



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

City of Salisbury – Wicomico County

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



JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

January 20, 2022

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

1:30 P.M. Convene, Chip Dashiell, Chairman
Minutes – Meeting of December 16, 2021

1:35 P.M. PRELIMINARY/FINAL SUBDIVISION PLAT – JM Land Holding LLC –
Sassafras Meadows Phase 3, West Road & Victoria Park Drive – R-10A
Residential - #19-045, M-0029, G-0019, P-0229 (B. Wilkins)

FINAL COMPREHENSIVE DEVELOPMENT PLAN – JM Land Holdings LLC –
Sassafras Meadows Phase 3, West Road & Victoria Park Drive - R-10A
Residential - #19-045, M-0029, G-0019, P-0229 (B. Wilkins)

PRELIMINARY/FINAL SUBDIVISION PLAT - Glen Heights, LLC – Glenn Heights,
1800 Glen Avenue – R-10A Residential - #20-034, M-0109, G-0017, P-2585
(B. Wilkins)

FINAL REVISED COMPREHENSIVE DEVELOPMENT PLAN - Glen Heights, LLC –
Glenn Heights, 1800 Glen Avenue – R-10A Residential - #20-034, M-0109,
G-0017, P-2585 (B. Wilkins)

**FINAL COMPREHENSIVE DEVELOPMENT PLAN & WELLHEAD PROTECTION SITE
PLAN – G2 Properties, LLC -** Woodbrooke Medical Lots 7 & 8, Woodbrooke
Drive – Light Business & Institutional - #93-003, M-0110, G-0021, P-2447 (B.
Wilkins)

**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN & PALEOCHANNEL –
WELLHEAD PROTECTION PLAN – Kirk Salvo -** Jasmine Drive Apartments,
Jasmine Drive – General Commercial - #22-001, M-0101, G-0011, P-5475 (B.
Wilkins)



JACOB R. DAY
MAYOR

JULIA GLANZ
CITY ADMINISTRATOR

City of Salisbury – Wicomico County

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



JOHN D. PSOTA
ACTING COUNTY EXECUTIVE

JOHN D. PSOTA
DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on December 16, 2021, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman
Jim Thomas
Scott Rogers
Mandel Copeland
Joe Holloway
Jack Heath
Matt Drew

PLANNING STAFF:

Henry Eure, City of Salisbury, Department of Infrastructure and Development ("DID")
Brian Soper, City of Salisbury, DID
Brian Wilkins, City of Salisbury, DID
Marilyn Williams, Wicomico County Department of Planning, Zoning and Community Development ("PZCD")
Keith D. Hall, AICP, Wicomico County, PZCD
Lori A. Carter, MBA, Wicomico County, PZCD

Paul Wilber, Wicomico County Department of Law
Laura Hay, City of Salisbury Department of Law

The meeting was called to order at 1:30 p.m. by Chairman Dashiell. Chairman Dashiell started the meeting with sharing that Dr. James McNaughton's term on the Commission had expired and thanked him for his years of service. He proceeded with introducing the newest member of Planning and Zoning, Mr. Matt Drew, and shared his professional bio. Also, he acknowledged Mr. Mandel Copeland has been reconfirmed as a Planning and Zoning Commission member

for another 5-year term. Chairman Dashiell extended his appreciation to Mr. Copeland for his continuation to serve on the committee.

MINUTES: Chairman Dashiell noted there were two (2) sets of minutes brought forward for review and approval from the meeting of November 18, 2021 and the work session of December 9, 2021.

Chairman Dashiell requested a motion to approve the November 18th minutes. Upon a motion from Mr. Thomas, seconded by Mr. Rogers, with exception of Mr. Drew, who abstained from the vote because he was not at the meeting, all other members voted in favor and the November 18, 2021 minutes were **APPROVED** as submitted.

Chairman Dashiell requested a motion to approve the December 9th work session minutes. Upon a motion from Mr. Thomas, seconded by Mr. Holloway, with exception of Mr. Drew and Mr. Rogers, who abstained from the vote because they were not at the meeting, all members voted in favor and the December 9, 2021 minutes were **APPROVED** as submitted.

PRELIMINARY/FINAL PLAT – Minor Subdivision of the Lands of John L. and Nancy J. Flaig – 9494 Athol Road – Town Transition Zoning District, Paleo Channel Overlay, Critical Areas – M-8, G-24, P-167 (M. Williams)

Chairman Dashiell acknowledged Ms. Williams and asked her to present the Staff Report. The Flaig's were not present at the meeting.

The proposal is for the creation of a single lot from Parcel 167, which is 22-acres in size. Parcel 167 was created when a 44-acre farm was divided into equal portions in 1984. The other 22-acre parcel became the 7-lot subdivision known as Barren Creek Estates.

The single lot would be the 8th lot from the parent parcel that was in place at the regulatory date of 1968; therefore, it requires Planning Commission approval. The new lot is proposed at 3.278 acres, and will be used for the Flaig's daughter to build a house. A small portion of the new lot lies within the Chesapeake Bay Critical Areas, which only that small area will have to meet the Critical Areas regulations.

The Planning Staff recommends approval of the subdivision as proposed with the following four (4) conditions:

1. The Final Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.

2. Health Department approval is required prior to the recordation of the Subdivision Plat.
3. A Declaration of Intent for an Immediate Family Transfer is required to comply with the Forest Conservation regulations.
4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

The plat meets County regulations and the larger size of 3.278 acres is consistent with other lots in the immediate area. The lots in the adjoining Barren Creek Estates range in size from 2.92 to 4.58 acres.

Chairman Dashiell inquired if the Commissioners had any questions or comments. Mr. Holloway inquired if there will be any other lots available from the 22 acres. Ms. Williams confirmed other lots are available and mentioned this property is in Town Transition Zoning District. Mr. Drew asked why the 2nd review area is outside of the parcel. Ms. Williams stated it was for a replacement of an existing house owned by the Flaig's. The area is not for the lot being created.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Subdivision for the Flaig's as presented in accordance with the four (4) conditions presented in the Staff report, seconded by Mr. Holloway, and carried unanimously, the Commission approved the preliminary / final subdivision plat.

Chairman Dashiell stated the motion was **APPROVED**.

PRELIMINARY/FINAL PLAT – The Village Down River Growth Allocation Plan Sheet 3 Revision – Riverside Drive – R-20 Zoning District, Critical Areas – M-47, G-8, P-665 (M. Williams)

Chairman Dashiell acknowledged Ms. Williams and asked her to present the Staff Report.

The Planning & Zoning and Public Works Engineering staff have been working with the Critical Areas Commission, the original developer Steve Pusey, and the Village Down River Homeowners Association President to revise Sheet 3 of the Growth Allocation Plan for this condominium development. Sheet 3 provides details for the allowance of impervious surfaces on the individual units. No other pages of the Condominium Plat or the Growth Allocation Plan are being revised at this time.

Village Down River is located within two different Critical Areas designations – Intensely Developed Area (“IDA”) and Limited Development Area (“LDA”). The

revised Sheet 3 proposes an increase in the allowed impervious area within the IDA, while reducing the amount of allowed impervious area within the LDA.

The Planning Staff recommends approval of the revised Sheet 3 of the Growth Allocation Plan as presented with the following three (3) conditions:

1. The Final Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Critical Areas Commission approval is required prior to recordation of Sheet 3.
3. Signatures of the developer and the HOA president – as the designated representative for the unit owners – are required.

The Revised Sheet 3 clarifies the amount of impervious surfaces allowed on each unit and provides adequate building footprints for each of the undeveloped units.

Chairman Dashiell inquired if the Commissioners had any questions or comments. Mr. Drew asked how the change is being communicated to the existing homeowners. Ms. Williams said the homeowners have been very involved in the process.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Revised Sheet 3 for the Village Down River as proposed with the three (3) conditions presented in the Staff report, seconded by Mr. Thomas, and carried unanimously, the Commission approved the revised Growth Allocation Plan – Sheet 3 for the Village Down River Plat.

Chairman Dashiell stated the motion was **APPROVED**.

PRELIMINARY REVISED COMPREHENSIVE DEVELOPMENT PLAN – DHB Development LLC – Heritage, Pemberton Dr & Culver Rd – R-8A Residential – #90-004, M-37, G-18, P-144 (B. Wilkins)

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

Parker and Associates has submitted a written request and a Site Plan with typical lot details, building elevations and floor plans for construction of 127-single family dwellings and 179 townhouses (306 units total). This is a redesign of a previously approved plan, which was originally established with multiple phases and with a mixture of townhouses and apartments. If approved, this proposal will considerably decrease the project's residential density.

The applicants propose to construct this project with new public water, sewer, streets, sidewalks and street lighting. The total acreage of the site is 55.31 acres. The site originally received Comprehensive Development Plan approval from the Planning Commission in November 2003 and has undergone various modifications and revisions over the years. The last approved revision occurred in June 2010.

Staff review comments for the Comprehensive Development Plan were presented. These included the Site Plan, Building Elevations, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, and Forest Conservation Program.

Planning concerns include a previously approved subdivision plat was recorded and right-of-way streets were dedicated. The proposed plat has a slightly different layout. Therefore we would need those items extinguished prior to the new subdivision plat.

Planning Staff recommends approval of the Revised Preliminary Comprehensive Development Plan for Heritage with the following eight (8) 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 (DID). Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan.
2. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of any building permits.
3. Provide development schedule.
4. Provide refuse disposal locations (screened on three sides).
5. Provide Resubdivision plat for Salisbury DID approval to extinguish existing rights-of-way and easements.
6. Provide preliminary subdivision plat for Planning Commission approval (City Code ref. 16.12.010).
7. The project shall comply with all requirements of the Forest Conservation Act.
8. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

Mr. Brock Parker, Parker and Associates, stated the developer has decided to go in a different direction than what was previously approved. As proposed new townhomes will be developed around the existing townhomes. The newly developed area will be constructed in one (1) phase using the existing stormwater system, which was constructed to support the entire project. Access

will be provided through the existing entrance on Pemberton Dr. and a second entrance will align with the entrance to Pecan Square. The setbacks in front of the townhomes will allow for a vehicle to park in the driveway and one (1) in the garage. The homes without a garage will have double-wide driveways.

Chairman Dashiell inquired if Commissioners had any questions or comments. Mr. Heath mentioned the Community Impact Statement was waived based on the layout in 2003 and inquired if the change in road alignment will have any effect on the original waiver of the Community Impact Statement. Mr. Parker believes the community impact would be reduced with the new plan and requested that it be waived for this project as well. He shared the exit for the development will not affect the existing traffic light. Chairman Dashiell received confirmation from Mr. Wilkins the building setbacks are in compliance with the current code requirements. Chairman Dashiell mentioned the importance to consider a good landscaping plan for the number of units being built. Mr. Holloway asked if the single-family homes and the townhomes will be built at the same time. Mr. Parker mentioned they are being built in one phase.

Chairman Dashiell asked the project developer Mr. Jason Malone to introduce himself and asked if he would like to add any comments. Mr. Malone had no comments.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Preliminary Revised Comprehensive Development Plan for Heritage in accordance with the eight (8) conditions presented in the Staff report and adding number 9 (nine), waiving the requirement for the submission of the Community Impact Statement, Statement of Intent to Proceed and Financial Capability, seconded by Mr. Heath, and carried unanimously, the Commission approved the revised preliminary comprehensive development plan for Heritage.

Chairman Dashiell stated the motion was **APPROVED**.

REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – CHESAPEAKE SHIPBUILDING – 704-710 Fitzwater Street – Riverfront Redevelopment #2 Zoning District - #21-1217, M-106, G-20 and 21, P-1113 and 1110 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked Mr. Joe Silva to introduce himself. Mr. Silva is the engineer for George, Miles & Buhr, LLC (“GMB”) and is working on the office building project for Chesapeake Shipbuilding, which is located on Fitzwater Street. Chairman Dashiell asked Mr. Eure to present the Staff Report.

The request is for a Revised Certificate of Design and Site Plan Approval for the office building at the Chesapeake Shipbuilding site, which is located at 710 Fitzwater Street. The project will consist of a new production building and shop, as well as a new office building.

The project was originally heard by the Planning Commission on August 12, 2021. The revision under current consideration is limited to only the office building.

The improved site, with numerous existing buildings, is located within the Riverfront Redevelopment #2 Zoning District and consists of two (2) lots totaling approximately 13.5 acres in size. It is located in the Intensely Develop Area (“IDA”) of the Chesapeake Bay Critical Areas Program. Both properties have frontage and access along Fitzwater Street. The proposed office building will be located entirely on the 710 Fitzwater Street property. (The site is being re-subdivided into one (1) lot as required by the regulations.)

Neighboring properties along the south side of Fitzwater Street include Cato Oil, River’s Edge Apartments, and the Salisbury Marina. The Wicomico River borders these sites along its 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.

The applicants propose to revise the first phase of construction by reducing the 150 ft. x 50 ft., two-story office building to a 130 ft. x 40 ft. building. The building materials have been changed from a split-faced block foundation, with metal walls and roof to a building with all metal cladding along the north wall facing Fitzwater Street with a standard block foundation along the south wall. Colors have not been submitted, but it is expected the colors will be complimentary to the existing buildings located on the site. Building height will remain at approximately 28 ft., roof accents have been eliminated from the south side of the building, and reduced in size along the north wall. In addition, the office building will be moved from the originally approved location on the east side to the west side of the production building.

The Code requires front setbacks for the proposed buildings to be consistent with the existing buildings. Setbacks from the Wicomico River and interior lot lines shall be at least 10 ft. The proposed relocation for the office building is compliant with the required setbacks.

Chesapeake Shipbuilding is an existing established industrial manufacturing use. Parking for industrial uses requires one (1) space for each two (2) employees on the largest shift, plus one (1) space for each business vehicle. The proposed site plan depicts 310 spaces for the site; whereas, the minimum requirement is 225 spaces. The previous approval indicated 296 spaces would be provided. The additional 14 spaces will allow for the business to increase the amount of

employees in the future. The proposed relocation of the office building will place the building closer to the campus' primary parking field.

The site is located entirely within the IDA designation of the Chesapeake Bay Critical Areas; therefore, the Applicant must obtain a Certificate of Compliance prior to construction.

Planning Staff finds no difficulty with the proposed relocation of the office building. The revised architectural changes are minor in nature. The Planning Staff recommends approval of the relocated office, and granting of a Revised Certificate of Design and Site Plan for Chesapeake Shipbuilding.

Chairman Dashiell inquired if Commissioners had any questions or comments. Hearing no comments, Chairman Dashiell mentioned the new drawings are not as attractive as those presented in August. Mr. Silva said the removal of gables is on the south side (river side) so the look from the street will be the same as the previous rendering. Chairman Dashiell inquired about the colors being used on the new office building. Aesthetically, there is not a lot that can be done to the buildings because they are so tall. Chairman Dashiell mentioned the architectural design of the original plan (Attachment 8) was more interesting and aesthetically pleasing. Mr. Silva indicated the reason for the changes are due to funding and the office building changes presented today are not as attractive as the previous submittal. Mr. Silva has agreed to share Chairman Dashiell's comments and concerns to his client in hopes of improving the aesthetics of the building. Chairman Dashiell stated Chesapeake Shipbuilding is an important facility and an incredible asset for our City and County.

Chairman Dashiell inquired if the color(s) could be provided as part of this review. Mr. Silva responded that he will look into the matter. Chairman Dashiell emphasized the importance to know the colors for the proposed office building to ensure compatibility to the existing structures on the site. Mr. Heath shared that the Staff report states the colors are expected to be complimentary to the existing color scheme. He added the outside appearance of the new office building will have more of a resemblance to the production building. Mr. Silva responded that Mr. Heath's statement was accurate.

Mr. Rogers inquired if the Commission could approve the proposal on the condition the exterior design of the new building address some of the expressed concerns. He concurs that the previous design was more attractive and would like some of the designs carried over to the new building.

Mr. Eure offered the option to table the request to provide adequate time for the Applicant's to return with specifics on colors and a revision consistent with a compromise between Attachments 4 and 8.

Mr. Rogers entered a motion to approve the granting of a Revised Certificate of Design and Site Plan Approval for the relocation of the Chesapeake Shipbuilding Office Building. The Commission will **TABLE** the architectural treatments of the building to such time when more information can be presented for review, seconded by Mr. Heath, with the exception of Mr. Thomas, who abstained from the vote because of his prior interactions with the company, all Commissioners voted in favor of the motion.

Chairman Dashiell stated the motion was **APPROVED**.

REVISED SIGN PLAN – TARGET – 125 E. North Pointe Drive – General Commercial Zoning District – #21-1158, M-29, G-6, P-78, Lot-4 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked Mr. Jeff Smith to introduce himself to the Commission members. Mr. Smith is from Kimley-Horn Consultants and is representing the Applicant. Chairman Dashiell asked Mr. Eure to present the Staff Report.

The applicant proposes to install a 77.25 sq. ft. “Drive-Up” wall sign and logo on the front of the existing Target building. The purpose of the sign is to advertise Target’s contactless pickup service for online shoppers.

The proposed sign will bring a total of five (5) signs to the front of the building. The sign will be placed where the existing CVS Pharmacy sign is located. The existing CVS sign will be relocated to the southern end of the front of the building. All signs are proportionate to the size of the building.

The proposed sign provides a visual clue to help guide motorists to the designated parking area for contactless pick up service. The Planning Staff recommends approval for the Revised Sign Plan for the “Drive Up” wall sign as submitted.

Chairman Dashiell sought clarification for placement of the CVS Pharmacy sign. Mr. Smith indicated it will be relocated to the south end of the front of the building (while facing the front of the store, on the right side of the building towards the Target logo).

Chairman Dashiell inquired if Commissioners had any questions or comments. Hearing no questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Upon a motion by Mr. Rogers to approve the Revised Sign Plan for the addition of a 77.25 sq. ft. “Drive Up” wall sign for Target as submitted, seconded by Mr. Holloway, and carried unanimously, the Commission approved the Revised Sign Plan.

Chairman Dashiell stated the motion was **APPROVED**.

ZONING RECOMMENDATION FOR ANNEXATION – Safford Kia Annexation – 1911 N. Salisbury Blvd. – M-29, G-23, P-17, Block-B, Lots-1 and 7 (H. Eure)

Chairman Dashiell welcomed Mr. Eure and asked the participants to introduce themselves to the Commission members. Dwight Ellis, project manager from Stafford Automotive Group, James Smith, AWB Engineers and Katie Maxwell were present to respond to questions. Mr. Eure presented the Staff Report.

The request was advanced by the City Administration to obtain a zoning district recommendation from the Commission for the proposed annexation of Stafford Kia, which is located at 1911 North Salisbury Boulevard. The properties are located on the east side of U.S. Route 13 between Pine Way and Maple Way. See Attachment 1. The combined area of both lots totals 111,000 sq. ft. See Attachments 2 and 3.

The proposed annexation area consists of two (2) lots on one (1) parcel. Lot 1 is unimproved and, Lot 7 is improved with a 3,600 sq. ft. warehouse constructed in 1950.

Mr. Eure presented the Zoning Analysis, which included the Existing Zoning District, adopted Wicomico County Comprehensive Plan, and Maryland Law for zoning of annexed areas. Also, the Development Scenario information about the proposed use, access, configuration and design, and estimated development impacts were presented to the Commission members. The proposed redevelopment will consist of an automobile sales and service facility that will utilize both lots. See Attachments 6 – 8. The site will have multiple access points from U.S. Rt. 13, Pine Way and Maple Way. This site will be developed with retail sales and service use.

The adopted Salisbury Comprehensive Plan designates nearby areas along U.S. Rt. 13 as Commercial land use and the proposed use and requested zoning district classification of General Commercial and is consistent with the zoning of for adjoining city parcels.

Staff recommends the Planning Commission forward a favorable recommendation to the Mayor and City Council for the subject properties to be zoned Mixed Use Non-Residential upon annexation with the following conditions:

1. The lots shall be consolidated into one (1) lot.
2. A Comprehensive Development Plan shall be approved by the Salisbury -Wicomico County Planning and Zoning Commission prior to site improvements.

Mr. Ellis indicated the purpose of this change is to build a new modern, state of the art Kia dealership. Mr. Smith mentioned all the stormwater will tie into the existing underground system.

Chairman Dashiell inquired if Commissioners had any questions or comments. Mr. Thomas asked what would happen with the existing building. Mr. Ellis said the existing building would be demolished and become a paved lot.

Hearing no further questions or comments from the Commissioners, Chairman Dashiell called for a motion.

Mr. Rogers made a motion to forward a favorable recommendation to the Mayor and City Council for 1911 North Salisbury Blvd. to be zoned Mixed-Use Non-Residential upon annexation subject to the two (2) conditions in the Staff Report, seconded by Mr. Thomas, and carried unanimously with the exception of Mr. Drew's, the Commission approved the Plan.

Chairman Dashiell stated the motion was **APPROVED**.

WICOMICO COUNTY ZONING CODE, CHAPTER 225, PROPOSED TEXT AMENDMENT – Planning Director's Report

Chairman Dashiell addressed Mr. Hall and turned this portion of the meeting over to him.

1. Mr. Hall provided an overview of the activities and decisions from the Planning and Zoning Commission work session on December 9th. Major highlights included the following five (5) decision points: **Establishing and Defining a new use**, to be included in Chapter 225 of the Wicomico County Zoning Code
2. **Assigning a zoning district**, what zoning district will the use be allowed
3. **Role of the Board of Appeals**, will the use require a Special Exception from the Board or Appeals or be permitted by right
4. **Setbacks** for said use
5. **Property Frontage** for said use, should there be road designation for the property frontage for where this use could be located

The Zoning Code in Chapter 225-20 outlines the process of the Commission when looking at any potential amendments, conflicts, mediation with other laws. It establishes the process for the Commission to make text amendments recommendations to Chapter 225 – Zoning. The mechanism to advance all proposed text amendments to the County Council is via a Planning Director's report. Inclusion of the Report into the meeting briefing book and agenda, as well as presenting at this meeting satisfies the requirement of being entered in the

Commission's record. Once the Planning Director's Report has been entered into the Commission's record, the Commission shall render its recommendation to the County Council within sixty (60) days. At which time, the recommendations go back to the County Council for their review and consideration. The Planning Director's Report contains four major parts:

1. Text Amendment Recommendations;
2. Consistency with the adopted 2017 Wicomico County Comprehensive Plan and Chapter 225 - Zoning Code;
3. County Legal Department's advisory opinion; and
4. All the written comments received during the 30-day public review and comment period prior to any consideration by this Commission.

Ms. Carter provided an overview of the relationship of the proposed change to Wicomico County Code, Chapter 225 Zoning, and the adopted 2017 Wicomico County Comprehensive Plan. As presented, the proposed text amendment is consistent with the general purpose and intent of Chapter 225-Zoning Code and is consistent with goals, objectives, or implementation strategies contained in the adopted Plan.

Mr. Wilbur provided an advisory opinion from the County Law Department. To ensure consistency with the Maryland Department of Agriculture terminology, Mr. Wilber recommended wherever "liquid organic fertilizer, storage" is located in the proposed text amendment, it should read "liquid organic fertilizer or soil amendment, storage."

Mr. Hall presented the decision points in which consensus of the Commission members was achieved at the December 9th work session

1. **Use and Definition:** the use is "Liquid Organic Fertilizer or Soil Amendment, Storage." The definition is "The storage of the State of Maryland approved fertilizer or soil amendment produced from poultry processing residuals via a dissolved air flotation process. Temporary portable and or mobile storage is exempt and requires approval of the Planning Director or his or her designee."
2. **Zoning:** Use limited to the A-1 Zoning District, also known as the Agricultural-Rural Zoning District.
3. **Wicomico of Board of Appeals:** Use requires a Special Exception from the Wicomico County Board of Appeals. This is regardless of storage capacity or container type. The exception being temporary and mobile storage.
4. **Setbacks:**
 - a. There shall be a minimum two-hundred-foot setback from all property lines.
 - b. There shall be a minimum four-hundred-foot setback from any residential dwelling not located on the same parcel or parcels under common ownership or lease, as well as any school, place of religious assembly, nursing home, day-care center,

manufactured home park, subdivision of 10 or more homes, or an approved Health Department septic system location to serve any of the above.

5. **Collector Road:** No recommendation.

Mr. Hall added the Report contained the language that an open top storage tank erected prior to the enactment of this legislation, pursuant to a permit by the County, may continue as a Nonconforming Use in its Current Location Regardless of the Zoning District.

Mr. Hall asked if there were any questions or comments from the Commissioners and proceeded to explain the next steps, which is for the Commission to vote on advancing the proposed recommendations. Contingent upon a favorable recommendation to forward to the County Council, Mr. Wilber will package the recommendations in a legislative format prior to being advanced to the County Council.

Chairman Dashiell asked if there were no additional comments or questions before taking the vote. There were no questions or comments by the Commissioners. Chairman Dashiell asked Mr. Rogers to assist with the motion.

Mr. Rogers made a motion to approve the advancement to the County Council the proposed legislation contained in the Planning Director's report presented to us at the December 16, 2021 meeting with the following revisions, modify the use and definition to "Liquid Organic Fertilizer or Soil Amendment, Storage – the storage of the State of Maryland approved soil amendment or fertilizer produced from poultry processing residuals via a dissolved air flotation process. Temporary portable and or mobile storage is exempt and requires approval of the Planning Director or his or her designee." The motion was seconded by Mr. Holloway, and carried unanimously, the Commission approved the advancement of the proposed legislation – text amendment to Chapter 225 Zoning.

Chairman Dashiell stated the motion was **APPROVED**.

Upon a motion by Mr. Rogers to adjourn and seconded by Mr. Thomas, and carried unanimously, the Commission meeting was adjourned.

The next regular Commission meeting will be on January 20, 2022.

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 and Zoning, and Community Development Office.

Charles “Chip” Dashiell, Chairman

Keith D. Hall, AICP, Secretary

Janae Merchant, Recording Secretary



Infrastructure and Development Staff Report

Meeting of January 20, 2022

I. BACKGROUND INFORMATION:

Project Name: Sassafra Meadows Phase 3 Subdivision

Applicant: Parker & Associates Inc.

528 Riverside Drive

Salisbury, MD 21801

Owner: JM Land Holdings LLC

31414 Winterplace Parkway

Salisbury, MD 21804

Infrastructure and Development Project No.: 19-045

Nature of Request: Preliminary/Final Subdivision Approval

Location of Property: West Road – Victoria Park Drive

Zoning District: R-10A Residential

Tax Map and Parcel: Map 29, Grid 19, Parcel 229

Area: 39.66 Acres

II. EXPLANATION OF REQUEST:

The applicants propose subdivision of a 39.66-acre tract of land into 44 single family lots and 127 townhouse lots 333 lots with a typical lot size of 10,650 sq. ft. (71 x 150 sq. ft.). All lots will have frontage on public streets and will have access to City services and utilities. A Preliminary/Final Subdivision Plat with narrative has been submitted (**Attachments 1-5**). Per City of Salisbury Subdivision Regulations, this subdivision plat requires Planning Commission approval.

