



JACK R. HEATH  
ACTING MAYOR  
ANDY KITZROW  
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



JULIE M. GIORDANO  
COUNTY EXECUTIVE  
BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

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### AGENDA

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**REGULAR MEETING**

**September 21, 2023**

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**1:35 P.M. PUBLIC HEARING – TEXT AMENDMENT – An Act to amend Chapter 225 of the Wicomico County Code, Titled “Zoning” Part 3, Titled “Basic Definitions and Interpretations,” Article VI, Titled “Terms Defined,” Section 225-25, Titled “Definition of Basic Terms” and Part 6, Titled “Accessory and Principal Uses,” Article XVIII, Titled “Principal Uses,” Section 225-67, Titled “Table of Permitted Uses-Designations” and Part 8, Titled “Special Standards for Particular Uses,” Article XX, Titled “Uses and Standards for Particular Uses” to establish Section 225-82.1 Titled “Cannabis Businesses” to regulate the Cannabis Business to include the Growing, Processing, Dispensing, and On-Site Consumption establishments in Wicomico County. (A. Illuminati)**

**REVISED SIGN PLAN APPROVAL – WINGATE HOTEL – Rogers Sign Co. for Wingate by Wyndam – 406 Punkin Court – Autumn Grove Business Center – Regional Commercial District – M-0110, G-0012, P-2451, L-4 – 202300131 (H. Eure)**

**REVISED SIGN PLAN APPROVAL – LINKBANK – FastSigns for The Bank of DelMarVa – 2727 N. Salisbury Blvd. – General Commercial District – M-0020, G-0024, P-0179, L-1 – 202300133 (H. Eure)**

**REVISED SIGN PLAN APPROVAL – LINKBANK – FastSigns for The Bank of DelMarVa – 1206 Nanticoke Road – Pecan Square Shopping Center – Neighborhood Business District – M-0037, G-0018, P-0415, L-1B – 202300135 (H. Eure)**

**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – WESTWOOD DISTRIBUTION CENTER – Parker and Associates for Opportunity Street, LLC – 1842 Ed Taylor Road – Planned Development District #2 – Westwood Commerce Park – M-0029, G-0013, P-0357, L-1A – 202301037 (H. Eure)**

**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – WESTWOOD COMMERCE PARK BLOCK A – St. John Properties, rep. by Parker and Associates – Naylor Mill Road and Westwood Drive – Planned Development District No. 2 – Westwood Commerce Park – M-0028, G-0018, P-0264, B-A, Lots-1A, 2A, 3A, and 4A - #23-025 (B. Soper)**

**PRESENTATION – DOWNTOWN PARKING (A. Kitzrow)**

**WICOMICO COUNTY PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
TEXT AMENDMENT**

In accordance with the procedural provisions of Section 225-20 “Amendments”, of the Wicomico County Code, the County Council has proposed amendments to the text of the County Zoning Code Chapter 225 of the Wicomico County Code, titled “Zoning” Part 3, titled “Basic Definitions and Interpretations,” Article VI, titled “Terms Defined,” Section 225-25; Part 8 titled “Special Standards for Particular Uses,” Article XX, titled “Uses and Standards Enumerated,” to add a new Section, titled “Cannabis Manufacturing, Cannabis Processing, and Cannabis Dispensary,” and Part 6, titled “Accessory and Principal Uses,” Article XVIII, titled “Principal Uses,” Section 225-67, titled “Table of Permitted Uses-designations” to regulate the location of Cannabis Manufacturing, Cannabis Processing, and Cannabis Dispensary.

**A PUBLIC HEARING WILL BE HELD ON**

Thursday, September 21, 2023, at 1:35 P.M. in the Council Chambers (Room 301), of the Government Office Building, 125 N. Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any. Subsequent to the consideration of this proposal by the Wicomico County Planning and Zoning Commission, a recommendation will be made to the Wicomico County Council and Executive for its consideration at a Public Hearing.

Copies of the draft amendments are available through the Salisbury-Wicomico County Planning & Zoning Commission Office at the Government Office Building, 125 North Division St., Salisbury, MD, and are also available through the County Website ([www.wicomicocounty.org](http://www.wicomicocounty.org)) under Government\Departments\Planning and Zoning. In

addition to commenting at the Public Hearing, a 14-day public review period beginning on Sept. 7, 2023 and ending on Sept. 20, 2023 at 5:00 PM will occur prior to an action of the Wicomico County Planning and Zoning Commission. Comments can be submitted via the following methods: delivered or mailed to the Salisbury-Wicomico County Planning and Zoning Commission, Government Office Building, 125 N. Division Street, Room 203, Salisbury, Maryland 21803; e-mail [planning@wicomocounty.org](mailto:planning@wicomocounty.org); or fax 410-548-4955.

**The Commission reserves the right to close a part of this meeting as authorized by State Government section 10-508(a) of the Maryland Annotated Code.**

(FOR FURTHER INFORMATION CALL 410-548-4860)

Charles “Chip” Dashiell, Chairman

Publication Dates:       September 7, 2023  
                                  September 14, 2023

**COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND**

**2023 Legislative Session**

**Legislative Day No. \_\_\_\_**

**Legislative Bill 2023- \_\_\_\_**

Introduced: \_\_\_\_\_, 2023

Introduced by: The Council President at the request of the Planning Commission

AN ACT TO AMEND CHAPTER 225 OF THE WICOMICO COUNTY CODE, TITLED “ZONING” PART 3, TITLED “BASIC DEFINITIONS AND INTERPRETATIONS,” ARTICLE VI, TITLED “TERMS DEFINED,” SECTION 225-25, TITLED “DEFINITION OF BASIC TERMS” AND PART 6, TITLED “ACCESSORY AND PRINCIPAL USES,” ARTICLE XVIII, TITLED “PRINCIPAL USES,” SECTION 225-67, TITLED “TABLE OF PERMITTED USES-DESIGNATIONS” AND PART 8, TITLED “SPECIAL STANDARDS FOR PARTICULAR USES,” ARTICLE XX, TITLED “USES AND STANDARDS FOR PARTICULAR USES” TO ESTABLISH SECTION §225-82.1 TITLED “CANNABIS BUSINESSES” TO REGULATE THE CANNABIS BUSINESS TO INCLUDE THE GROWING, PROCESSING, DISPENSING, AND ON-SITE CONSUMPTION ESTABLISHMENTS IN WICOMICO COUNTY.

WHEREAS, on November 8, 2022, Maryland voters passed " Question 4" by ballot referendum, making it legal for individuals aged 21 and older to possess and consume cannabis in Maryland on or after July 1, 2023; and

WHEREAS, on April 8, 2023, the Maryland General Assembly passed the Cannabis Reform Act (HB556/ SB516) which allowed for cannabis sales to adults 21 and older from licensed dispensaries and established a framework for adult-use cannabis sales beginning July 1, 2023, including the conversion of existing medical cannabis business licenses to both medical and adult-use cannabis, and created a new Maryland Cannabis Administration to oversee see both medical and adult- use program; and

WHEREAS, on May 3, 2023, the Governor of Maryland signed the Cannabis Reform Act into law; and

WHEREAS, the Cannabis Reform Act provides political subdivisions with the power to establish zoning requirements for and otherwise regulate cannabis subject to certain limitations to include on-site consumption establishments; and

WHEREAS, the Wicomico County Planning Commission, has reviewed the request and recommends the incorporation of certain cannabis practices into Chapter 225 of the Wicomico County Code.



Section I. BE IT ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND, IN LEGISLATIVE SESSION, that Chapter 225 of the Wicomico County Code, titled “Zoning” Part 3, Titled “Basic Definitions And Interpretations,” Article VI, Titled “Terms Defined,” Section 225-25, Titled “Definition of Basic Terms” And Part 6, Titled “Accessory and Principal Uses,” Article XVIII, Titled “Principal Uses,” Section 225-67, Titled “Table of Permitted Uses-Designations” And Part 8, Titled “Special Standards for Particular Uses,” Article XX, Titled “Uses and Standards for Particular Uses” to establish Section §225-82.1 Titled “Cannabis Businesses” ” are hereby amended, to read as follows:

Chapter 225

Zoning

Part 3

Basic Definitions and Interpretations

Article VI

Terms Defined

§225-25- Definition of basic terms.

B. Definitions. As used in this chapter, the following terms shall have the meanings indicated:

(Note: Added definitions are to be inserted in alphabetical order with the terms already defined)

**CANNABIS** The plant *Cannabis Sativa L.* and any part of the plant, including all derivatives, extracts, cannabinoids, isomers, acids, salts, and salts of isomers, whether growing or not, with a delta-9-tetrahydrocannabinol concentration greater than 0.3% on a dry weight basis. Cannabis includes cannabis products. Cannabis does not include hemp or hemp products, as defined in § 14-101 of the Agriculture Article of the Annotated Code of Maryland.

**CANNABIS ADMINISTRATION** The Maryland Cannabis Administration established under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

**CANNABIS BUSINESS** A business licensed or registered by the Cannabis Administration to operate in the cannabis industry. This includes, but is not limited to, a grower, processor, or dispensary, to include an on-site consumption establishment, licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland

**CANNABIS DELIVERY SERVICE** A cannabis licensee authorized to deliver cannabis in accordance with a cannabis micro license to operate a cannabis dispensary.

**CANNABIS DISPENSARY** An entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that acquires, possesses, repackages, transfers, repackages, transports, sells, distributes, or dispenses cannabis or cannabis products,

including tinctures, aerosols, oils, and ointments, related supplies, and educational materials for use by qualifying patients, caregivers, or consumers through a storefront or through a delivery service, based on license type.

**CANNABIS GROWER** An entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland that cultivates, or packages, cannabis and is authorized by the Cannabis Administration to provide cannabis to other cannabis licensees and registered independent testing laboratories.

**CANNABIS MICRO LICENSE** A micro license issued in accordance with § 36–401(c)(2) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.

**CANNABIS ON–SITE CONSUMPTION ESTABLISHMENT** An entity licensed under § 36–401(c)(4) of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland to distribute cannabis or cannabis products for on–site consumption other than consumption by smoking indoors.

**CANNABIS PROCESSOR** A licensed entity that:

- (1) transforms cannabis into another product or an extract and packages and labels the cannabis product; and
- (2) is authorized by the Administration to provide cannabis to licensed dispensaries and registered independent testing laboratories.

**RECREATION CENTER** Includes both recreation and active recreation establishments as defined in this Chapter.

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Part 6  
 Accessory and Principal Uses

Article XVIII  
 Principal Uses

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§225-67 Table of Permitted Uses-designations

2. The Table of Permitted Uses, Attachment 2, Part 2, Commercial, Institutional, Business and Industrial Districts, shall be amended to reflect the changes created by this legislation.

	C-1	C-2	C-3	LB-1	LB-2	I-1	I-2
INDUSTRIAL							
CANNABIS							
GROWER						P	P
PROCESSOR						P	P
DISPENSARY						SE	SE

\*\*\*

Part 8  
 Special Standards for Particular Uses

Article XX  
 Uses and Standards for Particular Uses

\*\*\*

§225-82.1 CANNABIS BUSINESSES

A. A CANNABIS BUSINESS MAY NOT LOCATE WITHIN 500 FEET OF:

(1) A PRE-EXISTING PRIMARY OR SECONDARY SCHOOL IN THE STATE,  
OR A LICENSED CHILD CARE CENTER OR REGISTERED FAMILY CHILD  
CARE HOME; OR

(2) A PLAYGROUND, RECREATION CENTER, LIBRARY, PLACE OF  
ASSEMBLY OR PUBLIC PARK; OR

(3) 1,000 FEET OF ANOTHER CANNABIS BUSINESS.

B. A CANNABIS ON-SITE CONSUMPTION ESTABLISHMENT IS PROHIBITED WITHIN  
WICOMICO COUNTY.

C. A cannabis business not enumerated as a permitted use in § 225-67 is prohibited within  
Wicomico County.

**SECTION II: BE IT FURTHER ENACTED AND ORDAINED BY THE COUNTY COUNCIL OF WICOMICO COUNTY, MARYLAND, IN LEGISLATIVE SESSION THAT** this bill shall be known as Legislative Bill No. 2023-\_\_ and shall take effect sixty (60) days after its enactment, unless a proper Petition for Referendum thereof shall be filed prior to said date; in which event, the Bill shall not take effect until the expiration of thirty (30) days following the approval of this Bill by a majority of the qualified voters of the County voting in any such referendum.

Certified correct as passed and adopted by the County Council of Wicomico County, Maryland this \_\_\_\_ day of \_\_\_\_\_, 2023.

WICOMICO COUNTY, MARYLAND

\_\_\_\_\_(SEAL)

By: John Cannon, President

\_\_\_\_\_(SEAL)

By: Laura Hurley, Secretary

I HEREBY CERTIFY that copies of the above Bill are available to the public, the press and other news media at the time of its introduction.

\_\_\_\_\_(SEAL)

By: Laura Hurley, Secretary

Explanation:

~~Strike Out~~ indicates matters deleted from existing law.

CAPITALS INDICATE MATTERS ADDED TO EXISTING LAW.

~~CAPITAL—STRIKE OUT~~ indicates matter stricken from Bill by Amendment.

Underlining indicates Amendments to Bill

**COUNTY COUNCIL**  
**OF**  
**WICOMICO COUNTY, MARYLAND**

2023 Legislative Session

Legislative Day No. \_\_\_\_\_

**LEGISLATIVE BILL NO. 2023 – \_\_**

DATE: \_\_\_\_\_, 2023

Introduced by: The Council President at the request of the Planning Commission

AN ACT TO AMEND CHAPTER 225 OF THE WICOMICO COUNTY CODE, TITLED “ZONING” PART 3, TITLED “BASIC DEFINITIONS AND INTERPRETATIONS,” ARTICLE VI, TITLED “TERMS DEFINED,” SECTION 225-25, TITLED “DEFINITION OF BASIC TERMS” AND PART 6, TITLED “ACCESSORY AND PRINCIPAL USES,” ARTICLE XVIII, TITLED “PRINCIPAL USES,” SECTION 225-67, TITLED “TABLE OF PERMITTED USES-DESIGNATIONS” AND PART 8, TITLED “SPECIAL STANDARDS FOR PARTICULAR USES,” ARTICLE XX, TITLED “USES AND STANDARDS FOR PARTICULAR USES” TO ESTABLISH SECTION §225-82.1 TITLED “CANNABIS BUSINESSES” TO REGULATE THE CANNABIS BUSINESS TO INCLUDE THE GROWING, PROCESSING, DISPENSING, AND ON-SITE CONSUMPTION ESTABLISHMENTS IN WICOMICO COUNTY.

Introduced and read on \_\_\_\_\_, 2023. Ordered posted and public hearing scheduled for \_\_\_\_\_, 2023, at \_\_\_\_\_ a.m./p.m.

**PUBLIC HEARING:** Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on \_\_\_\_\_, 2023, and concluded on \_\_\_\_\_, 2023.

\_\_\_\_\_  
Laura Hurley, Council Administrator

**CERTIFICATION:** The undersigned hereby certifies that this Bill was Approved and Adopted by the County Council of Wicomico County, Maryland, on the \_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
Laura Hurley, Council Administrator

Presented to the County Executive for approval this \_\_\_ day of \_\_\_\_\_, 2023, at \_\_\_ a.m./p.m. (5 days '411)

\_\_\_\_\_  
Laura Hurley, Council Administrator

**BY THE EXECUTIVE:**

**APPROVED**

Date: \_\_\_\_\_  
(21 days '411)

\_\_\_\_\_  
Julie Giordano, County Executive

**VETOED**

Date: \_\_\_\_\_

**EFFECTIVE DATE:**

This Bill, having been approved by the County Executive and returned to the Council, becomes law on \_\_\_\_\_, 2023, and effective on: \_\_\_\_\_, 2023. (60 days '311)

ENROLLMENT: Legislative Bill No. 2023-\_\_ is herewith submitted to the County Council of Wicomico County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

\_\_\_\_\_  
Laura Hurley, Council Administrator

Date: \_\_\_\_\_

ENROLLED

\_\_\_\_\_  
John Cannon, Council President

Date: \_\_\_\_\_

## Infrastructure and Development Staff Report September 21, 2023

### I. BACKGROUND INFORMATION:

Project Name: Wingate by Wyndam Hotel  
Applicant/Owner: Rogers Sign Company for Santoshi Investments, LLC  
Infrastructure and Development Case No.: 202300131  
Nature of Request: Revised Sign Plan Approval  
Location of Property: 406 Punkin Court/Autumn Grove Planned Business Center  
Existing Zoning: Regional Commercial

### II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted to reface the existing "Sleep Inn" signs at the hotel located in the Autumn Grove Planned Business Center. The signs have the approval of the property owner. **(Attachments 1 - 2)**

### III. DISCUSSION:

#### Approval History

Autumn Grove Business Center has a number of approvals in its history dating back to 1995. The most recent approval for the subject property was a Revised Sign Plan for the existing Sleep Inn signs in October of 2016. **(Attachment 3)**

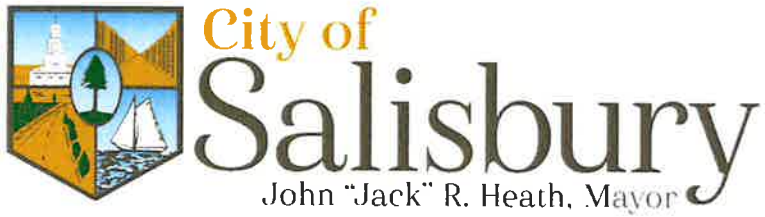
#### Proposed Sign Plan

The applicants are proposing to reface the existing "Sleep Inn" signs located on the north, east and west tower walls with new green and white "Wingate by Wyndham" signs. The sign's sizes, which range from 59 to 72 sq. ft., will remain the same. This request requires Planning Commission approval because the color green has not been approved for this site. However, green appears on other sites within the business center. **(Attachments 4 - 6)**

### IV. PLANNING CONCERNS

None. The proposed signs are subtle, yet attractive.





