



City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
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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

AUGUST 12, 2021

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of July 15, 2021

1:35 P.M. FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – St. Albans Commons – Dollar General – Southeast corner of Mt. Hermon Rd. an St. Albans Dr. – Planned Residential District PRD #11- Village at Salisbury Lake – M-121, G-21, P-2581 Lot 9A - #99-012 (B. Wilkins)

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Wawa – John Deere Drive – John Deere Drive – Parcel 38 – Lots 11 & 12 – Mixed Use Non-Residential Zoning District – M-39, G-10, P-38, Lots 11 & 12, #18-016 (B. Wilkins)

ZONING RECOMMENDATION FOR ANNEXATION – John Deere Drive Annexation – John Deere Drive – Mixed Use Non-Residential Zoning District – M-39, G-11, P-739, Lot PAR AA - #202100726 (H. Eure)

CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – Chesapeake Shipbuilding – 704 & 710 Fitzwater Street – Riverfront Redevelopment #2 Zoning District – M-106, G-21, P-1110 and M-106, Grid-22, P-1113, #202100721 (H. Eure)



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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on July 15, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

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

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

Chairman Dashiell welcomed the public joining the meeting and thanked County and City Staff for assisting with making the in-person meeting possible.

MINUTES: The minutes from the June 17th meeting were brought forward for approval. Upon a motion by Mr. Thomas, seconded by Dr. McNaughton, and duly carried, the minutes from the June 17, 2021 meeting were **APPROVED** as

submitted. Mr. Rogers abstained from the vote because he was unable to attend the June 17, 2021 meeting.

CORRECTED PLAT – Double Mills, Sec. 1, Lot 5, BLK B – Grapevine Road – Residential District – M-9, G-15, P-180 (M. Williams)

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

Ms. Williams stated the request before the Commission is to remove the condition that Mr. Wright sign the plat acknowledging that a road will not be constructed within the 60-foot strip of land adjoining Lot 5. A major subdivision requiring a new road is not possible under current tier mapping. Ms. Williams discussed the history of the property and stated Mr. Wright has refused to sign the plat.

Staff recommends the removal of the condition requiring Mr. Wright's signature on the Corrected Plat for Lot 5, Block "B", Double Mills Subdivision. After hearing from the surveyor that Mr. Wright was refusing to sign the plat, a letter was sent to Mr. Wright from the County in June, 2020; however, no response to the letter or a follow-up call was received. Recently, a representative from Plummer and Associates visited with Mr. Wright in an attempt to obtain a signature. The surveyor's representative reported that he was met with a high-level of animosity and that it was clear Mr. Wright will not sign the plat.

Chairman Dashiell thanked Ms. Williams for her report and asked if the public had any questions or comments. No members from the public were present.

Chairman Dashiell asked if Commissioners had any questions or comments to applicants or Staff. There were no questions or comments.

Upon a motion by Mr. Rogers, seconded by Mr. Thomas, and carried unanimously, the Commission approved the Corrected Plat for Double Mills, Sec. 1, Lot 5, BLK "B" as submitted.

Chairman Dashiell stated the motion was approved.

FINAL COMPREHENSIVE DEVELOPMENT PLAN - Villa's at Aydelotte Farms – Still Meadow Blvd. – The Villages at Aydelotte Farm PRD #7 – M-38 & 29, G-6 & 24, P-219- #19-043 (B. Wilkins)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates and Mr. Stan Markofsky were present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated the applicant proposes to construct 100 duplex units with several garages offering additional parking. Proposed is a mixture of 1-bedroom/2-bedroom duplex units and 2-bedroom/3-bedroom units. A 5,000+/- sq. ft. community center and pool are proposed for the development. The total acreage of the parcel is 38.43 acres, for an overall density of approximately 5.2 units per acre, which is compliant with the City's Zoning Code standard of a maximum of 5.5 units per acre. The plan indicates 189 total parking spaces will be provided for the residents plus an additional 29 parking spaces for the community center. Recreation/open space areas, a playground and stormwater management areas are also proposed.

Staff recommends approval of the Final Comprehensive Development Plan as submitted, with the following six (6) conditions:

1. This site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;
2. Areas not proposed for development at this time shall be maintained in grass until the time of future development;
3. Provide two (2) handicap accessible spaces for the clubhouse parking area with one (1) of these spaces being van accessible;
4. Provide a detailed signage plan for approval by the Planning Commission;
5. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development; and
6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Chairman Dashiell thanked Mr. Wilkins for his report and asked Mr. Parker and Mr. Markofsky if there is anything they would like to add.

After a brief discussion amongst Commissioners, Staff and representatives regarding parking spaces, 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. Heath, and carried unanimously, the Commission approved the Final Comprehensive Development Plan for the Villa's at Aydelotte Farms subject to the six (6) proposed conditions

contained in the Staff report and an addition of Condition #7, Waiver of a Community Impact Statement, Statement of Intent to Proceed and Financial Capability.

Chairman Dashiell stated the motion was approved.

**PRELIMINARY/FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL –
Fenzel Townhouses on Onley Road – Onley Road – Parcel 204 – Lots 1 & 2 – R-8A
Residential Zoning District – M-48, G-3, P-204, Lots 1 & 2, #21-021 (B. Wilkins)**

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates and Mr. Nick Fenzel were present. Chairman Dashiell asked Mr. Wilkins to present the Staff Report.

Mr. Wilkins stated the applicant proposes to construct nine (9) townhouse-style apartment units with on-site parking and sidewalks for pedestrian traffic. Public water/sewer service will be provided by the City to serve the project. Trash collection will be private. In compliance with MDE regulations, stormwater management is proposed on-site.

Staff recommends approval of the Preliminary / Final Comprehensive Development Plan for the Fenzel Townhouses project as submitted, with the following six (6) conditions:

1. The site shall be developed in accordance with Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Provide a detailed signage plan for approval by the Planning Commission;
3. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development;
4. Address any requirements of the Wicomico County Planning Office regarding the Forest Conservation Program;
5. Provide a lot consolidation plat to remove the interior property line; and
6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Chairman Dashiell thanked Mr. Wilkins for his report and asked Mr. Fenzel and Mr. Parker if there is anything they would like to add.

After a brief discussion amongst Commissioners, Staff and representatives regarding parking, 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, and carried unanimously, the Commission approved the Preliminary/Final Comprehensive Development Plan subject to the six (6) proposed conditions with the addition of Condition #7 - Waiver of a Community Impact Statement, Statement of Intent to Proceed and Financial Capability.

Chairman Dashiell stated the motion was approved.

COMPREHENSIVE SITE PLAN APPROVAL_MIXED USE BUILDING – Zion Road Business Center – 2333 North Zion Road – General Commercial Zoning District – M-119, G-8, P-246, #202100637 (H. Eure)

Mr. Roger's recused himself from this case.

Chairman Dashiell confirmed Mr. Patrick Angell of Angell Design and Mr. Lee Beauchamp were present. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the applicant proposes converting the existing office to a two-unit mixed-use building. In order to complete the conversion, a 1,702 sq. ft. addition is proposed, and is currently under construction. Offices are currently proposed for both tenants, which does not require site plan approval by the Planning Commission. However, the applicant is requesting approval of a mixed-use building for greater flexibility in the future. Parking is being reconfigured to meet Zoning Code standards and landscaping will be added in the parking area and along the east and south sides of the building.

Staff recommends approval for the proposed mixed-use building as submitted, with the following two (2) conditions:

1. Provide two (2) 8ft. wide landscaping islands as identified in Section III 2.b. of the staff report; and
2. Subject to further review by the Department of Infrastructure and Development.

Chairman Dashiell thanked Mr. Eure for his report and asked Mr. Angell and Mr. Beauchamp if there is anything they would like to add.

After a brief discussion amongst Commissioners, Staff and representatives regarding bicycle parking and storage, Chairman Dashiell asked if the public had any questions or comments. No members from the public were present.

Upon a motion by Mr. Thomas, seconded by Mr. Heath, the Commission approved the Comprehensive Site Plan Approval for a Mixed-Use Building subject to the two proposed conditions and an addition of Condition #3, Bicycle parking/storage as required by the recently revised City parking standards. With the exception of Mr. Roger's recusal on this item, all Commissioners individually voted in the affirmative.

Chairman Dashiell stated the motion was approved.

ZONING RECOMMENDATION FOR ANNEXATION – Sharen Drive Annexation – 2538 Old Ocean City Road – Planned Development District #1 – M-39, G-7, P-269, Lots #1 & 2 - #202100641 (H. Eure)

Chairman Dashiell confirmed Mr. Brock Parker of Parker & Associates was present. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the City Administration has referred the Sharen Drive annexation, located east of the Ocean Aisle apartment complex, to the Planning Commission for review and recommendation of an appropriate zoning designation. The properties are located on the southerly side of Old Ocean City Road, the easterly side of Ocean Aisle Apartments, and the northerly side of Sharen Drive. The combined area of both lots totals 3.55 acres. This requested annexation area consists of two (2) lots on one (1) parcel that totals 3.55 acres in size.

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned R-15 Residential in the County. The adopted Salisbury Comprehensive Plan designates nearby areas as mixture of both Mixed Use and Residential, and the proposed use and requested zoning classification of Planned Development District #1 meets this designation by utilizing the adjoining City zoning classification and also incorporating the inherently permitted uses of three (3) different zoning districts (Light Business and Institutional, Neighborhood Business, and Select Commercial Districts). Staff recommends that the Planning Commission forward a favorable recommendation to the Mayor and City Council for this property to be zoned Planned Development District #1.

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

After a brief discussion amongst Commissioners, Staff and representatives regarding the self-storage facility concept plan and stormwater management, 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 made a favorable recommendation to the Mayor and City Council for the property at 2538 Old Ocean City Road to be zoned Planned Development District #1 upon annexation.

Chairman Dashiell stated the motion was approved.

ZONING RECOMMENDATION FOR ANNEXATION – 31997 Beaver Run Drive – R-8A Residential Zoning District – M-39, G-6, P-264, Lots # 1 & 2 (H. Eure)

Chairman Dashiell confirmed Mr. Jeff Harmon of Becker Morgan was present. Chairman Dashiell asked Mr. Eure to present the Staff Report.

Mr. Eure stated the City Administration has referred the 31997 Beaver Run Drive annexation, located on the northeast corner of Beaver Run Drive to the Planning Commission for review and recommendation of an appropriate zoning designation. The properties are located on the northerly side of U. S. Route 50, the easterly side of Walston Switch Road, and the southerly side of Beaver Run Drive. The combined area of both lots totals 134,242 sq. ft. (3.08 acres). The requested annexation area consists of two (2) lots on one (1) parcel 134,242 sq. ft. in size. Lot 1 has been improved with a convenience store, while lot 2 is unimproved.

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned LB-1 Light Business and Institutional in the County. The adopted Salisbury Comprehensive Plan designates nearby areas as Mixed-Use, and the proposed use and requested zoning classification meet this designation by utilizing the Mixed-Use Non-Residential zoning classification, which is the zoning designation for adjoining city parcels. Staff recommends that the Planning Commission forward a Favorable recommendation to the Mayor and City Council for this property to be zoned Mixed-Use Non-Residential upon annexation.

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

After a brief discussion amongst Commissioners, Staff and representatives regarding the stormwater management, truck entrance, and the architectural style of the 7-11 building, 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. Heath, and carried unanimously, the Commission made a favorable recommendation to the Mayor and City Council for the Zoning Recommendation for the property at 31997 Beaver Run Drive to be zoned Mixed Use Non-Residential upon annexation.

Chairman Dashiell stated the motion was approved.

STAFF COMMENTS:

Mr. Hall informed the progress of Council regarding upcoming legislation of agricultural storage tanks, which more than likely nothing will be advanced to the Commission for their August meeting.

After a brief discussion between Commissioners and Staff regarding the next meeting would be during the Maryland Association of Counties summer conference, the date of the meeting was changed.

The next Commission meeting will be on August 12th.

There being no further business, upon a motion by Mr. Thomas, seconded by Mr. Rogers and with all members voting in favor the Commission meeting was adjourned at 3:04 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, AICP, Secretary

Melissa Cassimore, Recording Secretary



Infrastructure and Development Staff Report

August 12, 2021

I. BACKGROUND INFORMATION:

Project Name: St. Albans Commons – Dollar General
Applicant/Owner: Parker and Associates for Saint Albans LLC
Infrastructure and Development Case No.: 99-012
Nature of Request: Final Comprehensive Development Plan Approval
Location of Property: Southeast corner of Mt. Hermon Rd. and St. Albans Dr.
Existing Zoning: Planned Residential District (PRD) #11 – Village at Salisbury Lake

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan (Attachment 1) for approval for construction of a Dollar General Store to be located in St. Albans Commons.

III. DISCUSSION:

The applicants propose to construct 10,707 sq. ft. new Dollar General on an existing pad site in the St. Albans Commons shopping center which currently shares the site with an existing Hebron Savings Bank. The total acreage of the parcel is 1.86 acres.

IV. APPROVAL HISTORY:

St. Albans Commons, which is part of the Village at Salisbury Lake, also known as the 'Old Mall Site' was initially approved as a PRD in the late 1990's. The PRD has had several modifications since then, most recently in 2007. Preliminary Planning Commission approval was granted on November 19, 2020.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The Zoning Code requires a Comprehensive Development Plan Approval. Staff notes the following with regard to Zoning Code requirements:

A. Site Plan



City of Salisbury

Jacob R. Day, Mayor

- 1. Parking/Streets:** For PRD #11, the Zoning Code requires parking to be provided at a maximum of 4 space per 1,000 square feet of building area for a total of 40 spaces. 35 spaces are provided including 2 handicap assessable spaces with one space van-accessible.
- 2. Refuse Disposal:** A dumpster pad is proposed on site and will be screened on all sides. Refuse disposal will be private.
- 3. Building Setbacks/Spacing:** All buildings meet or exceed front, rear and side setback requirements.
- 4. Open Space:** Micro-bio retention areas are proposed along Mt. Hermon Rd. and St. Albans Dr.

B. Building Elevations/Floor Plans

Building elevations and pictures of an equivalent store are included as Attachments 2-5. The store will have a lower brick front, brown metal top and tan metal sides and rear.

C. Sign Plan

Information was provided in Attachment 2. More information is needed to determine compliance such as building dimensions, sign colors and pylon sign setback.

D. Landscaping Plan

The plan shows crepe myrtles and shrubbery along Mt Hermon Rd. and St. Albans Dr. Proposed for interior islands are a red maples and juniper bushes.

E. Fire Service

The project is subject to further review by the Salisbury Fire Department.

F. Stormwater Management

The Stormwater Management Plan is currently under review by the Salisbury Department of Infrastructure & Development.

G. Paleochannel & Wellhead Protection District

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



H. Forest Conservation Program

Forest Conservation Program requirements will be met prior to issuance of building permits.

VI. PLANNING CONCERNS

Staff has no concerns with the proposed project.

VII. RECOMMENDATION

Staff recommends approval of the Final Comprehensive Development Plan for St. Albans Commons – Dollar General, with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Provide a detailed signage plan for approval by the Planning Commission;
3. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department;

SAINT ALBANS COMMONS

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 UTILITIES, PAVING AND ROAD FINISHING IN THE PUBLIC ROADWAY WHICH IS NECESSARY BY THE CONTRACTOR FOR THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. MILLING AND REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2008.
- ALL DETERIORATED CURB, GUTTER AND SIDEWALKS AS DETERMINED BY THE CITY ALONG THE FRONTAGE OF THE PROPERTY MUST BE REPAVED AT THE TIME OF CONSTRUCTION. USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. PAVING CONTRACTORS PER CURRENT ADOPTED ORDINANCES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED CONE) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTIONS. HANDICAP RAMP AND AC DIRECTED BY CID. SEE CITY ORDINANCE 13C 37.
- ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS INCLUDING WATER, SEWER, STORM DRAIN, CURB, GUTTER, SIDEWALKS, STREET LIGHTS AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16-48 CODE OF THE SALISBURY SUBORDINATE REGULATIONS. RESOLUTIONS IN PROJECT CURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SCHEDULING OF THIS PROJECT SHALL NOT BE PERMITTED TO BE SCHEDULED WITH D.D. BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC WORKS BASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE CONCRETE WATER MAINS. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT FROM 202-225-0100 OR 202-225-0101. SALISBURY, MARYLAND. TELEPHONE: 410-648-6400. EMAIL: JIMMILLER@SALISBURY.MD TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN APPROVED NOTICES PROVIDED. A PRE-CONSTRUCTION MEETING IS REQUIRED.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF PUBLIC WORKS TREE SPECIFICATION. TREE SPECIFICATIONS ARE AVAILABLE FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN. (IF APPLICABLE).
- CURRENT WICOMED COUNTY WATER/SEWER PLAN SERVICE CATEGORY W/1/S/1.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- MILLING AND REPAVING SHALL BE PER RESOLUTION 2008.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAY OR BASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- CONTRACT NUMBER 12-75 S&W SHEET 4.
- 2" DIA. DUCT OF WATER AND SEWER CAPACITY EXITS 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 CONSENT.
- PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENT CONSTRUCTION PLAN. DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT CHAMBERS AND MICRO SCALE PRACTICES (SWP) WITH GRAVEL SUBSTRATE INCLUDING RAIN GARDENS, MICRO BORESTEN, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT CEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT 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 SWP. THE FINAL CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORTS 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 DRAIN, THE PRIVATE STORM WATER MANAGEMENT AS BUILT MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MDS FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS BUILT. ALL APPLICABLE AS BUILT MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE ACCEPTED. THE AS BUILT DRAWINGS MUST BE SIGNED BY A PROFESSIONAL ENGINEER, SURVEYOR, PROPERTY LINE SURVEYOR OR ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY THREE (3) COPIES. THE FINAL AS BUILT MUST BE SUBMITTED TO THE OFFICE ON MYLAR AND AUTO CAD COPIES OF LATER VERSION OF AUTO CAD. ALL CONTRACT COPIES (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THE AS BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THE OFFICE.