III. RECOMMENDATION:

The proposed subdivision conforms to development standards as stated in the City of Salisbury Municipal Code (Chapter 17.160) for single family lot size (min. 10,000 sq.ft.) and townhouse lot size (min. 2,000 sq.ft.) Planning Staff recommends granting Preliminary/Final



City of
Salisbury
Jacob R. Day, Mayor

Subdivision Plat Approval for Sassafras Meadows Phase 3 Subdivision, subject to all conditions of approval being met.

IV. SUBDIVISION STATUS:

A. WAIVERS REQUIRED:

N/A

B. FOREST CONVERSATION:

A Forest Conservation Plan shall be approved by Wicomico County Planning & Zoning prior to approval and recordation of the plat.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

D. PROPOSED CONDITIONS:

1. The Final Plat shall comply with all requirements of the Salisbury Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the Forest Conservation Program.
4. Public roads and utility easements shall be dedicated to the City of Salisbury.
5. A Homeowner's Association shall be created to maintain the open space, recreation, and stormwater management facilities, drainage and maintenance easements and forest conservation easements.
6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development.

E. PLANNING STAFF COMMENTS:

1. Staff has no comments.



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

December 21, 2021

City of Salisbury, Department of Infrastructure & Development
Attn: Brian Wilkins
RE: Final Subdivision Plat of Sassafrass Meadows, Section Three

Dear Brian,

On behalf of Jim Land Holdings LLC, we are hereby respectfully requesting to be placed on January's Planning Commission agenda for the above referenced project. The objective of this request is to obtain final approval on the Subdivision plat, titled "Final Subdivision Plat of Sassafrass Meadows, Section Three" for final recording. The property is located on Tax Map 29, Parcel 229 and contains 39.66 acres.

This project proposes subdividing Parcel 229 into 171 lots, consisting of 44 single family lots and 127 townhome lots and the extension of Victoria Park Drive to West Road.

Sincerely,

Elise Steele
PARKER & ASSOCIATES, INC.
528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
E-MAIL: elise@parkerandassociates.org

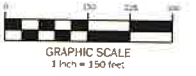
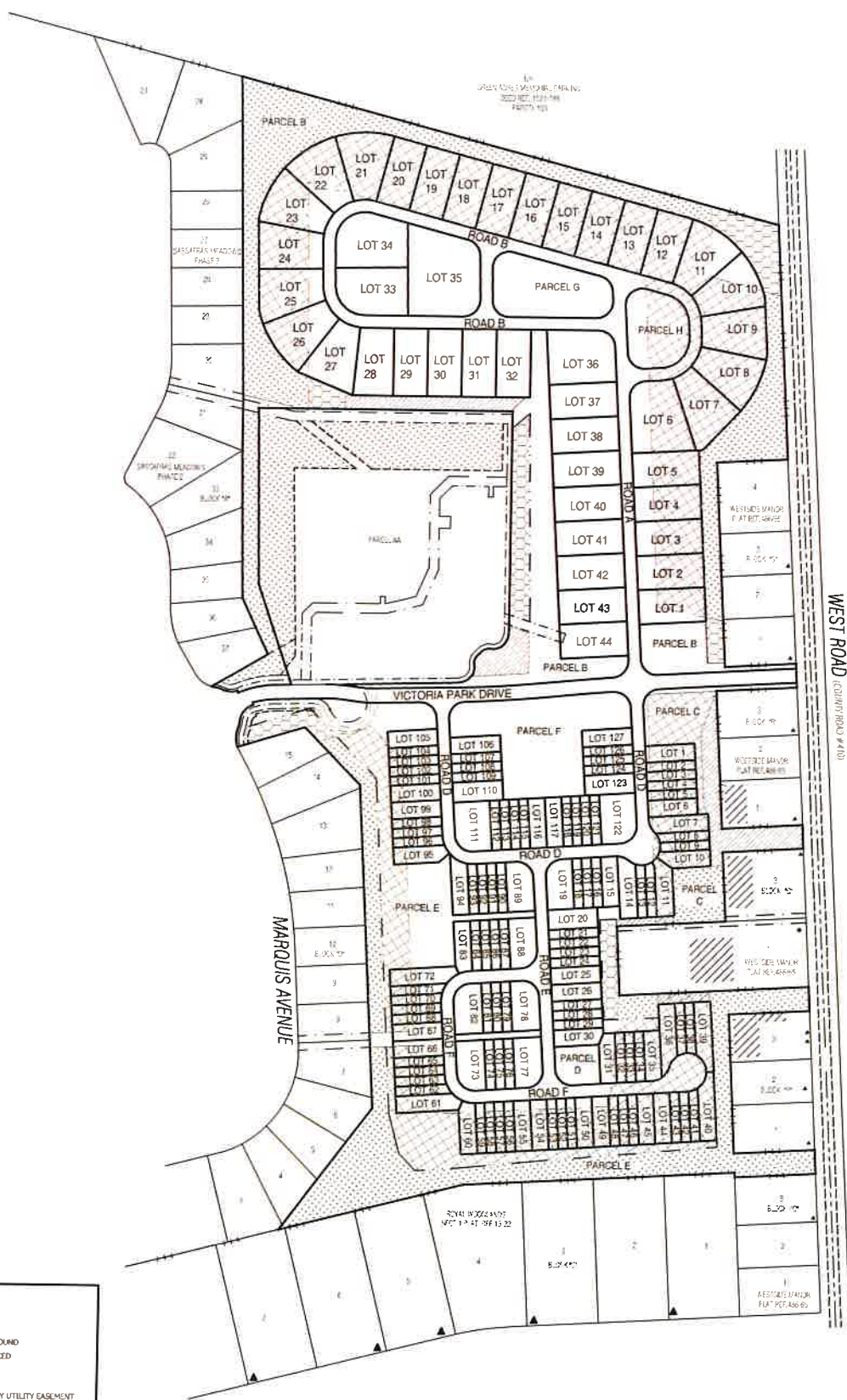
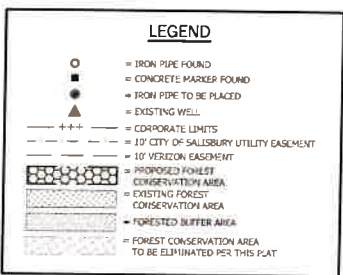
SHEET INDEX
 SHEET 1 OF 4 -- TITLE SHEET
 SHEET 2 OF 4 -- SUBDIVISION
 SHEET 3 OF 4 -- SUBDIVISION
 SHEET 4 OF 4 -- SUBDIVISION



ZONE R-10A SETBACKS
 PROPOSED SETBACKS SINGLE FAMILY:
 FRONT: 25 FEET
 SIDE: 10 FEET, 20' BOTH SIDES
 REAR: 30 FEET
 MAX. BUILDING HEIGHT = 35' OR 2.5 STORIES
 MIN. LOT AREA = 10,000 SF
 MIN. LOT WIDTH = 70'
 PROPOSED SETBACKS TOWNHOMES:
 FRONT: 25
 SIDE: 15, 30' BOTH SIDES
 REAR: 30'
 MAX. BUILDING HEIGHT = 35' OR 2.5 STORIES
 MIN. LOT AREA = 2,000 SF
 MIN. LOT WIDTH = 20'

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
JIM LAND HOLDINGS, LLC
3114 WINTERPLACE PARKWAY
SALISBURY MD 21804
2. DEED REFERENCE: 457185
3. PLAN REFERENCE: 17187
4. TOTAL NUMBER OF LOTS = 171
5. TOTAL AREA OF PROPERTY: 39.664 ACRES
6. TOTAL NUMBER OF PARCELS = 7; TOTAL AREA OF PARCELS = 14.754 ACRES.
7. TOTAL AREA OF NEW ROADS = 6.43,200+ SQUARE FEET
8. THE PRESENT ZONING OF THIS PROPERTY IS: R-10A.
9. THIS PROPERTY IS LOCATED WITHIN CAPITAL MANAGEMENT ZONE A. OWNER, DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN AS APPROVED BY THE CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
10. HORIZONTAL DATUM IS MARYLAND STATE GRID, NAD 83.
11. THIS PROPERTY IS SHOWN ON PLANNING COMMISSION PANEL #404000000000 (PANEL 113 OF 375), DATED AUGUST 17, 2015, AS BEING IN FLOOD ZONE 1+ AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.
12. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
13. OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
14. THE MAINTENANCE OF ALL LANDSCAPE AREAS OR MEDIANS LOCATED INSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
15. A. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNERS ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
16. B. ALL HIGH-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PRE-ENGINEERED CROSSINGS WILL BE ALLOWED.
17. NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION EASEMENT AREA.
18. NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL, MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
19. NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL, MAY OCCUR IN THE FLOOD PROTECTION EASEMENT AREA, WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
20. A "TOWNSET EASEMENT" SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE, AND/OR REPAIR OF ANY EYES, HYDRANTS, WATER METERS, CLEVERETS, ETC. LOCATED ON PRIVATE PROPERTY. THE BLANKET EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OR UTILITY.
21. THE EXISTING TEMPORARY UTILITY EASEMENTS LOCATED WITHIN THE PUBLIC ROADWAYS ARE ELIMINATED BY THE PROVISIONS OF THIS PLAN AND THE DEDICATION OF THE ROADWAYS.
22. WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION, SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
23. PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
24. NO CONSTRUCTION OF ANY STRUCTURAL IMPROVEMENTS, PLANT TREES, SHRUBS OR PLACE ANY LANDSCAPING OTHER THAN GRASS IN OR ON THE EASEMENT AREA, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENT, HEREBY CONVEYED PERMITTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
25. ALL HIGH-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENT UNLESS WRITTEN CONSENT IS OBTAINED FROM THE CITY OF SALISBURY.
26. PER CITY CODE SECTION 13.26 AND 13.14 B.6: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF ONTO ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNERS PERMISSION.



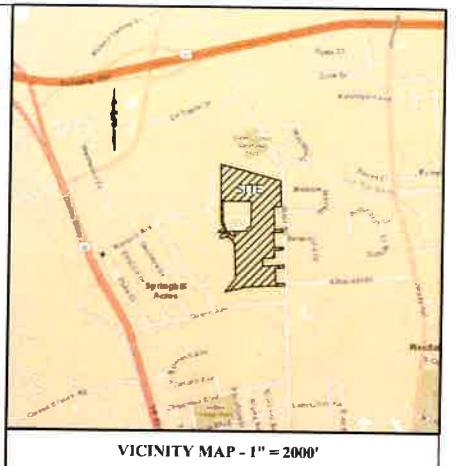
SHEET 1 OF 4

NO.	DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
 OF
SASSAFRASS MEADOWS, SECTION THREE

CITY OF SALISBURY
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

DATE: 12/08/2021
 SHEET NO: 29
 TOTAL SHEETS: 229 & 334



WICOMICO COUNTY FOREST CONSERVATION ACT
 THIS PROJECT IS EXEMPT FROM THE FOREST CONSERVATION ACT, FCAT 2004-14 & 2006-45 (FCAT) 2018-08

PLANNING DIRECTOR _____ DATE _____

THIS SUBDIVISION IS APPROVED FOR INTERIM WATER SUPPLY AND SEWAGE DISPOSAL IN ACCORDANCE WITH THE WICOMICO COUNTY WATER AND SEWERAGE PLAN. WATER AND SEWER SERVICES TO BE PROVIDED BY THE CITY OF SALISBURY.

WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____
 L. E. # _____

COMMUNITY WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OF THE REMAINING AGRICULTURAL LANDS OF JIM LAND HOLDINGS, LLC OFFERED FOR SALE.

JIM LAND HOLDINGS, LLC _____ DATE _____
 C/O _____

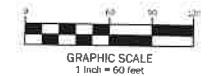
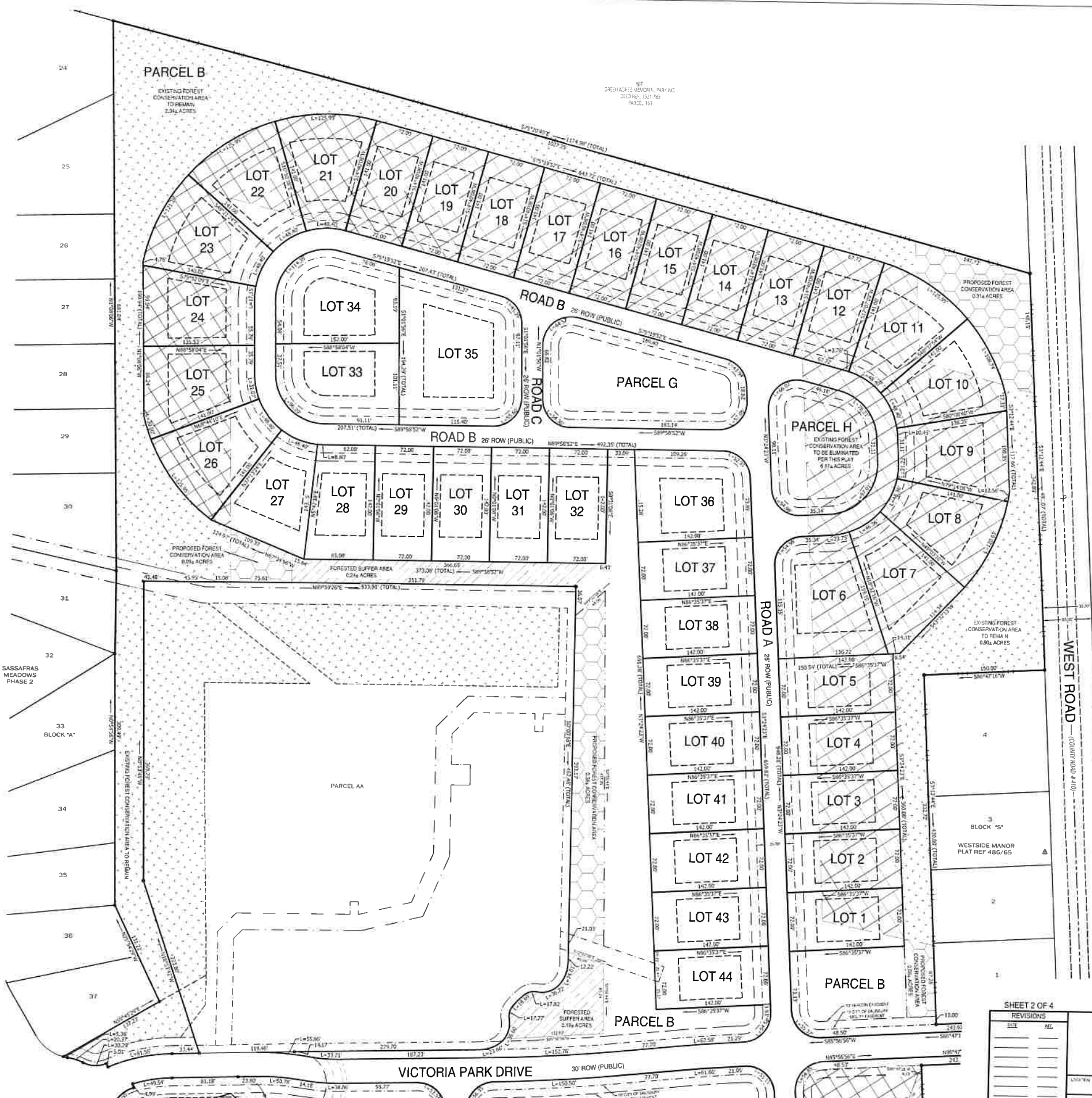
APPROVED:
 CITY OF SALISBURY
 DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

AMANDA H. POLLOCK, P.E. _____ DATE _____
 DIRECTOR

"I HEREBY CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-106 OF THE ANNOTATED CODE OF MARYLAND, LAST EDITION, AS FAR AS IT CONCERNS THE MAPPING OF THIS PLAN AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH."

[Signature] 12-17-2021
 DATE

BY LAND SURVEYOR: _____ DATE _____
 L. E. # _____
 S. S. # _____
 S. S. # _____
 S. S. # _____



SHEET 2 OF 4

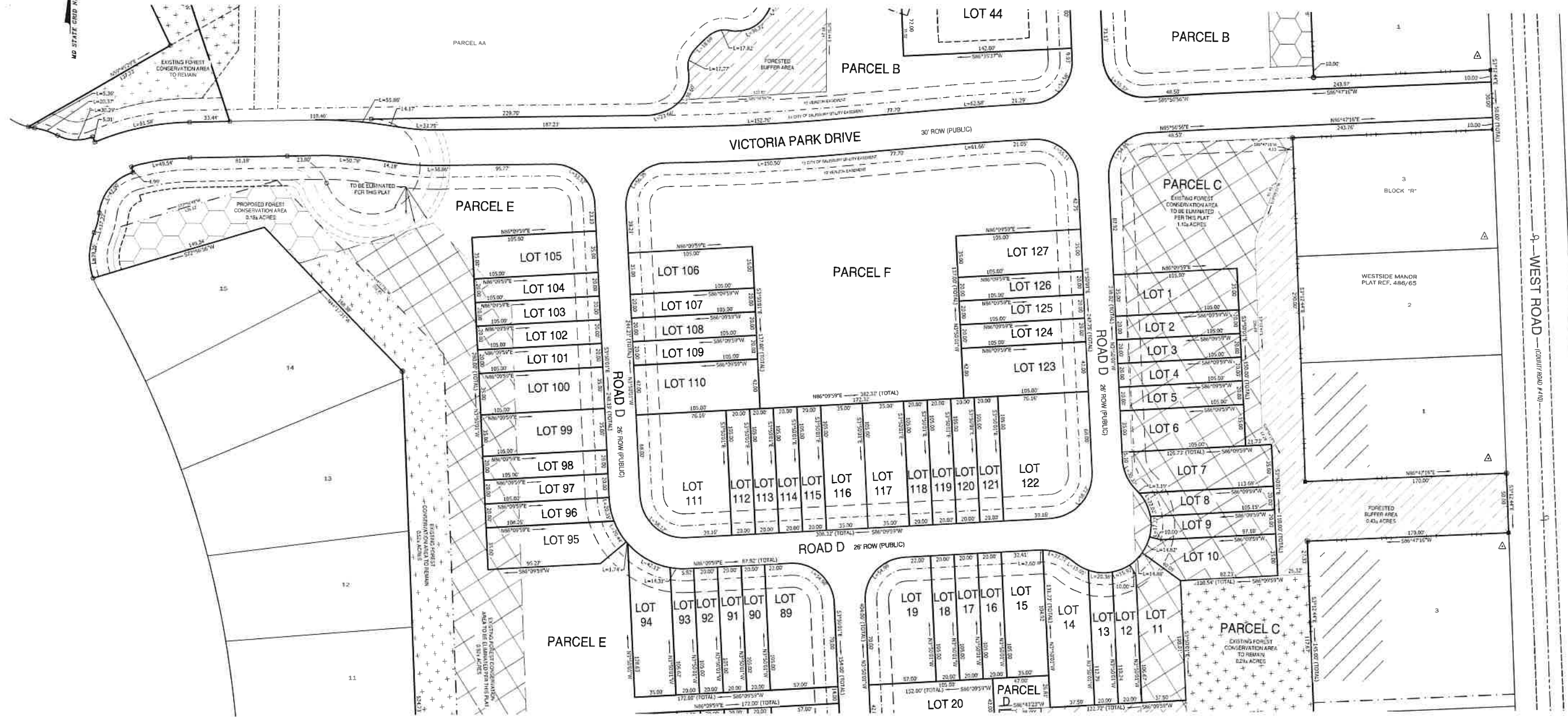
NO.	DATE	BY	REVISIONS

FINAL SUBDIVISION PLAT
OF
SASSAFRASS MEADOWS, SECTION THREE

CITY OF SALISBURY & WICOMICO COUNTY
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

DATE: 12/08/2021
 DRAWN BY: EDR
 PARCEL: 229 & 334





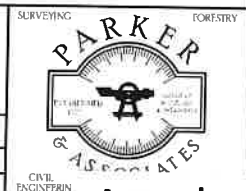
SHEET 3 OF 4

REVISIONS	
NO.	DESCRIPTION

FINAL SUBDIVISION PLAT
OF
SASSAFRASS MEADOWS, SECTION THREE

CITY OF SALISBURY & WICOMICO COUNTY
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 40'
DATE: 12/08/2021
DRAWN BY: EDR
PARCEL: 229 & 334



MD STATE GRID MAP 1027



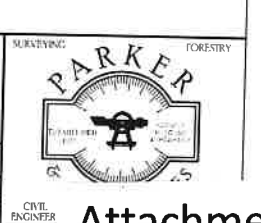
SHEET 4 OF 4

REVISIONS	
DATE	DESCRIPTION

FINAL SUBDIVISION PLAT
OF
SASSAFRASS MEADOWS, SECTION THREE

CITY OF SALISBURY & WICOMICO COUNTY
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

1" = 40'
 DATE: 12/08/2021
 DRAWN BY: EDR
 TAX MAP: 29
 PARCEL: 229 & 334





Infrastructure and Development Staff Report

January 20, 2022

I. BACKGROUND INFORMATION:

Project Name: Sassafras Meadows Phase 3
Applicant/Owner: GMB for JM Land Holdings LLC
Infrastructure and Development Case No.: 19-045
Nature of Request: Final Comprehensive Development Plan Approval
Location of Property: West Road & Victoria Park Drive – Parcels 229
Existing Zoning: R-10A Residential

II. SUMMARY OF REQUEST:

GMB, on behalf of the owners, has submitted a Site Plan (**Attachments 1-5**) for the development of 44 single-family dwellings and 127 townhouse units.

III. DISCUSSION:

As stated above, the owner proposes to construct 44 single-family dwellings and 127 townhouse units. The proposal includes new public streets, sidewalks with streetlighting and public utilities. The total acreage of the parcels being developed is 39.66 acres.

IV. APPROVAL HISTORY:

Preliminary approval for this project was granted by the Planning Commission on April 16, 2020.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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



A. Site Plan

- 1. Density:** The R-10A Residential District requires a minimum 10,000 sq.ft. lot for single-family homes. Minimum proposed lot size is 10,224 sq.ft. and is compliant. Per code, townhouse minimum lot size is 2,000 sq.ft. Minimum townhouse lot size proposed is 2,100 sq.ft. and is also compliant. Overall density is 4.3 units per acre which is also compliant with code (maximum of 6 units per acre).
- 2. Parking:** The Zoning Code requires parking to be provided at 2 spaces per dwelling (off-street). The plan indicates that 2 spaces will be provided per dwelling (342 spaces total for 171 units).
- 3. Refuse Disposal:** Public trash collection will be available to the project. The plan does not indicate any refuse disposal areas. Should that change, code requires refuse disposal areas to be screened on 3 sides.
- 4. Building Setbacks/Spacing:** All structures will meet or exceed front (25 ft.), rear (30 ft.) and side (10 ft.) setback minimums.
- 5. Height:** The R-10 A residential district limits building height to 40 ft. Construction will not exceed this limit.
- 6. Open Space:** The plan shows numerous stormwater management practices in and around the project.
- 7. Streets/Sidewalks/Streetlights:** The plan shows public streets, sidewalks and streetlights installed throughout the development per City of Salisbury standards.

B. Building Elevations/Floor Plans

Building elevations and floor plans are included in this package as **Attachments 6-13**.

C. Sign Plan

No details regarding signage for the project has been provided. Any proposed signage will need Planning Commission approval prior to issuance of building permits.

D. Landscaping Plan

Landscaping details are included as **Attachments 4-5**.



E. Development Schedule

Construction is expected to begin once all approvals have been granted. A specific development schedule was not indicated.

F. Community Impact Statement

This statement was a condition of final approval. Staff has not received this info at the time of this report but is expected to be received prior to the Planning Commission meeting on January 20.

G. Statement of Intent to Proceed and Financial Capability

Staff is supportive of waiving this request. The owner currently has other projects in Salisbury in the review process including The Heritage, Glen Heights and Johnson's Retreat, and has already begun construction on Phase 2 of Sassafra Meadows.

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. Forest Conservation Program

Forest Conservation Program requirements will be met prior to site plan approval and subdivision plat approval.

VI. PLANNING CONCERNS

- Staff has no concerns with this project.



City of
Salisbury
Jacob R. Day, Mayor

VII. RECOMMENDATION

Staff recommends approval of the Final Comprehensive Development Plan for Sassafras Meadows – Phase 3, 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;
2. Provide a detailed signage plan for approval by the Planning Commission;
3. Refuse disposal areas to be screened on 3 sides;
4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development and the Salisbury Fire Department.

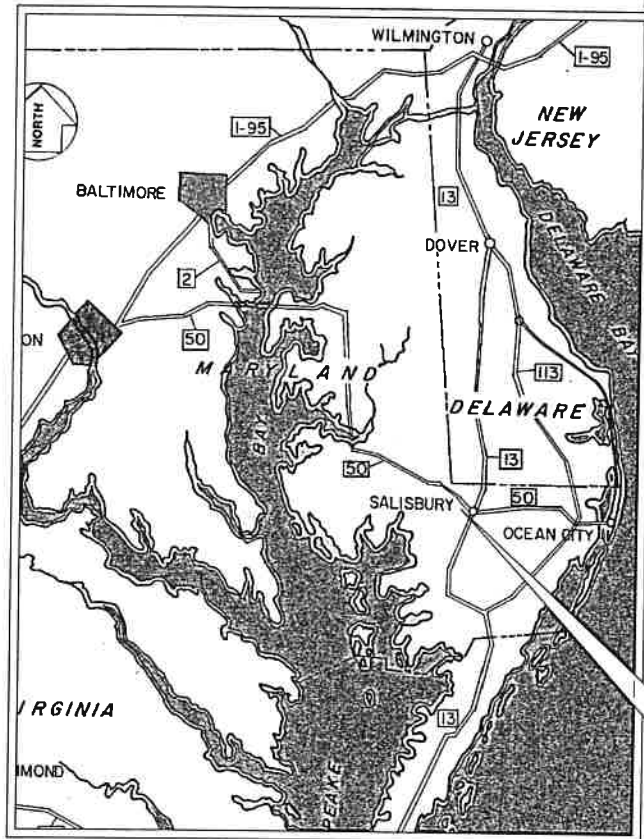
GENERAL NOTES:

- OWNER/DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN AS APPROVED BY THE CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
- BOUNDARY SURVEY PREPARED BY WILKINS-NOBLE LLC., DATED MARCH 11, 2020.
- HORIZONTAL DATUM IS MARYLAND STATE GRID, NAD 83.
- VERTICAL DATUM BASED ON NAVD83.
- THE PROJECT SITE IS NOT WITHIN A CHESAPEAKE BAY CRITICAL AREA.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE AIRPORT OVERLAY DISTRICT.
- THIS SUBDIVISION IS LOCATED OUTSIDE LANDS DESIGNATED AS PALEOCHANNEL.
- FLOOD ZONE FEMA MAP # 24045C0113E DATED AUGUST 17, 2015. ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.
- OPEN SPACE AREAS TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS' ASSOCIATION.
- THE MAINTENANCE OF ALL LANDSCAPE AREAS OR MEDANS LOCATED INSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS' ASSOCIATION.
- A. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
B. ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
- NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION EASEMENT AREA.
- NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR WITHIN THE FOREST CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
- NO CLEARING OR CUTTING OF ANY VEGETATION, OR DISTURBANCE OF SOIL MAY OCCUR IN THE FLOOD PROTECTION, OR DRAINAGE AND MAINTENANCE EASEMENTS THAT ARE LOCATED WITHIN THE FOREST PROTECTION EASEMENT AREA, WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
- A "BLANKET EASEMENT" SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE, AND/OR REPAIR OF ANY FIRE HYDRANTS, WATER METERS, CLEANOUTS, ETC., LOCATED ON PRIVATE PROPERTY. THE BLANKET EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OR UTILITY.
- THE EXISTING TEMPORARY UTILITY EASEMENTS LOCATED WITHIN THE PUBLIC ROADWAYS ARE ELIMINATED BY THE PROVISIONS OF THIS PLAN AND THE DEDICATION OF THE ROADWAYS.
- WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- NO CONSTRUCTION OF ANY STRUCTURAL IMPROVEMENTS, PLANT TREES, SHRUBS OR PLACE ANY LANDSCAPING OTHER THAN GRASS IN OR ON THE EASEMENT AREA, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENT HEREBY CONVEYED PERMITTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
- ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENT UNLESS WRITTEN CONSENT IS OBTAINED FROM THE CITY OF SALISBURY.
- PER CITY CODE SECTION 15.28.060 ITEM B.6: IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF INTO ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNER'S PERMISSION.

