



Salisbury-Wicomico County Planning and Zoning Commission

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



JACOB R. DAY
MAYOR

JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JULIA GLANZ
CITY ADMINISTRATOR
ACTING MAYOR

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

JANUARY 21, 2021

VIDEO CONFERENCE DUE TO COVID-19 SEE BELOW FOR DETAILS

- 1:30 P.M.** Convene, Chip Dashiell, Chairman
Minutes – Meeting of December 17, 2020
- 1:35 P.M.** **PALEO CHANNEL/WELLHEAD PROTECTION SITE PLAN APPROVAL - Hertrich Salisbury Body Shop** – Hertrich Properties XXII, LLC - 500 E. Naylor Mill Road – General Commercial Zoning District - #20-029 – M-0101, P-5461 (B. Wilkins)
- REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Lemek Slower Lower LLC for Panera Bread/PVT I LLC** – 2835 N. Salisbury Blvd. - General Commercial Zoning District - #202001219 - M-20; G-24; P-215 (H. Eure)
- REVISED SIGN PLAN APPROVAL – Virginia Square Shopping Center** – Phillips Signs for Opportunity Street, LLC - 1517 N. Salisbury Blvd. – General Commercial Zoning District - #202001214 – M-0105; G-0003; P-0352 (H. Eure)
- REVISED SIGN PLAN APPROVAL – TidalHealth at Woodbrooke** – Takeform for TidalHealth - 1640 Woodbrooke Drive. – Light Business and Institutional Zoning District - #202001221 – M-110; G-21; P-2447 Lot 2 & 9 (H. Eure)
- REVISED SIGN PLAN APPROVAL – Lotus Plaza Shopping Center** – Cockey, Brennan & Maloney, P.C. for Lotus Plaza, LLC - 2420 N. Salisbury Blvd. – General Commercial Zoning District - #202001216 – M-29; G-11; P-0164 (H. Eure)

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the January 21, 2021, meeting of the Salisbury-Wicomico County Planning and Zoning Commission will be conducted via video conference. Interested parties can participate by joining the meeting via phone and / or video by using the following meeting information:

Join Zoom Meeting

<https://zoom.us/j/92371070753?pwd=NXNUN09VMmlCODBEUIJRbldMc1haQT09>

Meeting ID: 923 7107 0753

Passcode: 2UTHML

One tap mobile

+13017158592,,92371070753#,,,,*718260# US (Washington D.C)

+16465588656,,92371070753#,,,,*718260# US (New York)

Dial by your location

+1 301 715 8592 US (Washington D.C)

+1 646 558 8656 US (New York)

Meeting ID: 923 7107 0753

Passcode: 718260

Find your local number: <https://zoom.us/u/adm4DRV0Ys>

If using this option, please join prior to the 1:30 PM start of the meeting and place your audio on mute and turn off video until ready or requested to speak.

* * * * *



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City of Salisbury – Wicomico County

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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission met in regular session on December 17, 2020, via Zoom videoconference, with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Dr. James McNaughton
Scott Rogers
Joe Holloway
Jim Thomas
Jack Heath

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Anne Roane, City of Salisbury, DID
Keith D. Hall, AICP, Deputy Director, Wicomico County Planning, Zoning, and Community Development ("PZCD")
Brian Soper, Planning Manager, PZCD
Marilyn Williams, Land Development Coordinator, PZCD
Melissa Cassimore, Recording Secretary, PZCD

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

Mr. Soper announced a quorum of Commissioners was achieved for the meeting.

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 video conference. He proceeded with thanking County and City Staff for assisting with making the video conference possible. Also, Chairman Dashiell welcomed the public that may be joining the meeting.

He stated none of the matters before the Commission are public hearings, but the public will be given an opportunity to speak on each item being presented.

Chairman Dashiell requested Mr. Hall to provide a brief overview of procedures and tips for conducting a video conference meeting. Mr. Hall presented the house keeping procedures, which included participants and applicants to mute audio and turn off video until ready or requested to speak, mute computer audio when listening via phone, write your name when prompted if joining via Zoom video, individual roll call for Commissioner comments and votes on items, and Staff may request for a person to restate or confirm name and comment. With no questions, Mr. Hall turned the meeting over to Chairman Dashiell.

MINUTES: The minutes from the November 19th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Mr. Holloway, and duly carried, the minutes from the November 19, 2020 meeting were **APPROVED** as submitted.

REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Salisbury Promenade – 2618 N. Salisbury Blvd. - General Commercial Zoning - #202001153 - M-0101; G-0004; P-5490 (H. Eure)

Chairman Dashiell confirmed Mr. Andrew Graham and Mr. Adam Knubel of Apple Sign, and Mr. Allan Ham of Mission BBQ were on the call. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is proposing to construct a 600 sq. ft. outdoor dining area at the southeast corner of the building. The dining area will be covered/protected with a corrugated metal roof. Matching awnings are also proposed for the remaining windows and doors of the restaurant's tenant space. The seating area will be enclosed with a 3 ft. tall fence, and will have pipe bollards where the dining area adjoins the parking lot to provide an extra layer of protection for patrons. Additionally, two wall signs and a tenant panel are proposed. The wall signs are to be erected on the front (east) and side (south) wall of the building. A 55 ft. tall flagpole is also proposed to be located near the seating area. There are no restrictions to the height of a flag pole. American or State flags are permitted; whereas, flags supporting Mission BBQ are not permitted.

Staff recommends approval for the Revised Comprehensive Plan for an outdoor seating area and signage for Mission BBQ, with the following three conditions:

1. Provide landscaping/planters around the dining area;

2. Reduce the overall height of the wall sign to 36 inches, which is the standard maximum height for signs in this shopping center, according to the approved Sign Plan; and
3. Reverse the colors of the tenant panel sign to black lettering on a white background.

Chairman Dashiell thanked Mr. Eure for his report and asked if Mr. Ham had any additional comments in regards to the presentation.

Mr. Ham stated in response to the request for the landscaping/planters around the dining area the tenant would mostly add self-contained planters. Mr. Ham explained that reducing the size of the star would be inconsistent with the branding standards of the Mission BBQ logo and reducing the overall size of the sign would make the sign insignificant on the building.

Mr. Graham added reducing the star size in ratio to the text dramatically changes the appearance of the sign. Changing the star size would impact the logo standard represented by all the other locations. Mr. Graham discussed the reduction in size of the total sign to meet sign restrictions would result in less impact aesthetically. Mr. Graham stated reversing the pylon sign colors is not an issue.

Chairman Dashiell asked if Mr. Knubel had any additional comments in regards to the presentation.

Mr. Knubel responded that Mr. Graham addressed the details of the request.

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

Dr. McNaughton had no questions or comments.

Mr. Thomas clarified with Staff the sign is over the size limitations due to the ratio of the star and not the text. Mr. Eure replied in the affirmative. Mr. Thomas questioned the condition to change the colors of the sign. Following a discussion on the colors, Mr. Eure suggested the need for the property owner to submit a revised Sign Plan. Mr. Thomas supports keeping the branding logo size and colors as submitted.

Mr. Rogers recommends keeping the sign as proposed because the logo is consistent with the branding and the reduction of the entire sign to allow for the size of the star would be too small.

Mr. Holloway agreed the sign should remain as submitted. Mr. Holloway asked how the planters would be arranged to keep the people from walking into the parking lot.

Mr. Graham stated maybe there is room for rectangular planters to be located near the bollards on the inside of the railing, but they will submit a design for Staff review.

Mr. Heath supports the sign as submitted since the star is consistent with the logo branding for Mission BBQ.

Dr. McNaughton concurred with Mr. Thomas.

Chairman Dashiell supports the addition of the planters, keeping the colors of the tenant panel sign consistent with the sign plan for the shopping center, and keeping the wall sign as submitted for consistency with the logo branding.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were present.

Mr. Brent Miller, representing the owner of the Salisbury Promenade, stated Mission BBQ coming to Salisbury and being located in the Salisbury Promenade is a perfect fit to fill the vacancy.

Upon a motion by Mr. Rogers, seconded by Mr. Heath and carried unanimously, the Commission approved the Revised Comprehensive Development Plan for outdoor seating and signage for Mission BBQ subject to the following conditions:

1. Provide landscaping/planters around the dining area; and
2. Reverse the colors of the tenant panel sign to black lettering on a white background.

Chairman Dashiell stated the motion was approved.

ANNEXATION ZONING – 535 Lincoln Avenue Annexation – M+L Rentals, LLP – 535 Lincoln Avenue – 8,379 sq. ft. - R-8 Residential District - #20-021; M-48, G-0004, P-0242 (A. Roane)

Chairman Dashiell confirmed Mr. John Cannon, representing the applicant, was on the call. Chairman Dashiell asked Ms. Roane to present the Staff Report.

Ms. Roane presented the Staff Report and stated the applicant is requesting a zoning recommendation for the property located at 535 Lincoln Avenue to be R-8 Residential. Ms. Roane stated the annexation request is

comprised of one parcel for a total of 8,379 sq. ft. and has a 1,904 sq. ft. residential dwelling unit. Both the City and County Comprehensive Plans designate this property and area as Medium Density Residential and the proposed use and requested zoning classification meet this designation by utilizing the R-8 Residential zoning. The property is within the City of Salisbury's designated growth area in the City's Comprehensive Plan, adopted in July, 2010.

Staff recommends that the Planning Commission forward a favorable recommendation to the Mayor and City Council for this property to be zoned R-8 Residential upon annexation.

Chairman Dashiell asked Mr. Cannon if there is anything he would like to add.

Mr. Cannon thanked the City Staff for their help in this process.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were on the call. 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. Holloway confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell confirmed no questions or comments

Upon a motion by Mr. Holloway, seconded by Mr. Thomas and carried unanimously, the Commission forwarded a favorable recommendation to the Mayor and City Council for this property to be zoned R-8 Residential upon annexation.

Chairman Dashiell stated the motion was approved.

COUNTY SUBDIVISION PLATS (M. Williams) Ronald & Jacquelyn Townsend - 3 Lots -Dagsboro Road (M-22; P-142, G-22) Preliminary Plat Extension

Chairman Dashiell confirmed the applicant or representative were not present on the call. Chairman Dashiell asked Ms. Williams to present the Staff Report.

Ms. Williams presented the Staff Report and stated the applicant is requesting an extension of the approved Preliminary Plat. Ms. Williams provided an overview of the history of the subdivision from the parent parcel. Ms. Williams stated the only available option for the subdivision is to update the original cluster subdivision to bring the Stormwater Management / Improvements Construction Plan, as well as the Final Plat into compliance with today's standards. On December 19, 2019, the Commission approved a second extension request for a period of one-year. At which time, the Commission expressed their expectation of the applicant showing "significant progress" towards advancing the Preliminary to Final Plat during the one-year extension. Ms. Williams further discussed the progress of the applicant and the requirements for Final Plat consideration.

Staff does not have a recommendation and defers to the Planning and Zoning Commission to determine if progress over the previous twelve (12) months is consistent with expectation of "significant progress".

Chairman Dashiell asked if the applicant or surveyor were on the call, they were not present on the call.

After discussion between the Commission and Staff regarding the progress of the applicant, Chapter 200 of the Code, and the requirements for Final Plat, Chairman Dashiell asked Mr. Hall to conduct a roll call of Commissioners for questions and comments.

Dr. McNaughton asked if the limited options have been discussed with the applicant.

Ms. Williams stated she informed the applicant in July. In addition, the Staff Report outlined the conditions.

Mr. Thomas discussed the possibility of intermediate milestones to work towards accomplishment.

Mr. Heath sought clarification if the proposed development is for a one or three-lot subdivision. Mr. Hall confirmed the approved Preliminary Plat is for a three-lot subdivision.

Mr. Rogers confirmed the applicant has made progress and does not want to stop the applicant from completion.

Mr. Holloway asked if Staff responded to his letter.

Ms. Williams confirmed receipt of the letter and advised applicant she would proceed with the request.

Mr. Holloway supports granting an extension.

Mr. Heath confirmed no questions or comments

Chairman Dashiell confirmed no questions or comments.

Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously, the Commission approved a 12-month extension of the Preliminary Plat subject to Final Plat submission to the Planning and Zoning Commission for approval, Improvements Construction Plan approval by the Wicomico County Department of Public Works, and approved perc tests for all lots by the Wicomico County Health Department prior to the expiration of the extension.

Chairman Dashiell stated the motion was approved.

COUNTY SUBDIVISION PLATS (M. Williams) Arsemus & Willa Nutter/Hester T. Johnson, et.al. - 3 Lots - 3668 & 3678 Texas Road (M-53; G-17, P-321&334) Minor Subdivision/Re-subdivision

Chairman Dashiell confirmed the applicant or representative were not on the call. Chairman Dashiell asked Ms. Williams to present the Staff Report.

Ms. Williams presented the Staff Report and stated the owners are proposing to create a new residential building lot and to adjust the common boundary line with Parcel 334. The new lot will be the first lot since our regulatory date. This case is brought before the Planning Commission with a request for a waiver of the requirement for a 30 foot from centerline road dedication. A road dedication from these particular parcels of land would create a hardship in that the wells for both Parcels 321 and 334 would then lie within the County's road right-of-way. The County Department of Public Works does not anticipate widening Texas Road and has no objection to the request. The property appears to meet all of the four requirements of County Code 200-18.

Staff recommends approval with the following four 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 plat must comply with Forest Conservation and Chesapeake Bay Critical Area regulations; and

4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

Chairman Dashiell thanked Ms. Williams for her report.

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. Holloway confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell had no questions or comments.

Chairman Dashiell asked if there are members of the public on the call. No members from the public were present.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas and carried unanimously by participating members, the Commission approved the waiver of the requirement for a 30 foot from center line road dedication for 3678 & 3668 Texas Road Minor Subdivision/Re-subdivision Plat. As an alternative, a 5-foot road dedication and a 10-foot road reservation provided the Health Department approves the two well locations and subject to the four proposed conditions presented in the Staff report.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Chairman Dashiell stated he looks forward to meeting again in person to move the business of the City and County forward and thanked Staff for making the video conference possible. Chairman Dashiell asked if anyone had any comments prior to adjournment.

Ms. Roane wished everyone a safe holiday.

Mr. Hall thanked Commissioners for their patience this year with the audio and video meetings. Mr. Hall wished everyone a safe holiday and New Year.

Chairman Dashiell wished everyone a Merry Christmas and a safe, healthy New Year.

The next Commission meeting will be on January 21st.

There being no further business, the Commission meeting was adjourned at 2:55 p.m. by a motion from Mr. Holloway and seconded by Mr. Thomas, and duly carried by participating members.

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.

Charles “Chip” Dashiell, Chairman

Lori A. Carter, Director

Melissa Cassimore, Recording Secretary

Infrastructure and Development Staff Report

January 21, 2021

I. BACKGROUND INFORMATION:

Project Name: Hertrich Salisbury Body Shop
Applicant/Owner: Hertrich Properties XXII, LLC
Infrastructure and Development Project No.: 20-029
Nature of Request: Paleo Channel / Wellhead Protection Site Plan Approval
Location of Property: 500 E Naylor Mill Road
Existing Zoning: General Commercial

II. DISCUSSION:

A letter, partial floor plan and exterior elevations have been submitted (**Attachments 1, 2 & 3**) for redevelopment of the existing structure at 500 E. Naylor Mill Rd. Proposed is a motor vehicle body repair shop utilizing a portion of the existing space with a new 517 sq.ft. building addition and a 729 sq.ft. canopy area for vehicle drop-off. Since this redevelopment occurs within the Paleo Channel and Well Head Protection area (**Attachment 4**), a Comprehensive Site Plan is required.

III. PLANNING AND ZONING:

A. History

The existing structure located here is the former Toy R Us built in 2000. The company ceased operations in June 2018, and the building has been vacant ever since.

B. Site Description

The site consists of a total area of 7.54 acres with the existing 49,000 sq. ft. building.



C. Surrounding Area Development

The surrounding area is also General Commercial zoning. A car dealership is located adjacent to the west with Hampton Inn and JoJo's restaurant located on the opposite side of Naylor Mill Road to the north and east respectively.

D. Access to the Site

The site currently has access from both E. Naylor Mill Road and US RT 13.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Zoning Code Requirements Analysis

This site is in the area mapped for the Paleochannel & Wellhead Protection Districts and therefore Planning Commission approval is required.

A review of the site plan has revealed the following:

1. Setbacks, Parking, Landscaping and Refuse Disposal

The site was previously designed to meet or exceed the Code requirements regarding setbacks, parking, landscaping and refuse disposal.

2. Sign Plan

A specific sign plan was not submitted with the applicant's proposal, and is not required for Comprehensive Site Plan approval.

3. Stormwater Management

The applicant has submitted for and received approval for a Stormwater Management Waiver for this redevelopment as the total disturbed area is less than 5,000 sq.ft.



4. Fire Service

The Salisbury Fire Marshal will review the building plans prior to building permits being issued.

5. Forest Conservation

The applicants should contact the Wicomico County Planning and Zoning Department regarding Forest Conservation requirements, if there are any.

6. Paleochannel District

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

V. PLANNING CONCERNS:

Staff has no concerns with this project.

VI. STAFF RECOMMENDATION:

Staff recommends approval of the Paleochannel / Wellhead Protection Site Plan as submitted, with the following conditions:

1. The site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor adjustments may be approved by the Department of Infrastructure & Development (DID);
2. Approval of the Salisbury Fire Marshal; and
3. Forest Conservation shall be subject to review and approval by the Wicomico County Planning & Zoning Department if required.



PENNEY DESIGN GROUP

TO: Brock E. Parker
Parker & Associates
528 Riverside Dr.
Salisbury, MD 21801

FR: Mike Seidenberg
Penney Design Group
8120 Woodmont Avenue, Suite 750
Bethesda, MD, 20814

RE: Hertrich Salisbury Body Shop

DATE: December 7, 2020

The proposed project is a partial alteration, addition, and change of use of a former Toys 'R' Us facility at 500 East Naylor Mill Road, Salisbury, MD.

The new occupancy is to be a motor vehicle body repair shop. The facility will include new customer service area, offices, restrooms, break room, repair bays, parts storage, and paint shop. Work shall include the addition of 517 sq. ft. of new building area, and 729 sq. ft. of vehicle drop-off canopy. Portions of the building that are not in the scope of work are to remain unoccupied. Fit-out and occupancy of the unoccupied space shall be completed under separate future permit application.