## **V. RECOMMENDATION**

Staff recommends approval for the Revised Sign Plan for Wingate By Wyndham as submitted.



**A FULL SERVICE SIGN COMPANY**

**Rogers Sign Co., Inc**

**110 LAVINIA ST.  
MILTON, DE 19968**

**WE'RE FULL OF BRIGHT IDEAS...  
302-684-8338  
FAX 302-684-0700**

August 25, 2023

Page 1 of 1

Mr. Henry Eure, Project Manager  
Department of Infrastructure & Development  
City of Salisbury  
125 North Division Street, Room 202  
Salisbury, MD 21801

Sir,

A summary of this project is the existing SLEEP INN is changing to a WINGATE BY WYNDHAM. This is simply a face change in all existing signs on this property. With the face change from one brand to another is a different logo and color combination.

The existing SLEEP INN is a purple background with white copy and yellow moon accent. The request for new branding at this location is a more conservative approach with a deep green elegance. Only one third of each face has the logo and the remainder is the background color.

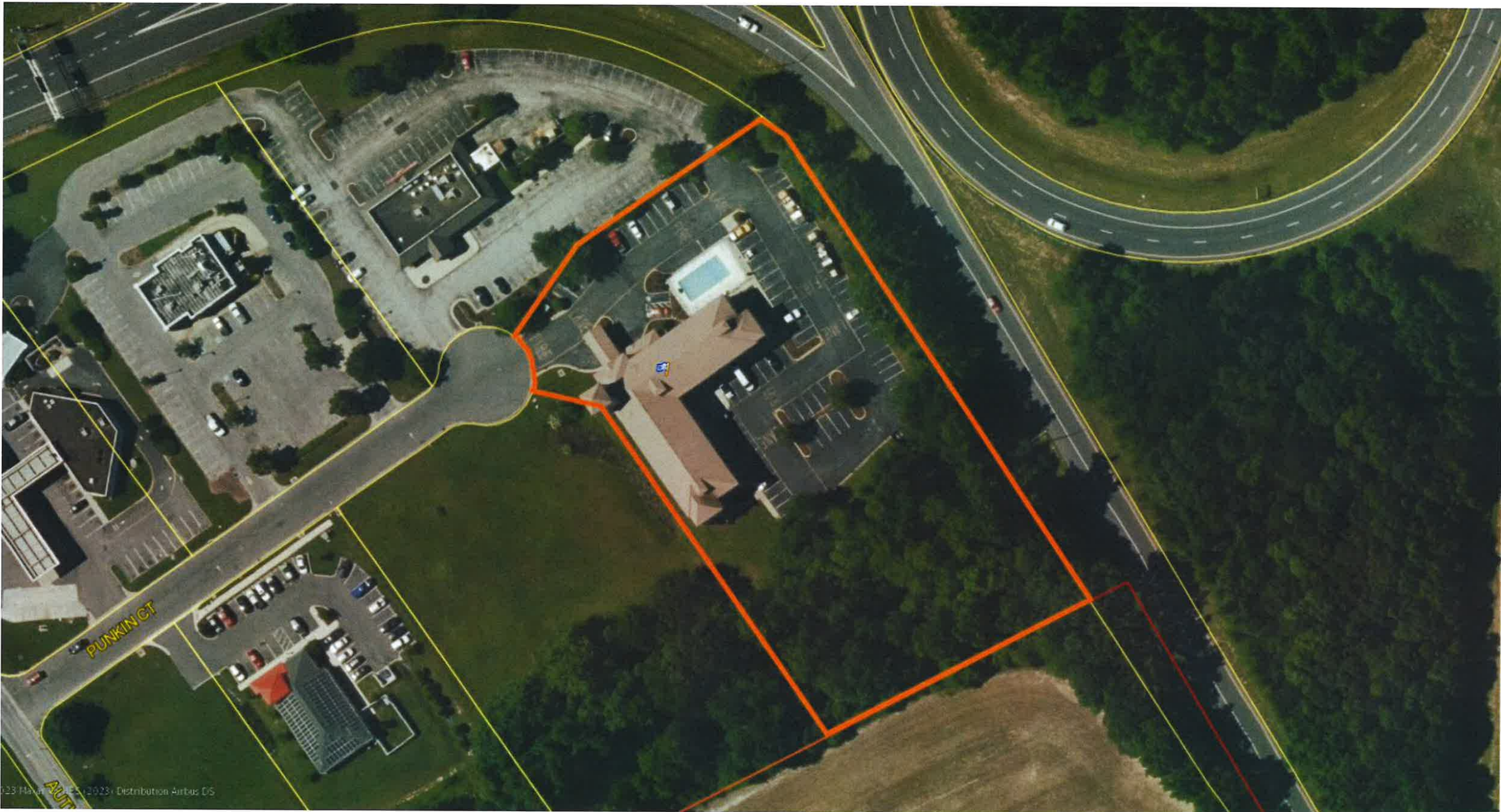
This is a simple request that is applicable in a zoning classification including Historical. Very pleasing to the eyes with an upscale feel to the property.

We request this be considered for a color combination that his a national standard for brand WINGATE BY WYNDHAM be granted.

Sincerely,

Lynn J. Rogers





©2023 Mapbox, ©2023 Distribution Airbus DS





Attachment 3



Attachment 4



EXISTING  
11'-1/2" X 10'



PROPOSED  
FACE REPLACEMENT



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

<p><b>persona</b> SIGNS   LIGHTING   IMAGE</p> <p>Persona Signs, LLC 700 2<sup>nd</sup> St Street, Southwies† PO Box 210 Watertown, SD 57201-0210 1-800-843-9888 · www.personasigns.com</p>	<p>Customer: <b>WINGATE</b> Location: <b>SALISBURY, MD</b> File Name: <b>414625 - SALISBURY_MD</b></p>	<p>Project No.: <b>414625</b> Request No.: <b>44742</b></p>	<p>Prepared By: <b>KA</b> Date: <b>06/28/2023</b> Revised: <b>0</b></p>	<p>Customer Approval (Please Indicate): Approval Date:</p>
	<p><small>UL</small> It is the responsibility of the customer to ensure that the sign meets all applicable codes and standards. The manufacturer is not responsible for any damage to the sign or property caused by fire, theft, or other causes. The manufacturer is not responsible for any damage to the sign or property caused by fire, theft, or other causes. The manufacturer is not responsible for any damage to the sign or property caused by fire, theft, or other causes.</p>			<p>Customer Approval (Please Indicate): Approval Date:</p>



EXISTING  
11'-1/2" X 10'



PROPOSED  
FACE REPLACEMENT



GRAPHIC DETAIL  
SCALE: 1/4" = 1'-0"

<b>Persona Signs, LLC</b> 700 2 <sup>nd</sup> St. Street Southwest PO Box 210 Watertown, SD 57201-0210 1.800.843.9888 - www.personasigns.com	Customer: <b>WINGATE</b>	Project No: <b>414625</b>	Request No: <b>44742</b>	Customer Approval (Please Initial):  Approval Date:
	Location: <b>SALISBURY, MD</b>	Prepared By: <b>KA</b>	Date: <b>06/28/2023</b>	Request: <b>KA</b>
Sign Name: <b>414625 - SALISBURY, MD</b>	Request: <b>0</b>	This sign is intended to be viewed from the front and side of the building. It is not intended to be viewed from the back of the building. The installation should be in accordance with the applicable code. The sign should be installed in a location that is visible from the street. The sign should be installed in a location that is visible from the street. The sign should be installed in a location that is visible from the street.		







## Infrastructure and Development

### Staff Report

September 21, 2023

#### I. BACKGROUND INFORMATION:

Project Name: Linkbank

Applicant/Owner: FastSigns for The Bank of Delmarva

Infrastructure and Development Case No.: 202300133

Nature of Request: Revised Sign Plan Approval

Location of Property: 2727 N. Salisbury Blvd.

Existing Zoning: General Commercial

#### II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted to replace existing "Bank of DelMarVa" signs for the new bank. The signs have the approval of the property owner. **(Attachments 1 & 2)**

#### III. DISCUSSION:

##### Approval History

Staff could find no history on the site. However, the existing building was constructed in 1991.

##### Proposed Sign Plan

The applicant proposes to replace all existing Bank of DelMarVa business and instructional signs with new "LINKBANK" signs. All signs feature the same corporate colors of purple and white, and will remain the same size as the existing signs. Purple has not been approved for this site, so Planning Commission approval is required prior to permits being issued. **(Attachments 3 – 7)**

#### IV. PLANNING CONCERNS

None. The proposed signs are simply a face change that requires the Planning Commission's approval because of the incorporation of a new color.

#### V. RECOMMENDATION

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Staff recommends approval for the proposed Revised Sign Plan as submitted.





CITY OF SALISBURY  
Department of Infrastructure & Development Sign  
Attn; Henry Eure  
125 N. Division St., Rm. #202  
Salisbury, MD 21801

Henry,

Attached is the Planning Commission documentation for the Financial Institution acquisition of The Bank of Delmarva by LINKBANK for color scheme change approval.

**Job Reference:** 203207 – North Salisbury Branch

**Location:** 2727 N. Salisbury Boulevard, Salisbury, MD 21801

**Current Owner:** The Bank of Delmarva (BOD), 2245 Northwood Drive, Salisbury, MD 21801

**Attachments:**

Pre-Engineering stamped drawing for you review with existing and future sign  
Proof package signed by Current Owner for layout approval  
\$100 fee check

If you need any additional information, please feel free to reach out to me.

Sincerely,

*Samantha Turner*

Samantha Turner  
Sr. Project Manager  
FASTSIGNS-Lancaster/York





© All EagleView Technolo



*[Handwritten Signature]*

Magenta line represents the viewable area.  
176" x 48.5"

179.5"

■ PANTONE 2612 C:100

# LINKBANK

52"

Invoice #:

203207\_13

Client:

LINKBANK

Version Details

Designer: tw

Version #: 1

Version Date: xx/xx/xxxx

Description:

C.2 CUSTOM - Monument Sign  
- Retro Fit

Quantity:

2

Size:

W: 179.5"

H: 52"

Material:

POLYCARBONATE 3/16IN\_CLEA  
R\_ROLLSTOCK\_OBS  
VINYL\_CAL\_TRANSLUCENT

Colors:

CMYK

Notes:

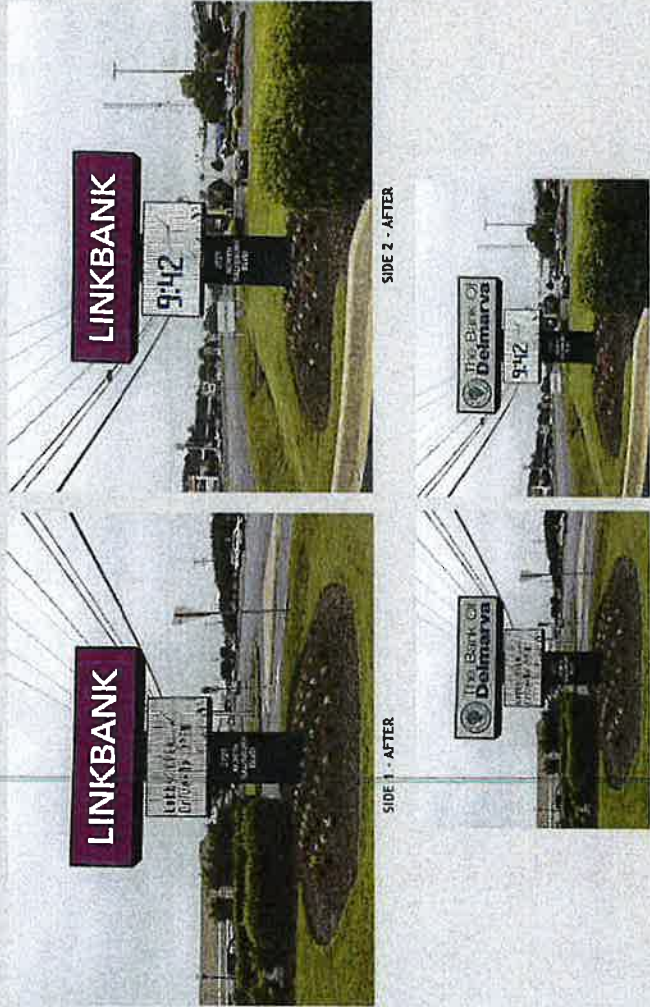


Fig not to scale unless otherwise noted.

we pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please review all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval.



26"

Agent's line represents the viewable area. 22" x 22"



SIDE 1

SIDE 2

Cabinet painted white

BEFORE



AFTER



Invoice #:	203207_14
Client:	LINKBANK
Version Details:	Designer: tv Version #: 2 Version Date: 06.30.23
Description:	C.2 CUSTOM - Freestanding Light Box - Retro Fit
Quantity:	2
Size:	W: 26" H: 26"
Material:	POLYCARBONATE_3/16IN_CLEA R_ROLLSTOCK_OBS VINYL_CAL_TRANSLUCENT
Colors:	CMYK
Notes:	Cabinet to be painted white

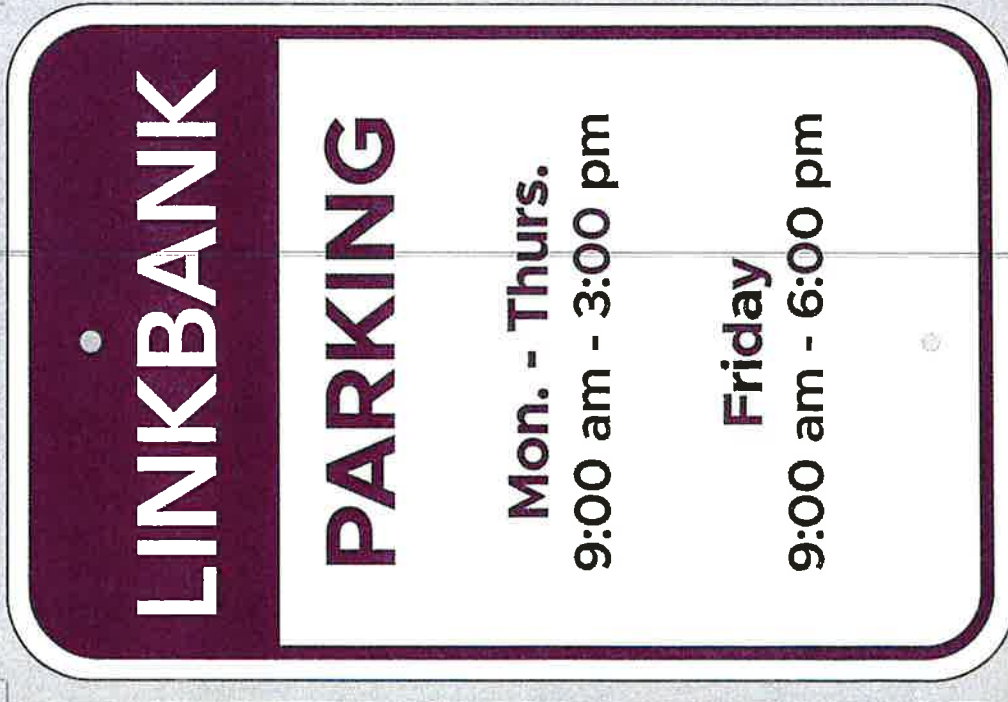
NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

We take pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

\*Rendering not to scale unless otherwise noted.



12"



18"

0.37"



Invoice #: 203207\_23

Client: LINKBANK

Version Details

Designer: tw  
Version #: 1  
Version Date: 06.29.23

Description: C.3 - Parking Signs

Quantity: 4

Size:  
W: 12"  
H: 18"

Material:  
ALUMINIUM\_0801H\_WHITE  
VINYL\_CAL\_INTERMEDIATE  
LAMINATE\_CAL\_MATTE\_HITERM  
EDIATE

Colors:  
CMYK

Notes:  
Reusing existing posts and hardware

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

we pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please review all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

not to scale unless otherwise noted.



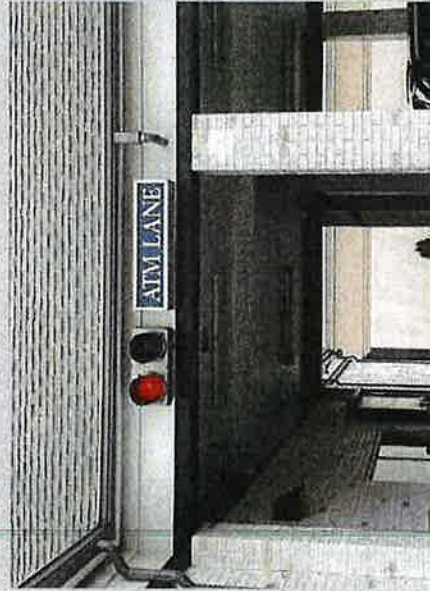
35" x 8"  
Dashed line represents the viewable area.