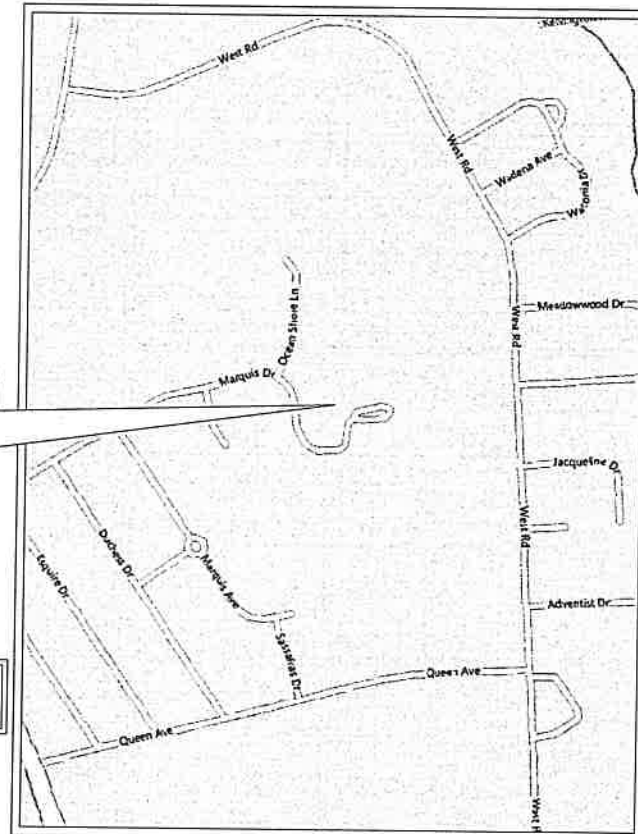
COMPREHENSIVE DEVELOPMENT PLAN SASSAFRAS - PHASE 3

FOR JM LAND HOLDINGS, LLC SALISBURY ELECTION DISTRICT CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND MAP 29 GRID 19 PARCEL 229

GMB NO. 200033



VICINITY MAP
SCALE: 1" = 20 MILES



LOCATION MAP
SCALE: 1" = 2000'

SHEET LIST

CDP1.0	COVER SHEET
CDP2.0	COMPREHENSIVE DEVELOPMENT PLAN
CDP2.1	COMPREHENSIVE DEVELOPMENT PLAN
CDP3.0	LANDSCAPING & LIGHTING PLAN
CDP3.1	LANDSCAPING & LIGHTING PLAN

SITE INFORMATION

LANDS OF
JM LAND HOLDINGS LLC
MAP 0029, GRID 0019 PARCEL 0229
CITY PROPERTY MAP NUMBER 219
PLAT REF: 0017/0187
DEED REF: 04573/00085
ZONING: R-10A
ELECTION DISTRICT: SALISBURY
COUNTY: WICOMICO

TOTAL AREA OF PROJECT: = ± 40.23 AC
TOTAL NUMBER OF LOTS: = 171
PROPOSED SINGLE FAMILY LOTS = 44
PROPOSED TOWNHOME LOTS = 127

TOTAL PARKING REQUIRED = 342
TOTAL PARKING PROVIDED = 342

PROPOSED SETBACKS SINGLE FAMILY:
FRONT: 25 FEET
SIDE: 10 FEET, 20' BOTH SIDES
REAR: 30 FEET

MAX. BUILDING HEIGHT = 35' OR 2.5 STORES
MIN. LOT AREA = 10,000 SF
MIN. LOT WIDTH = 70'

PROPOSED SETBACKS TOWNHOMES:
FRONT: 25'
SIDE: 15', 30' BOTH SIDES
REAR: 30'

MAX. BUILDING HEIGHT = 35' OR 2.5 STORES
MIN. LOT AREA = 2,000 SF
MIN. LOT WIDTH = 20'

TOTAL WOODED UPLANDS AREA: = ± 30.45 AC
TOTAL CLEARED UPLANDS AREA: = ± 23.30 AC
TOTAL WOODED AREA TO REMAIN: = ± 7.87 AC
TOTAL WOODED WETLANDS AREA: = ± 0.00 AC
TOTAL ON-SITE FORESTED CONSERVATION AREA: = ± 7.87 AC
TOTAL DRAINAGE EASEMENT AREA: = ± 0.00 AC
TOTAL OPEN SPACE REQUIRED = ± 4.06 AC (1,000 SF/LOT)
TOTAL OPEN SPACE PROVIDED: = ± 14.75 AC (37%)
TOTAL R.O.W AREA: = ± 4.22 AC
TOTAL PUBLIC EASEMENT AREA: = ± 2.68 AC
TOTAL LINEAR FOOTAGE OF ROADS: = ± 6,425 LF

CONTACTS

OWNER/DEVELOPER: JM LAND HOLDING LLC
PO BOX 1109
ALLEN, MD 21810

CONTACT: JASON MALONE
(PHONE) 410-251-5881

OWL: GEORGE MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801

CONTACT: STEPHEN L. MARSH, P.E.
(PHONE) 410-742-3115

SURVEYOR: WILKINS-NOBLE LLC
11729 CHURCH STREET
PRINCESS ANNE, MD 21853

CONTACT: NATHAN NOBLE
(PHONE) 410-521-0321

Type of ESD Practice	Name of ESD Practice	On-Site or Off-Site Structure	Maryland Grid Coordinate (NAD 83)	Maryland Grid Coordinate (NAD 83 meters) Easting
Infiltration Basin	SWM-1	On-Site	267692.8464	1710015.7411
Wet Pond	Quantity Management Facility	On-Site	267540.0480	1710019.2071
Infiltration Basin	SWM-2	On-Site	267481.4372	1709738.9223
Submerged Gravel Wetland	SWM-3	On-Site	268432.8064	1709739.2967
Submerged Gravel Wetland	SWM-4	On-Site	267129.0429	1709481.5022
Landscape Infiltration	SWM-5	On-Site	267283.2318	1709449.5827
Landscape Infiltration	SWM-6	On-Site	266656.0195	1709793.7355
Landscape Infiltration	SWM-7	On-Site	266666.0298	1709927.5556
Landscape Infiltration	SWM-8	On-Site	266673.9237	1710057.4706

PRINTS ISSUED FOR:
APPROVAL

DATE	REVISIONS	NO.

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-8790
www.gmbnet.com

SASSAFRAS MEADOWS
SALISBURY, MARYLAND

COVER SHEET

SCALE: 1" = 500'
DRAWN BY: PLM
SHEET NO. 0

C:\Projects\2023\200033_Sassafra Meadows Engineering Services\Drawings\Map\Map\CDP1.0 COVER SHEET.dwg, 11/11/2023, 9:46:49 AM, Author: PLM

THESE LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.

WICOMICO COUNTY HEALTH DEPARTMENT DATE _____

I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-10B OF THE ANNOTATED CODE OF MARYLAND (LATEST EDITION), AS FAR AS IT CONCERNS THE MAKING OF THIS PLAN AND THE SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE. LICENSE NO. 21431, EXPIRATION DATE: 12/29/2022

FINAL PLAT APPROVAL CERTIFIES THAT THIS SUBDIVISION HAS BEEN REVIEWED FOR STORMWATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN ITS OWN BOUNDARIES, NOT INDIVIDUAL LOTS.

NATHAN NOBLE
PROFESSIONAL LAND SURVEYOR
MARYLAND # 21431
DATE _____

OWNER/REPRESENTATIVE (SIGNED & PRINTED) _____ DATE _____

JM LAND HOLDINGS LLC
JASON MALONE
31414 WINTERPLACE PKWY
(PHONE) 410-251-5881

CITY OF SALISBURY PLANNING DIRECTOR DATE _____

CITY OF SALISBURY PLANNING COMMISSION DATE _____

COMMUNITY WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

SIGNATURE _____ DATE _____

WICOMICO COUNTY FOREST CONSERVATION ACT

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA# 2020-08 ON FILE IN THE PLANNING OFFICE

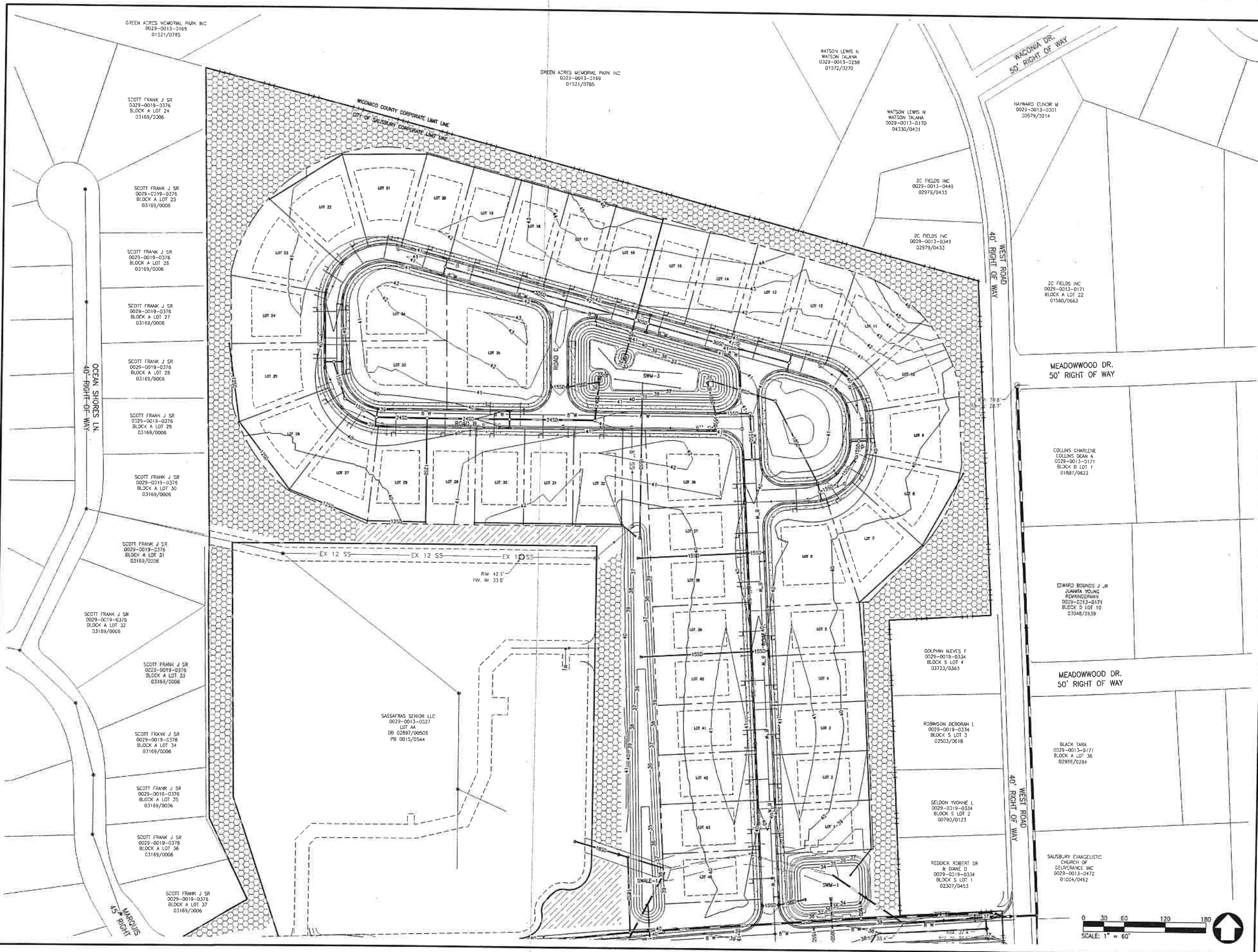
PLANNING DIRECTOR _____ DATE _____

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY - BALTIMORE - SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-8790
www.gmbnet.com

NOVEMBER 2021

APPROVED CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT CITY PROJECT # 19-045

AMANDA POLLACK P.E., DIRECTOR DATE _____



PRINTS ISSUED FOR APPROVAL

NO.	REVISIONS	DATE

GMB
GEORGE MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY - DANFORTH - SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-348-5780
www.gmbllc.com

SASSAFRAS MEADOWS
SALISBURY, MARYLAND

COMPREHENSIVE DEVELOPMENT PLAN

SCALE: 1" = 60'

SHEET NO. CDP2.0

DESIGN BY: RLM
DRAWN BY: RLM
CHECKED BY:
DATE: NOV 2021



© 2021 GMB LLC. All rights reserved. This document is the property of GMB LLC and is not to be distributed, copied, or reproduced without the written consent of GMB LLC. The information herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The insurance policy is described in the accompanying policy form. Please read the policy form carefully. The policy form contains the complete terms, coverages, conditions, exclusions, and limitations of the policy.

C:\projects\CDP2.1\CDP2.1\Sassafra Meadows\Drawings\SitePlan\CDP2.1 - Comprehensive Development Plan.dwg, 11/17/2016, 08:45:46 AM



PRINTS ISSUED FOR APPROVAL	
DATE	

REVISIONS	
NO.	DATE

GMB

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, Fax: 410-484-5990
www.gmbllc.com

SASSAFRAS MEADOWS
SALISBURY, MARYLAND

COMPREHENSIVE DEVELOPMENT PLAN

SCALE	SHEET NO.
1" = 60'	

0 30 60 120 180

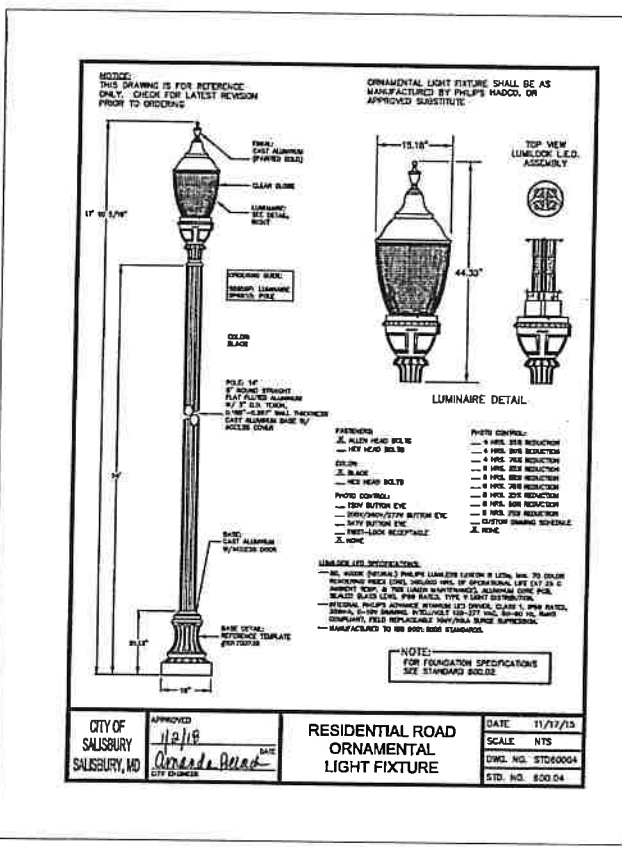
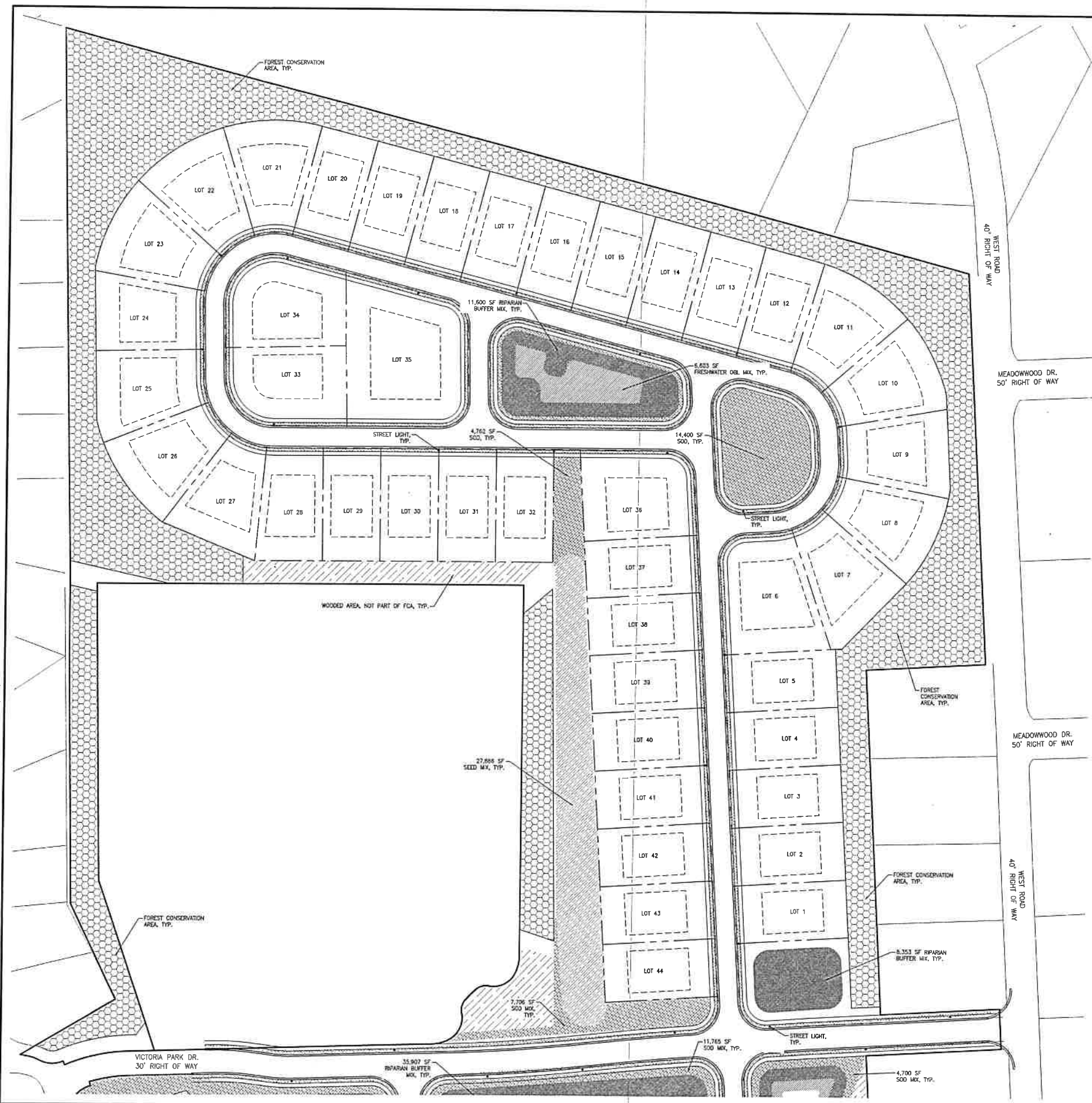
SCALE: 1" = 60'

CDP2.1

DWG FILE: 200033

Attachment 3

PLAN NO.	PLAN DATE	PLAN SCALE
001	11/17/13	1" = 60'
002	11/17/13	1" = 60'
003	11/17/13	1" = 60'
004	11/17/13	1" = 60'
005	11/17/13	1" = 60'
006	11/17/13	1" = 60'
007	11/17/13	1" = 60'
008	11/17/13	1" = 60'
009	11/17/13	1" = 60'
010	11/17/13	1" = 60'
011	11/17/13	1" = 60'
012	11/17/13	1" = 60'
013	11/17/13	1" = 60'
014	11/17/13	1" = 60'
015	11/17/13	1" = 60'
016	11/17/13	1" = 60'
017	11/17/13	1" = 60'
018	11/17/13	1" = 60'
019	11/17/13	1" = 60'
020	11/17/13	1" = 60'
021	11/17/13	1" = 60'
022	11/17/13	1" = 60'
023	11/17/13	1" = 60'
024	11/17/13	1" = 60'
025	11/17/13	1" = 60'
026	11/17/13	1" = 60'
027	11/17/13	1" = 60'
028	11/17/13	1" = 60'
029	11/17/13	1" = 60'
030	11/17/13	1" = 60'
031	11/17/13	1" = 60'
032	11/17/13	1" = 60'
033	11/17/13	1" = 60'
034	11/17/13	1" = 60'
035	11/17/13	1" = 60'
036	11/17/13	1" = 60'
037	11/17/13	1" = 60'
038	11/17/13	1" = 60'
039	11/17/13	1" = 60'
040	11/17/13	1" = 60'
041	11/17/13	1" = 60'
042	11/17/13	1" = 60'
043	11/17/13	1" = 60'
044	11/17/13	1" = 60'
045	11/17/13	1" = 60'
046	11/17/13	1" = 60'
047	11/17/13	1" = 60'
048	11/17/13	1" = 60'
049	11/17/13	1" = 60'
050	11/17/13	1" = 60'




STREETLIGHTS:

44 RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURES PER CITY OF SALISBURY STANDARD NO. 600.04 (SEE DETAIL PER THIS SHEET)

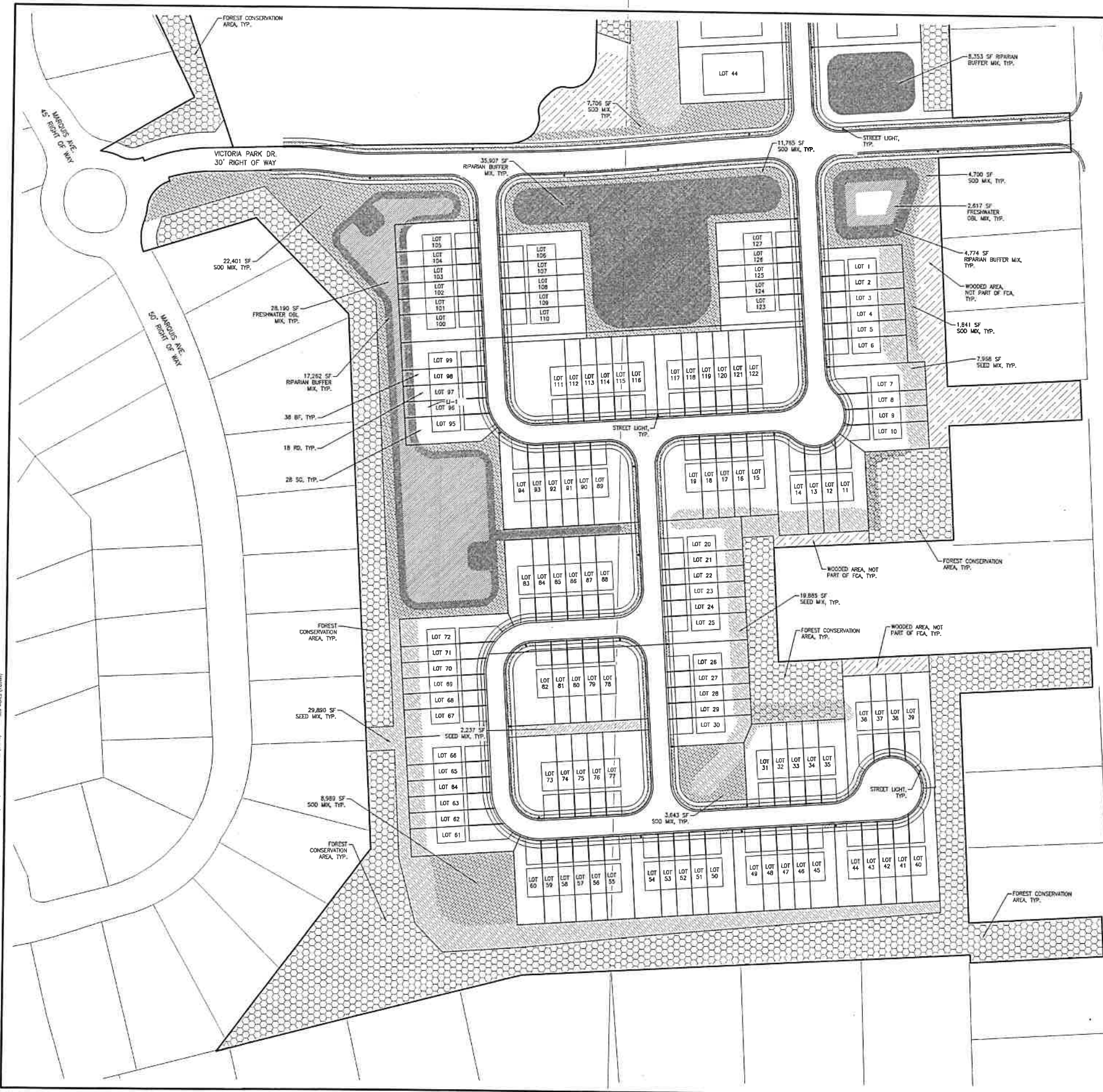
PLANTING SCHEDULE

[Pattern]	37,410 SF	ERNMX - 734	MD COASTAL PLAIN FRESHWATER OBL. MIX	15 LB. PER ACRE
[Pattern]	77,897 SF	ERNMX - 178	RIPARIAN BUFFER MIX	20 LB. PER ACRE
[Pattern]	126,111 SF	SOD	TURF TYPE TALL FESCUE	
[Pattern]	87,867 SF	SEED	TURF TYPE TALL FESCUE	
[Pattern]			FOREST CONSERVATION AREA	
[Pattern]			WOODED BUFFER	