DISCREPANCIES:

- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
- ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY.
- THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVIEW THE CONTRACTOR'S FINDING TO CORRECT THE DISCREPANCY.
- THE CITY REPRESENTATIVE OR THE CONSULTANT WITH SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT APPROVAL WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY.
- THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES.

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 SPECIFICATIONS 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 BASEMENTS 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 HIGH POINT ELEVATION BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE UTILITY AT 48 HOURS PRIOR TO THE DATE OF BEGINNING CONSTRUCTION OF ANY 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 DRAWINGS AND THE STORM WATER MANAGEMENT PLAN DRAWINGS. PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON THE SET OF RED LINES AS BUILT DRAWINGS. THE RED LINES AS BUILT DRAWINGS SHALL INCLUDE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCES TO TWO PERMANENTLY FIRED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITIES UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES COVERED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT CONCISELY TO THE OWNER ONE SET OF RED LINES AS BUILT DRAWINGS SHOWING THE AFORESAID NOTED DATA AND ONE COPY OF THE RED LINES AS BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO SUBMIT RED LINES AS BUILT DRAWINGS, THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORM WATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.
- SEWER MAINS TO BE SDR35 PVC.
- SANITARY SEWER MAINHOLES SHALL CONFORM TO CITY STD. NO. 500 10.
- ALL MAINHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MAINHOLE. THE COLLAR SHALL BE 4" THICK AND BE SURFACED WITH A BASE OF CONCRETE WHICH WILL BE FINISHED WITH A COURSE OF PORTLAND CEMENT COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE MAINHOLE LID ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MAINHOLES IN SUCH A MANNER AS TO CREATE 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 2" 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 C900.
- DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRICT WATER MAINS.
- ALL 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 4" THICK AND BE SURFACED WITH A BASE OF CONCRETE WHICH WILL BE FINISHED WITH A COURSE OF PORTLAND CEMENT 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 BOXES IN SUCH A MANNER AS TO CREATE DRAINAGE AWAY FROM THE LID.
- WATER METERS AND ASSOCIATED VALVE SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC. ANY METER OR VALVE 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 RETESTING, AND ANY AND ALL ASSOCIATED APPURTENANCES.
- DEFLECT THE WATER MAIN AROUND OTHER UTILITIES PER CITY STD. NO. 300 42 AS NECESSARY TO AVOID CONFLICTS. MAINTAIN A MINIMUM OF 1' SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPE, IF WATER MAINS ARE INSTALLED BEFORE AN OTHER UTILITY, IT WILL BE AT THE END OF THE CONTRACTOR.
- EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CONTRACTOR'S STOP BY 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 INSPECTOR'S REQUIREMENTS.

GENERAL NOTES:

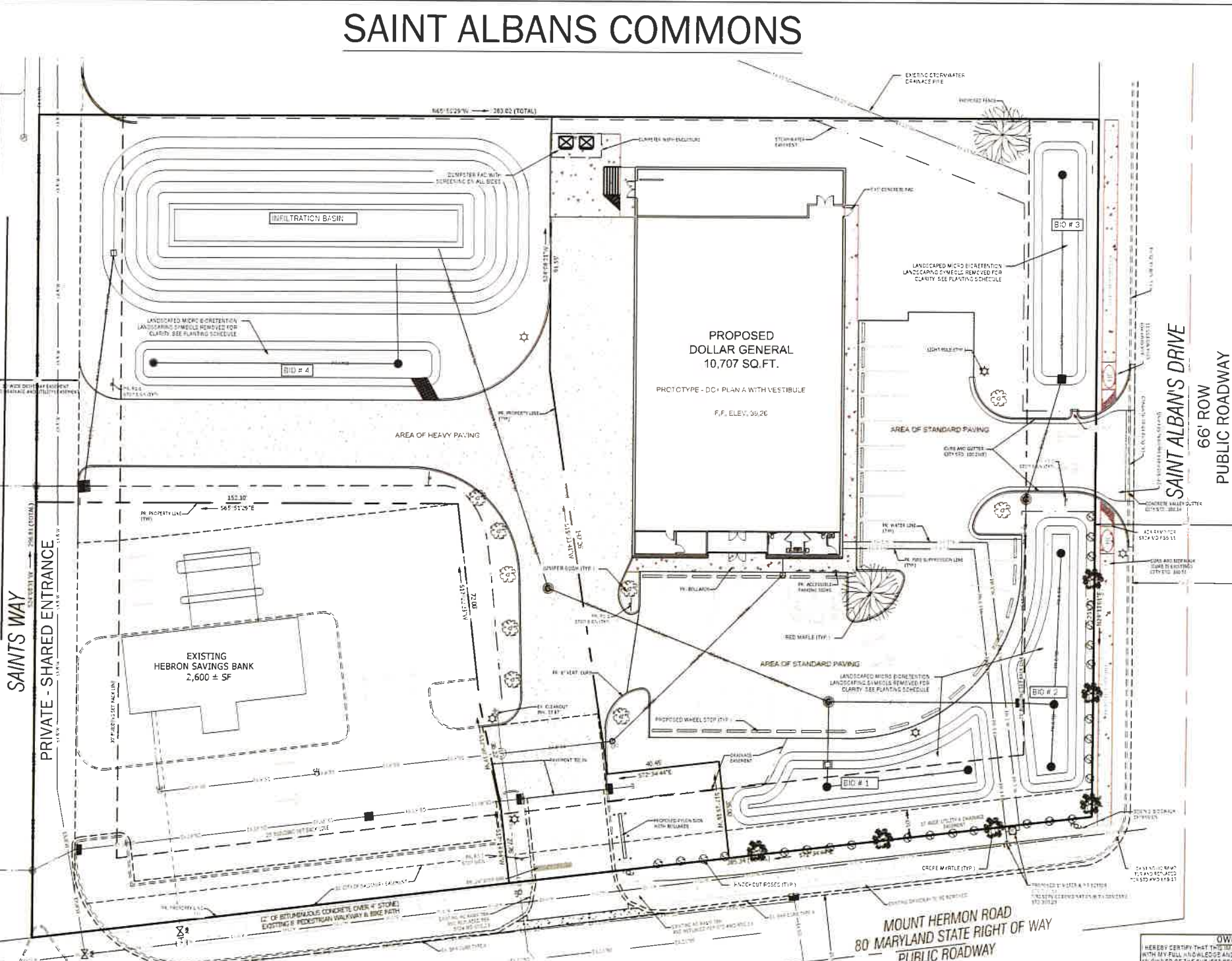
- ALL UTILITIES, PAVING AND ROAD FINISHING IN THE PUBLIC ROADWAY WHICH IS NECESSARY BY THE CONTRACTOR FOR THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. MILLING AND REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2008.
- ALL DETERIORATED CURB, GUTTER AND SIDEWALKS AS DETERMINED BY THE CITY ALONG THE FRONTAGE OF THE PROPERTY MUST BE REPAVED AT THE TIME OF CONSTRUCTION. USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. PAVING CONTRACTORS PER CURRENT ADOPTED ORDINANCES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED CONE) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTIONS. HANDICAP RAMP AND AC DIRECTED BY CID. SEE CITY ORDINANCE 13C 37.
- ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS INCLUDING WATER, SEWER, STORM DRAIN, CURB, GUTTER, SIDEWALKS, STREET LIGHTS AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16-48 CODE OF THE SALISBURY SUBORDINATE REGULATIONS. RESOLUTIONS IN PROJECT CURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SCHEDULING OF THIS PROJECT SHALL NOT BE PERMITTED TO BE SCHEDULED WITH D.D. BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC WORKS BASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE CONCRETE WATER MAINS. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT FROM 202-225-0100 OR 202-225-0101. SALISBURY, MARYLAND. TELEPHONE: 410-648-6400. EMAIL: JIMMILLER@SALISBURY.MD TO SCHEDULE A PRE-CONSTRUCTION MEETING AND TO OBTAIN APPROVED NOTICES PROVIDED. A PRE-CONSTRUCTION MEETING IS REQUIRED.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF PUBLIC WORKS TREE SPECIFICATION. TREE SPECIFICATIONS ARE AVAILABLE FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN. (IF APPLICABLE).
- CURRENT WICOMED COUNTY WATER/SEWER PLAN SERVICE CATEGORY W/1/S/1.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- MILLING AND REPAVING SHALL BE PER RESOLUTION 2008.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAY OR BASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- CONTRACT NUMBER 12-75 S&W SHEET 4.
- 2" DIA. DUCT OF WATER AND SEWER CAPACITY EXITS 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 CONSENT.
- PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENT CONSTRUCTION PLAN. DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT CHAMBERS AND MICRO SCALE PRACTICES (SWP) WITH GRAVEL SUBSTRATE INCLUDING RAIN GARDENS, MICRO BORESTEN, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT CEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT 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 SWP. THE FINAL CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORTS 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 DRAIN, THE PRIVATE STORM WATER MANAGEMENT AS BUILT MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MDS FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS BUILT. ALL APPLICABLE AS BUILT MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE ACCEPTED. THE AS BUILT DRAWINGS MUST BE SIGNED BY A PROFESSIONAL ENGINEER, SURVEYOR, PROPERTY LINE SURVEYOR OR ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY THREE (3) COPIES. THE FINAL AS BUILT MUST BE SUBMITTED TO THE OFFICE ON MYLAR AND AUTO CAD COPIES OF LATER VERSION OF AUTO CAD. ALL CONTRACT COPIES (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THE AS BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THE OFFICE.

LEGEND:

- | | | | |
|--|-----------------------------------|--|--------------------------|
| | PROPERTY LINE | | PROPOSED FENCE |
| | EXISTING CONTOUR | | PROPOSED SITE LIGHTING |
| | PROPOSED CONTOUR | | CATCH STRUCTURE |
| | BUILDING SETBACK | | CURB BASIN |
| | PROPOSED FIRE SUPPRESSION LINE | | DETECTABLE WARNING STRIP |
| | PROPOSED WATER MAIN | | STORM DRAIN MANHOLE |
| | EXISTING WATER MAIN | | SEWER MANHOLE |
| | PROPOSED STORM PIPE | | UTILITY POLE |
| | EXISTING STORM PIPE | | WATER METER |
| | PROPOSED CURB | | PROPOSED HEAVY PAVING |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED LIGHT PAVING |
| | PROPOSED EDGE OF PAVEMENT | | PROPOSED SIDEWALK |
| | SILT FENCE / LIMIT OF DISTURBANCE | | |
| | EXISTING SEWER LINE | | |
| | PROPOSED SEWER LINE | | |
| | SILT FENCE / LIMIT OF DISTURBANCE | | |

MICRO BI PLANTING SCHEDULE

BIOTYPE	SQUARE FEET	PLANTS NEEDED	FRUITING	SOUTHERN	CLUBBER	LEA	ALBUQUERQUE	WINTERGREEN	TOTAL
MB1	150	20	0	0	0	0	0	0	20
MB2	150	20	0	0	0	0	0	0	20
MB3	150	20	0	0	0	0	0	0	20
MB4	150	20	0	0	0	0	0	0	20



SHEET INDEX

SHEET 1	COMPREHENSIVE DEVELOPMENT PLAN
SHEET 2	BUILDING ELEVATIONS

PARKING TABULATION

REQUIREMENTS:
PARKING CODE RETAIL SALES AND SERVICE ESTABLISHMENT
1 SPACE PER 500 SQUARE FEET OF GROSS FLOOR AREA

SPACES REQUIRED:	
10,707 SQ. FT. / 500 = 21.41 SPACES	22 SPACES
MAX SPACES (1.00N + 0.25) = 22.9 SPACES	23 SPACES
SPACES PROVIDED:	
STANDARD 9' X 18' STALLS = 23 SPACES	23 SPACES
ADA PARKING 8' X 56' = 2 SPACES	2 SPACES
TOTAL = 25 SPACES	25 SPACES
DOLLAR GENERAL REQUIRED 25 SPACES MINIMUM	

STATE OF MARYLAND PROFESSIONAL ENGINEER

SHEET 1

GRAPHIC SCALE
1 inch = 20 feet

EDU DATA

COMMERCIAL RETAIL: 05 GPD PER SQ. FT.
10,707 SQ. FT. / 05 = 535.35 GPD
25 C.A. C.O.C.M. = 535.35 GPD
535.35 GPD / 050 GPD PER EDU = 2.14 EDU'S

SITE DATA

AREA OF PROPERTY	4.2 ACRES
EXISTING IMPERVIOUS	10.05 ACRES
PROPOSED IMPERVIOUS	10.47 ACRES

OWNER'S CERTIFICATION

HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS DEVELOPMENT PLAN IS BEING SUBMITTED WITH MY FULL AND CONSCIOUS CONSENT TO BE IN ACCORDANCE WITH MY OBLIGATIONS AS AN OWNER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL BE RESPONSIBLE FOR ALL STORM WATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSEMINATION OF LOW MAIN DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM EXISTING IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OBTAINING APPROVAL (SETTING OF WATER METER) TO ENSURE SLOPES FOR TREATMENT AND GRADING ARE PER DESIGN AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORM WATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALL THROUGH WITH CITY STORM WATER INSPECTOR.

SAINT ALBANS LLC, C/O DALE DASHIELL, DATE: _____
SALISBURY, MD 21802
PHONE: 410-742-8234
EMAIL: SALES@STALMANAGEMENT.NET

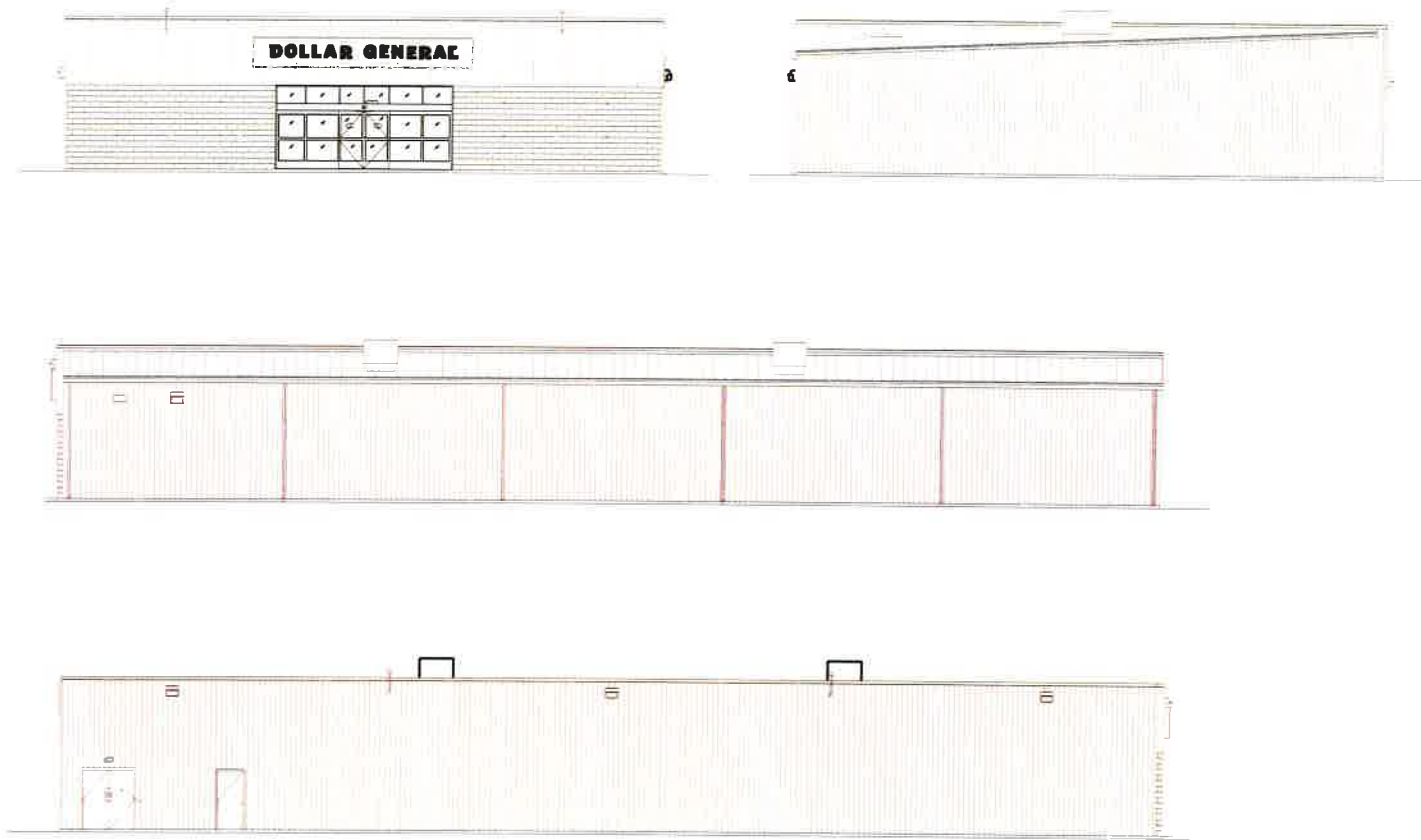
PROFESSIONAL CERTIFICATION

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. 22128. EXPIRES DATE: JULY 24, 2025 AND I AM DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 22128. EXPIRES DATE: JANUARY 28, 2022.