■ PANTONE 2612 C:100

36.75"



9.75"



Rendering not to scale

Invoice #:	203207_10
Client:	LINKBANK
Version Details	
Designer:	tw
Version #:	1
Version Date:	06.29.23
Description:	CUSTOM: ATM LANE
Quantity:	1
Size:	W: 36.75" H: 9.75"
Material:	ACM_3MM_WHITE
Colors:	CMYK
Notes:	

*\*Rendering not to scale unless otherwise noted.*

We take pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

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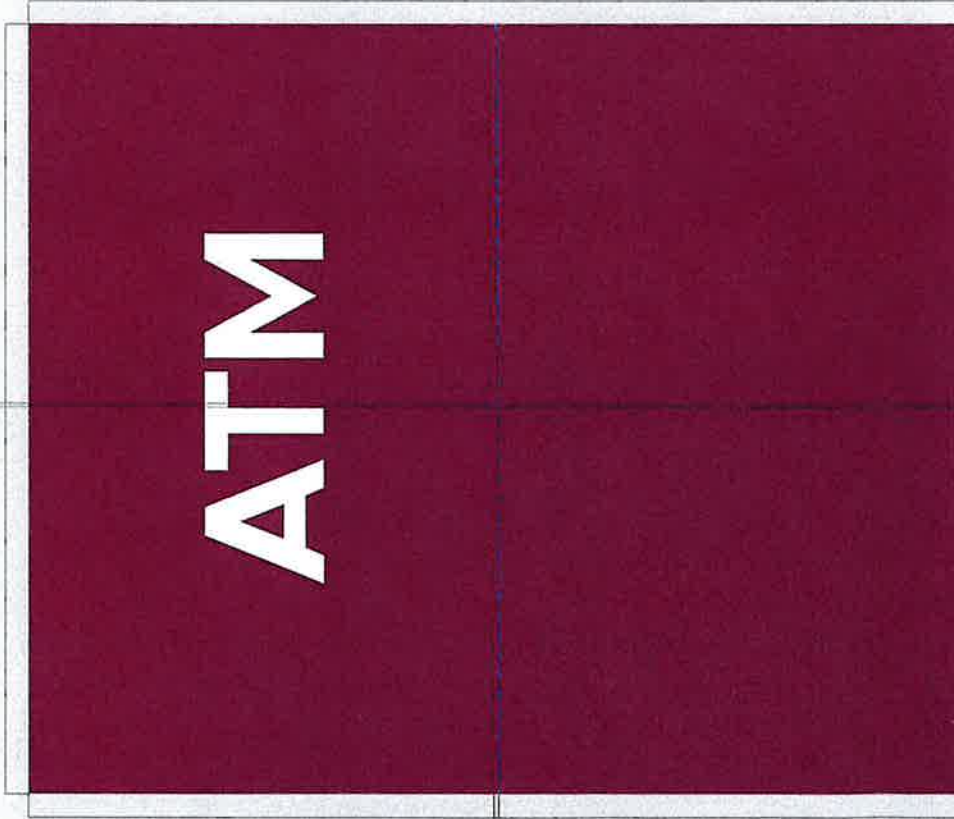


12"



82"

50.25"



50.25"

100"

■ PANTONE 2612 C:100



Invoice #:	203207_24
Client:	LINKBANK
Version Details	
Designer:	tw
Version #:	2
Version Date:	07.20.23
Description:	MODIFIED C.5 - Exterior ATM
Quantity:	1 set of 3 pcs
Size:	
W:	varies
H:	varies
Material:	VINYL_CAST_INTERMEDIATE VINYL_CAST
Colors:	C1NYK
Notes:	

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

not to scale unless otherwise noted.

## Infrastructure and Development

### Staff Report

September 21, 2023

#### I. BACKGROUND INFORMATION:

Project Name: Linkbank

Applicant/Owner: FastSigns for The Bank of Delmarva

Infrastructure and Development Case No.: 202300135

Nature of Request: Revised Sign Plan Approval

Location of Property: 1206 Nanticoke Road

Existing Zoning: Neighborhood Business

#### II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted to replace existing "Bank of DelMarVa" signs with new signs for Linkbank. The signs have the approval of the property owner. **(Attachments 1 & 2)**

#### III. DISCUSSION:

##### Approval History

In March of 1993, the Planning Commission approved a site, landscaping and lighting plan for The Bank of Delmar, which was followed by a sign plan approval in August of 1994. Subsequently, a revised sign plan was approved in July of 1995, and has remained unchanged since that time.

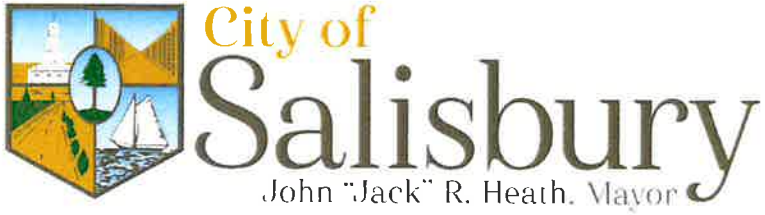
##### Proposed Sign Plan

The applicant proposes to replace all existing Bank of DelMarVa business and instructional signs with new "LINKBANK" signs. All signs feature the same corporate colors of purple and white, and will remain the same size as the existing signs. Purple has not been approved for this site, so Planning Commission approval is required prior to permits being issued. **(Attachments 3 – 6)**

#### IV. PLANNING CONCERNS

None. The proposed signs are simply a face change that requires the Planning Commission's approval because of the incorporation of a new color.





## **V. RECOMMENDATION**

Staff recommends approval for the proposed Revised Sign Plan as submitted.



CITY OF SALISBURY  
Department of Infrastructure & Development Sign  
Attn; Henry Eure  
125 N. Division St., Rm. #202  
Salisbury, MD 21801

Henry,

Attached is the Planning Commission documentation for the Financial Institution acquisition of The Bank of Delmarva by LINKBANK for color scheme change approval.

**Job Reference:** 203211 – Pecan Square Branch

**Location:** 1206 Nanticoke Road Salisbury, MD 21801

**Current Owner:** The Bank of Delmarva (BOD), 2245 Northwood Drive, Salisbury, MD 21801

**Attachments:**

Pre-Engineering stamped drawing for you review with existing and future sign  
Proof package signed by Current Owner for layout approval  
\$100 fee check

If you need any additional information, please feel free to reach out to me.

Sincerely,

Samantha Turner  
Sr. Project Manager  
FASTSIGNS-Lancaster/York







<p>Invoice #:</p>	<p>203211_13</p>
<p>Client:</p>	<p>LINKBANK</p>
<p>Version Details</p>	
<p>Designer:</p>	
<p>Version #:</p>	<p>3</p>
<p>Version Date:</p>	<p>07/06/2023</p>
<p>Description:</p>	<p>CUSTOM - Dimensional Lettering - Bank Entrance</p>
<p>Quantity:</p>	<p>1 set</p>
<p>Size:</p>	<p>W: 175.38" H: 18.06"</p>
<p>Material:</p>	<p>PVC_1IN_WHITE_OUTDOOR</p>
<p>Colors:</p>	<p>CMYK</p>
<p>Notes:</p>	<p></p>

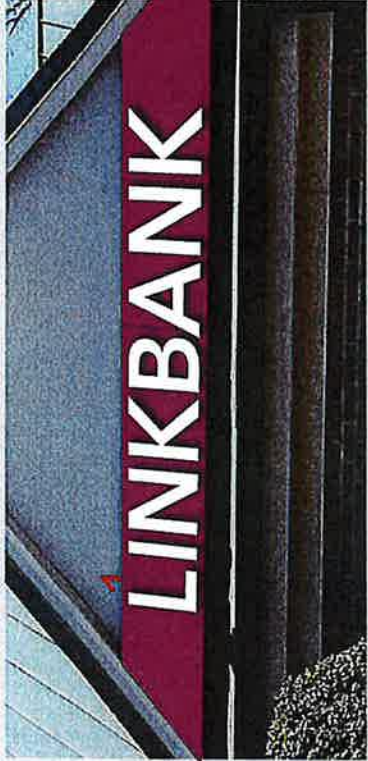


79.5"

95.88"



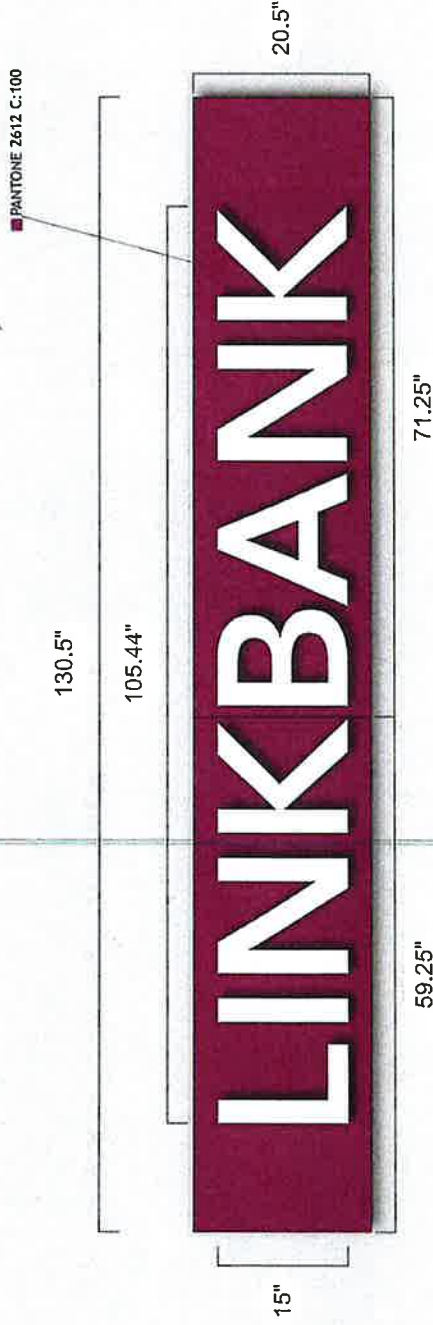
Existing Sign



New Sign  
Renderings are not to scale.



**Attachment 4**



Existing Sign



New Sign  
Renderings are not to scale.

*\*Rendering not to scale unless otherwise noted.*

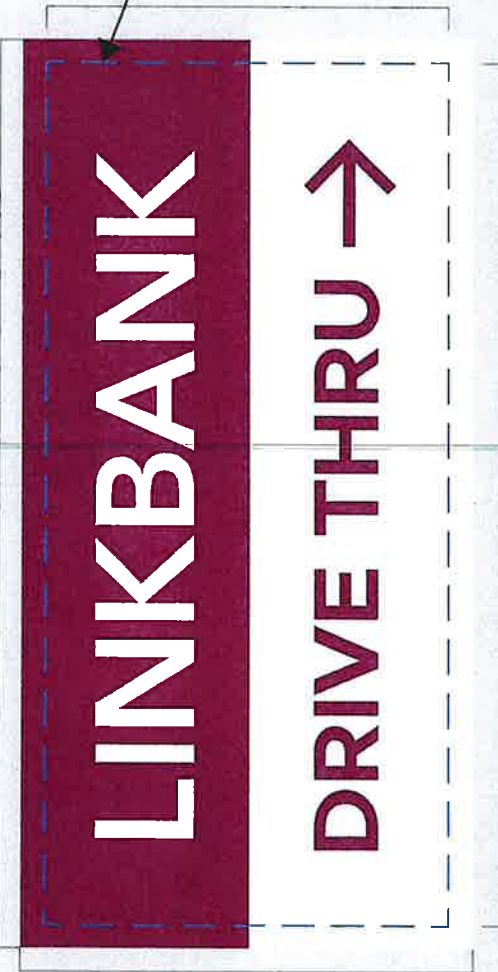
We take pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

**NOTE:** Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

Invoice #:	203211_24
Client:	LINKBANK
Version Details	
Designer:	
Version #:	3
Version Date:	07/06/2023
Description:	CUSTOM - Dimensional Lettering - Bank Entrance
Quantity:	1 set
Size:	W: 130.5" H: 20.5"
Material:	PVC_1IN_WHITE_OUTDOOR
Colors:	CMYK
Notes:	



71.75"



35.75"

32"

Cyan dashed line indicates viewable area & will NOT print on final product.



Existing and New Signage.  
Renderings are not to scale.

68.13"



not to scale unless otherwise noted.

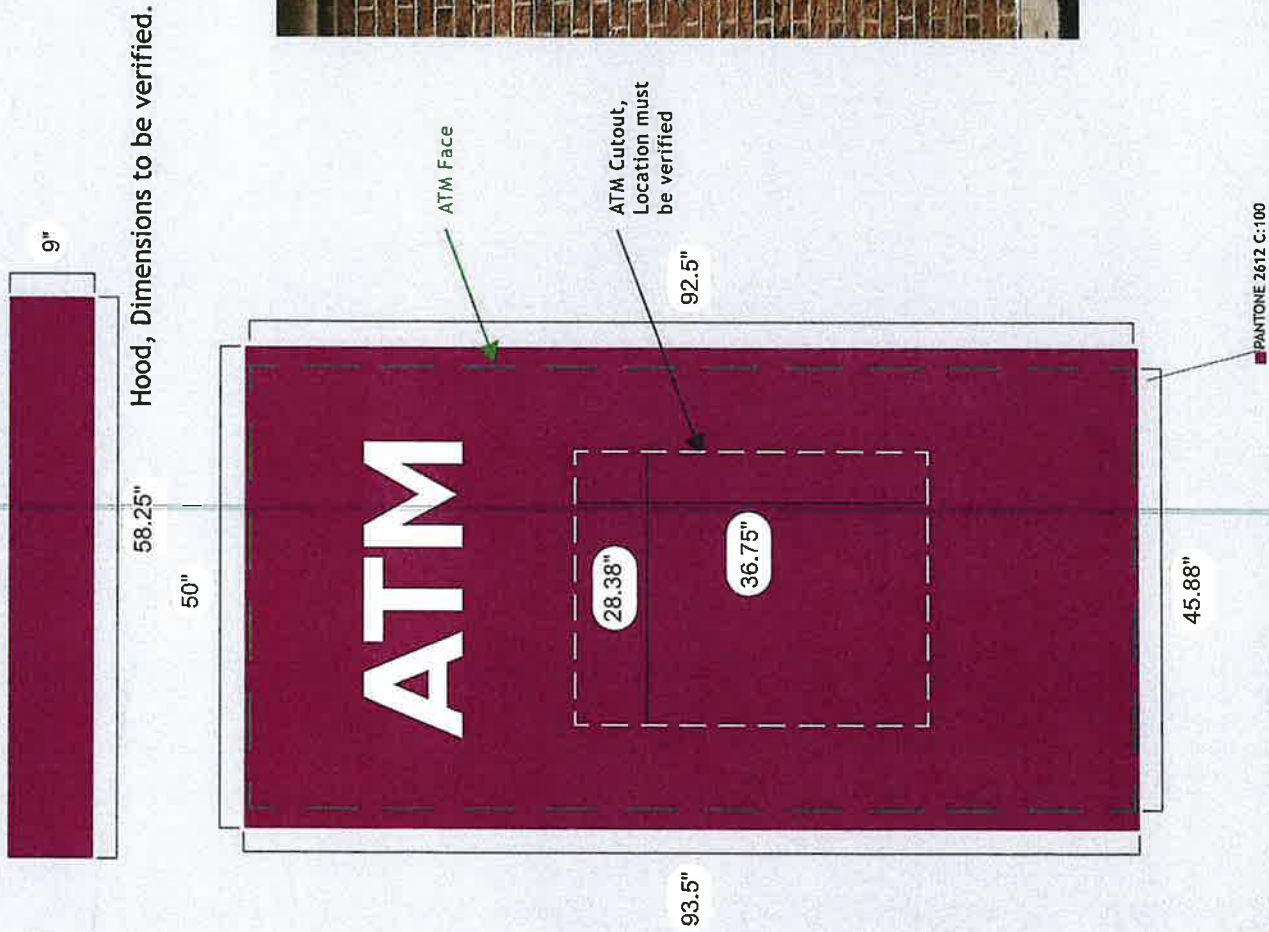
pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

Invoice #:	203211_14
Client:	LINKBANK
Version Details	
Designer:	[Signature]
Version #:	2
Version Date:	06/28/2023
Description:	C.2 CUSTOM - Freestanding Light Box - Retro Fit
Quantity:	4 pcs, 2 of each
Size:	
W:	71.75"
H:	35.75"
Material:	POLYCARBONATE 3/16IN CLEAR_ROLLSTOCK_OBS
Colors:	CMYK
Notes:	



**Attachment 6**



Renderings are not to scale.



Invoice #:	203211_10
Client:	LINKBANK
Version Details	
Designer:	MTK
Version #:	1
Version Date:	07/06/2023
Description:	MODIFIED C.5 - Exterior ATM
Quantity:	1 set
Size:	W: 45.88" H: 92.5"
Material:	VINYL_CAL_INTERMEDIATE
Colors:	CMYK
Notes:	LIQUID LAMINATE FINISH - FINISH: MATTE Please verify ATM Cutout location and hood dimensions.