PRINTS ISSUED FOR APPROVAL	
DATE	
REVISIONS	
NO.	
 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS 208 WEST MAIN STREET SALISBURY, MARYLAND 21601 410-742-3115, FAX 410-318-0790 www.gmbnet.com	
SASSAFRAS MEADOWS SALISBURY, MARYLAND	
LANDSCAPING & LIGHTING PLAN	
SCALE: 1" = 60'	SHEET NO. CDP3.0
DESIGN BY: RLM	CHECKED BY: RLM
DWG FILE: 200033	DATE: 11/17/13

G:\Projects\2010\2010033 Sassafras Meadows Engineering Services\Working Sets\Comprehensive Development\Plan\CDP3.0 Landscaping & Lighting\Plan\11/1/2010_CDD3.dwg
 PLOT CODE: PLAN-ONLY
 DATE: 11/1/2010
 DRAWN BY: RLM
 CHECKED BY: RLM
 SCALE: 1" = 150'
 SHEET NO.: CDP3.1



PLANTING SCHEDULE

37,410 SF	ERNMX - 734	MD COASTAL PLAIN FRESHWATER OBL MIX	15 LB PER ACRE
77,897 SF	ERNMX - 178	RIPIARIAN BUFFER MIX	20 LB PER ACRE
126,111 SF	SOD	TURF TYPE TALL FESCUE	
87,867 SF	SEED	TURF TYPE TALL FESCUE	
		FOREST CONSERVATION AREA	
		WOODED BUFFER	



PRINTS ISSUED FOR: APPROVAL

NO.	DATE	REVISIONS

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEABOARD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-741-6666
 www.gmbinc.com

SASSAFRAS MEADOWS
 SALISBURY, MARYLAND

LANDSCAPING & LIGHTING PLAN
 SCALE: 1" = 150'
 SHEET NO.: CDP3.1
 DRAWN BY: RLM
 CHECKED BY: RLM



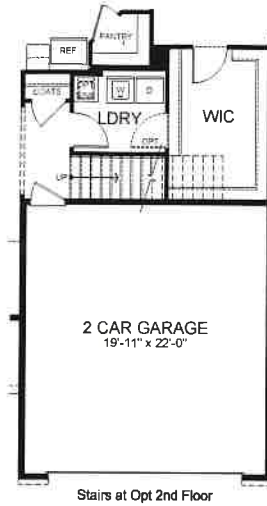
ELEVATION A3



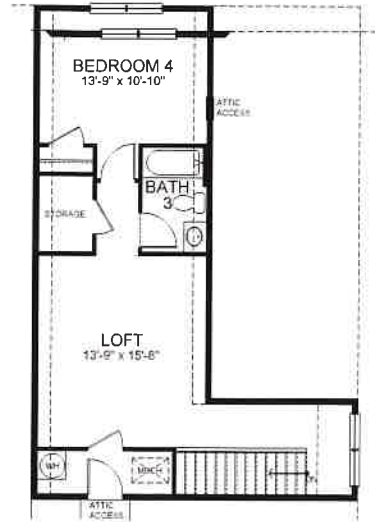
ELEVATION B1



ELEVATION C3



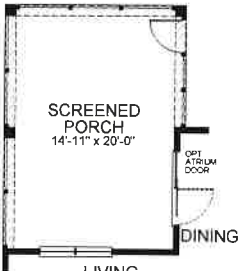
Stairs at Opt 2nd Floor



Opt Bed 4 / Bath 3 & Loft
(Not available with Basement)



Opt Extended Covered Porch
(Not available with Basement)



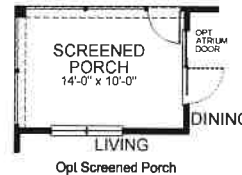
Opt Extended Screened Porch
(Not available with Basement)



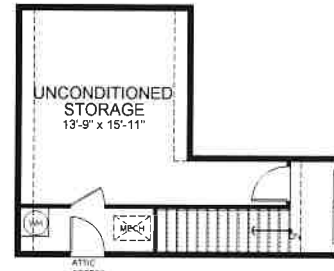
Opt Bedroom 3



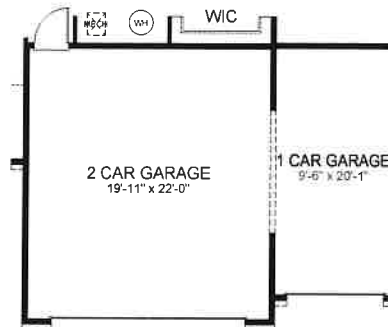
FIRST FLOOR



Opt Screened Porch



Opt Unconditioned Storage

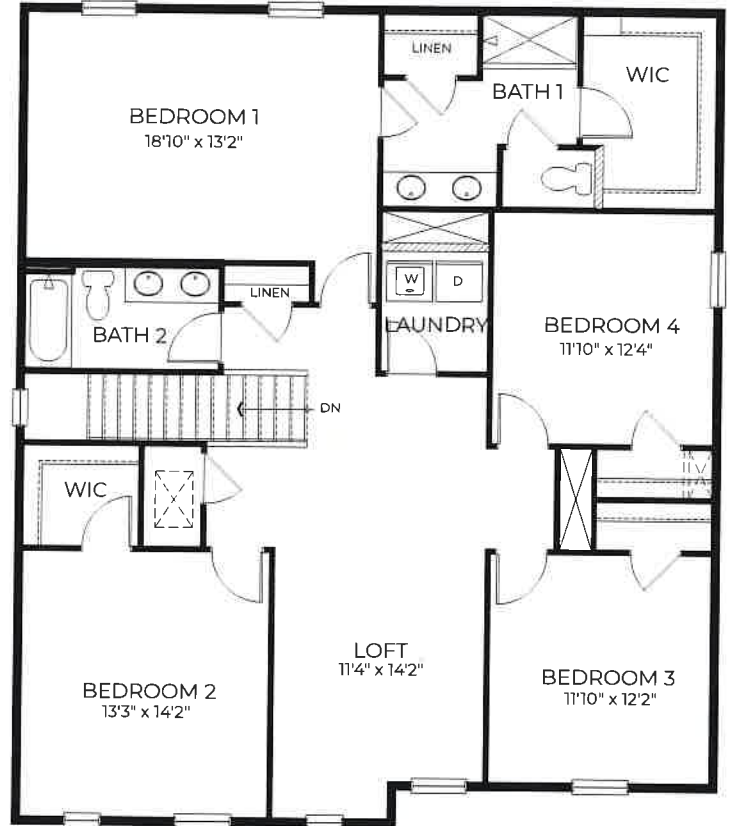


D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.





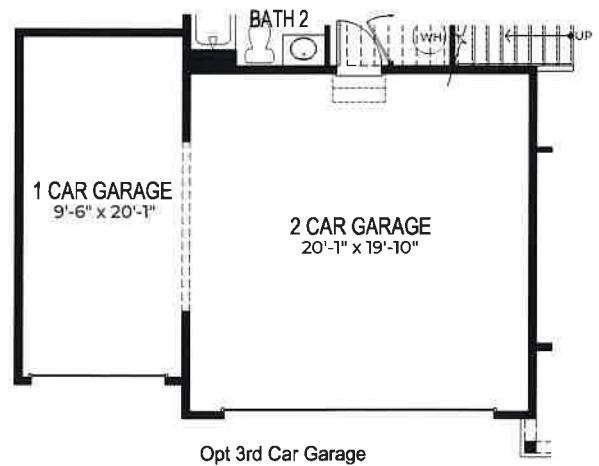
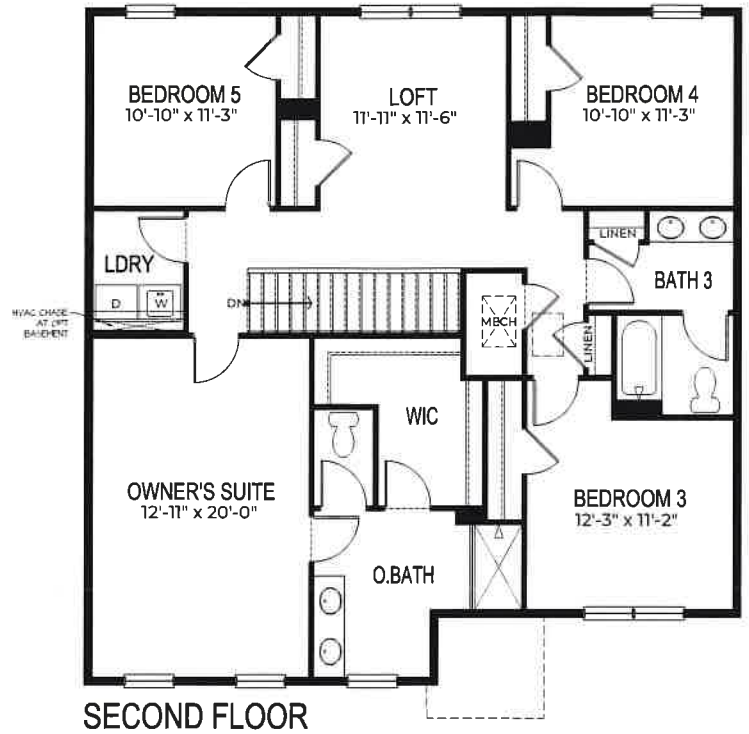
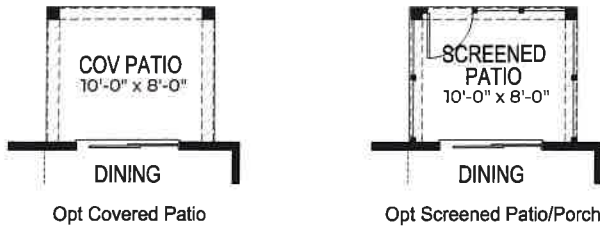
FIRST FLOOR



SECOND FLOOR

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.





D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.



COMPOSITE



ELEVATION G



ELEVATION H



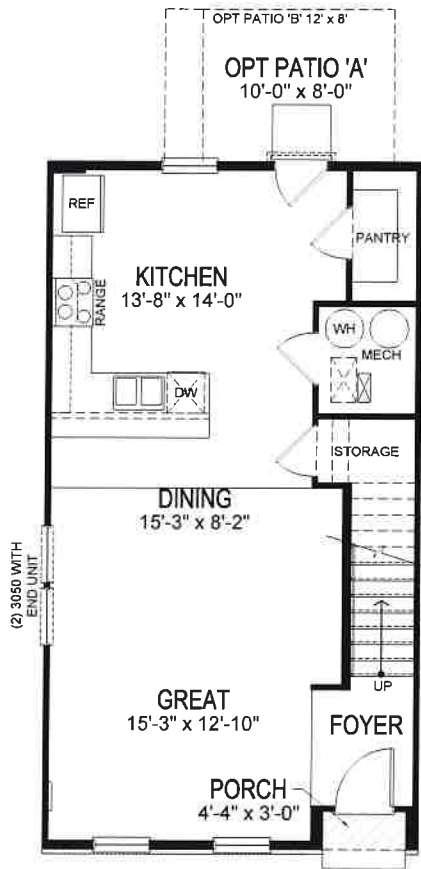
ELEVATION I



ELEVATION J



Opt Powder



FIRST FLOOR



SECOND FLOOR

D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.



Infrastructure and Development Staff Report

Meeting of January 20, 2022

I. BACKGROUND INFORMATION:

Project Name: Glen Heights Subdivision

Applicant: Parker & Associates Inc.
528 Riverside Drive
Salisbury, MD 21801

Owner: Glen Heights, LLC
31414 Winterplace Parkway
Salisbury, MD 21804

Infrastructure and Development Project No.: 20-034

Nature of Request: Preliminary/Final Subdivision Approval

Location of Property: 1800 Glen Avenue

Zoning District: R-10A Residential

Tax Map and Parcel: Map 109, Grid 17, Parcel 2585

Area: 16.37 Acres

II. EXPLANATION OF REQUEST:

The applicants propose subdivision of a 16.37-acre tract of land into 30 lots (60 duplex lots) with a typical lot size of 15,000 sq.ft. (7,500 sq. ft. per duplex lot). All lots will have frontage on public streets and will have access to City services and utilities. A Preliminary/Final Subdivision Plat with narrative has been submitted (**Attachments 1-4**). Per City of Salisbury Subdivision Regulations, this subdivision plat requires Planning Commission approval.

III. RECOMMENDATION:

The proposed subdivision conforms to development standards as stated in the City of Salisbury Municipal Code (Chapter 17.160) for two-family dwellings (min. 15,000 sq.ft.). Planning Staff recommends granting Preliminary/Final Subdivision Plat Approval for the Glenn Heights Subdivision, subject to all conditions of approval being met.



IV. SUBDIVISION STATUS:

A. WAIVERS REQUIRED:

N/A

B. FOREST CONSERVATION:

A Forest Conservation Plan shall be approved by Wicomico County Planning & Zoning prior to approval and recordation of the plat.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

D. PROPOSED CONDITIONS:

1. The Final Plat shall comply with all requirements of the Salisbury Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Final Plat.
3. The Final Plat shall comply with all requirements of the Forest Conservation Program.
4. Public roads and utility easements shall be dedicated to the City of Salisbury.
5. Extend road dedication of Stonehurst Drive to the southern property line adjacent to and lining up with the roadway reservation in the Stone Gate development.
6. A Homeowner's Association shall be created to maintain the open space, recreation, and stormwater management facilities, drainage and maintenance easements and forest conservation easements.
7. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development.

E. PLANNING STAFF COMMENTS:

1. Staff has no comments.



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

December 21, 2021

City of Salisbury, Department of Infrastructure & Development

Attn: Brian Wilkins

RE: "Resubdivision Plat of Lots 1-65, Block A and Lot 1-25, Block B as shown on Glen Heights Subdivision"

Dear Brian,

On behalf of Glen Heights LLC, we are hereby respectfully requesting to be placed on January's Planning Commission agenda for the above referenced project. The objective of this request is to obtain final approval on the Subdivision plat, titled "Resubdivision Plat of Lots 1-65, Block A and Lot 1-25, Block B as shown on Glen Heights Subdivision" for final recording. The property is located on Tax Map 109, Parcel 2585 and contains 16.37 acres.

This project proposes subdividing Parcel 2585 into 60 lots, consisting of 30 duplex homes and the dedication of an 861.07 sq.ft. piece of land at the culdesac of Stonehurst Drive to the City of Salisbury for the future completion of city streets.

Sincerely,

Elise Steele

PARKER & ASSOCIATES, INC.

528 RIVERSIDE DRIVE, SALISBURY, MARYLAND 21801

PHONE: (410) 749-1023 FAX: (410) 749-1012

E-MAIL: elise@parkerandassociates.org

LOT AREA TABLE

LOT	BLK	SQ. FT.	ACRES
1A	A	15,114.44	0.34
1B	A	8,931.07	0.21
2A	A	8,579.96	0.20
2B	A	8,579.96	0.20
3A	A	8,204.49	0.19
3B	A	8,204.49	0.19
4A	A	7,828.92	0.18
4B	A	7,828.92	0.18
5A	A	7,453.45	0.17
5B	A	7,453.45	0.17
6A	A	7,077.98	0.16
6B	A	7,077.98	0.16
7A	A	6,702.51	0.15
7B	A	6,702.51	0.15
8A	A	6,327.04	0.15
8B	A	6,327.04	0.15
9A	A	5,951.57	0.14
9B	A	5,951.57	0.14
10A	A	5,576.10	0.13
10B	A	5,576.10	0.13
11A	A	5,200.63	0.12
11B	A	5,200.63	0.12
12A	A	4,825.16	0.11
12B	A	4,825.16	0.11
13A	A	4,449.69	0.10
13B	A	4,449.69	0.10
14A	A	4,074.22	0.09
14B	A	4,074.22	0.09
15A	A	3,698.75	0.08
15B	A	3,698.75	0.08
16A	A	3,323.28	0.08
16B	A	3,323.28	0.08
17A	A	2,947.81	0.07
17B	A	2,947.81	0.07
18A	A	2,572.34	0.06
18B	A	2,572.34	0.06
19A	A	2,196.87	0.05
19B	A	2,196.87	0.05
20A	A	1,821.40	0.04
20B	A	1,821.40	0.04
21A	A	1,445.93	0.03
21B	A	1,445.93	0.03
22A	A	1,070.46	0.02
22B	A	1,070.46	0.02

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C1	76.09	296.00	26.09	13.06	5°03'04"
C2	28.41	23.00	26.98	17.20	81°23'11"
C3	94.84	185.00	93.81	48.49	29°22'26"
C4	255.01	245.00	243.65	140.41	59°28'09"
C5	173.13	40.00	66.33	59.31	24°59'34"
C6	47.44	40.00	44.71	26.96	67°57'31"
C7	223.78	215.00	213.82	123.22	59°38'09"
C8	31.44	25.00	28.30	23.03	99°04'45"
C9	118.14	185.00	116.88	61.16	36°35'21"
C10	67.71	185.00	67.33	34.24	20°58'08"
C11	29.43	40.92	28.80	15.39	41°12'32"
C12	190.68	40.00	55.00	37.87	273°40'51"
C13	35.31	40.51	34.30	18.86	89°56'00"
C14	78.66	215.00	78.25	39.79	20°58'08"
C15	145.37	215.00	142.61	75.59	28°44'22"
C16	26.67	20.00	24.74	15.74	76°14'50"
C17	51.47	215.00	51.35	25.86	17°43'00"
C18	29.98	22.00	27.25	18.61	85°52'07"
C19	127.60	295.00	126.67	64.81	24°42'00"

- GENERAL NOTES
- 1) THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: GLEN HEIGHTS, LLC 31414 WATERPLACE PARKWAY SALISBURY, MD 21804
 - 2) DEED REFERENCE: 48161
 - 3) PLAT REFERENCE: 15226
 - 4) TOTAL NUMBER OF LOTS = 60
 - 5) TOTAL AREA OF LOTS = 513,463.30 SQ. FT. / 11.79 ACRES
 - 6) TOTAL NUMBER OF PARCELS = 2. PARCEL I = 61,167.62 SQ. FT. / 1.40 ACRES. PARCEL II = 77,046.14 SQ. FT. / 1.77 ACRES
 - 7) TOTAL AREA OF NEW ROADS = 61,614.03 SQ. FT. / 1.41 ACRES
 - 8) TOTAL AREA OF PROPOSED ROAD = 86,027.50 SQ. FT. / 1.96 ACRES
 - 9) TOTAL AREA OF PROPERTY = 713,292.66 SQ. FT. / 16.35 ACRES
 - 10) THE PRESENT ZONING OF THIS PROPERTY IS: R-10A
 - 11) THIS PROPERTY IS LOCATED WITHIN A PUBLIC MANAGEMENT ZONE A
 - 12) PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 149 OF THE WICOMICO COUNTY CODE ENTITLED "FLOOD PLAIN MANAGEMENT"
 - 13) NON-TIDAL WETLANDS ARE AS ESTABLISHED BY FIELD SURVEY PERFORMED BY HOWARD CATTION, INC.
 - 14) THIS PARCEL CONTAINS HYDRIC SOILS WHICH MAY BE AN INDICATOR OF NON-TIDAL WETLANDS. THE ISSUANCE OF A COUNTY BUILDING PERMIT IS A LOCAL PROCESS AND DOES NOT IMPLY THE APPLICANT HAS MET STATE AND FEDERAL REQUIREMENTS FOR WETLANDS UNDER COMAR 08.25.01; THE FEDERAL WATER POLLUTION ACT, SEC. 404 OR THE RIVERS AND WAIVERS ACT, SEC. 10.
 - 15) THE APPROVAL OF THE CITY OF SALISBURY DEPARTMENT OF PUBLIC WORKS DOES NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY TO COMPLY WITH ALL OTHER APPLICABLE FEDERAL, STATE, AND LOCAL LAWS.
 - 16) ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE CITY OF SALISBURY CODE IN EFFECT AT THE TIME OF CONSTRUCTION
 - 17) THIS PROPERTY IS SHOWN ON FLEIPL COMMUNITY PLAN #240-502522 (PARCEL 252 OF 375) AND #200502522 (PARCEL 256 OF 375) DATED 8/7/2005, AS MAINLY BEING IN FLOOD ZONE X, AREA OF HIGHAL FLOODING AND A PORTION BEING III A2, ELEV 23.
 - 18) THE HOMEOWNER SHALL OWN AND MAINTAIN PARCEL I (STORMWATER MANAGEMENT) & PARCEL II (STORMWATER MANAGEMENT AND FOREST CONSERVATION AREA) AND MAINTAIN THE DRAINAGE MAINTENANCE AND UTILITY EASEMENTS. OBJECTS SUCH AS STRUCTURES, FENCES, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND OR MAINTENANCE OF THIS EASEMENT SHALL NOT BE PERMITTED.
 - 19) THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS. THIS "RIGHT TO FARM" IS PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE.
 - 20) CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNERS ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - 21) ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
 - 22) PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT-OF-WAY OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY.
 - 23) THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT OF THE WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - 24) THERE ARE NO VALLS OR SEPTIC WITHIN 100' OF THE PROPERTY LINES.
 - 25) OWNER, DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY THE INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN, AS APPROVED BY THE SALISBURY PUBLIC WORKS, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
 - 26) COORDINATES AS SHOWN HEREON ARE BASED ON NAD 83.
 - 27) CITY PROPERTY MAP NUMBER
 - 28) WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS SUBDIVISION; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - 29) THIS SUBDIVISION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
 - 30) THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, WATER, AND TRASH COLLECTION.
 - 31) NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - 32) PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT.
 - 33) PER CITY CODE SECTION 13-266 ITEM B & IF A STORMWATER MANAGEMENT PLAN INVOLVES DIRECTION OF SOME OR ALL RUNOFF OFF OF THE SITE, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO OBTAIN FROM ADJACENT PROPERTY OWNERS ANY EASEMENTS OR OTHER NECESSARY PROPERTY INTERESTS CONCERNING FLOWAGE OF WATER. APPROVAL OF A STORMWATER MANAGEMENT PLAN DOES NOT CREATE OR AFFECT ANY RIGHT TO DIRECT RUNOFF OVER ADJACENT PROPERTY WITHOUT THAT PROPERTY OWNER'S PERMISSION.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S31°35'18"W	93.65
L2	S44°24'50"W	13.71
L3	S44°24'50"W	10.96
L4	N12°58'37"E	53.07
L5	N12°58'37"E	73.93
L6	S30°38'04"W	46.25

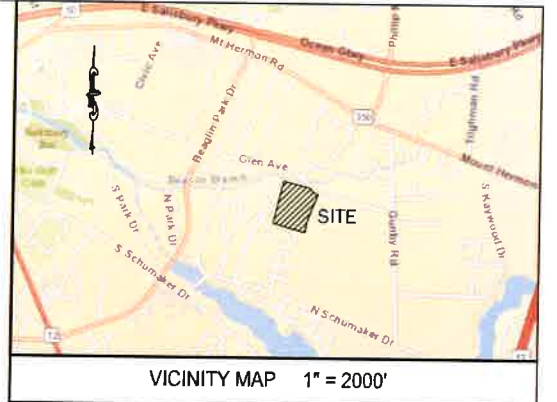
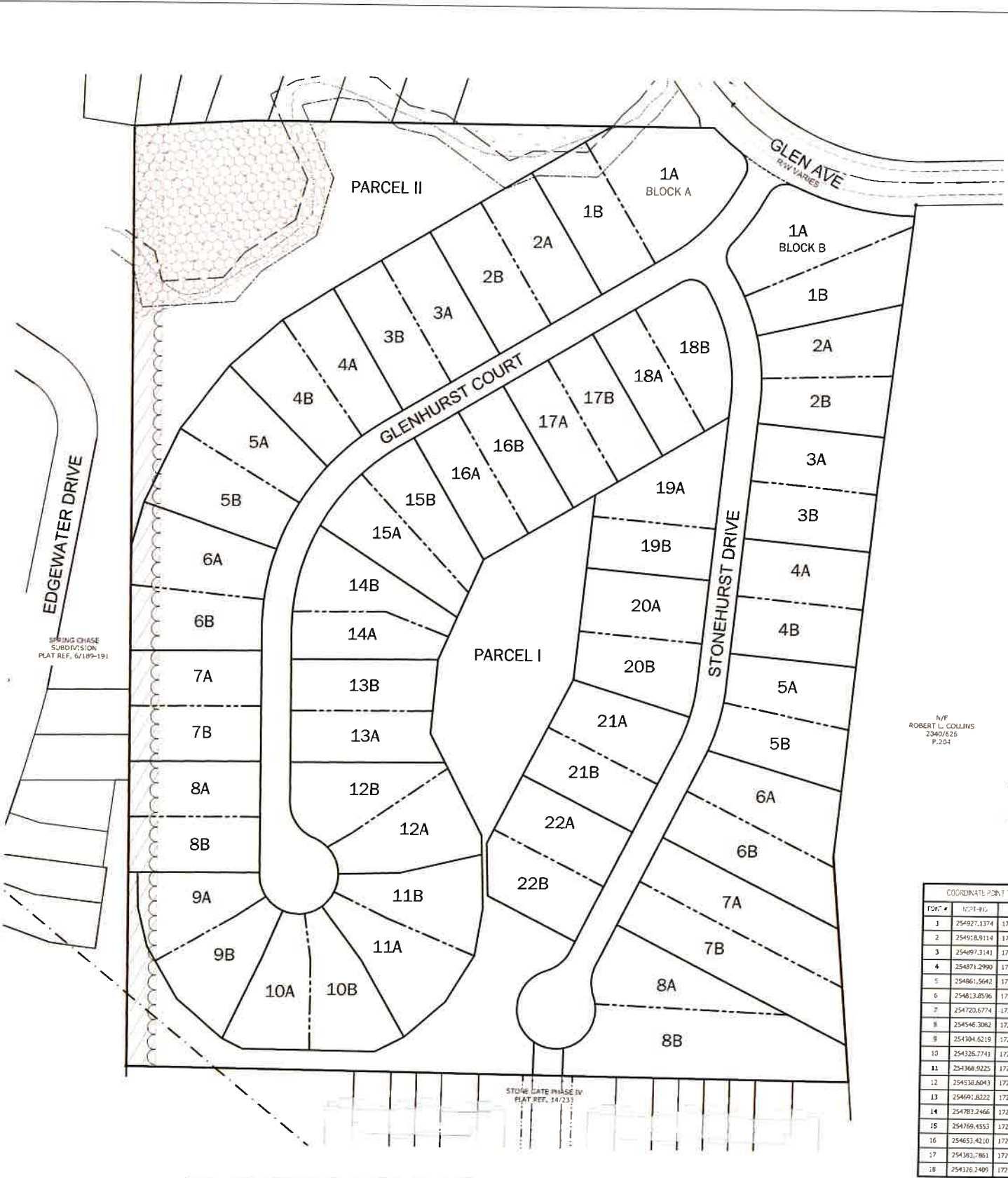
LEGEND

- IRON ROD FOUND
- IRON ROD W/ CAP TO BE PLACED
- CONCRETE MONUMENT PLACED
- BUILDING SETBACK LINE, (SSL)
- 10' CITY OF SALISBURY UTILITY EASEMENT
- 20' PRIVATE UTILITY EASEMENT
- EXISTING PROPERTY LINE TO BE ELIMINATED PER THIS PLAT
- EXISTING PEDESTRIAN ACCESS TO BE ELIMINATED PER THIS PLAT
- EXISTING 20' PRIVATE UTILITY EASEMENT TO BE ELIMINATED PER THIS PLAT
- EXISTING 10' CITY OF SALISBURY UTILITY EASEMENT TO BE ELIMINATED PER THIS PLAT
- 30' BUFFER

NOTE:

TO SATISFY THE REQUIREMENTS OF THE FOREST CONSERVATION PLAN:
THE AREA OF THE FOREST CONSERVATION PLAN IS 27.4 ACRES.
THE AREA OF THE FOREST CONSERVATION PLAN IS 27.4 ACRES.
TOTAL AREA OF THE FOREST CONSERVATION PLAN IS 27.4 ACRES.

