



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

JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

MAY 20, 2021

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of April 15, 2021

1:35 P.M. REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN, WELLHEAD PROTECTION DISTRICT – Beaglin Mini Storage – Beaglin Park Drive – Light Business and Institutional District – M-121, P-10030 - #19-025 (B. Wilkins)

In response to the COVID-19 crisis and in an effort to promote the healthy, safety, and general welfare of the public, the May 20, 2021, meeting of the Salisbury-Wicomico County Planning and Zoning Commission will be conducted with a video conference option. Interested parties can participate by joining the meeting in person or via phone and / or video by using the following meeting information:

Join Zoom Meeting

<https://zoom.us/j/98152710943?pwd=UU9KRG1NWHIyWGRCRDV5US9nQ1padz09>

Meeting ID: 981 5271 0943

Passcode: 0gWyZ6

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

Meeting ID: 981 5271 0943#

Passcode: 281289#

If using the phone / video option, please call in prior to the 1:30 P.M. start of the meeting and place your phone on mute. All persons entering the Government Office Building are required to complete a health screening, wear a face covering, and follow social distancing protocols of staying at least 6 feet apart.



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on April 15, 2021, via Zoom video conference, with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

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

The meeting was called to order at 1:37 p.m. by Mr. Dashiell, Chairman.

Mr. Hall conducted a roll call of Commission members and Staff participating on the video conference. Mr. Hall 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 housekeeping 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 March 18th meeting were brought forward for approval. Upon a motion by Mr. Rogers, seconded by Dr. McNaughton, and duly carried, the minutes from the March 18, 2021 meeting were **APPROVED** as submitted. Mr. Holloway abstained from the vote due to his absence from the meeting.

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 - #202100316 – M-0029; G-0011; P-0164 (H. Eure)

Chairman Dashiell confirmed Mr. Michael Sullivan of Cockey, Brennan & Maloney, P.C. and Chris Adamopoulos were on the video conference. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Heath recused himself from this case.

Mr. Eure presented the Staff Report and stated the applicant has submitted amendments to the approved sign plan. The applicant is now proposing that the pylon sign tenant panels be approved by the owner, with no restrictions to the background colors. This would allow a full palette of colors to be utilized for the signage. Also, the applicant is proposing individual channel letters for the building at a ratio of 2 sq. ft. of signage for every linear foot of tenant space width. Channel case signage is also requested to be permitted as a secondary or auxiliary sign to incorporate additional smaller text that would otherwise cause a sign to exceed the proposed standards. However, the colors would be approved by the owner.

Staff has no recommendation to the Commission for the proposed background color change for the pylon sign, as this is a subjective opinion that can only be decided individually. However, Staff supports the applicant's request for colors to be approved by the property owner. Staff also recommends the Commission retain the existing wall sign plan allowing for a limited height and width for signs, but incorporate the applicant's request to include channel case signs as a secondary or auxiliary sign. Such signs shall fit within the prescribed height and width of 3 ft. and 13 ft., respectively, for single-unit tenants, and 3 ft. and 26 ft. for multiunit tenants. Staff also supports the request for owner approved colors.

Chairman Dashiell thanked Mr. Eure for his report and asked if Mr. Sullivan if there is anything he would like to add.

Mr. Sullivan stated an unlimited color palette would allow tenants to be represented using the logo branding signs the business is regionally, nationally, or locally known by. Mr. Sullivan added the requirement of a white background on tenant panels would be a disadvantage for tenants of Lotus Plaza Shopping Center. Mr. Sullivan asked Mr. Adamopoulos if there is anything he would like to add.

Mr. Adamopoulos added signage is extremely important when attracting tenants to Lotus Plaza Shopping Center, companies desire to retain logo branding.

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

Dr. McNaughton supports multi-color background. Dr. McNaughton asked if the white background was to reduce glare due to the sign being located close to the road.

Mr. Eure stated the signs would remain internally illuminated and should not be a problem.

Mr. Thomas confirmed no questions or comments.

Mr. Rogers supports the signs as submitted.

Mr. Copeland confirmed no questions or comments.

Mr. Holloway supports as submitted.

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 Dr. McNaughton, the Commission approved the Revised Sign Plan for the pylon sign as submitted and followed the recommendation of the Staff for the wall sign plan. With the exception of Mr. Heath's recusal on this item, all Commissioners individually voted in the affirmative.

