questions or comments.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Chairman Dashiell responded no questions or comments. Chairman Dashiell asked if the public had any questions or comments. There were none.

Upon a motion by Mr. Rogers to approve the Minor subdivision and Simplified Forest Conservation Plan with the six (6) proposed conditions and also adding a seventh (7), seconded by Dr. McNaughton. Chairman Dashiell requested Mr. Hall to conduct an individual roll call vote of Commission members, which all Commissioners in attendance voted in the affirmative. Chairman Dashiell stated the motion is approved.

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#### **STAFF COMMENTS:**

Chairman Dashiell thanked Commission members for their participation to make this meeting a success during this unusual time. Chairman Dashiell looks forward to meeting again in person to move the business of the City and County forward.

Mr. Hall stated the County has no further items for consideration from the Commission.

Ms. Roane stated the startup of the zoning ordinance should be brought forward in August and the first Task Force Meeting will be held on Monday. Ms. Roane thanked Mr. Hall for setting up the teleconference.

Chairman Dashiell expressed his appreciation to the City and County Staff for all they continue to do to help this Commission and to see all the business in the City and County gets the attention it needs in spite of the challenging circumstances.

The next Commission meeting will be July 16<sup>th</sup>.

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There being no further business, the Commission meeting was adjourned at 2:25 p.m. by a motion from Mr. Rogers and seconded by Mr. Thomas, and duly carried by all members.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Wicomico County Department of Planning, Zoning, and Community Development Office.

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Charles "Chip" Dashiell, Chairman

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Lori A. Carter, Director

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Melissa Cassimore, Recording Secretary

DRAFT

## **Infrastructure and Development Staff Report**

July 16, 2020

### **I. BACKGROUND INFORMATION:**

Project Name: The Crossing at Summit Pointe (FKA Farlow Fields)  
Applicant/Owner: Farlow Fields, LLC  
c/o Woody Farlow  
4 Pilot Drive  
Rehoboth Beach, DE 19971  
D.I.D. Project No.: 19-038  
Nature of Request: Approval of Revised Preliminary Comprehensive Development Plan / Wellhead Protection Plan  
Location of Property: Tax Map #38, Grid #12, Parcels 110, 295 & 429  
Existing Zoning: R-10A Residential

### **II. DISCUSSION:**

Applicant is proposing 209 townhome units on 3 parcels totaling approximately 35 acres. The project will include public roads and public water/sewer. Applicant has provided a narrative (Attachment 1) and a site plan (Attachment 2-4) including existing and proposed conditions.

### **III. PLANNING AND ZONING:**

#### **A. History**

- In May 2004, the Planning Commission granted Condominium Site Plan approval for a 220-unit townhome style condominium development.
- A Revised Comprehensive Development Plan was approved by the Planning Commission on October 19, 2006 that proposed 212 townhome units.
- At the August 21, 2014 meeting of the Planning Commission, a Revised Preliminary Comprehensive Development Plan approval for a 336-unit apartment complex was requested but withdrawn by the applicant.



## **B. Site Description**

The site consists of a total area of approx. 35 acres on 3 parcels nestled between Beaglin Park Drive, Old Ocean City Road & Parker Road.

## **C. Surrounding Area Development**

The site is contained within the R-10A Residential District. The property is bounded by Wicomico County zoning R-8 Residential to the north, east and west. To the south is Planned Development District #1 – Robertson Farm.

## **D. Access to the Site**

The site will have one entrance on Beaglin Park Drive and one entrance on Parker Road.

# **IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:**

## **A. Zoning Code Requirements Analysis**

A review of the Preliminary Comprehensive Development Plans has revealed the following:

### **1. Setbacks, Parking, Landscaping and Refuse Disposal**

The plan meets required setbacks (50' front, 30' rear, 10' x2 side).

Proposed parking does not exceed maximum of 2 spaces/dwelling. 418 spaces are proposed.

Proposed landscaping is preliminary, and a dedicated landscape plan is to be submitted and accepted prior to final plan approval.