GRAPHIC SCALE
1" = 100' feet



WICOMICO COUNTY FOREST CONSERVATION ACT
THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN
FOA # _____ ON FILE IN THE PLANNING OFFICE.
PLANNING DIRECTOR _____ DATE _____

APPROVED:
CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE
AND DEVELOPMENT
City Project # _____
AMANDA H. FOLLOTT, P.E.
DIRECTOR _____ DATE _____

APPROVED:
CITY OF SALISBURY, PLANNING & ZONING COMMISSION
PLANNING & ZONING COMMISSION _____ DATE _____

WATER AND SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
GLEN HEIGHTS, LLC
C/O _____ DATE _____

THIS SUBDIVISION IS APPROVED IN CONFORMANCE WITH THE WICOMICO
COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WILL BE SERVED
BY COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE PROVIDED BY
THE CITY OF SALISBURY.
WICOMICO COUNTY HEALTH DEPARTMENT _____ DATE _____

"I HEREBY CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108
OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT
CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE
BEEN COMPLIED WITH."
SURVEYOR: BROCK E. PARKER LIC # 21193 EXP 07/24/2022 DATE: 12-17-2021
OWNER/REPRESENTATIVE: GLEN HEIGHTS, LLC DATE: _____

COORDINATE POINT TABLE

POINT #	NORTHING	EASTING
1	254927.1374	1724840.3969
2	254918.9114	1724845.4532
3	254897.3141	1724860.0853
4	254871.2990	1724858.2415
5	254861.5642	1724848.5923
6	254831.8596	1724767.8185
7	254723.6774	1724440.2419
8	254546.3082	1724270.2632
9	254394.6219	1724207.6251
10	254326.7741	1724270.1423
11	254368.0225	1724255.2217
12	254353.6043	1724299.1096
13	254691.8822	1724444.4501
14	254782.2466	1724769.8472
15	254789.4553	1724794.5636
16	254651.4210	1724789.5080
17	254383.7861	1724667.1403
18	254316.2499	1724652.1882
19	254148.6641	1724433.6486
20	254137.6342	1724467.0416
21	254101.0090	1724508.0724
22	254133.0785	1724519.9487
23	254306.2612	1724614.5670
24	254373.1381	1724715.1870
25	254462.7730	1724817.5545
26	254765.3437	1724921.0884
27	254908.5536	1724929.6542
28	254840.4449	1724769.8989
29	254851.0092	1724878.4487
30	254949.3751	1724998.8209
31	254789.3333	1725016.3445
32	254178.2576	1724776.9358
33	253952.3154	1724739.1405
34	254150.3000	1724929.9165
35	255075.3680	1724268.9017
36	255050.0872	1724389.2756

SHEET 1 OF 3

REVISIONS

NO.	DATE	DESCRIPTION

RESUBDIVISION PLAT
OF LOTS 1-65, BLOCK A AND LOTS 1-25, BLOCK B
AS SHOWN ON "GLEN HEIGHTS SUBDIVISION"
FOR GLEN HEIGHTS, LLC
CITY OF SALISBURY
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND
1" = 100'
S1586E
DATE: 04/19/2021
SCALE: 109
DRAWN BY: EDR
FILED: 2585
CITY ENGINE





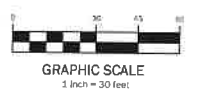
PARCEL II
OPEN SPACE AND
FOREST CONSERVATION AREA
77,046.14 SQ.FT.
1.77± ACRES

PARCEL I
OPEN SPACE
62,026.86 SQ.FT.
1.42± ACRES

SPRING CHASE
SUBDIVISION
PLAT REF. 6/189-191

PARCEL 2426

N/F
DEBORAH L LEATH
DEED REF 3834/497
PARCEL 204



SHEET 2 OF 3

REVISIONS	
DATE	BY

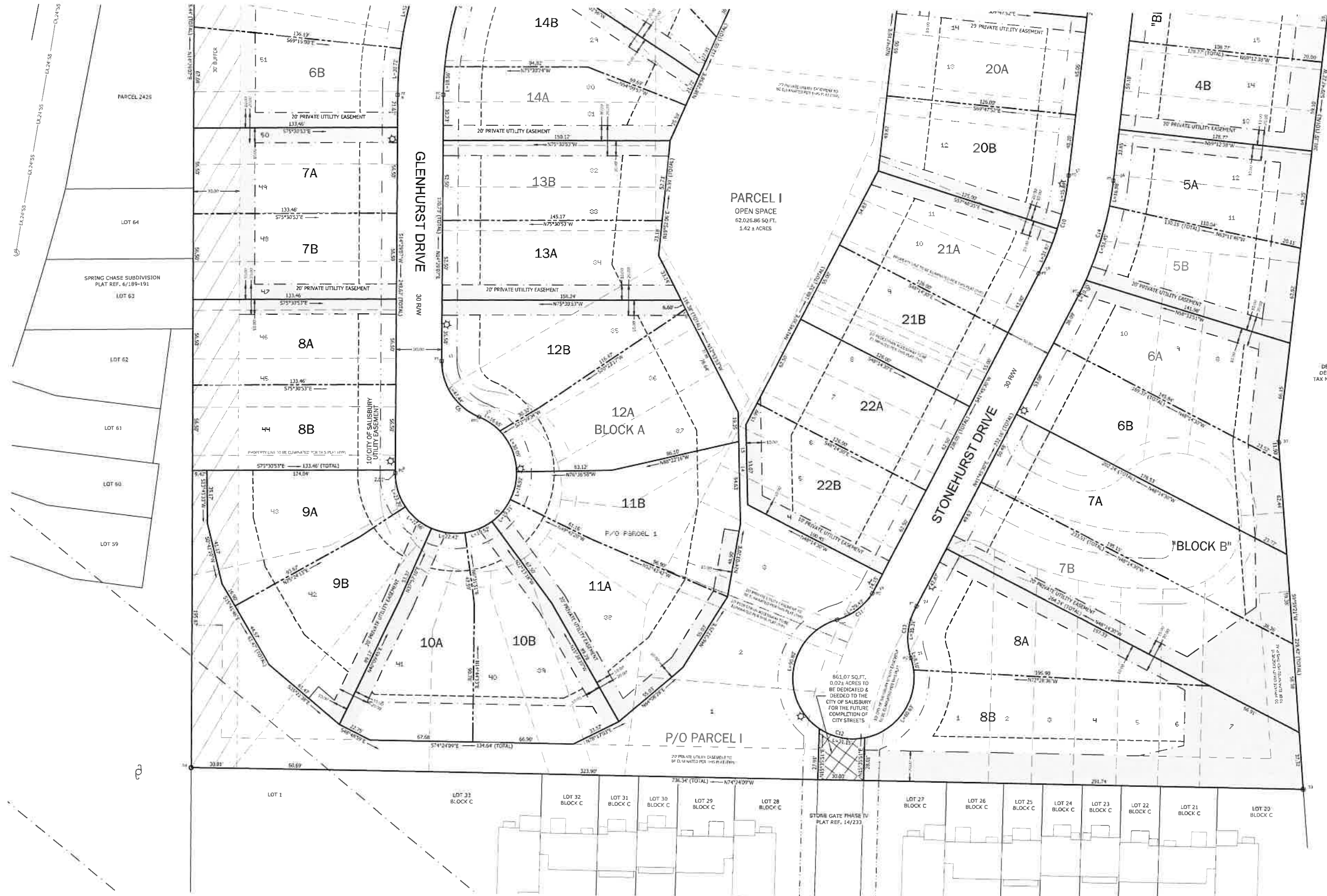
RESUBDIVISION PLAT
OF LOTS 1-65, BLOCK A AND LOTS 1-25, BLOCK B
AS SHOWN ON "GLEN HEIGHTS SUBDIVISION"
FOR GLEN HEIGHTS, LLC

CITY OF SALISBURY
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 04/19/2021 TAX MAP: 109

PROJECT NO: S1586E RESUBDIVISION DRAWN BY: EDR PERMIT NO: 2565





N/F
DEBORAH L LEATH
DEED REF 3824/437
TAX MAP 38, PARCEL 204

861.07 SQ.FT.
0.022 ACRES TO
BE DEDICATED &
DEEDED TO THE
CITY OF SALISBURY
FOR THE FUTURE
COMPLETION OF
CITY STREETS



SHEET 3 OF 3

REVISIONS	
DATE	BY

RESUBDIVISION PLAT
OF LOTS 1-65, BLOCK A AND LOTS 1-25, BLOCK B
AS SHOWN ON "GLEN HEIGHTS SUBDIVISION"
FOR GLEN HEIGHTS, LLC

CITY OF SALISBURY
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30' DATE: 04/19/2021 SHEET: 109
JOB NO: S1566E DRAWN BY: EDR PARCEL: 2585





Infrastructure and Development Staff Report January 20, 2022

I. BACKGROUND INFORMATION:

Project Name: Glenn Heights
Applicant/Owner: Parker & Associates Inc. for Glen Heights, LLC
Infrastructure and Development Case No.: 20-034
Nature of Request: Final Revised Comprehensive Development Plan Approval
Location of Property: 1800 Glen Avenue – Parcel 2585
Existing Zoning: R-10A Residential

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a narrative (**Attachment 1**), construction schedule (**Attachment 2**), a Site Plan (**Attachments 4-5**), and building elevations (**Attachments 6-7**) for construction of 30 duplex homes (60 units total).

III. DISCUSSION:

The applicants propose to construct 60 duplex units with new public streets, sidewalks, streetlighting and public water/sewer. The total acreage of the parcel is 16.37 acres.

IV. APPROVAL HISTORY:

Annexation of this parcel was effective June 2004 (Resolution #1101). A Final Comprehensive Development Plan was approved by the Planning Commission in December 2004. The Final Subdivision Plat was approved by the Planning Commission in December 2005. A Preliminary Revised Comprehensive Development Plan was approved by the Planning Commission on November 18, 2021.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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



A. Site Plan

- 1. Density:** The R-10A Residential District requires a minimum 15,000 sq.ft. lot for a two-family dwelling. Lot sizes range from a minimum 15,015 sq.ft. to a maximum of 26,606 sq.ft. The district also requires minimum lot widths of 80 ft. Minimum width proposed is 100 ft. Proposed density is just slightly above 0.27 units per acre.
- 2. Parking/Streets:** The Zoning Code requires parking to be provided at 2 spaces per dwelling. The proposal shows 12x18 driveways with a garage.
- 3. Refuse Disposal:** Code requires refuse disposal areas to be screened on 3 sides. Refuse disposal area(s) are not indicated on the plan. The plan states trash collection to be private.
- 4. Building Setbacks/Spacing:** All structures will meet or exceed front (25 ft.), rear (30 ft.) and side (10 ft.) setback minimums.
- 5. Height:** The R-10 A residential district limits building height to 40 ft. Structures will not exceed this limit.
- 6. Open Space:** The plan shows open space in center of the project with stormwater management practices throughout the project.
- 7. Streets/Sidewalks/Streetlights:** New public streets are proposed with the provision of sidewalks and streetlights installed throughout the development per City of Salisbury standards.

B. Building Elevations

Building elevations are included as Attachments 6-7.

C. Sign Plan

No details regarding signage for the project has been provided. Any proposed signage will need Planning Commission approval prior to issuance of building permits.

D. Landscaping Plan

A landscaping plan is included with attachment 5 including crepe myrtles, white pine and Leyland cypress.



E. Development Schedule

A construction schedule was provided as Attachment 2.

F. Community Impact Statement/Statement of Intent to Proceed and Financial Capability

These requirements were waived by Planning Commission during preliminary approval on November 18, 2021 meeting.

G. Fire Service

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

H. Stormwater Management

The Stormwater Management Plan will be reviewed by the Salisbury Department of Infrastructure & Development.

I. Forest Conservation Program

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

VI. PLANNING CONCERNS

- Concerning the connection between this development and the Stone Gate development to the south, the Stone Gate HOA has expressed opposition to the connection. Legal counsel has advised that the City has the option to take the Stone Gate reservation area through eminent domain (**Attachment 3**). At this time, the City has decided not to pursue this course action, but will instead, require Glenn Heights to dedicate right-of-way up to the property line between the two developments. If circumstances change in the future and this connection can be made, the Glen Heights piece will already be in place.
- During the November Planning Commission meeting, neighboring property owners expressed concerns with the project. Staff encourages Glenn Heights to install fencing along the east and west boundaries of the property.



VII. RECOMMENDATION

Staff recommends approval of the Final Revised Comprehensive Development Plan for Glenn Heights, 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;
2. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of building permits;
3. Refuse disposal areas to be screened on 3 sides;
4. The project will comply with all requirements of the Forest Conservation Act;
5. 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 1/12/2022
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

Attn: Brian Wilkins
Ref: Glenn Heights Revised Comprehensive Development Plan

Dear Brian,

Attached hereto, please find our proposed revised comprehensive development plan for the Glenn Heights residential project. It is the intent of this submittal to respectfully seek approval of this revised plan, in accordance with sections 17.150 and 17.108 of the zoning code, so that we may finalize engineering and development plans based upon the confidence that this is acceptable to the commission.

This comprehensive development plan reflects the redevelopment of the previously approved Glenn Heights subdivision. The original subdivision recorded in 2006 proposed 90 Townhouse units and 3 City streets. Our client has opted to redevelop the property to provide 30 duplex units (60 residential units) each with three bedrooms and a garage, therefore the density and uses proposed are less in scope and impact than that of the previously approved planned residential district site plan.

Each unit will be on its own lot, with areas of open space throughout the site. All construction and development on this project will be in accordance with the zoning code, as well as the city of Salisbury construction specifications. All sewer, roads, and water will be public entities, while trash collection will be private. Each unit also has its own driveway in addition to the garage, therefore no additional off-street parking will be required. This proposed site plan maintains two previously-dedicated town streets for use within the project while also dedicating right of way for a future connection to the Stone Gate community.

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. The developer already owns this property and is quite anxious to proceed to construction and certainly has the desire and ability to proceed.

If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter



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 1/12/2022
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

Attn: Brian Wilkins
Ref: Glenn Heights Schedule

Dear Brian,

Please consider this as a supplemental document to the Glenn Heights Comprehensive Development Plan. Upon final approval of this projects' construction drawings, permits will be applied for and construction will begin immediately. Site work is anticipated to be complete in 3 months' time and the future owner of this project anticipates having all building & final construction complete in 1 year.

If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincerely,

Brock E. Parker, PE, RLS, QP
528 Riverside Drive
Salisbury, MD 21801
Phone: 410-749-1023
Fax: 410-749-1012
Email: brock@parkerandassociates.org

From: Laura Hay <hay@cbmlawfirm.com>
Sent: Monday, January 10, 2022 2:41:57 PM
To: Brian Soper <bsoper@salisbury.md>
Subject: Glen Heights/Stone Gate

Brian-

I write to follow up on our conversation regarding Glen Heights/Stone Gate. I have reviewed the note in the 2002 Stone Gate Plat which identifies that the area between lot 27 and 28 is reserved for future extension. While I understand it was intended that this section be used to extend Stone Gate Drive into the neighboring development at a future date, the Plat language is not sufficient to convey the property to the City or otherwise compel Stone Gate to develop the road. It is my understanding that the Stone Gate HOA has indicated it opposes any extension of Stone Gate Drive to the area between lot 27 and 28.

Nonetheless, the City has the option to take this property via its eminent domain powers. Eminent domain is the inherent power of a governmental entity to take privately owned property, especially land, and convert it to a public use, subject to reasonable compensation for the taking. *Mayor and City Council of Baltimore City v. Valsamaki*, 397 Md. 222, 242 (2007). Given that there is a strong public purpose for taking this property (*i.e.*, providing another means of ingress and egress for firetrucks, ambulances, etc.), I anticipate an eminent domain proceeding would be successful, although such process could be lengthy.

With respect to the anticipated development of Glen Heights, the Planning Commission is without authority to require that developer finish the area between lot 27 and 28, as such property is not owned by Glen Heights. Simply stated, the Planning Commission cannot require Glen Heights to develop land owned by Stone Gate (especially over the objection of Stone Gate).

I would also caution against generally conditioning approval of Glen Heights on the future extension of Stone Gate Drive to the area between lot 27 and 28. As stated above, because that land was not dedicated to the City, the City is without means to complete the road absent use of its eminent domain powers. Conditioning approval on future completion of the road could be construed as conditioning approval on something that is beyond the control of Glen Heights.

As always, feel free to contact my office if you wish to discuss this matter further. I plan to attend the January 20, 2022 Planning Commission meeting and am happy to discuss any legal issues at that time.

LAURA EVELYN HAY, ESQUIRE
COCKEY, BRENNAN & MALONEY, P.C.
ATTORNEYS & COUNSELORS AT LAW
313 LEMMON HILL LANE
SALISBURY, MARYLAND 21801
Telephone: (410) 546-1750
Fax: (410) 546-1811

Glenn Heights

SALISBURY, MARYLAND

REVISED COMPREHENSIVE DEVELOPMENT PLAN



- CITY OF SALISBURY - GENERAL NOTES**
- THE CITY REPRESENTATIVE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.
 - ALL STABILIZATION, PAVING AND ROAD PATCHING IN THE PUBLIC ROADWAY, WHICH IS NECESSARY FOR 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 DOME) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION HANDICAP RAMPS AND AS DIRECTED BY DID. SEE CITY STANDARD 100.37.
 - ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREET LIGHTS, AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACTED UPON 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 DID, BEFORE COMMENCING CONSTRUCTION IN CITY PUBLIC WORKS, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE STORMWATER MANAGEMENT. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, ROOM 202, 125 N. DIVISION ST., SALISBURY, MARYLAND 21801, TELEPHONE (410) 540-5440, EMAIL: J.MILLER@SALISBURY.MD. TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED." NO IMPROVEMENTS ARE REQUIRED.
 - STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY. PROVIDE CENTERLINE STATIONING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
 - CURRENT WICOMCO COUNTY WATER/SEWER PLAN SERVICE (CATEGORY W-2) / (S-2).
 - CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
 - MILLING AND REPAVING SHALL BE PER RESOLUTION 2.98.
 - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
 - CONTRACT NUMBER 7-027 / 20-77 W / 33-86-5.
 - 80 CU YD OF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESTORED FOR THIS PROJECT, SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - APPROVAL OF THE SITE PLAN AND UTILITY DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFIRMATION.
 - PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN. DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT CHAMBERS AND MICRO-SCALE PRACTICES (MSP) WITH GRAVEL SUBSTRATE, INCLUDING RAIN GARDENS, MICRO-BIOTENTION, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION, SIZE, AND NUMBER OF CHAMBERS PLACED. ALSO, THE LOCATION, SIZE, AND DEPTH OF MEDIA LAYERS FOR MSPS. THE FINAL OCCUPANCY CERTIFICATE AND 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 DRAINS. THE PRIVATE STORMWATER MANAGEMENT AS-BUILTS MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF THE FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE REJECTED. THE AS-BUILT DRAWINGS MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROFESSIONAL ENGINEER, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, THREE (3) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2016 OR LATER VERSION OF AUTO-CAD. ALL CONTACT DISCS (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED AND APPROVED BY THIS 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 CONFIRM 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 SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS, STANDARDS (DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS.
 - 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.
 - CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.
 - DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWINGS AND THE STORMWATER MANAGEMENT PLAN DRAWINGS. PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS BUILT DRAWINGS. THE RED LINE AS BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES INSTALLED OR UNCOVERED, REFERENCED TO TWO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY/UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT, CONCURRENTLY TO THE OWNER ONE SET OF RED LINE AS BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS BUILT DRAWINGS, THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATION AND MAY BE REQUIRED TO TEST THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.
 - SEWER MAINS TO BE 30" IS.
 - SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NOS. 400-137.
 - ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE MANHOLE LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MANHOLES IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
 - FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES, CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS, AND TO COORDINATE THE WORK AND INSPECTION.
 - MAINTAIN 42" OF COVER OVER ALL NEW WATER MAINS.
 - THE HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300.55.
 - BLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300.51.
 - WATER MAINS TO BE C-300.
 - DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY'S CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRAIN ALL WATER MAIN JOINTS.
 - RED 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 LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND VALVE BOX IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
 - WATER METERS AND ASSOCIATED VALVES 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 COSTS, 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' OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES. IF WATER MAINS ARE INSTALLED BEFORE ANY OTHER UTILITY IT WILL BE AT THE RISK OF THE CONTRACTOR.
 - EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CORPORATION STOP ON THE MAIN PER SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT INSPECTOR'S REQUIREMENTS. IF THE SERVICE DOES NOT HAVE A CORPORATION STOP IT SHALL BE ABANDONED PER CITY'S INSPECTOR'S REQUIREMENTS.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED & TO BE DEVELOPED BY GLEN HEIGHTS, LLC. PO BOX 1109 ALLEN MD 21810
- DEED REFERENCE: 21804444
- TOTAL NUMBER OF LOTS: 60
- TOTAL AREA OF PROPERTY: 16.46 +/- ACRES
- THE PRESENT ZONING OF THIS PROPERTY IS R-10A
- THIS PROPERTY IS LOCATED WITHIN THE E.P.R. MANAGEMENT ZONE A
- PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 149 OF THE WICOMCO COUNTY CODE ENTITLED "FLOOD PLAIN MANAGEMENT"
- THIS PROPERTY IS SHOWN ON F.J.R.M. COMMUNITY PANEL #240542025E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING
- NON TIDAL WETLANDS ARE AS ESTABLISHED BY FIELD SURVEY PERFORMED BY RONALD GATTON, INC.
- CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNERS ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY
- WATER AND SEWER SHALL BE PROVIDED BY THE CITY OF SALISBURY TRASH COLLECTION SHALL BE PRIVATE.
- ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING DRAINS WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-3023.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

LEGEND

- DENOTES PROPOSED WATER VALVE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES EXISTING SEWER MANHOLE
- DENOTES PROPOSED SEWER MANHOLE
- DENOTES PROPOSED SEWER CLEANOUT
- DENOTES PROPOSED STORM DRAIN MANHOLE
- DENOTES EXISTING UTILITY POLE
- DENOTES PROPOSED WATER METER
- DENOTES PROPOSED SOIL BORING LOCATION
- DENOTES EXISTING EDGE OF PAVEMENT
- DENOTES EXISTING ROAD CENTERLINE
- DENOTES PROPOSED ROAD CENTERLINE
- DENOTES EXISTING PROPOSED BUILDING SETBACK LINE
- DENOTES EXISTING PROPERTY BOUNDARY
- DENOTES ADJACENT PROPERTY LINE
- DENOTES EXISTING UTILITY LINE TO BE REMOVED
- DENOTES EXISTING CONTIGUOUS
- DENOTES PROPOSED EDGE OF PAVEMENT
- DENOTES PROPOSED CURB
- DENOTES EXISTING BUILDING
- DENOTES PROPOSED STORM DRAIN
- DENOTES SILT FENCE/LIMIT OF DISTURBANCE
- DENOTES PROPOSED BUILDING
- DENOTES PROPOSED WATER MAIN
- DENOTES PROPOSED SOWING LINE
- DENOTES PROPOSED SSO FACILITY
- DENOTES PROPOSED SWALE
- DENOTES PROPOSED SMALL CENTERLINE
- DENOTES PROPOSED DRAINAGE
- DENOTES EXISTING 300 YR FLOODPLAIN
- DENOTES EXISTING WETLANDS
- DENOTES EXISTING WETLANDS BUFFER
- DENOTES EXISTING PROPOSED DRAINAGE EASEMENT
- DENOTES EXISTING PROPOSED CITY OF SALISBURY EASEMENT
- DENOTES PROPOSED BIO SWALE MEDIA
- DENOTES PROPOSED GRASS/VEGETATION
- DENOTES EXISTING OFFSITE DRAINAGE EASEMENT
- DENOTES EXISTING FOREST CONSERVATION
- DENOTES PROPOSED PAVING
- DENOTES PROPOSED CONCRETE

LAND USE SUMMARY

TOTAL AREA OF PROPERTY: 16.37 AC
LIMIT OF DISTURBANCE: 15.50 AC
AREA OF IMPERVIOUS SURFACE: 7.87 AC
NUMBER OF UNITS: 30 DUPLEX UNITS (60 DWELLINGS)
MINIMUM LOT SIZE = 10,000 SF; 70 WIDE
PROPOSED DENSITY = 27 UNITS PER ACRE

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT 10A, CHAPTER 17.150.050.