Facility will be occupied by 12 newly hired employees.
Business hours are Monday – Friday, 7:30 am – 5:00 pm
Facility is open to the public Monday – Friday, 8:00 am – 5:00 pm

Respectfully,

Mike Seidenberg
Penney Design Group

Salisbury Body Shop
Addition & Alteration
500 East Naylor Mill Road
Salisbury, MD 21801

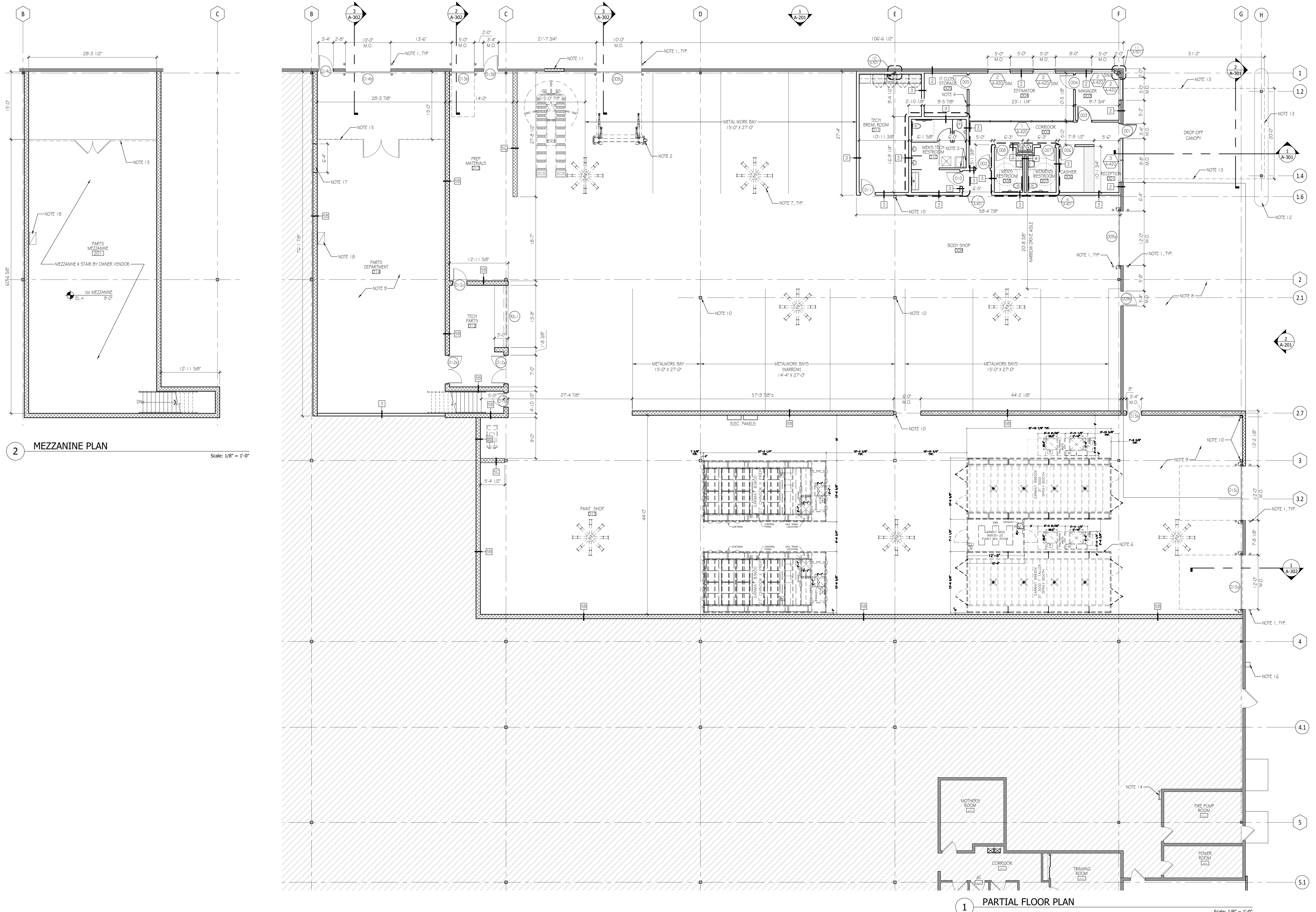
Hertrich Family Dealership
120 South Dupont Highway
New Castle, DE 19720

Certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Virginia, license number: 040204619; expiration date: October 31, 2020

Permit/Bid Set	2020.11.06
No. Issue / Revision	Date
Drawn By:	M.S.
Checked By:	P.S.
Plot Date:	

Sheet Number
A-110
Sheet Title
Partial Floor Plan

Project Number: HER005b File Name: HER005b_A-110.dwg



2 MEZZANINE PLAN
Scale: 1/8" = 1'-0"

1 PARTIAL FLOOR PLAN
Scale: 1/8" = 1'-0"

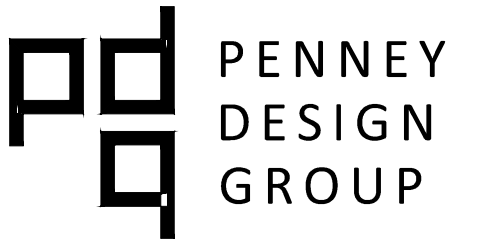
KEYED FLOOR PLAN NOTES	GENERAL FLOOR PLAN NOTES	KEYPLAN	NORTH ARROW & SCALE
<ol style="list-style-type: none"> STEEL PIPE BOLLARD; SEE TYPICAL DETAILS. VEHICLE LIFT BY OWNER, G.C. SHALL COORD. INSTALLATION & MEP CONNECTIONS w/ OWNER'S VENDOR. SEE PARTS LIFT DETAILS & MEP. PROVIDE STAINLESS STEEL WALL PANELS ABOVE MOP SINK TO 6'-0" A.F.F. COORD. INSTALLATION OF OWNER'S I.T. EQUIPMENT w/ OWNER'S VENDOR. SEE MEP FOR ADDITIONAL REQUIREMENTS. MEZZANINE BY OWNER'S VENDOR. PAINT BOOTH BY OWNER'S VENDOR. LOW-SPEED CEILING FAN BY OWNER'S VENDOR. SEE MEP. ASPHALT INFILL EXISTING LOADING DOCK RAMP. SEE CIVIL DWGS. NEW CONCRETE SLAB ON GRADE TO ALIGN W/ EXISTING; SEE STRUCTURAL DWGS. 	<ol style="list-style-type: none"> NEW STEEL COLUMN; SEE STRUCTURAL DWGS. NEW CMU INFILL, TOOTHED-IN TO MATCH EXISTING ADJACENT. NEW CONCRETE CURB; SEE STRUCTURAL. NEW CANOPY; SEE DETAILS & STRUCTURAL. EXISTING ROOF LADDER & HATCH TO REMAIN. GUARD RAIL & SWING GATE BY MEZZANINE VENDOR. PROPOSED GAS METER LOCATION; SEE MEP. PROVIDE UNITS FOR FUTURE 6'-4" x 7'-4" MASONRY OPENING. DUCTWORK FROM ROOF TO FIRST FLOOR; SEE MEP. 		<p>1/8" = 1'-0" @ 30"x42"</p>

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EXTERIOR MATERIALS SCHEDULE

TAG	TYPE	SPECIFICATION	REMARKS
WALLS			
EP-1	EXTERIOR PAINT	BENJAMIN MOORE - OC-66 SNOW WHITE	EXTERIOR WALLS AS NOTED
EP-2	EXTERIOR PAINT	BENJAMIN MOORE - I 603 GRAPHITE	EXTERIOR HM DOORS AS NOTED
EP-3	EXTERIOR PAINT	SHERWIN WILLIAMS - SAFETY YELLOW	STEEL BOLLARDS
MP-1	CORRUGATED METAL PANEL	CENTRIA - CONCEPT SERIES - CS-660 - MIN. 20 GA. - COLOR TO MATCH EP-2	FASCIA & CANOPY @ SERVICE DROP OFF
PC-1	PRE-FORMED METAL COPING	PAC-CLAD, PAC-TITE COPING, TAMPERED 4" FACE (EACH SIDE), STONE WHITE	TYPICAL PARAPET COPING
EC-1	EXTERIOR CONCRETE PAVING	CAST-IN-PLACE CONCRETE PAD (SEE CIVIL) - BROOM FINISH	CONCRETE PAD @ SERVICE DROP OFF

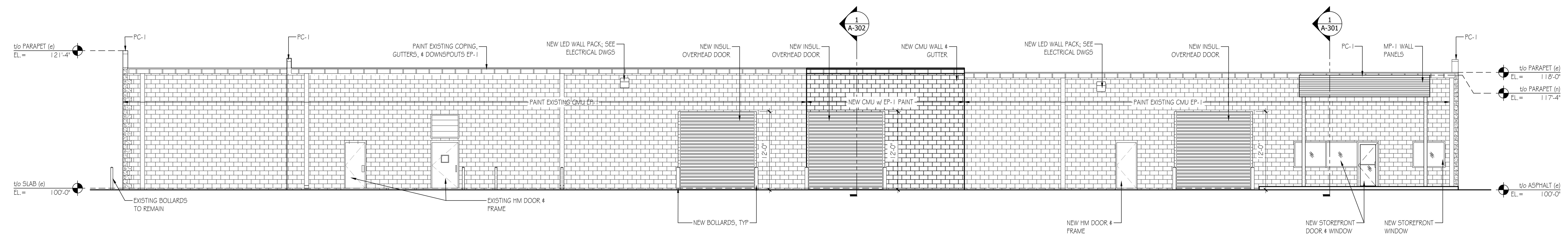
- GENERAL EXTERIOR FINISH SCHEDULE NOTES
- UNLESS NOTED OTHERWISE, PAINTED SURFACES SHALL BE PREPARED & FINISHED AS FOLLOWS:
 - EXTERIOR HOLLOW METAL DOOR FRAMES & MISCELLANEOUS METALS - 1 COAT PRIMER - 2 FINISH COATS - SEMI-GLOSS FINISH
 - EXTERIOR OYSPUM WALLBOARD CEILING/SOFFITS - 1 COAT PRIMER - 2 FINISH COATS - FLAT FINISH
 - EXTERIOR WALLS - STUCCO/EPS - 1 COAT PRIMER - 2 FINISH COATS - SATIN FINISH



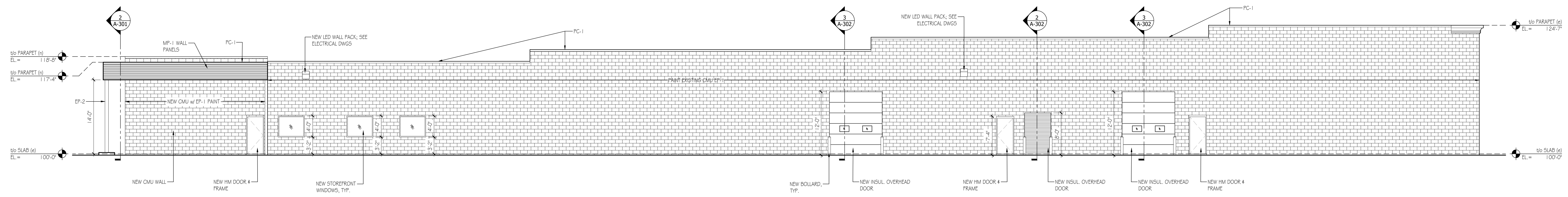
ARCHITECTURE | PLANNING | INTERIORS
 8120 Woodmont Avenue
 Suite 750
 Bethesda, Maryland 20814
 p.301.979.7600
 f.301.710.6384
 www.penneydesigngroup.com

Salisbury Body Shop
 Addition & Alteration
 500 East Naylor Mill Road
 Salisbury, MD 21801

Hertrich Family Dealership
 120 South Dupont Highway
 New Castle, DE 19720



2 SOUTH ELEVATION Scale: 1/8" = 1'-0"



1 EAST ELEVATION Scale: 1/8" = 1'-0"

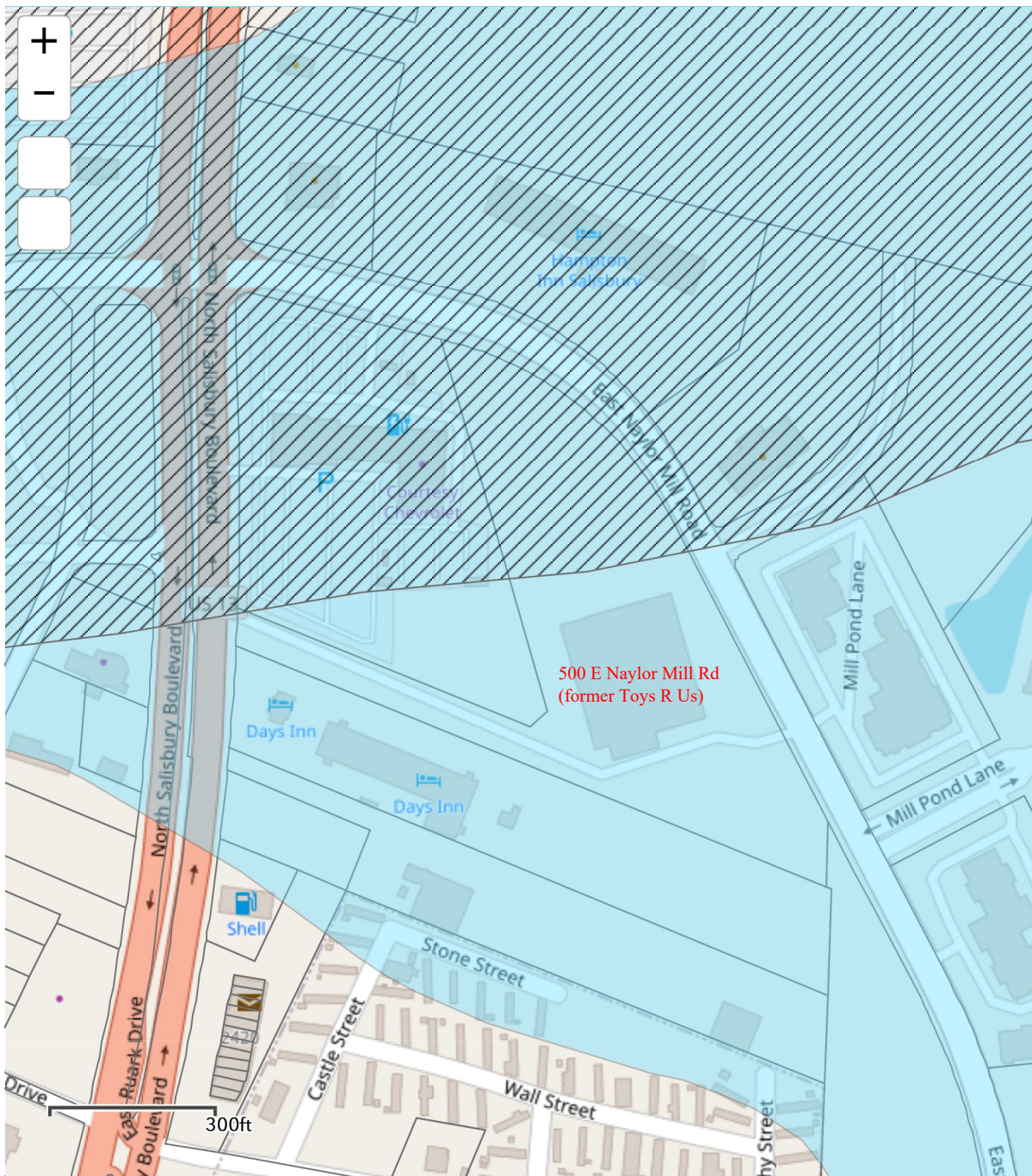
Permit/Bid Set 2020.11.06
 No. Issue / Revision Date
 Drawn By: M.S.
 Checked By: P.S.
 Plot Date: November 6, 2020

Sheet Number
A-201
 Sheet Title
Exterior Elevations

Project Number: HER005b File Name: HER005b_A-201.dwg

Z:\Projects\Hertrich\HER005b - Salisbury Body Shop\Arch\200\HER005b_A-201.dwg

SBY Housing, Property & Zoning Viewer City Website



Legend

- Wellhead_Protection_Areas
- Paleochannel Protection Area
- Buildings
- Parcels

Infrastructure and Development Staff Report January 21, 2021

I. BACKGROUND INFORMATION:

Project Name: Panera Bread
Applicant/Owner: Lemek Slower Lower LLC for Panera Bread/PVT I LLC
Infrastructure and Development Case No.: 202001219
Nature of Request: Revised Comprehensive Development Plan
Location of Property: 2835 N. Salisbury Blvd.
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

Ken Sisk of Lemek Slower Lower LLC has submitted a Revised Comprehensive Development Plan for Panera Bread Restaurant for approval by the Commission. **(Attachment 1)**

III. APPROVAL HISTORY:

Panera Bread, which is adjacent to Aldi Grocery, received Final Comprehensive Development Plan Approval in March of 2019, and a final Sign Plan in May of 2020.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Building Elevations & Footprint/Site Plan

The proposed modifications to the building's elevations and footprint are relatively minor in nature, and consist primarily of material and color changes that coincide with newer corporate standards. All four (4) elevations will consist of brick wainscoting with EIFS veneer. **(Attachments 2 - 5)** The tan Hardiplank siding in the original approval has been removed, as well as all awnings, except for over the drive-thru window. Earth tones similar to the original approval will be retained throughout the building. For comparison, the originally approved building elevations can be found in **Attachments 6 -8**.



In addition, the building's footprint has been reduced by 472 sq. ft., from 4,933 to 4,359 sq. ft. Additional landscaping and outdoor seating are being provided along the south and east sides of the building to compensate for the reduced building area. **(Attachment 9)**

B. Sign Plan

The applicant is also proposing several sign plan modifications, as follows:

1. A 67.16 sq. ft. "Panera Bread Drive Thru" wall sign on all four (4) elevations, which will replace the 71.33 sq. ft. "Panera Bread" and 11 sq. ft. "Drive Thru" wall signs on the east, south and west walls. The new signs will retain the same white lettering with the gold Panera Bread logo on a dark green background. **(Attachments 2 – 5 & 9)**
2. The five (5) directional signs will retain the same color scheme as the originally approved signs, but white will now be limited to the lettering for "Panera Bread". **(Attachments 9 & 10)**
3. Two (2) "Rapid Pick-Up" 1.5 sq. ft. metal signs will be placed at the head of two (2) parking spaces along the building's east side. The signs will contain the usual Panera Bread colors. **(Attachments 9 & 11)**

The menu boards, clearance and pylon signs will remain the same. **(Attachments 9 & 12 – 14)**

V. PLANNING CONCERNS

None. The proposed changes are all relatively minor in nature and will not affect the overall Comprehensive Development Plan that was originally approved for the project.