Refuse Disposal will be City trash collection. The City will work with the developer to ensure trash collection vehicles have room to maneuver the rear-loaded units.

### **2. Sign Plan**

Specific sign plans were not included in the applicant's submission. A detailed sign plan shall be submitted for Planning Commission review and approval prior to issuance of building permit.



### **3. Building Elevations**

Building elevations were not included in this submission. These will be required for final Planning Commission approval.

### **4. Community Impact Statement, Statement of Intent to Proceed, Financial Capability and Development Schedule**

These items were not included but will be required as part of final approval.

### **5. Stormwater Management**

On site stormwater management will be subject to review and approval from the Salisbury Department of Infrastructure & Development (SDID) prior to building permits being issued.

### **6. Fire Service**

Any concerns of the Salisbury Fire Marshal will be addressed prior to final approval of the Comprehensive development plan.

### **7. Forest Conservation**

Forest Conservation review and approval will be addressed prior to final approval.

### **8. Wellhead Protection District**

The proposed use is permitted within the Wellhead Protection District as none of the exceptions listed within 17.100.030.A.1 are proposed on-site.

### **9. Wicomico Board of Education**

The plan has been forwarded to WCBoE. Any concerns raised will be addressed prior to final approval.



**V. PLANNING CONCERNS:**

Planning staff feels a traffic study would be appropriate for this project to determine if traffic infrastructure is adequate in the immediate vicinity.

**VI. STAFF RECOMMENDATION:**

Staff recommends approval of Preliminary Comprehensive Development Plan / Wellhead Protection Plan as submitted, with the following conditions:

1. Review and acceptance of a dedicated landscaping plan;
2. Approval of detail sign plan prior to issuance of building permit;
3. Building elevations to be submitted prior to Final plan approval;
4. Submit Community Impact Statement, Statement of Intent to Proceed, Financial Capability and Development Schedule prior to final plan approval;
5. Site work and Stormwater Management shall be subject to further review and approval by Salisbury Department of Infrastructure & Development;
6. Address any Fire Marshal requirements; and
7. Address Forest Conservation requirements;
8. Address any concerns of WCBBoE prior to final approval;
9. Provide a traffic study for the project.

## **THE CROSSING AT SUMMIT POINTE**

### **DESIGN NARRATIVE**

#### **PROPERTY INFORMATION**

Tax Map 0038, Grid 0012, Parcel 0110	±1.08 Acres
Tax Map 0038, Grid 0012, Parcel 0295	±32.23 Acres
Tax Map 0038, Grid 0012, Parcel 0429	±1.61 Acres

#### **BACKGROUND INFORMATION**

The site which is to be developed into "The Crossing at Summit Pointe" consists of three parcels with all three parcels totaling ±34.92 Acres. These parcels are within City of Salisbury limits and are all currently zoned R-10A, Residential District.

The perimeter of these parcels is defined by Beaglin Park Drive to the west, Old Ocean City Road to the south, Parker Road to the east and the Conrail Railroad to the north. Most of the site, in its current state, is open field/meadow with a small are of vegetation along the south and west boundary lines.

#### **PROPOSED DEVELOPMENT**

The overall design scheme for "The Crossing at Summit Point" was to create a Townhome block that would provide a very clean design aspect for residents. The proposed plan provides numerous opportunities for both passive and active open space as well as pedestrian connectivity throughout. The proposed development was also designed with special consideration for the projects existing topography. The existing high point of the site is located towards the middle of the site and the design allows for proposed runoff to be directed in all directions to stormwater management areas.

The proposed townhouse development consists of 209 units at a density of 6 units/acre. There are two types of townhome units proposed and are defined by their vehicular access, 97 are front-loaded units and 112 are rear loaded units. The front-loaded units will have vehicular access from the proposed Right of Way and are primarily located along the perimeter of the project site. The rear loaded units are located in the middle of the project site and have vehicular access from the 20' alley located behind the units.