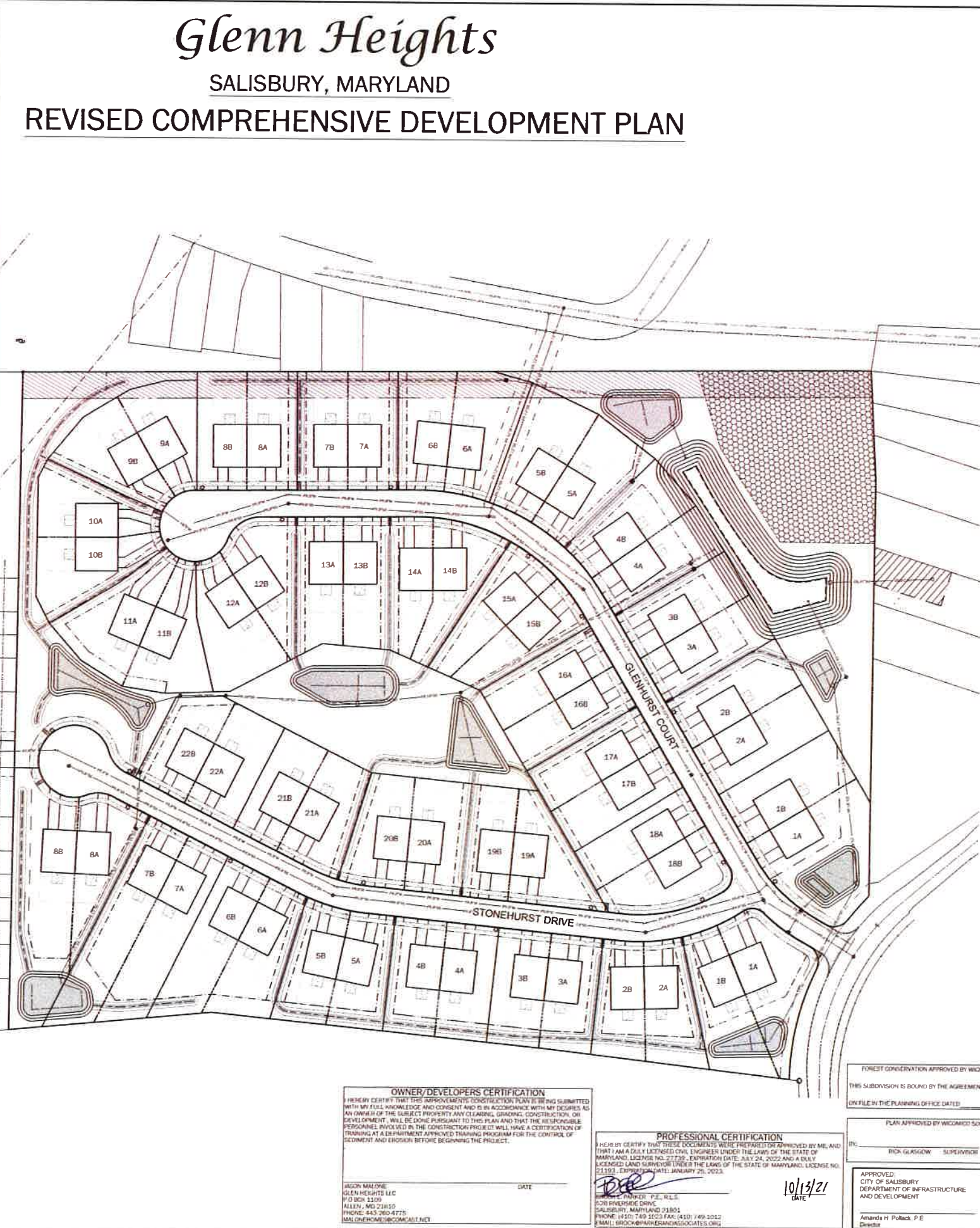
PARKING PROVIDED

1 SPACE PER GARAGE
1 SPACE PER DRIVEWAY (1.81 MINI PROVIDED FROM BACK OF SIDEWALK TO FACE OF GARAGE)

TOTAL RESIDENTIAL UNITS = 60
TOTAL SPACES PROVIDED = 2 SPACE PER RESIDENTIAL UNIT = 120 SPACES

ESTIMATED WATER & SEWER USAGE
(FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)

30 3/3 Bedroom Duplex Units 30 Units=60 Dwelings
RESIDENTIAL: 1 EDU per Dwelling Unit 60 Units=60 Dwelings
=60 EDUs for project



VICINITY MAP SCALE= 1"=800'

STATE OF MARYLAND
JAMES E. PARKER
PROFESSIONAL ENGINEER
No. 275

SHEET 1 OF 2

GRAPHIC SCALE
1 inch = 60 feet

RECEIVED
OCT 1 7 2021
CITY OF SALISBURY D. I. D.

REVISIONS

NO.	DATE	DESCRIPTION
1	9/23/21	ISSUE
2	10/13/21	REVISED

FOR THE ENGINEER: JAMES E. PARKER, P.E., R.L.S.E.
FOR THE ARCHITECT: JAMES E. PARKER, P.E., R.L.S.E.
FOR THE LAND SURVEYOR: JAMES E. PARKER, P.E., R.L.S.E.

APPROVED BY WICOMCO COUNTY PLANNING & ZONING
THIS SUBDIVISION IS BOUND BY THE AGREEMENTS SET FORTH IN RCMP
ON FILE IN THE PLANNING OFFICE DATED: _____

PLAN APPROVED BY WICOMCO SOIL CONSERVATION DISTRICT
DATE: _____

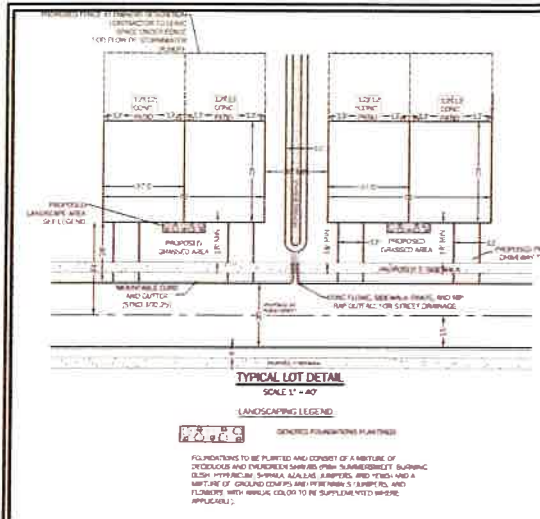
APPROVED BY: RICH GLEASON, SUPERVISOR
DATE: _____

APPROVED BY: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT
AMANDA H. POLACK, P.E.
DATE: 10/13/21

PROJECT # _____
UTILITY CONTRACT # _____

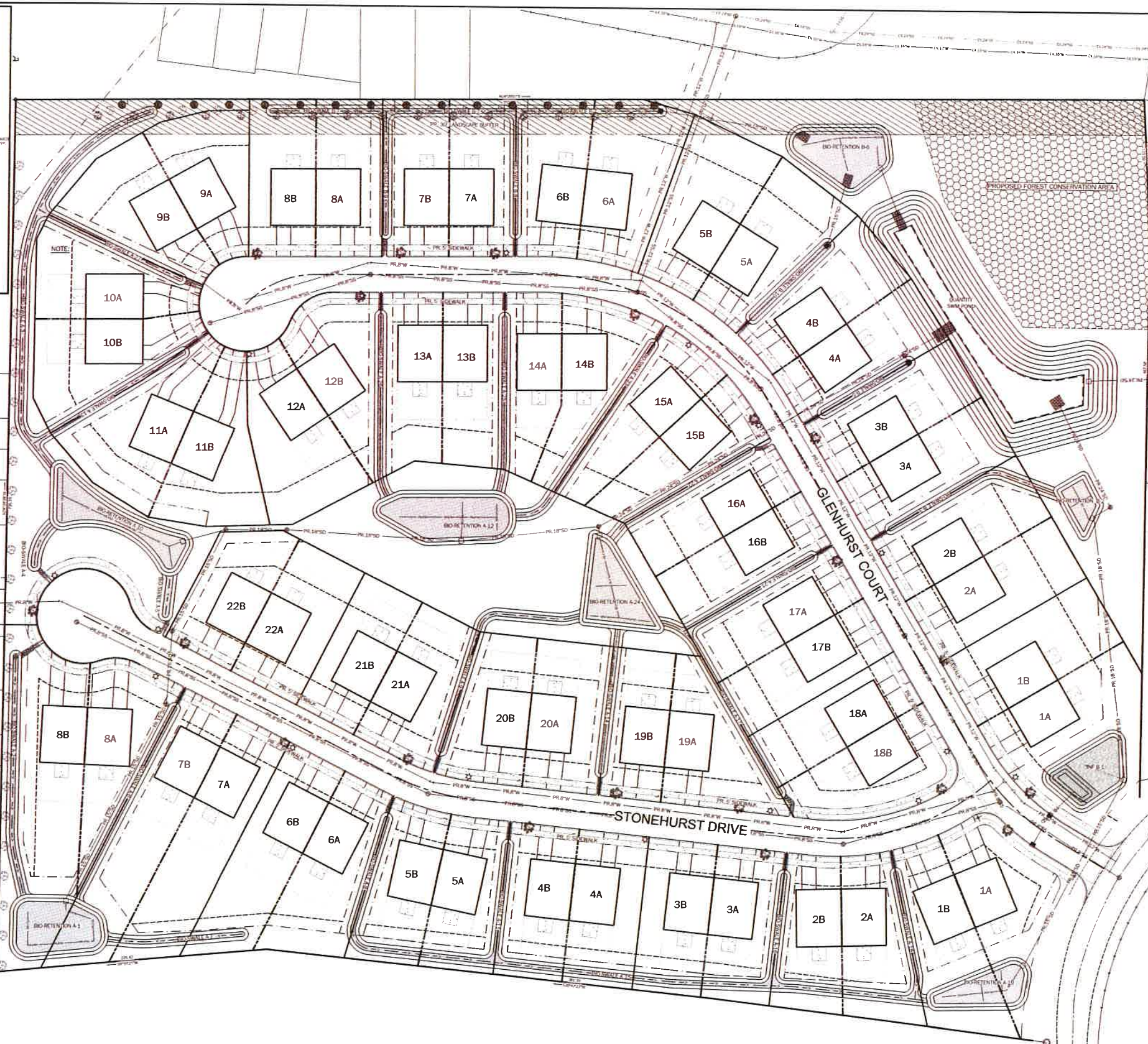
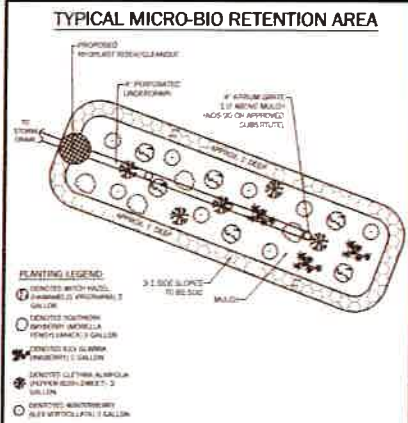
10/13/21

Attachment 4

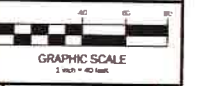


LANDSCAPING LEGEND

	DENOTES LONDON PLANE, CREPE MYRTLE, DOGWOOD OR SIMILAR	QTY. 20
	DENOTES NATCHEZ CREPE MYRTLE	36
	DENOTES WHITE PINE	46
	DENOTES LEYLAND CYPRESS	17



SHEET 2 OF 2



REVISED COMPREHENSIVE DEVELOPMENT PLAN
GLENN HEIGHTS

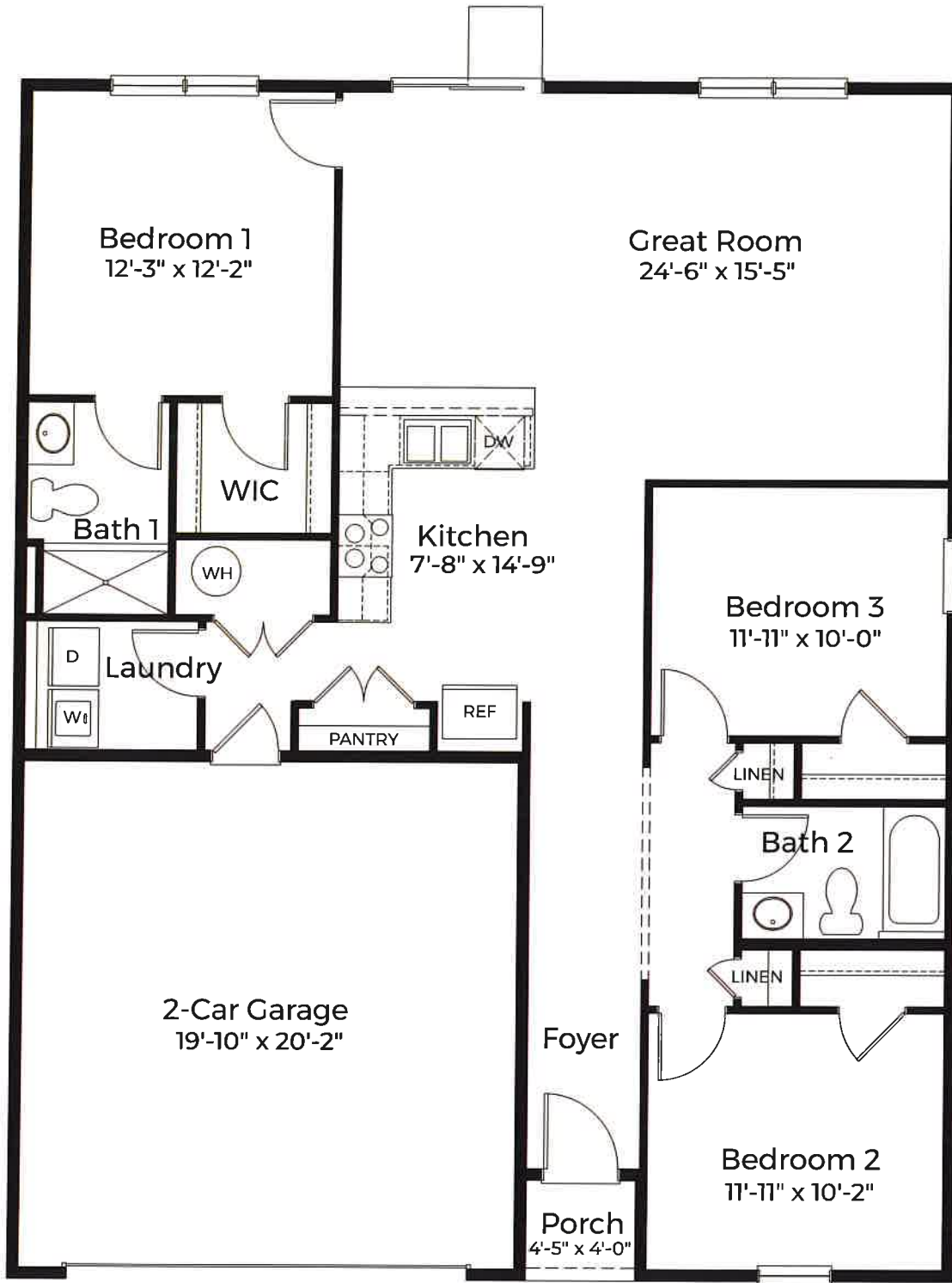
Road Name: Glenn Avenue
For: J.H. MALONE CONSTRUCTION, INC.
SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 9/23/21
SCALE: 1" = 40'

DESIGNED BY: TJS
CHECKED BY: TJS
DATE: 10/15/21
SCALE: 1" = 40'

NO. 2855
TJS
307201





D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.



Infrastructure and Development Staff Report

February 20, 2020

I. BACKGROUND INFORMATION:

Project Name: Woodbrooke Medical

Applicant/Owner: Parker and Associates for G2 Properties, LLC

Infrastructure and Development Case No.: 202200015

Nature of Request: Final Comprehensive Development Plan Approval

Location of Property: Lots 7 and 8, Woodbrooke Drive

Existing Zoning: Light Business and Institutional

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owners, has submitted a Final Comprehensive Development Plan for construction of two (2) office buildings located on lots 7 and 8 of the Woodbrooke Medical Complex. **(Attachments 1 & 2)**

III. DISCUSSION:

The proposed construction consists of a maximum 17,100 sq. ft. building on lot 7 and a 10,300 sq. ft. building on lot 8. Associated parking and landscaping are shown on the plan, as well as representative building elevations, and reflect that the proposed buildings will be similar in appearance to other buildings in the development. **(Attachments 3 - 5)**

IV. APPROVAL HISTORY:

Woodbrooke has an extensive approval history, beginning as a residential project. Beginning in 2004, an amended plan was approved for the development, which brought about the existing medical complex. More recently, Comprehensive Development Plan approvals were granted for lots 9 and 10, which were approved in May of 2014, and a Preliminary Comprehensive Development Plan was approved for this project (lots 7 & 8) in February of 2020. A Wellhead Protection Plan was also approved by the Planning Commission at this same hearing.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

The Zoning Code requires a Comprehensive Development Plan Approval for development of properties located within the Light Business & Institutional Zoning District. Staff notes the following with regard to Zoning Code requirements:

A. Site Plan (Attachment 3)

- 1. Parking/Access:** The Zoning Code requires parking to be provided at a rate of one (1) parking space for every 400 square feet of gross floor area, which would require 69 spaces to be provided. A total of 145-shared parking spaces are proposed, which is over two times what is required. However, the applicant has provided intermediate landscaped islands, as well as wider landscaped islands at the ends of parking rows to enhance the appearance of the site. Six (6) van accessible parking spaces are proposed, which exceeds minimum ADA Accessibility Guideline standards. Staff is of the opinion that the increased landscaping areas in the parking field satisfies the City's Zoning Code standards for increased parking. A shared entrance to both sites is proposed, minimizing entrances along Woodbrooke Drive. A shared access between lots 8 and 9 is also proposed.
- 2. Refuse Disposal:** A shared dumpster pad is shown between both lots.
- 3. Building Setbacks/Spacing:** All buildings meet or exceed front, rear and side setback minimums.

B. Building Elevations (Attachments 6 - 9)

Building elevations indicate that the buildings will be similar in architectural style and material to other buildings in the complex, and will be a combination of brick and beige dryvit. **(Attachment 10)**

C. Sign Plan

None submitted. It is expected that signs will be similar to other signs throughout the complex. A Sign Plan will need to be approved by the Planning Commission for each building prior to any signs being erected or installed.

D. Landscaping Plan

A specific landscaping plan which identifies landscaping plantings and materials has not been provided. However, a representative plan has been shown on the site plan, which illustrates that landscaped parking islands will be provided, and the micro-bioretenion area



will be landscaped. Foundation plantings are also proposed along the front of the buildings. **(Attachment 5)**

E. Development Schedule

Construction is expected to begin once all approvals have been granted. A specific development schedule was not indicated, but it is assumed that the entire project will be constructed in one (1) phase.

F. Community Impact Statement

The applicants are requesting a waiver from this requirement. The proposed project will have minimal impact on the community's infrastructure. **(Attachment 1)**

G. Statement of Intent to Proceed and Financial Capability

Again, the applicant has requested a waiver from these requirements. The developer has a long history with the City of completing projects. **(Attachment 1)**

H. Fire Service

Subject to further review by the Salisbury Fire Department.

I. Stormwater Management

A new micro-bioretenion and stormwater management pond are shown on the proposed site plan. The ponds are subject to further review by the Salisbury Department of Infrastructure and Development. The proposed ponds will complement the existing pond located on lot 7.

J. Wellhead Protection District

The site is located within the City's Wellhead Protection District. No storage of hazardous materials is anticipated. The proposed construction will be compliant with the City's stormwater management regulations, and should not pose a threat to the environment. The proposed business uses are not typically associated with contaminating the soils and aquifers. The Planning Commission approved the Wellhead Protection Plan as part of the Preliminary Comprehensive Development Plan.

K. Forest Conservation Program

The plan indicates that approximately ½ acre of previously designated forest conservation area will be utilized to accommodate the proposed development. The applicant has indicated this land area will be relocated/provided on the site or at an approved location. A revised Forest Conservation Relocation Plan will need to be submitted for review and approval prior to construction. This approval may be completed by Staff, if deemed appropriate by the Planning Commission.

VI. PLANNING CONCERNS

None. The developer has a history of providing attractive products that enhance both the immediate neighborhood and Salisbury in general. The proposed project is similar to other projects that have been approved for the Woodbrooke Medical Complex.

VII. RECOMMENDATION

Staff recommends approval for the Final Comprehensive Development Plan and Wellhead Protection Site Plan approval for lots 7 and 8 of Woodbrooke, 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. A revised Forest Conservation Relocation Plan shall be approved by Staff prior to construction.
3. A Sign Plan shall be approved by the Planning Commission prior to the installation or erection of any signs.
4. Areas not proposed for immediate development shall be maintained in grass until the time of development.
5. 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
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

12/21/2021

Attn: Brian Wilkins
Ref: Woodbrooke Medical lots 7/8

Dear Brian,

Attached hereto, please find our proposed final comprehensive development plan the next two buildings being proposed at the Woodbrooke Medical Complex near Route 50 and Mount Hermon Road in the City of Salisbury. As I mentioned, this submittal is intended to seek a final comprehensive development plan approval of the two buildings proposed on lots 7/8. The preliminary comprehensive development plan for this project was approved in 2020.

As the attached site plan show, the developer (Mr. Gillis) proposes two buildings, each on their own lot. Being that this is a preliminary site plan, the final configuration and size of the buildings are subject to be altered just slightly, but the current site plan proposes the square footage of 10,300 and 17,090 ft.². Representative elevations have also been provided for the buildings. These buildings have been designed to be constructed to integrate completely and harmoniously into the Woodbrook medical complex.

Stormwater management will be ESD to the MEP. Meaning, all water will be filtered for quality assurances prior to being discharged into a pond to minimize/eliminate the potential of downstream flooding. The chosen methodology for treatment will be one microbio retention and 2 submerged gravel wetlands each filtering their own drainage area, then discharging into the final gravel wetland prior to discharging into the Brewington Branch.

Access to the sites will be provided via a single, shared entrance to Woodbrook Drive. The shared entrance will provide primary access to the two proposed buildings. There will also be a shared interparcel connector to Lot 9, next door to the smaller building.

Upon review of the site plans, you should find that the final development plan of this project in conformance with that of the site plan that was approved at preliminary. We have just updated the plans to conform to the stormwater management practices required for the appropriate treatment.

Attachment 1

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. Mr. Gillis has been the sole developer of the Woodbrook Medical Center and has proven himself financially capable, with an intent to develop this business park as the community's needs dictate. He is confident that we have end-users ready to join the other buildings in Woodbrook. Therefore, he wants to acquire the approvals now to build these two buildings so that, when that end user is defined, he can immediately pull the trigger and proceed to construction. As far as the community impacts go, locating businesses of like uses in complex is the most strategic and community friendly manner of development.

If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincerely,

A handwritten signature in black ink, appearing to read 'BEP', with a long horizontal line extending to the right.

Brock E. Parker, PE, RLS, QP
528 Riverside Drive
Salisbury, MD 21801
Phone: 410-749-1023
Fax: 410-749-1012
Email: kevin@parkerandassociates.org





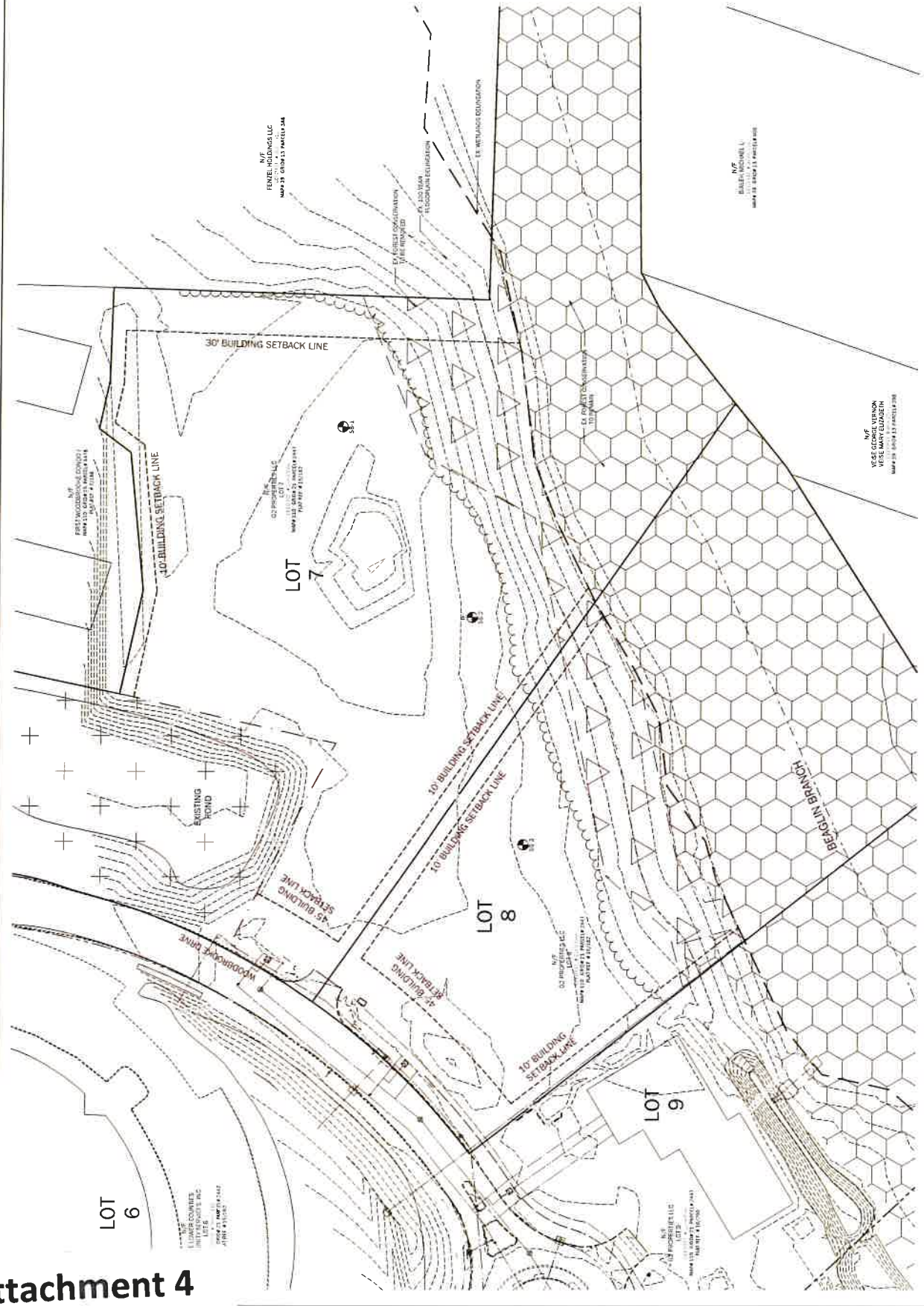
FINAL COMPREHENSIVE DEVELOPMENT PLAN
 EXISTING CONDITIONS
 WOODBROOKE MEDICAL
 PREPARED FOR: GILLESpie DEVELOPMENT
 PARSONS ELECTRON DISTRICT, WOODBROOK COUNTY, VIRGINIA
 DATE: 02/11/2014
 SHEET NO: 22