VI. RECOMMENDATION

Staff recommends approval for the Revised Comprehensive Development Plan for Panera Bread as submitted.



December 10, 2020

City of Salisbury Department of Infrastructure and Development
Attn: Anne Roane, City Planner
125 N. Division Street
Suite 202
Salisbury, MD 21801
Cell: 443 477-2571
Office: 410 548-3170
Email: aroane@salisbury.md

RE: Panera Bread Bakery Café #3841
2815 N. Salisbury Blvd., Salisbury, MD 21801
Description of modifications to the approved building due to the pandemic & today's environment

Dear Ms. Roane:

Per our conversation this week regarding our submission for the above café, this letter is intended to provide a narrative for the attached drawings.

As a result of the pandemic, Lemek, the franchise owner, is proposing modifications to the forthcoming Panera building to better address the current issues we are facing in our industry. The proposed modifications are building-related as the site plan has not changed from what was originally approved by your jurisdiction. To be specific, all site elements that are outside (and including) the building's curb line remain as approved.

When considering a strategy following the onset of COVID, Lemek made the executive decision to reduce the size of our franchise Panera cafes. The overall footprint of our building has been downsized from 4,833 sf to 4,359 sf, and the interior seat count has been reduced from 133 to 102, to accommodate the changing trends in the market and the restaurant industry due to the crisis. The new building configuration allows us to provide six (6) additional seats on the exterior patio, which is now positioned on the east side of the building to provide more convenient access for our customers in relation to parking. The original location of the patio (south side of the building adjacent to the drive thru exit) will now become a landscaped area with more visual appeal from Route 13. We have also added a side door to the building that is intended for Rapid Pickup customers and have dedicated two (2) of the approved parking spaces directly in front of the new door for those Rapid Pickup customers.



The overall height of the building has been reduced from 20 feet high to 19 feet high, and the new massing and materials represent the latest exterior aesthetic of the Panera brand as dictated by Panera Corporate. Brick wainscot has been added to all four elevations with EFIS Veneer above. The originally approved building elevations included all of the same finishes except that we eliminated composite Hardie Board lap siding at the front entrance and drive thru bump out for project cost savings. The number of awnings on each of the elevations have also been reduced to only one (1) awning, to be located over the drive thru window, and the exterior building signage has been updated to the most current design standards from Panera Corporate.

In an effort to stay competitive amid the current (and future) challenges, the proposed modifications do not deviate substantially from the design previously approved by your jurisdiction, but they do allow us to adapt to the challenging times that we are all facing. The final proposed design represents the latest design from Panera Corporate without straying too far from previous building design.

Please let us know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'Ken Sisk', is written over the typed name below.

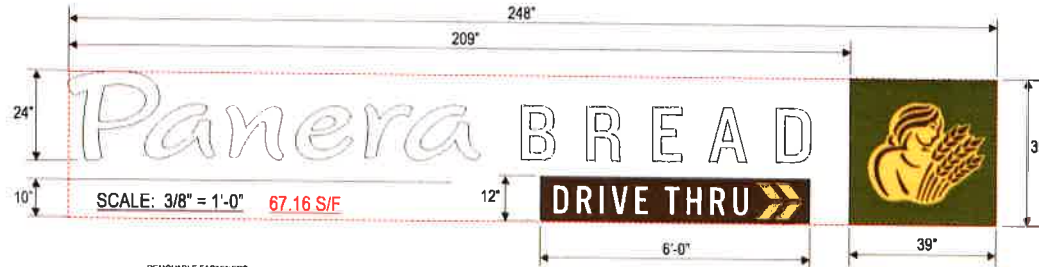
Ken Sisk
Lemek Slower Lower, LLC (Panera Franchise)

CODE NOTES:
 NTE 2 WALL SIGNS PER ELEVATION
 2' S/F PER LINEAL FOOT OF FRONTAGE
 NTE 200 S/F IN TOTAL WALL SIGNAGE

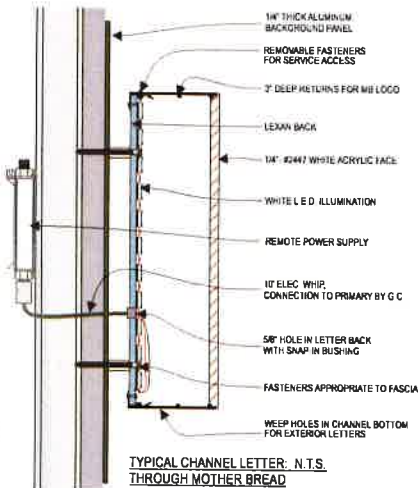
PYLON SIGN NTE 100 S/F PER FACE
 NTE 30'-0" IN HEIGHT WITH 15'-0" SETBACK
 FROM CURB LINE OR PROPERTY LINE



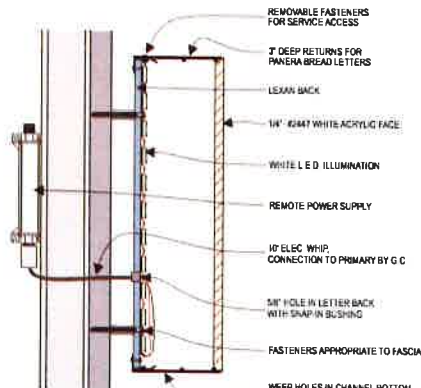
Vinyl background panel in green: Pantone 5757 CP
 with vinyl wheat arrow in yellow: Pantone 7403 CP
 & White vinyl "Rapid Pick-Up" copy
 First surface applied to glass side-light.



D/T SIGN DETAILS - PAGE: 51017.5



TYPICAL CHANNEL LETTER: N.T.S. THROUGH MOTHER BREAD



TYPICAL CHANNEL LETTER: N.T.S. THROUGH PANERA BREAD

INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS
 "PANERA BREAD"
 - 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED BLACK
 - CLEAR LEXAN BACKS
 - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
 5000K SLOAN PRISM (MOTHER BREAD)
 - TRIMLESS DESIGN
 - INTERNALLY ILLUMINATED / HALO LIT LOGO w/ PANTONE 7403 CP TRANSLUCENT BACKGROUND & PMS 476 CP DETAILS
 - MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
 - ALUMINUM 1/4" THICK BACKGROUND PANEL PAINTED 5757CP GREEN
 - ALL GRAPHICS PINNED OFF WALL 1"
 - REMOTE POWER SUPPLIES

ARTWORK EXCLUSIVE PROPERTY OF 1917

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APPROVALS

Engineering	DATE
Sales	DATE
BT	DATE
Estimating	DATE
BT	DATE
Production	DATE
BT	DATE
Quality Control	DATE
BT	DATE

REVISIONS

NO	BT	DESCRIPTION	DATE
1	WD	rev. signs	10/29/19
2	WD	winning updates	11/04/19
3	WD	bulleting updates	11/12/19
4	WD	winning updates, final copy	11/13/19
5	WD	rev. BT requests, pending no printing	07/14/20
6	WD	rev. submittals	10/15/20
7	JM	update materials and PMS CP copy	11/18/20
8	WD	final green hardware vinyl	11/20/20
9	WD	add RPU vinyl to door graphics	12/01/20
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

51017-1

3841

2835 N. Salisbury Blvd
 Salisbury, MD 21801

Project Manager: **Carla M.**

DO NOT SCALE DRAWINGS

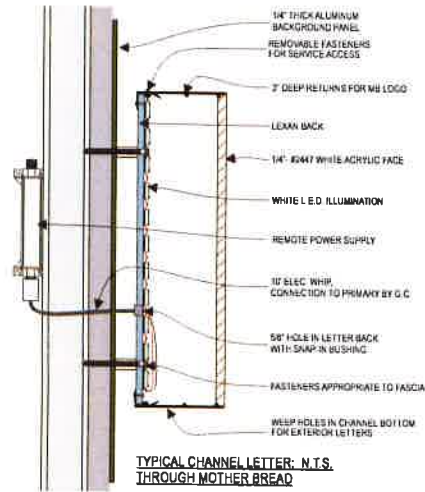
JM	07/20/19
ARTD	DATE

51017.2

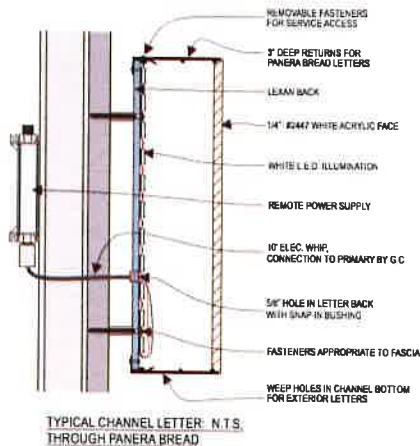
Attachment 3



SOUTH ELEVATION: 1/8" = 1'-0"



TYPICAL CHANNEL LETTER: N.T.S. THROUGH MOTHER BREAD



TYPICAL CHANNEL LETTER: N.T.S. THROUGH PANERA BREAD

- INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS**
"PANERA BREAD"
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED BLACK
 - CLEAR LEXAN BACKS
 - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
 - 5000K SLOAN PRISM (MOTHER BREAD)
 - TRIMLESS DESIGN
 - INTERNALLY ILLUMINATED / HALO LIT LOGO w/ PANTONE 7403 CP TRANSLUCENT BACKGROUND & PMS 476 CP DETAILS
 - MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
 - ALUMINUM 1/4" THICK BACKGROUND PANEL PAINTED 5757CP GREEN
 - ALL GRAPHICS PINNED OFF WALL 1"
 - REMOTE POWER SUPPLIES



PANTONE 5757 CP
 CMYK: 84 / 12 / 91 / 54
 RGB: 110 / 118 / 47
 HEX: 6E742F



PANTONE 7403 CP
 CMYK: 17 / 11 / 58 / 2
 RGB: 237 / 210 / 124
 HEX: EDD27C



PANTONE 476 CP
 CMYK: 30 / 21 / 75 / 81
 RGB: 64 / 60 / 46
 HEX: 543C2E

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 401-334-9100 401-334-7789
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APPROVALS

Engineering: [] DATE: []
 Sales: [] DATE: []
 Estimating: [] DATE: []
 Production: [] DATE: []
 Quality Control: [] DATE: []

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	rev. signs	10/29/19
2	WD	awing updates	11/04/19
3	WD	awning updates	11/12/19
4	WD	awning updates, unit copy	11/13/19
5	WD	rev. signface assembly w/ drawing	02/14/20
6	WD	rev. elevations	10/15/20
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

WORK ORDER # **51017-1**



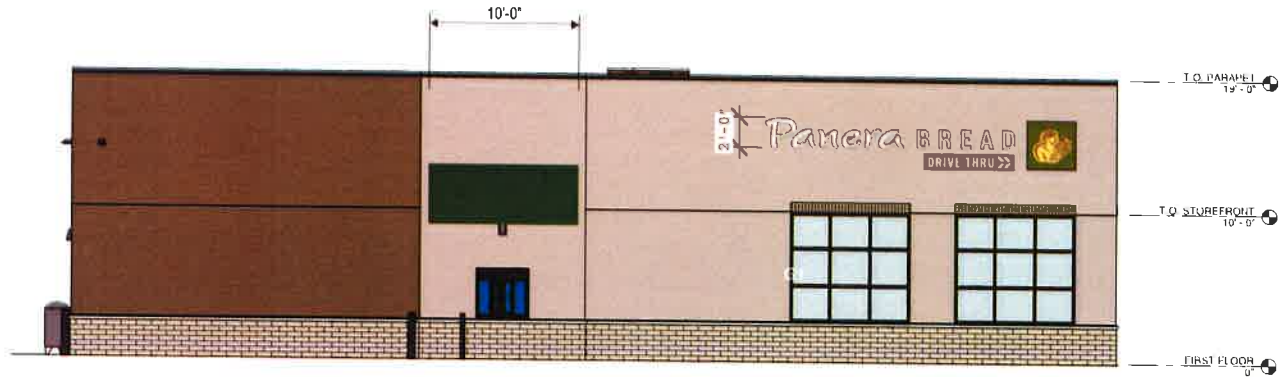
STORE NUMBER **3841**

2835 N. Salisbury Blvd
 Salisbury, MD 21801

LOCATION **Caria M**

DO NOT SCALE DRAWINGS: [] JM [] 07/20/19
 ARTIST: [] DATE: []

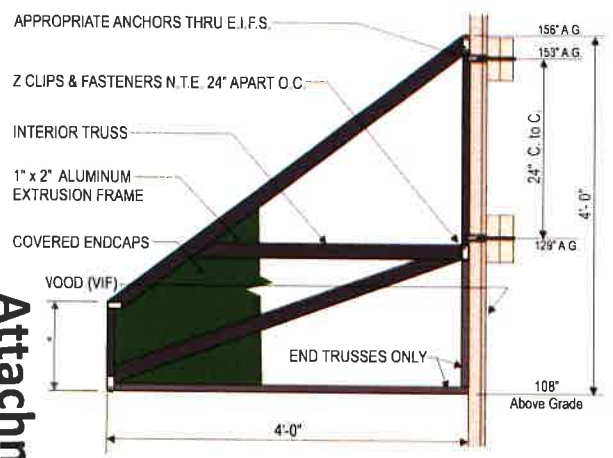
PROJECT NUMBER **51017.3**



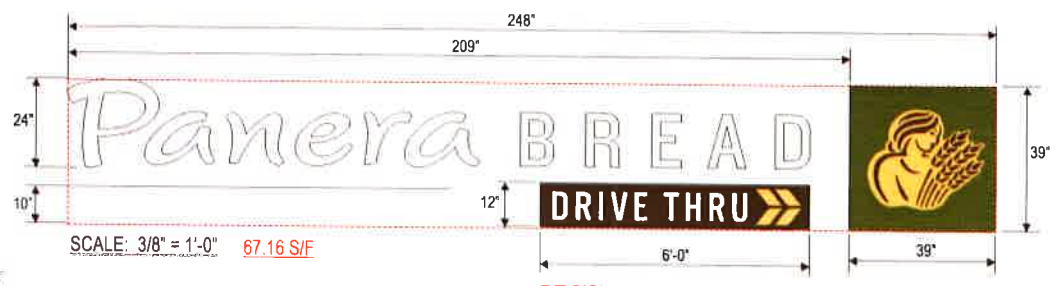
WEST ELEVATION: 1/8" = 1'-0"

NEW ALUMINUM FRAMED DRIVE THRU AWNING

- 1" x 2" ALUMINUM EXTRUSION WELDED FRAME
- FRAME POWDER COATED BM "Cheating Heart"
- TRUSS SPACING N.T.E. 24" APART O.C.
- 314-043 SATTLER GREEN FABRIC w/ ENDCAPS
- FLAME RESISTANT: CALIFORNIA STATE FIRE MARSHALL - F-121 B; NFPA-701-99; TM 2; ASTM-E-84 CLASS A; MVSS-302
- PVC TRIM STAPLE COVER TO MATCH FRAME
- MOUNTED w/ Z-CLIPS & APPROPRIATE ANCHORS
- G.C. TO PROVIDE PLYWOOD BLOCKING IF REQUIRED



DRIVE THRU AWNING SECTION ONLY: 3/4" = 1'-0"




SCALE: 3/8" = 1'-0" 67.16 S/F

D/T SIGN DETAILS - PAGE: 51017.5

- INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS
- "PANERA BREAD"
 - 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED BLACK
 - CLEAR LEXAN BACKS
 - 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
 - 5000K SLOAN PRISM (MOTHER BREAD)
 - TRIMLESS DESIGN
 - INTERNALLY ILLUMINATED / HALO LIT LOGO w/ PANTONE 7403 CP TRANSLUCENT BACKGROUND & PMS 476 CP DETAILS
 - MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
 - ALUMINUM 1/4" THICK BACKGROUND PANEL PAINTED 5757CP GREEN
 - ALL GRAPHICS PINNED OFF WALL 1"
 - REMOTE POWER SUPPLIES



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APPROVALS

Significant Material, Fabric, Methods & Production

Engineering	DATE
BY:	DATE
Check	DATE
Estimating	DATE
BY:	DATE
Production	DATE
BY:	DATE
Quality Control	DATE
BY:	DATE


REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	rev signs	10/29/19
2	WD	awning updates	11/04/19
3	WD	awning updates	11/10/19
4	WD	rev signs, add dr awning	10/15/20
5	JM	updated wheat graphics	11/16/20
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

51017-1

WORK LOGS



LOG NUMBER

3841

3841

2835 N. Salisbury Blvd
Salisbury, MD 21801

LOG NAME

Carla M.

PROJECT MANAGER

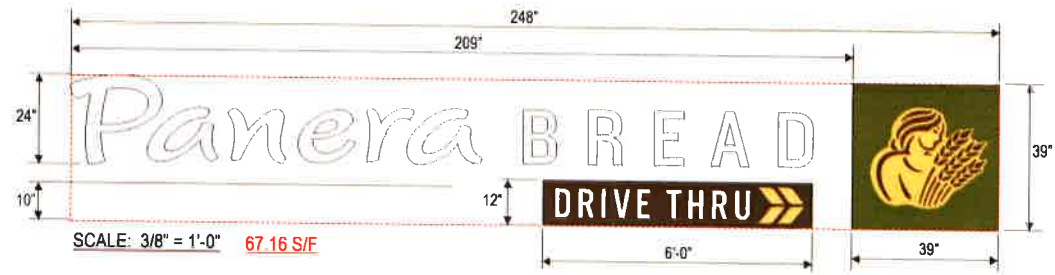
LOG SCALE DRAWING: JM 07/20/19
DATE: DATE

51017.4

BY: CHECK DATE

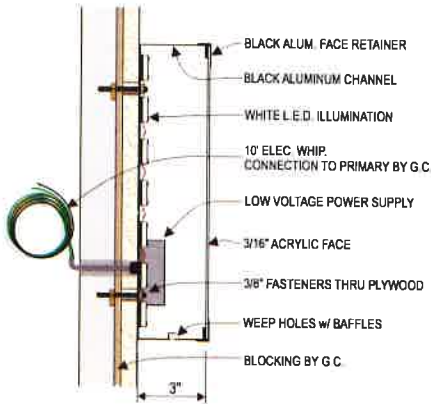


NORTH ELEVATION: 1/8" = 1'-0"



SCALE: 3/8" = 1'-0" 67.16 S/F

D/T SIGN DETAILS - PAGE: 51017.5



DRIVE THRU BOX SIGN SECTION: N.T.S.