Chairman Dashiell stated the motion was approved.

REVISED COMPREHENSIVE DEVELOPMENT PLAN & SIGN PLAN APPROVAL – Design & Engineering, Inc. for Buffalo Wild Wings – 2734 N. Salisbury Blvd. - General Commercial Zoning District - #202100313 - M-0029; G-0005; P-0532 Lot PAR 4B (H. Eure)

Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure presented the Staff Report and stated the applicant is proposing to update the façade and signage for the building to introduce new colors and materials for the existing restaurant along with updating building and takeout signage. All changes have the support of the property owner. The most prominent changes proposed for the building include the removal of the yellow and other brighter colors for a more subdued appearance, with the introduction of black and gray colors on the existing EIFS and masonry, removal of awnings, and updating the logo.

Staff recommends approval for the Revised Comprehensive Plan and Sign Plan as submitted.

Chairman Dashiell thanked Mr. Eure for his report. Chairman Dashiell confirmed Mr. Ryan Nicholson of Design & Engineering Inc. was on the video conference and asked if there is anything he would like to add.

Mr. Nicholson stated he didn't have anything to add.

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.

Mr. Holloway confirmed no questions or comments.

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 the Revised Comprehensive Plan and Sign Plan for Buffalo Wild Wings as submitted.

REVISED COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – MCAP Salisbury, LLC – Tressler Drive – Parcel 1134 - Planned Residential Zoning District No. 3B - #21-012 - M-0113; G-0019; P-1134 Lot PAR A (B. Wilkins)

Chairman Dashiell confirmed Mr. Kevin Willis and Mr. Andy Sullivan of MCAP Advisers, LLC, Mr. Tim Metzner and Ms. Donna Sanders of Davis, Bowen & Friedel, Inc. were on the video conference. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins presented the Staff Report and stated the applicant has proposed to construct an addition to the existing assisted living building and four independent living-multifamily cottage buildings including additional parking, stormwater management and landscaping. A total of 62 additional units (38 assisted living, 24 independent living) are proposed, keeping within 9.38 units /acre density allowed for this district.

Staff recommends approval of the Revised Comprehensive Development Plan as submitted, with the following three conditions:

1. Site work and Stormwater Management shall be subject to further review and approval by Salisbury Department of Infrastructure & Development ("DID");
2. Address any Fire Marshal requirements; and
3. Address Forest Conservation requirements.

Chairman Dashiell thanked Mr. Wilkins for his report and asked if Mr. Willis if there is anything he would like to add.

Mr. Willis stated the number of cottages is reduced significantly and is available for questions.

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

Mr. Sullivan stated he didn't have anything to add.

Chairman Dashiell asked if Ms. Sanders if there is anything she would like to add.

Ms. Sanders stated she was available to answer questions.

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

Mr. Metzner stated he didn't have anything to add.

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 there would be any major changes to the entrance at Harbor Pointe.

Mr. Willis stated no changes are proposed.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland 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.

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. Heath and carried unanimously, the Commission approved the Revised Comprehensive Development Plan for Harbor Pointe – Phase 3 subject to the three proposed conditions presented in the Staff report.

Chairman Dashiell stated the motion was approved.

**PRELIMINARY/FINAL PLAT APPROVAL – Kinnamon/Anderson
Subdivision/Resubdivision – Spearin Road – A-1 Zoning District - M-0059; G-0024;
P- 0182 & 0095 (M. Williams)**

Chairman Dashiell confirmed Mr. Kirk Kinnamon was on the video conference. Chairman Dashiell asked Ms. Williams to present the Staff Report.

Ms. Williams presented the Staff Report and stated the applicant is requesting to create a new lot from Parcel 182 owned by Kirk and Tammy Kinnamon, and also performing a boundary line adjustment with Lot3AA (Parcel 95) owned by William C. Anderson. The new lot will be the fourth lot created from the parent parcel since the regulatory date, which requires Planning and Zoning Commission approval. In addition to the subdivision/resubdivision, the plat also proposes moving portion of the Forest Conservation Easement currently located on proposed Lot 4 and moving it to the Remaining Lands. This action will require County Council approval. An Open Space easement equal to half of the existing Parcel 182, or approximately 31.65 acres, will be established.

