



JACK R. HEATH  
ACTING MAYOR  
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CITY ADMINISTRATOR

# City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION  
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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**

**October 19, 2023**

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**Minutes – Meeting of August 24, 2023**

**Minutes – Meeting of September 21, 2023**

**Minutes – Meeting of October 5, 2023**

**1:35 P.M. PUBLIC HEARING – TEXT AMENDMENT –** City of Salisbury Zoning Code – Amending Chapter 17.04.120 – Definitions, Chapter 17.36 – General Commercial, Chapter 17.76 – Light Industrial, Chapter 17.80 – Industrial Park – To regulate the cannabis business to include the growing, processing, dispensing, and on-site consumption establishments. (B. Soper)

**REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN - VILLA'S AT AYDELOTTE FARMS –** Aydelotte Villas LLC, rep. by Parker and Associates - Still Meadow Blvd. – The Villages at Aydelotte Farm PRD #7 – M-0038 & 0029, G-0006 & 0024, P-0219 - #19-043 (B. Soper)

**LANDSCAPING AND LIGHTING PLAN APPROVAL – PARSON'S LAKE SINGLE FAMILY –** Becker Morgan Group for LC Management – Parson's Lake Drive and Brown Road – R-10A Residential – M-0030, G-0007, P-223 & 398 - #2023000195 (H. Eure)

**DISCUSSION – COMMUNITY IMPACT STATEMENT –** (B. Soper and H. Eure)



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## MINUTES

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The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on September 21, 2023 in Room 301, Council Chambers, Government Office Building with the following persons participating:

**COMMISSION MEMBERS:**

Charles "Chip" Dashiell, Chairman  
Jim Thomas, Vice Chairman  
Joe Holloway  
Mandel Copeland  
Kevin Shertz  
April Jackson

**PLANNING STAFF:**

Brian Soper, City of Salisbury, Department of Infrastructure and Development ("DID")  
Henry Eure, DID  
Lori A. Carter, MBA, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")  
Danielle Rogers, PZCD

Laura Ryan, City of Salisbury, Department of Law  
Andrew Illuminati, Wicomico County, Department of Law

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

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**Announcement: Chairman Dashiell**

Chairman Dashiell announced a new member to the Commission board and welcomed Ms. April Jackson; she is replacing Mr. Muir Boda. Ms. Jackson also serves as the President of the Salisbury City Council and has served the city well for several years.

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**MINUTES:** The minutes from August 10, 2023 were brought forward for approval. Chairman Dashiell mentioned a revision was needed to the minutes for the first presentation, Woodbrooke Medical Center. He added to the motion section, on page two (2), additional wording to the development

being approved, "subject to the four (4) conditions listed in the Staff Report." Mr. Jim Thomas submitted a motion to approve, seconded by Mr. Joe Holloway and duly carried. Ms. April Jackson abstained since this was her first meeting. The minutes from August 10, 2023 meeting were **APPROVED** as submitted with the revision.

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**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)**

Mr. Andrew Illuminati read the Public Hearing notice.

Mr. Illuminati administered the oath to Mr. Anthony Darby and Mr. Brad Mogan; members of the public who wished to address the Commission.

Mr. Illuminati spoke concerning the proposed legislation. This legislation is a result of a previous work session held by the Planning Commission in addition to comments from the Wicomico County Council work session. During these meetings, various definitions in State Code were discussed and how they could be incorporated within the County Code. Staff submitted their recommendations as to the location of cannabis growing, processing and dispensing. After Staff testimony, the consensus of the Commission concerning growing and processing of cannabis would be permitted in the Industrial Districts (I1 and I2) and dispensaries would be located in the same districts, with special exception.

Mr. Anthony Darby, lives on Dogwood Drive in Salisbury, appreciated the Commission working on the cannabis legislation. He believes the cultivation and processing facilities being located in heavy agricultural or industrial zones is a good decision. His concern is around retail facilities and hopes there will be space for them.

Mr. Brad Mogan, lives on Woodland Road in Salisbury, brought to light the fact from different counties in Maryland are able to purchase retail space in Wicomico to sell cannabis. This means a lot of the money will be leaving Wicomico County. He suggested adding a clause stating only people residing in Wicomico County are able to purchase retail space, similar to liquor licenses.

Ms. Lori Carter mentioned the next meeting for cannabis legislation will be held on Thursday, October 5, 2023 at 1:30 p.m. At this time, the Planning Director's Report will be presented and the Commissioners will vote on the legislation.

Chairman Dashiell added, after the Commissioners have voted, their recommendation will be forwarded to the Wicomico County Council for their final vote.

The Public Hearing concluded at 1:57 p.m.

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**Punkin Court – Autumn Grove Business Center – Regional Commercial District – M-0110, G-0012, P-2451, L-4 – 202300131 (H. Eure)**

Mr. Henry Eure approached the table and was joined by Mr. Lynn Rogers (representative from Wingate by Wyndham). Mr. Eure presented the Staff Report.

A Revised Sign Plan was submitted to replace the existing “Sleep Inn” signs located on the north, east and west tower walls with new green and white “Wingate by Wyndham” signs in the Autumn Grove Planned Business Center. The signs were approved by the property owner.

Staff recommended approval for the Revised Sign Plan for Wingate by Wyndham as submitted.

As there were no comments, Mr. Jim Thomas entered a motion to approve the proposed Revised Sign Plan for Wingate Hotel as submitted. The motion was seconded by Mr. Kevin Shertz, and duly carried, the Commission approved the Revised Sign Plan.

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

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**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)**

There were no representatives for LINKBANK so Mr. Eure presented the Staff Report.

A Revised Sign Plan was submitted to replace the existing Bank of DelMarVa business and instructional signs with the new “LINKBANK” signs.

Staff recommended approval for the Revised Sign Plan for LINKBANK as submitted.

As there were no comments, Mr. Thomas entered a motion to approve the proposed Revised Sign Plan for LINKBANK as submitted. The motion was seconded by Mr. Joe Holloway, and duly carried, the Commission approved the Revised Sign Plan.

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

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**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)**

Mr. Eure presented the Staff Report.

A Revised Sign Plan was submitted to replace the existing Bank of DelMarVa business and instructional signs with the new “LINKBANK” signs.

Staff recommended approval for the Revised Sign Plan for LINKBANK as submitted.

As there were no comments, Mr. Thomas entered a motion to approve the proposed Revised Sign Plan for LINKBANK as submitted. The motion was seconded by Ms. April Jackson, and duly carried,

the Commission approved the Revised Sign Plan.

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

Mr. Eure added, there is another Bank of Delmarva which will also be a LINKBANK soon. This facility is located at the corner of Beaglin Park Drive and route 50. Since there are no color restrictions for this location, a Sign Plan will not come before the Commission for approval.

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**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)**

Mr. Eure was joined by Mr. Brock Parker (Parker and Associates), Mr. Brad Gillis (representative for Opportunity Street LLC) and Mr. Michael Sullivan (representative for Opportunity Street LLC). Mr. Eure presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a request for construction of a 52,000 sq. ft. warehouse and distribution center on the 14.6-acre lot, located at the corner of West Road and Ed Taylor Road.

Staff presented the Comprehensive Development Plan Review. These included 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, Forest Conversation Program, and Traffic.

Staff recommended approval of the Preliminary Comprehensive Development Plan for the Westwood Distribution Center, with the following 6 (six) 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 DID.
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 DID and the Salisbury Fire Department.

Mr. Parker added, this property is a restart of a site that had been approved five (5) years ago for Transteck, Inc. The site and stormwater management were approved and the site was ready to move forward. There are three (3) points of access, there is the "in" where vehicles enter into the distribution facility; employee parking at the right of the building; and products "out" on the left of the building. The delivery vehicles will park at the left of the building, they will be loaded then they will leave the facility towards the bypass or route 13.

Mr. Holloway said he has difficulty with requesting waivers for Community input. In the spirit of being an open government, we should not give waivers to Community Impact Statements.

Chairman Dashiell added the Community Impact Statement, and Statements of Intent to Proceed and Financial Capability is expensive to the developer. When the County or City has had extensive good experiences with the developer, the Commission has been amenable to considering the waivers.

Mr. Parker mentioned, in over twenty (20), Parker and Associates may have completed five (5) Community Impact Statements, and Statements of Intent to Proceed and Financial Capability. Historically, it is the expense and time aspects of the process is why waivers are requested. Lately, the Planning Commission is tightening up on the process. Mr. Parker is completing two (2) now because the projects are in areas where there is concern about traffic, number of students plus sewer and water capabilities.

Chairman Dashiell believed it is time to reconsider the issue of waiving and suggested a work session to discuss this matter. He added they had been less than consistent in allowing waivers in the past. When new developers come into the community, we want to be friendly and be sure our community is considered.

Mr. Holloway requested for someone to explain what the cost is for completing Community Impact Statements, and Statements of Intent to Proceed and Financial Capability. Mr. Parker addressed Mr. Holloway's request. He said it is not an APFO ("Adequate Public Facilities Ordinance"), some counties do have an APFO. An APFO requires the study, the trip generations and assessments of what the impacts are as well as an analysis if the projects can be served. There are three (3) facets of the Impact Statement:

1. Marketing Study (analysis of use) – cumbersome, time consuming and costly;
2. Impact Study (sewer, water, schools, trash, roads); an analysis of taxes vs. burden to determine if the project will be profitable; and
3. Environmental Impact Statement (assessment of stormwater and forestry).

Mr. Thomas added he agreed with Chairman Dashiell and Mr. Holloway in that the Commission has waived the Impact Statements many times previously. He believed the Commission should discuss this further to clarify its purpose.

Chairman Dashiell indicated we waive on a case by case basis; if the Commission chooses to waive, that is good. He believes a discussion at a later date would be beneficial concerning the waiving process.

Mr. Thomas inquired about the parking area in the back of the building. Mr. Parker responded saying the area is for products in and tractor trailer parking. Mr. Thomas also asked if the front parking satisfies handicap parking. Mr. Eure responded yes, they will be van accessible.