ILLUMINATED "DRIVE THRU" SIGN CABINET:

- ALUMINUM CHANNEL TYPE CONSTRUCTION
- 3" DEEP ALUM. RETURNS & RETAINER, PAINTED BENJ. MOORE "Midsummer Night" 2134-20
- 3/16" THICK WHITE ACRYLIC FACE
- PANTONE 476 CP BROWN VINYL OPAQUE BKGRND.
- WHITE ILLUMINATED LETTERS, PEACH ARROW
- WHITE L.E.D. ILLUMINATION
- WEEP HOLES REQUIRED
- LOW VOLTAGE OUTPUT POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LABEL

INTERNALLY ILLUMINATED/HALO LIT CHANNEL LETTERS

- "PANERA BREAD"
- 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED BLACK
- CLEAR LEXAN BACKS
- 6500K SLOAN PRISM WHITE LED LIGHTING (PANERA BREAD)
- 5000K SLOAN PRISM (MOTHER BREAD)
- TRIMLESS DESIGN
- INTERNALLY ILLUMINATED / HALO LIT LOGO w/ PANTONE 7403 CP TRANSLUCENT BACKGROUND & PMS 476 CP DETAILS
- MB CHANNELS PAINTED TO MATCH PANTONE 476 CP
- ALUMINUM 1/4" THICK BACKGROUND PANEL PAINTED 5757CP GREEN
- ALL GRAPHICS PINNED OFF WALL 1"
- REMOTE POWER SUPPLIES



PANTONE 476 CP
CMYK: 84 / 12 / 21 / 54
RGB: 107 / 16 / 147
HEX: #67422F



PANTONE 7403 CP
CMYK: 1 / 10 / 50 / 2
RGB: 237 / 210 / 234
HEX: #EED27C



PANTONE 426 CP
CMYK: 83 / 21 / 75 / 11
RGB: 94 / 40 / 46
HEX: #5E3C3E

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APPROVALS

Engineering	DATE
BY	DATE
SALES	DATE
BY	DATE
ESTIMATING	DATE
BY	DATE
PRODUCTION	DATE
BY	DATE
QUALITY CONTROL	DATE
BY	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	swearing up status	11/04/19
2	WD	building updates	11/12/19
3	WD	building updates	11/12/19
4	WD	lev elevations	10/15/20
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

51017-1

WORK UNDER #



CUSTOMER

STORE NUMBER 3841

LOCATION

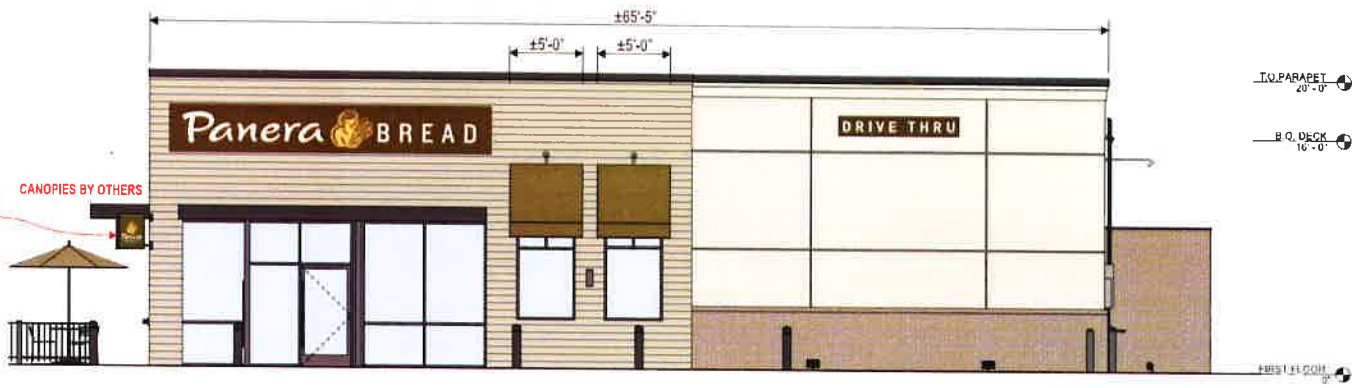
2835 N. Salisbury Blvd
Salisbury, MD 21801

PROJECT MANAGER Carla M.

DO NOT SCALE DIMENSIONS
ARTIST: JM DATE: 07/20/19

DRAWING NAME: 51017.5

DATE



ELEVATION 1 (EAST); 1/8" = 1'-0"

SIGN CODE ALLOWANCE: 2 SQ. FT. PER LINEAR FT. OF FRONTAGE



SCALE: 3/8" = 1'-0" 71.33 S/F

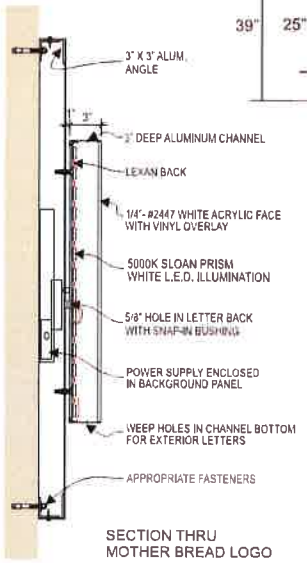
- INTERNALLY ILLUMINATED FRONT LIT/HALO LIT CHANNEL LETTERS:
- "PANERA BREAD" LETTERS
 - 2447 WHITE FACES WITH 3" DEEP CHANNELS PAINTED BLACK
 - CLEAR LEXAN BACKS
 - 7100K PRINCIPAL QWIK MOD 2 WHITE LED LIGHTING (PANERA BREAD)
 - 5000K SLOAN PRISM (MOTHER BREAD)
 - TRIMLESS DESIGN
 - MB LOGO WITH PANTONE 7403 CP INTERNALLY LIT/HALO LIT TRANSLUCENT BACKGROUND w/ TRANSLUCENT PANTONE 476 CP DETAILS
 - 3" DEEP CHANNEL PAINTED TO MATCH PANTONE 476 CP
 - 3" DEEP BACKGROUND PANEL PAINTED TO MATCH PANTONE 476 CP WITH 1" THICK SUPER IMPOSED PANEL BEHIND MB LOGO PAINTED PANTONE 5757 CP
 - ALL LETTERS TO BE PINNED OFF PANEL 1"
 - SELF CONTAINED POWER SUPPLIES



SIGN ELEVATION: 3/8" = 1'-0" 11.0 SQ. FT.
SEE DETAILS ON PAGE: 31335.3



SECTION THRU PANERA BREAD



SECTION THRU MOTHER BREAD LOGO

Attachment 6

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APPROVALS

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WJ	rev. signs	10/26/11
2	WJ	drawing updates	11/04/11
3	WJ	building updates	11/12/11
4	WJ	drawing updates and notes	11/13/11
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 43 standards and labeled accordingly.

WORK ORDER # 51017-1

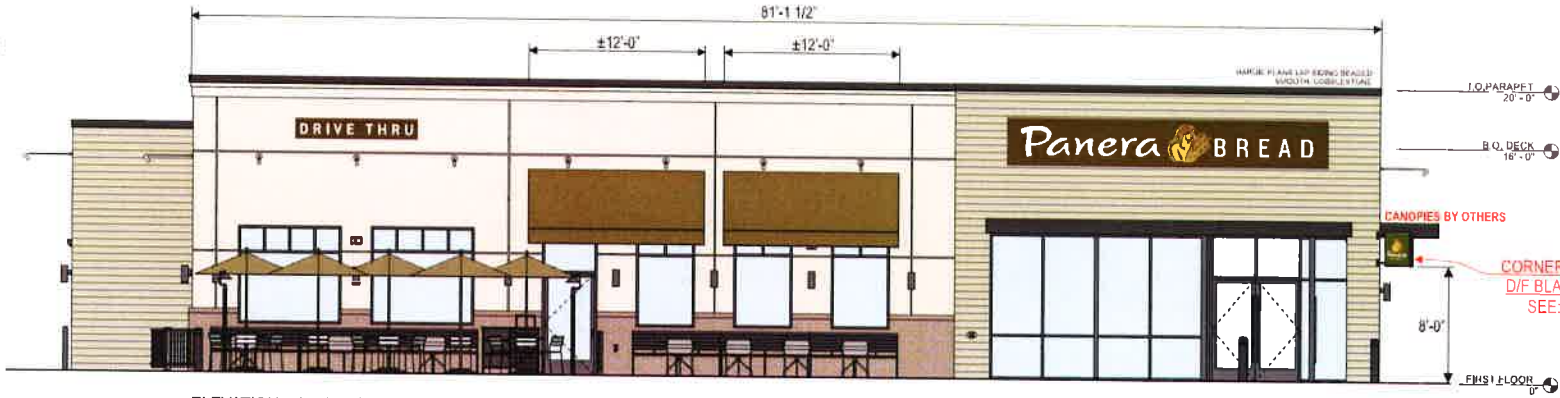
3841

2835 N. Salisbury Blvd
Salisbury, MD 21801

PROJECT MANAGER: Carla M.

CO-ORDINATOR: JM DATE: 07/20/18

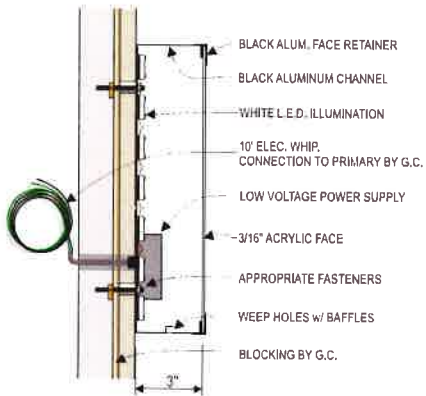
51017.2



ELEVATION 2 (SOUTH): 1/8" = 1'-0"



SCALE: 3/8" = 1'-0" 71.33 S/F



DRIVE THRU BOX SIGN SECTION: N.T.S.

ILLUMINATED "DRIVE THRU" SIGN CABINET:

- ALUMINUM CHANNEL LETTER TYPE CONSTRUCTION
- .040 ALUM. RETURNS, 3" DEEP, PAINTED BLACK
- 3/16" THICK WHITE ACRYLIC FACE
- BROWN VINYL BACKGROUND w/ BLACK OUTLINES AROUND WHITE ILLUMINATED LETTERS
- BLACK PAINTED ALUM. FACE RETAINER
- WHITE L.E.D. ILLUMINATION
- WEEP HOLES REQUIRED
- LOW VOLTAGE POWER SUPPLY
- FLUSH WALL MOUNT
- U.L. LABEL OUT OF VIEW



SIGN ELEVATION: 3/8" = 1'-0" 11.0 SQ.FT.

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 LINCOLN, RI 02865-4255
 401-334-9100 401-334-7799
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APPROVALS

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WJD	rev. signs	10/29/18
2	WJD	drawing updates	11/04/18
3	WJD	building updates	11/12/18
4	WJD	drawing updates: grid, etc.	11/13/18
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 43 standards and labeled accordingly.

51017-1

Panera BREAD

CLIENT: 3841

JOB NUMBER: 3841

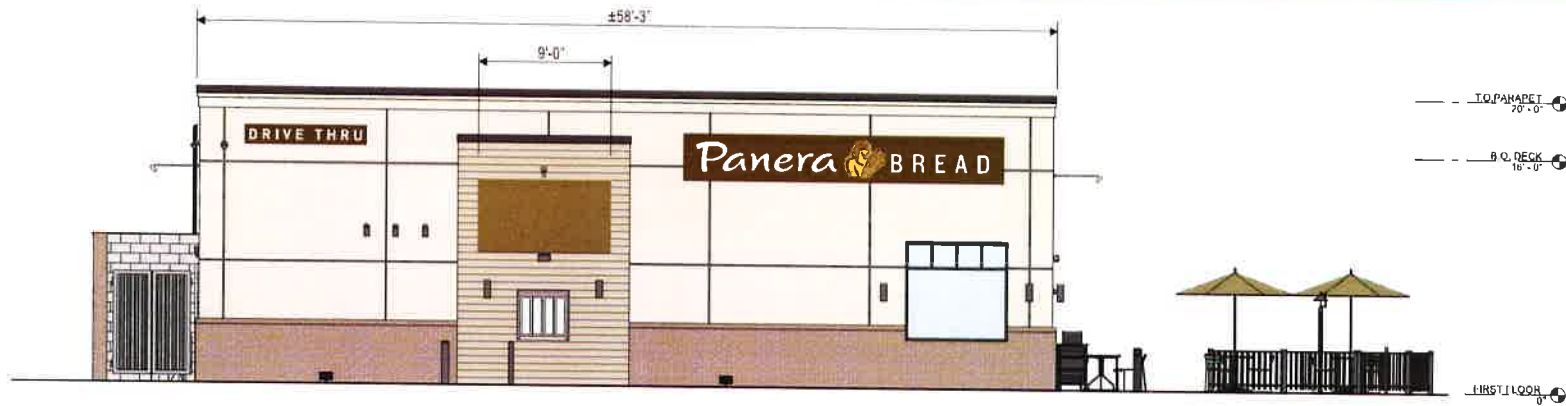
**2835 N. Salisbury Blvd
Salisbury, MD 21801**

LOCATION: Carla M.

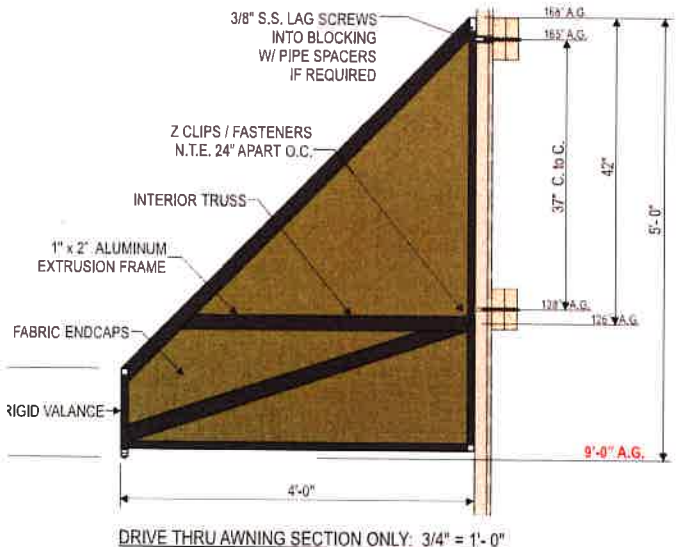
PROJECT MANAGER: JM

DATE: 07/20/18

PROJECT NUMBER: 51017.3

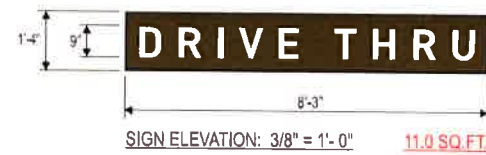


71.33 S/F SCALE: 3/8" = 1'-0"



SUNBRELLA
UNITY LEAF #85003

- EXTERNALLY ILLUMINATED DRIVE THRU AWNING:**
- 1" x 2" x .125" ALUMINUM EXTRUSION WELDED FRAME INCLUDES 12" RIGID VALANCE
 - FRAME COLOR: BENJ. MOORE # 1617 "cheating heart"
 - TRUSS SPACING N.T.E. 24" APART O.C.
 - SUNBRELLA #85003-0000" UNITY LEAF FABRIC COVER INCLUDES FABRIC ENDCAPS
 - GRAY PVC TRIM STAPLE COVER
 - MOUNTED USING Z-CLIPS & APPROPRIATE ANCHORS
 - G.C. TO PROVIDE 2" x 6" BLOCKING IF NECESSARY
- FLAME COATED FABRIC COVERS**



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APPROVALS

Engineering	DATE
Sales	DATE
Estimating	DATE
Production	DATE
Quality Control	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WJP	rev. signs	10/29/17
2	WJP	awning details	11/04/17
3	WJP	building updates	11/12/17
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 49 standards and labeled accordingly.

51017-1

3841

2835 N. Salisbury Blvd
Salisbury, MD 21801

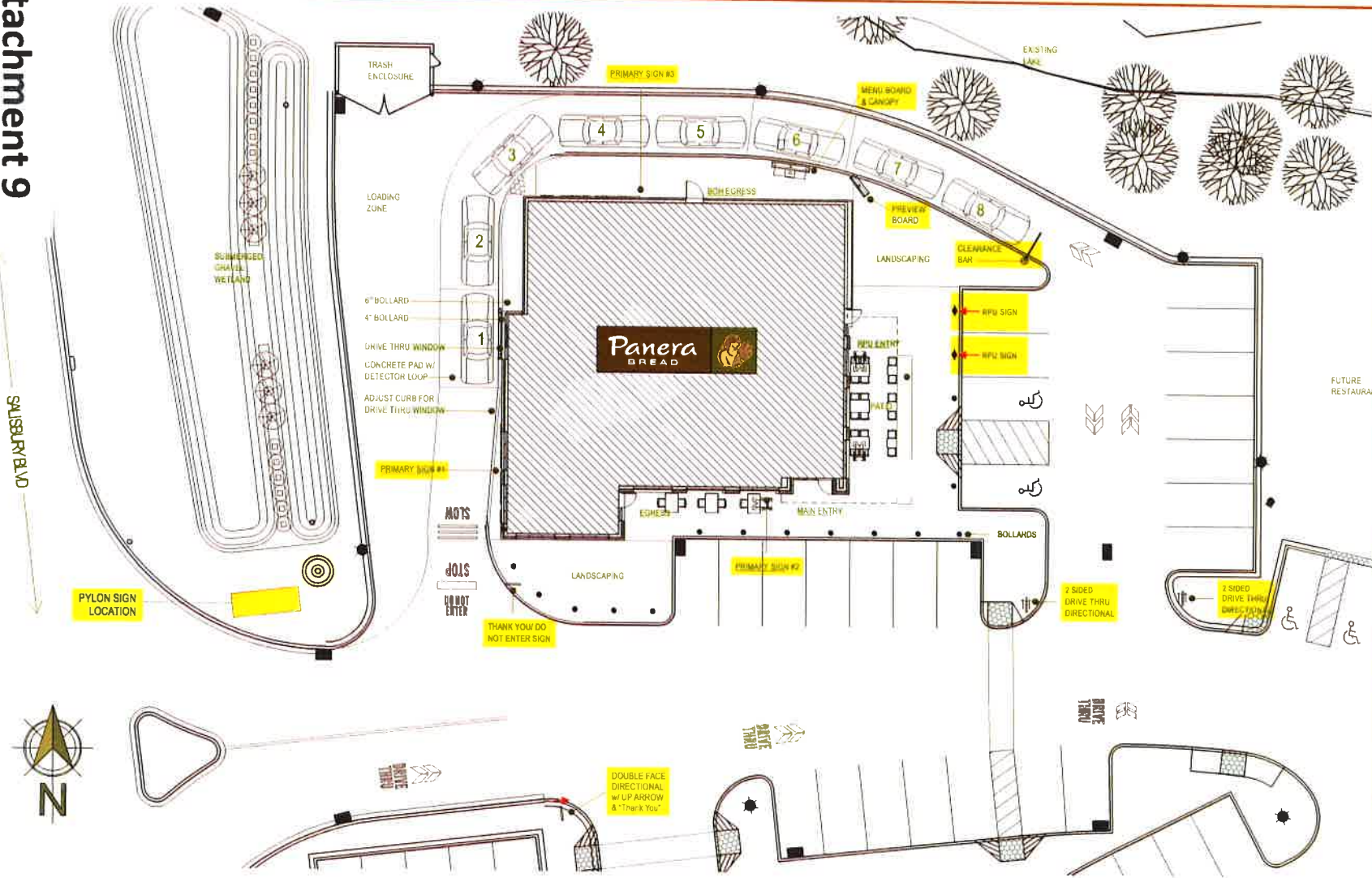
LOCATION

PROJECT MANAGER: Caria M.