Staff recommends approval of the Preliminary/Final subdivision plat as submitted, with the following five 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 associated with the proposed moving of a portion of the Forest Conservation Easement;
4. A deed of Open Space Easement shall be recorded in the Land Records of Wicomico County prior to the recordation of the Final Plat; and
5. 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 and asked if Mr. Kinnamon if there is anything he would like to add.

Mr. Kinnamon stated he was available to answer questions.

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 Delmarva Power has adjacent right-of-ways.

Ms. Williams stated it is a large power line that continues across the street in a southwesterly direction.

Mr. Rogers confirmed no questions or comments.

Mr. Copeland confirmed no questions or comments.

Mr. Holloway confirmed no questions or comments.

Mr. Heath confirmed no questions or comments.

Chairman Dashiell asked for clarification on Lot 3AA accessibility.

After a brief discussion with Staff regarding “pipe stem” lots Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Holloway, seconded by Dr. McNaughton and carried unanimously, the Commission approved the Preliminary/Final Plat for Kinnamon/Anderson Subdivision/Resubdivision subject to the five proposed conditions presented in the Staff report.

Chairman Dashiell stated the motion was approved.

Chairman Dashiell stated Ms. Roane has accepted a position with Baltimore County; Commissioners and Staff members thanked Ms. Roane for her service.

The next Commission meeting will be on May 20th.

There being no further business, upon a motion by Mr. Rogers, seconded by Mr. Holloway and with all members voting in favor the Commission meeting was adjourned at 2:52 p.m.

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

Keith D. Hall, Secretary

Melissa Cassimore, Recording Secretary



Infrastructure and Development Staff Report

May 20, 2021

I. BACKGROUND INFORMATION:

Project Name: Beaglin Mini Storage
Applicant/Owner: Emmanuel Wesleyan Church / Cox Opportunities LLC
Project No.: 19-025
Nature of Request: Approval Revised Final Comprehensive Development Plan, Well Protection District
Location: Beaglin Park Drive @ Dallas Drive
Existing Zoning: Light Business and Institutional

II. DISCUSSION:

A change to the Final Comprehensive Development Plan for this project has been requested (Attachment 1).

The applicant has proposed an additional 4,375 storage building (241 storage units total for the project) modifying stormwater management and access accordingly. The revised plan is shown as Attachment 2.

III. PLANNING AND ZONING:

A. History

Ordinance 2339 was passed by the Salisbury City Council in July 2015 and added 'Self Storage' as a permitted use in the Light Business and Institutional District. A Final Comprehensive Development Plan was approved for this project by the Planning Commission on August 22, 2019 (Attachment 3).



B. Site Description

The site consists of a total area of approximately 3 acres located on the west side of Beaglin Park Drive to the north and east of Emmanuel Wesleyan Church.

C. Surrounding Area Development

The site borders County R-8 Residential to north and west, Light Business and Institutional to the south and Planned Development District #1 – Robertson Farm (same uses permitted as in Light Business and Institutional) to the east. The Wellhead Protection District runs through a small portion of the south side of the property.

D. Access to the Site

The site will have one entrance to Beaglin Park Drive directly across from Dallas Drive.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Zoning Code Requirements Analysis

The use of this property for 'Self Storage' is permitted in the Light Business and Institutional District of the Salisbury Municipal Code.

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

1. Setbacks, Parking, Landscaping and Refuse Disposal

Setback, parking and landscaping requirements have been met. A 10'x10' dumpster pad is proposed and will be required to be screened on 3 sides.

2. Sign Plan

Staff requests a dedicated sign plan showing area of the sign itself and materials for Planning Commission review and approval.



3. Building Elevations

Building elevations were previously provided for final approval and have not changed.

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

These items were previously provided by the applicant.

5. Stormwater Management

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

6. Fire Service

The Salisbury Fire Marshal will review the building plans prior to issuance of any building permits.

7. Forest Conservation

Forest Conservation plan approval shall be issued prior to approval of any site work.

8. Wellhead Protection District

The proposed use is permitted within the Wellhead Protection District as 'Self Storage' is permitted in the underlying zoning district (Light Business and Institutional) and none of the exceptions listed within 17.100.030.A.1 are proposed on-site.

V. PLANNING CONCERNS:

Staff has no concerns with this modification.