A member from the audience, Ms. Nancy Roisum, stepped forward to talk about this project. She resides on Beaver Dam Drive in Salisbury near the zoo. She does not agree with the desire to rush this project and waive the Community Impact Statements. She believes they should take their time and give the community the reassurances it deserves. The community needs to know adequate consideration is being given to the energy grid and the energy being used by the project, traffic

impact, and the impact on stormwater. She requested the Commission to reconsider the waiver of the Community Impact Statement. Ms. Roisum provided written documentation of her concerns to the Planning Commission.

Mr. Robert Taylor, lives near the park in Salisbury, stepped forward to talk about this project. He wanted to discuss comments on the waivers. If the Commission is going to have a requirement, it should not be waived. The reason is when it is waived for developers we know, it is playing favorites.

As there were no additional comments, Mr. Thomas entered a motion to approve the proposed Preliminary Comprehensive Development Plan for Westwood Distribution Center subject to the six (6) conditions in the Staff Report. The motion was seconded by Mr. Holloway, and duly carried, the Commission approved the Preliminary Comprehensive Development Plan for Westwood Distribution Center.

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

Chairman Dashiell asked Ms. Lori Carter to add an item to October's agenda for a discussion concerning Community Impact Statements, and Statements of Intent to Proceed and Financial Capability.

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**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)**

Mr. Brian Soper approached the table and joined Mr. Parker. Mr. Andrew Roud (from St. John Properties out of Baltimore) and Matt Destino (Development Manager) joined the discussion.

Chairman Dashiell welcomed our County Executive, Julie Giordano.

Mr. Soper presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a narrative and a Preliminary Comprehensive Development Plan for the development of four (4) flex/R&D buildings, approximately 147,000 sq. ft. For the purposes of defining the use and compliance with the Zoning code, Staff has determined this is a "Multi-use facility." The properties are located within the Westwood Commerce Park.

Staff presented the Comprehensive Development Plan Review. These included Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conversation, and Transportation, Streets, and Pedestrians.

Staff recommended approval of the Preliminary Comprehensive Development Plan with following five (5) conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirement. Minor plan adjustments may be approved by

the Salisbury DID.

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.
5. This approval is subject to further review and approval by the Salisbury DID and the Salisbury Fire Department, and other agencies as appropriate.

Mr. Destino distributed a booklet, "Introduction to St. John Properties." Mr. Roud provided background information on St. John Properties and on the proposed development. Mr. Roud indicated there are very few Flex/R&D in the County. (R&D/Flex properties are industrial properties that are typically designed to serve multiple purposes and are often considered a bridge between industrial and office real estate.)

- St. John Property is a large privately-owned developer in the Mid-Atlantic region.
- They have more than \$5 billion in assets.
- They are located in eleven (11) states and very rarely sell any of their properties.
- Currently have 25 million sq. ft. of property under development.
- Thanked Ms. Giordano, Mr. Luffman, Mr. Soper and Eric (in Economic Development) for their assistance in explaining Wicomico County to them. They have been researching Wicomico County for approximately nine (9) months.
- This new development is estimated to bring in \$485,000 per year in tax revenue and approximately 478 jobs.
- The buildings may not be attractive but they are very stable.

Mr. Parker mentioned "diversity is the key to longevity." This project brings diversity by way of tenants, size of office space and the types of use. Westwood Community Park has stormwater provided, because it is old, they ran a few tests and are confident it will work. He also indicated a Community Impact Statement will be provided.

Mr. Kevin Shertz thanked Mr. Parker for clarifying the situation with the stormwater. Both Mr. Shertz and Mr. Thomas said this is a great project.

Chairman Dashiell addressed Mr. Soper asking if a traffic study would be provided. Mr. Soper said the State Highway has easement on Naylor Mill Road and controls access. Transportation is part of the engineering review and a traffic impact study will be requested. As part of the Final Plan, the traffic study will be submitted, along with State Highway comments.

As there were no additional comments, Mr. Thomas entered a motion to approve the proposed Preliminary Comprehensive Development Plan for Westwood Commerce Park Block A subject to the five (5) conditions in the Staff Report. The motion was seconded by Ms. Jackson, and duly carried, the Commission approved the Preliminary Comprehensive Development Plan for Westwood Commerce Park Block A.

Chairman Dashiell stated the motion was **APPROVED**

Chairman Dashiell thanked Mr. Roud for his presentation; it made it easier to see what is planned for Wicomico. He also thanked them for their investment in our community.

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

Chairman Dashiell introduced the final agenda item, a presentation on Downtown Salisbury Parking. This is a presentation for informational purposes only, no action will be taken.

Mr. Soper introduced Mr. Andy Kitzrow, City Administrator. Mr. Kitzrow will discuss where are with downtown parking, and where projected spaces will be in the future.

Mr. Kitzrow mentioned the several redevelopments coming up in downtown Salisbury, he wanted to take the time to discuss what the plans are looking like for parking.

- The Lot 1 Parking Garage project will accommodate new need, existing parking permit holders and transient users. Construction anticipated to begin in May/June 2024.
- A preliminary site concept for the Lot 10 Parking Garage project is expected to be redeveloped in 2025. It will accommodate existing parking permit holders, permits for development and permits for additional growth. There will also be capacity for transient users.
- Before disruption on Lots 10, 11, and 15, they are creating new on-street parking. On West Market Street - sixteen (16) spaces; West Circle Avenue – nineteen (19) spaces; East Circle Avenue – fourteen (14) spaces; Calvert Street - fourteen (14) spaces; Poplar Hill Avenue – twenty-two (22) spaces; and other locations – fifteen (15) spaces.

Ms. Jackson inquired on how parking permits would be distributed and at what cost. Mr. Kitzrow said the parking permits will continue to be on the fee schedule for City Council. Many permits are paid and issued monthly, however, they can be purchased for a full year. There are different rates for non-profits, student housing and bulk student housing. Mr. Kitzrow also added, further discussions on this matter should be had at a City Council meeting.

Mr. Thomas asked about underground parking and Mr. Holloway inquired on the process for removing water when there is flooding. Mr. Kitzrow indicated engineering questions need to be discussed. Mr. Soper added the engineering work is currently being done concerning the garage. He said the location of Lot 1 is not in regulatory floodplain, but flood consideration will be in the plan.

Mr. Kevin Shertz added, there are two (2) items to consider in all of this: 1. What is the impact on the community when all is done; and 2. Will people go downtown when it is under construction.

Chairman Dashiell inquired if there were any individuals who would like to discuss their concerns regarding the parking presentation.

Mr. John Wohlgemuth, lives in Granbys Cove near Schumaker Pond, talked about the number of parking spaces once the Salisbury Town Center is developed. He believes the numbers mentioned in the presentation were not accurate.

Mr. Robert Taylor, lives on North Park Drive in Salisbury, also challenged the number of parking spaces needed with The Ross and additional construction downtown.

Ms. Nancy Roisum, lives on Beaver Dam Drive in Salisbury, requested a parking study to include loading/unloading vehicles and tour buses.

Mr. Brad Gillis, developer with Salisbury Town Center LLC, mentioned he is amenable to ordering a parking study and to work with anyone interested in knowing the process and outcome. He is available for any and all questions; email is brad.ggibuilds.com and cell is 410.430.6838.

Since there were no other speakers, the agenda items were completed. Chairman Dashiell asked for staff announcements.

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## **STAFF ANNOUNCEMENTS**

Mr. Soper reminded everyone there is a Special Meeting on October 5<sup>th</sup> and he will continue along with City cannabis regulations and he would like include a discussion about what the proposed legislation is going to be. He believes the only difference between the City and County will be retail sales; the language for processing and growing will be very similar. The public hearing for a text amendment will be on October 19, 2023.

An additional item is the Comprehensive Plan has started, the consultant is working through their initial data gathering. Their intent is to come before the Commission in November or December.

Ms. Lori Carter reminded everyone about the October 5<sup>th</sup> meeting where she will present the Director's Report on Cannabis Legislation. On October 19<sup>th</sup>, a discussion will be had concerning the Community Impact Study. Ms. Carter also thanked Ms. Jackson for attending her first meeting

Mr. Holloway reminded everyone that it does flood downtown.

Chairman Dashiell welcomed Ms. Jackson and thanked the Commissioners for their faithfulness to the Commission and for their time spent at the meeting.

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Upon a motion by Ms. Jackson, seconded by Mr. Holloway, and carried unanimously, the Commission meeting was adjourned at 4:05 p.m.

The next regular Commission meeting will be on October 19, 2023.

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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.

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Charles "Chip" Dashiell, Chairman

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Lori A. Carter, MBA, Secretary

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Danielle Rogers, Recording Secretary



**Infrastructure and Development  
Planning and Zoning  
Commission  
Staff Report**

**Meeting of October 19, 2023**

Public Hearing - Text Amendment

To amend Title 17, Zoning, Chapters 17.04.120 entitled "Definitions.", 17.160.040 entitled "Uses permitted by ordinance permit.", 17.36.045 entitled "Prohibited uses.", 17.36.060 entitled "Development standards.", 17.76.020 entitled "Permitted uses." , 17.76.025 entitled "Uses permitted by special exception.", 17.76.050 entitled "Development standards.", 17.80.040 entitled "General standards and requirements.", 17.80.060 entitled "Permitted uses."

**I. CODE REQUIREMENTS:**

In accordance with the requirements of Section 17.228 of the Salisbury Municipal Code, the Planning Commission shall hold a Public Hearing on proposed text amendments to the Code. The Commission shall forward a recommendation within six (6) months to the City Council. In accordance with the Salisbury Zoning Code the City Council shall also hold a public hearing before granting final approval to code text amendments.