**SITE DATA**

**OWNER**  
 FARLOW FIELDS, LLC  
 C/O WOODY FARLOW  
 4 PILOT DRIVE  
 REHOBOTH BEACH, DE 18871

**DEVELOPER**  
 BAY DEVELOPERS INC  
 CONTACT HENRY S. MAST  
 200 WESTON DRIVE  
 DOVER, DE 19904  
 PH. 302-736-0924

**CONSULTANT**  
 VISTA DESIGN, INC.  
 CONTACT STEVE ENGEL, R.L.A.  
 11634 WORCESTER HIGHWAY  
 SHOWELL, MARYLAND 21852  
 PHONE: (410) 352-3874  
 FAX: (410) 352-3875

**SITE INFORMATION**

• TM 0038, GRID 0012, PARCEL 0110  
 1.08 ACRES  
 PLAT REF: 0018-0566  
 DEED REF: 0380300234

• TM 0038, GRID 0012, PARCEL 0285  
 132.23 ACRES  
 PLAT REF: 0018-0566  
 DEED REF: 0220200036

• TM 0038, GRID 0012, PARCEL 0428  
 11.81 ACRES  
 PLAT REF: 0018-0566  
 DEED REF: 0221900764

**ZONING**  
 EXISTING LAND USE: R-10A RESIDENTIAL DISTRICT  
 VACANT LAND / OPEN FIELD  
 PROPOSED LAND USE: TOWNHOUSE DEVELOPMENT  
 TOTAL SITE AREA: 134.82 AC  
 MIN. LOT AREA: 2,000 S.F. PER TOWNHOUSE  
 LOT FRONTAGE:  
 • MINIMUM AT BUILDING LINE, EACH INTERIOR TOWNHOUSE LOT SHALL BE NOT LESS THAN 20 FEET WIDE  
 • THERE SHALL BE NO MORE THAN EIGHT (8) TOWNHOUSES IN A ROW

**MAX DENSITY**: 208 UNITS (6 UNITS / ACRE)  
**MAX BLDG. HEIGHT**: 3 1/2 STORIES AND NOT TO EXCEED 35'  
**SETBACKS**:  
 FRONT: 25'  
 SIDE: 15'  
 REAR: 30'

**LAND USE SUMMARY**

AREA OF TOWNHOUSE LOTS	113.58 AC
AREA OF CITY STREETS (WITHIN ROW)	24.17 AC
AREA OF ALLEYS (20 FT WIDE)	21.15 AC
AREA OF OPEN SPACE/PARK AREAS	29.13 AC
AREA OF PONDS	11.83 AC
AREA OF FORESTRY	25.05 AC
TOTAL AREA OF PROPERTY	134.82 AC

**REQUIRED PARKING**

TOWNHOUSES: 2 SPACES PER TOWNHOUSE = 418 REQUIRED

**PROVIDED PARKING**

2 SPACES PER TOWNHOUSE (1 GARAGE, 1 DRIVEWAY) = 418 PROPOSED

**ROADS**

THERE ARE THREE (3) TYPES OF ROADS PROPOSED IN THIS DEVELOPMENT AND ARE AS FOLLOWS:  
 • TYPICAL 26' LOCAL STREET WITH MOUNTABLE CURB & GUTTER PER DETAIL CITY STD. NO 200.13  
 • TYPICAL 30' MINOR COLLECTOR STREET WITH MOUNTABLE CURB & GUTTER PER CITY STD. NO 200.23  
 • TYPICAL 20' ALLEYS ARE PROVIDED FOR SPECIFIC UNITS TO PROVIDE REAR ACCESS TO THE UNITS. ALL ALLEYS TO BE RECORDED WITH AN ACCESS/UTILITY DRAINAGE EASEMENT.

**SEWER & WATER PROVIDER**

SEWER AND WATER IS TO BE PROVIDED BY THE CITY OF SALISBURY.

**REFUSE REMOVAL**

ON-SITE REFUSE REMOVAL WILL BE PROVIDED VIA TRASH CONTAINERS FOR THE INDIVIDUAL TOWNHOUSE UNITS.