City of
Salisbury
Jacob R. Day, Mayor

VI. STAFF RECOMMENDATION:

Staff recommends approval of a Revised Final Comprehensive Development/Wellhead Protection District Plan as submitted, with the following conditions:

1. Provide detail sign plan for approval prior to installation of any signage.
2. Site work and Stormwater Management shall be subject to further review and approval by Salisbury Department of Infrastructure & Development.
3. Approval of the Salisbury Fire Marshal.
4. Forest Conservation shall be subject to further review and approval by the Wicomico County Planning & Zoning Department.



528 RIVERSIDE DRIVE
SALISBURY, MD 21801
PHONE: 410-749-1023
FAX: 410-749-1012
WWW.PARKERANDASSOCIATES.ORG

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

City of Salisbury
Planning Commission
125 N. Division St.
Salisbury, MD 21801

April 30, 2021

Beaglin Mini Storage

On behalf of Cox Properties, LLC we are requesting a change to the previously approved comprehensive development plan for the Beaglin Mini Storage project located on Beaglin Park Drive. The owner, Mr. Wayne Cox is asking to add an additional building (known as building 7, 4,375 sf.) along with the drive aisle and stormwater additions to his previously approved plan. The previously approved plan had a stormwater pond in the Westerly corner. The pond will be replaced with the new building as stated above, drive aisle to and around the building and Micro Bio 2 stormwater management basin.

We would like to thank you for your time and consideration.

Sincerely,

Brock E. Parker

Brock E. Parker, P.E.

BEAGLIN MINI STORAGE

COMPREHENSIVE DEVELOPMENT PLAN

CITY OF SALISBURY - GENERAL NOTES:

- THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
- ALL STABILIZATION, PAVING AND ROAD FINISHING IN THE PUBLIC ROADWAY, WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, USING A PAVING CONTRACTOR WHOSE CURRENTLY APPROVED BY THE CITY. MILLING AND REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2298.
- ALL DETERIORATED CURB, GUTTER AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTAGES OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. HANDICAP RAMPS PER CURRENT ADA GUIDELINES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED DOMES) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION HANDICAP RAMPS AND AS DIRECTED BY DID. SEE CITY STANDARD 100.37.
- ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREET LIGHTS, AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16.48.030 OF THE SALISBURY SUBDIVISION REGULATIONS. REDUCTIONS IN PROJECT SURVEY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN CONFORMANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PAVING OF THIS PROJECT SHALL NOT BE PERMITTED.
- A WRITTEN "NOTICE TO PARTICIPATE" MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH DID, BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE STORMWATER MANAGEMENT. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, ROOM 207, 125 N. DIVISION ST., SALISBURY, MARYLAND, 21801-4940, TELEPHONE 410-548-5460, E-MAIL: JIMILLER@SALISBURY.MD, TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PARTICIPATE". 48 HOURS NOTICE IS REQUIRED.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY. PROVIDE CENTERLINE STAKING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
- CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/5-1.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- MILLING AND REPAVING SHALL BE PER RESOLUTION 2298.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- CONTRACT NUMBERS 09 02 W & 09 02-55.
- EQUIPMENT WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- APPROVAL OF THE SITE PLAN AND UTILITY DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFIRMATION.
- PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN. DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT CHAMBERS AND MICRO SCALE PRACTICES (MSP) WITH GRAVEL SUBSTRATE, INCLUDING MAIN GARDENS, SUBMERGED GRASSES, WETLANDS, POROUS CONCRETE, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION, SIZE, AND NUMBER OF CHAMBERS PLACED. ALSO, THE LOCATION, SIZE, AND DEPTH OF MEDIA LAYERS FOR MSPS. THE FINAL OCCUPANCY CERTIFICATE AND SURVEY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION AS-BUILT DRAWINGS OF THE PUBLIC WATER, SEWER, AND STORM DRAINS. THE PRIVATE STORMWATER MANAGEMENT AS-BUILTS MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF THE FINAL FIELD INSPECTION REPORT OR SUBMITTAL CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE REJECTED. THE AS-BUILT DRAWINGS MUST BE SEALED BY A PROFESSIONAL ENGINEER AND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY THREE (3) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO CAD 2016 OR LATER VERSION OF AUTO CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURVEY WILL BE WITHHELD UNTIL FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE.