SHEET 2

GRAPHIC SCALE

EXISTING CONDITIONS

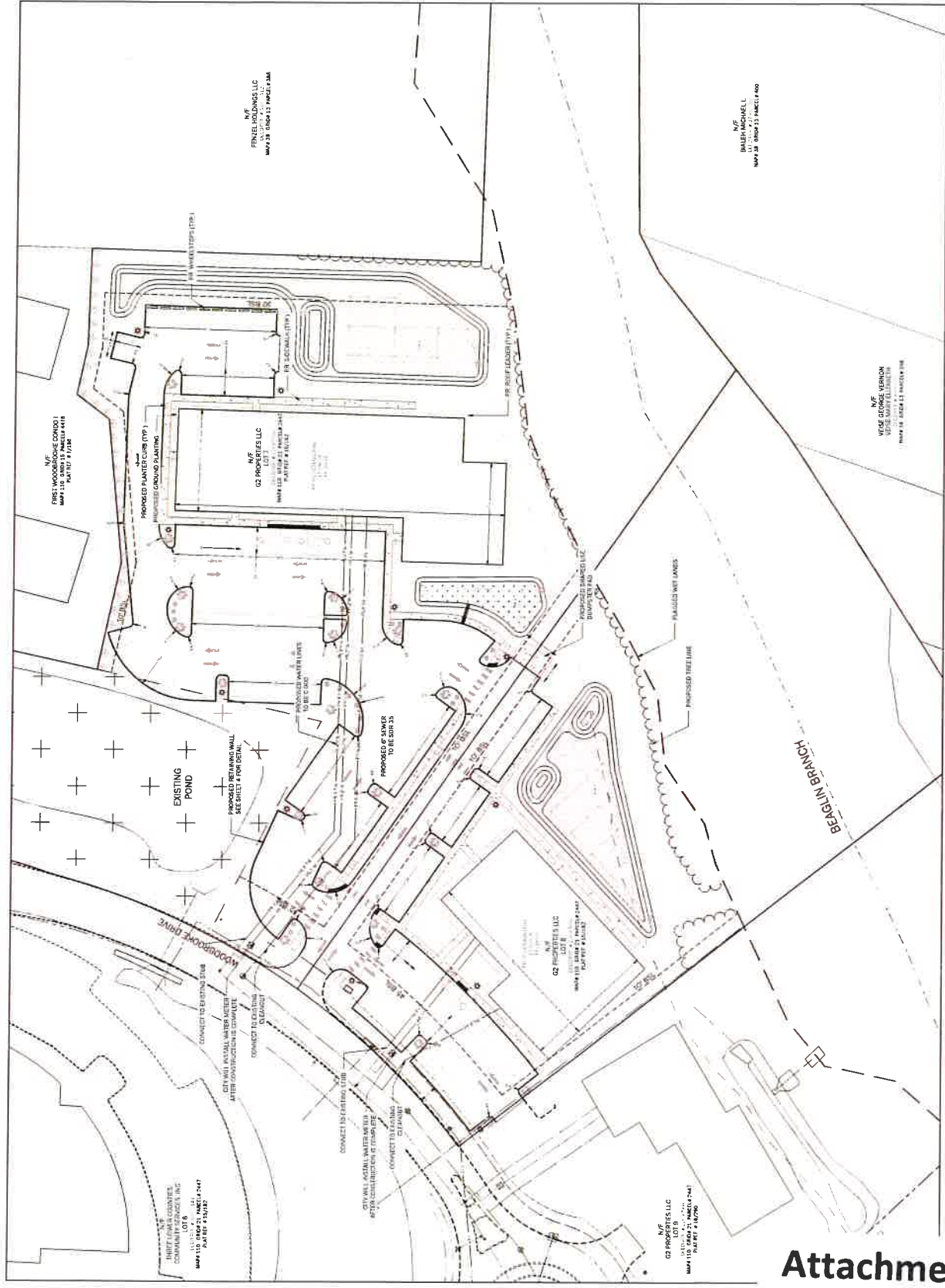
PROPOSED



Attachment 4

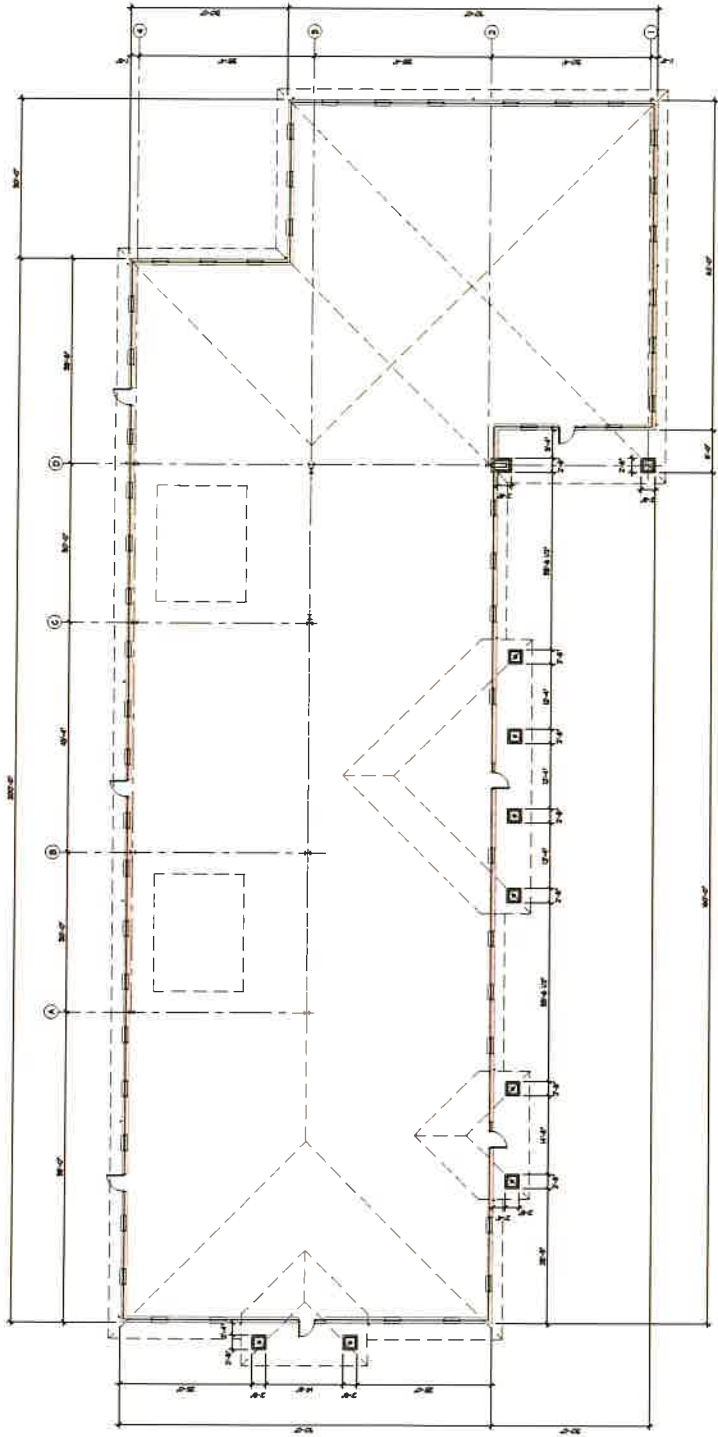


	SHEET 3 GRAPHIC SCALE	PROJECT: WOODBROOK MEDICAL SHEET NO.: 3 DATE: 05/11/2010
		DESIGNER: [Firm Name] DRAWN BY: [Name] CHECKED BY: [Name]



Attachment 5

Title Block		Revision	
WOODBROOKE MEDICAL BUILDING 7 SALISBURY, MARYLAND		CONCEPT DESIGN ANNOTATED PLAN	
SHEET NO. 01 DATE 12/20/12		FLOOR PLAN SCALE 1/8" = 1'-0"	
PROJECT NO. 12-00000001		DRAWING NO. 12000001	
PROJECT NAME: WOODBROOKE MEDICAL BUILDING 7		PROJECT LOCATION: SALISBURY, MARYLAND	
PROJECT OWNER: WOODBROOKE MEDICAL CENTER		PROJECT ARCHITECT: DAVIS BOWEN & FRIEDEL, INC.	



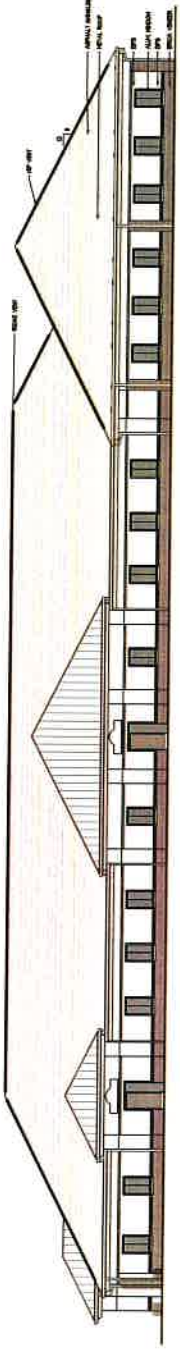
01 FLOOR PLAN

Copyright © 2011

11/11/2011

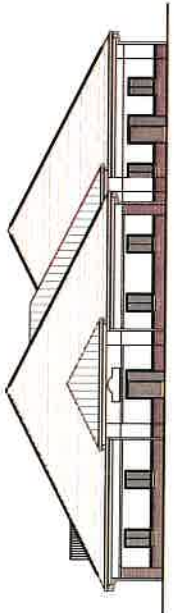
WOODBROOKE MEDICAL
 BUILDING 7
 SACILEERY, MARYLAND

A2



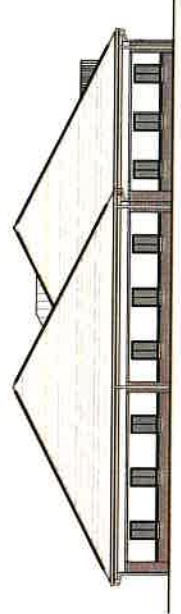
E1 WEST ELEVATION

1/8" = 1'-0"



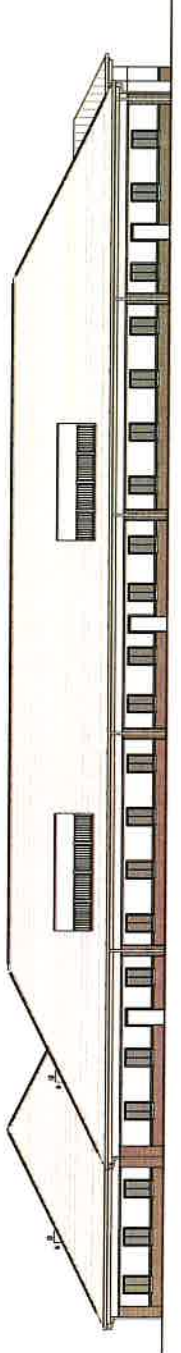
J1 NORTH ELEVATION

1/8" = 1'-0"



J12 SOUTH ELEVATION

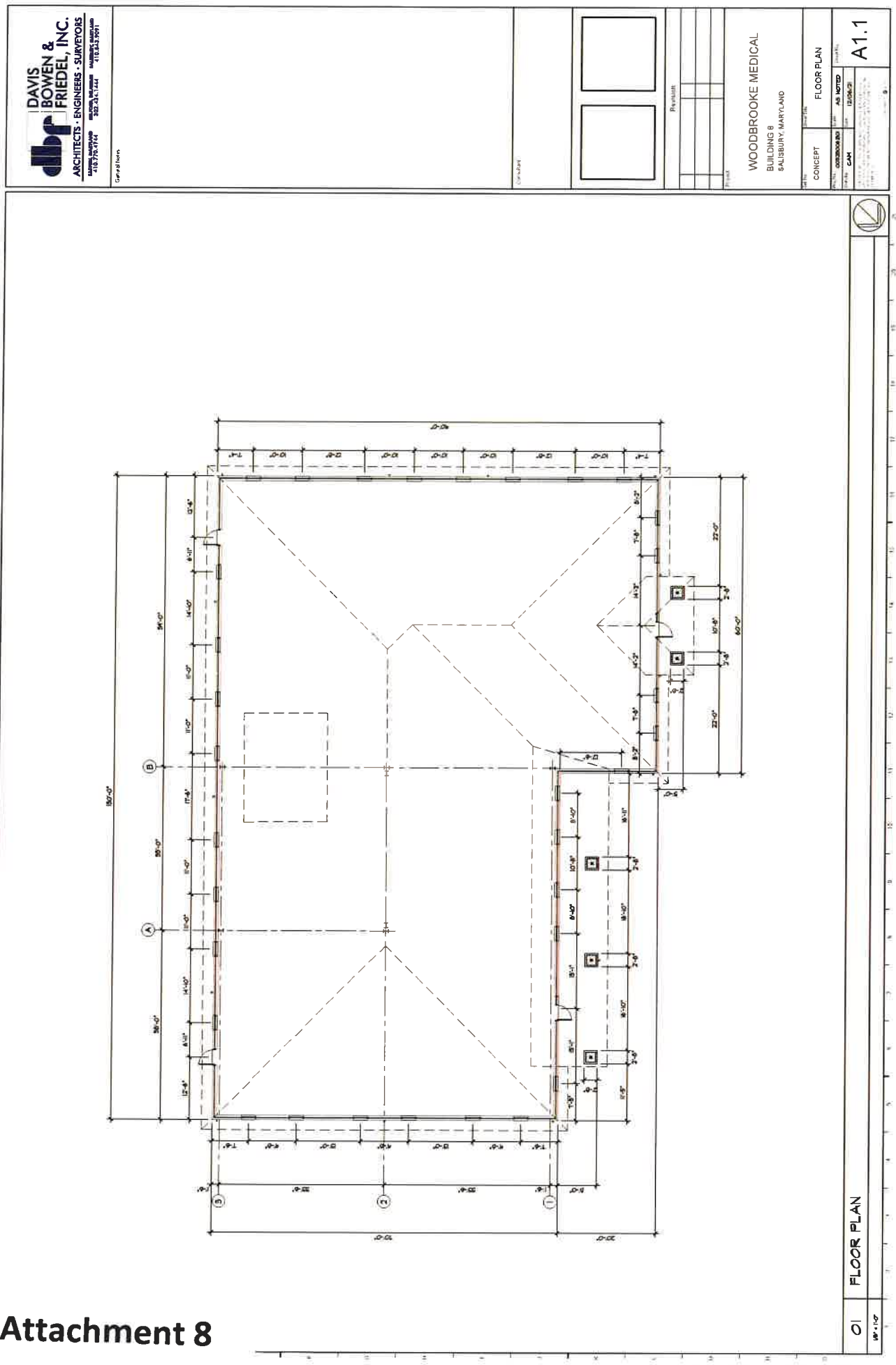
1/8" = 1'-0"



K1 EAST ELEVATION

1/8" = 1'-0"

Attachment 8



dbf | **DAVIS BOWEN & FRIEDEL, INC.**
 ARCHITECTS · ENGINEERS · SURVEYORS
 1000 W. BALTIMORE STREET, SUITE 200
 BALTIMORE, MARYLAND 21201-4400
 TEL: 410.528.3122 FAX: 410.528.3121

General Notes

Condition

Revision

WOODBROOKE MEDICAL
 BUILDING 8
 SALISBURY, MARYLAND

DATE	DESCRIPTION	BY	CHKD BY
	CONCEPT		
	SCHEMATIC		
	AS NOTED		
	CONCEPT		
	CONCEPT		

FLOOR PLAN

FLOOR PLAN

A1.1

01 88'-0" 0"

11/20/2012 11:11:11 AM

1/20/2018

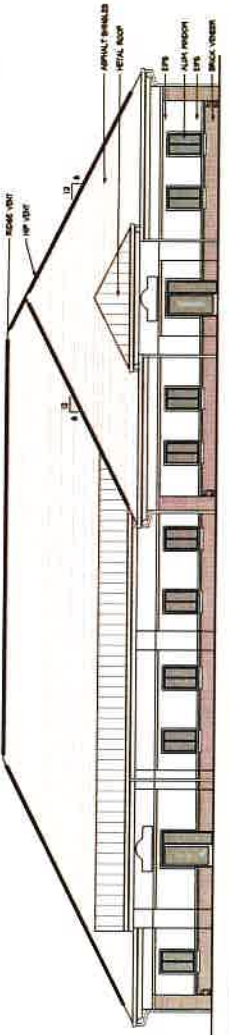
1/20/2018

Revisions

WOODBROOKE MEDICAL
 BUILDING 8
 SALISBURY, MARYLAND

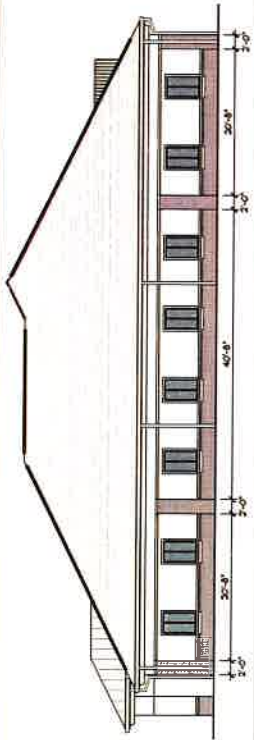
CONCEPT	BUILDING ELEVATIONS
DATE: 02/08/2018	DATE NOTED: 02/08/2018
CAH	

A2



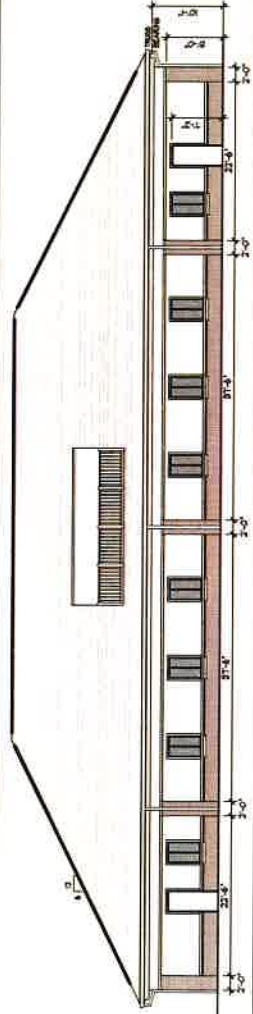
DI WEST ELEVATION

1/8" = 1'-0"



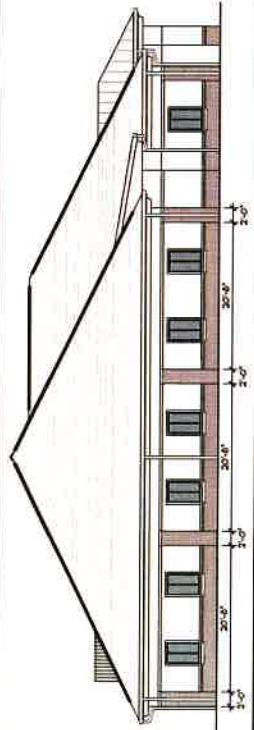
HI SOUTH ELEVATION

1/8" = 1'-0"



LI EAST ELEVATION

1/8" = 1'-0"



NI NORTH ELEVATION

1/8" = 1'-0"



Attachment 10



Infrastructure and Development Staff Report January 20, 2022

I. BACKGROUND INFORMATION:

Project Name: Jasmine Drive Apartments
Applicant/Owner: Parker & Associates Inc. for Kirk Salvo
Infrastructure and Development Case No.: 22-001
Nature of Request: Preliminary Comprehensive Development Plan Approval
Location of Property: Jasmine Drive – Parcel 5475
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a narrative (**Attachment 1**) and development plan (**Attachments 2-7**) for construction of 264 apartment units.

III. DISCUSSION:

The applicants propose to construct 264 apartment units in 11 – 3-story buildings including a clubhouse with pool, child and adult recreation areas and a dog park. The total acreage of the parcel to be developed is 23.38 acres.

IV. APPROVAL HISTORY:

No approval history for this location.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan

1. **Density:** The General Commercial Zoning District utilizes R-5A maximum density allowances for apartments (12 units per acre). Proposed density is approximately 11.3 units per acres.



2. **Parking:** The Zoning Code requires maximum parking to be provided at 1.5 spaces per unit plus 20% for guests and 1 space per 300 sq.ft. for the community building totaling 500 spaces. 507 spaces are provided being slightly over the maximum. Staff requests removal of spaces to get below the maximum. Per code, staff also requests bicycle parking be provided for the community center at 1 space for every 250 sq.ft. of building area.
3. **Refuse Disposal:** Code requires refuse disposal areas to be screened on 3 sides. Refuse disposal area(s) are shown throughout the plan. Trash collection will be private.
4. **Building Setbacks/Spacing:** All structures will meet or exceed front (25 ft.) and side (15 ft.) setback minimums.
5. **Height:** The General Commercial zoning district limits building height to 50 ft. Elevations show that this proposal is below that maximum.
6. **Open Space:** The plan indicates child and adult recreational areas and a dog park with stormwater management practices throughout the project.
7. **Streets/Sidewalks/Streetlights:** Proposed streets are private. The plan shows sidewalks and decorative lighting throughout.

B. Building Elevations

Building floor plans and elevations are included as Attachments 6-7.

C. Sign Plan

No details regarding signage for the project has been provided. Any proposed signage will need Planning Commission approval prior to issuance of building permits.

D. Landscaping Plan

Landscaping details are included with attachment 5.

E. Development Schedule

A construction schedule was not provided but is requested prior to final approval.

F. Community Impact Statement/Statement of Intent to Proceed and Financial Capability



City of
Salisbury
Jacob R. Day, Mayor

None provided, but these items are requested prior to final approval.

G. Fire Service

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

H. Stormwater Management

The Stormwater Management Plan will be reviewed by the Salisbury Department of Infrastructure & Development.

I. Forest Conservation Program

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

VI. PLANNING CONCERNS

- Staff has no concerns with this project. This puts the City one step closer to completing Jasmine Drive.

VII. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for Jasmine Drive Apartments, 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;
2. Provide a detailed signage plan for approval by the Planning Commission prior to issuance of building permits;
3. Refuse disposal areas to be screened on 3 sides;
4. Reduce vehicular parking by at least 7 spaces, and include bicycle parking for the community center;



City of
Salisbury
Jacob R. Day, Mayor

5. Provide development schedule;
6. Provide Community Impact Statement and Statements of Intent to Proceed and Financial Capability prior to final approval;
7. The project will comply with all requirements of the Forest Conservation Act;
8. 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
Department of Infrastructure & Development
City of Salisbury
125 N. Division Street
Salisbury, MD 21801

12/20/2021

Attn: Brian Wilkins
Ref: Jasmine Drive Apartments

Dear Brian,

Attached hereto, please find our proposed preliminary comprehensive development plan for the Jasmine Drive Apartments located on Jasmine Drive in the City of Salisbury. This project utilizes the approx. 23.38 acres of parcel 5475 to the east of the Proposed Jasmine Drive. Jasmine Drive dedication will essentially subdivide the property. This project is on the east side of the roadway. Remaining lands on the on the west side shall be developed at a later date.

As the attached site plan show, the development to construct 264 units in 11, 3-story garden style walk-up apartments. As an added benefit, this project proposes 11 total garages with 7 reserved parking spaces in each, the construction of a clubhouse with a swimming pool, child and adult recreation areas, and a dog park. Also shown on the site plan is the stormwater management measures, parking facilities, and all other appurtenances proposed for this project.

Also proposed in this project is the extension and connection of Jasmine Drive a city street. If dedication is acquired, Jasmine Drive will be constructed to North Point Drive. If not, Jasmine drive will be connected to the south to connect to Naylor Mill Road. The design/engineering for Jasmine Drive is conceptual. Eventual connection to Route 13 if permitted to relieve congestion in the future.

The garages will comply with a 10' setback distance from the property line as is typical with accessory buildings of this type. A 10' Landscaping buffer is proposed to surround the site which will adjoin to the rear of the accessory buildings, providing a substantial visual barrier, as per the intent of the code.

Stormwater management will be ESD to the MEP. Meaning, all water will be filtered for quality assurances prior to being discharged into larger ponds to minimize/eliminate the potential of downstream flooding. The chosen methodology for treatment will be several microbio retentions each filtering their own drainage area, then discharging into multiple larger stormwater management ponds for further treatment.

Access to the site will be provided via a single entrance from the proposed Jasmine Drive. The sign although not shown on the plans will be designed in such a way that it will meet the code requirements.

Preliminary and lighting and landscaping are also shown on the plan. At this point, being preliminary, most of the landscaping shown are placeholders with typical planting specifications being provided.

Furthermore, we would also like to respectfully request waivers from the community impact statement, the letters of intent to proceed and of financial capability.

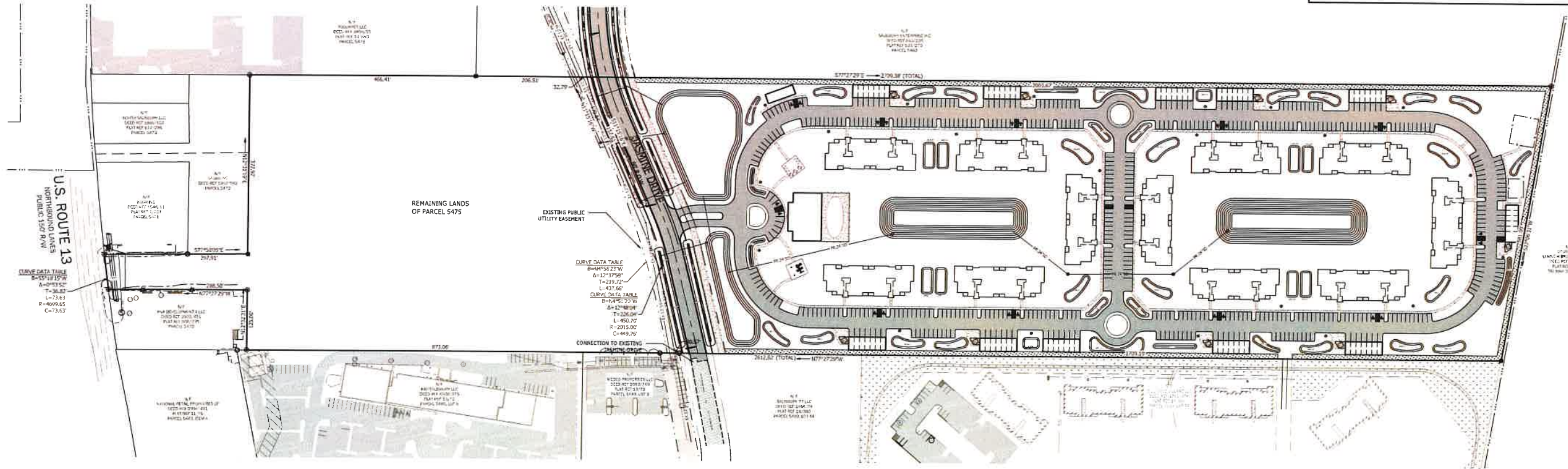
If I may be of further service to you whatsoever, please do not hesitate to ask. Thank you for your help on this matter

Sincerely,

A handwritten signature in black ink, appearing to read 'BEP', with a long horizontal line extending to the right.