NOTE: Colors viewed on screen or from a printed proof are NOT accurate representations of the final colors to be produced. If a specific color-match is needed, please provide a Pantone® color for matching prior to approval

\*Rendering not to scale unless otherwise noted.  
We take pride in precision, but the final examination for accuracy is the client's responsibility. Before giving approval, please examine all proofs carefully for the accuracy of the information presented, as well as for spelling, punctuation, numbers, graphics, colors, and general layout. For any revisions requested after approval has been received, additional charges will be incurred.



## Infrastructure and Development

### Staff Report

September 21, 2023

#### I. BACKGROUND INFORMATION:

Project Name: Westwood Distribution Center  
Applicant/Owner: Parker & Associates Inc. for Opportunity Street, LLC  
Case No.: 202301037  
Nature of Request: Preliminary Comprehensive Development Plan Approval  
Location of Property: 1842 Edward Taylor Road  
Existing Zoning: Planned Development District #2 – Westwood Commerce Park

Parker and Associates, on behalf of the owner, has submitted a request for construction of a 52,000 sq. ft. warehouse and distribution center, located at the corner of West Road and Ed Taylor Road. **(Attachments 1 - 3)**

#### II. DISCUSSION:

The applicants propose to construct a 52,000 sq. ft., single-story distribution warehouse on the 14.6 acre lot. Onsite delivery vehicle storage and employee parking is also proposed for the site.

#### III. APPROVAL HISTORY:

Westwood Commerce Park has an extensive history dating back to 2007, and this particular property is no exception. In 2018 the site was approved for Transteck, Inc., which has since moved in an alternate direction. The property remains unimproved.

#### IV. 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. Parking/Streets:** The Zoning Code requires parking to be provided at one (1) space per employee plus one (1) space for each vehicle stored/maintained on the premises. The plans indicate that there will be 120 employees, and 114 various vehicles ranging from



delivery vans to tractor trailers kept on site, for a total of 234 required parking and loading spaces. However, the applicants are proposing 251 total spaces; which is an approximate 8% increase. The Planning Commission may permit up to a 20% increase in total parking, with the inclusion of additional landscaping. Access to the site will be from both West Road and Ed Taylor Road. The site plan does not indicate the provision for bicycle parking, whereas four (4) spaces are required. **(Attachments 4 & 5)**

2. **Refuse Disposal:** Code requires refuse disposal areas to be screened on three (3) sides. An enclosed dumpster pad is proposed for the north side of the building, and trash collection will be private. **(Attachments 4 & 5)**
3. **Building Setbacks/Spacing:** The proposed building meets or exceeds all setback standards. **(Attachment 5)**
4. **Height:** The building height will average approximately 28 ft. in height, with parapets extending up to 33 ft. in height, which is well below the maximum allowable building height of 50 ft. **(Attachment 8)**
5. **Streets/Sidewalks/Streetlights:** Sidewalks will be provided along both West Road and Ed Taylor Road per city standards. Street lighting is not provided or proposed along either street. Site lighting is proposed, and is compliant with city standards. **(Attachment 6)**

#### **B. Building Elevations**

Building elevations and floor plans are included in the applicant's submittal, but details are limited. No information regarding materials or colors has been provided. Detailed plans will be provided at the Final Comprehensive Plan review. **(Attachments 7 & 8)**

#### **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 sign permits.

#### **D. Landscaping Plan**

A 10 ft. wide landscaping buffer is proposed along the north, south and east sides of the property, in addition to landscaping being provided around the parking lot areas and islands. Proposed landscaping species include White Oak and Crape Myrtle trees as well as Knockout Roses. More detailed landscaping plans will be provided at the Final Comprehensive Development Plan review. Furthermore, as required by Code, additional landscaping will be required to be displayed in the final plans due to the proposed parking increase which



# City of Salisbury

John "Jack" R. Heath, Mayor

exceeds the required number of spaces. **(Attachment 6)**

## **E. Development Schedule**

Construction is expected to begin once all approvals have been granted.

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

The applicant has requested waivers from all, due to the developer's long-standing history of providing an attractive product for the community. Both the developer and proposed tenant are ready to move forward with the project.

## **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.

## **J. Traffic**

Plans are under review by City Staff. Comments and any necessary adjustments will be provided prior to Final Comprehensive Development Plan approval.

## **V. PLANNING COMMENTS**

The increased parking should comply with Zoning Code standards regarding providing additional landscaping as required. For such a large site, there is ample room to provide additional landscaping. In addition, bicycle parking should be provided as required.

## **VI. RECOMMENDATION**

Staff recommends approval of the Preliminary Comprehensive Development Plan for the Westwood Distribution Center, with the following conditions:

---

Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410 548 3170 (fax) 410 548 3107  
[www.salisbury.md](http://www.salisbury.md)



City of  
**Salisbury**  
John "Jack" R. Heath, Mayor

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. The final landscaping plan shall display additional landscaping as required by the City's Zoning Code for the increased parking.
3. Provide a minimum of four (4) bicycle parking spaces.
4. Provide a detailed Sign Plan for approval by the Planning Commission prior to issuance of sign permits;
5. Grant waivers for the Community Impact Statement, and Statements of Intent to Proceed and Financial Capability;
6. 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

08/18/2023

Attn: Jessica Crenshaw  
Ref: Westwood Distribution Center

Dear Jessica,

Attached hereto, please find our proposed preliminary comprehensive development plan for the Westwood Distribution Center to be located at the intersection of West Road and Ed Taylor Road in the Planned Development District No. 2 - Westwood Commerce Park in the City of Salisbury.

As the attached site plan shows, the developer (Opportunity Street, LLC) is proposing one building. The building configuration is 52,000 sf. Representative floor plan and elevations have also been provided in this submission. Although not final, these tailored elevations have been submitted to illustrate an architectural intent.

Associated with the construction of this building is multiple parking lots associated with the distribution business including associate, deliver van, box truck and tractor trailer parking spaces. The project will have its own stormwater facilities. The parking is per the City code for wholesale distribution and warehouse. The site is required to have 234 spaces and we are providing for 251.

Based on MDE sewer guidelines and comar 26.04.02.05 M for a warehouse, we calculate this site to require 6.24 EDU's. Sewer will be pumped from a private grinder pumpstation on-site to an existing City manhole (#3556 per A-3G City contract #3-18-C) located at the Southwest side of the site along West Road. Water will be private from a proposed 2" meter and tie into the existing 12" water main located along West Road. Trash will be provided in a dumpster location at the back of the building and be privately maintained.

Stormwater management will be ESD to the MEP. Meaning, all required water will be filtered for quality assurances prior to being discharged into a larger pond. The chosen methodology for treatment will be a micro-bio retention trench that discharges into a stormwater pond. Roof drains and portions of the parking areas will flow into filterra units and will each discharge into the micro-bio retention trench.

Associate parking lot access to the site will be provided via an entrance off of South end of Ed Taylor Road. Tractor trailer and box truck access will be provided in a second entrance at the far North end of

**Attachment 1**

Ed Taylor Road. Deliver van access will be provided in a full movement entrance along West Road (West side of property) and a second exit only entrance will also be provided from the van loading area also along West Road.

Preliminary lighting and landscaping are also shown on the plan. A 10' wide planting buffer has been added along West Road, Ed Taylor Road and the rear of the property. At this point, being preliminary, most of the landscaping shown are placeholders with typical planting specifications being provided. Landscaping is proposed to be in keeping of the nature of the rest of the Westwood Commerce park.

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 developers has a national client ready to move forward with this site who will be bringing hundreds of well paying jobs. The developer wants to immediately pull the trigger once plans are approved and proceed to construction.

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: [mike@parkerandassociates.org](mailto:mike@parkerandassociates.org)











# WESTWOOD DISTRIBUTION CENTER

## CITY OF SALISBURY PROJECT # COMPREHENSIVE DEVELOPMENT PLAN

### GENERAL NOTES

- THE PROPERTY OWNER, PERSON OR CORPORATION WHOSE DEVELOPER BY OPPORTUNITY STREET LLC  
150 W MARKET ST SUITE 101  
SALISBURY MD 21801  
C/O BRAD GULLIS  
410 543 5115  
brad@gullis.com
- MAP 29 GRD 13 PARCEL 375 LOT 1A  
PLAT REF 17/262  
DEED REF 5229/178
- TOTAL AREA: 14.606 +/- ACRES
- PRESENT ZONING: PLANNED DEVELOPMENT DISTRICT NO. 2, WESTWOOD COMMERCE PARK
- REDUCTION IN SETBACKS:  
REAR MINIMUM SETBACK: 50'  
SIDE SETBACKS: 10' (2 REQUIRED)  
MINIMUM LOT SIZE: 1.50 ACRES  
MINIMUM LOT WIDTH: 80'  
MAXIMUM BUILDING HEIGHT: 50'
- THESE PROPERTIES ARE LOCATED WITHIN G.P.R. MANAGEMENT ZONE A. THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SHOWS CATEGORY W/S/S 1. CONTRACTOR 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 HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410 749 1023. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER PUBLIC WATER AND PRIVATE TRASH COLLECTION.
- ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE EXISTING ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, 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.
- 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.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- PRIVATE UTILITY MARKS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
- VERTICAL DATUM IS BASED ON NAVD83.

### LAND USE SUMMARY

TOTAL AREAS	AREA
SITE	636,259.92 SF
BUILDING	52,000 SF
PARKING	191,607.38 SF
CONCRETE	19,754.32 SF
IMPERVIOUS	269,401.70 SF
PERCENT IMPERVIOUS	42.35 %

### PARKING TABULATION

FREIGHT AND TRUCKING TERMINALS, WHOLESALE DISTRIBUTION AND WAREHOUSE: PARKING SPACE PER EMPLOYEE, PLUS 1 PER VEHICLE MAINTAINED ON THE PREMISES

TOTAL NUMBER OF EMPLOYEES = 120  
TOTAL NUMBER OF SERVICE VEHICLES KEPT ON SITE = 114  
TOTAL REQUIRED SPACES = 234

TOTAL NUMBER OF SPACES PROVIDED = 251

9x18 STANDARD SPACES	124
9x27 VAN SPACES	109
12x37 BOX TRUCK SPACES	6
13 SHED LOADING DOCK SPACES	8
13 SHED HOSTLER SPACE	1
12x15-2 TRAILER SPACES	3

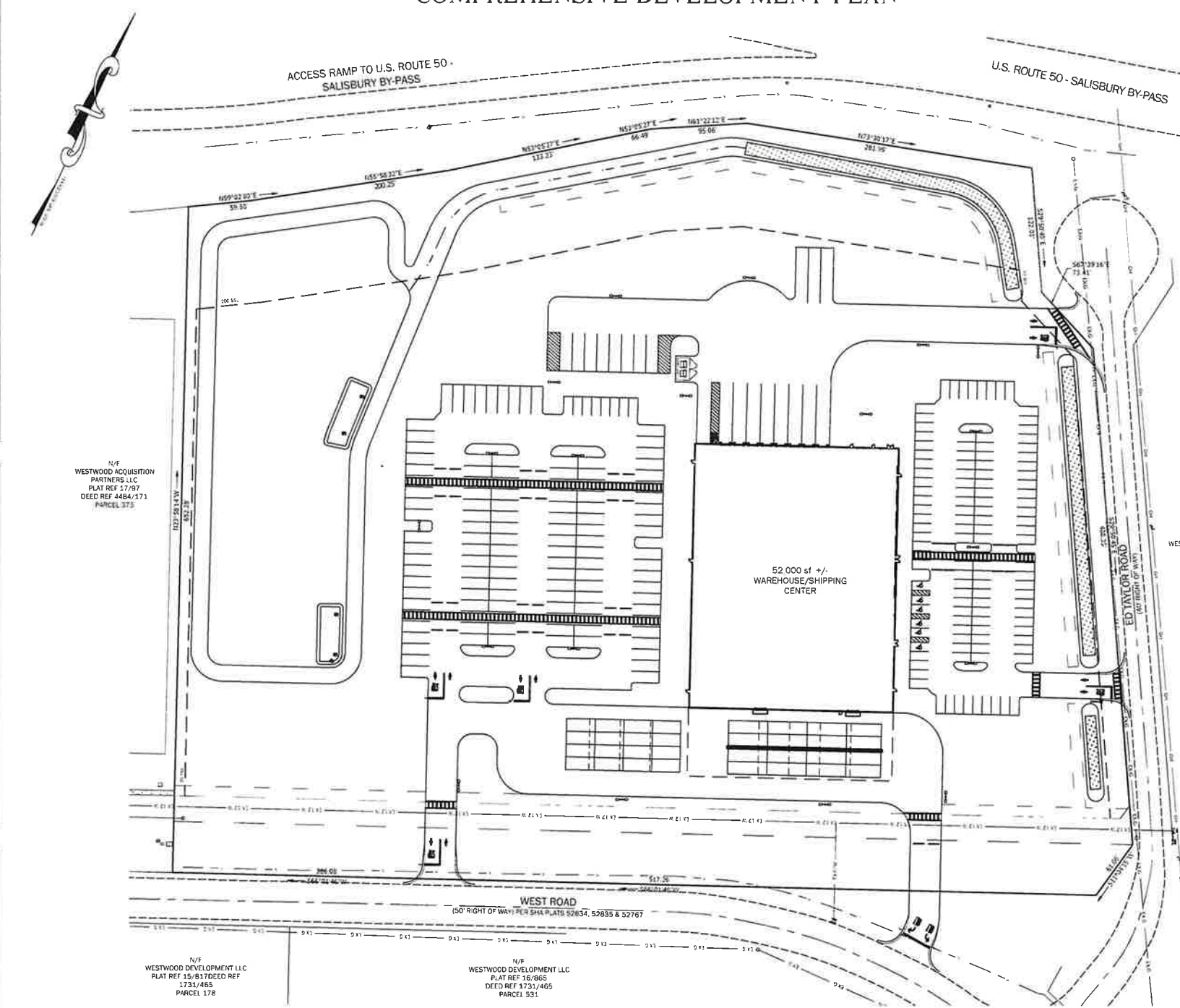
### ESTIMATED WATER & SEWER USAGE

CALCULATIONS BASED ON SEWER GUIDELINES: COMAR 26.04.02.05 M  
WAREHOUSE = 0.03 x TOTAL SQUARE FOOTAGE = GALLONS PER DAY  
1 EDU = 250 GPD

52,000 SF x 0.03 = 1,560 GPD  
1,560 GPD/250 GPD = 6.24 EDUS

### LEGEND:

- WATER METER
- BIKE RACK
- SITE LIGHTING
- DUMPSTER
- EXISTING SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- EXISTING UTILITY POLE
- ACCESSIBLE PARKING AND ACCESS WAY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CURB
- PROPOSED CURB
- EDGE OF PAVEMENT
- IMPROVED PARKING STRIPE
- EXISTING PAVEMENT STRIPE
- SIDEWALK/CONCRETE
- ASPHALT/PAVEMENT
- EXISTING ROADWAY
- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT

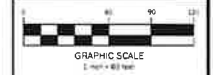


### SHEET INDEX

Sheet Number	Sheet Title
SHEET 1	TITLE SHEET
SHEET 2	EXISTING CONDITIONS
SHEET 3	SITE PLAN
SHEET 4	LIGHTING & LANDSCAPE PLAN



### SHEET 1



REVISIONS	Date	Title

**TITLE SHEET**  
**WESTWOOD DISTRIBUTION CENTER**  
Road Name: WEST ROAD  
For OPPORTUNITY STREET  
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND  
SHEET # 1 OF 4  
DATE: 10/26/22  
DRAWN BY: WJK  
SCALE: 1" = 60'

**DEVELOPER'S CERTIFICATION**  
I HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED ON THIS PLAN ARE BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS A DEVELOPER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORMWATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISSIPATION OF FLOW, MIN. DISCONTINUATION FLOW PATH LENGTH SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF 5' MIN. OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OBTAINING APPROVAL (SETTING OF WATER METER) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE AN INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORMWATER MANAGEMENT IMPROVEMENTS SEALD BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WORK THROUGH WITH CITY STORMWATER INSPECTOR.

OPPORTUNITY STREET, LLC  
150 W MARKET ST SUITE 101  
SALISBURY MD 21801  
C/O BRAD GULLIS  
410 543 5115  
brad@gullis.com

DATE: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A QUALIFIED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 27739 EXPIRATION DATE JULY 24, 2024 AND A FULLY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21193 EXPIRATION DATE JANUARY 25, 2024.

BROCK E. PARKER, P.E., R.L.S.  
328 RIVERSIDE DRIVE  
SALISBURY, MARYLAND 21801  
PHONE (410) 749 1023 FAX (410) 749 1012  
EMAIL: BROCK@PARKERANDASSOCIATES.ORG

DATE: \_\_\_\_\_

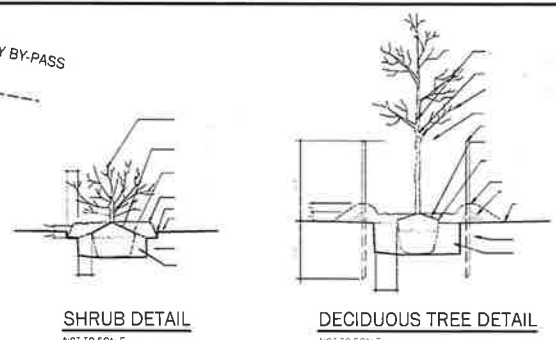
APPROVED: \_\_\_\_\_ CITY PROJECT # \_\_\_\_\_  
CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT UTILITY CONTRACT # \_\_\_\_\_  
Richard D. Balow, Director DATE: \_\_\_\_\_











**LANDSCAPE LEGEND:**

- QUERCUS ALBA WHITE OAK 11 TOTAL
- LAGERSTOMIA FLOSCA GRAPE HYDRANGEA 34 TOTAL
- ROSA KNOX OUT ROSE BUSH 110 TOTAL
- FOUNDATION PLANTINGS TO CONSIST OF A MIXTURE OF PERENNIALS, ANNUALS, FLOWERS, SMALL BOXWOOD SHRUBS, GRASSES AND HOSTAS

- ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN.
- CONTRACTOR SHALL CONTACT MISS UTILITY AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
- ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
- THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.