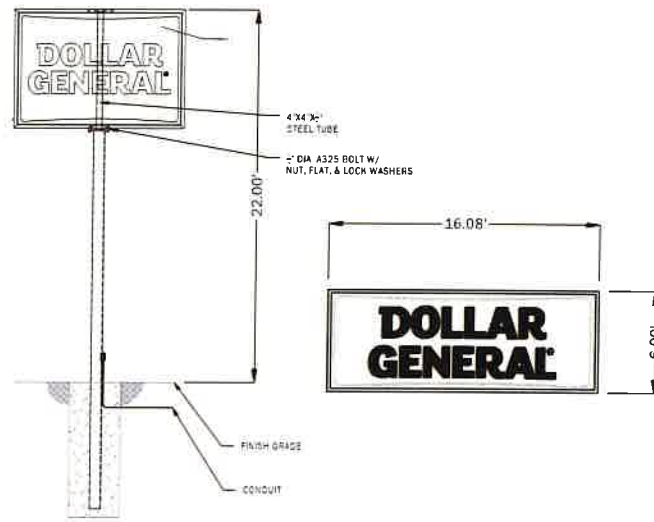
Dale DALE DASHIELL, CIVIL ENGINEER, DATE: _____
8200 E. PARKER, P.O. BOX 830
520 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 742-2022 FAX: (410) 742-0400
EMAIL: DALE@DASHIELLASSOCIATES.COM

CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

UTILITY CONTRACTOR: _____



TYPICAL ELEVATIONS



PYLON SIGN DETAIL



MAIN BUILDING SIGN DETAIL



SHEET 2

REVISIONS	DATE	BY	CHKD	APP'D

BUILDING ELEVATIONS
SAINT ALBANS COMMONS

Prepared by: RINGO, HENNING, HENNING & ASSOCIATES, INC.
For: DALE ORSHELL
1316 MT. HERMON RD. SALESFURY 21086
Date: 07/27/21
Scale: 1/2" = 1'-0"
Sheet: 2581





ATTACHMENT 3





ATTACHMENT 5



Infrastructure and Development Staff Report

August 12, 2021

I. BACKGROUND INFORMATION:

Project Name: Wawa – John Deere Drive
Applicant/Owner: Parker and Associates for DMS Development, LLC
Infrastructure and Development Case No.: 18-016
Nature of Request: Preliminary Comprehensive Development Plan Approval
Location of Property: John Deere Drive – Parcel 38, Lots 11, 12
Existing Zoning: Mixed Use Non-Residential

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owners, has submitted a narrative (Attachment 1) and a Preliminary Comprehensive Development Plan (Attachment 4) for construction of a Wawa convenience store.

III. DISCUSSION:

The applicants propose to construct 5,585 sf convenience store including gasoline pumps with canopy and underground gasoline storage tanks. The total acreage of the parcel is 2.55 acres. The plan indicates 51 total parking spaces including 4 handicap accessible spaces.

IV. APPROVAL HISTORY:

Salisbury City Council Resolutions 2875 & 2876 were passed in May of 2020 proposing the annexation and adopting a plan respectively (Attachment 2&3).

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The Zoning Code requires a Comprehensive Development Plan Approval. Staff notes the following with regard to Zoning Code requirements:

A. Site Plan (Attachments 3& 4)

- 1. Parking/Streets:** The Zoning Code requires parking to be provided at a maximum of 1 space per 250 square feet of building area plus 1 space per fuel pump equaling a maximum 31 spaces. 51 spaces are provided including 4 handicap assessible spaces.



City of Salisbury

Jacob R. Day, Mayor

Additional landscaping can be provided to mitigate the additional parking in lieu of removing spaces.

2. **Refuse Disposal:** A 16' x 35' dumpster pad is proposed on site and will be gated and screened on the other 3 sides. Refuse disposal will be private.
3. **Building Setbacks/Spacing:** All structures meet or exceed front, rear and side setback minimums with the exception of the proposed gasoline canopy which does encroach on the front 45' setback. City code addressed this specifically. Section 17.04.220 states that gasoline canopies must be at least 'Ten feet from the street right-of-way or five feet from the back of the sidewalk and five feet from all other property lines'. The proposed location is compliant with these requirements.
4. **Open Space:** Currently 6 micro-bio stormwater management practices are located around the perimeter of the site.

B. Building Elevations/Floor Plans

Building elevations and floor plans are included (Attachments 5&6). Plans show brick and stone veneer exterior with a dutch-seam metal roof.

C. Sign Plan

None submitted. The site plan does indicate a pylon sign at the north entrance to John Deere Dr. However, no additional details regarding identification or directional signage has been provided.

D. Landscaping Plan

A specific landscaping plan has not been provided. A separate landscaping plan is requested.

E. Development Schedule

Construction is expected to begin once all approvals have been granted. A specific development schedule was not indicated, but will be required prior to final approval.

F. Community Impact Statement

None provided. This information is requested prior to final Planning Commission approval.



G. Statement of Intent to Proceed and Financial Capability

None provided. This information is requested prior to final Planning Commission approval.

H. Fire Service

The project is subject to further review by the Salisbury Fire Department.

I. Stormwater Management

The Stormwater Management Plan is currently under review by the Salisbury Department of Infrastructure & Development.

J. Paleochannel Protection District

The site is not within Paleochannel Protection District although the area adjacent to the north is within this district. The proposed construction will be compliant with the City's stormwater management regulations, and should not pose a threat to the environment.

K. Forest Conservation Program

Forest Conservation Program requirements will be met prior to issuance of building permits.

VI. PLANNING CONCERNS

- Parking is over the maximum. Parking can be reduced or additional landscaping provided.
- The 2 lots should be consolidated as the existing property line bisects the proposed store

VII. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for Wawa – John Deere Dr., with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan;



City of
Salisbury
Jacob R. Day, Mayor

2. Reduce parking or provide additional landscaping to comply with parking requirements;
3. Provide a detailed signage plan for approval by the Planning Commission;
4. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development;
5. Resubdivision to combine lots 11 & 12;
6. Provide Development Schedule, Community Impact Statement and Statements of Intent to Proceed and Financial Capability;
7. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire 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

June 16, 2021

Wawa John Deere Drive

On behalf of DMS Development, LLC we are a comprehensive development plan for the Wawa project located on Jon Deere Drive. The property is currently vacant. The project will consist of the construction of a new Wawa store with associated paving, parking, landscaping, stormwater management and utilities.

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

Sincerely,

Roger B. Adlon

Parker & Associates Inc.

528 Riverside Drive
Salisbury, MD 21801
Office: 410-749-1023
Fax: 410-749-1012

RESOLUTION NO. 2875

A RESOLUTION of the City of Salisbury proposing the annexation to the City of Salisbury of certain area of land contiguous to and binding upon the southerly Corporate Limit of the City of Salisbury to be known as the "John Deere Drive - Milford St. Assoc. Property Annexation" beginning for the same at a point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Drive, thence by and with the said John Deere Drive around the perimeter of Lot 11 and Lot 12, Block A.

WHEREAS the City of Salisbury has received a petition to annex dated March 15, 2018, attached hereto **(Exhibit 1)**, signed by at least twenty-five percent (25%) of the persons who are resident registered voters and of the persons who are owners of at least twenty-five percent (25%) of the assessed valuation of the real property in the area sought to be annexed binding upon the southerly Corporate Limit of the City of Salisbury to be known as " John Deere Drive - Milford St. Assoc. Property Annexation" beginning for the same point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Dr. being all of Lot 11 and Lot 12, Block A; and

WHEREAS the City of Salisbury has caused to be made a certification of the signatures on said petition for annexation and has verified that the persons signing the petition represent at least twenty-five percent (25%) of the persons who are eligible voters and property owners owning twenty-five percent (25%) of the assessed valuation of real property in the area to be annexed, all as of August 23, 2018, and, as will more particularly appear by the certification of Leslie C. Sherrill, Surveyor, of the City of Salisbury, attached hereto **(Exhibit 2)**; and

WHEREAS it appears that the petition dated March 15, 2018, meets all the requirements of the law; and

WHEREAS the public hearing is scheduled for May 11, 2020 at 6:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY THAT it is hereby proposed and recommended that the boundaries of the City of Salisbury be changed so as to annex to and include within said City all that parcel of land together with the persons residing therein and their property, contiguous to and binding upon the Northerly Corporate Limit of the

City of Salisbury beginning for the same point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Drive, thence by and with the said John Deere Drive around the perimeter of Lot 11 and Lot 12, Block A, and being more particularly described on **Exhibit A** attached hereto and made a part hereof.

AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the annexation of the said area be made subject to the terms, conditions and agreements in **Exhibits A-C** attached hereto and made a part hereof.


AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, that the Zoning Map of the City of Salisbury shall be amended to include this newly annexed property in the Mixed-Use Non-Residential District. Said property is presently classified as Light Business and Institutional District under the zoning laws of Wicomico County.

AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, that the Council hold a public hearing on the annexation hereby proposed on May 11, 2020, at 6:00 p.m. in the Council Chambers at the City-County Office Building and the City Administrator shall cause a public notice of time and place of said hearing to be published not fewer than two (2) times at not less than weekly intervals, in at least one newspaper of general circulation in the City of Salisbury, which said notice shall specify a time and place at which the Council of the City of Salisbury will hold a public hearing on the Resolution, which date shall be no sooner than 15 days after the final required date of publication specified above.

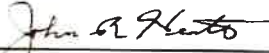
AND BE IT FURTHER RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY, THAT this resolution shall take effect upon the expiration of forty-five (45) days following its final passage, subject, however, to the right of referendum as contained in the Local Government Article of the Maryland Code.

The above Resolution was introduced, read and passed at the regular meeting of the Council of the City of Salisbury held on April 13, 2020, having been duly published as required by law in the

meantime a public hearing was held on the 11th day of May, 2020, and was finally passed by the Council at its regular meeting held on the 11th day of May, 2020.

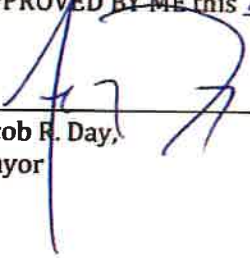


Kimberly R. Nichols,
City Clerk



John R. Heath,
Council President

APPROVED BY ME this 29th day of MAY, 2020.



Jacob R. Day,
Mayor

RESOLUTION NO. 2876

A RESOLUTION of the City of Salisbury to adopt an annexation plan for a certain area of land contiguous to and binding upon the southerly Corporate Limit of the City of Salisbury, to be known as the "John Deere – Milford St. Assoc. Property Annexation" beginning for the same at a point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Drive, thence by and with the said John Deere Drive around the perimeter of all of Lot 11 and Lot 12, Block A.

WHEREAS the City of Salisbury is considering the annexation of a parcel of land contiguous to and binding upon the southerly Corporate Limit of the City of Salisbury beginning for the same at a point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Drive, being all of Lot 11 and Lot 12, Block A, and being more particularly described on **Exhibit "A"** attached hereto and made a part hereof; and

WHEREAS the City of Salisbury is required to adopt an annexation plan for the proposed area of annexation pursuant to the Local Government Article of the *Maryland Annotated Code*; and


WHEREAS the public hearing is scheduled for May 11, 2020 at 6:00 p.m.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SALISBURY THAT an annexation plan for the "John Deere Drive – Milford St. Assoc. Property Annexation," as set forth in **Exhibit "B"** attached hereto and made a part hereof, is adopted for that area of land located and binding upon the southerly Corporate Limit of the City of Salisbury beginning for the same at a point on the Corporate Limit, said point lying on the southerly right-of-way line of John Deere Drive; said parcel being contiguous to and binding upon the corporate limit of the City of Salisbury.

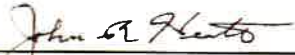
AND BE IT FURTHER RESOLVED BY THE CITY OF SALISBURY, THAT the Council shall hold a public hearing on the annexation plan hereby proposed on May 11, 2020 at 6:00 p.m. in the Council Chambers at the City-County Office Building and the City Administrator shall cause a public notice of time and place of said hearing to be published not fewer than two (2) times at not less than weekly intervals, in a newspaper of general circulation in the City of Salisbury, which said notice

shall specify a time and place at which the Council of the City of Salisbury will hold a public hearing on the Resolution.

The above Resolution was introduced and read and passed at the regular meeting of the Council of the City of Salisbury held on the 13th day of April, 2020, having been duly published as required by law in the meantime a public hearing was held on May 11, 2020, and was finally passed by the Council at its regular meeting held on the 11th day of May, 2020.



Kimberly R. Nichols,
City Clerk



John R. Heath,
Council President

APPROVED BY ME this 29th day of MAY, 2020.

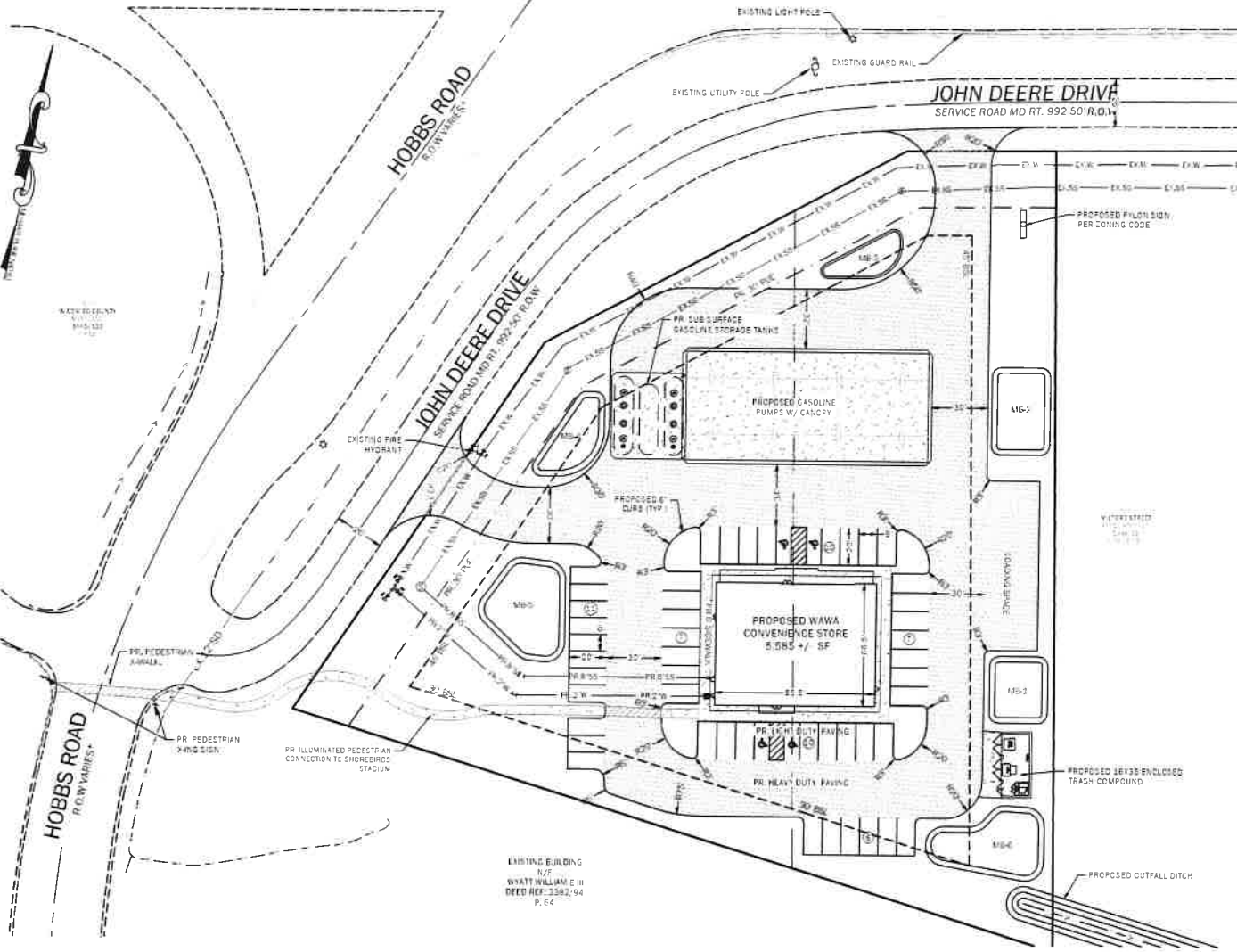


Jacob R. Day,
Mayor

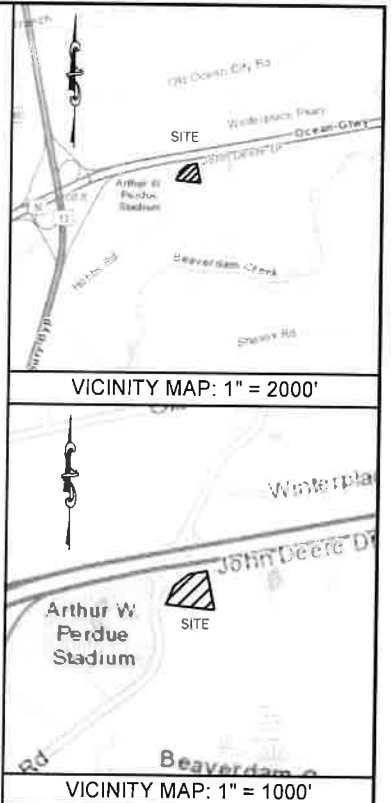


COMPREHENSIVE DEVELOPMENT PLAN

U.S. ROUTE 50 - "THE OCEAN GATEWAY" EAST BOUND LANES-SIGNALIZED INTERSECTION



LEGEND table listing symbols for proposed clear cut, existing water valve, fire hydrant, lighting, etc.