DATE: 07/20/18

51017.4

Attachment 9



SITE PLAN 1" = 20'

CODE NOTES:
 NTE 2 WALL SIGNS PER ELEVATION
 2' S/F PER LINEAL FOOT OF FRONTAGE
 NTE 200 S/F IN TOTAL WALL SIGNAGE
 PYLON SIGN NTE 100 S/F PER FACE
 NTE 30'-0" IN HEIGHT WITH 15'-0" SETBACK
 FROM CURB LINE OR PROPERTY LINE

SINCE APPROVED EXCLUSIVE PROPERTY OF 1917

MANDEVILLE SIGN
making your vision a reality

676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865-4255

401-334-9100 401-334-7799

www.mandevillesign.com

APPROVALS

Signatures Required Before Release to Production

Engineering	DATE
by _____	DATE
Sales	DATE
by _____	DATE
Estimating	DATE
by _____	DATE
Production	DATE
by _____	DATE
Quality Control	DATE
by _____	DATE

REVISIONS

NO	BY	DESCRIPTION	DATE
1	WD	Revised Directional Clearance Sign	08/28/19
2	JM	Revised Pylon Sign Location	11/16/20
3	JM	Revised Sign for Drive Thru	11/18/20
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly

WORK ORDER # 51017-1

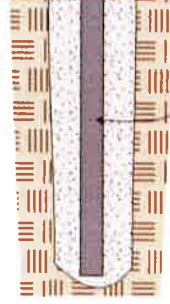


PROJECT NUMBER # 3841

2835 N. Salisbury Blvd
 Salisbury, MD 21801

PROJECT MANAGER Carla M.
 DATE 07/20/19

51017.1



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

DIRECTIONAL SIGNS
3/4" = 1'-0"

NON ILLUMINATED DIRECTIONAL SIGNS:

- 2" DEEP ALUM. PANEL CONSTRUCTION PAINTED TO MATCH BM 2134-20 MIDSUMMER NIGHT (STAIN FINISH)
- .090 ALUMINUM FACES
- PANTONE 5757 CP GREEN FIELD/PANTONE 476 CP BACKGROUND
- DIGITALLY PRINTED GRAPHICS ON REFLECTIVE PSV (VINYL)
- COLORS AS SHOWN: WHITE & PMS 7403U PEACH WITH PANTONE 476 CP ACCENT DETAILS
- BACKS OF SINGLE FACED SIGNS PAINTED (BM 2134-20 MIDSUMMER NIGHT)
- BM 2134-20 MIDSUMMER NIGHT 2" x 2" x 1/4" WALL ALUM. SQ. TUBE POSTS
- DIRECT BURIAL IN FREE-FORMED CONCRETE FOOTING



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO



D/F SPLIT-FACE DIRECTIONAL SIGN w/ LOGO

KATHLEEN EXCLUSIVE PROPERTY OF

SINCE 1917

MANDEVILLE SIGN
and my sign shop

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799

www.mandevillesign.com

APPROVALS

Engineering	DATE
BY	DATE
Status	DATE
BY	DATE
Estimating	DATE
BY	DATE
Production	DATE
BY	DATE
Quality Control	DATE
BY	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	Issue 1 directional sign	08/28/19
2	WD	update specs	10/29/19
3	WD	add directional sign quantity	11/13/19
4	WD	update sign design	11/20/20
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

WORK ORDER # 51017-1

CUSTOMER

STORE NUMBER 3841

**2835 N. Salisbury Blvd
Salisbury, MD 21801**

LOCATION

PROJECT MANAGER Carla M

DO NOT SCALE DRAWINGS JM 07/20/19
Artist DATE

51017.8

DRAWING NAME

SPECIFICATIONS

Sign Post Material:

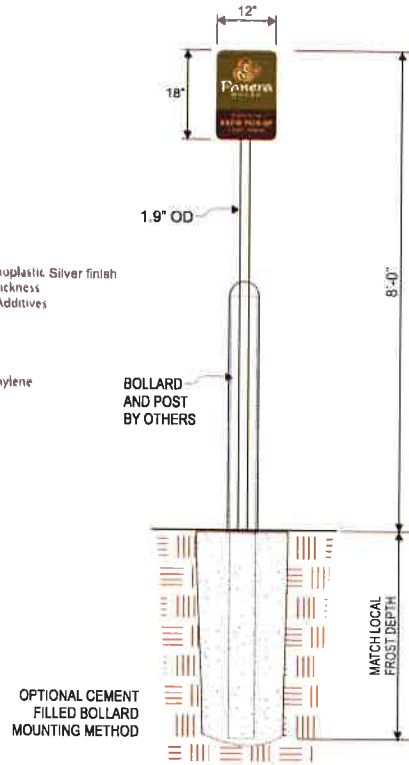
- 1.66" O.D. 14 Gauge Sign Post,
- Hi-Density Polyethylene Thermoplastic, Silver finish
- 1.90" O.D. 1/8" Nominal Wall Thickness
- w/ Ultra-Violet and Anti-Static Additives
- Plastic Cap
- Standard 3/8" Holes

Bollard Cover:

- Dome-Top - Hi-Density Polyethylene
- Thermoplastic
- 1/4" Nominal Wall Thickness
- Black finish

Bollard Pipe:

- 6" schedule 40 steel pipe



SCALE: 1/2"=1'-0"
(2) S/E SIGNS REQUIRED



SCALE: 1"=1'-0"
(2) REQUIRED

SINGLE-SIDED TRAFFIC CONTROL SIGNS:

- WHITE .080 ALUMINUM PANELS (DO NOT PRE-DRILL HOLES)
- REFLECTIVE, DIGITALLY PRINTED VINYL GRAPHICS WITH CLEAR OVERLAMINATE
- BOLLARDS & POSTS BY OTHERS
- FREE FORMED CONCRETE FOOTINGS

SINCE 1917

MANDEVILLE SIGN
678 GEORGE WASHINGTON HIGHWAY
LINCOLN, HI 02865-4250
401-334-9100 401-334-7799
www.mandevillesign.com

APPROVALS
Signature Required Before Release to Production

Engineering	BY	DATE
States	BY	DATE
Estimating	BY	DATE
Production	BY	DATE
Quantity Control	BY	DATE

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	color adjustment	11/13/19
2	JM	reverted to original PMS layout	11/18/20
3	WD	bolard color revised	11/20/20
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

51017-1

CUSTOMER

3841

**2835 N. Salisbury Blvd
Salisbury, MD 21801**

LOCATION

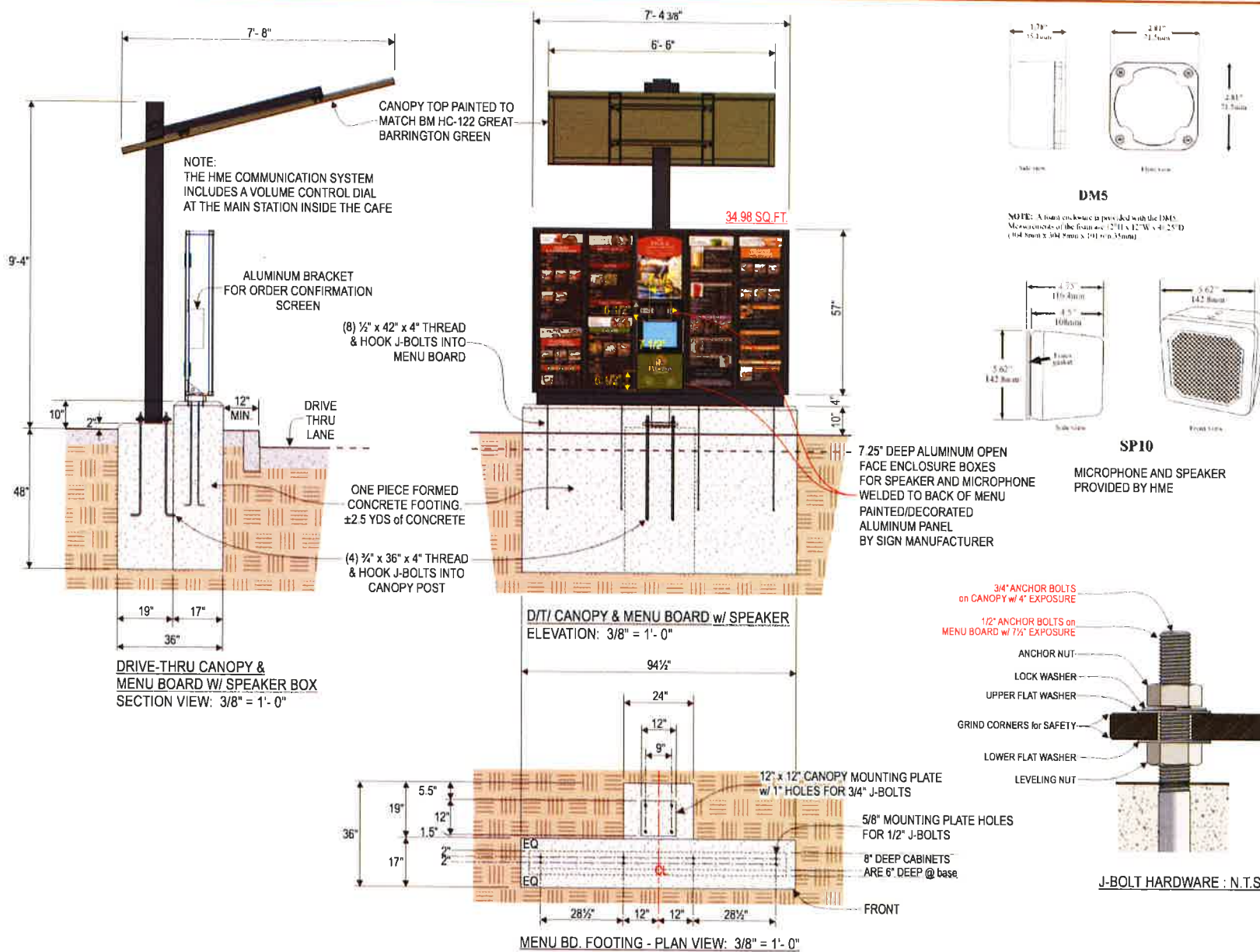
Carla M.

PROJECT MANAGER

DATE	SCALE	DATE	ARTIST
		07/20/19	JM

51017.10

DRAWING NAME



SINCE 1917

MANDEVILLE SIGN
Established 1917

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865-4255

401-334-9100 401-334-7799

www.mandevillesign.com

APPROVALS

Engineering: [] DATE: []

Sales: [] DATE: []

Estimating: [] DATE: []

Production: [] DATE: []

Quality Control: [] DATE: []

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	update status and logos	10/29/19
2	WD	update to combo unit	12/04/20
3			
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

51017-1

Panera BREAD

3841

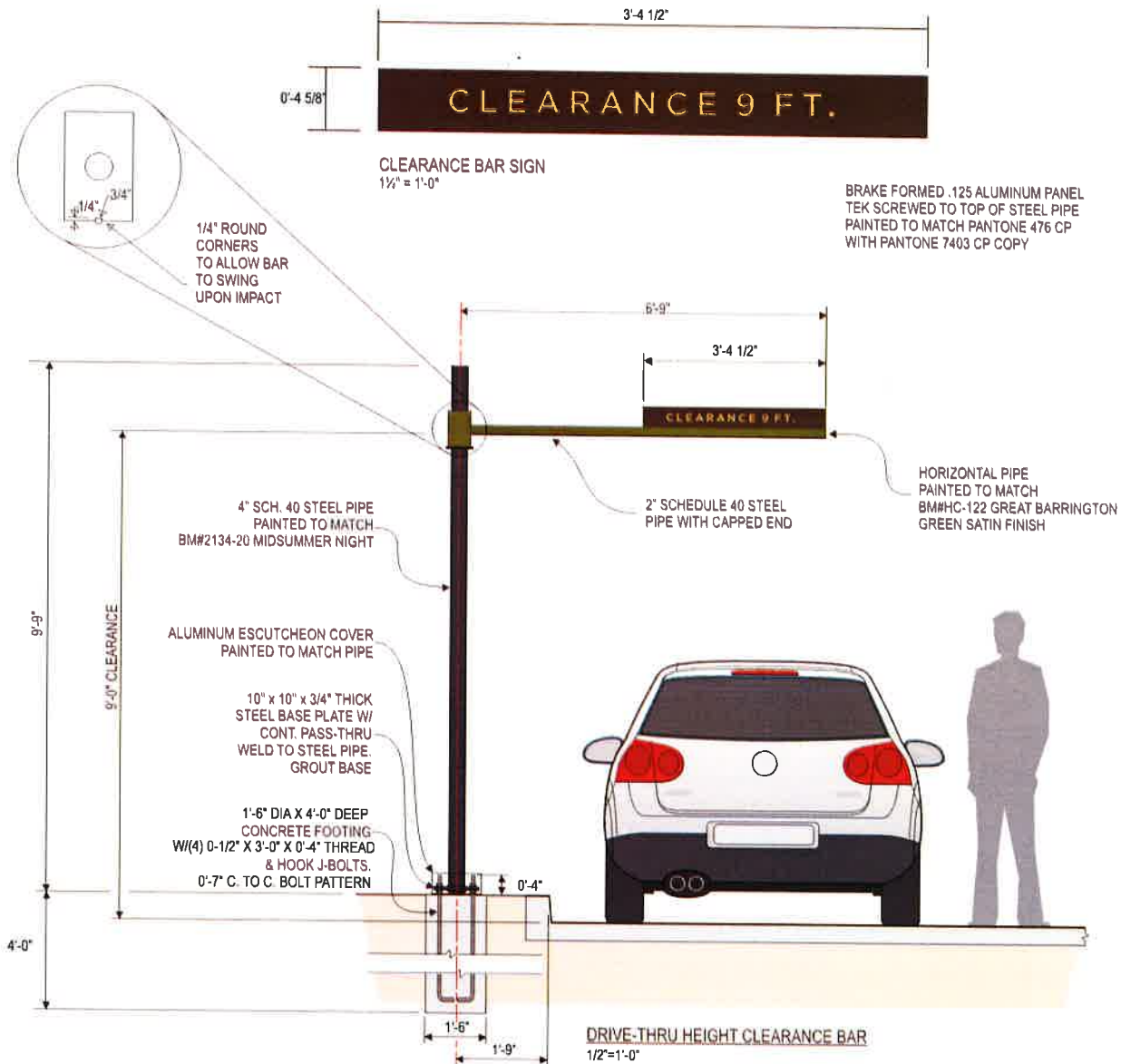
**2835 N. Salisbury Blvd
Salisbury, MD 21801**

Carla M.

JM 07/20/19

51017.6

Attachment 13



SINCE 1917



MANDEVILLE SIGN
established 1917

676 GEORGE WASHINGTON HIGHWAY
LINCOLN, RI 02865 4255

401-334 9100 FAX 401-334-7799

www.mandevillesign.com

APPROVALS
Signature Required Before Release to Production

Engineering		DATE
or		
Sales		DATE
or		
Estimating		DATE
or		
Production		DATE
or		
Quality Control		DATE
or		

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	update colors and logo	10/29/19
2			
3			
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 48 standards and labeled accordingly.

WORK UNDER # **51017-1**



CUSTOMER

STORE NUMBER **3841**

2835 N. Salisbury Blvd
Salisbury, MD 21801

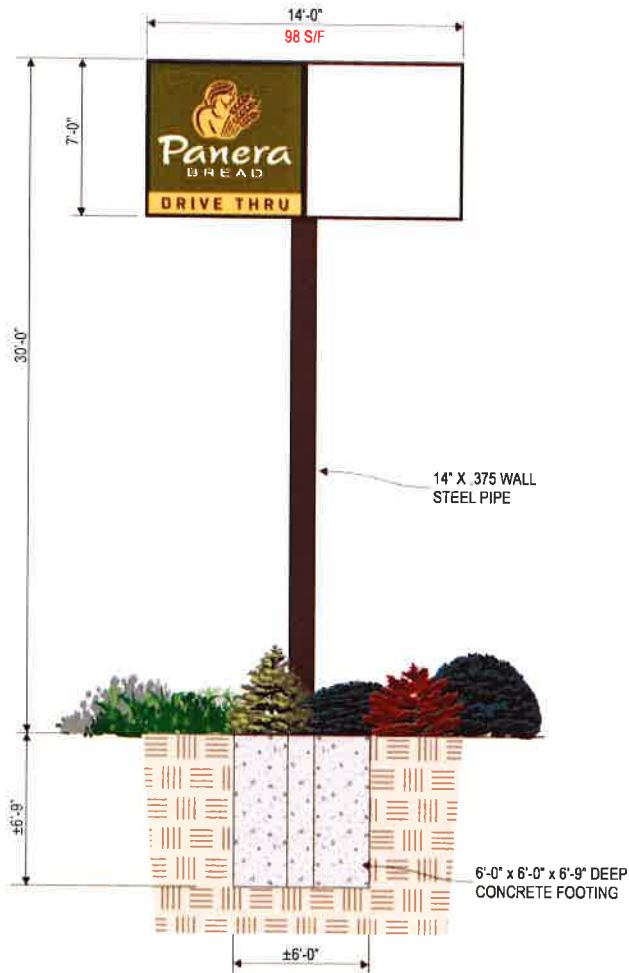
LOCATION

PROJECT MANAGER **Carla M.**

DO NOT SCALE DRAWINGS

JM	07/20/19
ANIST	DATE

DRAWING NAME **51017.7**



PYLON SIGN ELEVATION: 3/16" = 1'-0"
 98.0 SQ.FT.