Brock E. Parker, PE, RLS, QP
528 Riverside Drive
Salisbury, MD 21801
Phone: 410-749-1023
Fax: 410-749-1012
Email: brock@parkerandassociates.org

JASMINE DRIVE APARTMENTS



LAND USE SUMMARY

ZONE: GENERAL COMMERCIAL R-54 (PER 17.3M GPO SECTION C)
 (As per the Planning Department)

APARTMENT DENSITY REQUIREMENTS FOR R-54 DISTRICT: 8 units/acre
 PROPOSED TOTAL NUMBER APARTMENTS: 264 units

TOTAL AREA OF PROPERTY: 35.46 ± acres
 TOTAL AREA OF PARCEL: 23.38 ± acres
 LIMIT OF DISTURBANCE: 23.38 ± acres
 TOTAL PROPOSED IMPERVIOUS SURFACE: 23.38 acres
 TOTAL DENSITY OF PROJECT: 264 units / 23.38 acres = 11.29 units/acre
 TOTAL PROJECT OPEN SPACE: 23.38 - 9.32 = 14.06 ac
 (Open Space calculated by removing the area of all buildings and parking areas, inclusive of islands from total area)

PERCENTAGE OPEN SPACE = 14.06 acres / 23.38 acres = 60% Open Space
 TOTAL AREA TREATED = 18.60 acres

ESTIMATED WATER & SEWER USAGE
 (FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)

198 Two Bedroom Apts	2 people = 296
66 Three Bedroom Apts	3 people = 198
Total estimated people for the complex: 494	

RESIDENTIAL: 60 GPD per person = 894 max & 60 GPD
 = 35,640 GPD
 750 GPD
 TOTAL PROJECT USAGE: 26,390 GPD
 1 EDU = 250 GPD = 146 EDUs for project

PARKING TABULATION REQUIRED:

APARTMENTS:
 1.5 SPACES PER DWELLING UNIT (ALTERNATE: 1 PER BEDROOM)

264 UNITS X 1.5 = 396
 (538 BEDROOMS = 528)

COMMUNITY BUILDING:
 1 PER 100 SF
 6600 SF / 100 SF = 22

TOTAL REQUIRED:
 396 + 22 = 418 SPACES
 (538 + 22 = 550 SPACES)

TOTAL PROVIDED:
 507 SPACES

- GENERAL NOTES**
- THE PROPERTY SHOWN HEREON IS OWNED BY: PARCEL 5475 DONALD L. SHOOKLEY AND ANIKALEE HASTINGS 30% (DASSBORO ROAD SALISBURY MD 21604) REFERENCES: DEED - 3199741
 - TOTAL AREA OF PROPERTY: 35.46 ACRES
 - THE ZONING OF THIS PROPERTY: GENERAL COMMERCIAL
 - THIS PROPERTY IS SHOWN ON F.L.R.M. COMMUNITY PANEL #2006050128. PARCEL 122 OF 275 (110' X 264' X 200' X 116' OF 375'). DATED ON 17/2015, AS BEING IN FLOOD ZONE V. AREA OF MINIMAL FLOODING.
 - THE ADDRESS OF THE PROPERTY IS N. SALISBURY BLVD SALISBURY MD 21801.
 - THERE IS NO OBSERVED EVIDENCE OF CEMETERIES ON SITE.
 - THERE IS NO OBSERVED EVIDENCE OF AN ENCROACHMENT.

LEGEND

- IRON ROD & CAP FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER METER
- PROPOSED W/R INLET
- PROPERTY LINE
- EXISTING CURB
- EXISTING EDGE OF PAVEMENT
- EXISTING SEWER MAIN
- EXISTING STORM DRAIN
- EXISTING WATER MAIN
- EXISTING WOODS
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED 8" SEWER LINE
- PROPOSED 12" SEWER LINE
- PROPOSED STORM DRAIN
- PROPOSED CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK

SHEET INDEX

SHEET 1	TITLE SHEET
SHEET 2	SITE PLAN
SHEET 3	LANDSCAPE AND DETAILS
SHEET 4	FLOOR PLAN
SHEET 5	ELEVATIONS



REVISIONS

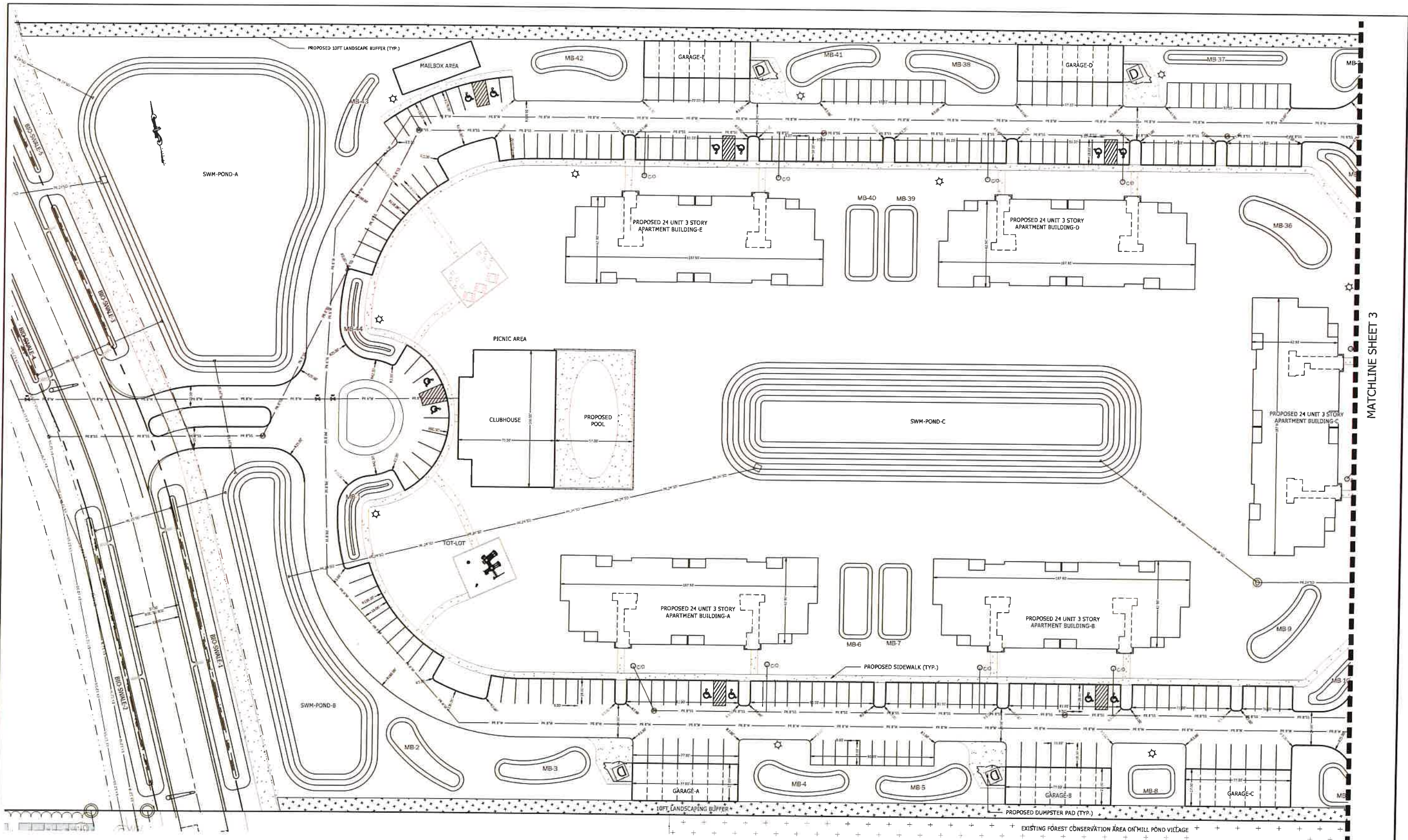
NO.	DATE	DESCRIPTION

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN
TITLE SHEET
JASMINE DRIVE APARTMENTS

Road Name: Jasmine Drive
 For: Kirk Salvo
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 100'	DATE: 12/16/2021	SHEET NO.: 101
PROJECT: S2383-COMP-PLAN	JOB NO.: S2383	PARCEL: 5475





MATCHLINE SHEET 3



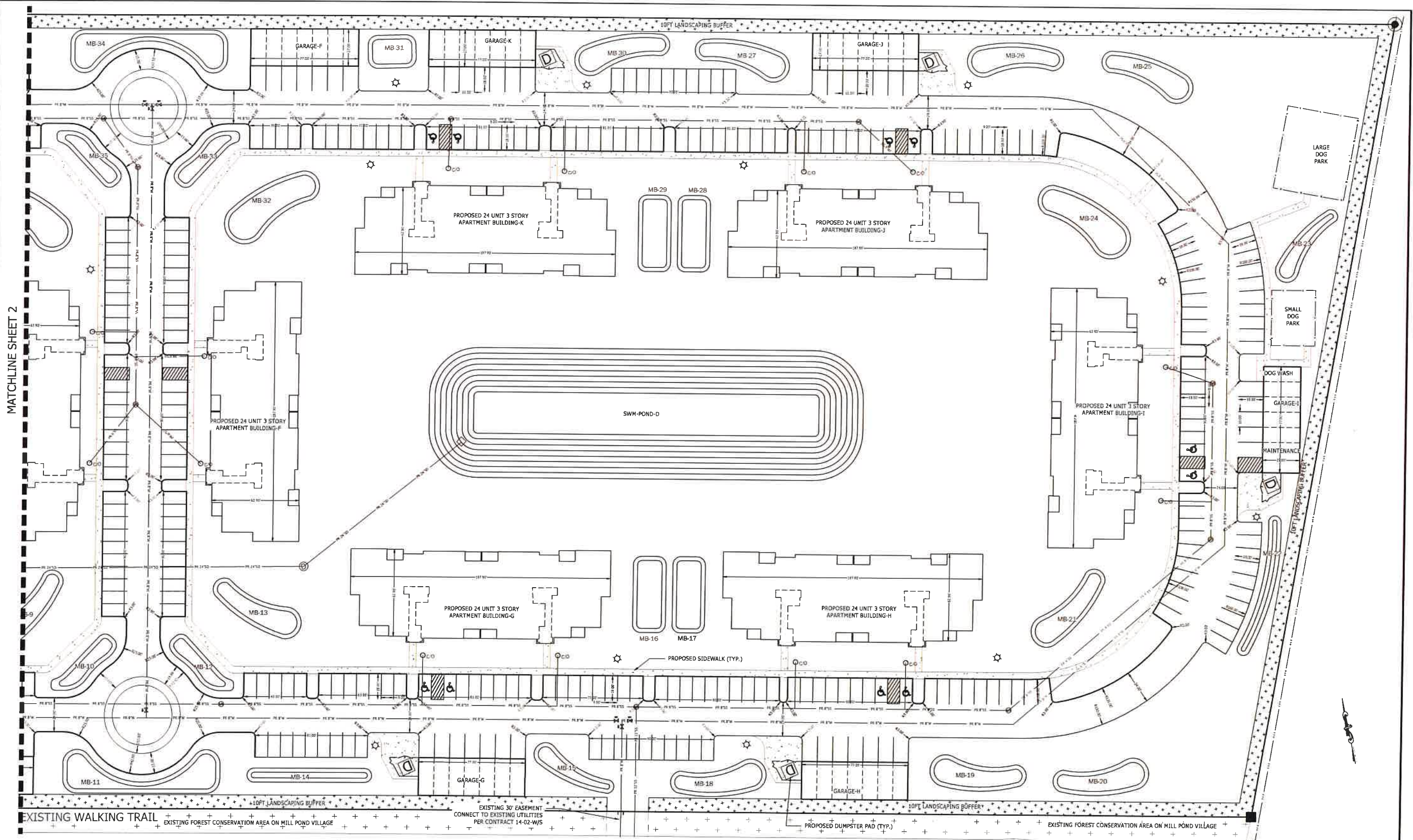
NO.	DATE	DESCRIPTION

COMPREHENSIVE DEVELOPMENT PLAN
SITE PLAN
JASMINE DRIVE APARTMENTS
 Road Name: Jasmine Drive
 For: Kirk Salvo
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY,
 MARYLAND

SCALE: 1" = 30'
 DATE: 11/1/2021
 SHEET NO: 101
 JOB NO: S2383
 DRAWN BY: MAV
 CHECKED BY: S475



SHEET-2



MATCHLINE SHEET 2

EXISTING WALKING TRAIL
 EXISTING FOREST CONSERVATION AREA ON MILL POND VILLAGE
 EXISTING 30' EASEMENT CONNECT TO EXISTING UTILITIES PER CONTRACT 14-02-W/S
 PROPOSED DUMPSTER PAD (TYP.)
 EXISTING FOREST CONSERVATION AREA ON MILL POND VILLAGE



REVISIONS			
NO.	DATE	BY	DESCRIPTION

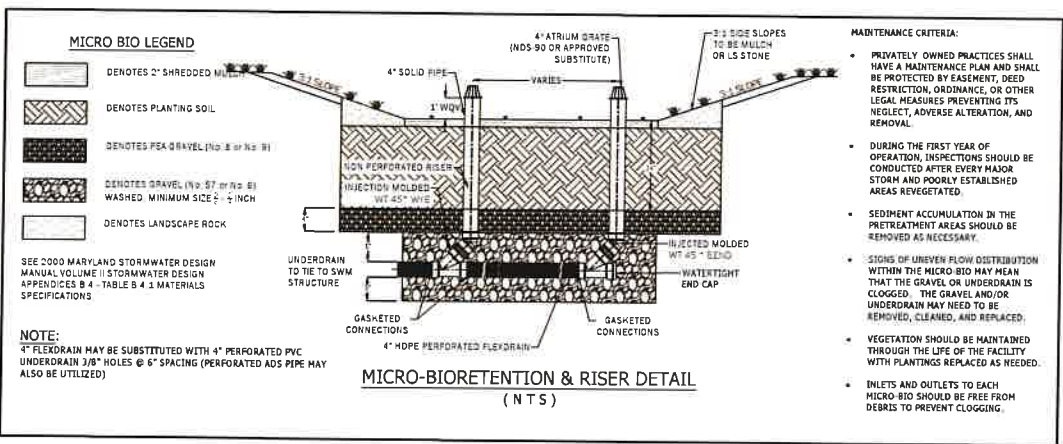
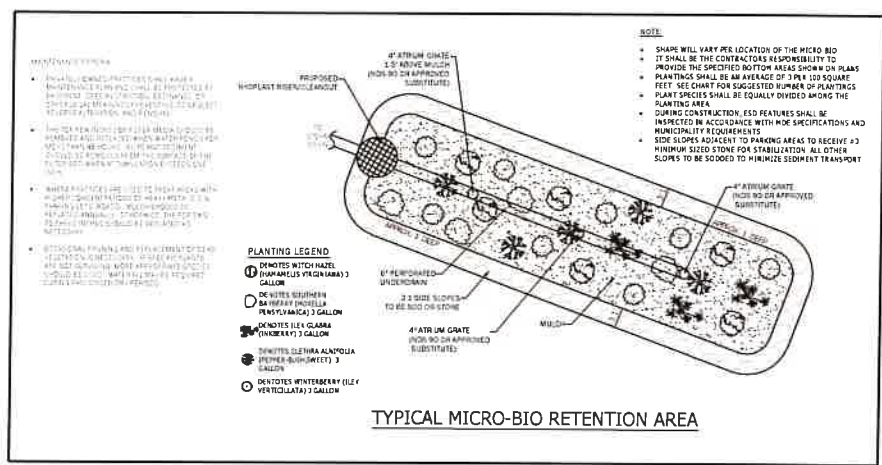
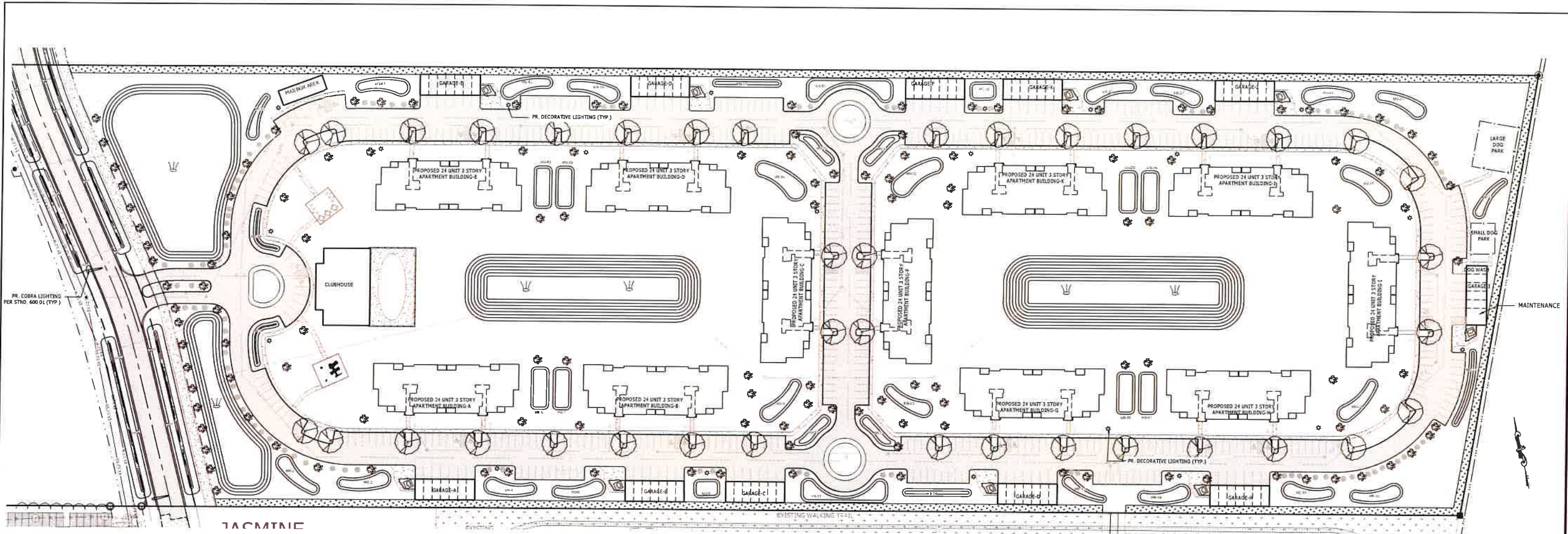
COMPREHENSIVE DEVELOPMENT PLAN			
SITE PLAN			
JASMINE DRIVE APARTMENTS			
Road Name: Jasmine Drive			
For: Kirk Salvo			
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND			
DATE	T" = 30'	DATE	12/16/2021
SCALE	1" = 30'	DATE	12/16/2021
PROJECT	S2383	DATE	12/16/2021
DATE	12/16/2021	DATE	12/16/2021
DATE	12/16/2021	DATE	12/16/2021
DATE	12/16/2021	DATE	12/16/2021

SHEET-3

SURVEYING FORESTRY

CIVIL ENGINEERING

10_2021-03-28am

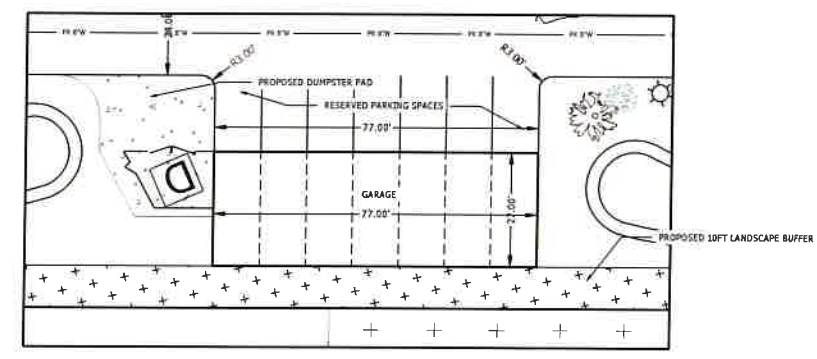


LANDSCAPING LEGEND

SYMBOL	DESCRIPTION	QNTY
(Symbol)	DENOTES 1" CALIBER 8' TALL W/ PLANTING (DECIDUOUS SHADE TREE PLANTING LOCATION TO CONSIST OF LINDERO PLANE, RED MAPLE, RIVER BIRCH, SHADYBARK PIN OAK, OR SIMILAR SPECIMEN TREE	46
(Symbol)	DENOTES 3" SMALL DECIDUOUS FLOWERING ORNAMENTAL SPECIMEN TREE PLANTING LOCATION TO CONSIST OF MATCHED CREPE MYRTLE, TUGCARONA CREPE MYRTLE, FLOWERING PINKAZAN CHERRY OR SIMILAR SPECIMEN TREE	118
(Symbol)	DENOTES 1/2" HOOD-OUT ROSE 2 GAL	85

NOTE:

- FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PIN GUMMERSHAW, BURKING BUSH, HYPERICUM, SPRAK, CALLEA, AND LUPINES) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (LUPINES AND FLOWERS, WITH ANNUAL COLOR TO BE SUBSTITUTED WHERE APPLICABLE)
- MINIMUM 4" OF TOPSOIL, IN ALL LANDSCAPE BEDS
- MINIMUM 2" OF MULCH IN ALL LANDSCAPE BEDS
- ALL AREAS TO BE SEEDED PER DETAIL SHEET 4 UNLESS OTHERWISE DIRECTED IN FIELD PER MADE INSPECTORS



ACCESSORY BUILDING DETAIL
SCALE: 1"=20'



**COMPREHENSIVE DEVELOPMENT PLAN
LANDSCAPING AND DETAILS
JASMINE DRIVE APARTMENTS**

Road Name: Jasmine Drive
For: Kirk Salvo
SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

DATE	BY	REVISIONS

DATE	12/16/2021	SCALE	1"=60'
PROJECT NO.	S2383	DESIGNED BY	MAV
PROJECT NAME	JASMINE DRIVE APARTMENTS	PARCEL	5475



UNIT MATRIX					
NUMBER OF BUILDINGS		6	5		
BUILDING TYPE		TYPE 1	TYPE 2	TOTALS	%
ONE BEDROOM	900 SF	0	30	30	11.36%
TWO BEDROOM	1,193 SF	12	30	102	36.64%
TWO BEDROOM (EXTENDED)	1,229 SF	36	30	66	25%
THREE BEDROOM	1,476 SF	36	30	66	25%
TOTAL				764	100%



FOR REVIEW
ONLY NOT FOR
CONSTRUCTION

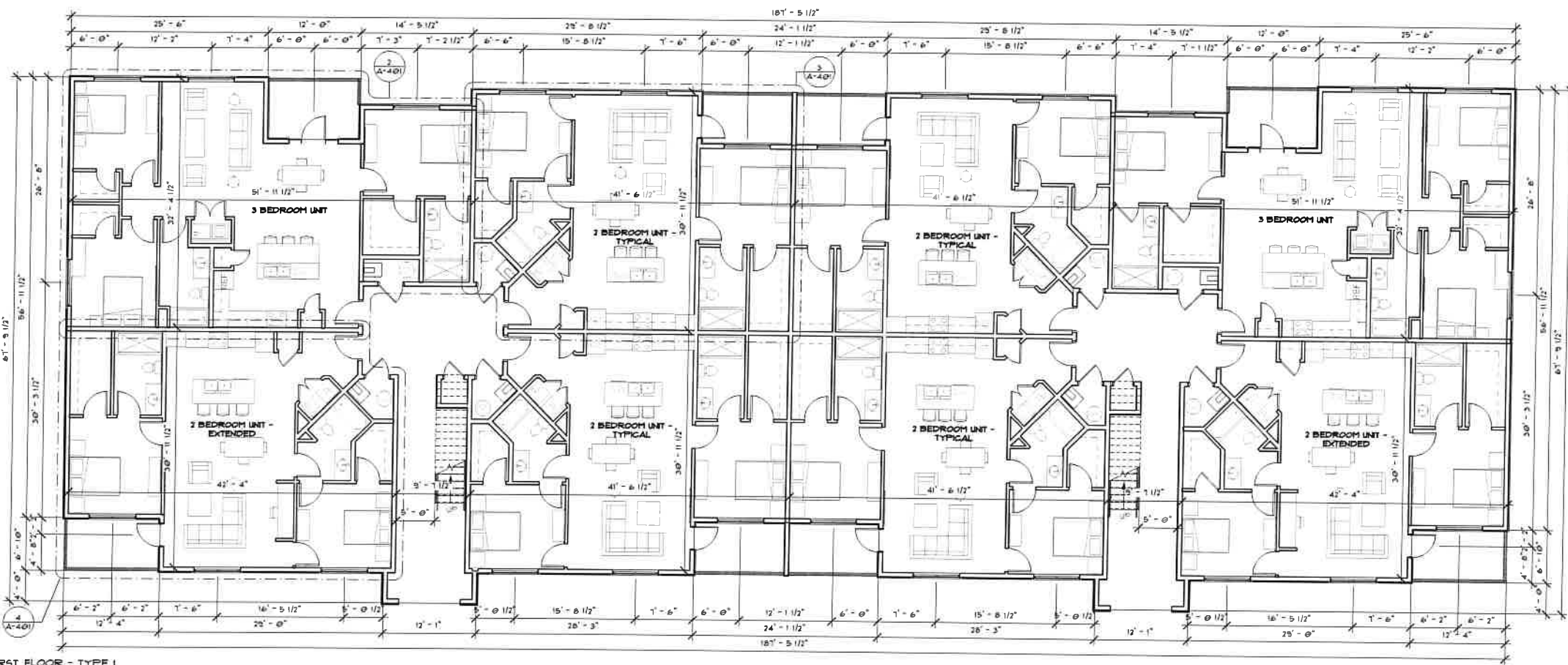
PROFESSIONAL ENGINEER & ARCHITECT
LICENSE NO. 00019455
EXPIRATION NO. 06/23/2023

CONSULTANTS:

JASMINE DRIVE APARTMENTS
JASMINE DRIVE
SALISBURY, MD 21801

SHEET INFO:

FIRST FLOOR PLAN
- TYPE I



1 FIRST FLOOR - TYPE I
1/8" = 1'-0"

BUILDING TYPE I UNIT MATRIX					
	AREA	FIRST	SECOND	THIRD	TOTAL
TWO BEDROOM	1,193 SF	4	4	4	12
TWO BEDROOM (EXTENDED)	1,229 SF	2	2	2	6
THREE BEDROOM	1,476 SF	2	2	2	6
		8	8	8	24



FISHER
ARCHITECTURE
3437 W. 11th Street
Tulsa, OK 74119
(918) 437-2228



PROFESSIONAL SEAL
J. M. FISHER
LICENSE NO. 9043955
EXPIRATION NO. 10/21/2023
THIS DOCUMENT PREPARED BY FISHER ARCHITECTURE, INC. IS THE PROPERTY OF FISHER ARCHITECTURE, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FISHER ARCHITECTURE, INC.

DATE: 12/11/2023

JASMINE DRIVE APARTMENTS

JASMINE DRIVE
SALISBURY, MD 21801

SHEET INFO:

BUILDING 1
ELEVATIONS

NO.	REVISION	DATE	BY	CHKD.