CITY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

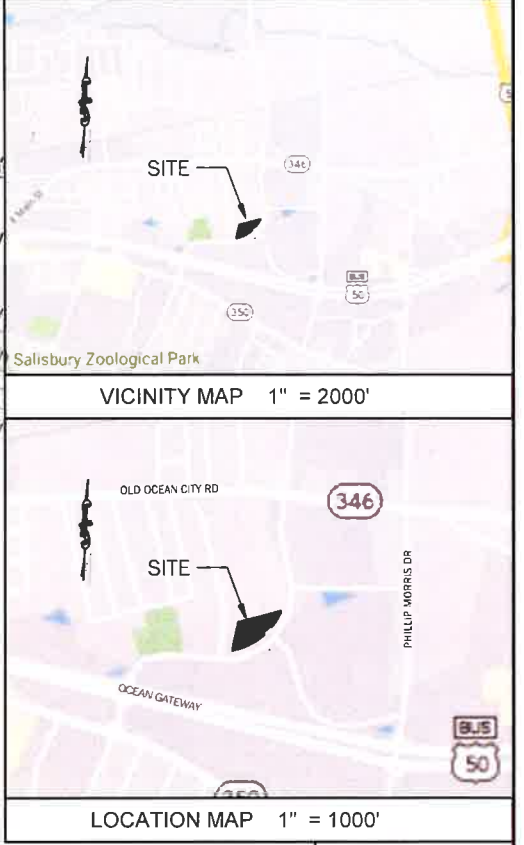
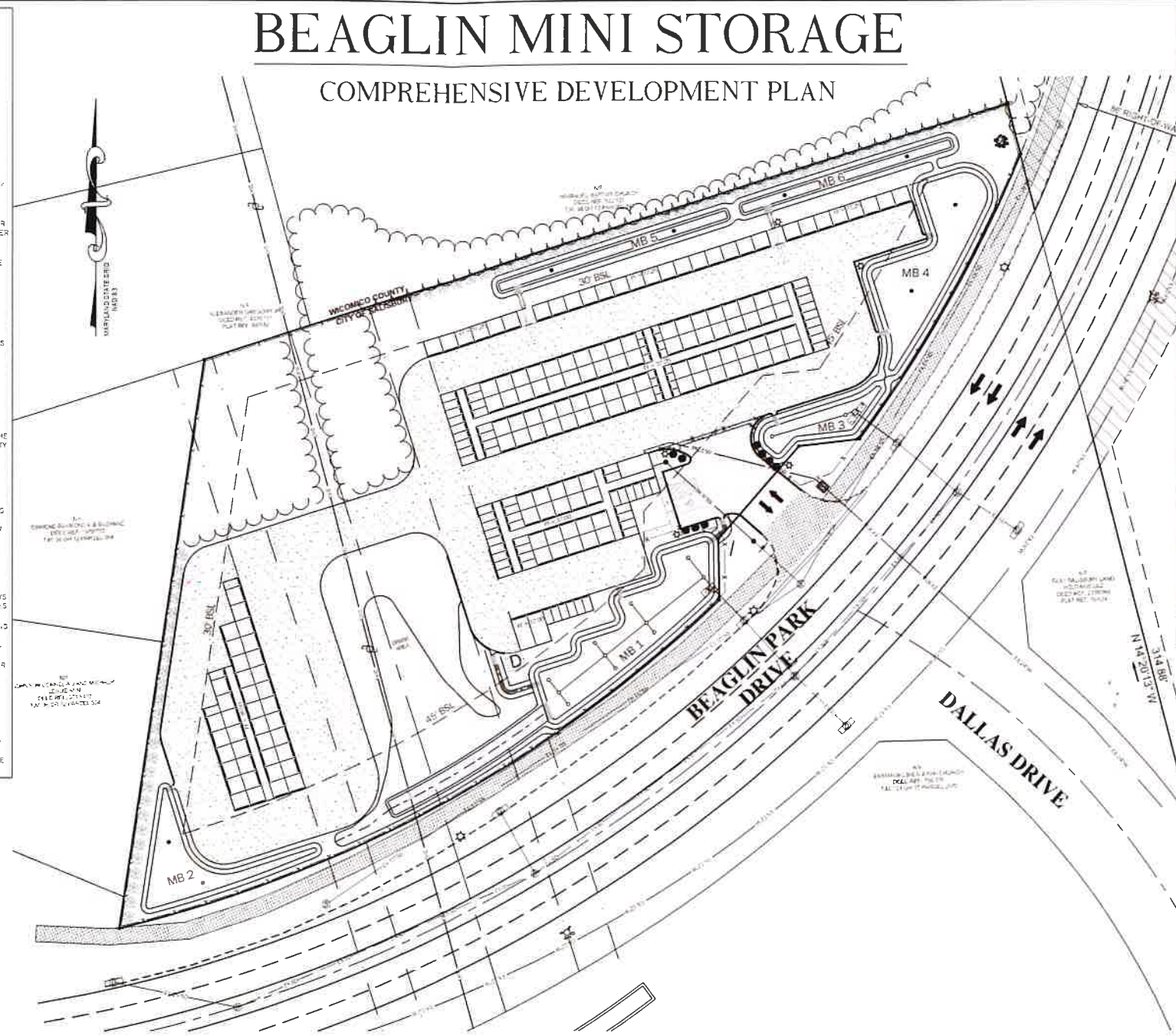
- THE APPROVED UTILITY CONTRACTOR'S FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND HAVE AN APPROVED, SIGNED COPY OF THE UTILITY DRAWINGS, THE LATEST REVISION OF THE CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS, (STANDARD DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS.
- ALL CONSTRUCTION WITHIN CITY RIGHT OF WAY AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MMS UTILITIES" AT 1-800-277-7777 THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
- DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWING(S) AND THE STORMWATER MANAGEMENT PLAN DRAWING(S). PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS-BUILT DRAWINGS. THE RED LINE AS-BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCED TO TWO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT, CONCURRENTLY, TO THE OWNER ONE SET OF RED LINE AS-BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS-BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS-BUILT DRAWINGS, THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST FIT THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.
- SEWER MAINS TO BE 30" 35 PVC.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NO. 300.10.
- ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE MANHOLE LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MANHOLE IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
- FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES; CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS, AND TO COORDINATE THE WORK AND INSPECTION.
- MAINTAIN 32" OF COVER OVER ALL NEW WATER MAINS.