Public notice was provided in accordance with the requirements of 17.04.150. (Attachment 1)

**II. REQUEST:**

Maryland voters approved a ballot referendum in the 2022 General Election to allow use of cannabis by adults 21+ (hence, "adult-use") starting July 1, 2023. During the 2023 legislative session, the General Assembly passed legislation that provided a framework for implementing legal adult-use sales, including a licensing and taxation framework (see House Bill 556/Senate 516). The Cannabis Reform Act, which took effect immediately upon Governor's signature on May 3, 2023, authorized existing licensed dispensaries to convert their licenses for dual medical and adult-use sales by July 1, thereby creating a legal adult-use marketplace as of July 1, 2023. The Act also authorized the Maryland Cannabis Administration to issue additional grower, processor, and dispensary licenses, and new incubator licenses over two licensing rounds.



# City of Salisbury

John "Jack" R. Heath, Mayor

Drafts of 17.04.120, 17.36, 17.76, and 17.80 are shown in Attachments 2-5 with the proposed amendments bolded and underlined.

### III. PLANNING AND ZONING:

The Planning Commission held a meeting on October 5, 2023 to discuss the proposed amendments prior to a public hearing. This was in addition to three previous meetings held over recent months as part of the County's efforts to draft amendments pertaining to adult use cannabis and cannabis businesses.

Growing and processing was determined to be an industrial process and should be limited to the Light Industrial and Industrial Park Districts. The Industrial District ("ID") was not included due to the current uses and locations of this district. City uses in the ID are the wastewater treatment plant and the Department of Field Operations. Other uses are the Perdue processing facility and the old Dresser Wayne property now owned by Salisbury University.

Cannabis dispensaries would be permitted by ordinance in the General Commercial District subject to the development standards. Staff finds this use to be of the same nature as liquor dispensaries which are also permitted by an ordinance permit in this district. The development standards include regulations as established by the State.

Cannabis on-site consumption establishments are prohibited throughout the City.

The draft ordinance (Attachment 6) has been reviewed by the City Solicitor for legal sufficiency.

### IV. STAFF RECOMMENDATION:

The Department of Infrastructure and Development recommends that the Planning Commission forward a **FAVORABLE** recommendation to the Mayor and City Council for the proposed amendments as shown in Attachment 6, based on the findings in the staff report.

**SALISBURY PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING  
TEXT AMENDMENT**

In accordance with the provisions of Section 17.228, Amendments and Rezonings, of the Salisbury Municipal Code, the City of Salisbury proposes amendments to the text of Title 17, Zoning, Chapter 17.04.120., entitled “Definitions”, Chapter 17.36., entitled “General Commercial District”, Chapter 17.76., entitled “Light Industrial District”, and Chapter 17.80., entitled “Industrial Park District”, to regulate the cannabis business to include the growing, processing, dispensing, and on-site consumption establishments.

**A PUBLIC HEARING WILL BE HELD ON**

Thursday, October 19, 2023, at 1:30 P.M. in the Council Chambers, Room 301, of the Government Office Building, 125 North Division Street, Salisbury, Maryland to hear opponents and proponents, if there be any.

Subsequent to the consideration of this proposal by the Salisbury Planning and Zoning Commission, a recommendation will be made to the Salisbury City Council for its consideration at a Public Hearing.

**The Commission reserves the right to close a part of this meeting in accordance with the Annotated Code of Maryland, General Provisions, section 3-305(b).**

(FOR FURTHER INFORMATION CALL 410-548-3170)

Charles “Chip” Dashiell, Chairman

Publication Dates:       October 5, 2023  
                                  October 12, 2023

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### 17.04.120 Definitions.

The following definitions have been used or considered in the construction of this title and shall be used in its interpretation:

"Accessory apartment" means a dwelling unit, limited to no more than one bedroom, incorporated within a single-family dwelling or its accessory building. The accessory apartment or the principal dwelling shall be occupied by the owner(s) of the property on which the accessory apartment is located.

"Accessory use" means a use which is customarily incidental and subordinate to a principal use and which is located on the same lot therewith.

"Adult arcade" means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, videos, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of specified sexual activities or specified anatomical areas.

"Adult cabaret" means any bar, dance hall, restaurant, or other place of business which features dancers, go-go dancers, exotic dancers, strippers, male or female impersonators, or similar entertainers, or waiters or waitresses that engage in specified sexual activities or display specified anatomical areas, or any such business establishment, the advertising for, or a sign identifying which, uses the words, "adult," "topless," "nude," "bottomless," or other words of similar import. Any establishment in which employees perform straddle dances is considered an adult cabaret.

"Adult entertainment business" means an adult arcade, adult cabaret, adult motion picture theater, adult photographic and modeling studio, adult retail store, adult theater, sexual encounter center, or any other business establishment whose primary business stock in trade is dependent upon the activities relating to specified sexual activities, specified anatomical areas, private performances or straddle dances. An adult entertainment business does not include a modeling class operated by a proprietary school, licensed by the state of Maryland, a college, junior college, or university supported entirely or partly by taxation, or a private college or university that maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

"Adult motion picture theater" means any commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly, commonly, habitually, or consistently shown that are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

"Adult photographic and modeling studio" means any commercial establishment which offers or advertises, as its primary business stock in trade, the use of its premises for the purpose of photographing or exhibiting specified sexual activities or specified anatomical areas, or modeling of apparel that exhibits specified anatomical areas, or modeling, demonstrating, or presenting any product or service for sale, in a private performance setting, in which the model or sales representative exhibits specified anatomical areas.

"Adult retail store" means a commercial establishment that offers for sale or rental for any form of consideration a significant amount of any one or more of the following:

1. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides, or other visual representations, that depict or describe specified sexual activities or specified anatomical areas; or
2. Novelty items, games, greeting cards, instruments, devices, or paraphernalia that are designed for use in connection with specified sexual activities.

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3. Excessive minor defects which, when taken collectively, cause the building to have a deteriorating or undesirable effect on the surrounding area;
  4. "Inadequate" original construction or subsequent alteration;
  5. Inadequate, unsafe or nonconforming plumbing, heating or electrical facilities.

"Building height" means the vertical distance from the grade to the top of the highest roof beams of a flat roof or to the mean level of the highest gable or slope of a hip roof. When a building faces on more than one street, the height shall be measured from the average of the grades at the center of each street front.

"Building inspector" means the department of building, permitting and inspections, and the duly designated building official.

"Building supply and lumber yard" means the sale and storage of supplies and materials used in construction or repair of buildings, but not to include stockpiling, storage or sale of sand, gravel, cement or similar materials.

"Business center" means a group of buildings for business use arranged on a parcel of land or on a group of individual lots in accordance with a predetermined development plan.

**"Cannabis" means 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" means the Maryland Cannabis Administration established under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.**

**"Cannabis Business" means 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. A cannabis business not enumerated as a use, permitted or otherwise, in this Title is prohibited within the City of Salisbury.**

**"Cannabis Delivery Service" means a cannabis licensee authorized to deliver cannabis in accordance with a cannabis micro license to operate a cannabis dispensary.**

**"Cannabis Dispensary" means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article of the Annotated Code of the 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" means 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" means 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" means 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. A Cannabis On-Site Consumption Establishment is prohibited within the City of Salisbury.**

**"Cannabis Processor" means a licensed entity that:**

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**(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.**

"Care home" means a facility established to render domiciliary care for eleven (11) or more chronic or convalescent patients, which includes common features and services, including assistance with daily activities. This category includes assisted-living facilities, rest homes, and nursing homes. This category excludes group domiciliary care facilities and group homes, as defined by this chapter.

"Church" means an institution that people regularly attend to participate in or hold religious services, meetings, and other activities. The term shall include buildings and all customary accessory activities including but not limited to a chapel, day care center, school of general instruction, gymnasium, or social hall.

"Club," "lodge" and "fraternal organization" mean a nonprofit organization whose premises are restricted to members or guests, excluding a fraternity or sorority house.

"Cluster development" means a residential development constructed in accordance with a comprehensive development plan, permitting reduction and modification of lot area and size, provided that any reduction in area is retained as open space. Cluster development provides for the grouping of lots and open space in predetermined areas on the tract as an alternative to traditional zoning, while maintaining the established density of development for the district in which the cluster development is located.

"Commercial auction" means the sale of any article or property, excluding animals and farm produce, by auction, conducted entirely within the confines of a building so that noise from within the building does not pass beyond the lot lines, and provided that there is no outside storage of inventory or property to be sold at said auction on the same or contiguous lots.

"Common open space" means open space within the boundaries of a development, designed and set aside for use by all residents or a designated portion of residents of the development under the bylaws of an association.

"Community impact statement" includes the following:

- A. A marketing study related to the type of development proposed; e.g. retail marketing, housing market, transient housing, etc. This study shall include an estimate of existing need and reasonable forecast of future demand for the kind of development proposed. It will be used to determine that extent of existing facilities of a type similar to that proposed and used to estimate when development may be needed in the community;
- B. An impact study related to the quantity and kind of improvement and service to be provided by the community for the proposed development. This study should include an estimate of revenue to the community from proposed development and an estimate of the cost of improvements and services required to serve the development. The cost of improvements shall include those immediately needed to serve the development and those that may be needed in the future. The impact study related to services and improvements should include, where applicable, but not be limited to services and improvements, such as schools, utilities, including sewage, water mains, and storm drains, streets, traffic signals, police and fire protection, refuse collection and disposal, recreation facilities and any other service to be provided by the city;
- C. An environmental impact statement related to the effect of proposed development on natural drainage channels and streams, natural growth, soils, air and water quality, etc., and a statement related to the effect of the proposed development on the use and development of adjoining property and the general neighborhood. This statement should include such considerations as the effects of noise, dust, odor, traffic, lighting, smoke, erosion, sediment control, flooding, change in natural ground cover, etc.



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intended to limit or restrict the use of property in any zone for poles, mains, pipes, conduits or wires erected and maintained for the transmission and distribution of electric energy over wires for any lawful purpose or gas to customers for such energy or municipal water or sewer services or any equipment or device necessary or incident to such use or uses.