CITY OF SALISBURY - GENERAL NOTES:

- 1. THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
2. ALL STABILIZATION, PAVING AND ROAD PATCHING IN THE PUBLIC ROADWAY, WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER...

CITY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

- 16. 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.
17. ALL CONSTRUCTION WITHIN CITY RIGHT OF WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION.

GENERAL NOTES

- 1. THE PROPERTIES SHOWN HEREON IS CURRENTLY OWNED BY DIVE DEVELOPMENT LLC
2. TOTAL AREA TO BE DEVELOPED: 4.21 AC +/- (42,000 SF)
3. THIS PROPERTY IS LOCATED WITHIN A P & R MANAGEMENT ZONE B18

- 11. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS DURING THE PROJECTS OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIAN OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS.
12. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR UTILITY INSTALLATION, SIDEWALK, DRAINAGE OR OTHER SUCH PUBLIC USE...

Table with 2 columns: MINIMUM REQUIREMENTS and PARKING SUMMARY. Includes codes like C202, C203, C204 and calculations for total spaces.

Table with 2 columns: SURFACE COVERED LOT 13/22 and ESTIMATED WATER & SEWER USAGE. Includes calculations for total impervious area and water/sewer usage.

FOREST CONSERVATION BY WICOMICO COUNTY PLANNING & ZONING
THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCAP
ON FILE IN THE PLANNING OFFICE DATE: _____

WICOMICO SOIL CONSERVATION DISTRICT
REVENUE FOR WICOMICO SOIL CONSERVATION DISTRICT MEETS TECHNICAL REQUIREMENT PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT
SUPERVISOR _____ DATE _____

OWNER'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DEVELOPMENT CONSTRUCTION PLANS ARE BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY
DATE _____

DVS DEVELOPMENT LLC
300 EAST PENNINGTON AVENUE
TOWSON, MD 21286
PHONE (410) 286-6266
EMAIL: info@dvsdevelopment.org

PROFESSIONAL CERTIFICATION
I 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 NUMBER 27135
EXPIRATION DATE: JULY 24, 2022 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER 21392
EXPIRATION DATE: JULY 24, 2022

APPROVED: [Signature] CITY PROJECT # _____ UTILITY CONTRACT # _____
APPROVED BY: [Signature] CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT



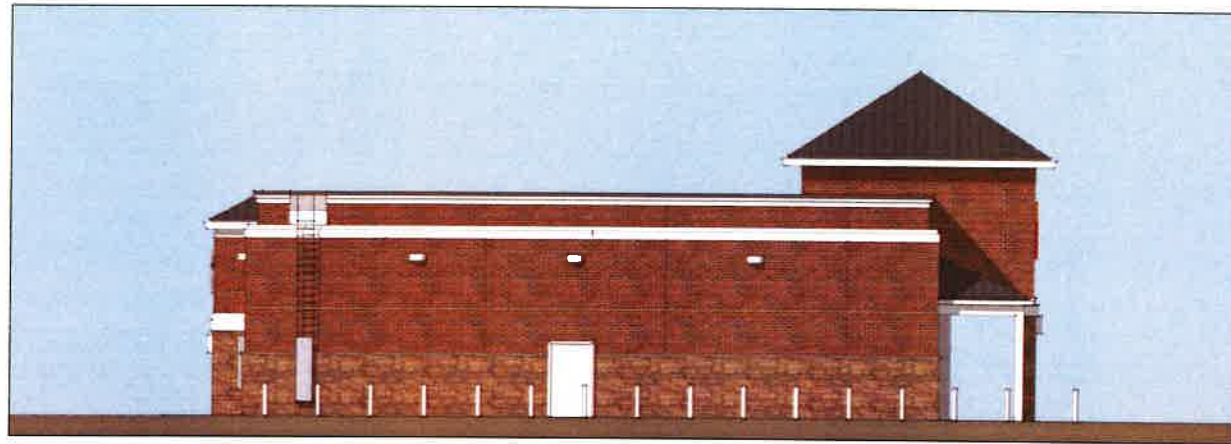
SHEET 1 OF 1



Table with 2 columns: DISTURBED AREAS and COMP DEV PLAN. Shows areas in square feet.

Vertical title block containing project name 'COMPREHENSIVE DEVELOPMENT PLAN WAWA', location 'ROAD: JOHN DEERE DRIVE FOR WAWA', and other project details.





Left Side Elevation



Front Elevation



Rear Elevation



Right Side Elevation



Typical Materials

- DUTCH SEAM METAL ROOF, COLOR: GREY
- BRICK COLOR: "TAN"
- MTL. COPING COLOR: GREY
- AZEK TRIMBOARD, COLOR: WHITE
- BRICK, COLOR: RED
- STEEL COLUMNS/ BEAMS, PTD, COLOR: WHITE
- MANUF. STONE VENEER
- ANODIZED ALUM. STOREFRONT

Proposed Wawa

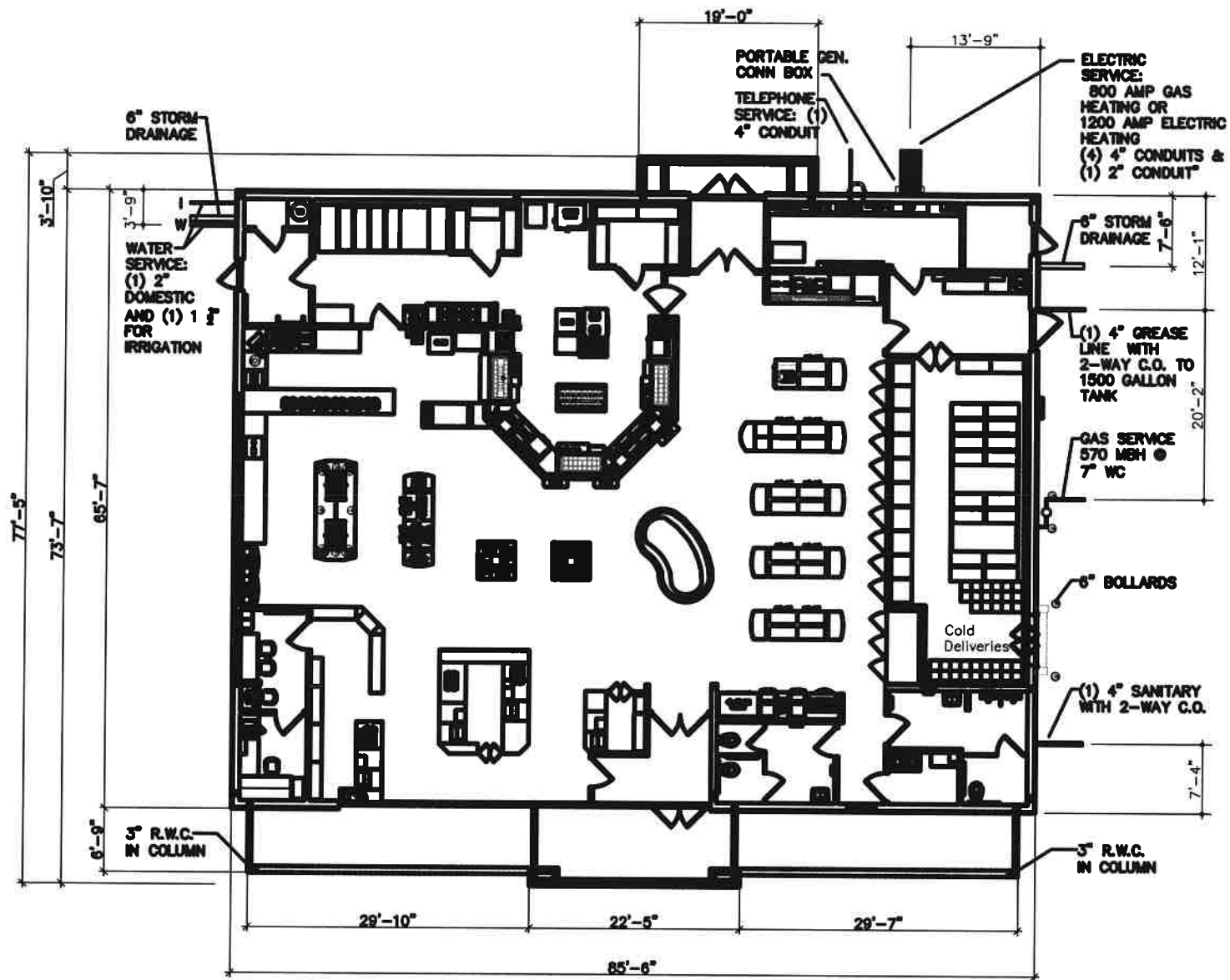
April 5, 2012

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

Store Code: W50FB VA (mirrored)

lma | ARCHITECTS LLC

921 Penllyn - Blue Bell Pike . Blue Bell, PA 19422



Infrastructure and Development Staff Report August 12, 2021

I. BACKGROUND INFORMATION:

Project Name: John Deere Drive Annexation

Applicant/Owner: Parker & Associates for Salisbury 50 Annex LLC

Infrastructure and Development Case No.: 202100726

Nature of Request: Zoning Recommendation for Annexation

Location of Property: John Deere Drive; Map #0039; Grid #0011; Parcel #0739; Lot: PAR
AA

Requested Zoning District: Mixed Use Non-Residential

II. SUMMARY OF REQUEST:

A. Introduction:

The City Administration has referred the John Deere Drive annexation to the Planning Commission for review and recommendation of an appropriate zoning designation. **(Attachments 1 – 2)** The property is located at the east end of John Deere Drive, south of eastbound US Rt. 50, and is 16.62 acres in size, according to MD Dept. of Assessment & Taxation. **(Attachment 3)**

B. Area Description:

The requested annexation area consists of one (1) lots on one (1) parcel that total 16.62 acres in size. **(Attachments 4 – 5)**

III. ZONING ANALYSIS:

A. Existing Zoning:

The annexation area and the adjoining County area to east is zoned LB – 1 Light Business & Institutional, as are properties to the north, across US Rt. 50. To the west, the properties are located in the City's Mixed Use Non-Residential District. The south is bordered by properties in the County's A – 1 Agricultural – Rural District. All properties south of US Rt. 50 (both county and city) are also in the A – 2 Airport Overlay District.



City of
Salisbury
Jacob R. Day, Mayor

B. County & City Plans.

The County Comprehensive Plan designates this property and area as Urban Corridor. Meanwhile, the City's Comprehensive Plan targets this site as Mixed Use.

C. Zoning for Annexed Areas.

1. Introduction.

Current City policy requires that all areas to be annexed shall be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The Zoning Code does not establish specific procedures for zoning lands to be annexed to the City of Salisbury. The classification of future City areas, therefore, is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.

2. Adopted Plans.

The Planning Commission is a jointly established agency for both the City of Salisbury and Wicomico County. One of its basic charges is to prepare and recommend various plans guiding the long-range development of both jurisdictions.

The information below summarizes the legal status of the plans currently in effect for Wicomico County and the City of Salisbury.

- a. The Salisbury Comprehensive Plan - The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside the Corporate Limits. This property is included within the Municipal Growth Area, and designates this area as Mixed Use.
- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated "Urban Corridor."



3. Maryland Law.

House Bill 1141 made two (2) changes to Annexation Procedures that became effective October 1, 2006. They are:

- 1. The Five-Year Rule.** First, the rule is applied solely on zoning. The issue becomes the degree of use change from the current County zoning classification to the proposed municipal classification following the annexation. When the zoning change is from one residential zone to another, “substantially different” is defined as a density change. The five-year rule does not apply for a density change unless the proposed zoning is denser by 50 percent. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre. A municipality may obtain a waiver from the County to avoid the five-year wait until the new zoning classification applies.
- 2. Annexation Plans Required.** An annexation plan is required that replaces the “outline” for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the County and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

IV. DEVELOPMENT SCENARIO:

A. Proposed Use:

The applicant/owner proposes to subdivide the site into 10 lots that are intended for a small business park. The newly created lots will be targeted for office-type uses. **(Attachment 6)**

B. Access:

Lots 1 – 7 will have access from a new interior street that extends south from John Deere Drive. Lots 8 – 10 are proposed to have an access easement extending

eastward from John Deere Drive.

C. Configuration and Design:

The annexation area is oddly shaped and adjoins the existing City boundaries along the west property line (Deere Pointe Professional Park).

D. Estimated Development Impacts:

The development impact assessment traditionally pertains to a proposal for a residential development. This site is proposed for multiple business/office-type uses.

V. ZONING RECOMMENDATION:

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned LB – 1 Light Business & Institutional in the County.

The adopted Salisbury Comprehensive Plan designates nearby areas as mixture of both Mixed Use, and the proposed use and requested zoning classification of Mixed Use Non-Residential meets this designation by utilizing the adjoining City zoning classification and also incorporating the inherently permitted uses of three (3) different zoning districts (Light Business and Institutional, Neighborhood Business, and Select Commercial districts), allowing for a wide variety of uses. **(Attachment 7)**

Staff recommends that the Planning Commission forward a **Favorable** recommendation to the Mayor and City Council for this property to be zoned **Mixed Use Non-Residential** upon annexation.

CITY OF SALISBURY

PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 739

Lot # AA

Map # 39

SIGNATURE (S)

Kirk Salvo

Printed

Kirk Salvo

Date

Managing Member, Salisbury 50 Annex LLC

Printed

Date

6/17/21

Printed

Date

Printed

Date

Salisbury 50 Annex LLC
14 Back River Neck Rd
Baltimore, MD 21221

June 17, 2021

Mr. William Holland
Infrastructure & Development
City of Salisbury
125 N. Division Street, B13
Salisbury, MD 21801

RE: Annexation Request 16.62 Acres John Deere Drive

Mr. Holland,

My company recently purchased 24 acres on John Deere Drive. We have engaged Parker and Associates and had the property subdivided into two parcels, one of which we would like to have annexed into the City. The property is subject to a Pre-Annexation Covenant and Agreement dated 12/1/2003 between the City and former Owner, Lois T. Perdue.

It is our intent to develop the parcel into a small business park with fee simple lots and a public street, as shown on the attached annexation site plan. We feel as though the need is here and the location is perfect for this type of development. Further, we feel as though this would be a benefit to the City, as it will bring in businesses and Job, while at the same time, minimize and burden on the city's resources.

Our preliminary review of the zoning code suggests that the Mixed-Use Non-Residential District would be consistent with the neighborhood and accommodate our plans.

I look forward to working with you, the Planning Commission and the City Council to arrive at a viable solution for the incorporation of our property into the City. Please feel free to contact me, either directly, or through Brock, as we proceed through the process. Thank you for your consideration.

Sincerely,



Kirk Salvo

Managing Member

enc

Attachment 2



© 2021 Maxar © CHES / 2021 Distributor: Airbus DS



50 EAST

Light Commercial Park.

N/4
 APR OF DELMARVA, LLC
 EP: 2326/974
 SF: 157,2888
 C/MAP: 58
 PLOT: 114

N/4
 PLOT 10/10/10
 DEED REF: 4738/4
 PLAT REF: 16327
 T/M MAP: 33
 PARCEL: 489

Chapter 17.46 - MIXED USE NON-RESIDENTIAL DISTRICT

17.46.010 - Purpose.

The purpose of the Mixed-Use Non-Residential District is to provide areas for well-designed, functional, and attractive development with indoor retail, office, services, and institutional uses. Land uses are envisioned that promote the best possible building designs, development of public streets and utilities, and conservation of environmentally sensitive areas. The district should be located in areas that continue orderly development and concentration of moderate commercial uses on or within close proximity to major thoroughfares.

The uses permitted in this district are those that may benefit from the high degree of visibility but do not generate large volumes of traffic. Major retail users are discouraged and residential uses are prohibited in the district.

The following uses, standards, and area regulations have been developed based upon this purpose, which is in accord with the findings and recommendations of the Salisbury Comprehensive Plan.

(Ord. No. 2236, 4-8-2013)

17.46.020 - Permitted uses.

Permitted uses shall be as follows:

- A. Same as the Light Business and Institutional District (Section 17.28.020), except residential uses.
- B. Same as the Neighborhood Business District (Section 17.32.020), except residential uses.
- C. Same as the Select Commercial District (Section 17.44.020), except residential uses and except retail uses over thirty thousand (30,000) gross square feet of floor area.
- D. Public utility operation center.

(Ord. No. 2236, 4-8-2013; Ord. No. 2433, § 3, 9-25-2017)

17.46.030 - Uses permitted by special exception.

Uses permitted by special exception shall be as follows:

- A. Same as the Light Business and Institutional District (Section 17.28.030), except residential uses.
- B. Same as the Select Commercial District (Section 17.44.030), except shopping centers over thirty thousand (30,000) gross square feet of floor area.