NOTE: LL TO PROVIDE AND INSTALL SIGN/PIPE
 MSI TO PROVIDE FACES AND GRAPHICS ONLY



END VIEW
 3/8" = 1'-0"

D/F ILLUMINATED PYLON SIGN:

- (PANTONE 476 CP) PAINTED ALUMINUM FABRICATED SIGN CABINET & RETAINERS
- FLEX FACES
- COLORS AS SHOWN, DETAILED BELOW
- WHITE ILLUMINATION
- U.L. & MANUFACTURERS LABELS
- CONCRETE PAD, FOOTING & STEEL PIPE BY MSI, EXACT DIMENSIONS TO BE FINALIZED

SIGN CODE ALLOWANCE:

Max. 158 sq.ft. and 20' in height.
 25' min. setback from road.

Wind speed 118 MPH



PANTONE 5757 CP
 CMYK: 54 / 12 / 91 / 54
 RGB: 110 / 116 / 147
 HEX: 6F742F



PANTONE 7403 CP
 CMYK: 1 / 31 / 58 / 2
 RGB: 237 / 210 / 114
 HEX: EDD27C



PANTONE 476 CP
 CMYK: 30 / 11 / 75 / 31
 RGB: 84 / 60 / 46
 HEX: 543C2E

SINCE 1917

MANDEVILLE SIGN
making your mark

676 GEORGE WASHINGTON HIGHWAY
 LINCOLN, RI 02865 4255

401-334-9100 401-334-7799

www.mandevillesign.com

APPROVALS

Engineering	DATE
BY	
Status	DATE
BY	
Estimating	DATE
BY	
Production	DATE
BY	
Quality Control	DATE
BY	

REVISIONS

NO.	BY	DESCRIPTION	DATE
1	WD	color adjustment	11/13/19
2	JM	added concrete on pylon sign	11/16/20
3			
4			
5			
6			
7			
8			
9			
10			

All electrical signs shall comply with the National Electric Code (Article 600) and be manufactured according to Underwriters Laboratories U.L. 46 standards and labeled accordingly.

51017-1

3841

2835 N. Salisbury Blvd
 Salisbury, MD 21801

PROJECT MANAGER: **Carla M**

DO NOT SCALE DRAWINGS

JM	07/20/19
ARTIST	DATE

51017.9

WORKING NAME

Infrastructure and Development

Staff Report

January 21, 2021

I. BACKGROUND INFORMATION:

Project Name: Virginia Square Shopping Center
Applicant/Owner: Phillips Signs for Opportunity Street, LLC
Infrastructure and Development Case No.: 202001214
Nature of Request: Revised Sign Plan Approval
Location of Property: 1517 N. Salisbury Blvd., Map 0105, Parcel 0352
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

Phillips Signs, on behalf of Opportunity Street, LLC, has submitted a Revised Sign Plan for the Virginia Square Shopping Center. **(Attachments 1 & 2)**

III. DISCUSSION:

Approval History

On October 15, 1998, the Salisbury approved the Final Comprehensive Development Plan for the conversion of the former B Green warehouse to a shopping center. This approval included a sign plan for the center. The Planning Commission approved a revised sign plan in September of 2015, incorporating the colors blue and yellow with the previously approved colors of red, white, green and black. On October 19, 2017, the Planning Commission granted another revised sign plan, which added the color orange.

Proposed Sign Plan

The applicant and owners are now proposing to add various shades of blue to the existing palette for a new tenant, while also requesting permission to allow unlimited sign colors as long as landlord approval has been given. Additionally, the style of the awning for the new tenant has been changed to direct water away from the building. The existing awnings tend to collect water as they age. **(Attachments 3 & 4)**

IV. PLANNING CONCERNS

None. Staff has no concerns with an unlimited color palette. Virginia Square is a unique shopping center, as the store fronts do not face Rt. 13, which is typical for this type of center. The introduction of new colors would help to bring additional vitality to an older shopping center. Furthermore, installing awnings that will protect the building from water damage is a positive move that will increase the building's longevity.

V. RECOMMENDATION

Staff recommends approval of the owner's request for an unlimited palette for the shopping center's sign colors, as well as the updated awning style, with the condition that any newly installed or replacement awnings be consistent with the new style.



From: Joey Gilkerson
Sent: Monday, November 16, 2020 2:04 PM
To: Henry Eure <heure@salisbury.md>
Cc: Matt Phillips <matt@phillipssigns.biz>
Subject: Sign Standards - VA Square - 1517 N Salisbury Blvd Salisbury MD

Mr. Eure:

I hope this email finds you well.

We are the owners of VA Square – 1517 N Salisbury Blvd in Salisbury MD.

We would like to amend the current signage standards to allow all colors upon landlord approval.

We currently have a new Tenant that we are fitting out a unit for, and it has been brought to our attention that their desired signage is not inherently approved at the center. We the Landlord and the Tenant are in agreement that the signage is acceptable, however, the standards created by previous owners allow for only specific colors.

Our goal in amending to allow for all colors with landlord approvals is to allow our current Tenant their desired signage and also to save a step with future Tenants.

Please let me know how best to proceed. Ideally we would like to attend the December meeting.

Thanks!
Joey



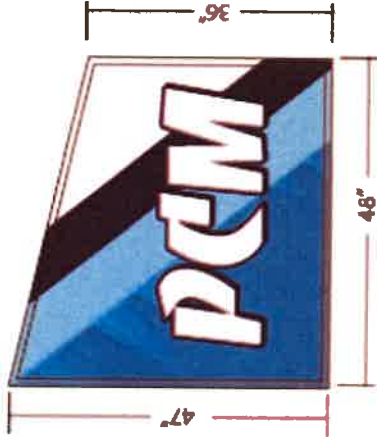
JOEY GILKERSON
PRESIDENT | DEALER | OWNER
11876 BRIDGE PLAZA, SUITE 100 | SALISBURY, MD 21801
TEL: 410-543-7115 | FAX: 410-543-6955
JOEY@GGIBUILDS.COM | GGIBUILDS.COM

WARNING: This message was sent from an external source. Please verify the source before clicking any links or opening any attachments. NEVER provide account credentials or sensitive data unless the source has been 100% verified as legitimate.

16'-0"

POWER CHEER MARYLAND

47"
36"



AWNING
- SIGNS 365 PRINTS ON CLEAR



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CUSTOMER INFORMATION
Customer: POWER-CHEER
Address:
Date: 11-28-2010
Sales: GRT/Spanca

DRAWING INFORMATION
Scale: POWER-CHEER
File Name: 12-7-2010 r1010 on file
Revisions: Just Brian
ADJUSTED TO NAVY 12860
12-9-2010 p0016

Customer:
Signet:
Date:

*art work from customer

116.5" V.O.



32.5" V.O.

DOUBLE SIDED PYLON - TENANT PANELS
- SIGNS 365 PRINTS ON CLEAR



*art work from customer



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THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.

CUSTOMER INFORMATION

Customer: POWER CHEER
Address:
Date: 11-28-2010
Site: GARY SPINER

DRAWING INFORMATION

Scale: 3/4" = 1'-0"
File Name: POWER CHEER
Revision:

Customer

Signature

Date:

* APPROVED TEMPLATE IS 3118 DATE BACK TO 2011-09-2012



Infrastructure and Development Staff Report

January 21, 2021

I. BACKGROUND INFORMATION:

Project Name: TidalHealth at Woodbrooke
Applicant: Takeform for TidalHealth
Infrastructure and Development Case No.: 202001221
Nature of Request: Revised Sign Plan
Location of Property: 1640 Woodbrooke Drive, Map 110, Parcel 2447, Lot 9 and
Woodbrooke Drive, Map 110, Parcel 2447, Lot 2
Existing Zoning: Light Business and Institutional

II. SUMMARY OF REQUEST:

Takeform, on behalf of TidalHealth, has submitted a Sign Plan for Building 9, located in the Woodbrooke Medical Center. The request is to install an identification sign at the entrance to the site. A directional sign for Building H is also proposed near the roundabout on Woodbrooke Drive. **(Attachments 1 & 2)**

III. DISCUSSION:

Approval History

Woodbrooke Medical Center has an extensive history with the Planning Commission, dating back to July of 2005, when the first Final Comprehensive Development Plan was approved. The most recent approval was in August of 2020 when a Sign Plan was approved for a freestanding sign for Building H (1639 Woodbrooke Drive).

Proposed Sign Plan

The applicant is proposing to install a 9 ft. tall, 48.75 sq. ft. identification sign for Building 9 on an island at the entrance to the property along Woodbrooke Drive. The sign will be mounted on an 18-inch high beige pedestal, and will be white, blue, and beige in color, which is the new corporate standard for TidalHealth. (The sign at Building H is the same style, as are the primary identification signs at the Hospital.) The sign is proposed to have



setback of 8 ft. from Woodbrooke Drive. **(Sign #1.001 of Attachment 3 & Attachments 4, 6 & 7)**

Additionally, a directional sign for Building H is proposed to be placed on Lot 2 near the roundabout, in order to guide patients to the building's location on lot 11AA. This sign will also maintain the same style and size as the existing Building H sign and the proposed Building 9 sign. A 15 ft. setback is proposed for this sign. **(Sign #1.003 of Attachment 3, & Attachments 5 – 7)**

IV. PLANNING CONCERNS

The identification sign for Building 9 does not meet the required minimum setback of 15 ft. from the curblines, as it is proposed to be 8 ft. from the curblines. However, the sign is compliant with size and height standards. Other identification signs within the Woodbrooke complex have similar setbacks to the proposed sign, ranging from 8 ft. to 12 ft. from the curblines, but are considerably smaller in size, as they are only 12.25 sq. ft. in area and approximately 4.5 ft. – 5 ft. in height. **(Attachments 8 - 10)**

The directional sign (a sign that is not located on the same property as the business or use it serves) proposed for Lot 2 exceeds both height and area standards for directional signs. Section 17.216.050 of the City's Zoning Code states the following:

"Directional signs located within one mile of and limited to one sign for each use or location for which the directions are intended, and provided that:

- 1. Written permission is obtained from the property owner;*
- 2. The sign is set back ten feet from the curblines;*
- 3. The surface area does not exceed four square feet;*
- 4. The sign is nonilluminated;*
- 5. The sign is located a minimum of five hundred (500) feet from any other directional sign on the same side of the street;*
- 6. The height does not exceed five feet."*

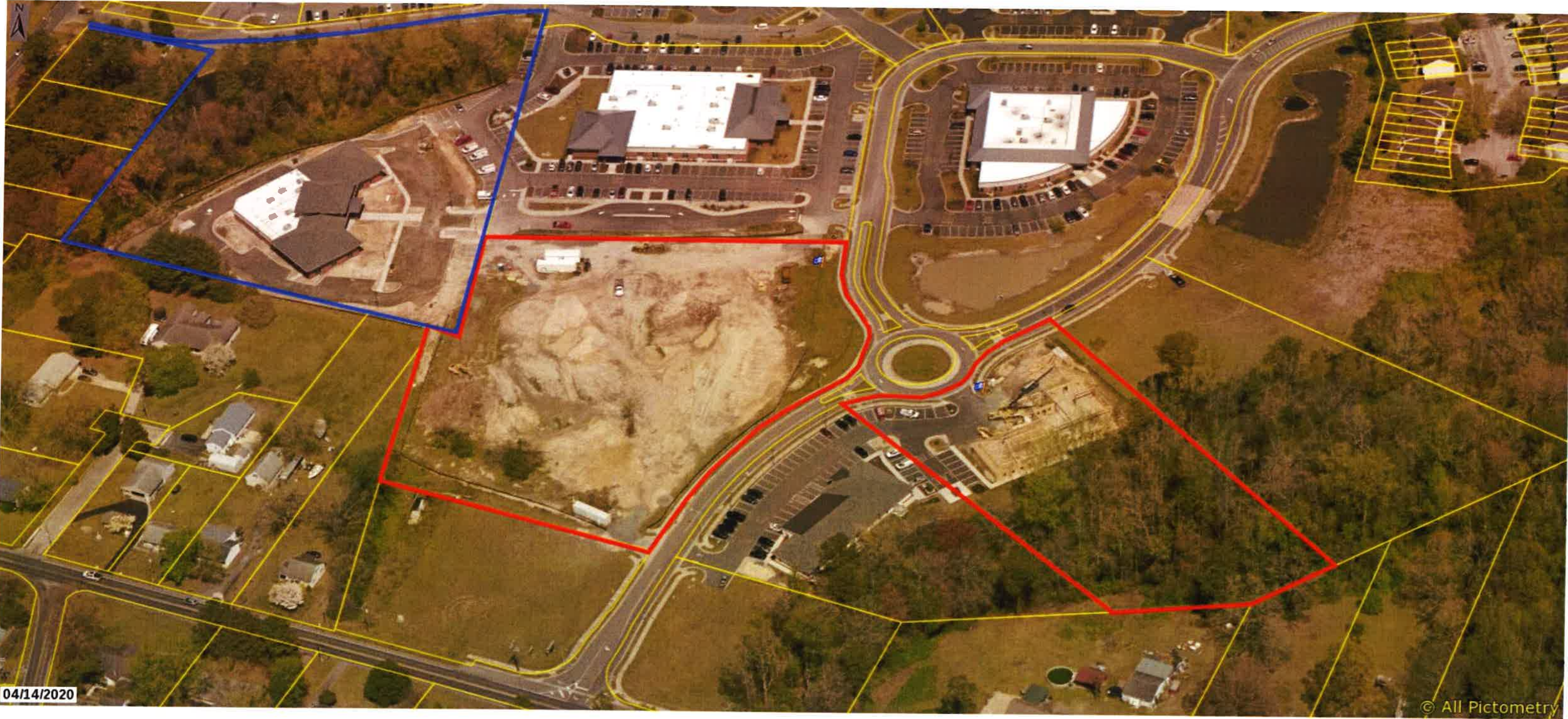
V. RECOMMENDATION

Staff recommends that the identification sign for Building 9 be relocated to the proper setback of 15 ft. from the curblines. Staff would support a sign with the proposed 8 ft. setback, provided that it is reduced in size to 12.25 sq. ft., which is the same size as other identification signs in Woodbrooke that are closer to the road.



City of
Salisbury
Jacob R. Day, Mayor

As for the directional sign proposed for Lot 2, Staff must unfortunately recommend denial as submitted. The proposed sign is approximately 12 times larger than allowed by the Zoning Code. While Staff understands the necessity of having clients/patients find access to Building H with relative ease, the proposed sign seems excessive. A smaller alternative sign would be sufficient.



December 18, 2020

Henry Eure
Project Manager
Dept. of Infrastructure & Development
City of Salisbury
125 N. Division Street, Room 202
Salisbury, MD 21801

Dear Henry,

TidalHealth supports the addition of 2 new freestanding signs for the new Bldg. 9 and a directional sign for Bldg. H. In order for patients to safely arrive at our buildings, it is important for us to have signage that is visible and prominent. Since the opening of Bldg. H, we have had patients giving feedback about how challenging it is to find our building since it is so far set-back from Woodbrooke Drive. Adding the vehicular directional on the main roadway will be extremely helpful to solve this issue and allow our patients to more easily find our services.

Thank you for your consideration. Feel free to reach out with any questions.

Best regards,

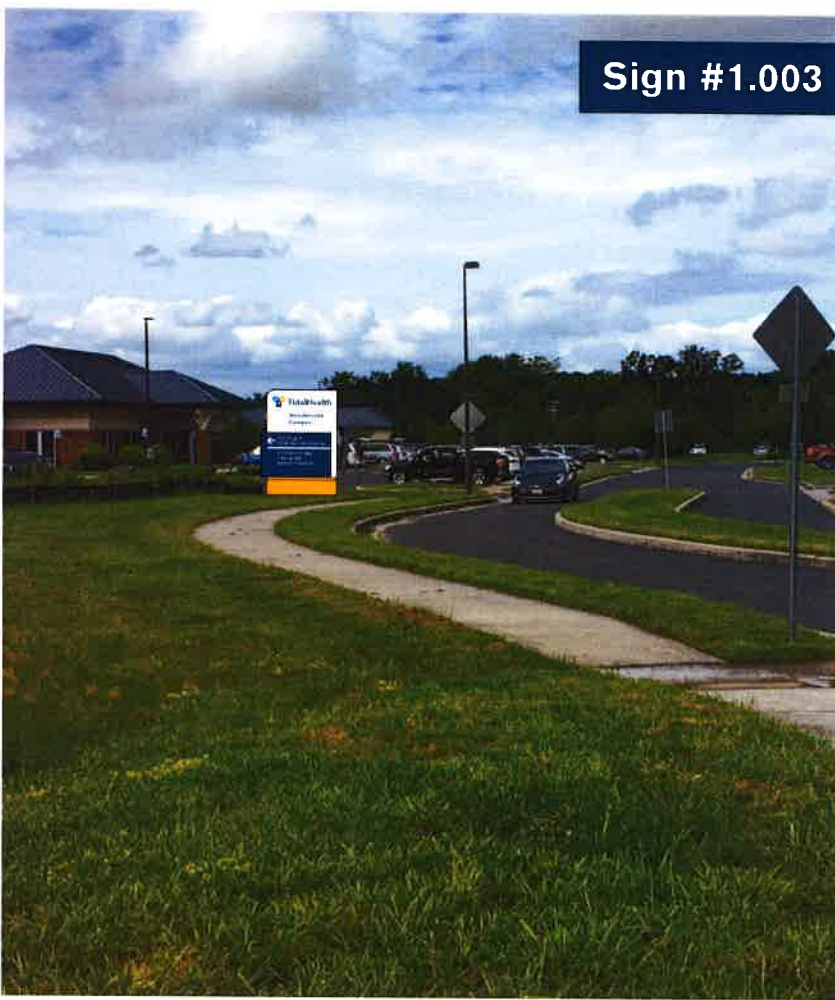
A handwritten signature in black ink, appearing to read 'Thomas M. Anderson', with a long horizontal flourish extending to the right.