"Public utility operation center" means facilities, structures and any or all uses directly relating to the operation and maintenance of a public utility:

- A. Including, but not limited to:
  - 1. Operating utility system controls;
  - 2. Business offices and associated accessory uses;
  - 3. Indoor and outdoor repair, maintenance and/or storage of motor vehicles and utility construction and maintenance equipment; and associated storage of fuels, lubricants, coolants and fluids and substances, not for sale to the public;
  - 4. Indoor and outdoor assembly, repair, maintenance, testing and storage of utility system components, equipment, tools and supplies; and;
  - 5. Staging area for contractors constructing, repairing, and/or maintaining the utility system;
  - 6. And may include a solar farm.

**"Recreation Center" includes both recreational establishment, indoor and recreational establishment, outdoor as defined in this Chapter.**

"Recreational establishment, indoor" means billiard parlor, bowling alley, skating rink, tennis or racquetball center, automatic amusement device center, swimming pool, convention hall and other similar indoor recreational uses.

"Recreational establishment, outdoor" means miniature golf course, amusement park, private zoo, kiddieland ride, driving range, sports stadium, arena and other similar outdoor recreational uses.

"Recreational vehicle" means any type of vehicle, whether self-propelled, vehicle-mounted or vehicle-pulled, used for camping or recreational purposes, including but not limited to pickup campers, motor homes, tent campers and travel trailers.

"Regional shopping center" means a shopping center containing more than three hundred thousand (300,000) square feet in gross floor area.

"Restaurant" means any establishment of which the principal business is the sale of food and of which the principal method of operation is to serve food ordered from a menu to seated customers at a table, booth or counter inside the establishment. However a snack bar or refreshment stand at a public or nonprofit community swimming pool, playground or park, operated solely for the convenience of patrons of the facility, shall not be deemed to be a restaurant.

"Restaurant, fast-food" means any establishment where ready-to-eat food primarily intended for immediate consumption is available upon a short waiting time and packaged or presented so that it can readily be eaten outside the premises where it is sold and where facilities for on-premises consumption of food are insufficient for the volume of food sold.

"Restaurant, fast-food cafeteria" means any establishment where ready-to-eat food is available upon a short waiting time and served to customers on a tray through a cafeteria line for consumption at a table, booth or counter inside the establishment.

"Restaurant, fast-food carry-out" means any establishment where ready-to-eat food primarily intended for immediate consumption is available upon a short waiting time and packaged or presented so that it can readily be

## Chapter 17.36 GENERAL COMMERCIAL DISTRICT

### 17.36.010 Purpose.

The purpose of the general commercial district is to provide a wide range of functional and attractive regional retail, office, service, wholesale, storage, distributing and light manufacturing activities.

To alleviate problems with traffic congestion and unnecessary turning movements, unified access and consolidation of businesses are encouraged. Because of the potential impact of these types of activities, special landscaping and screening requirements are established for certain use.

The following uses, standards and area regulations have been established consistent with this purpose.

(Ord. 1599 § 1 (part), 1995: prior code § 150-65)

### 17.36.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Apartment units, in accordance with chapter 17.168;
2. Bank;
3. Bakery;
4. Boardinghouse/rooming house;
5. Business center in accordance with the requirements of chapter 17.172, provided that each individual lot shall have a minimum of six thousand (6,000) square feet of land area;
6. Carpenter, sheet metal, sign, blacksmith and welding shop, provided that all activities are confined within a building;
7. Church and other place of worship;
8. Club, lodge and fraternal organization;
9. Cultivation of land;
10. Cultural uses, such as museum, library or art gallery;
11. Dry-cleaning plant;
12. Eating and drinking establishments, including tavern, dance hall, nightclub and restaurants, all types;
13. Firehouse;
14. Equipment sales, rental, service, repair or maintenance facility for industrial, automotive, marine, office, construction, household, business or farm equipment;
15. Greenhouse, florist and nursery;
16. Hotel, motel or motor hotel;
17. Laboratory and establishment for production, sale, fitting or repair of eyeglasses, hearing aids and prosthetic appliances;

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18. Light industrial uses, as listed in the light industrial district, completely confined within a building with no outside storage of raw materials or finished products;
  19. Lumber and building supplies;
  20. Marina;
  21. Medical-care facility;
  22. Medical and dental office and clinic;
  23. Police station or substation;
  24. Parking garage, public or private;
  25. Mixed use building as defined in section 17.04.120 in this chapter in accordance with a comprehensive site plan, as approved by the planning commission, with a mandatory five-foot-wide landscaping area abutting all property lines and parking lots. Signage shall be the same as required for a shopping center;
  26. Neighborhood shopping center not exceeding thirty thousand (30,000) gross square feet of building area in accordance with the requirements of chapter 17.212;
  27. Office or office building for more than one office;
  28. Radio or television broadcasting station or studio;
  29. Retail sales;
  30. School of special instruction;
  31. Service, rental or repair establishment, such as laundry or laundromat, automobile rental, gasoline and service station, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, hairdresser shop, pet-grooming shop, excluding outdoor runs, upholstery shop, funeral home, tailor and other uses of similar nature;
  32. Taxi and limousine service;
  33. Theater, excluding drive-in theater;
  34. Wholesale business, warehouse, moving, storage and distribution establishment, including wholesale sales;
  35. Group domiciliary care facility;
  36. Townhouse development, in accordance with chapter 17.224.

(Ord. 1786 § 6, 2000; Ord. 1599 § 1 (part), 1995; prior code § 150-66)

( Ord. No. 2734 , 9-12-2022)

### **17.36.030 Uses permitted by special exception.**

Uses permitted by special exception shall be as follows:

- A. Animal hospital or kennel or any other facility for the treatment of animals with outside pens or runs;
- B. Bus terminal;
- C. Shopping centers, neighborhood, over thirty thousand (30,000) gross square feet of floor area, commercial and regional shopping centers in accordance with chapter 17.212;

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- D. Trucking and freight stations, terminals, and storage yards, excluding the above ground storage of flammable liquids, except for servicing vehicles owned or used in the conduct of the business;
  - E. Recreational establishment, indoor;
  - F. Day care facilities for the elderly and handicapped.

(Ord. 1690 § 2, 1998; Ord. 1599 § 1 (part), 1995; prior code § 150-67)

#### **17.36.040 Uses permitted by ordinance permit.**

Uses permitted by ordinance permit shall be as follows:

- A. Commercial auction;
- B. Communication tower, over seventy-five (75) feet in height or any other electronic communications facilities with more than one tower or more than one sending or receiving disk in accordance with chapter 17.220;
- C. Liquor stores and dispensaries (off-sale);
- D. Public or private utility building and uses;
- E. Recreational establishment, outdoor;
- F. Utility substation, in accordance with chapter 17.220;
- G. Compact concrete dispenser as an accessory use to a use listed in section 17.36.020, permitted uses, and/or section 17.36.030, uses permitted by special exception.
- H. Cannabis Dispensary, in accordance with section 17.36.060, Development Standards.**

(Ord. 1599 § 1 (part), 1995; prior code § 150-68)

#### **17.36.045 Prohibited uses.**

- A.** Adult entertainment businesses, as defined in this title, shall be prohibited.
- B.** **A Cannabis On-Site Consumption Establishment, as defined in this title, shall be prohibited.**

(Ord. 2048 § 2, 2008)

#### **17.36.050 Accessory uses and structures.**

Accessory uses and structures shall be as follows:

- A. Off-street parking lot or structure;
- B. Off-street loading and unloading facilities;
- C. Underground storage of flammable liquids for vehicles used in the conduct of the business of the principal use;
- D. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- E. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;

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- F. Day-care services for employees or patrons of a permitted use.

(Prior code § 150-69)

### **17.36.060 Development standards.**

Development standards for the general commercial district shall be as follows:

- A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
  - 1. Lot area: ten thousand (10,000) square feet;
  - 2. Interior lot width: eighty (80) feet;
  - 3. Corner lot width: one hundred (100) feet.
- B. Minimum yard and setback requirements shall be as follows:
  - 1. Front: twenty-five (25) feet;
  - 2. Rear: fifteen (15) feet;
  - 3. Side: two, not less than twenty (20) feet total in any combination.
- C. The height limitation shall be fifty (50) feet.
- D. Parking, loading and unloading areas shall be provided for all uses in accordance with chapter 17.196.
- E. Access. Direct access onto a street or major highway shall be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- F. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights are prohibited.
- G. Signs. Signs shall be in accordance with chapter 17.216.
- H. Storage. All necessary outside storage of parts, materials, heavy equipment and inoperable vehicles accessory to uses permitted herein shall be in accordance with chapter 17.220. Open, unenclosed storage of parts, materials, heavy equipment and inoperable vehicles is prohibited.
- I. Landscaping and Screening.
  - 1. Either landscaping or screening shall be provided for all uses in accordance with the provisions of chapter 17.220;
  - 2. In addition to the requirements of chapter 17.220, all areas devoted to building or required parking areas shall be landscaped as defined in section 17.220.080, provided that a landscaped area of at least three feet shall be required abutting all property lines where a zero setback is not provided.

#### **J Cannabis Dispensary:**

##### **1. May not be located within 500 feet of:**

- a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or**

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**b. A playground, recreation center, library, church or public park; or**

**c. 1,000 feet of another cannabis business.**

- 2. The City Council may reduce the 500-foot setback by no more than 50% as part of the ordinance permit following a recommendation from the Planning Commission;**
- 3. Parking standards shall be established by the City Council in the ordinance permit following a recommendation from the Planning Commission;**
- 4. May not be located adjacent to a residential use;**
- 5. An ordinance permit approving a cannabis dispensary which shall remain idle and unused for a continuous period of more than one year shall be considered null and void.**

(Ord. 1599 § 1 (part), 1995; prior code § 150-70)

( Ord. No. 2459, 10-9-2017 )

## Chapter 17.76 LIGHT INDUSTRIAL DISTRICT

### 17.76.010 Purpose.

The purpose of the light industrial district is to foster the continuance of existing manufacturing and other light industrial uses and to encourage the location of new industries within the city to continually improve the economic base of the community. These uses require large sites served by highways, rail lines and utilities near enough to residential areas to provide employment with minimum travel time. To make these areas attractive to industries compatible with one another, maintain property values and protect residential areas adjoining or close by, uses are limited to those which do not create adverse external noise, vibration, smoke, dust, lint, odor, heat or glare. Uses which are explosive, toxic, or otherwise hazardous may be permitted by ordinance permit. In accordance with this purpose, which is in accord with findings and recommendations of the adopted land use element of the metro core comprehensive plan, the following uses, standards and area regulations have been established.