**WETLANDS**

WETLANDS ARE NOT PRESENT ON THE SITE.

**FLOOD ZONE**

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD PER FIRM MAPS #24045C0256E AND #24045C0118E EFFECTIVE DATE AUGUST 17, 2015

**HORIZONTAL & VERTICAL DATUM**

HORIZONTAL DATUM IS MARYLAND STATE PLANE NAD83  
 VERTICAL DATUM IS MARYLAND STATE PLANE NAVD88

# THE CROSSING AT SUMMIT POINTE

CITY OF SALISBURY, MARYLAND • PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN • 209 UNITS

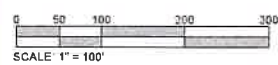


VICINITY MAP  
 SCALE: 1" = 2000'



**SHEET INDEX**

SHEET G 001	COVER SHEET
SHEET C 100	EXISTING CONDITIONS
SHEET C 101	PRELIMINARY SITE PLAN



NORTH

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REVISIONS


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PROJECT DATA

Project No.:	200811
File Name:	141111111111.dwg
City:	SALISBURY
Project Name:	THE CROSSING AT SUMMIT POINTE
Date:	08/14/15
Scale:	1" = 100'

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**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN COVER SHEET**

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**THE CROSSING AT SUMMIT POINTE**

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Engineers • Architects • Surveyors • Landscape Architects  
 Land Planning Consultants • GIS Services  
 11634 Worcester Highway, Showell, MD 21852  
 Phone: (410) 352-3874 • Fax: (410) 352-3875 • www.vista-design.com

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PROGRESS PRINT / NOT FOR CONSTRUCTION

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G 001

**NOTES:**  
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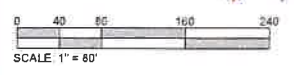
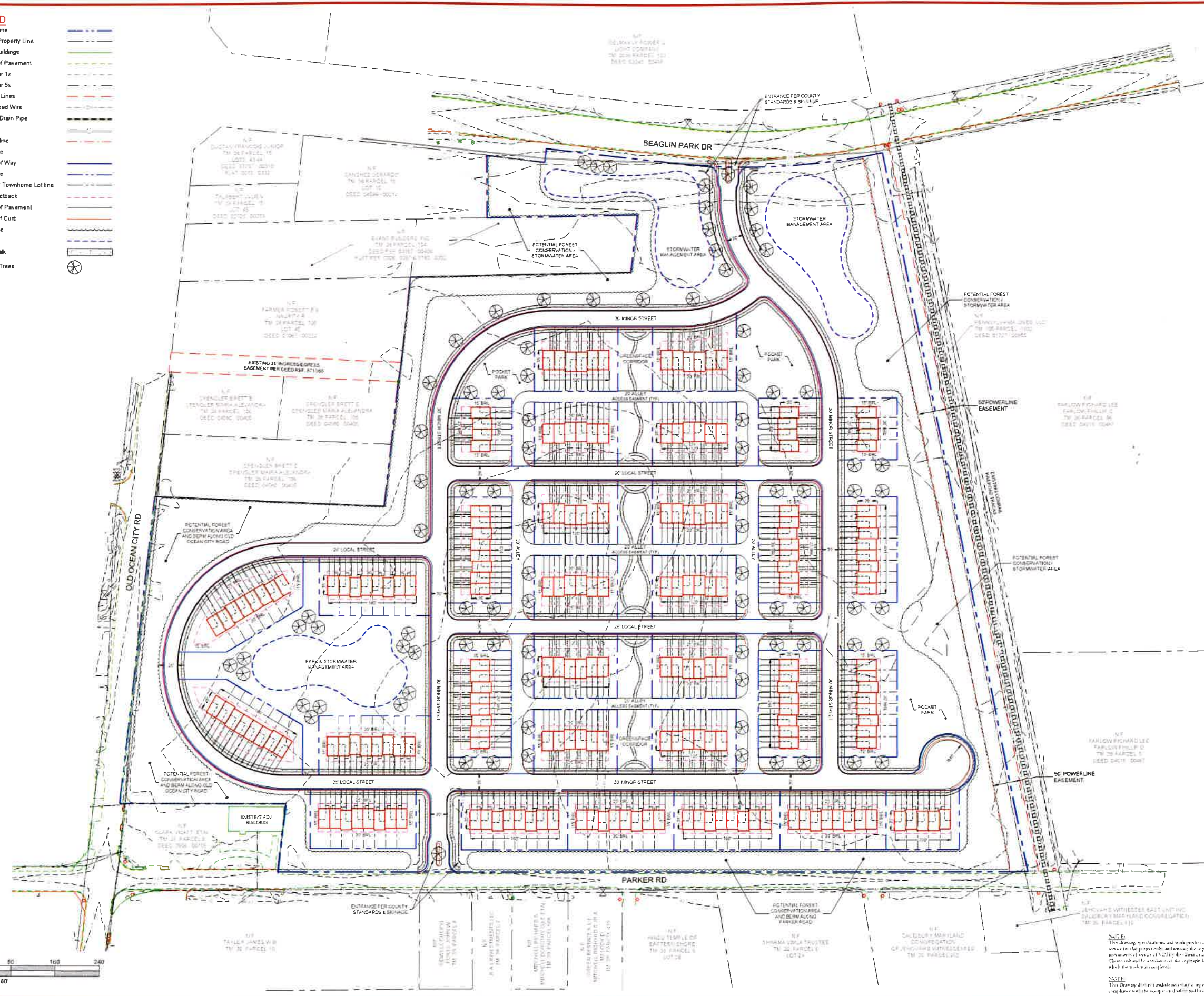
**DISCLAIMER:**  
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**LEGEND**