Thomas M. Anderson

Senior Director of Construction & Property Management
TidalHealth
100 East Carroll Street
Salisbury, Md. 21801
thomas.anderson@peninsual.org



Sign #1.001



Sign #1.003

takeform

11001 Maple Ridge Rd, Medina, NY 11903
 P 800 528 1336 F 516 739 1869
 www.takeform.net

Signify
 EXTERIOR SIGNAGE

Project:
 Peninsula Regional
 Health System – Exterior

Date: 09.25.2020 Drawn By: JAS

Filename:
 PEN0034_186382_EXT_
 Woodbrooke_9_H_Rev4

Revisions:
 09.29.2020 JAS
 10.14.2020 JAS
 10.22.2020 JAS
 12.17.2020 JAS

Scale:
 NTS

Notes:
 277V Electrical Service
 Required
 Site Survey Required

Product Approval

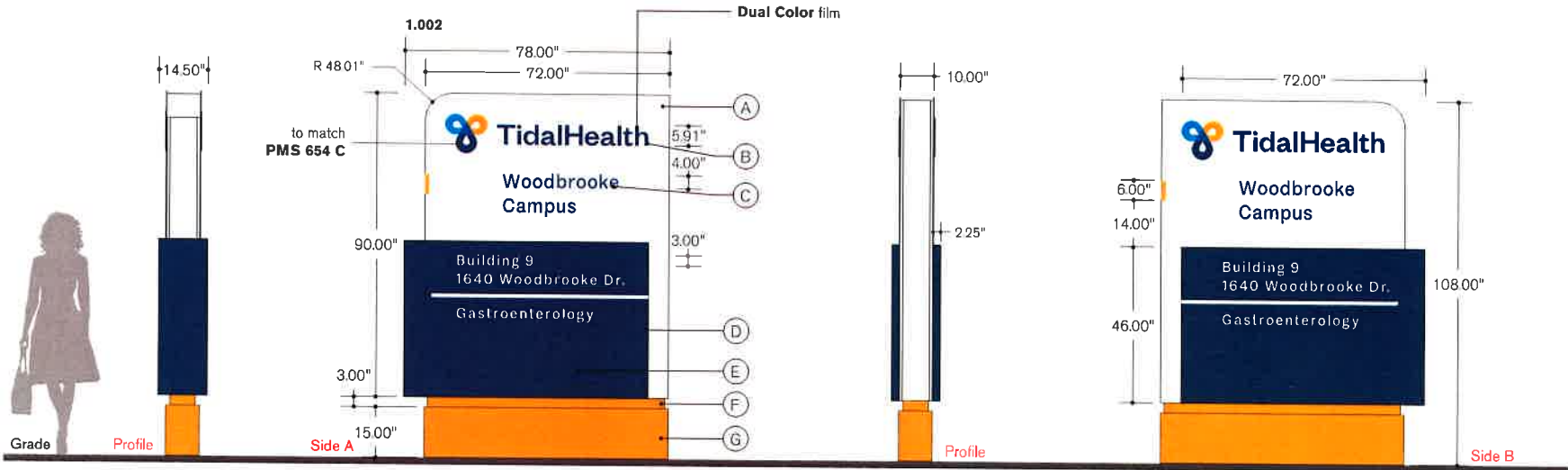
NO CHANGES	
Approved By:	_____
Date:	_____
WITH CHANGES AS NOTED	
Approved By:	_____
Date:	_____

Product will be installed as shown on the drawing. Please refer to the file.

Type 10
 Double Sided Internally Illuminated Monument Cabinet
 LED Illumination
 — Flange Mount to Concrete Base 6" below grade
QTY: 1 each

55,548 sq ft

Sign #1.001



Panel

A Painted .125 Aluminum
 CO104 White / to match **PMS 130 C**

Illuminated Logo

B Push-Thru 1/2" Translucent Acrylic 1/4" Proud of Face w/ First Surface Applied Translucent Vinyl Graphic / Font: Customer Supplied Artwork
 print to match **PMS 654 C / PMS 306 C / PMS 130 C / PMS 307 C / 7328 White**
3M Dual Color Film 3635-210 painted to match **PMS 654 C / 7328 White**

Backer Copy

C 3/16" Translucent Acrylic Backer w/ First Surface Applied Vinyl
 Font: Passenger Sans Medium
3M Dual Color Film 3635-210 painted to match **PMS 654 C / 7328 White**

Address Panel

D Painted Routed 3" Deep Fabricated Aluminum
 to match **PMS 654 C / CO104 White**

Illuminated Address Copy

E 3/16" Translucent Acrylic Backer
 Font: Passenger Sans Medium
7328 White

Reveal

F Painted Fabricated Aluminum
 to match **PMS 130 C**

Base

G Painted Fabricated Aluminum
 w/ Removable End Panels
 to match **PMS 130 C**

takeform

11601 Maple Ridge Rd Medina, NY 11053
 P 500.528.1398 F 565.798.6889
 www.takeform.net

Signify
 EXTERIOR SIGNAGE

Project:
 Peninsula Regional
 Health System - Exterior

Date: 09.25.2020 Drawn By: JAS

Filename:
 PEN0034_186382_EXT_
 Woodbrooke_9_H_Rev4

Revisions:
 09.29.2020 JAS
 10.14.2020 JAS
 10.22.2020 JAS
 12.17.2020 JAS

Signify 01

Scale:
 3/8" = 1'-0"

Notes:

277V Electrical Service
 Required

Site Survey Required

Product Approval

NO CHANGES

Approved By: _____
 Date: _____

WITH CHANGES AS NOTED

Approved By: _____
 Date: _____

Product will be manufactured according to the drawing. Please review carefully.

Rendering 1 of 4

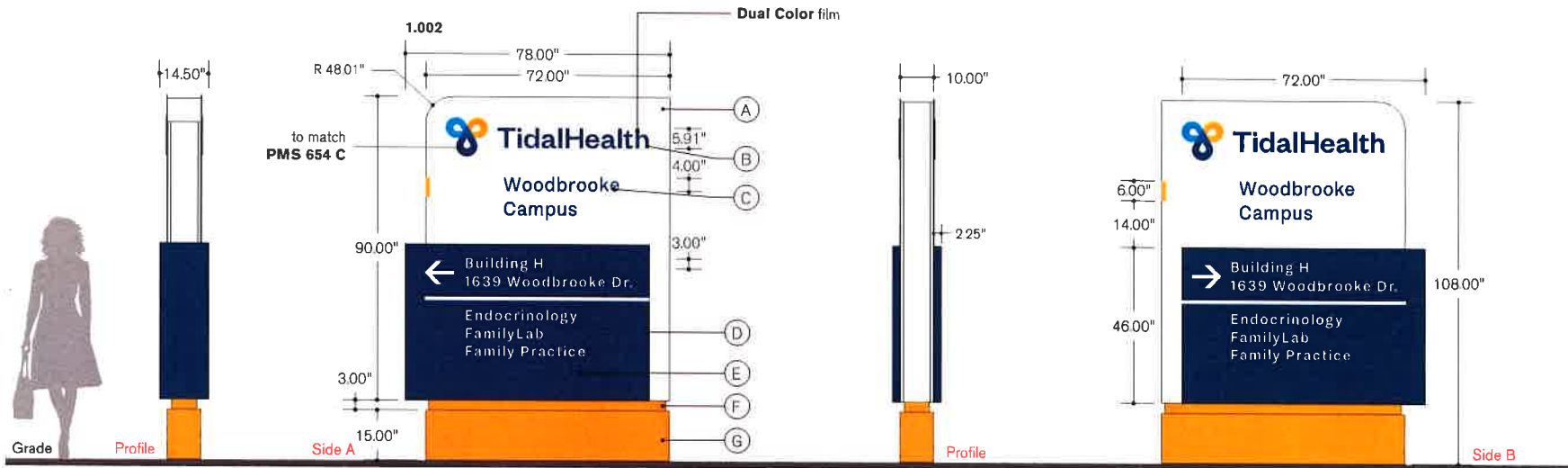
Attachment 4

Type 10
 Double Sided Internally Illuminated Monument Cabinet
 LED Illumination
 — Flange Mount to Concrete Base 6" below grade

QTY: 1 each

55.548 sq ft

Sign #1.003



Panel

A Painted .125 Aluminum
 CO104 White / to match **PMS 130 C**

Address Panel

D Painted Routed 3" Deep Fabricated Aluminum
 to match **PMS 654 C / CO104 White**

Base

G Painted Fabricated Aluminum
 w/ Removable End Panels
 to match **PMS 130 C**

Illuminated Logo

B Push-Thru 1/2" Translucent Acrylic 1/4" Proud of Face w/ First Surface Applied Translucent Vinyl
 Graphic / Font: Customer Supplied Artwork
 print to match **PMS 654 C / PMS 306 C / PMS 130 C / PMS 307 C / 7328 White**
3M Dual Color Film 3635-210 painted to match **PMS 654 C / 7328 White**

Illuminated Address Copy

E 3/16" Translucent Acrylic Backer
 Font: Passenger Sans Medium
7328 White

Location Copy

C 3/16" Translucent Acrylic Backer w/ First Surface Applied Vinyl
 Font: Passenger Sans Medium
3M Dual Color Film 3635-210 painted to match **PMS 654 C / 7328 White**

Reveal

F Painted Fabricated Aluminum
 to match **PMS 130 C**

Attachment 5

takeform

11601 Maple Ridge Rd. Medina NY 14105
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Signify

EXTERIOR SIGNAGE

Project:
 Peninsula Regional
 Health System - Exterior

Date: 09.25.2020 Drawn By: JAS

Filename:
 PEN0034_186382_EXT_
 Woodbrooke_9_H_Rev4

Revisions:
 09.29.2020 JAS
 10.14.2020 JAS
 10.22.2020 JAS
 12.17.2020 JAS

Signify 01

Scale:
 3/8" = 1'-0"

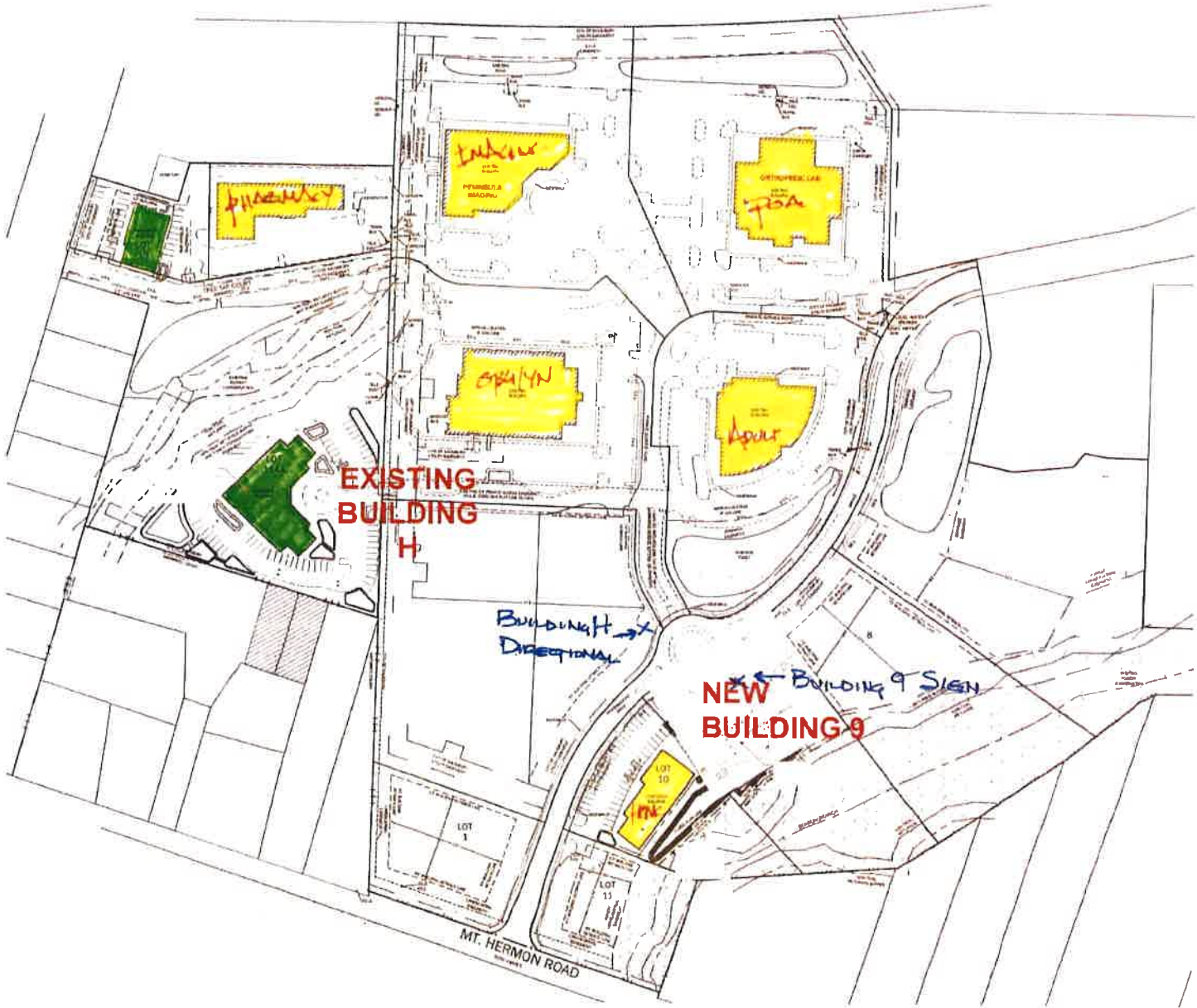
Notes:
**277V Electrical Service
 Required**

Site Survey Required

Product Approval

NO CHANGES	
Approved By:	Date:
WITH CHANGES AS NOTED	
Approved By:	Date:

Product will be manufactured according to this document. Please review carefully.

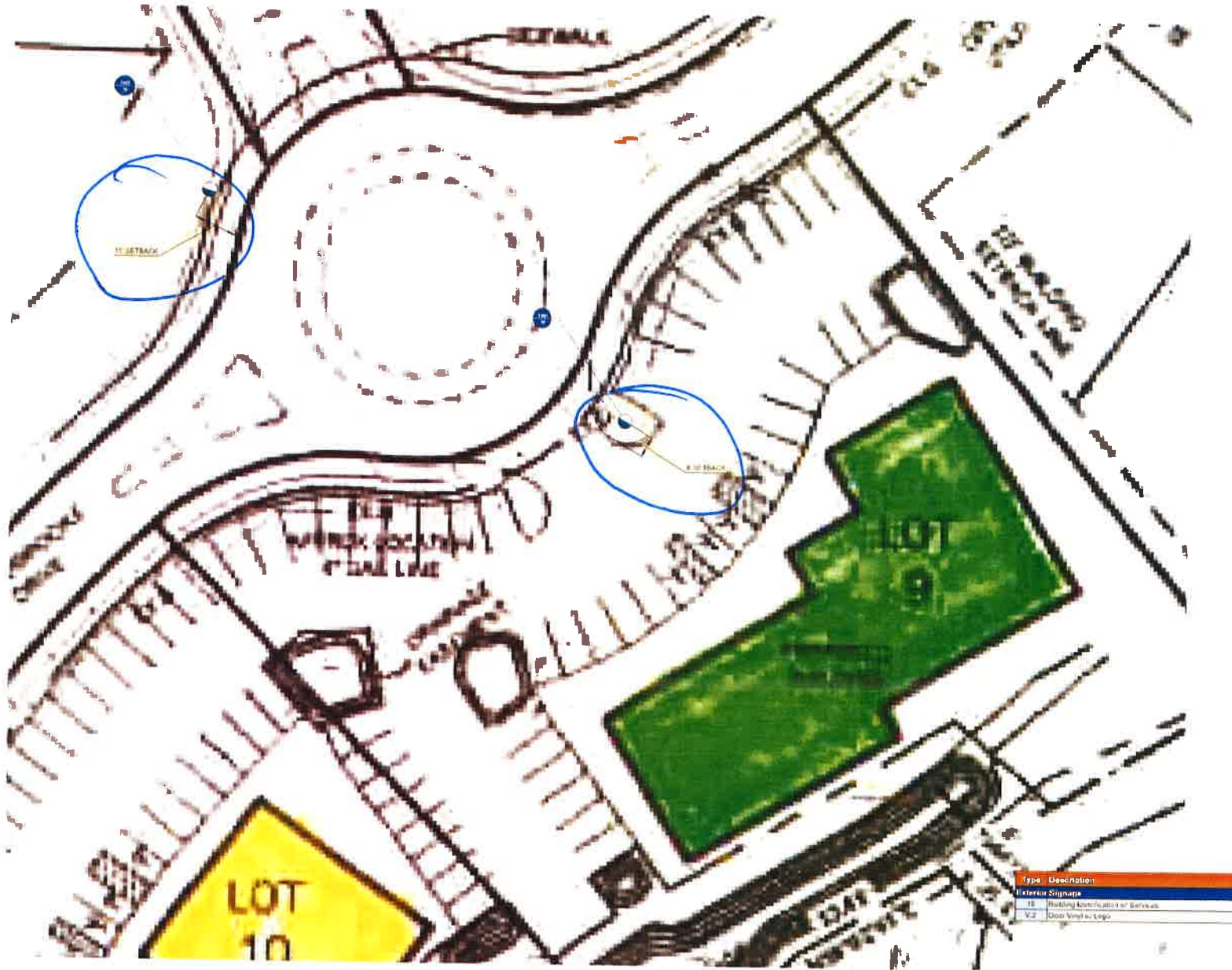


Location Plan

PROJECT NO.	10000000000000000000
DATE	11/11/2022
SCALE	AS SHOWN
DESIGNED BY	J. J. J. J.
CHECKED BY	J. J. J. J.