(Ord. 1839 (part), 2002: prior code § 150-77)

### 17.76.020 Permitted uses.

A. Permitted uses shall be as follows:

1. Garage for the repair, storage and maintenance of motor vehicles;
2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
3. Carbon paper and inked ribbon manufacture;
4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
5. Construction contractor's establishment;
6. Data processing and computer center;
7. Greenhouse, wholesale;
8. Ice manufacture, sales and distribution;
9. Industrial vocational training school;
10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous materials;
11. Laundry and linen service;
12. Leather goods manufacture, but not including tanning operations;
13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of similar nature;
14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;

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16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus;
  17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and fabrics, and printing and finishing of textiles and fibers into fabric goods;
  18. Manufacture and assembly of products from plastic;
  19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
  20. Offices and office building;
  21. Photographic processing and blueprinting establishment;
  22. Plating, electrolytic process;
  23. Plumbing supplies, manufacture;
  24. Printing, bookbinding and publishing establishment;
  25. Radio and television broadcasting station and studio;
  26. Wholesale merchandising and warehousing;
  27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts, cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar building materials from concrete, with no manufacture of concrete on the premises (must be delivered to the site);
  28. Animal hospital;
  29. Planned business center, in accordance with chapter 17.172;
  30. Indoor recreational facilities;
  31. Schools of special instruction;
  32. Multi-use facility;
  33. Church or other place of worship;
  34. Hairdresser shop.
  35. Service, rental or repair establishments, limited to laundry or laundromat, automobile rental, car wash, appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, pet-grooming shop, upholstery shop, tailor and tattoo parlor.

**36. Cannabis Grower and/or Processor, in accordance with the following and 17.76.050:**

**a. A Cannabis On-Site Consumption Establishment is prohibited.**

~~B. Uses permitted by special exception shall be as follows:~~

- ~~1. Restaurant;~~
- ~~2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;~~
- ~~3. Day care center or nursery school in accordance with chapter 17.220;~~
- ~~4. Day care facilities for the elderly and handicapped;~~
- ~~5. Outdoor storage yard, in accordance with section 17.220.040.~~

(Ord. 1901 (part), 2004; Ord. 1842 (part), 2002; Ord. 1690 § 3, 1998; Ord. 1566, 1993; prior code § 150-78)



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(Ord. No. 2296, 7-14-2014; Ord. No. 2501, 9-10-2018 ; Ord. No. 2507, 11-13-2018 ; Ord. No. 2516, 1-14-2019 )

### **17.76.025 Uses permitted by special exception.**

Uses permitted by special exception shall be as follows:

- A. Group home.
- B. Restaurant;**
- C. Gasoline service facilities with convenience goods clearly incidental to the gas facility;**
- D. Day-care center or nursery school in accordance with chapter 17.220;**
- E. Day care facilities for the elderly and handicapped;**
- F. Outdoor storage yard, in accordance with section 17.220.040;**

(Ord. 1786 § 10, 2000)

### **17.76.030 Uses permitted by ordinance permit.**

Uses permitted by ordinance permit shall be as follows:

- A. Communication tower, in accordance with chapter 17.220;
- B. Public or private utility building and uses, in accordance with chapter 17.220;
- C. Petroleum and propane storage and distribution on a minimum site of three acres.

(Ord. 1839 (part), 2002; prior code § 150-79)

### **17.76.040 Accessory uses.**

Accessory uses shall be as follows:

- A. Living quarters for resident watchmen and caretakers employed on the premises;
- B. Cafeteria or other eating facilities, lecture halls, recreation facilities and day-care services for employees or students;
- C. Communication towers for broadcasting and receiving, not exceeding seventy-five (75) feet in height;
- D. Other accessory uses and structures clearly incidental to, customary to and associated with the permitted use;
- E. Retail sales as an accessory use, for products produced or distributed by uses permitted inherently or by special exception, provided that additional parking is provided for the amount of space devoted to retail sales as required by section 17.196.030.

(Prior code § 150-80)

### **17.76.050 Development standards.**

Development standards for the light industrial district shall be as follows:

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- A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials, supplies or waste material from manufacturing may be stored outside in open sheds if completely screened from view by landscaping or fencing in accordance with chapter 17.220. Finished or semifinished products manufactured or assembled on the premises may be stored outside in the side or rear yard if completely screened from view by landscaping or fencing in accordance with chapter 17.220.
  - B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum requirements:
    - 1. Lot area: twenty thousand (20,000) square feet;
    - 2. Interior lot width: one hundred (100) feet;
    - 3. Corner lot width: one hundred twenty (120) feet.
  - C. Minimum yard requirements shall be as follows:
    - 1. Front: fifty (50) feet;
    - 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
    - 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
    - 4. Corner, side: same as front yard.
  - D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.
  - E. The height limitation shall be fifty (50) feet.
  - F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of infrastructure and development determines that alternate or unified points of access are available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas shall be located so that in the process of loading or unloading no truck will block the passage of other vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
  - G. Signs shall be in accordance with chapter 17.216.
  - H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to buildings and required parking shall be landscaped and maintained in accordance with section 17.220.080.

**I Cannabis grower and/or processor;**

- 1. May not be located within 500 feet of:**
  - a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or**
  - b. A playground, recreation center, library, church or public park; or**
  - c. 1,000 feet of another cannabis business.**
- 2. May not be located adjacent to a residential use.**

(Prior code § 150-81)

( Ord. No. 2459, 10-9-2017 )

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## Chapter 17.80 INDUSTRIAL PARK DISTRICT

### 17.80.010 Purpose.

- A. The purpose of the industrial park district is to provide for the development of lands that have convenient access to transportation facilities such as rail, highways, air and shipping, existing or planned availability of utilities such as water, power and waste disposal systems; reasonable proximity to labor supply, raw material source and markets; and adequate room for expansion, with exclusive modern industrial facilities under a unified site development plan.
- B. Industrial park districts shall provide attractive and well-designed sites, streets and access and areas which are separated and protected from incompatible uses by berms, fencing, landscaping and setbacks.
- C. The following regulations have been developed based upon these purposes which are in accord with the findings and recommendations of the city's adopted land use element of the metro core comprehensive plan.

(Prior code § 150-166)

### 17.80.020 Development plan required.

A development plan reviewed and approved in accordance with chapter 17.108, shall be required for all industrial park districts.

(Prior code § 150-167)

### 17.80.030 Establishment of boundaries.

Boundaries for an industrial park district shall be approved by the city council and shown on the official zoning map after approval of the preliminary development plan.

(Prior code § 150-168)

### 17.80.040 General standards and requirements.

In preparing the overall plan for development of the industrial park, the developer shall take into consideration the following, which shall be taken into consideration by the approving agencies:

- A. The layout of the site should be that overall systems for sewer, water and drainage may be provided to adequately serve the proposed industrial uses.
- B. Natural Growth and Screening.
  - 1. Natural growth should be maintained in such a manner as to screen residential areas adjacent to or development near the boundaries of the park.
  - 2. Existing foliage should be used for the screening of open storage yards and unsightly areas within the industrial park.

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3. Other methods of screening should also be used as recommended for screening in chapter 17.220 where there is no natural growth or to supplement existing natural growth to provide adequate screening.
  4. Perimeter screening areas shall be shown on the overall development plan.
  - C. Provisions should be made for docking facilities if adjacent to navigable waters and for the extension of rails to those facilities and sites within the park where possible.
  - D. The layout of the site should provide a maximum flexibility for sites of various sizes, shapes and locations for industries that may desire to locate there.
  - E. The layout should lend itself to an orderly series of stages of development to ensure that access and utilities can be provided to each site at a minimum of expense and effort.
  - F. All setbacks and side and rear yard and height requirements shall be established in a manner which will provide maximum flexibility within the park and, at the same time, adequately protect surrounding development and development within the park.
  - G. Outdoor storage of finished or semifinished products manufactured or assembled on the premises shall not be located within the front yard and shall be screened in a manner which will be compatible with the architecture of the main building and adequately contain the material stored.
  - H. The approved development plan shall contain whatever additional use restrictions are deemed necessary to promote the health, safety and general welfare of surrounding residents and properties.

**I Cannabis grower and/or processor;**

**1. May not be located within 500 feet of:**

**a. A pre-existing primary or secondary school in the State or a licensed child care center or registered family child care home; or**

**b. A playground, recreation center, library, church or public park; or**

**c. 1,000 feet of another cannabis business.**

**2. May not be located adjacent to a residential use;**

**3. A Cannabis On-Site Consumption Establishment is prohibited.**

(Prior code § 150-169)

**17.80.050 Minimum size.**

The minimum size of an industrial park district shall be ten acres.

(Prior code § 150-170)

**17.80.060 Permitted uses.**

All buildings, structures or land shall be used for manufacturing or for the fabrication, assembly, processing, warehousing, wholesaling or distribution of manufactured goods or for research or for office and related facilities attendant to these uses. **Cannabis grower and/or processor shall also be permitted.** Government buildings and public structures are permitted, as well as eating facilities, day-care facilities, motel facilities, schools of special instruction, including dance, cheerleading, karate, and aerobics schools/studios, indoor recreational establishments and commercial establishments which serve the industrial park and its occupants.