- Property Line
- Adjacent Property Line
- Existing Buildings
- EX Edge of Pavement
- EX Contour 1x
- EX Contour 5x
- Easement Lines
- EX Overhead Wire
- EX Storm Drain Pipe
- EX Sewer
- EX Centerline
- EX Treetline
- PR Right of Way
- PR Lot Line
- PR Interior Townhome Lot line
- PR Bldg Setback
- PR Edge of Pavement
- PR Back of Curb
- PR Treetline
- PR Pond
- PR Sidewalk
- PR Street Trees



REVISIONS	

PROJECT DATA	
Project No.	2000
Project Name	Summit Pointe
Client	Summit Pointe LLC
Design Date	08/14/2020
Scale	1" = 80'

**PRELIMINARY  
COMPREHENSIVE  
DEVELOPMENT PLAN  
PRELIMINARY SITE PLAN**

**THE CROSSING AT  
SUMMIT POINTE**

**VISTA**  
DESIGN INC.  
Engineers • Architects • Surveyors • Landscape Architects  
Land Planning Consultants • GIS Services  
16405-125-0254 Ave. 400, Suite 100, Vista, CA 92083-1000

**PROGRESS PRINT / NOT  
FOR CONSTRUCTION**

C 101

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### III. SUBDIVISION STATUS.

**A. WAIVERS REQUIRED:**

N/A

**B. FOREST CONSERVATION:**

An approved Forest Conservation Plan is required.

**C. CHESAPEAKE BAY CRITICAL AREA:**

N/A

**D. PROPOSED CONDITIONS:**

1. The Final Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the forest conservation regulations and a Long-term Management Agreement must be recorded in the land records for Wicomico County prior to the recording of the subdivision plat.
4. Any new road entrances must be approved by the Wicomico County Department of Public Works.
6. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

**E. PLANNING/PUBLIC WORKS STAFF COMMENTS:**

This section of Memory Garden Lane consists of smaller residential parcels, with a commercial business located nearby at the corner of Memory Garden Lane and Spring Hill Lane (Eagle Transport). Lot sizes in this stretch of road from Route 50 to Spring Hill lane consist of three lots less than one-half an acre, two lots around one and a quarter acres, one lot at two acres, one lot at almost six acres, and the trucking business at five acres. The proposed lot sizes in this subdivision are consistent with the neighborhood.