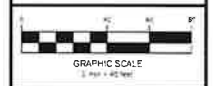
**LIGHTING LEGEND:**

- AMERICAN ELECTRIC LIGHTING
- AT&T EOLEDE10 ATR2 SERIES LED 1000MA TYPE 5 4000K/5000K CC

N/E  
WESTWOOD DEVELOPMENT LLC  
PLAT REF 16/865  
DEED REF 1731/465  
PARCEL 530



SHEET 4



REVISIONS	DATE	BY	CHKD

**LIGHTING & LANDSCAPE PLAN**  
**WESTWOOD DISTRIBUTION CENTER**  
 Road Name: WEST ROAD  
 For OPPORTUNITY STREET  
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND  
 DATE: 10/26/22  
 DRAWN BY: WJK  
 CHECKED BY: WJK  
 SCALE: AS SHOWN  
 SHEET: 29 OF 13  
 PARCEL: 375



SGA Design Group, P.C.  
 Michael H. Gannett, Architect  
 Georgia Registered Professional Architect  
 1207 South Boulevard  
 North, Columbus, GA 31906  
 P 706.327.8500  
 F 706.327.8501  
 www.sgdsgroup.com

Consultants

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NO.	DATE	DESCRIPTION

PROJECT WESTWOOD

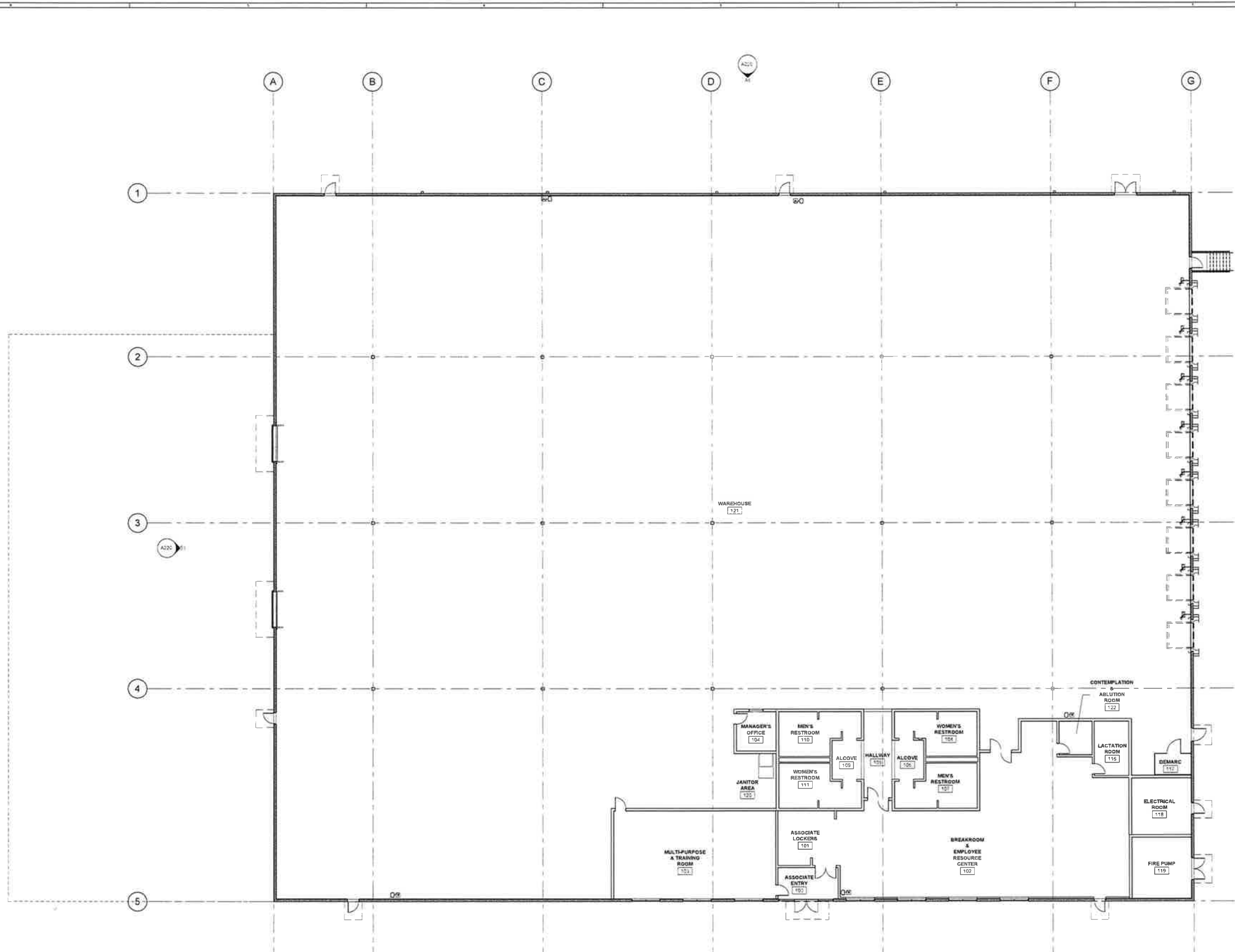
**PROJECT WESTWOOD**  
 WESTWOOD DISTRIBUTION CENTER  
 SALISBURY, MD 21801

Project Manager:  
 Checked By:  
 Drawn By:  
 Date:  
 Project No.  
 2201639

**FOR REFERENCE ONLY**

Sheet Title:  
 FLOOR PLAN

Sheet No.  
**A101**



SGA Design Group, P.C.  
 Michael S. Connor, Architect  
 Georgia Registration # RA013822  
 1437 South Boulder, Suite 500  
 Duluth, GA 30091  
 Phone: 770.557.8000  
 Fax: 770.557.8001  
 www.sga-design.com

Comments

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Revisions

NO.	DATE	DESCRIPTION

PROJECT WESTWOOD

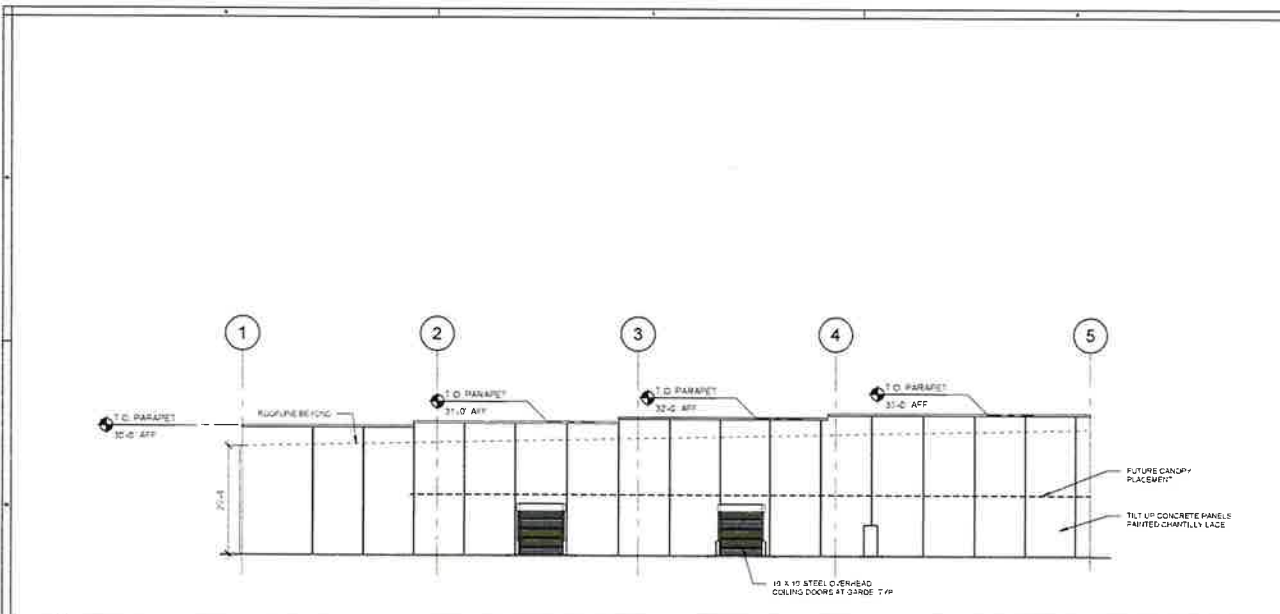
**PROJECT WESTWOOD**  
 WESTWOOD DISTRIBUTION CENTER  
 SALISBURY, MD 21801

Project Manager:  
 Designer:  
 Checked By:  
 Drawn by:  
 Date:  
 Project No.:  
 2301646

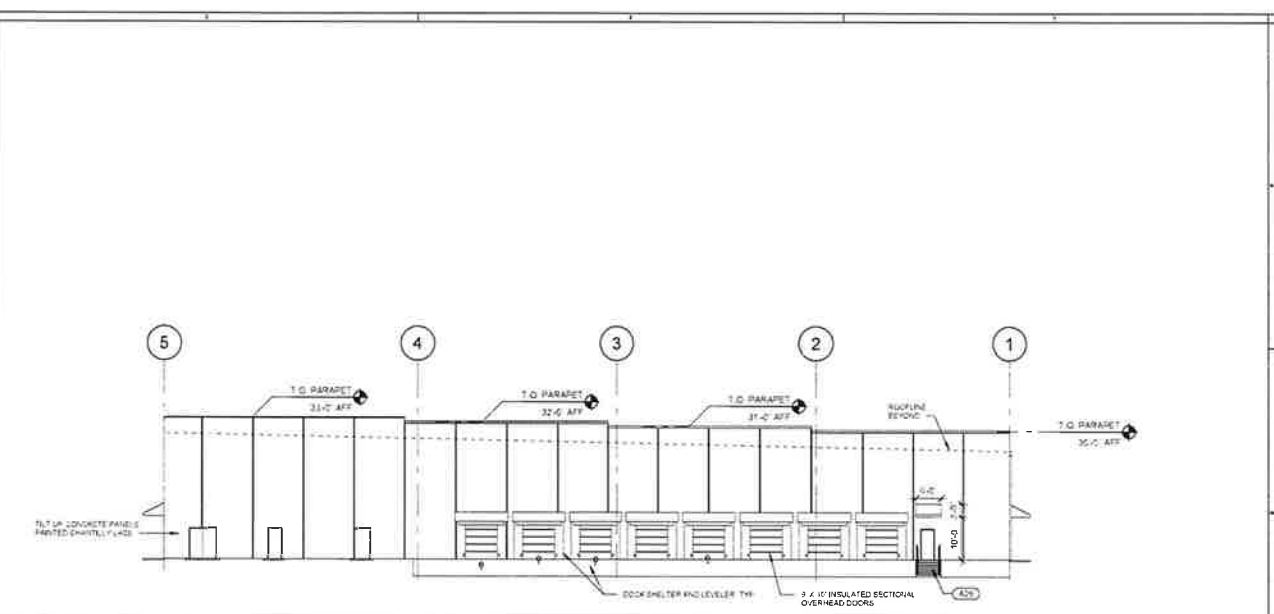
Professional Seal

FOR REFERENCE ONLY

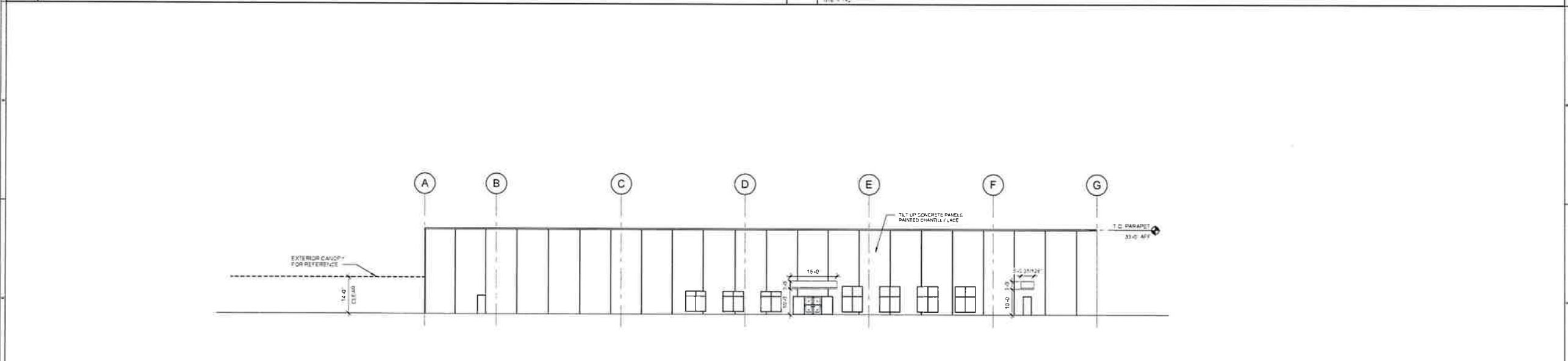
Sheet Title



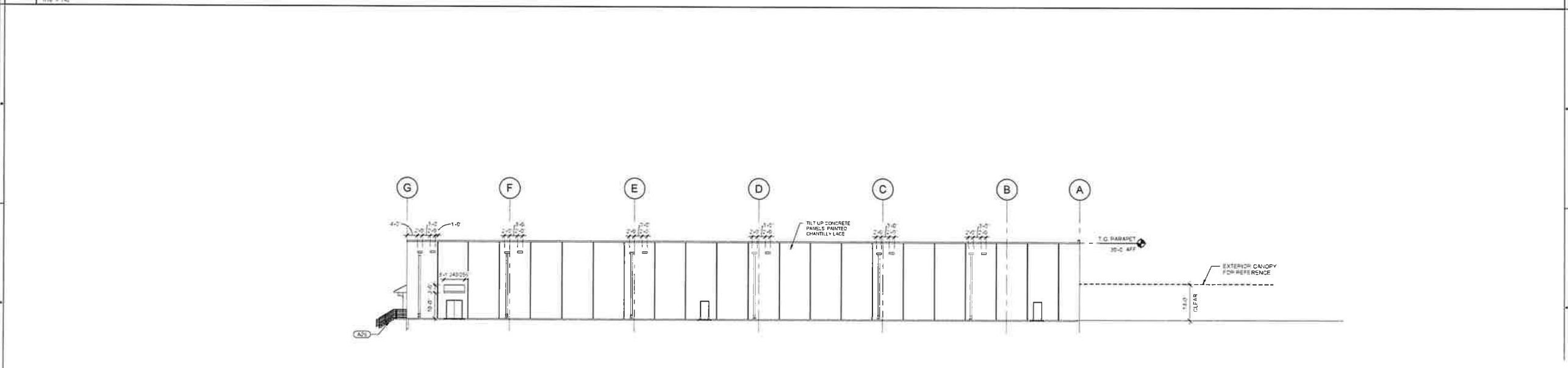
E6 WEST ELEVATION  
 TYPE = 1-2



E3 EAST ELEVATION  
 TYPE = 1-2



C6 SOUTH ELEVATION  
 TYPE = 1-2



A6 NORTH ELEVATION  
 TYPE = 1-2

6/10/2023 1:52:12 PM





**Infrastructure and Development  
Planning Commission  
Staff Report  
September 21, 2023**

**I. BACKGROUND INFORMATION:**

**Infrastructure and Development Case No.:** 23-025

**Project Name:** Westwood Commerce Park Block A

**Applicant/Developer:** Parker and Associates Inc. for St. John Properties

**Nature of Request:** Preliminary Comprehensive Development Plan Approval

**Location of Property:** Naylor Mill Road and Westwood Drive

**Zoning District:** Planned Development District No. 2 – Westwood Commerce Park

**Tax Map and Parcel:** Tax Map: 28, Grid: 18, Parcel: 264, Block: A, Lots: 1A, 2A, 3A, and 4A

**Area:** 15.76 Acres

**II. SUMMARY OF REQUEST:**

Parker and Associates, on behalf of the developer, has submitted a narrative (Attachment 1) and a Preliminary Comprehensive Development Plan ("PCDP") (Attachment 2) for the development of four (4) flex/R&D buildings. For the purposes of defining the use and compliance with the Zoning code, staff has determined this is a "Multi-use facility".

17.04.120 – Definitions:

*"Multi-use facility" means two or more similar or different uses on a lot or parcel that are conducted in physically separate areas and permitted inherently or otherwise in the district in which located, provided that the lot or parcel and improvements thereon satisfy the total parking, lot area and other requirements of the uses; the facility shall not be deemed to be a shopping center if the total floor area of the uses in which the principal activity is on-site retail sales does not exceed one-third of the gross floor area of the entire facility.*

**III. APPROVAL HISTORY:**

The properties are located with the Westwood Commerce Park that has an extensive approval history dating back to 2007. However, these properties have not had any prior approvals.





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

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

##### **A. Site Plan (Attachment 2)**

- 1. Parking/Access:** The proposed access points are one on Naylor Mill Road and four (4) along Westwood Drive.