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(Ord. 1901 (part), 2004: prior code § 150-171)

**17.80.070 Individual site plan review.**

- A. The site plan, including landscaping and lighting, for each individual industry or related use proposed for locating within the park must be reviewed by the planning director, director of infrastructure and development; and
  - 1. If such plan is not in compliance with an overall plan approved by the planning commission, it must be referred to the planning commission for review and approval;
  - 2. If the proposed site plan conforms in all respects to the requirements of this chapter and a plan previously approved by the planning commission, a building permit shall be issued.
- B. No building permit shall be issued which is in conflict with the plan approved by the planning commission.

(Ord. 1976 (part), 2005; prior code § 150-172)

( Ord. No. 2459, 10-9-2017 )

**17.80.080 Minimum lot area and lot width.**

Minimum lot area shall be twenty thousand (20,000) square feet. Minimum lot width shall be one hundred (100) feet for an interior lot and one hundred twenty (120) feet for a corner lot.

(Prior code § 150-173)

**17.80.090 Signs.**

- A. Signs shall contain only the name of the business, its slogan or trademark(s), if any, and listing of products or services.
- B. Signs shall not project above the principal roof of the building, except that a sign may be attached flat against or painted on a parapet wall not exceeding five feet above such roofline. Such signs shall not exceed three hundred (300) square feet in aggregate area.
- C. One permanent entrance sign identifying the park, not exceeding twenty (20) square feet in surface area per face, limited to two faces and set back fifteen (15) feet from the curblines, may be permitted.
- D. One directory sign listing the occupants of the park, fifteen (15) square feet in surface area per face, limited to two faces, six feet in height and set back fifteen (15) feet from the curblines, may be permitted.
- E. Illumination of outdoor signs shall be nonpulsating, diffused and confined to the face of the sign.

(Prior code § 150-174)

**17.80.100 Parking and loading.**

Off-street parking, loading, unloading and solid waste disposal areas shall be provided in accordance with chapter 17.196 and landscaped in accordance with chapter 17.220.

(Prior code § 150-175)

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF SALISBURY AMENDING SECTION 17.04.120 OF THE SALISBURY CITY CODE TO INCLUDE DEFINITIONS FOR ADULT USE CANNABIS BUSINESSES AND AMENDING SECTIONS 17.36.040, 17.36.045, 17.36.060, 17.76.020, 17.76.025, 17.76.050, 17.80.040 AND 17.80.060 OF THE SALISBURY CITY CODE TO REGULATE CANNABIS BUSINESSES TO INCLUDE GROWING, PROCESSING AND DISPENSING, AND TO PROHIBIT ON-SITE CONSUMPTION ESTABLISHMENTS.**

**WHEREAS**, the ongoing application, administration and enforcement of Title 17 (Zoning) of the City of Salisbury Municipal Code (the “**Salisbury City Code**”) demonstrates a need for its periodic review, evaluation and amendment, in order to keep the provisions of Title 17 current, comply with present community standards and values, and promote the public safety, health and welfare of the citizens of the City of Salisbury (the “**City**”);

**WHEREAS**, the Mayor and Council of the City of Salisbury (the “**Mayor and Council**”) are authorized by MD Code, Local Government, § 5-202 to adopt such ordinances, not contrary to the Constitution of Maryland, public general law or public local law, as the Mayor and Council deem necessary to assure the good government of the municipality, to preserve peace and order, to secure persons and property from damage and destruction, and to protect the health, comfort and convenience of the citizens of the City;

**WHEREAS**, the Mayor and Council may amend Title 17 (Zoning) of the Salisbury City Code pursuant to the authority granted by MD Code, Land Use, § 4-102, subject to the provisions set forth in Section 17.228.020;

**WHEREAS**, Maryland voters approved a ballot referendum in the 2022 General Election to allow use of cannabis by adults 21+ (hence, "adult-use") starting July 1, 2023. During the 2023 legislative session, the General Assembly passed legislation that provided a framework for implementing legal adult-use sales, including a licensing and taxation framework (see House Bill 556/Senate 516). The Cannabis Reform Act, which took effect immediately upon Governor's signature on May 3, 2023, authorized existing licensed dispensaries to convert their licenses for dual medical and adult-use sales by July 1, thereby creating a legal adult-use marketplace as of July 1, 2023. The Act also authorized the Maryland Cannabis Administration to issue additional grower, processor and dispensary licenses, and new incubator licenses over two licensing rounds;

**WHEREAS**, in accordance with the Cannabis Reform Act and to assure the good government of the municipality, the Mayor and Council find it necessary and reasonable to amend Title 17 of the Salisbury City Code to regulate cannabis businesses in the General Commercial, Light Industrial and Industrial Park Zoning Districts;

**WHEREAS**, pursuant to Section 17.228.020 of the Salisbury City Code, any amendment to the Salisbury Zoning Code requires the recommendation of the Salisbury Planning and Zoning Commission (the “**Planning Commission**”) prior to the passage of an ordinance amending Sections 17.04.120, 17.36.040, 17.36.045, 17.36.060, 17.76.020, 17.76.025, 17.76.050, 17.80.040 and 17.80.060;

**WHEREAS**, a public hearing on the proposed amendment was held by the Planning Commission in accordance with the provisions of Section 17.228.020 of the Salisbury City Code on October 19, 2023;

**WHEREAS**, at the conclusion of its October 19, 2023 meeting, the Planning Commission recommended, by a vote of **X-X**, that the amendments to Sections 17.04.120, 17.36.040, 17.36.045, 17.36.060, 17.76.020, 17.76.025, 17.76.050, 17.80.040 and 17.80.060 of the Salisbury City Code set forth herein be approved by the Mayor and Council; and

**WHEREAS**, the Mayor and Council have determined that the amendments to Sections 17.04.120, 17.36.040, 17.36.045, 17.36.060, 17.76.020, 17.76.025, 17.76.050, 17.80.040 and 17.80.060 of the Salisbury City Code shall be adopted as set forth herein.

44 NOW, THEREFORE, BE IT ENACTED AND ORDAINED BY COUNCIL OF THE CITY OF  
45 SALISBURY, MARYLAND, that Title 17 of the Salisbury City Code is hereby amended by adding the bolded and  
46 underlined language and deleting the strikethrough language as follows:

47 **Section 1.** Section 17.04.120 of the Salisbury City Code, entitled “Definitions” shall be amended as follows,  
48 with the added definitions to be inserted in alphabetical order with the terms already defined:

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

54 **”Cannabis Administration” means the Maryland Cannabis Administration established under Title 36 of the**  
55 **Alcoholic Beverages and Cannabis Article of the Annotated Code of Maryland.**

56 **“Cannabis Business” means a business licensed or registered by the Cannabis Administration to operate in**  
57 **the cannabis industry. This includes, but is not limited to, a grower, processor, or dispensary, to include an**  
58 **on-site consumption establishment, licensed under Title 36 of the Alcoholic Beverages and Cannabis Article**  
59 **of the Annotated Code of Maryland. A cannabis business not enumerated as a use, permitted or otherwise, in**  
60 **this Title is prohibited within the City of Salisbury.**

61 **“Cannabis Delivery Service” means a cannabis licensee authorized to deliver cannabis in accordance with a**  
62 **cannabis micro license to operate a cannabis dispensary.**

63 **“Cannabis Dispensary” means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis**  
64 **Article of the Annotated Code of the Maryland that acquires, possesses, repackages, transfers, repackages,**  
65 **transports, sells, distributes, or dispenses cannabis or cannabis products including tinctures, aerosols, oils, and**  
66 **ointments, related supplies, and educational materials for use by qualifying patients, caregivers, or consumers**  
67 **through a storefront or through a delivery service, based on license type.**

68 **“Cannabis Grower” means an entity licensed under Title 36 of the Alcoholic Beverages and Cannabis Article**  
69 **of the Annotated Code of Maryland that cultivates, or packages, cannabis and is authorized by the Cannabis**  
70 **Administration to provide cannabis to other cannabis licensees and registered independent testing**  
71 **laboratories.**

72 **“Cannabis Micro License” means a micro license issued in accordance with § 36-401(c)(2) of the Alcoholic**  
73 **Beverages and Cannabis Article of the Annotated Code of Maryland.**

74 **“Cannabis On-site Consumption Establishment” means an entity licensed under § 36-401(c)(4) of the Alcoholic**  
75 **Beverages and Cannabis Article of the Annotated Code of Maryland to distribute cannabis or cannabis**  
76 **products for on-site consumption other than consumption by smoking indoors. A Cannabis On-Site**  
77 **Consumption Establishment is prohibited within the City of Salisbury.**

78 **“Cannabis Processor” means a licensed entity that:**

79 **(1) transforms cannabis into another product or an extract and packages and labels the cannabis product;**  
80 **and**

81 **(2) is authorized by the Administration to provide cannabis to licensed dispensaries and registered**  
82 **independent testing laboratories.**

83 **“Recreation Center” includes both recreational establishment, indoor and recreational establishment, outdoor**  
84 **as defined in this Chapter.**



85 **Section 2.** Section 17.36.040 of the Salisbury City Code, entitled “Uses permitted by ordinance permit” shall  
86 be amended as follows:

87 **Chapter 17.36 GENERAL COMMERCIAL DISTRICT**

88 **17.36.040 Uses permitted by ordinance permit.**

89 Uses permitted by ordinance permit shall be as follows:

- 90 A. Commercial auction;
- 91 B. Communication tower, over seventy-five (75) feet in height or any other electronic communications  
92 facilities with more than one tower or more than one sending or receiving disk in accordance with  
93 chapter 17.220;
- 94 C. Liquor stores and dispensaries (off-sale);
- 95 D. Public or private utility building and uses;
- 96 E. Recreational establishment, outdoor;
- 97 F. Utility substation, in accordance with chapter 17.220;
- 98 G. Compact concrete dispenser as an accessory use to a use listed in section 17.36.020, permitted uses,  
99 and/or section 17.36.030, uses permitted by special exception.