- FIRE HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300.55.
- BLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300.51.
- WATER MAINS TO BE C-900.
- PLACE BUTTRESSES PER CITY STD. NO. 300.40, 300.41 & 300.42 AT ALL TEES, VALVES, PLUGS, CAPS, HYDRANTS AND HORIZONTAL & VERTICAL BENDS OR AS DIRECTED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- #12 SOLID COATED COPPER TRACER WIRE TO BE USED ON ALL CITY WATER MAINS PER CITY STD. NO. 300.55.
- ALL VALVE BOXES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE VALVE BOX. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND VALVE BOX IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
- WATER METERS AND ASSOCIATED VAULTS SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC. ANY METER OR VAULT FOUND TO BE IN SUCH AN AREA AFTER PROJECT COMPLETION, SHALL BE RELOCATED TO A DID APPROVED LOCATION. THE OWNER SHALL BEAR ALL EXPENSE ASSOCIATED WITH THE RELOCATION INCLUDING BUT NOT LIMITED TO ADDITIONAL INSPECTION FEE, WATER MAIN TAPS, PAVEMENT, CURB, GUTTER, AND/OR SIDEWALK RESTORATION, ANY RESETTING, AND ANY AND ALL ASSOCIATED APURTENANCES.
- DEFLECT THE WATER MAIN AROUND OTHER UTILITIES PER CITY STD. NO. 300.42 AS NECESSARY TO AVOID CONFLICTS. MAINTAIN A MINIMUM OF 3" OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES. IF WATER MAINS ARE INSTALLED BEFORE ANY OTHER UTILITY IT WILL BE AT THE RISK OF THE CONTRACTOR.
- EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CORPORATION STOP OR THE MAIN PER SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT INSPECTOR'S REQUIREMENTS. IF THE SERVICE DOES NOT HAVE A CORPORATION STOP IT SHALL BE ABANDONED PER CITY'S INSPECTOR'S REQUIREMENTS.