17.46.040 - Accessory uses and structures.

Accessory uses and structures shall be as follows:

- A. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use.

(Ord. No. 2236, 4-8-2013)

17.46.050 - Development standards.

Development standards for the (Mixed-Use Non-Residential) District shall be as follows:

- A. Prior Approval Requirements. Prior to the development of a tract, lot, parcel or any part of the district, a Comprehensive Development Plan, as defined in Section 17.04.120, shall be submitted to the Planning Commission for review and approval in accordance with Chapter 17.180.
- B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
1. Lot area: twenty-five thousand (25,000) square feet;
 2. Interior lot width: one hundred (100) feet;
 3. Corner lot width: one hundred twenty (120) feet.
- C. Minimum yard requirements shall be as follows:
1. Front: forty-five (45) feet from property line;
 2. Side, interior: two required, ten feet each, except thirty (30) feet where adjacent to a residential district;
 3. Side, corner: forty-five (45) feet from property line;
 4. Rear: thirty (30) feet from property line.
- D. The height limitation shall be forty (40) feet.
- E. Parking, loading and unloading shall be in accordance with Chapter 17.196.
- F. Access. Direct access onto a street or highway shall be reduced or eliminated wherever the City Department of Infrastructure and Development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion.
- G. Signs. Signage shall be in accordance with the provisions of Section 17.216.120, Light Business and Institutional District.
- H. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights are prohibited.
- I. Landscaping and Screening. In addition to the requirements of Chapter 17.220, the following

shall be required:

1. All areas not devoted to building or required parking areas shall be landscaped as defined in Section 17.04.120 and maintained in accordance with Section 17.220.080.

(Ord. No. 2236, 4-8-2013; Ord. No. 2459, 10-9-2017)



Infrastructure and Development Staff Report

August 12, 2021

I. BACKGROUND INFORMATION:

Project Name: Chesapeake Shipbuilding
Applicant/Owner: George, Miles & Buhr, LLC for Chesapeake Shipbuilding, LLC
Project No.: 202100721
Nature of Request: Certificate of Design and Site Plan Approval
Location of Property: 704 Fitzwater Street; Map 106; Grid 22; Parcel 1113
710 Fitzwater Street; Map 106; Grid 21; Parcel 1110
Existing Zoning: Riverfront Redevelopment #2

II. SUMMARY OF REQUEST:

The applicant is requesting a Certificate of Design and Site Plan Approval for Chesapeake Shipbuilding, which is located at 704-710 Fitzwater Street. The project will consist of a new production building and shop as well as a new office building. **(Attachment 1)**

III. HISTORY:

Previous Certificates of Design and Site Plan Approval for other production/fabrication buildings occurred in January of 2007 and February of 2013.

IV. DESCRIPTION OF PROPERTY:

The site, located within the Riverfront Redevelopment #2 Zoning District, consists of two (2) lots totaling approximately 13.5 acres in size, and has been improved with numerous buildings. It is located in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area Program. Both properties have frontage and access along Fitzwater Street. **(Attachment 2)**

V. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

Neighboring properties along the south side of Fitzwater Street are also within the same zoning district, and include Cato Oil, River's Edge Apartments, and the Salisbury Marina. The Wicomico River borders these sites along the south property line. Properties on the north side of Fitzwater Street are located in the R-5 Residential Zoning district, and primarily consist of single-family homes.

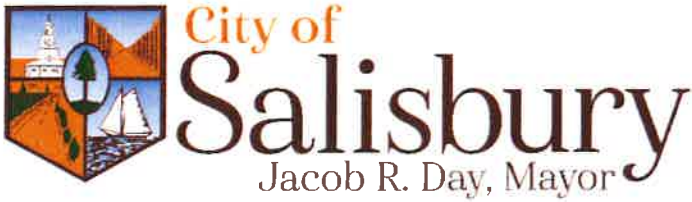
VI. DISCUSSION OF REQUEST:

The applicants propose two (2) phases of construction for the project: The first phase will be a 150 ft. x 50 ft., two-story, (15,000 sq. ft.) office building. The building materials will include a split-faced block foundation, with metal walls and roof. Colors have not been provided, but it is expected that colors will be complimentary to the existing buildings located on the site. Building height will be approximately 28 ft. The second phase proposed includes a 340 ft. x 80 ft. production/assembly building for the fabrication of cruise ships. This building will be 75 ft. in height. (For comparison purposes, existing buildings on the site are approximately 54 ft. tall.) A 7,500 sq. ft. (50 ft. x 150 ft.) covered staging/production area is proposed for the southwest side of the building. The production building will consist of metal siding and roof. Again, no colors have been identified, but Staff expects the colors to be complimentary to other building colors. **(Attachments 3 - 11)**

VII. CODE REQUIREMENTS:

Development standards in the Riverfront Redevelopment #2 District are flexible. Below is a summary of the standards for that district.

1. **Setbacks:** The Code requires front yard setbacks for the proposed buildings to be consistent with the existing buildings. Where there are minor irregularities in the setback, the Commission may determine the setback. Setbacks from the Wicomico River and interior lot lines shall be at least 10 ft. The proposed buildings are compliant with the required setbacks, with one (1) exception: the production building extends over the interior lot line between the two (2) parcels **(Attachments 5 - 7)**. Staff recommends that this lot line be removed.
2. **Parking:** Section 17.196.030 of the Zoning Code states that parking for proposed developments within this district *“will be evaluated on a project by project basis with a recommendation from the Planning & Zoning Commission to the Mayor and City Council.”* However, this is an existing, established industrial manufacturing use. Parking for industrial uses requires one (1) parking space for each two (2) employees on the largest shift, plus one (1) additional space for each business vehicle. The proposed site plan indicates that 296 spaces will be provided on the site, whereas 225 spaces will be required. **(Attachment 5)** The additional spaces will allow for the business to increase employees in the future.
3. **Height:** The Code permits buildings to have a maximum height of 75 feet in this zoning district. Both buildings are compliant, as the office building is proposed to be 28 ft. in height, and the production building will be 75 ft. tall. **(Attachments 10 & 11)**



VIII. BUILDING ELEVATIONS:

Elevations have been provided for both buildings. Exterior materials include a split-faced block foundation with metal siding and roofing for the office building and metal siding and roofing for the production building. Colors for both buildings were not provided, but it is expected that colors will compliment the building colors of other buildings on the site. **(Attachments 10 & 11)**

IX. CHESAPEAKE BAY CRITICAL AREA:

The site is located entirely within an Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area District. The Applicant must obtain a Certificate of Compliance prior to construction.

X. PLANNING COMMENTS:

Staff finds no difficulty with this request as submitted, with one (1) minor exception; the interior lot line between the two (2) properties should be removed so that the proposed production building does not protrude over property lines. The proposed expansion will help cement Chesapeake Shipbuilding's place within Salisbury.

XI. RECOMMENDATION:

The Planning Staff recommends approval of the proposed project as submitted, and granting a Certificate of Design and Site Plan for Chesapeake Shipbuilding, subject to the following conditions:

1. This site shall be developed in accordance with the approved Site Plan and all requirements of the Salisbury Municipal Code. Minor plan adjustments that do not conflict with the Chesapeake Bay Critical Area requirements may be approved by the Director of the Department of Infrastructure and Development;
2. Eliminate the interior lot line between 704-710 Fitzwater Street, combining both properties into one (1) lot;
3. The project is subject to further review and approval by the City Department of Infrastructure and Development.

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410 742 3115
PH: 800 789 4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

July 19, 2021

City of Salisbury
Department of Infrastructure and Development
Government Office Building
125 North Division Street, Room 202
P.O. Box 870
Salisbury, MD 21803-0870

Attn: Mr. Henry Eure

Re: Chesapeake Shipbuilding – Site Master Plan with Schematic Architectural Plans
710 Fitzwater Street
Salisbury, MD 21801
GMB No.: R210111.00 Task 001

Dear Henry:

GMB LLC is pleased to submit the enclosed items on behalf of Chesapeake Shipbuilding Corporation for Staff and City of Salisbury - Wicomico County Commission review at the August 19, 2021 meeting. We are requesting a *Planning Commission Certificate of Design and Site Plan Approval* in accordance with City of Salisbury Code Title 17, Chapter 17.105.020 which applies to development of lots within the Riverfront Redevelopment Multiuse district. Conceptual Site Plans have been prepared in accordance with Salisbury Municipal Zoning Code chapters 17.105 Riverfront Redevelopment District No. 2, 17.196, Off-Street Parking and Loading, 17.216 Sign Standards, and 17.220 Special Development Standards.

The proposed site development is located at 710 Fitzwater Street directly on the Wicomico River. The property is further described as Tax Map 106, Grid 21, Parcels 1110., 1113, and 73 and is owned by SBY River LLC.

The proposed improvements consist of a 27,200 SF ship fabrication building with an attached interconnected 7,500 SF one-story production shop building, a separate 15,000 SF-two (2)-story Office building and related access ways, parking, landscaping, stormwater management (SWM) Best Management Practices (BMP's) and other required site features to serve the proposed buildings. The proposed ship fabrication building will be 75-ft high as measured from the finished floor to the mid-line of the pitched roof and will have a similar appearance to existing Chesapeake Shipbuilding structures as shown on the enclosed Schematic Architectural Plans. The site features and building construction proposed are required to dramatically increase cruise ship production which will create local employment opportunities at the existing facility.

The enclosed materials for review are as listed below.

- One (1) 24" X 36" set of plans entitled **Chesapeake Shipbuilding Site Development Master Plan – Preliminary Site Plans** Sheets G1.0 Cover, C1.0 Existing Conditions and Demolition Plan, C1.1 Overall Proposed Site Key Sheet, C1.2 Proposed Site – Office Building, C1.3 Proposed Site – Production

JAMES H. WILLEY, JR., P.E.
PETER A. BOZICK, JR., P.E.
JUDY A. SCHWARTZ, P.E.
CHARLES M. O'DONNELL, III, P.E.
W. BRICE FOXWELL, P.E.
A. REGGIE MARINER, JR., P.E.
JAMES C. HOAGESON, P.E.
STEPHEN L. MARSH, P.E.
DAVID A. VANDERBEEK, P.E.
ROLAND E. HOLLAND, P.E.
JASON M. LYTLE, P.E.
CHRIS B. DERBYSHIRE, P.E.
W. MARK GARDOCKY, P.E.
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, P.E.
ANDREW J. LYONS, JR., P.E.

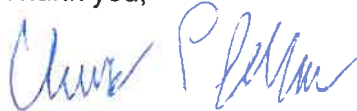
JOHN E. BURNSWORTH, P.E.
VINCENT A. LUCIANI, P.E.
AUTUMN J. WILLIS
CHRISTOPHER J. PFEIFER, P.E.

Building, A1.1 Production Building Floor Plans, A1.2 Office Building Floor Plans, A2.1 Production Building Floor Plans, A2.2 Office Building Elevations.

- One (1) 12" X 18" set of plans entitled **Chesapeake Shipbuilding Site Development Master Plan – Preliminary Site Plans** Sheets G1.0 Cover, C1.0 Existing Conditions and Demolition Plan, C1.1 Overall Proposed Site Key Sheet, C1.2 Proposed Site – Office Building, C1.3 Proposed Site – Production Building, A1.1 Production Building Floor Plans, A1.2 Office Building Floor Plans, A2.1 Production Building Floor Plans, A2.2 Office Building Elevations.
- Check payable to City of Salisbury in the amount of \$250.00 for Planning Commission Site Plan Review.

If you have any questions or concerns, please do not hesitate to call us at (410) 742-3115.

Thank you,



Christopher J. Pfeifer, P.E.
Project Manager

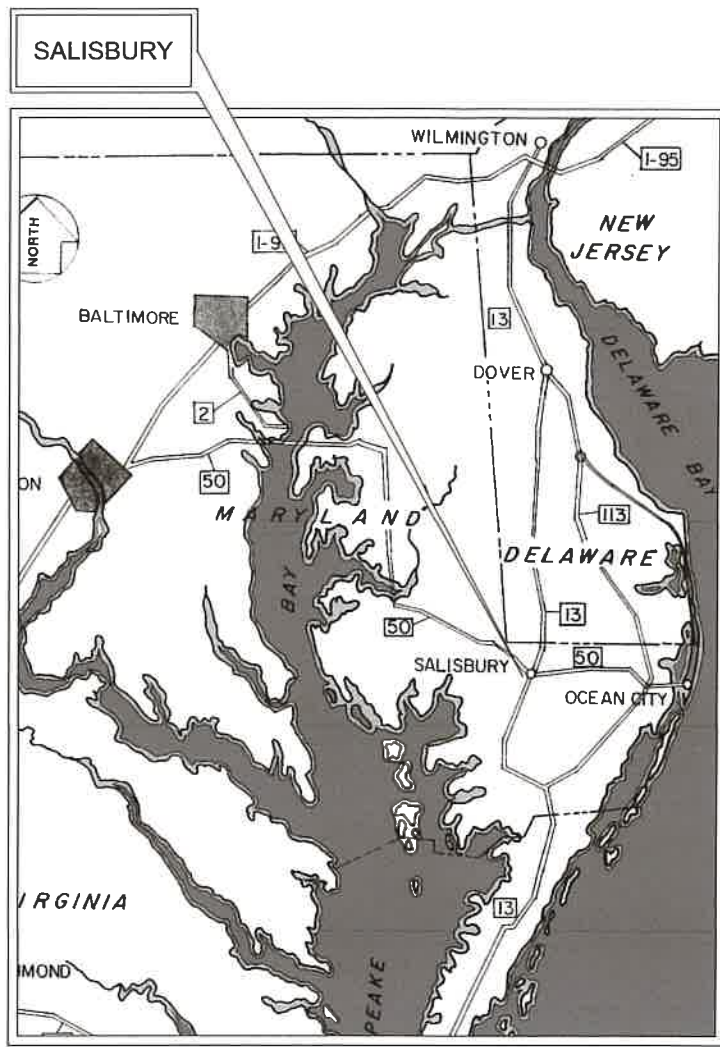
cc: SBY River LLC/Chesapeake Shipbuilding
Attn: Steven McGee (w/enclosures)
Gillis Gilkerson Inc.
Dwight Miller (w/enclosures)