100 **H. Cannabis Dispensary, in accordance with the following and section 17.36.060, Development**  
101 **Standards:**

102 **1. A Cannabis On-Site Consumption Establishment is prohibited.**

103 **Section 3.** Section 17.36.045 of the Salisbury City Code, entitled “Prohibited uses” shall be amended as  
104 follows:

105 **Chapter 17.36 GENERAL COMMERCIAL DISTRICT**

106 **17.36.045 Prohibited uses.**

- 107 **A.** Adult entertainment businesses, as defined in this title, shall be prohibited.
- 108 **B.** **A Cannabis On-Site Consumption Establishment, as defined in this title, shall be prohibited.**

109 **Section 4.** Section 17.36.060 of the Salisbury City Code, entitled “Development standards” shall be amended  
110 as follows:

111 **Chapter 17.36 GENERAL COMMERCIAL DISTRICT**

112 **17.36.060 Development standards.**

113 Development standards for the general commercial district shall be as follows:

- 114 A. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum  
115 requirements:
  - 116 1. Lot area: ten thousand (10,000) square feet;
  - 117 2. Interior lot width: eighty (80) feet;
  - 118 3. Corner lot width: one hundred (100) feet.
- 119 B. Minimum yard and setback requirements shall be as follows:

- 120 1. Front: twenty-five (25) feet;
- 121 2. Rear: fifteen (15) feet;
- 122 3. Side: two, not less than twenty (20) feet total in any combination.
- 123 C. The height limitation shall be fifty (50) feet.
- 124 D. Parking, loading and unloading areas shall be provided for all uses in accordance with chapter 17.196.
- 125 E. Access. Direct access onto a street or major highway shall be reduced or eliminated wherever the city
- 126 department of infrastructure and development determines that alternate or unified points of access are
- 127 available to a site resulting in better traffic flow and less traffic congestion. Service drives and loading
- 128 and unloading areas shall be located so that in the process of loading or unloading no truck will block the
- 129 passage of other vehicles on the service drive or extend into any public street or private drive used for
- 130 traffic circulation.
- 131 F. Lighting. Lighting shall be designed so as not to throw glare onto surrounding properties. Flashing lights
- 132 are prohibited.
- 133 G. Signs. Signs shall be in accordance with chapter 17.216.
- 134 H. Storage. All necessary outside storage of parts, materials, heavy equipment and inoperable vehicles
- 135 accessory to uses permitted herein shall be in accordance with chapter 17.220. Open, unenclosed storage
- 136 of parts, materials, heavy equipment and inoperable vehicles is prohibited.
- 137 I. Landscaping and Screening.
- 138 1. Either landscaping or screening shall be provided for all uses in accordance with the provisions of
- 139 chapter 17.220;
- 140 2. In addition to the requirements of chapter 17.220, all areas devoted to building or required parking
- 141 areas shall be landscaped as defined in section 17.220.080, provided that a landscaped area of at
- 142 least three feet shall be required abutting all property lines where a zero setback is not provided.

143 **J Cannabis Dispensary:**

144 **1. May not be located within 500 feet of:**

145 **a. A pre-existing primary or secondary school in the State or a licensed child care center or**

146 **registered family child care home; or**

147 **b. A playground, recreation center, library, church or public park; or**

148 **c. 1,000 feet of another cannabis business.**

149 **2. The City Council may reduce the 500-foot setback by no more than 50% as part of the**

150 **ordinance permit following a recommendation from the Planning Commission;**

151 **3. Parking standards shall be established by the City Council in the ordinance permit following**

152 **a recommendation from the Planning Commission;**

153 **4. May not be located adjacent to a residential use;**

154 **5. An ordinance permit approving a cannabis dispensary which shall remain idle and unused for**

155 **a continuous period of more than one year shall be considered null and void.**

156 **Section 5.** Section 17.76.020 of the Salisbury City Code, entitled “Permitted uses” shall be amended as

157 follows:

158 **Chapter 17.76 LIGHT INDUSTRIAL DISTRICT**

159 **17.76.020 Permitted uses.**

160 A. Permitted uses shall be as follows:

- 161 1. Garage for the repair, storage and maintenance of motor vehicles;
- 162 2. Beverage blending or bottling, manufacture of bakery products, candy, dairy products and ice cream; but  
163 not distilling of beverages or processing of or bulk storage of grain or feed for animals or poultry;
- 164 3. Carbon paper and inked ribbon manufacture;
- 165 4. Compounding of cosmetics, toiletries, drugs and pharmaceutical products;
- 166 5. Construction contractor's establishment;
- 167 6. Data processing and computer center;
- 168 7. Greenhouse, wholesale;
- 169 8. Ice manufacture, sales and distribution;
- 170 9. Industrial vocational training school;
- 171 10. Laboratory for research, experimenting and testing, but not for testing explosives or other hazardous  
172 materials;
- 173 11. Laundry and linen service;
- 174 12. Leather goods manufacture, but not including tanning operations;
- 175 13. Manufacture, assembly and repair of boxes, furniture, cabinets, baskets and other wood products of  
176 similar nature;
- 177 14. Manufacture and assembly of bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical  
178 appliances, tools, pumps, dies, machinery, hardware, wire and sheet-metal products;
- 179 15. Manufacture and assembly of heating, ventilating, cooking and refrigeration supplies and appliances;
- 180 16. Manufacture and assembly of medical and dental equipment, drafting, optical and musical instruments,  
181 watches, clocks, toys, games and electrical or electronic apparatus;
- 182 17. Manufacture of rugs, mattresses, pillows, quilts, millinery, hosiery, clothing, yarn, thread, cordage and  
183 fabrics, and printing and finishing of textiles and fibers into fabric goods;
- 184 18. Manufacture and assembly of products from plastic;
- 185 19. Manufacture and assembly of shipping containers (corrugated board, fiber- and wire-bound);
- 186 20. Offices and office building;
- 187 21. Photographic processing and blueprinting establishment;
- 188 22. Plating, electrolytic process;
- 189 23. Plumbing supplies, manufacture;
- 190 24. Printing, bookbinding and publishing establishment;
- 191 25. Radio and television broadcasting station and studio;
- 192 26. Wholesale merchandising and warehousing;

- 193 27. Fabrication and assembly of burial vaults, home steps, parking bumpers, walkway and patio blocks and  
194 other similar items from concrete, excluding the fabrication and assembly of blocks, bricks, culverts,  
195 cylinder pipe, columns, pilings, silos, storage tanks, prestressed panels, pods, modules or similar  
196 building materials from concrete, with no manufacture of concrete on the premises (must be delivered to  
197 the site);
- 198 28. Animal hospital;
- 199 29. Planned business center, in accordance with chapter 17.172;
- 200 30. Indoor recreational facilities;
- 201 31. Schools of special instruction;
- 202 32. Multi-use facility;
- 203 33. Church or other place of worship;
- 204 34. Hairdresser shop.
- 205 35. Service, rental or repair establishments, limited to laundry or laundromat, automobile rental, car wash,  
206 appliance repair, equipment or instrument repair or rental, dry-cleaning pickup station, pet-grooming  
207 shop, upholstery shop, tailor and tattoo parlor.

208 **36. Cannabis Grower and/or Processor, in accordance with the following and 17.76.050:**

209 **a. A Cannabis On-Site Consumption Establishment is prohibited.**

210 ~~B. Uses permitted by special exception shall be as follows:~~

- 211 ~~1. Restaurant;~~
- 212 ~~2. Gasoline service facilities with convenience goods clearly incidental to the gas facility;~~
- 213 ~~3. Day care center or nursery school in accordance with chapter 17.220;~~
- 214 ~~4. Day care facilities for the elderly and handicapped;~~
- 215 ~~5. Outdoor storage yard, in accordance with section 17.220.040.~~

216 **Section 6.** Section 17.76.025 of the Salisbury City Code, entitled “Uses permitted by special exception”  
217 shall be amended as follows:

218 **Chapter 17.76 LIGHT INDUSTRIAL DISTRICT**

219 **17.76.025 Uses permitted by special exception.**

220 Uses permitted by special exception shall be as follows:

- 221 A. Group home.
- 222 **B. Restaurant;**
- 223 **C. Gasoline service facilities with convenience goods clearly incidental to the gas facility;**
- 224 **D. Day-care center or nursery school in accordance with chapter 17.220;**
- 225 **E. Day care facilities for the elderly and handicapped;**
- 226 **F. Outdoor storage yard, in accordance with section 17.220.040.**

227 **Section 7.** Section 17.76.050 of the Salisbury City Code, entitled “Development standards” shall be  
228 amended as follows:

229 **Chapter 17.76 LIGHT INDUSTRIAL DISTRICT**

230 **17.76.050 Development standards.**

231 Development standards for the light industrial district shall be as follows:

- 232 A. All uses shall be conducted within a completely enclosed building. Raw materials, in-process materials,  
233 supplies or waste material from manufacturing may be stored outside in open sheds if completely  
234 screened from view by landscaping or fencing in accordance with chapter 17.220. Finished or  
235 semifinished products manufactured or assembled on the premises may be stored outside in the side or  
236 rear yard if completely screened from view by landscaping or fencing in accordance with chapter 17.220.
- 237 B. Minimum Lot Requirements. All lots hereafter established shall meet the following minimum  
238 requirements:
- 239 1. Lot area: twenty thousand (20,000) square feet;
  - 240 2. Interior lot width: one hundred (100) feet;
  - 241 3. Corner lot width: one hundred twenty (120) feet.
- 242 C. Minimum yard requirements shall be as follows:
- 243 1. Front: fifty (50) feet;
  - 244 2. Rear: thirty (30) feet; fifty (50) feet where adjoining a residential district;
  - 245 3. Side: twenty-five (25) feet; fifty (50) feet where adjoining a residential district;
  - 246 4. Corner, side: same as front yard.
- 247 D. Parking. Parking, loading and unloading areas shall be provided in accordance with chapter 17.196.
- 248 E. The height limitation shall be fifty (50) feet.
- 249 F. Access. Direct access onto a public street may be reduced or eliminated wherever the city department of  
250 infrastructure and development determines that alternate or unified points of access are available to a site  
251 resulting in better traffic flow and less traffic congestion. Service drives and loading and unloading areas  
252 shall be located so that in the process of loading or unloading no truck will block the passage of other  
253 vehicles on the service drive or extend into any public street or private drive used for traffic circulation.
- 254 G. Signs shall be in accordance with chapter 17.216.
- 255 H. Landscaping and Screening. In addition to the requirements of chapter 17.220, all areas not devoted to  
256 buildings and required parking shall be landscaped and maintained in accordance with section  
257 17.220.080.