**Woodbrooke
Building 9 and
H Directional**





Project Name	Woodbrooke Building 9 and H Directional
Project Number	
Date	2023-10-10
Author	
Reviewer	

Woodbrooke Building 9 and H Directional

LEGEND	
	Project Location
	Signage Location



Attachment 8





Attachment 10

Infrastructure and Development Staff Report

January 21, 2021

I. BACKGROUND INFORMATION:

Project Name: Lotus Plaza Shopping Center
Applicant/Owner: Cockey, Brennan & Maloney, P.C. for Lotus Plaza, LLC
Infrastructure and Development Case No.: 202001216
Nature of Request: Revised Sign Plan Approval
Location of Property: 2420 N. Salisbury Blvd., Map 0029, Parcel 0164
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted in order to erect a new freestanding sign for the Lotus Plaza Shopping Center. The proposed sign has the support of the property owner. **(Attachments 1 & 2)**

III. DISCUSSION:

Approval History

Lotus Plaza shopping center was established in 1994, and was originally known as the Discovery Zone Plaza. Since that time there have been several sign plan amendments for the shopping center. Most recently, on November 19th of last year the Commission approved a Revised Comprehensive Development Plan for building renovations. Included in that request were plans for a new freestanding sign. The Commission requested that the sign be redesigned/resized to be more compliant with City standards. The proposed sign is a continuation of the November hearing.

Revised Sign Plan

The applicant has reduced the overall square footage of the freestanding sign, while maintaining a similar appearance to the originally proposed sign. The original sign was projected to be 30 ft. in overall height, and have a 320 sq. ft. face with an additional 18 sq. ft. "Lotus Plaza" label placed on the brick column. **(Attachments 3 & 4)** The revised sign maintains the same 30 ft. height, but the face has been reduced to 204.6 sq. ft. The

17.94 sq. ft. "Lotus Plaza" will still remain, bringing the overall size to 222.54 sq. ft. The reduced size is much closer to the maximum size of 200 sq. ft. per side, as is required by Section 17.212.080B.1. of the Zoning Code. The sign's setback from Rt. 13 will be reduced slightly by the new cap proposed for the top of the sign, but it will still be compliant with the required 15 ft. setback, as it is currently approximately 23 ft. from the highway. In addition, the pylon sign tenant panels are also proposed to be changed from the existing red letters on a yellow background to the approved building sign colors (red, blue, green, black and white) on a white background. **(Attachment 5)**

IV. PLANNING CONCERNS

None. Although the proposed sign is slightly larger than the Zoning Code allows, Staff understands that there are a large number of tenants that need exposure. The applicants have displayed a significant reduction from the originally proposed sign, and the new sign appears to be the minimum that will provide readability and identification for motorists driving along Rt. 13. Section 17.180.040 of the Zoning Code grants the Planning Commission authority to deviate from strict compliance with code standards if deemed appropriate. The new sign is attractive, and will be an upgrade over the existing sign, which has been in place since 1994.

Although not part of the applicant's request, Staff has one concern with the site that should be addressed: during various seasons, a number of advertising flags and temporary signs are erected on the property. These flags and signs have not been approved by the Planning Commission, and are therefore not permitted.

V. RECOMMENDATION

Staff recommends approval for the proposed Sign Plan as submitted, with the following condition:

1. All flags, temporary signs and banners shall be prohibited, unless first approved by the Planning Commission as part of a Revised Sign Plan.



LAW OFFICES
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December 18, 2020

City of Salisbury, Maryland
Salisbury-Wicomico County Planning and Zoning Commission
c/o Anne Roane, City Planner
125 N. Division Street, Room 202
Salisbury, Maryland 21801

Re: Request for Approval of Signage Plan for New Ground Sign at Lotus Plaza (2420 North Salisbury Blvd. Salisbury, Maryland 21801; Map 0029, Parcel 0164)

Dear Ms. Roane,

At their November 19, 2020 Meeting, the City of Salisbury – Wicomico County Planning and Zoning Commission (the “Planning Commission”) considered the Comprehensive Development Plan, submitted on behalf of Lotus Plaza, LLC (the “Applicant”), for the exterior remodeling of the property located at 2420 North Salisbury Boulevard, Salisbury, Maryland 21801 (Map 0029, Parcel 0164) commonly referred to as “Lotus Plaza”. Included with the Applicant’s Comprehensive Development Plan submission were plans to upgrade the signage at Lotus Plaza by replacing the original ground sign for the shopping center with a new ground sign, standing more than 600 square feet in size, to be located near the shopping center’s entryway. Following its review of the Applicant’s submission, the Planning Commission voted to approve the exterior remodeling improvements to the Lotus Plaza proposed in the Comprehensive Development Plan; however, the Planning Commission did not approve the new ground sign planned for the shopping center, on the grounds that the proposed signage exceeded the City of Salisbury’s development standards for a shopping center ground sign by too great a margin to allow for an advisable deviation.

During the Meeting potential options for a smaller new ground sign at Lotus Plaza were addressed, and it was recommended the Applicant’s sign-contractor meet with City Staff to discuss a design consisting of less square footage. The Applicant has abided that recommendation; and, to that end, please accept for filing, on behalf of the Applicant, the enclosed plans for a new ground

sign at the Lotus Plaza shopping center. (A copy of the plans for the proposed Lotus Plaza ground sign is attached as *Exhibit A*.) As designed, the new ground sign will total approximately 444.06 square feet in size and will provide the shopping center with a marquee ground sign that advertises all tenants of Lotus Plaza to drivers on N. Salisbury Blvd. – a critical component to the success of every business operating within the shopping center, as well as the long-term viability of Lotus Plaza at large.

The development standards governing shopping centers located in the City of Salisbury, including the standards for all signage displayed on the ground and the exterior walls of a shopping center, are provided in Chapter 17.212 *et seq.* of the City of Salisbury Municipal Code. With respect to ground signs at a shopping center, Section 17.212.080 provides:

One ground sign no higher than thirty (30) feet above the ground, limited to two faces and a total of four hundred (400) square feet, shall be permitted for the principal street frontage; one additional ground sign may be permitted on a secondary street frontage, with surface area not to exceed two hundred (200) square feet. Such signs may be located within the building setback area, but no part of such sign shall be closer than twenty (20) feet from any curblin for centers located in a neighborhood business district or regional commercial district and fifteen (15) feet from the curblin for centers in a general commercial district, except that where no curblin exists, all sign setbacks shall be from the street right-of-way. The specific location, colors and design of such signs shall be approved by the planning commission and designated on the final approved site plan.

The new ground sign for Lotus Plaza, as proposed by the Applicant, will be located less than twenty feet from the shopping center's curblin on the western side of N. Salisbury Boulevard. The proposed new ground sign will complement the façade upgrades approved for the building's exterior, with colors that are more appealing and less glaring, and will establish a visual and inviting connection between the signage and the building as a betterment for all tenants; additionally, the proposed ground sign will resolve the visibility issues caused by the shopping center's current ground sign, by providing one large panel and thirteen equal-sized panels that will present a clear, readable display of every Lotus Plaza tenant from both sides of N. Salisbury Boulevard. The new ground sign will also include the brick encapsulation of a portion of the existing structure in an L-shape starting at the base with a niching accent, and the cap of the signage will match the colors selected for the EIFS of the building. The Applicant requests approval to use any primary (red, blue, yellow) and secondary (purple, orange, green) colors, as well as black, white, and brown colors, for the proposed new ground sign at Lotus Plaza.

Section 17.180.040 of the City of Salisbury Municipal Code provides in pertinent part: as part of its review of a shopping center's Comprehensive Development Plan the Planning Commission may approve deviations from strict compliance with the development standards governing the subject shopping center. With respect to Lotus Plaza, the uniquely large number of retail units at the shopping center warrants the Commission's approval of a deviation from the square footage limit for shopping center ground signs set forth in 17.212.080. The current sign is

ineffective for the shopping center and each of its tenants, consisting of sign panels too small to be seen by traffic on either side of N. Salisbury Boulevard. As designed, the proposed new ground sign will support the transformation of Lotus Plaza into a highly desirable retail facility for the benefit of its tenants, their customers and the City's long-term planning for the critical portion of the Route 13 North corridor near the Centre at Salisbury.

Accordingly, enclosed for the review and consideration of the Planning Commission are the plans prepared and submitted on behalf of the Applicant for a new ground sign to be installed at the Lotus Plaza shopping center, along with a check made payable to the City of Salisbury for the review. Please kindly schedule Lotus Plaza, LLC's request for approval of the enclosed signage plan for Lotus Plaza, for the Planning Commission's January 21, 2021 meeting.

On behalf of Lotus Plaza, LLC, thank you for your time and consideration of this request.

Sincerely,

/s/

Thomas J. Maloney

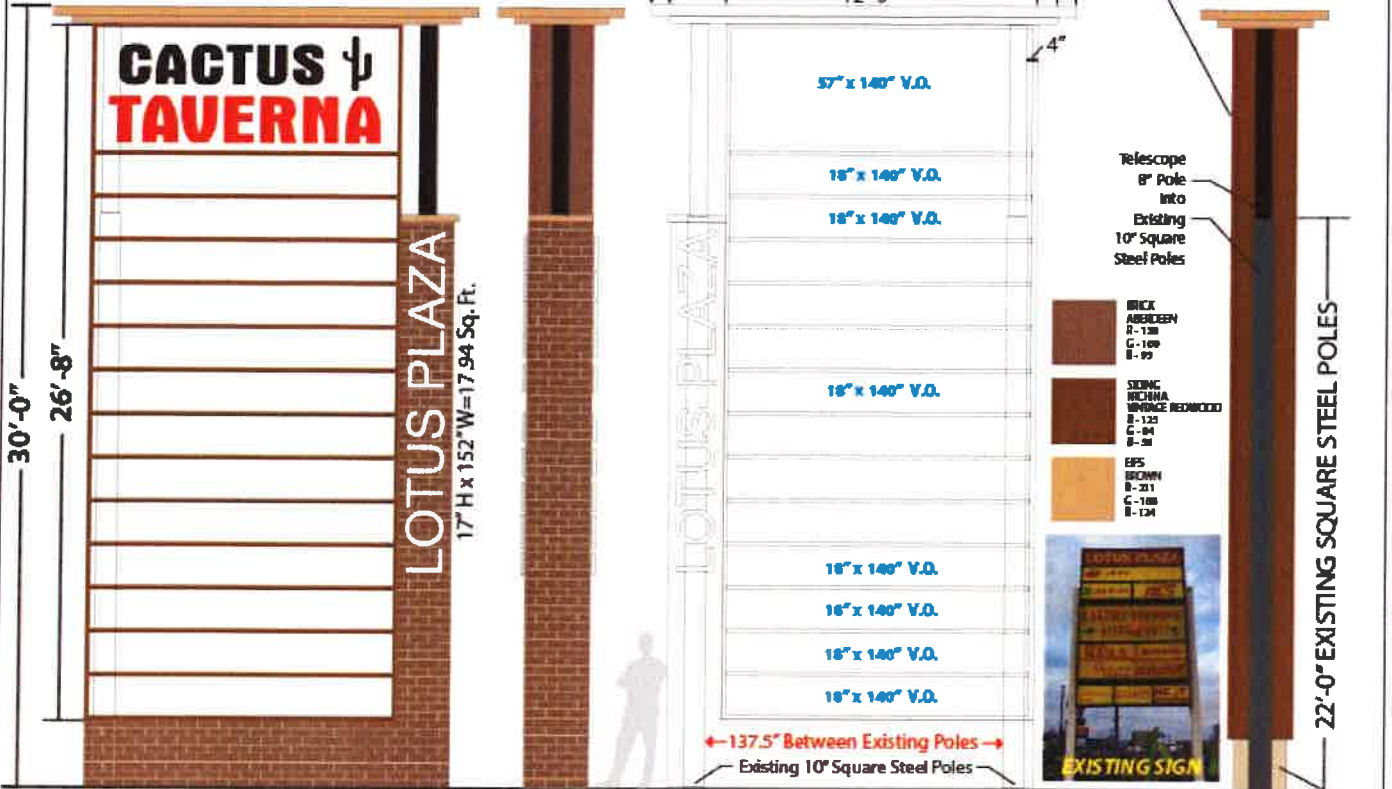
Enclosures/

SCOPE OF WORK:

Fabricate & install
Illuminated Double Sided Cabinet
Reusing Existing 10" Square Steel Poles

LOTUS PLAZA

Route 13 - Salisbury, MD.



SIDE A

SIDE B

24" DEEP BASE



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CUSTOMER INFORMATION

Customer: LOTUS PLAZA
Address: Salisbury Md
Date: 2.18.2020
Sales: Gary Spasica

DRAWING INFORMATION

Scale: 3/16"=1'-0"
File Name: LOTUS PLAZA
Revised (Date): ALL DIMENSIONS TO ARCHITECTURAL DIMENSIONS
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IF APPROVED, PLEASE SIGN & FAX BACK TO 302-629-9082

Customer:
Signed:

Date:

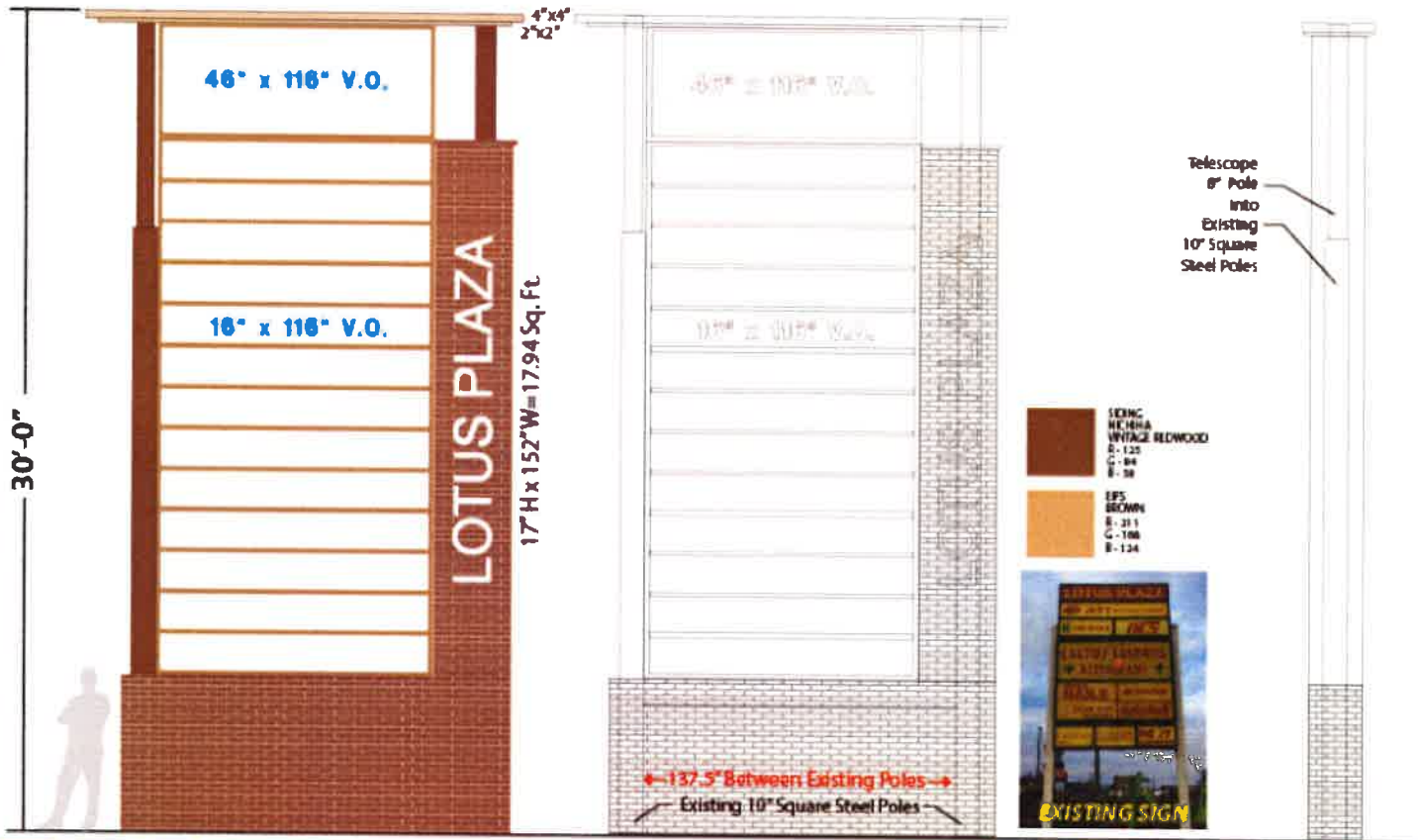


LOTUS PLAZA

Route 13 - Salisbury, MD.

SCOPE OF WORK:

Fabricate & Install
Illuminated Double Sided Cabinet
Reusing Existing 10" Square Steel Poles



Attachment 5

<p>PHILLIPS SIGNS</p> <p>PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082</p> <p><small>IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THIS SIGN.</small></p>	<p>THIS DESIGN IS COPYRIGHTED AND IS THE EXCLUSIVE PROPERTY OF PHILLIPS SIGNS, INC. ALL RIGHTS TO IT'S DESIGN REPRODUCTIONS ARE RESERVED BY PHILLIPS SIGNS, INC. COPIES OR REPRODUCTIONS OF THIS DESIGN MAY NOT BE MADE WITHOUT THE PERMISSION OF PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082</p>	<p>CUSTOMER INFORMATION</p> <p>Customer: LOTUS PLAZA Address: Salisbury Md Date: 2.18.2020 Sales: Gary Spence</p>	<p>DRAWING INFORMATION</p> <p>Scale: 3/16"=1'-0" File Name: LOTUS PLAZA Revisions: AS SHOWN CHANGED TO ARCHITECTURE'S 1/11/2020 (NO CHANGES) CHANGED COLOR IN PER CONSULTANT TO BE AS SHOWN IN ARCHITECTURE'S 1/11/2020 (NO CHANGES) TO BE AS SHOWN IN ARCHITECTURE'S 1/11/2020 (NO CHANGES) TO BE AS SHOWN IN ARCHITECTURE'S 1/11/2020 (NO CHANGES)</p>	<p><small>IF APPLICABLE, PLEASE CALL & FAX BACK TO (302) 629-3550</small></p> <p>Customer: _____ Signed: _____ Date: _____</p>
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