GENERAL NOTES

- THE FOLLOWING SECTIONS OF THE SALISBURY MUNICIPAL CODE APPLY TO THE PROPOSED SITE DEVELOPMENT ZONING TITLE 17
 - CHAPTER 17.105 RIVERFRONT REDEVELOPMENT MULTISE DISTRICT NO. 2.
 - CHAPTER 17.196 OFF STREET PARKING AND LOADING
 - CHAPTER 17.216 SIGN STANDARDS
 - CHAPTER 17.220 SPECIAL DEVELOPMENT STANDARDS (LANDSCAPING)
- ALL CONSTRUCTION IS SUBJECT TO APPROVAL, INSPECTION AND PERMIT FROM THE CITY OF SALISBURY DEPT OF BUILDING PERMITTING AND INSPECTION.
- WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1. WATER AND SEWER EDU REQUIREMENTS TO BE ESTABLISHED FOR THIS PROJECT; SUBJECT TO FEDERAL, STATE AND MUNICIPAL LANDS AND REGULATIONS.
- THIS SITE IS EXEMPT FROM THE MARYLAND FOREST CONSERVATION LAW BECAUSE IT IS LOCATED COMPLETELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA. (SEE DETAILED CRITICAL AREA INFORMATION IN SITE DATA THIS SHEET)
- THERE ARE NO TIDAL OR NON-TIDAL WETLANDS WITHIN THE LIMITS OF DISTURBANCE.
- THIS SITE IS LOCATED WITHIN THE CITY OF SALISBURY.
- TRASH PICK-UP WILL BE PRIVATE.
- A STORMWATER MANAGEMENT PLAN WILL BE PREPARED AND SUBMITTED THAT COMPLIES WITH THE 2009 MDE STORMWATER DESIGN MANUAL AND CITY OF SALISBURY STORMWATER MANAGEMENT ORDINANCE.
- EXISTING CONDITIONS SITE SURVEY PREPARED BY GEORGE, MILES, & BUHR. SEE SHEET C1.0 FOR PROJECT BENCHMARK. BENCHMARK TO BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO COMMENCING CONSTRUCTION.
- 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 PATCHING IN THE PUBLIC ROADWAY, WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY.
- ALL DETERIORATED CURB, GUTTER AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTAGE(S) 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 DUMPS) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION HANDICAP RAMPS AND AS DIRECTED BY CITY 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 SURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PHASING OF THIS PROJECT SHALL NOT BE PERMITTED.
- A WRITTEN "NOTICE TO PROCEED" MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH SPW BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. CONTACT FRANK ENNIS OF SPW, ROOM 202, 125 N. DIVISION ST., SALISBURY, MARYLAND, 21801-4940, TELEPHONE 410-548-5460 OR 410-430-2547. E-MAIL FENNIS@SALISBURY.MD.US, TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED." 48 HOURS NOTICE IS REQUIRED.
- MILLING AND REPAIRING SHALL BE PER RESOLUTION 2298.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF EXISTING UTILITIES THROUGH TEST PITTING THE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-257-7777) AND THE CITY OF SALISBURY PUBLIC WORKS DEPARTMENT (410-548-3107) 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION. PAVEMENT REPAIR PER RESOLUTION 1213.
- ALL BACK FILLED AND DISTURBED AREAS TO BE STABILIZED IN ACCORDANCE WITH APPROVED METHODS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE.
- ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THEREOF.
- THE CONTRACTOR SHALL KEEP EXISTING UTILITIES SERVICING ADJACENT PROPERTIES IN OPERATION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTING UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- ANY DISTURBED AREAS OUTSIDE THE LIMIT OF DISTURBANCE SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
- INSTALL AND MAINTAIN SALT FENCE UNTIL PROPERTY IS STABILIZED - BARE SOIL WILL NEED TO BE STABILIZED WITH VEGETATION, STRAW, OR OTHER APPROPRIATE MEASURE PRIOR TO CERTIFICATE OF OCCUPANCY. ALL STORMWATER MANAGEMENT STRUCTURAL DEVICES WILL BE PROTECTED FROM SILTATION UNTIL SITE IS STABILIZED.
- KEEP STREETS CLEAN OF DIRT AND DEBRIS AND SITE FREE OF LITTER AND DEBRIS.
- WHILE SITE GRADING, FILL MATERIAL IS REQUIRED TO BE CLEAN AND FREE OF DEBRIS AND ORGANIC MATERIAL. STOCKPILES OF DIRT SHOULD BE STABILIZED WITH VEGETATION OR PROTECTED WITH SILT FENCE, HAY BALES, STRAW OR APPROPRIATE PROTECTION. COMPACTION OF FILL REQUIRED.
- ALL DISTURBED PROPERTY WILL BE PERMANENTLY AND ADEQUATELY STABILIZED TO PREVENT SOIL RUNOFF AND EROSION.
- SEDIMENT AND EROSION CONTROL DEVICES AND PRACTICES USED BEFORE, DURING AND AFTER ARE DETAILED ON THE SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE WICOMICO SOIL CONSERVATION DISTRICT. THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES DETAILED IN THE 2011 MDE SEDIMENT AND EROSION CONTROL HANDBOOK.
- "VOLUME OF FILL" IS FOR E&S PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR DEVELOPING THEIR OWN CUT/FILL QUANTITIES.
- GREAT CARE SHALL BE TAKEN TO PRESERVE TOPSOIL AND LIMIT EARTH DISTURBANCE WITHIN THE LIMIT OF WORK AREA.
- SITE DESIGN WAS EVALUATED TO MINIMIZE IMPERVIOUS COVER AND MAXIMIZE EXISTING IMPERVIOUS AREA REMOVAL.
- APPROVAL OF THE SITE PLAN 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.
- FOLLOWING COMPLETION OF CONSTRUCTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITY, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION OF AS-BUILT DRAWINGS OF THE FACILITY. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MDE'S FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. THE AS-BUILT DRAWING MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, TWO (2) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2008 OR AN EARLIER VERSION OF AUTO-CAD, ONE (1) EACH. ALL COMPACT DISCS (CD) MUST BE IN PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE.
- AREA OF FUTURE INFILTRATION PRACTICE SHALL BE DELINEATED IN THE FIELD AND GREAT CARE SHALL BE TAKEN TO ENSURE THAT NO HEAVY EQUIPMENT COMPACTION WILL OCCUR ON THE SITE.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SPW STREET TREE POLICY.
- THIS SITE PLAN IS NOT FOR CONSTRUCTION OF CITY OF SALISBURY PUBLIC WATER, STORMWATER AND SEWER MAINS.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- FOLLOWING COMPLETION OF CONSTRUCTION OF THE PRIVATE STORMWATER MANAGEMENT FACILITY THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION OF AS-BUILT DRAWINGS OF THE FACILITY. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MDE'S FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. THE "AS-BUILT" DRAWING MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, FIVE (5) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2008 OR AN EARLIER VERSION OF AUTO-CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE. SHOULD THE REQUIRED AS-BUILT DRAWINGS NOT BE DILIGENTLY PREPARED AND SUBMITTED TO PUBLIC WORKS, DEVELOPER UNDERSTANDS AND AGREES THAT ANY CONSTRUCTION OR CONVEYANCE PRIVILEGES RELATED TO THE PROJECT, INCLUDING THE SETTING OF WATER METERS AND FINAL OCCUPANCY CERTIFICATE MAY BE SUSPENDED BY THE CITY OF SALISBURY UNTIL THE AS-BUILT DRAWINGS ARE SUBMITTED AND FINALLY APPROVED.

CHESAPEAKE SHIPBUILDING SITE DEVELOPMENT MASTER PLAN PRELIMINARY SITE PLANS SALISBURY, MARYLAND



VICINITY MAP
SCALE: 1" = 20 MILES



LOCATION MAP
SCALE: 1" = 1000'

SHEET LIST

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.2	PROPOSED SITE PLAN - PHASE 1
C1.3	PROPOSED SITE PLAN - PHASE 2 & 3
A1.1	PRODUCTION BUILDING FLOOR PLANS
A1.2	OFFICE BUILDING FLOOR PLANS
A2.1	PRODUCTION BUILDING ELEVATIONS
A2.2	OFFICE BUILDING ELEVATIONS

CONTACT INFORMATION

OWNER/DEVELOPER: SEY RIVER LLC (OWNER PARCEL 1110)
ADDRESS: 710 FITZWATER STREET
SALISBURY, MD 21801
PHONE: (410) 742-4900
CONTACT: STEVEN MCCOE, P.E.
EMAIL: SMCCOE@CHESHIP.COM

OWNER/DEVELOPER: GMB INC. (OWNER PARCEL 1113 AND 73)
ADDRESS: 741 BOSTON POST RD #200
GUILFORD, CT 06347
PHONE: (410) 742-4900
CONTACT: STEVEN MCCOE, P.E.
EMAIL: SMCCOE@CHESHIP.COM

CIVIL ENGINEER: GEORGE, MILES AND BUHR LLC
ADDRESS: 206 WEST MAIN STREET
SALISBURY, MD 21801
PHONE: 410-742-3115
CONTACT: CHRISTOPHER PFISTER, P.E.
EMAIL: CFISTER@GMBNET.COM

ARCHITECT: GEORGE, MILES AND BUHR LLC
ADDRESS: 206 WEST MAIN STREET
SALISBURY, MD 21801
PHONE: 410-742-3115
CONTACT: MORGAN H. HELFRICH, AA
EMAIL: MHELFRICH@GMBNET.COM

CONTRACTOR: GILLIS GILKERSON INC.
ADDRESS: 150 WEST MARKET ST., SUITE 200
SALISBURY, MD 21801
PHONE: (410) 749-4821
CONTACT: DWIGHT MILLER
EMAIL: DMILLER@GGGILLIS.COM

SITE INFORMATION

SITE ADDRESS: 710 FITZWATER STREET
SALISBURY, MARYLAND

PARCEL AREA: 13.54+/- ACRES (5,000 SF MINIMUM)
TAX MAP/PARCEL: 106/1110, 113, & 73
BOOK/PAGE: 2296/439
SALISBURY PROPERTY MAP: 65

LOT REQUIREMENTS PER CITY OF SALISBURY MUNICIPAL CODE CHAPTER 17.105 - RIVERFRONT REDEVELOPMENT MULTISE DISTRICT NO. 2 (RR-2):
MINIMUM LOT SIZE: 5,000 SF
MINIMUM LOT WIDTH: 50'
EXISTING SITE: INDUSTRIAL-WATER DEPENDENT, VESSEL ASSEMBLY & REPAIR
PROPOSED USED: INDUSTRIAL-WATER DEPENDENT VESSEL ASSEMBLY

BUILDING SETBACKS:
FRONT: 5' FROM BACK OF CURB OR AS NOTED ON SHEET C1.1, C1.2, & C1.3
SIDE: 15'
SIDE: 30' (ADJACENT TO RESIDENTIAL)
REAR: 10' (WICOMICO RIVER-MEASURED FROM BACK OF BULKHEAD)
(30' CBCA SETBACK - SEE BELOW)

LANDSCAPE SETBACKS:
FRONT: 15'
SIDE: 5'
SIDE: 10' (ADJACENT TO RESIDENTIAL)
REAR: 0' (WICOMICO RIVER-ALL RIVER FRONTAGE TO BE USED FOR LOADING/UNLOADING)

LANDSCAPING IN ACCORDANCE WITH SALISBURY MUNICIPAL CODE 17.220

PROPOSED BUILDING DIMENSIONS:
FOOTPRINT AREA: 42,200 SF
PHASE 1: OFFICE - 50' X 150' (2 FLOORS) = 15,000 SF
PHASE 2: PRODUCTION BUILDING 340' X 80' = 27,200 SF
PHASE 3: PRODUCTION SHOPS 50' X 150' (1 FLOOR) = 7,500 SF
MAXIMUM HEIGHT = 75' AS MEASURED FROM FINISHED FLOOR TO MID-LINE OF SLOPED ROOF - SEE ARCHITECTURAL PLANS SHEET A2.1 AND A2.2.
TOTAL GROSS FLOOR AREA: 49,700 SF

PARKING PROVIDED IN ACCORDANCE WITH SALISBURY MUNICIPAL CODE CHAPTER 17.196:
PARKING REQUIRED: 225
TOTAL SPACES PROVIDED: 296
ADA SPACES REQUIRED: 7 (PER CURRENT ADA REQUIREMENTS FOR 200-300 TOTAL SPACES)
TYPICAL PARKING SPACE = 9' X 20'

PARKING REQUIREMENTS IN ACCORDANCE WITH SALISBURY MUNICIPAL CODE CH. 17.196

STORMWATER MANAGEMENT - PHASE 1, 2, & 3

TOTAL LIMIT OF DISTURBANCE (LOD):	4.07 ACRES
SWM DEVELOPMENT CLASSIFICATION:	REDEVELOPMENT
TOTAL EX IMPERVIOUS:	2.68 AC (66% OF LOD)
TOTAL PROPOSED IMPERVIOUS:	2.98 AC (73% OF LOD)
IMPERVIOUS AREA REDUCTION (REQUIRED):	1.34 AC (50%)

FEMA FIRM FLOOD ZONE: AE6, MAP 24045C0251E PANEL #251 OF 375 DATED AUGUST 17, 2015
CITY OF SALISBURY 240080 0251 E
WICOMICO COUNTY 240078 0251 E

PROPOSED SITE DEVELOPMENT IS LOCATED IN FEMA FIRM ZONE AE (BASE FLOOD ELEVATION 6)

A CITY BUILDING BOARD OF ADJUSTMENTS AND APPEALS VARIANCE TO LOWER FINISHED FLOOR ELEVATION IN THE PRODUCTION BUILDING AND SHOPS BE APPLIED FOR.

CHESAPEAKE BAY CRITICAL AREA (CBCA)
THIS SITE IS LOCATED WITHIN A DESIGNATED BUFFER EXEMPTION AREA. THEREFORE, A 30' SETBACK/BUFFER AS MEASURED FROM MEAN HIGH WATER (BULKHEAD) WILL BE MAINTAINED.

CBCA DESIGNATION: INTENSELY DEVELOPED AREA (IDA)
TOTAL AREA IN CBCA: 13.54 ACRES
WETLAND BUFFERS: NON APPLICABLE IN WATER DEPENDENT INDUSTRY
EXISTING LAND USE: INDUSTRIAL-WATER DEPENDENT, VESSEL ASSEMBLY & REPAIR (FORMERLY INDUSTRIAL)
IMPERVIOUS AREA TO BE REMOVED: 0 AC

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 DOWNTOWN PLAZA
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

JULY 2021

APPROVED	CITY PROJECT #
CITY OF SALISBURY	UTILITY CONTRACT #
DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT	
AMANDA POLLACK P.E., DIRECTOR	DATE

SIGNED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT OR LAND SURVEYOR REGISTERED IN MARYLAND. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22749, EXPIRATION DATE: JUNE 22, 2022.

PRINTS ISSUED PRELIMINARY

DATE	
REVISIONS	
NO.	

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS

CHESAPEAKE SHIPBUILDING
SITE DEVELOPMENT MASTER PLAN

PRELIMINARY
PLAN CO
SHEET

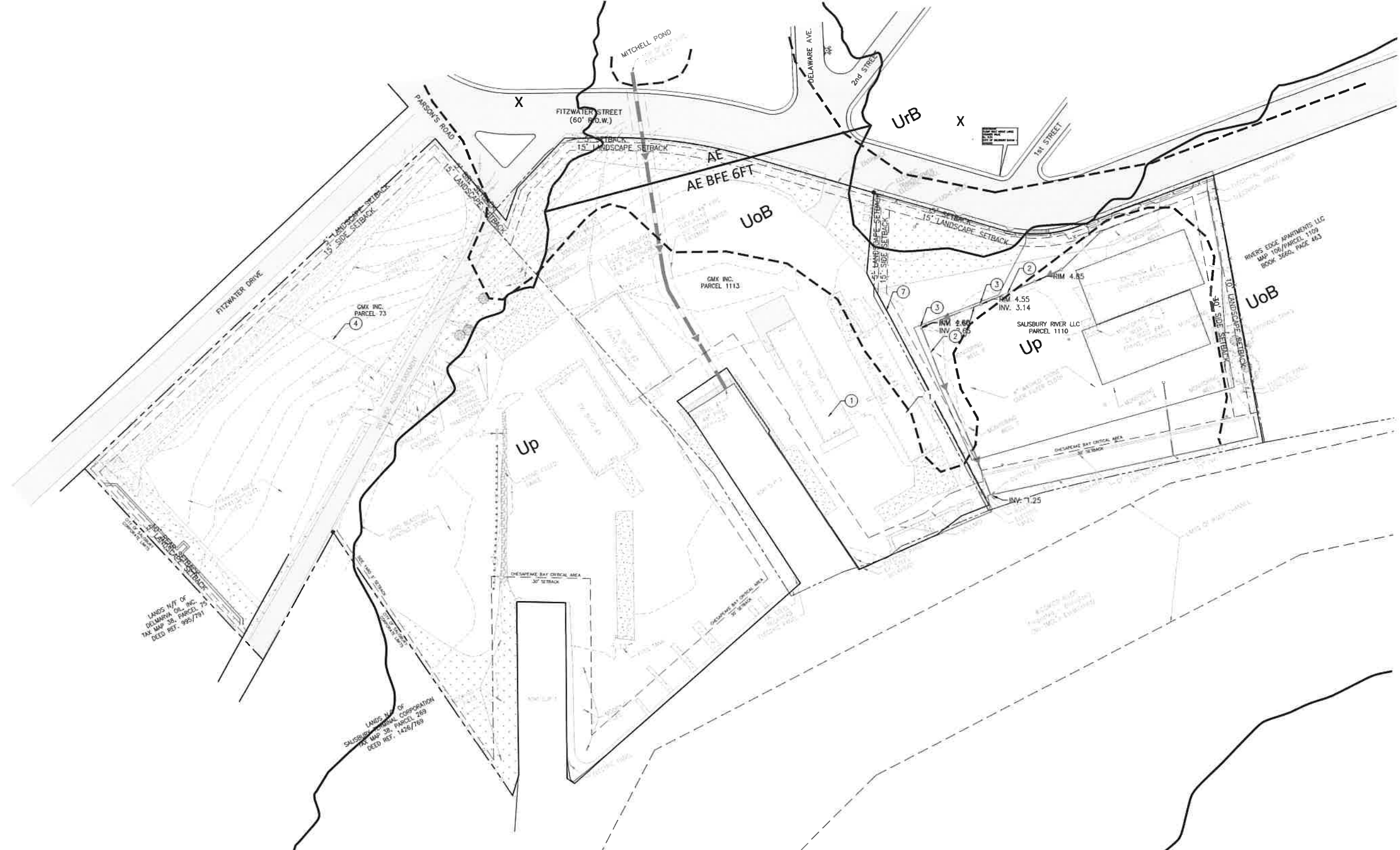
SCALE: AS SHOWN
DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____

NO.	REVISIONS	DATE



**CHESAPEAKE SHIPBUILDING
SITE DEVELOPMENT MASTER PLAN**

**EXISTING
CONDITION
DEMOLITION**



LEGEND

	PROPERTY LINE/RIGHT OF WAY		UTILITY POLE
	CONTOUR		LIGHT POLE
	ASPHALT PAVEMENT		WATER WELL
	GRAVEL/IMPERVIOUS SURFACE		BOLLARD
	CONCRETE		BUILDING
	WASHED STONE OVER GEOGRID		TREE/SHRUB
	VEGETATED AREA/LANDSCAPE AREA		SOILS LINE
	WOODS LINE		SETBACK LINE
	SUPER SILT FENCE/ HAY BALES		FEMA FLOOD ZONE BOUNDARY
	20' WIDE EASEMENT		CURB, GUTTER, AND DEPRESSED CURB
	UNDERGROUND ELECTRIC		
	FENCE		
	STORM DRAIN INLET		

DEMOLITION NOTES

- 1 BUILDING TO BE DEMOLISHED UPON COMPLETION OF PHASE 1 - OFFICE BUILDING. REMOVE AND DISPOSE OF CONCRETE PAVEMENT, GRAVEL, HEAVILY COMPACTED AREAS, AND OTHER EXISTING IMPERVIOUS SURFACES. REMOVE COMPACTED MATERIAL AND BACKFILL WITH APPROVED MATERIAL.
- 2 REMOVE AND DISPOSE OF EXISTING STORM DRAIN PIPING.
- 3 REMOVE AND DISPOSE OF EXISTING STORM INLET.
- 4 REMOVE FENCING.
- 5 REMOVE AND DISPOSE OF EXISTING STORM INLET.
- 6 LIMIT OF EXISTING DEPRESSED CURB TO REMAIN.
- 7 PROPERTY LINE TO BE ABANDONED BY PARCEL CONSOLIDATION PLAT.