COORDINATOR: Marilyn Williams, Technical Review  
DATE: June 10, 2020

Hollie Seaton  
July 16, 2020

**Attachment #A – Aerial view**

**Attachment #B – Tax map**

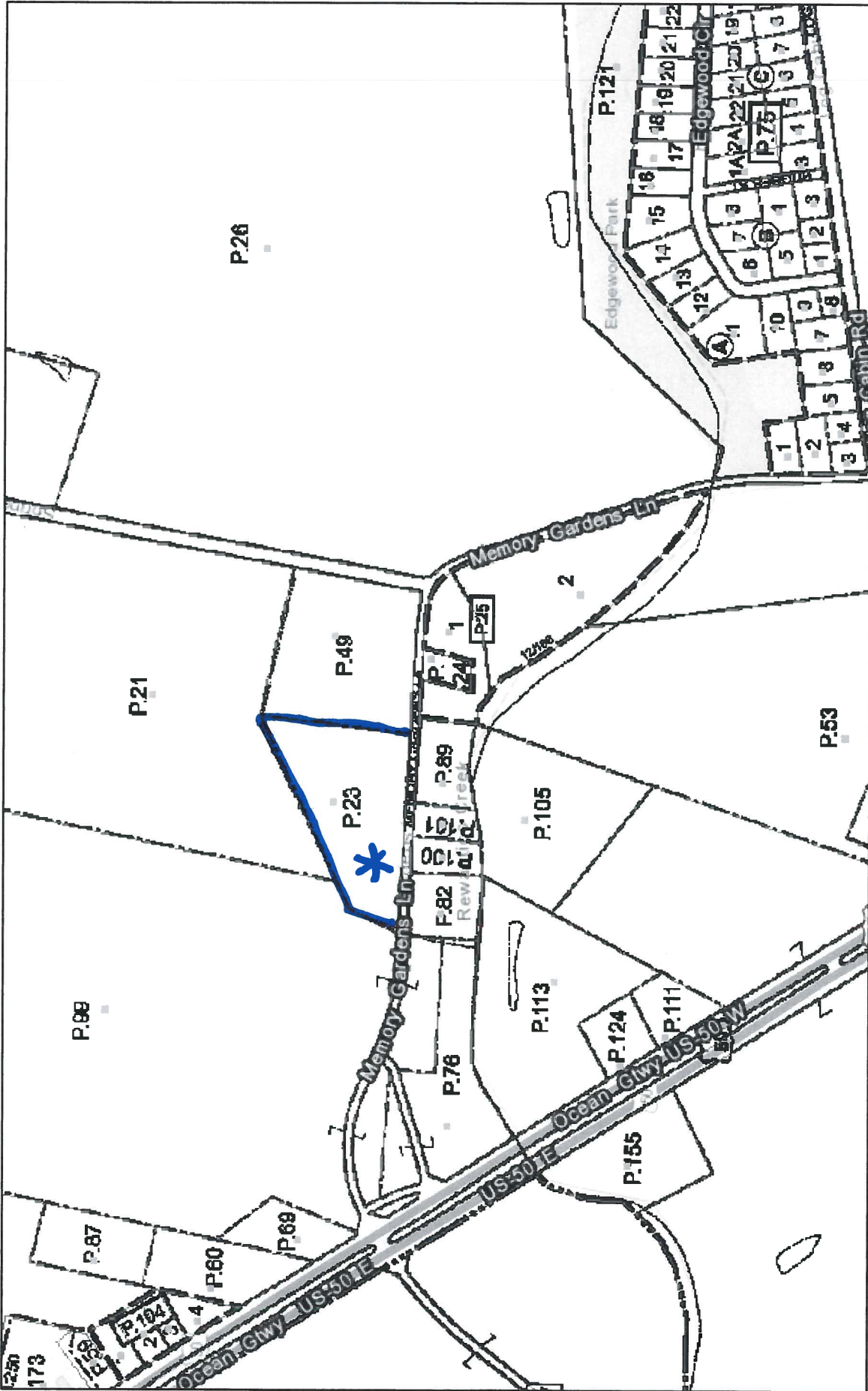
**Attachment #C – Preliminary/Final Plat**