A total of 328 spaces are provided plus 16 handicap spaces. The developer has calculated the parking using the mixed-use building standard of one (1) parking space per 350 sf.

At this time end users of the development are not know however based on the permitted uses listed in the zoning code staff finds this calculation to be sufficient. Staff does recommend that a parking agreement be entered into to allow for shared parking.

Loading spaces are not shown. These will be required to be shown on the Final Comprehensive Development Plan.

Bicycle parking as shown is compliant with the 17.196.060.

- 2. Refuse Disposal:** Trash collection will be private.
- 3. Building Setbacks/Spacing:** The minimum lot, yard, perimeter and height requirements are set forth in 17.122.050 as follows:

##### **B. Minimum Lot Requirements.**

1. Lot area: one and one-half acres.
2. Lot width: eighty (80) feet.
3. Individual lot or building areas shall be as shown on the final subdivision plat.

##### **C. Minimum Yard and Perimeter Requirements.**

1. Front yard: twenty (20) feet.
2. Side yard: ten feet (two required).
3. Rear yard: fifteen (15) feet.

##### **D. Height: fifty (50) feet.**



The proposed development complies with all code requirements above and the subdivision plat recorded in the land records at Book: 15 Page: 100.

4. **Open Space:** Multiple stormwater bio areas are shown throughout the property and existing drainage and maintenance easements.

**B. Building Elevations/Floor Plans**

Proposed building elevations and floor plans are included on Sheets AR-1 and AR-2 of Attachment 2.

**C. Sign Plan**

Preliminary signage is provided as part of Attachment 2. A final sign plan shall be approved as part of the approval of a Final Comprehensive Development Plan.

**D. Landscaping Plan**

Landscaping details are provided on Sheet 3 of Attachment 2. A final landscape plan will be approved as part of the Final Comprehensive Development Plan.

**E. Development Schedule**

A development schedule was not indicated.

**F. Community Impact Statement**

A Community Impact Statement was not provided.

**G. Statement of Intent to Proceed and Financial Capability**

A Statement of Intent to Proceed and Financial Capability were not provided.

**H. Fire Service**

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

**I. Stormwater Management**





# City of Salisbury

John "Jack" R. Heath, Mayor

A Stormwater Management Concept has not been submitted for review. Staff anticipates this submittal for review after PCDP approval.

## **J. Forest Conservation Program**

The project is bound by the agreements set forth in the in FCA #2004-05 on file with the County Planning and Zoning office. City staff will request review by the County of the project for compliance with the FCA.

## **K. Transportation, Streets, and Pedestrians**

Review comments from SHA and a traffic impact study will be required as part of the civil engineering review.

## **V. PLANNING COMMENTS**

Staff finds this development to be consistent with the purpose of the Westwood Commerce Park and compatible with the existing uses of the district.

## **VI. RECOMMENDATION**

Staff recommends approval of the Preliminary Comprehensive Development Plan 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. Submit a sign plan for Planning Commission approval with the Final Comprehensive Development Plan;
3. Provide locations of loading spaces compliant with 17.196 of the zoning code;
4. Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability; and
5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.



July 17, 2023

City of Salisbury  
PLANNING AND ZONING COMMISSION  
Govt. Bldg., 3rd Floor, Council Chambers  
125 N Division Street  
Salisbury, MD 21801

To Whom It May Concern,

This letter is to provide a project narrative for the Preliminary Comprehensive Development Plan application for St. John Properties' proposed construction within Westwood Commerce Park.

With this application, St. John Properties (SJP) proposes to construct four (4) Flex/R&D buildings within the Westwood Commerce Park on Lots 1-4 of Block A. SJP has been developing and constructing Flex/R&D buildings in the greater Baltimore metropolitan area for over 50 years, and have begun over the past 20 years to expand into other markets outside of Baltimore. At the time of this letter, SJP owns and operates almost 23 million square feet of commercial space throughout the United States, with a vast majority of that space being Flex/R&D.

Flex/R&D buildings are a remarkable hybrid solution providing space for a wide array of commercial tenants. SJP constructs the shell of the building and then works with each tenant to build out a space customized for their specific needs. Some tenants in SJP buildings are light manufacturing/assembly type uses, where the finished space would only include 1-2 offices and a restroom. Other SJP tenants require full office buildouts. The Flex/R&D can be tenanted and re-tenanted as the market demands, without constructing new buildings or additions.

This application is requesting approval to construct four (4) flex buildings totaling 145,628 sf. The application also proposes the construction of all of the requisite parking, drive-aisle, stormwater management, landscape, and lighting improvements commensurate with a development of this scope.

We appreciate your time and attention in reviewing this matter and look forward to adding to both your employment and tax base.

Thank you,

A handwritten signature in blue ink, appearing to read "Andrew Roud".

Andrew Roud  
Regional Partner

ATTACHMENT 1



**GENERAL NOTES**

- THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:  
 WESTWOOD DEVELOPMENT LLC  
 C/O COLLEEN HAZEL  
 31594 FRED ADKINS RD  
 PARSONSBURG, MD 21849
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY BEING DEVELOPED BY:  
 ST. JOHN PROPERTIES, INC  
 C/O MATTHEW DESTINO  
 2560 LORD BALTIMORE DRIVE  
 WINDSOR MILL, MD 21244  
 443-464-1316  
 mdestino@sjpi.com
- PARCEL 264 (BLOCK A)  
 DEED REF: 1731/465  
 LOT 1A: 3.5 ACRES  
 LOT 2A: 3.84 ACRES  
 LOT 3A: 4.09 ACRES  
 LOT 4A: 4.33 ACRES
- PRESENT ZONING OF THESE PROPERTIES: LIGHT INDUSTRIAL  
 PROPOSED ZONING: LIGHT INDUSTRIAL
  - FRONT MINIMUM SETBACK: 50'  
 REAR MINIMUM SETBACK: 30' (50' WHERE ADJOINING RESIDENTIAL DISTRICTS)  
 SIDE SETBACKS: 25' (50' WHERE ADJOINING RESIDENTIAL DISTRICTS)  
 MINIMUM LOT SIZE: 20,000 SF  
 MAXIMUM BUILDING HEIGHT: 50'
  - THESE PROPERTIES ARE LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
  - THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
  - CONTRACTOR 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 410-749-9023.
  - THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
  - THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION.
  - ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
  - PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
  - CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, 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.
  - 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.
  - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
  - PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
  - VERTICAL DATUM IS BASED ON NAVD88.

**LAND USE SUMMARY**

LOT	SIZE	PR. PAVING	PR. CONC	PR. IMP.	%
1A	152,669	60,667 SF	5,119 SF	65,786 SF	43
2A	167,310	84,971 SF	5,598 SF	90,569 SF	54
3A	178,016	94,710 SF	5,591 SF	100,301 SF	56
4A	188,448	49,233 SF	4,981 SF	55,214 SF	29

**TOTAL AREAS**

SITE	= 688,343 SF
BUILDING	= 147,428 SF
PAVING	= 289,581 SF
CONCRETE	= 21,289 SF
IMPERVIOUS	= 458,298 SF
PERCENT IMP	= 66.8 %

**PARKING TABULATION**

MIXED USE BUILDINGS: 1 PARKING SPACE PER 350 SF

BUILDING	SF	MAX	PROVIDED	HC
A (LOT 1A)	35,080	101	75	4
B (LOT 2A)	38,634	111	86	4
C (LOT 3A)	38,634	111	86	4
D (LOT 4A)	35,080	101	81	4

MIN. 4 HANDICAP ACCESSIBLE SPACES REQUIRED PER 76-100 SPACES.

**ESTIMATED WATER & SEWER USAGE**

CALCULATIONS BASED ON OFFICE SPACE  
 GROSS AREA X 0.09 = GPD

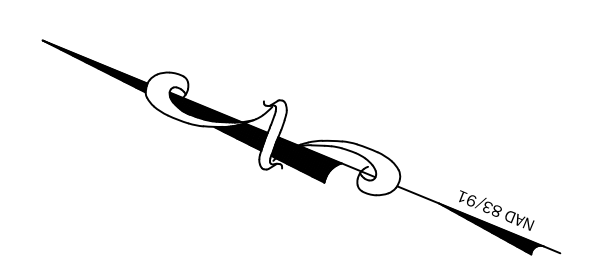
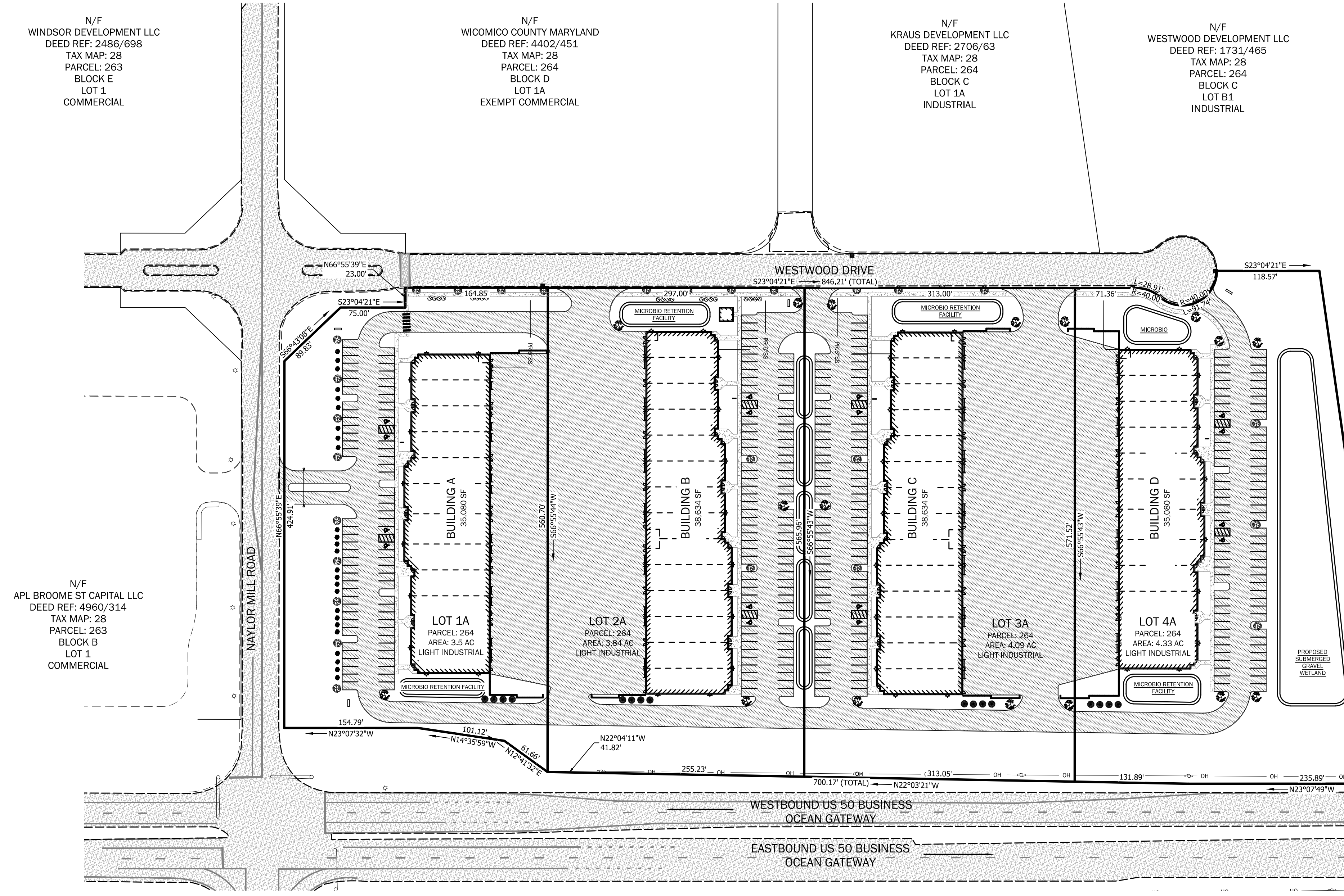
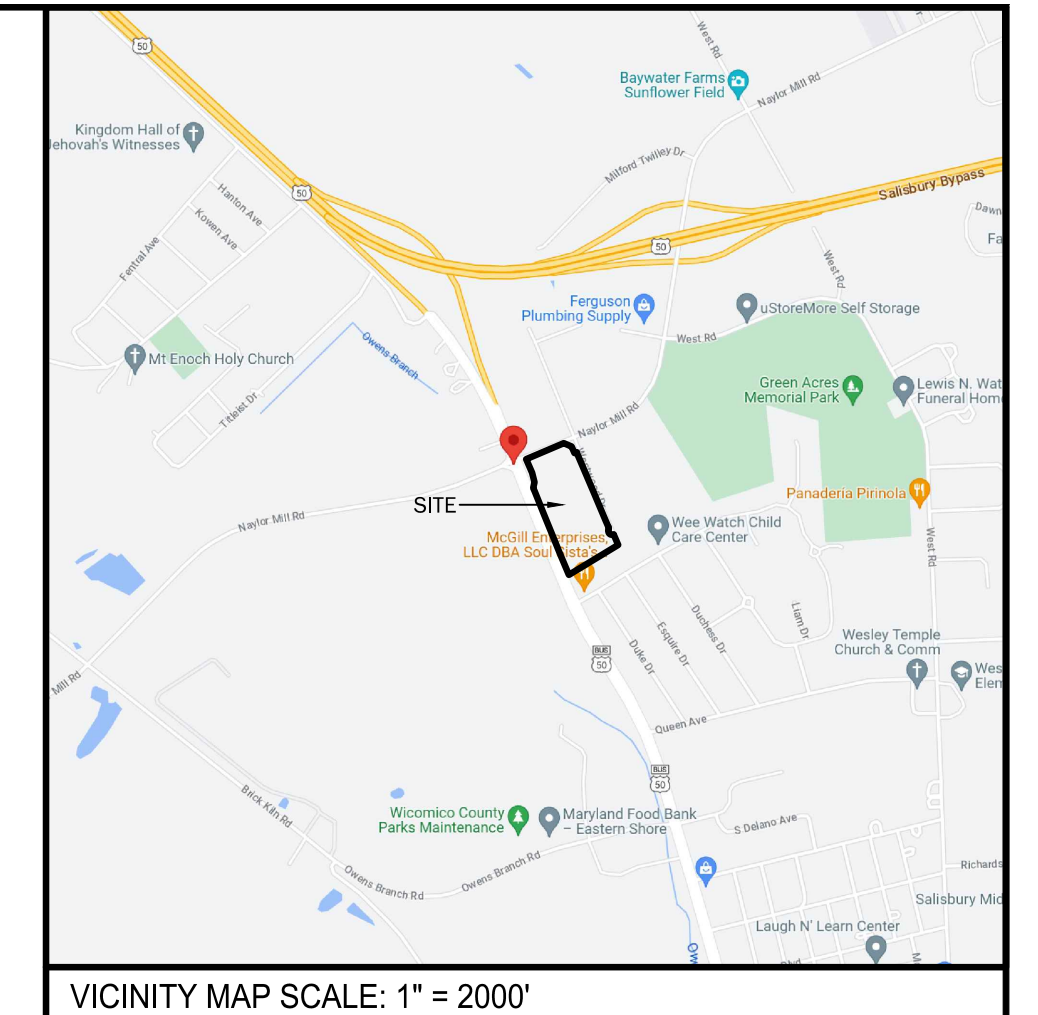
1 EDU = 250 GPD
PROJECT USAGE: 147,428 X 0.09 = 13,269 GPD
13,269 / 250 = 54 EDU

**LEGEND:**

- WATER METER
- BIKE RACK
- SITE LIGHTING
- DUMPSTER
- EXISTING SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- EXISTING UTILITY POLE
- ACCESSIBLE PARKING AND ACCESS WAY
- PROPERTY LINE
- BUILDING SETBACK
- EXISTING CURB
- PROPOSED CURB
- EDGE OF PAVEMENT
- PROPOSED PARKING STRIPE
- EXISTING OVERHEAD UTILITIES
- EXISTING UNDERGROUND ELECTRIC
- SIDEWALK/CONCRETE
- ASPHALT/PAVEMENT
- EXISTING ROADWAY
- PROPOSED BUILDING FOOTPRINT

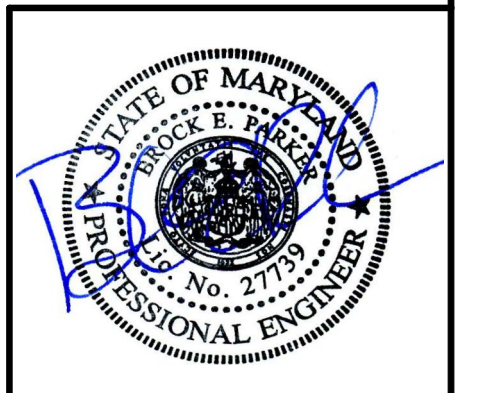
# WESTWOOD DRIVE BLOCK 'A'

## CITY OF SALISBURY PROJECT # COMPREHENSIVE DEVELOPMENT PLAN



**SHEET LIST**

TITLE SHEET	SHEET 1
SITE PLAN	SHEET 2
LANDSCAPE & LIGHTING PLAN	SHEET 3



**SHEET 1**

GRAPHIC SCALE  
 1 inch = 80 feet

REV.	DATE	BY	CHK.	CDP Title

**COMPREHENSIVE DEVELOPMENT PLAN**

**TITLE SHEET**

**WESTWOOD COMMERCE PARK BLOCK "A"**

Road Name: Ocean Gateway, Naylor Mill Rd, Westwood Dr  
 For: St. Johns Properties Inc.  
 CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 8/17/23  
 DRAWN BY: EAL  
 CHECKED BY: 264  
 SCALE: 1" = 80'

**DEVELOPER'S CERTIFICATION**

I HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS A DEVELOPER OF THE SUBJECT PROPERTY. DEVELOPER SUCCESSOR OR ASSIGNS SHALL ENSURE ALL STORMWATER MANAGEMENT IMPROVEMENTS ARE COMPLETED PER DESIGN AND AS REQUIRED BY REGULATIONS INCLUDING BUT NOT LIMITED TO GRADUAL SLOPES AWAY FROM BUILDINGS, DISPERSION OF FLOW, MIN. DISCONNECTION FLOW PATH LENGTH, SEPARATION FROM NEAREST IMPERVIOUS SURFACE OF SIMILAR OR LOWER ELEVATION AS APPROPRIATE. DEVELOPER SUCCESSOR OR ASSIGNS ARE RESPONSIBLE FOR CONDUCTING A FINAL INSPECTION TO BE CONDUCTED PRIOR TO USE AND OCCUPANCY APPROVAL (SETTING OF WATER METER) TO ENSURE SIZING FOR TREATMENT AND GRADING ARE PER DESIGN. AND PERMANENT STABILIZATION HAS BEEN ESTABLISHED. DEVELOPER SUCCESSOR OR ASSIGNS SHALL PREPARE INDEPENDENT THIRD PARTY INSPECTION REPORT OF ALL STORMWATER MANAGEMENT IMPROVEMENTS SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER CURRENTLY REGISTERED IN MARYLAND AND SCHEDULE A WALK-THROUGH WITH CITY STORMWATER INSPECTOR.