APPROVED
CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE
AND DEVELOPMENT

CITY PROJECT #
UTILITY CONTRACT #

AMANDA POLLACK P.E., DIRECTOR DATE

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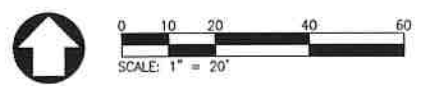
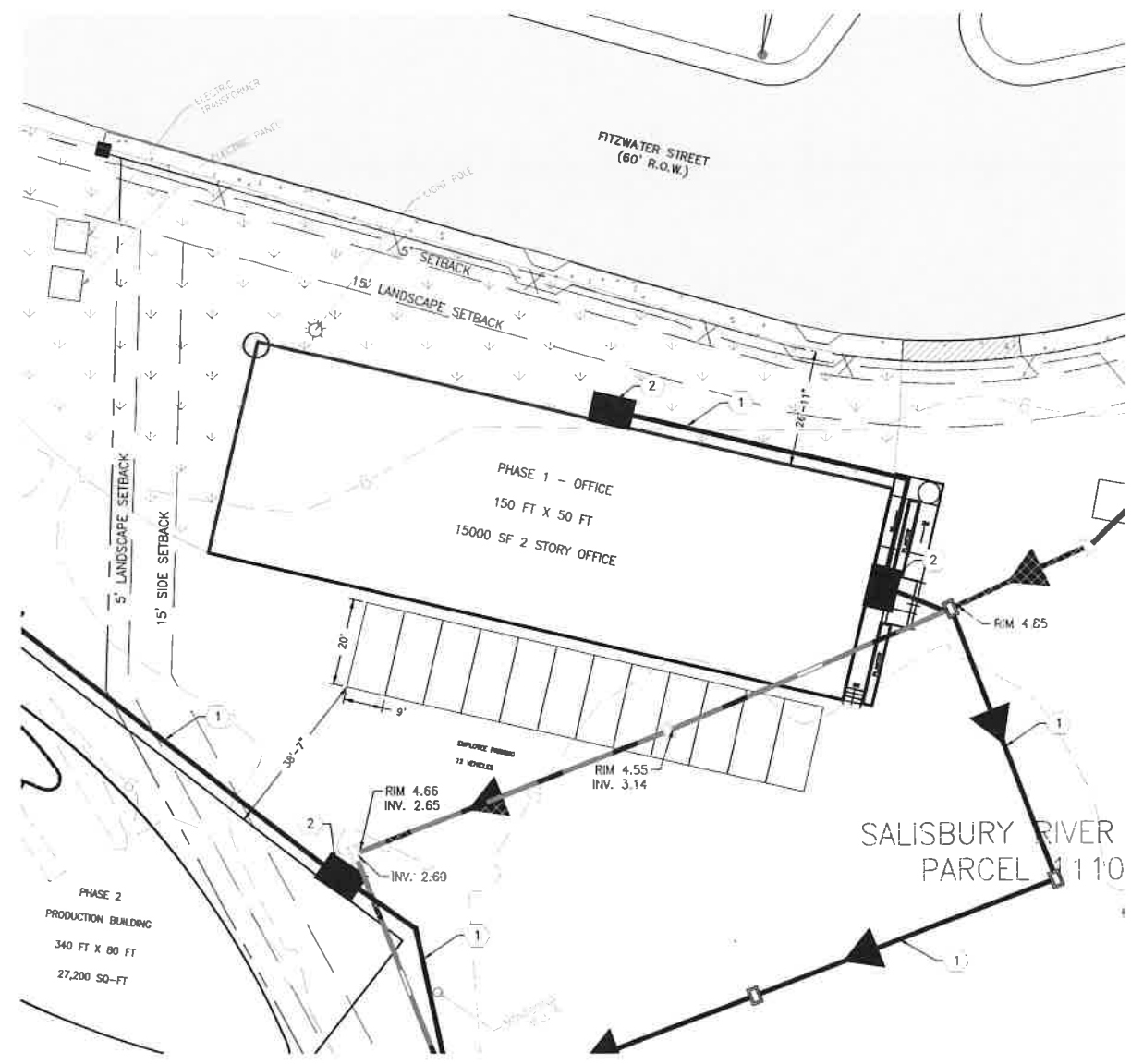
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64 INCHES (1:39)
128 INCHES (1:19)
256 INCHES (1:9)
512 INCHES (1:4)
1024 INCHES (1:2)
2048 INCHES (1:1)

NO.	REVISIONS	DATE



**CHESAPEAKE SHIPBUILDING
SITE DEVELOPMENT MASTER PLAN**

**PROPOSED
PLAN - PH...**



CONSTRUCTION NOTES

- ① INSTALL NEW STORM DRAIN PIPE
- ② INSTALL STORMGARDEN
- ③ REMOVE STORMDRAIN AND INLET

LEGEND

PROPOSED

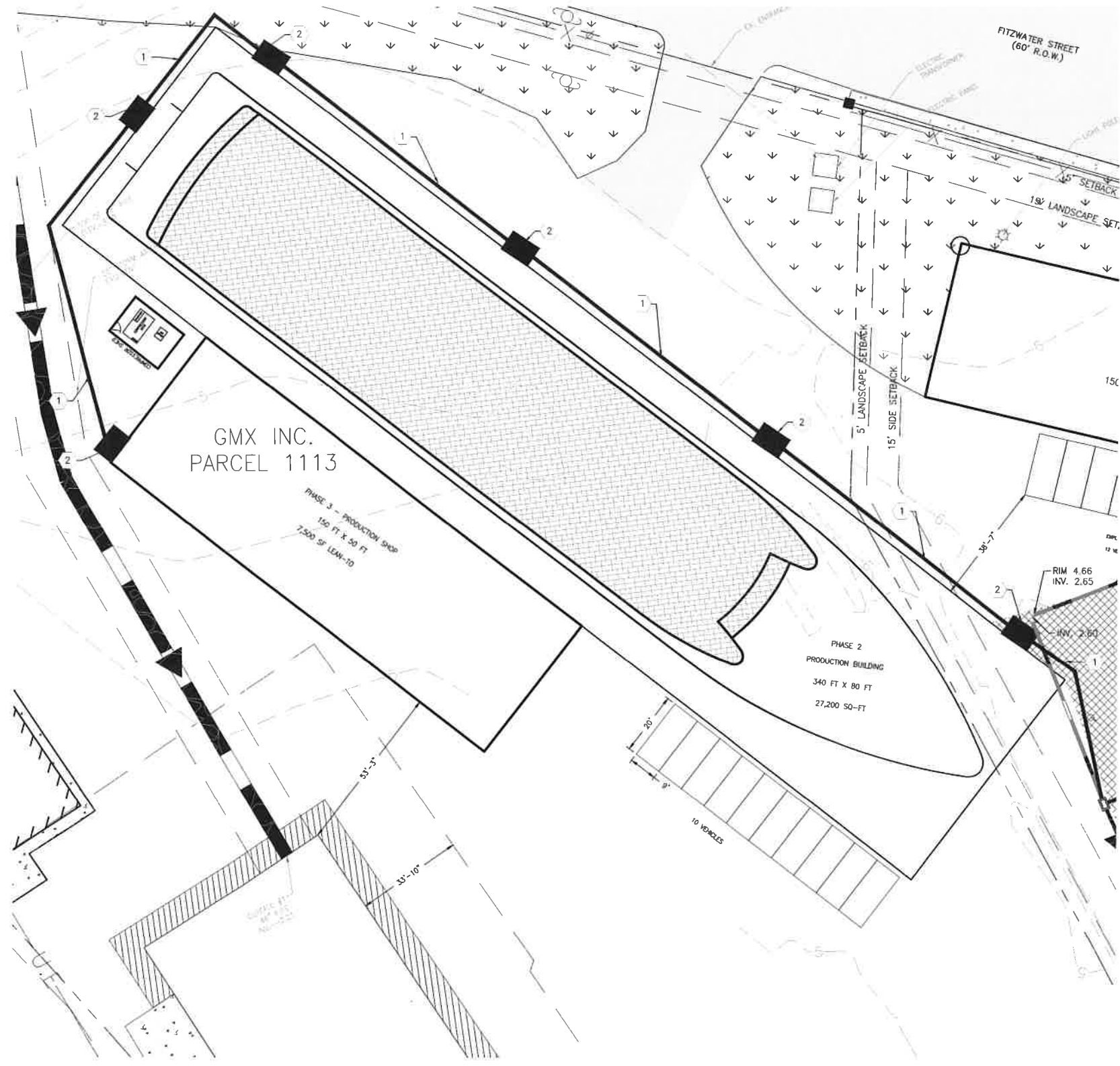
	WASHED STONE OVER GEOGRID ADJUSTED AS NECESSARY PER BUILDING CONSTRUCTION
	VEGETATED AREA/LANDSCAPE AREA ADJUSTED AS NECESSARY PER BUILDING CONSTRUCTION
	PARKING SPACE (9' X 20')
	STORM GARDEN
	STORM PIPE AND DRAIN

APPROVED CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT	CITY PROJECT # UTILITY CONTRACT #
AMANDA POLLACK P.E., DIRECTOR	DATE

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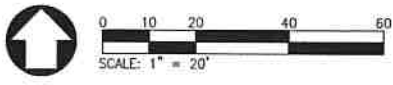
SCALE: 1" = 20'
DRAWN BY: DJR

PROPOSED	PROPOSED (10mm)
PROPOSED	PROPOSED (15mm)
PROPOSED	PROPOSED (20mm)
PROPOSED	PROPOSED (25mm)
PROPOSED	PROPOSED (30mm)
PROPOSED	PROPOSED (35mm)
PROPOSED	PROPOSED (40mm)
PROPOSED	PROPOSED (45mm)
PROPOSED	PROPOSED (50mm)



CONSTRUCTION NOTES

- ① INSTALL NEW STORM DRAIN PIPE
- ② INSTALL STORMGARDEN
- ③ REMOVE STORMDRAIN AND INLET



LEGEND

- PROPOSED**
- WASHED STONE OVER GEOGRID ADJUSTED AS NECESSARY PER BUILDING CONSTRUCTION
 - VEGETATED AREA/LANDSCAPE AREA ADJUSTED AS NECESSARY PER BUILDING CONSTRUCTION
 - PARKING SPACE (9' X 20')
 - STORM GARDEN
 - STORM PIPE AND DRAIN

APPROVED CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT	CITY PROJECT # UTILITY CONTRACT #
AMANDA POLLACK P.E., DIRECTOR	DATE
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PRINTS ISSUED PRELIMINARY
DATE
REVISIONS
NO.

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS

**CHESAPEAKE SHIPBUILDING
 SITE DEVELOPMENT MASTER PLAN**

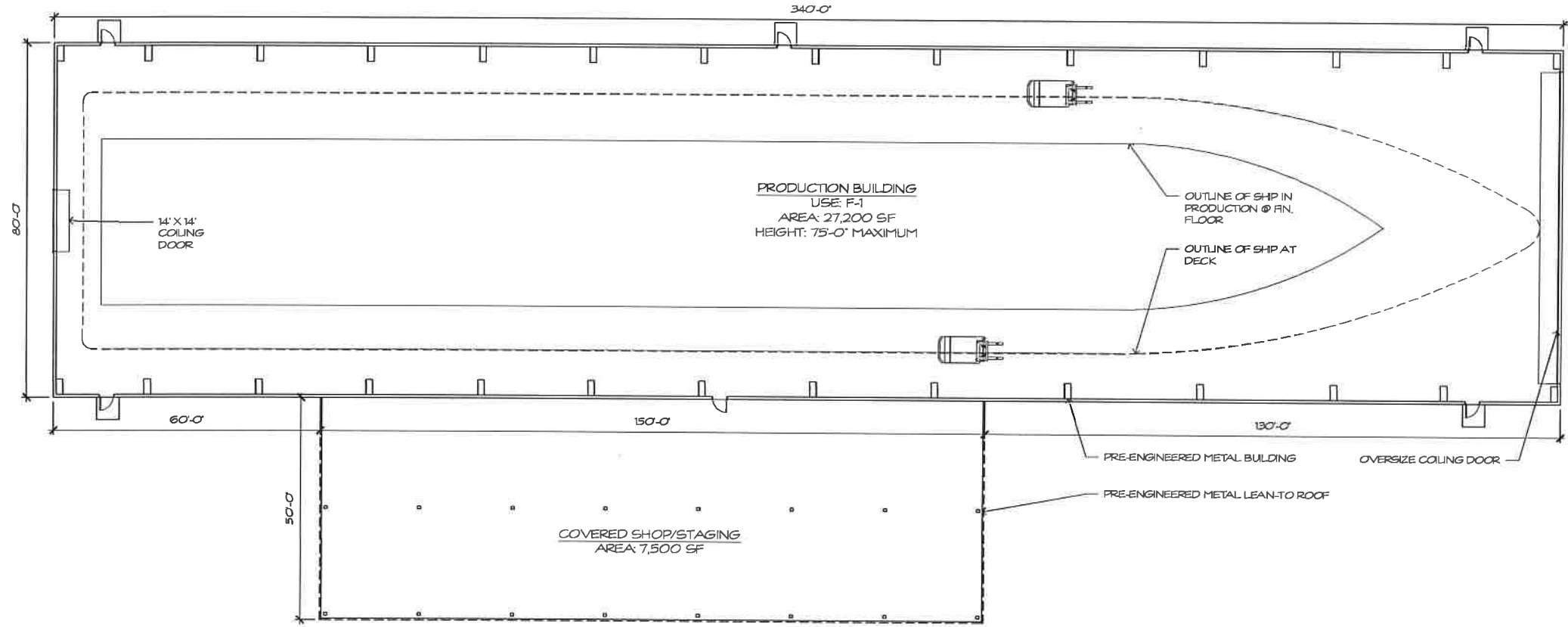
**PROPOSED
 PLAN - PHAS**

SCALE : 1" = 20'
DESIGN BY : DJR
DRAWN BY : CEM
CHECKED BY :

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LEGEND

— NEW WALL



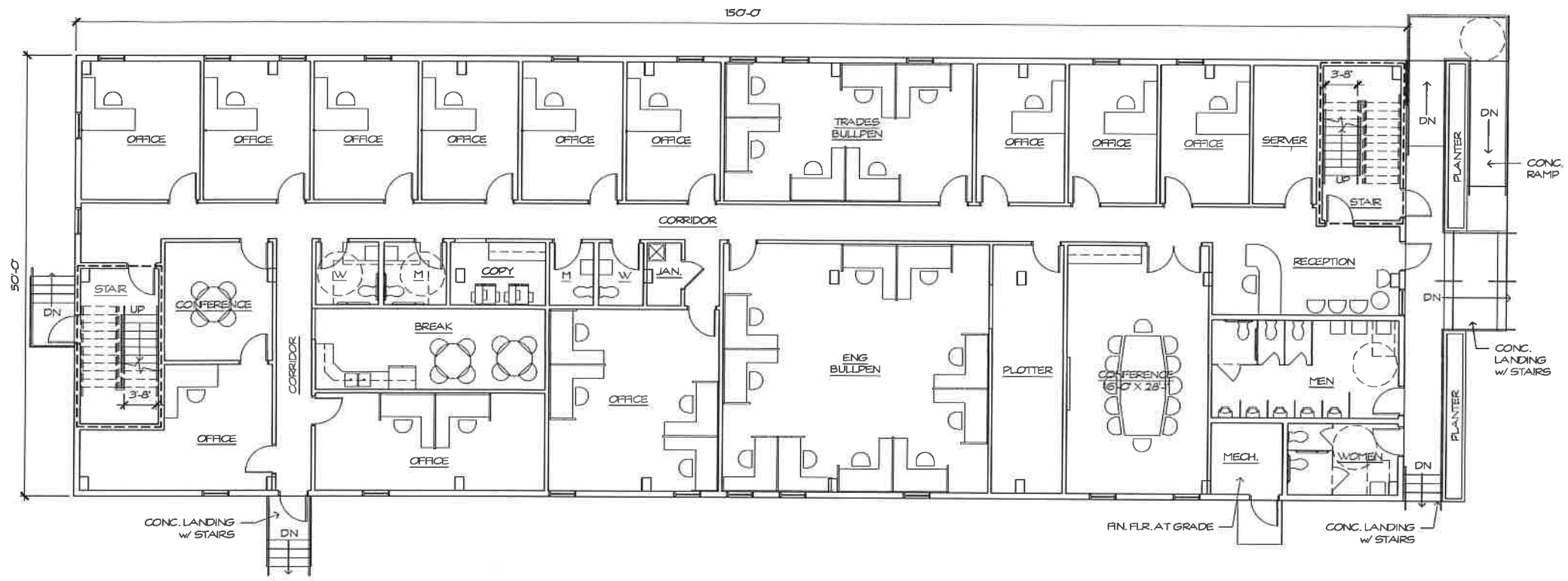
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PRODUCTION BUILDING FLOOR PLAN