# Attachment A

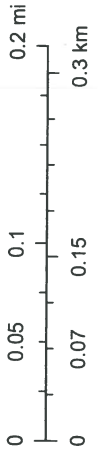


03/24/2019



July 9, 2020

1:7,580

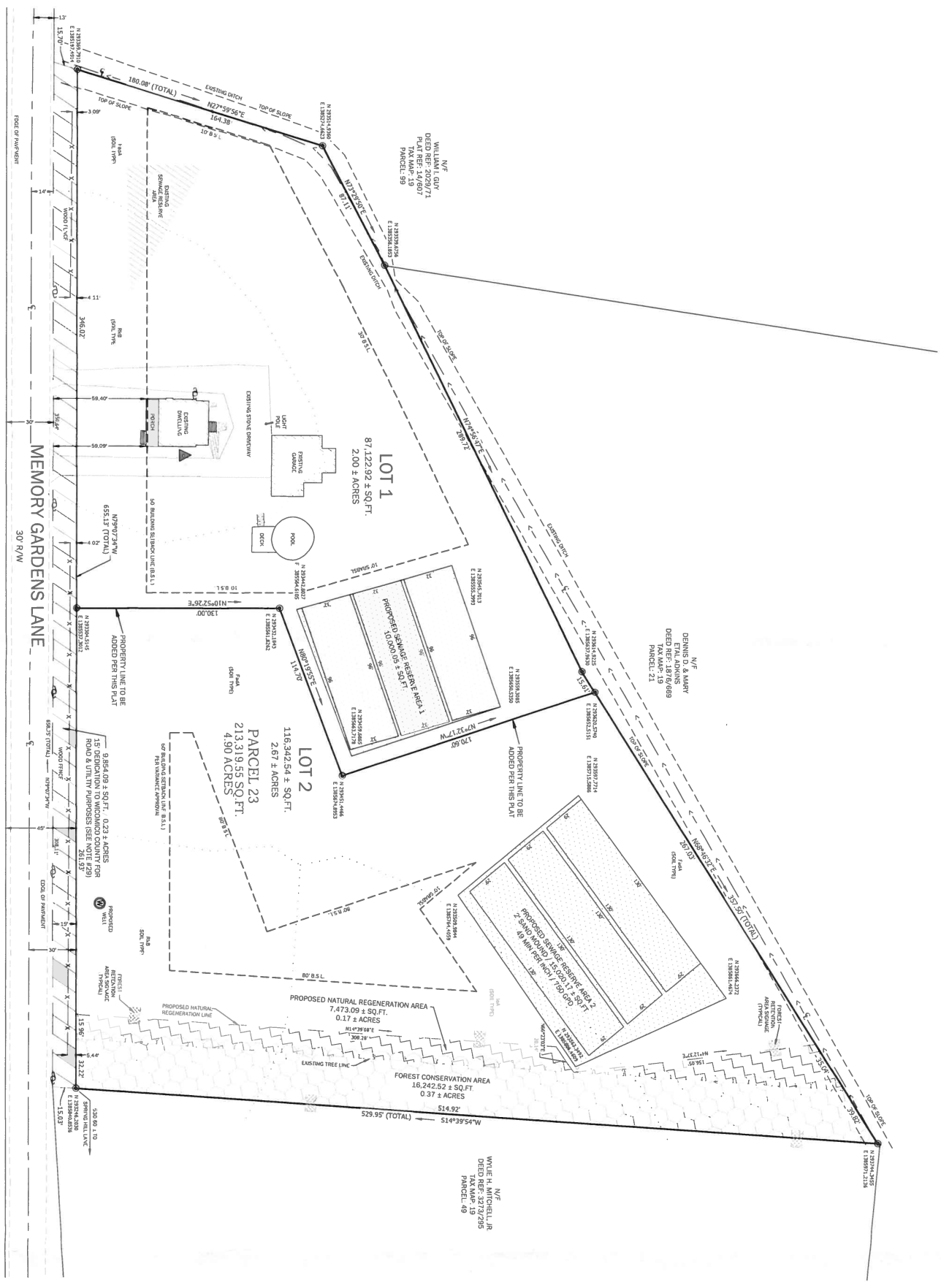




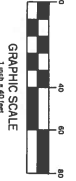
PER PLAT REF: 1547/93

LEGEND	
	IRON PIPE W/CAP TO BE SET
	EXISTING WELL
	EVERT LINE
	UTILITY POLE
	SOILS LINE
	BUILDING SETBACK LINE (R.S.L.)
	BUILDING SETBACK LINE (S.B.S.L.)
	EDGE OF PAVEMENT
	EVERT LINE OF DITCH
	EXISTING FENCE
	RED BRICK SIDEWALK
	CONCRETE SIDEWALK
	PROPOSED SEWAGE RESERVE
	SEWER

- 1) THE PROPERTIES SHOWN HEREON IS CURRENTLY OWNED BY HERON MARYLAND 21830
- 2) PLAT REFERENCE: 1547/93
- 3) TOTAL AREA OF PARCEL: 4.89 ± ACRES / 213,444.00 ± SQ. FT.
- 4) TOTAL AREA OF PARCEL: 4.89 ± ACRES / 213,444.00 ± SQ. FT.
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- 100) TOTAL AREA OF PARCEL: 4.89 ± ACRES / 213,444.00 ± SQ. FT.



PURPOSE STATEMENT  
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE PARCEL 23 TO ESTABLISH TWO NEW LOTS KNOWN AS LOT 1 AND LOT 2.



REVISIONS		
NO.	DATE	DESCRIPTION
1	07/30/2018	PREPARED FOR SUBMITTAL
2	07/30/2018	REVISED PER COMMENTS
3	07/30/2018	REVISED PER COMMENTS
4	07/30/2018	REVISED PER COMMENTS
5	07/30/2018	REVISED PER COMMENTS
6	07/30/2018	REVISED PER COMMENTS
7	07/30/2018	REVISED PER COMMENTS
8	07/30/2018	REVISED PER COMMENTS