DATE: \_\_\_\_\_  
 ST. JOHN PROPERTIES  
 C/O MATTHEW DESTINO  
 2560 LORD BALTIMORE DRIVE  
 WINDSOR MILL, MD 21244  
 443-464-1316  
 mdestino@sjpi.com

**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27739, EXPIRATION DATE: JULY 24, 2024 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2024.

*Brock E. Parker*  
 BROCK E. PARKER, F.E., R.L.S.  
 528 RIVERSIDE DRIVE  
 SALISBURY, MARYLAND 21801  
 PHONE: (410) 749-1023 FAX: (410) 749-1012  
 EMAIL: BROCK@PARKERANDASSOCIATES.ORG

DATE: 8/18/23

APPROVED: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT	CITY PROJECT # UTILITY CONTRACT #
Richard D. Baldwin Director	DATE









N/F  
WINDSOR DEVELOPMENT LLC  
DEED REF: 2486/698  
TAX MAP: 28  
PARCEL: 263  
BLOCK E  
LOT 1  
COMMERCIAL

N/F  
WICOMICO COUNTY MARYLAND  
DEED REF: 4402/451  
TAX MAP: 28  
PARCEL: 264  
BLOCK D  
LOT 1A  
EXEMPT COMMERCIAL

N/F  
KRAUS DEVELOPMENT LLC  
DEED REF: 2706/63  
TAX MAP: 28  
PARCEL: 264  
BLOCK C  
LOT 1A  
INDUSTRIAL

N/F  
WESTWOOD DEVELOPMENT LLC  
DEED REF: 1731/465  
TAX MAP: 28  
PARCEL: 264  
BLOCK C  
LOT B1  
INDUSTRIAL

LANDSCAPE & LIGHTING LEGEND

- TR-1 17 PLATANUS X ACERIFOLIA (LONDON PLANE) - OR SIMILAR DECIDUOUS SHADE TREE SPECIES - PLANTING LOCATION
- TR-2 16 THUJA OCCIDENTALIS (AMERICAN ARBORVITAE) - OR SIMILAR EVERGREEN TREE FOR SCREENING - 4' TO 6' PLANTING LOCATION
- TR-3 28 LAGERSTROEMIA X NATCHEZ (NATCHEZ CRAPE MYRTLE) - OR SIMILAR FLOWERING ORNAMENTAL TREE - 4' TO 6' PLANTING LOCATION
- BU-1 20 ROSA 'KNOCK OUT' (KNOCK OUT ROSE) - OR SIMILAR FLOWERING SHRUB - 1 GALLON PLANTING LOCATION CONSOLIDATED INTO BEDS
- BU-2 25 ILEX GLABRA (INKBERRY) - OR SIMILAR NATIVE SHRUB - 1 GALLON PLANTING LOCATION
- L-2 70 PROPOSED BUILDING WALLMOUNT LIGHT PACK FOR SITE LIGHTING TO BE PLANNED AND PROVIDED BY OTHERS

NOTE: 6' BUFFER OF FOUNDATIONAL PLANTINGS TO BE PLANTED ALONG SIDEWALK OF EACH BUILDING'S MAIN FACADE TO INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET (CLETHRA ALNIFOLIA PINK SPIRE), BURNING BUSH (EUONYMUS ALATUS), HYPERICUM, SPIRAEA, AZALEAS (RHODODENDRON ATLANTICUM), AND JUNIPERS (JUNIPERUS)) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS, WITH ANNUAL COLOR (TO BE SUPPLEMENTED WHERE APPLICABLE).

N/F  
APL BROOM ST CAPITAL LLC  
DEED REF: 4960/314  
TAX MAP: 28  
PARCEL: 263  
BLOCK B  
LOT 1  
COMMERCIAL

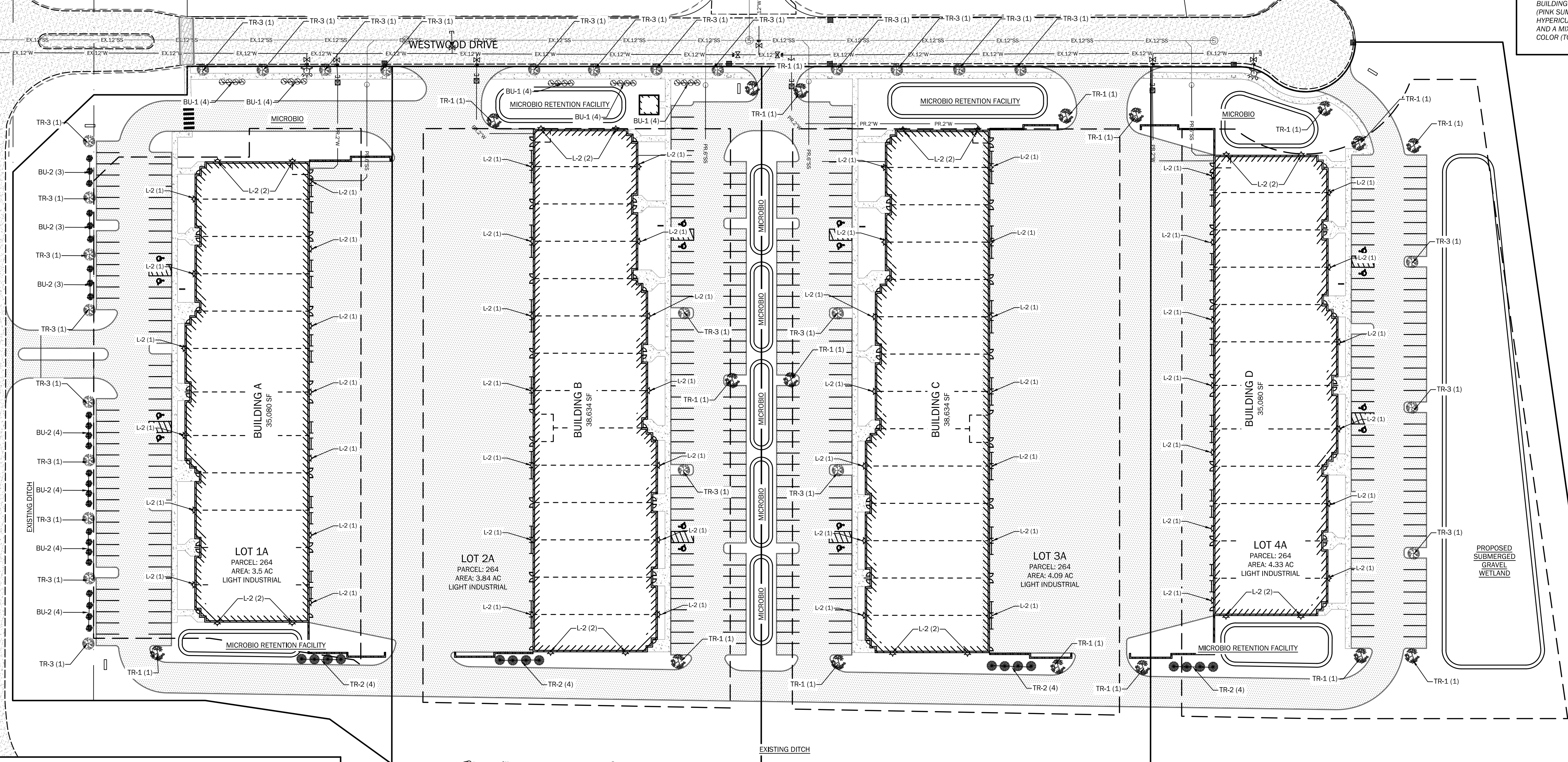
NAYLOR MILL ROAD

WESTWOOD DRIVE

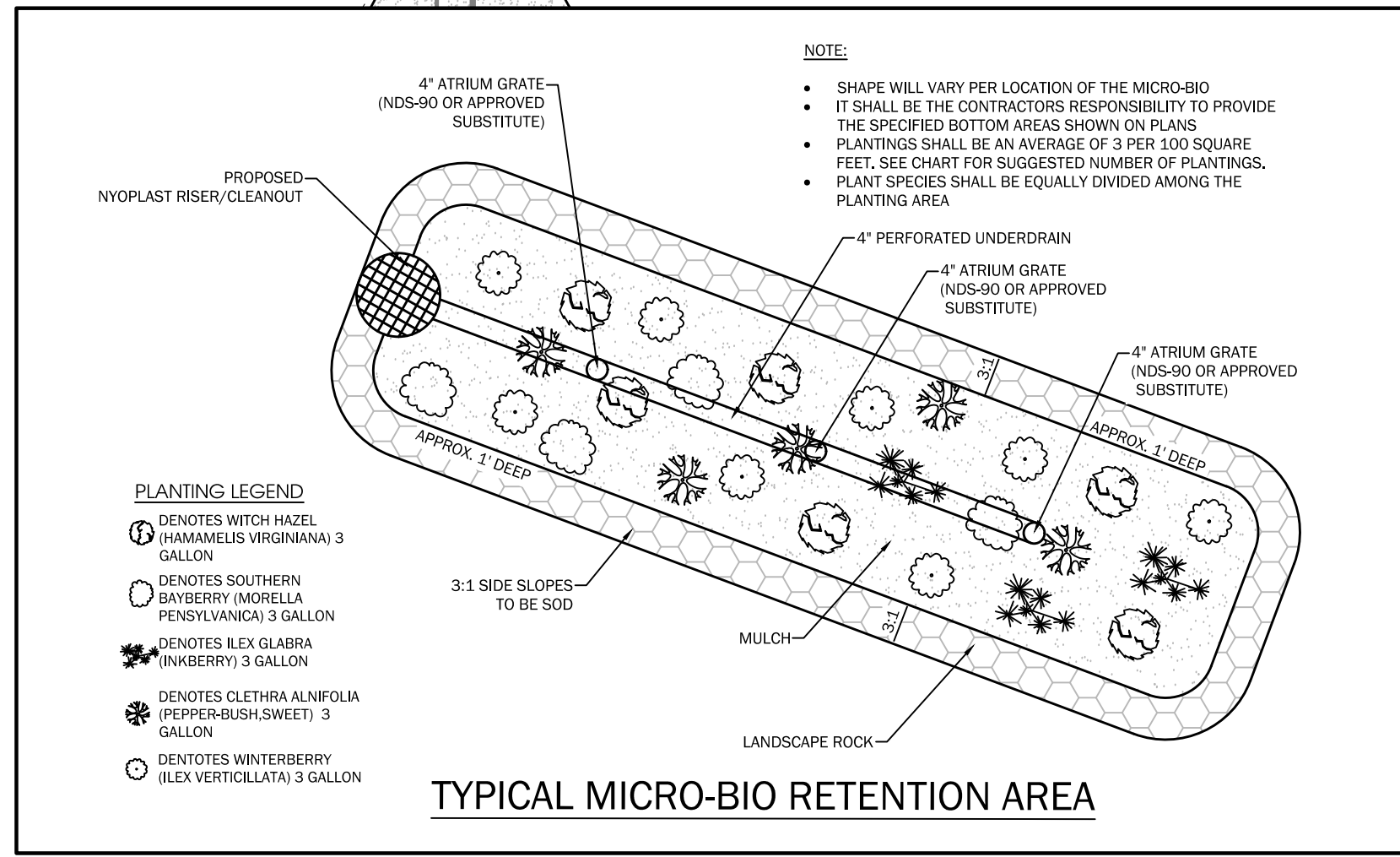
EXISTING DITCH

WESTBOUND US 50 BUSINESS OCEAN GATEWAY

EASTBOUND US 50 BUSINESS OCEAN GATEWAY



- NOTE:
- SHAPE WILL VARY PER LOCATION OF THE MICRO-BIO (IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE SPECIFIED BOTTOM AREAS SHOWN ON PLANS)
  - PLANTINGS SHALL BE AN AVERAGE OF 3 PER 100 SQUARE FEET. SEE CHART FOR SUGGESTED NUMBER OF PLANTINGS.
  - PLANT SPECIES SHALL BE EQUALLY DIVIDED AMONG THE PLANTING AREA



- PLANTING LEGEND
- DENOTES WITCH HAZEL (HAMAMELIS VIRGINIANA) 3 GALLON
  - DENOTES SOUTHERN SAURURUS (MORELLA PENNSYLVANICA) 3 GALLON
  - DENOTES ILEX GLABRA (INKBERRY) 3 GALLON
  - DENOTES CLETHRA ALNIFOLIA (PINK SUMMERSWEET) 3 GALLON
  - DENOTES WINTERBERRY (ILEX VERTICILLATA) 3 GALLON

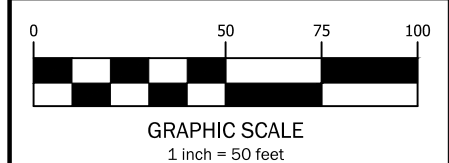
TYPICAL MICRO-BIO RETENTION AREA

LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. CONTRACTOR SHALL CONTACT MISS UTILITY AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
3. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.



SHEET 3



NO.	DATE	DESCRIPTION

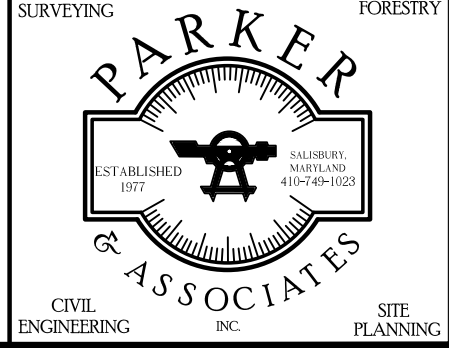
COMPREHENSIVE DEVELOPMENT PLAN  
LANDSCAPE & LIGHTING PLAN  
WESTWOOD COMMERCE PARK BLOCK "A"

Road Name: Ocean Gateway, Naylor Mill Rd, Westwood Dr  
City of Salisbury, Wicomico County, Maryland  
For: St. Johns Properties Inc.