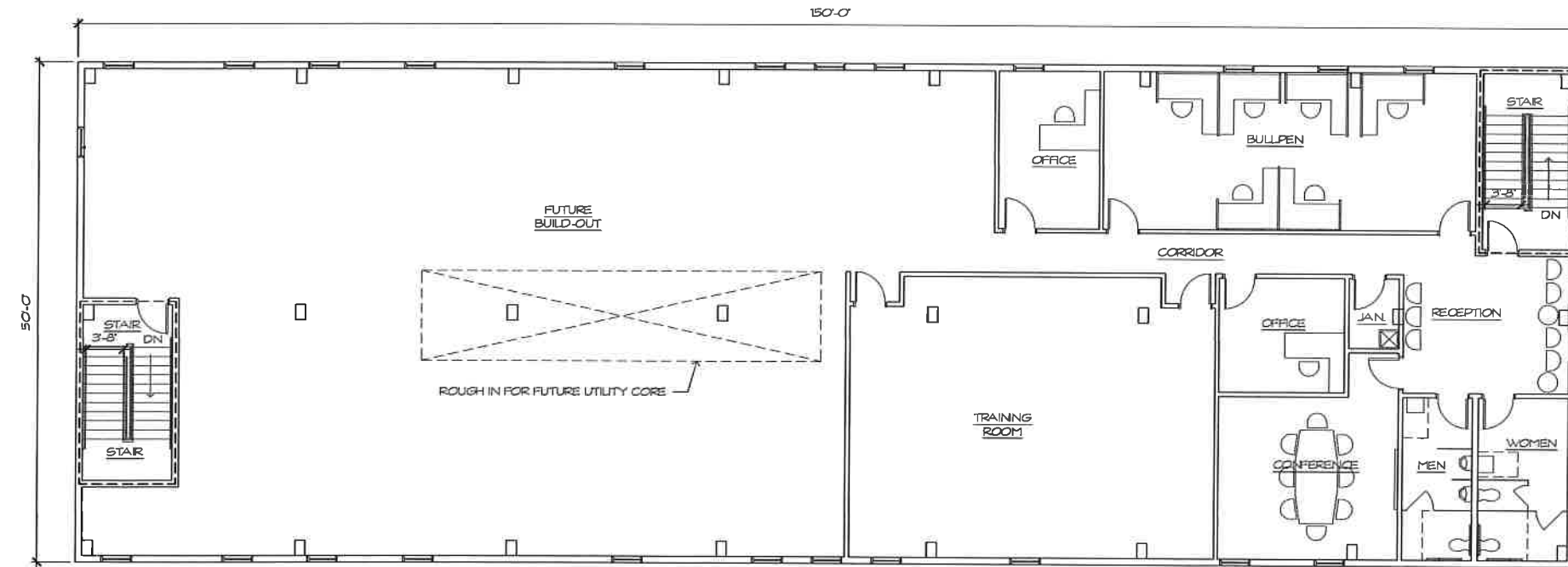
1/6 - 1/7

NO.	1	REASON	PLANNING CONSTRUCTION SUBMITTAL	DATE	7/19/21
NEW CONSTRUCTION OF: CHESAPEAKE SHIPBUILDING					
PRODUCTION BUILDING FLOOR PLAN					
SCALE	: AS SHOWN	DESIGN BY	: JET	CHECKED BY	: JET
DRAWN BY	: JET	GMB FILE	: 210111	DATE	: 7/19/21

G:\Projects\2021\210111 chesapeake shipbuilding boat slip no. 1 expansion\architectural schematic design\Drawings\current drawings\M1.0 FLOOR PLAN NEW.dwg, 7/19/2021 8:48 AM, Lauren Wandel



1 FIRST FLOOR PLAN
1/8" = 1'-0"



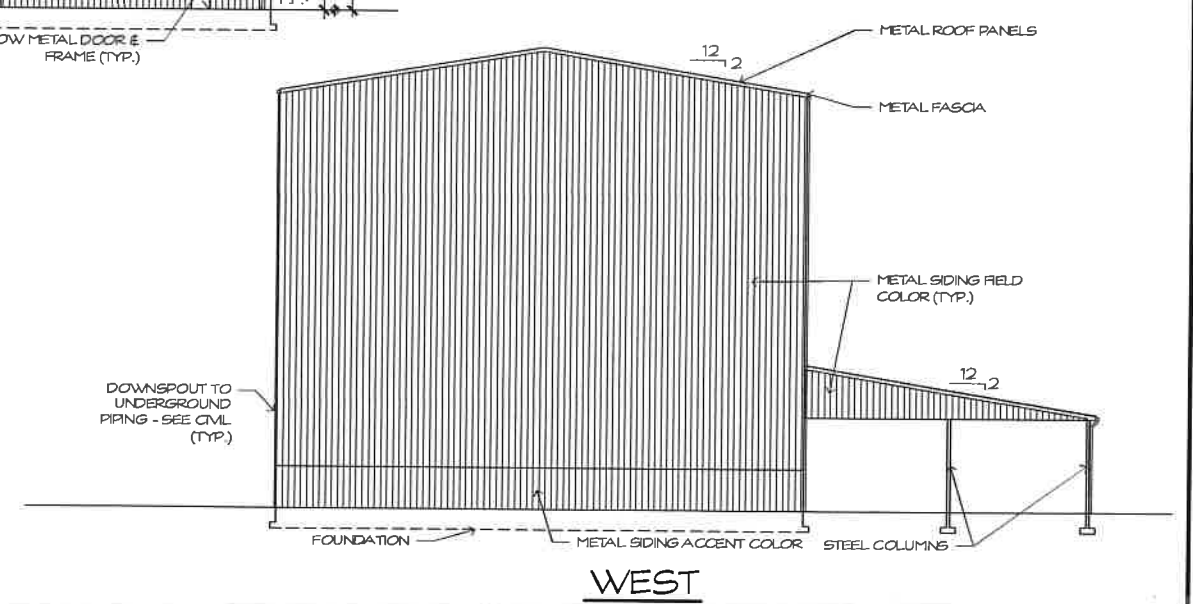
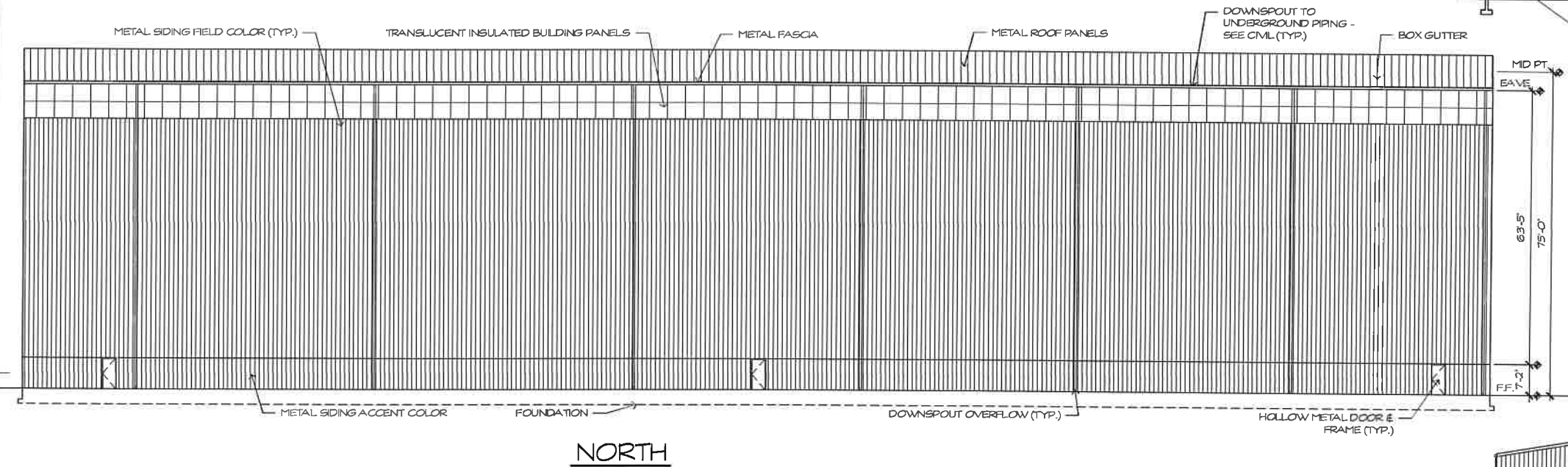
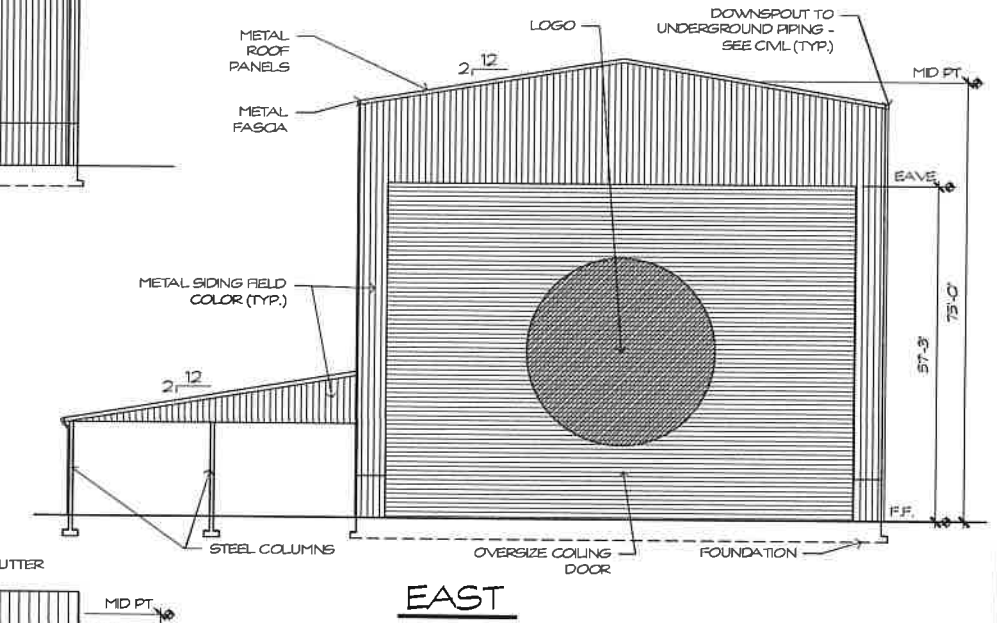
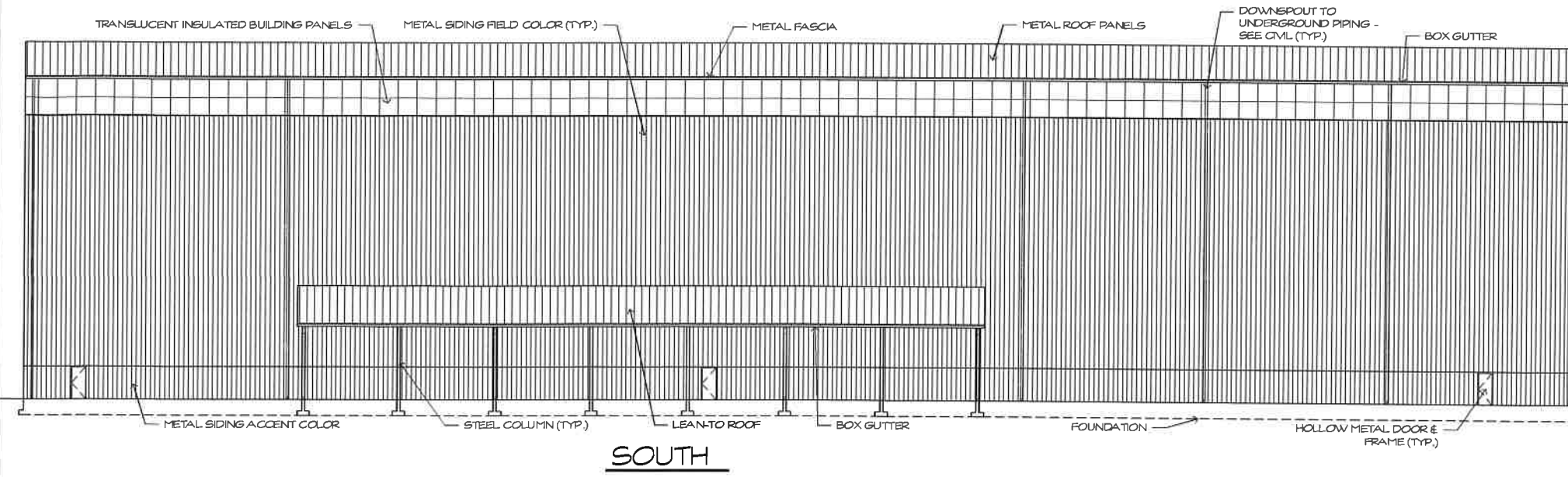
2 SECOND FLOOR PLAN

LEGEND

- NEW WALL
- - - 1-HR RATED

NO.	1	REVISION	PLANING CO-15500-SUBMITAL
DATE	7/9/21		
GMB			
NEW CONSTRUCTION OF: CHESAPEAKE SHIPBUILDING			
OFFICE BUILDING			
SCALE	1/8"	DESIGN BY	LE
DRAWN BY	LE	CHECKED BY	TH
OWN FILE	120	DATE	7-1

g:\Projects\2021\210111 chesapeake shipbuilding boat slip no. 1 expansion\architectural schematic design\Drawings\current drawings\A2.1 ELEVATIONS.dwg, 7/19/2021 9:45 AM, Lauren Wendel



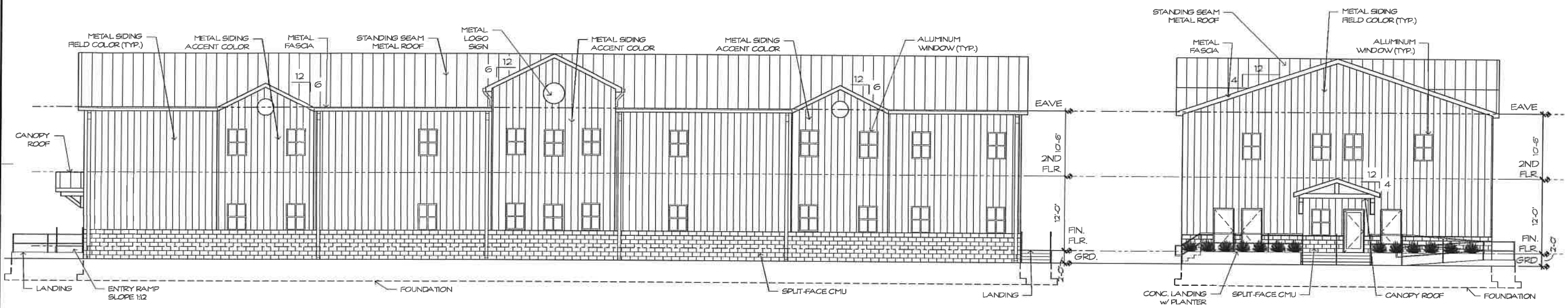
NO.	1
REVISION	PLANNING CONCEPT SUBMITTAL
DATE	7/9/21

NEW CONSTRUCTION OF:
CHESAPEAKE SHIPBUILDING

PRODUCTION
BUILDING

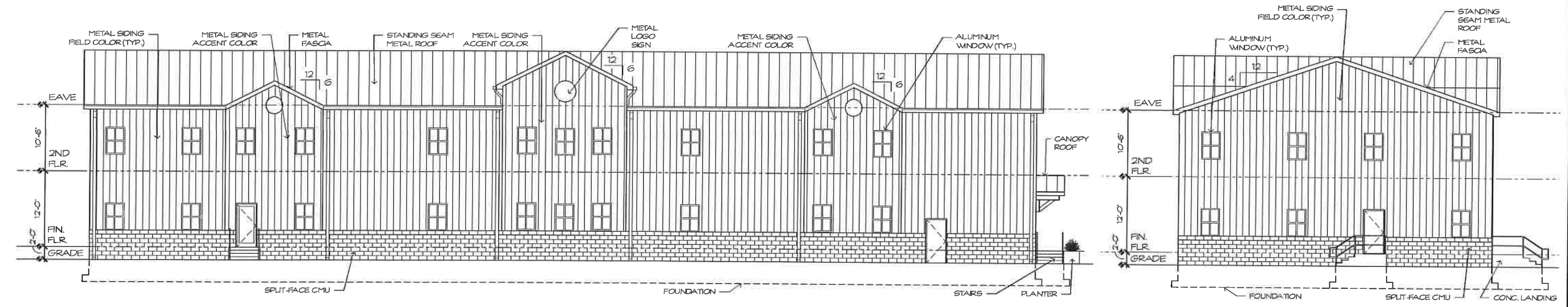
SCALE : 1/8"
DESIGN BY : J.E.
DRAWN BY : J.E.
CHECKED BY : J.E.
OWN FILE : 2/1
DATE : 7-1

s:\Projects\2021\210111 Chesapeake Shipbuilding boat slip no. 1 expansion\architectural schematic design\Drawings\current\drawings\A2.1 ELEVATIONS.dwg, 7/19/2021 9:45 AM, Lauren Worldel



NORTH

EAST



SOUTH

WEST

REVISION
 DATE
 1
 7/21
 PLANNING CO-OPERATIVE ARCHITECTS
GMP
 NEW CONSTRUCTION OF:
CHESAPEAKE SHIPBUILDING
 OFFICE BUILDING
 SCALE : 1/4"
 DESIGN BY : J.E.
 DRAWN BY : J.E.
 CHECKED BY : J.E.
 GMP FILE : 21
 DATE : 7-