9	07/30/2018	REVISED PER COMMENTS
10	07/30/2018	REVISED PER COMMENTS
11	07/30/2018	REVISED PER COMMENTS
12	07/30/2018	REVISED PER COMMENTS
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17	07/30/2018	REVISED PER COMMENTS
18	07/30/2018	REVISED PER COMMENTS
19	07/30/2018	REVISED PER COMMENTS
20	07/30/2018	REVISED PER COMMENTS
21	07/30/2018	REVISED PER COMMENTS
22	07/30/2018	REVISED PER COMMENTS
23	07/30/2018	REVISED PER COMMENTS

## SUBDIVISION OF PARCEL 23 OF THE LANDS OF HOLLIE K. SEATON

WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY SECTION 3-108 CONCERNING THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE."

BROCK E. PARKER, REGISTRAR OF DEEDS AND CLERK OF COURTS  
DATE: \_\_\_\_\_

HOLLIE K. SEATON, DATE: \_\_\_\_\_

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND ON-SITE SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE EXISTING FACILITIES NOT EVALUATED FOR THE PURPOSE OF THIS PLAT.

WICOMICO COUNTY HEALTH DEPARTMENT  
L. E. #2226  
DATE: \_\_\_\_\_

PLAT MAP APPROVAL CERTIFIES THAT THIS SUBDIVISION HAS BEEN REVIEWED WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS  
DATE: \_\_\_\_\_

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA# 880000X ON FILE IN THE PLANNING OFFICE.

PLANNING DIRECTOR  
DATE: \_\_\_\_\_