GENERAL NOTES:

- THE PARCELS SHOWN HEREON IS CURRENTLY OWNED BY:
 - SPYVA GUY, WESTVA GUY & SON
 - 217 BEAGLIN PARK DR
 - SALISBURY MD 21801
 - CONTRACTOR: WICOMICO COUNTY DEVELOPER
 - 301 OPPORTUNITIES LLC
 - C/O WAYNE COX
 - 12236 STUYVART RD
 - BEGLIN, MD 21811
 - 410-493-0733
- TOTAL AREA TO BE DEVELOPED: 4.36 ACRES
- THE PRESENT ZONING OF THIS PROPERTY IS L31 LIGHT BUSINESS & INDUSTRIAL. 2018 ZONING
- THIS PROPERTY IS LOCATED WITHIN D.P.R. MANAGEMENT ZONE A.
- THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/5-1.
- CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S SURVEY DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY CONDITIONS OR ELEVATIONS OF BENCHMARKS EXISTING FACILITIES OR STRUCTURES DIFFER FROM THAT SHOWN HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-493-0733.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THROUGH TITLE SEARCH.
- THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER AND PRIVATE TRASH COLLECTION.
- THIS PROPERTY IS SHOWN ON CITY MAP #173.
- ALL PROPOSED DRAWING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL BE TO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THEIR GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE TREES OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE OF THE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRILLAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUBS PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
- ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE OF THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWING AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR. VERTICAL DATUMS BASED ON NAVD83.
- IN THE EVENT THAT AN ERROR, OVERSIGHT OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION, CLIENTS OR CONTRACTORS SHALL HOLD PARKER AND ASSOCIATES AT IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER AND ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER AND ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT OR OMISSION.

MASTER LEGEND

	PROPERTY LINE		PROPOSED PLANTED BUFFER
	EXISTING CONTOUR		CATCH BASIN
	PROPOSED CONTOUR		EXISTING STORM DRAIN MANHOLE
	BUILDING SETBACK		EXISTING SEWER MANHOLE
	SWALE OR DITCH		EXISTING HYDRANT
	EXISTING WOODLINE		EXISTING OVERHEAD UTILITY LINE
	PROPOSED WATER MAIN		EXISTING UTILITY POLE
	EXISTING WATER MAIN		PROPOSED STONE PAVEMENT
	PROPOSED STORM PIPE		PROPOSED ASPHALT PAVEMENT
	EXISTING STORM PIPE		EXISTING ASPHALT PAVEMENT
	PROPOSED CURB		PROPOSED SIDEWALK
	EXISTING EDGE OF PAVEMENT		
	PROPOSED EDGE OF PAVEMENT		
	PROPOSED FENCE		
	SOIL TYPE		
	PROPOSED SEWER LINE		
	SILT FENCE / LIMIT OF DISTURBANCE		
	SILT FENCE		
	PROPOSED SITE LIGHTING		



SITE DATA

TOTAL GROSS DEVELOPMENT AREA = 4.36 ACRES
 OVERALL DRAINAGE AREA = 3.162 ACRES
 TOTAL PAVED AREA = 2.91 ACRES

SHEET 1 OF 1

GRAPHIC SCALE

0 10 20 30 40 50 Feet

FORST CONSERVATION APPROVED BY WICOMICO COUNTY PLANNING & ZONING

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCM...

ON FILE IN THE PLANNING OFFICE DATED: _____

PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT

BY SUPERVISOR _____ DATE _____

OWNER'S CERTIFICATION

HEREBY CERTIFY THAT THE IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY.

DATE: 02/27/2021

PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21729. EXPIRATION DATE: JULY 24, 2024 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21122. EXPIRATION DATE: JANUARY 25, 2022.

DATE: 02/27/2021

UNIT BREAK DOWN

8'x5' = 4
 5'x10' = 60
 10'x10' = 100
 10'x20' = 2
 TOTAL UNITS = 241

EDU CALCULATION

OFFICE = 1 SQ. FT. PER EMPLOYEE
 STORAGE = 1 PER EMPLOYEE
 OFFICE = 100 SQ. FT. 1 SPACE
 STORAGE = 100 SQ. FT. 1 SPACE
 TOTAL REQUIRED = 2 SPACES
 TOTAL PROVIDED = 3 SPACES (1 HD)

CITY PROJECT # _____

UTILITY CONTRACT # _____

APPROVED: Amanda H. Pollock, P.E., Director

DATE: _____