DATE: 8/17/23  
SCALE: 1" = 50'

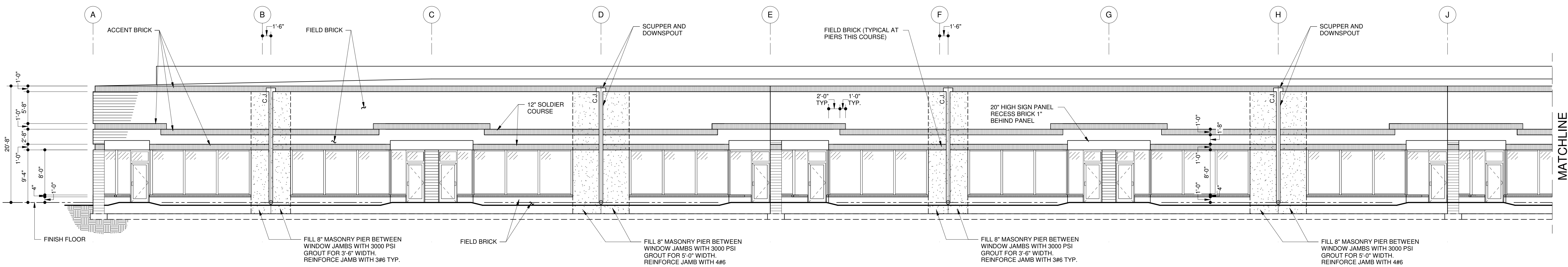
DESIGNER: EAL  
DATE: 8/17/23  
SCALE: 1" = 50'

PARCEL: 264  
JOB NO: 22211-PCOMP PLAN.DWG

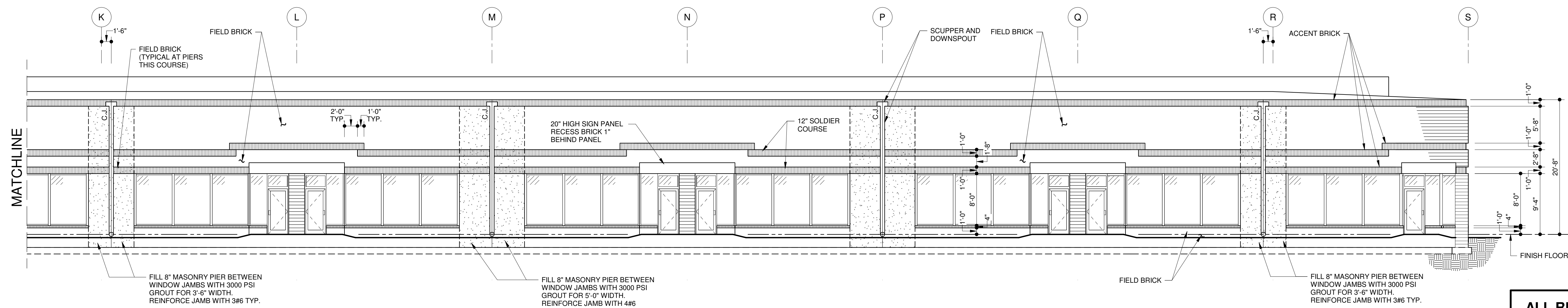


Aug 18, 2023 9:56am



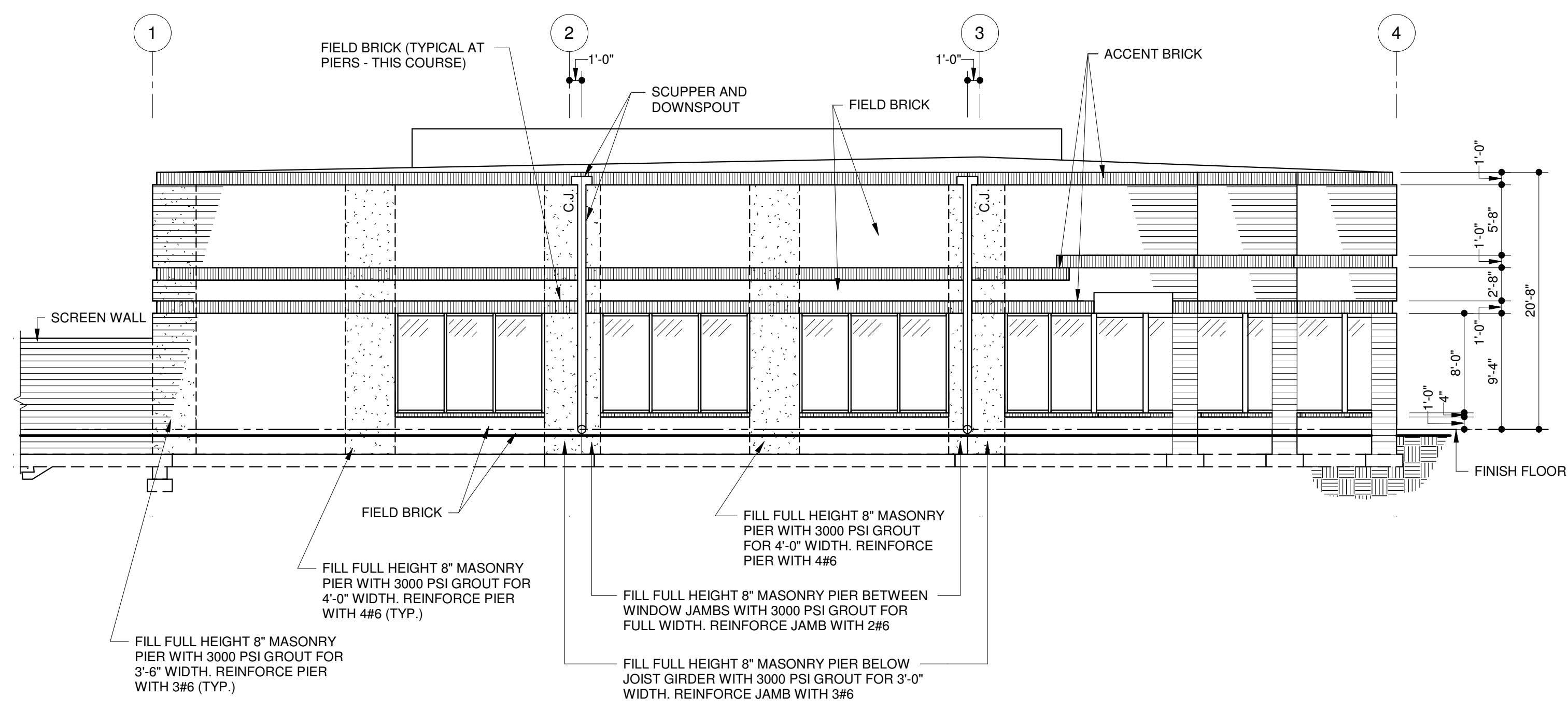


FRONT ELEVATION

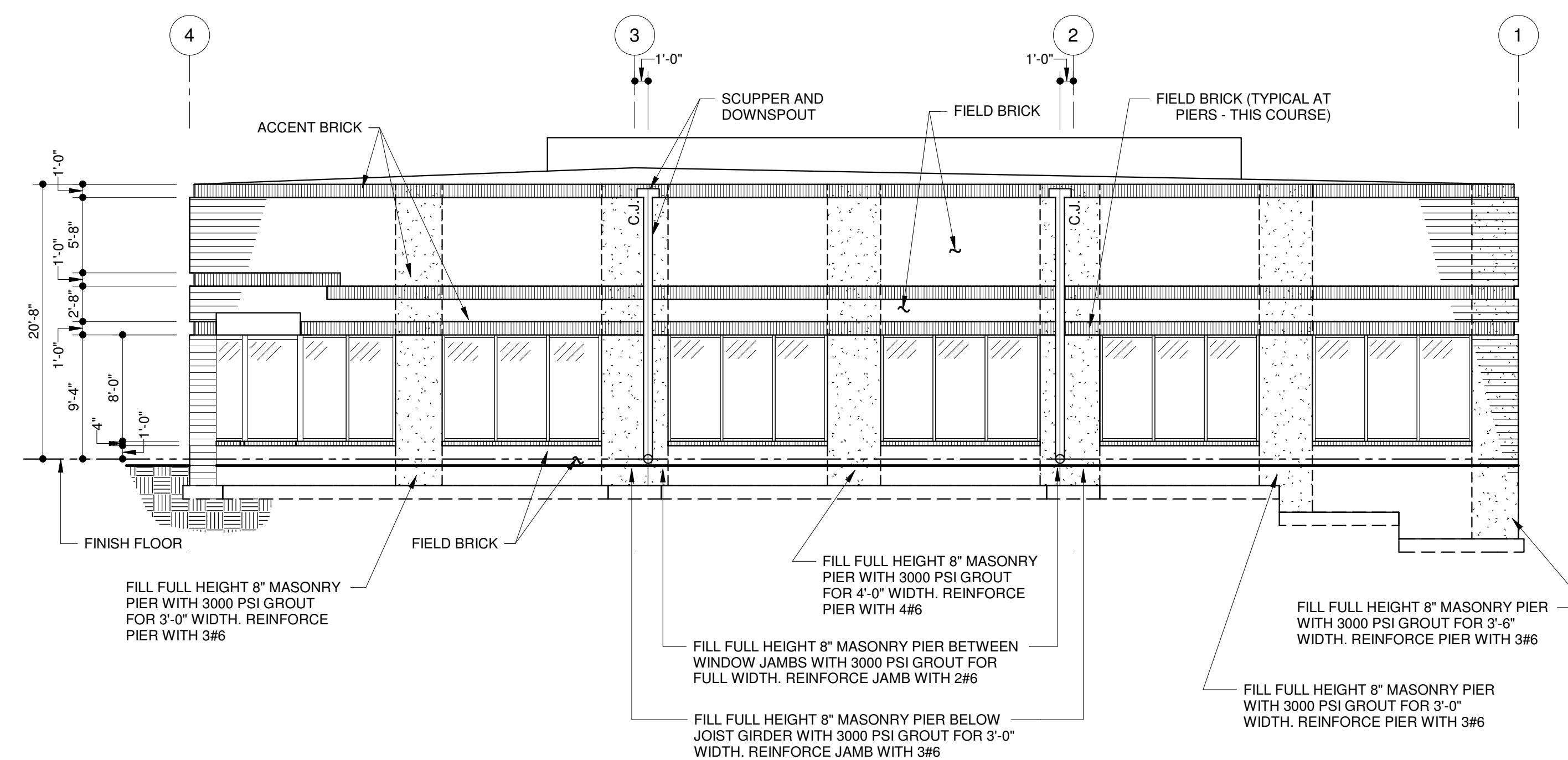


FRONT ELEVATION

**ALL REINFORCING BARS IN BLOCK WALLS SHALL EXTEND FROM TOP OF FOOTING TO TOP OF WALL. LAP SPLICE ALL BARS 36" MINIMUM.**



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Seal:

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
 License No. 2298-A  
 Expiration Date: 03/31/22

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No.	Date	Revisions

DESIGNED	KAP	DRAWN	KAP
CHECKED	JAM	APPROVED	JAM

Project No.: 21028

Date: 02-19-21

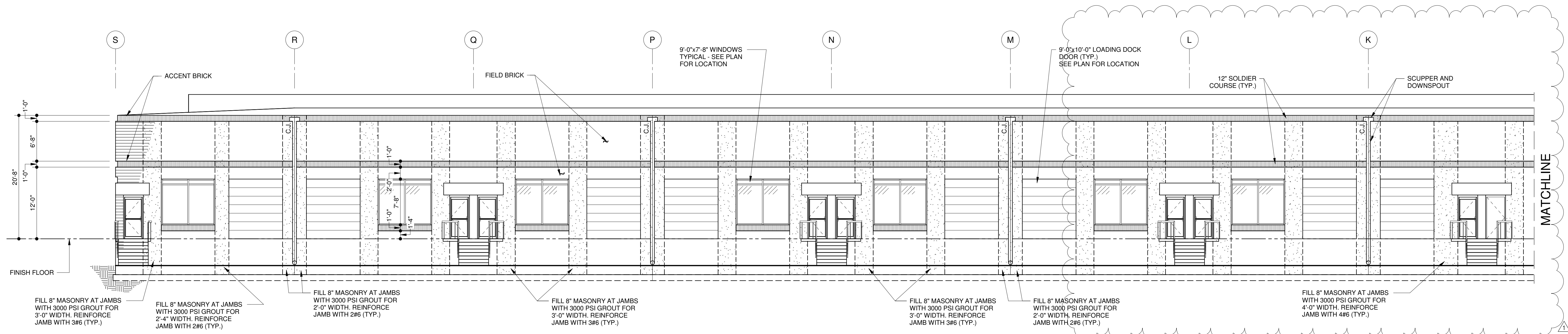
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Sheet Title:

Sheet No.:

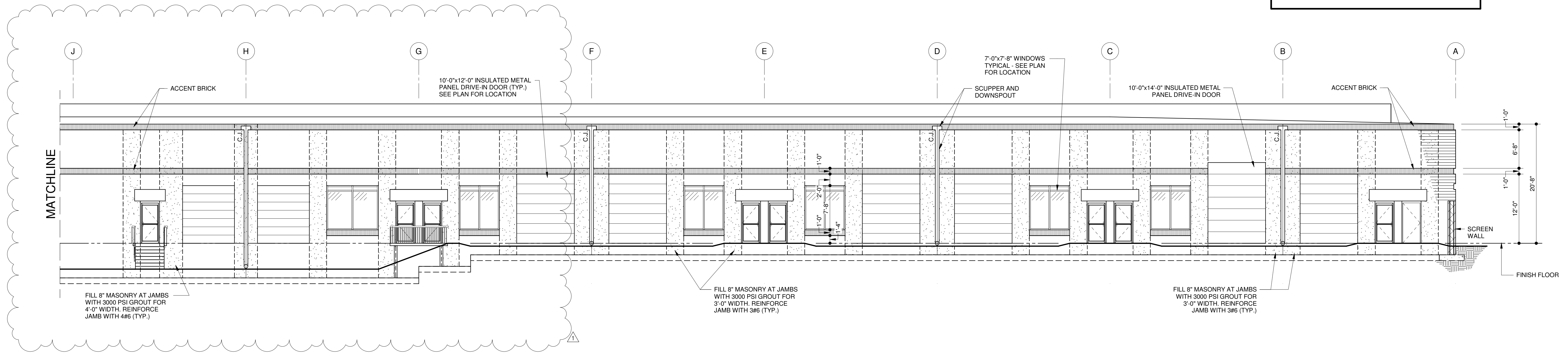
A-1





REAR ELEVATION

**ALL REINFORCING BARS IN BLOCK WALLS SHALL EXTEND FROM TOP OF FOOTING TO TOP OF WALL. LAP SPLICE ALL BARS 36" MINIMUM.**



REAR ELEVATION

Seal:

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
 License No. 2298-A  
 Expiration Date: 03/30/22

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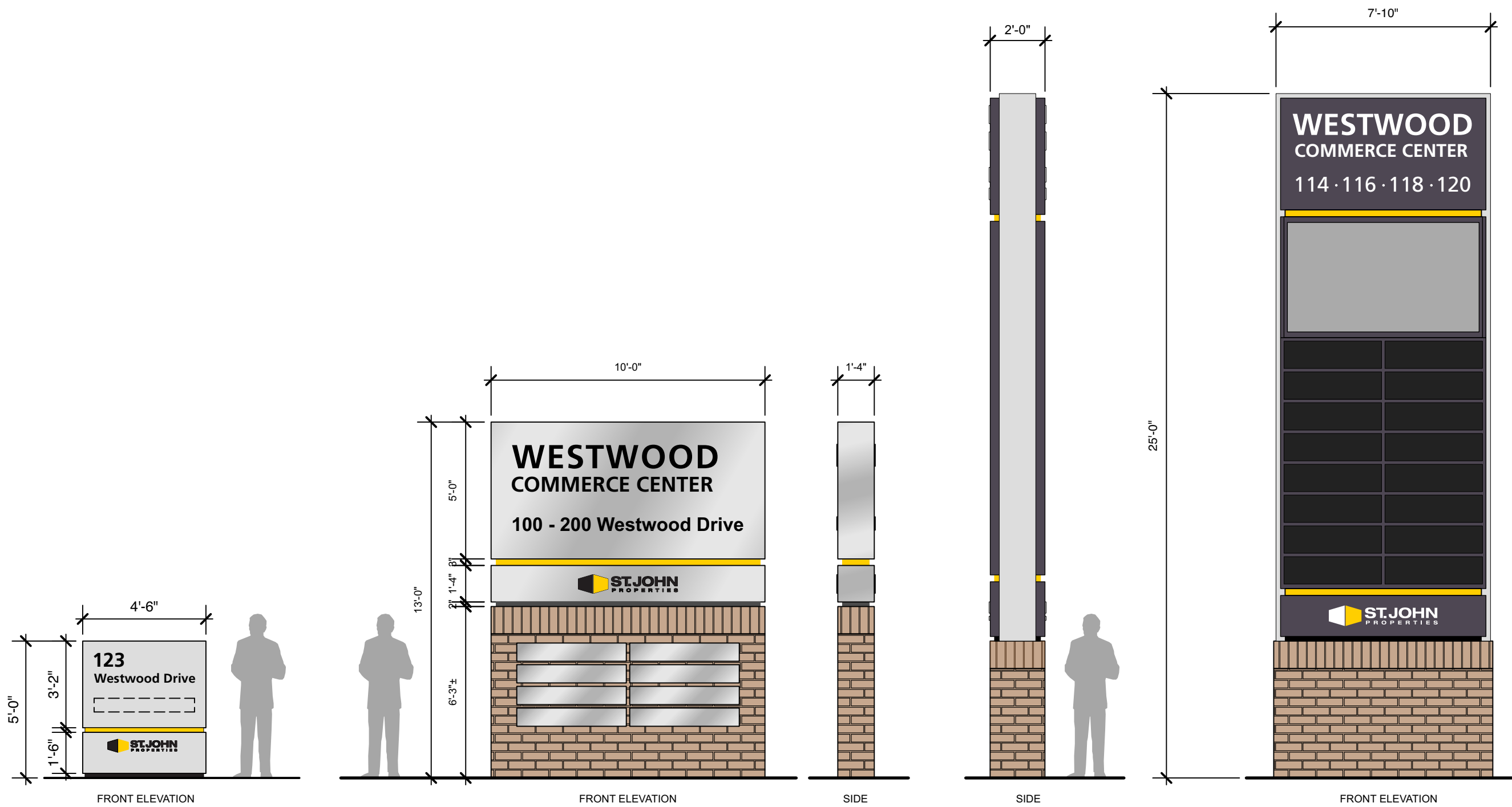
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No.	Date	Revisions
1	2-2-22	LOADING DOCK SHIFT

DESIGNED	KAP	DRAWN	KAP
CHECKED	JAM	APPROVED	JAM

Project No.: 21028  
 Date: 02-19-21  
 Scale: 1/8" = 1'-0"  
 Sheet Title:

Sheet No.:  
**A-2**



1 Typical Signs  
 Scale: 1/4" = 1'-0"