258 **I Cannabis grower and/or processor;**

259 **1. May not be located within 500 feet of:**

260 **a. A pre-existing primary or secondary school in the State or a licensed child care center or**  
261 **registered family child care home; or**

262 **b. A playground, recreation center, library, church or public park; or**

263 **c. 1,000 feet of another cannabis business.**

264 **2. May not be located adjacent to a residential use.**

265 **Section 8.** Section 17.80.040 of the Salisbury City Code, entitled “General standards and requirements”  
266 shall be amended as follows:

267 **Chapter 17.80 INDUSTRIAL PARK DISTRICT**

268 **17.80.040 General standards and requirements.**

269 In preparing the overall plan for development of the industrial park, the developer shall take into consideration  
270 the following, which shall be taken into consideration by the approving agencies:

- 271 A. The layout of the site should be that overall systems for sewer, water and drainage may be provided to  
272 adequately serve the proposed industrial uses.
- 273 B. Natural Growth and Screening.
- 274 1. Natural growth should be maintained in such a manner as to screen residential areas adjacent to or  
275 development near the boundaries of the park.
- 276 2. Existing foliage should be used for the screening of open storage yards and unsightly areas within  
277 the industrial park.
- 278 3. Other methods of screening should also be used as recommended for screening in chapter 17.220  
279 where there is no natural growth or to supplement existing natural growth to provide adequate  
280 screening.
- 281 4. Perimeter screening areas shall be shown on the overall development plan.
- 282 C. Provisions should be made for docking facilities if adjacent to navigable waters and for the extension of  
283 rails to those facilities and sites within the park where possible.
- 284 D. The layout of the site should provide a maximum flexibility for sites of various sizes, shapes and  
285 locations for industries that may desire to locate there.
- 286 E. The layout should lend itself to an orderly series of stages of development to ensure that access and  
287 utilities can be provided to each site at a minimum of expense and effort.
- 288 F. All setbacks and side and rear yard and height requirements shall be established in a manner which will  
289 provide maximum flexibility within the park and, at the same time, adequately protect surrounding  
290 development and development within the park.
- 291 G. Outdoor storage of finished or semifinished products manufactured or assembled on the premises shall  
292 not be located within the front yard and shall be screened in a manner which will be compatible with the  
293 architecture of the main building and adequately contain the material stored.
- 294 H. The approved development plan shall contain whatever additional use restrictions are deemed necessary  
295 to promote the health, safety and general welfare of surrounding residents and properties.

296 **I Cannabis grower and/or processor;**

297 **1. May not be located within 500 feet of:**

298 **a. A pre-existing primary or secondary school in the State or a licensed child care center or**  
299 **registered family child care home; or**

300 **b. A playground, recreation center, library, church or public park; or**

301 **c. 1,000 feet of another cannabis business.**

302 **2. May not be located adjacent to a residential use;**

303 **3. A Cannabis On-Site Consumption Establishment is prohibited.**

304 Section 9. Section 17.80.060 of the Salisbury City Code, entitled “Permitted uses” shall be amended as  
305 follows:

306 **Chapter 17.80 INDUSTRIAL PARK DISTRICT**

307 **17.80.060 Permitted uses.**

308 All buildings, structures or land shall be used for manufacturing or for the fabrication, assembly, processing,  
309 warehousing, wholesaling or distribution of manufactured goods or for research or for office and related facilities  
310 attendant to these uses. **Cannabis grower and/or processor shall also be permitted.** Government buildings and  
311 public structures are permitted, as well as eating facilities, day-care facilities, motel facilities, schools of special  
312 instruction, including dance, cheerleading, karate, and aerobics schools/studios, indoor recreational establishments  
313 and commercial establishments which serve the industrial park and its occupants.

314 **BE IT FURTHER ENACTED AND ORDAINED BY THE COUNCIL OF THE CITY OF**  
315 **SALISBURY, MARYLAND,** as follows:

316 Section 10. It is the intention of the Mayor and Council of the City of Salisbury that each provision of this  
317 Ordinance shall be deemed independent of all other provisions herein.

318 Section 11. It is further the intention of the Mayor and Council of the City of Salisbury that if any section,  
319 paragraph, subsection, clause or provision of this Ordinance shall be adjudged invalid, unconstitutional or otherwise  
320 unenforceable under applicable Maryland or federal law, such adjudication shall apply only to the section, paragraph,  
321 subsection, clause or provision so adjudged and all other provisions of this Ordinance shall remain and shall be  
322 deemed valid and enforceable.

323 Section 12. The recitals set forth hereinabove are incorporated into this section of the Ordinance as if such  
324 recitals were specifically set forth at length in this Section 4.

325 Section 13. This Ordinance shall take effect from and after the date of its final passage.

326 **THIS ORDINANCE** was introduced and read at a Meeting of the Mayor and Council of the City of Salisbury  
327 held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and thereafter, a statement of the substance of the Ordinance having  
328 been published as required by law, in the meantime, was finally passed by the Council of the City of Salisbury on the  
329 \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
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331

332 **ATTEST:**

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335 \_\_\_\_\_  
336 **Kimberly R. Nichols, City Clerk**

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339 Approved by me, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

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343 \_\_\_\_\_  
344 **John R. Heath, Acting Mayor**



## **Infrastructure and Development Planning Commission Staff Report**

**October 19, 2023**

### **I. BACKGROUND INFORMATION:**

**Infrastructure and Development Case No.:** 19-043

**Project Name:** The Villas at The Aydelotte Farm

**Applicant/Developer:** Parker and Associates Inc. for Aydelotte Investments, LLC

**Nature of Request:** Revised Final Comprehensive Development Plan Approval

**Location of Property:** Still Meadow Boulevard

**Zoning District:** The Villages at Aydelotte Farm PRD #7

**Tax Map and Parcel:** Tax Map: 38, Grid: 06, Parcel: 433 Section: IIA Lot: 162AA

**Area:** 60.89 Acres

### **II. SUMMARY OF REQUEST:**

Parker and Associates, on behalf of the owners, has submitted a narrative (Attachment 1) and a Revised Final Comprehensive Development Plan ("FCDP") (Attachment 2) for construction of 99 3-unit apartments. A duplex unit is currently existing that was part of the original FCDP.

### **III. DISCUSSION:**

This parcel has been identified as Parcel L of the Villages at Aydelotte Farm from the zoning code. The applicants propose to construct 99 3-unit apartments with three (3) bedrooms each. Several units also have one (1) garage space. A 5,000+/- sq. ft. community center and pool are also proposed for the development. The total acreage of the parcel is 60.89 acres, for an overall density of approximately 4.91 units per acre, which is compliant with the City's Zoning Code standard of a maximum of 9 units per acre. The plan indicates 788 total parking spaces will be provided for the residents plus an additional 28 parking spaces for the community center. Recreational/open space areas, and a playground are also proposed. Stormwater management facilities have been constructed as part of the approved civil engineering site plan

### **IV. APPROVAL HISTORY:**





# City of Salisbury

John "Jack" R. Heath, Mayor

The Villages at Aydelotte Farms has an extensive approval history over the last 15 to 20 years. The Villas at Aydelotte Farms is located on Parcel L in the zoning code and received FCDP as well as Paleochannel Protection Site Plan approval in July 2021.

## V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

### A. Site Plan (Attachment 2)

- 1. Parking/Streets:** The Zoning Code requires parking to be provided at a minimum of 1.8 spaces per unit, for a total minimum of 538 parking spaces for the residential units. A total of 788 spaces are provided by off-street overflow areas, garages, and off-street per unit. There are 28 parking spaces proposed for the community center. Condition #3 of the FCDP approval required compliant handicap parking for the community center, the proposed is compliant and the condition may be removed. All streets are proposed to be private.
- 2. Density:** The Zoning Code indicates the parcel shall be developed at a rate not to exceed 9 units per acre. Proposed density is compliant at 4.91 units per acre.
- 3. Refuse Disposal:** No dumpster pads are shown on the site plan. According to the plan, all refuse disposal will be private.
- 4. Building Setbacks/Spacing:** All buildings meet or exceed front, rear and side setback minimums.
- 5. Open Space:** Recreational/open space areas, a playground and stormwater management areas are also proposed. Total open space is approximately 14 acres.

### B. Building Elevations/Floor Plans

The clubhouse, which is approximately 5,000 sq. ft. in area, will also be a one-story building with vinyl siding and asphalt shingles. It will include administrative offices, and amenities such as a social room, fitness center, cyber café, a covered patio and showers.

Building footprints are shown on Sheet 7 of Attachment 2. Building elevations are shown in Attachment 3.

### C. Sign Plan



# City of Salisbury

John "Jack" R. Heath, Mayor

None submitted. The site plan indicates a project sign to be located at the entrance near the roundabout on Still Meadow Boulevard. However, no additional details regarding identification or directional signage has been provided.

## **D. Landscaping Plan**

A specific landscaping plan has not been provided. However, the site plan indicates the main street – an extension of Still Meadow Boulevard – to be lined with a mixture of shade and flowering trees. Secondary streets have been provided with a few trees as well. Residential units are to be provided with a mixture of deciduous and evergreen shrubs combined with a mixture of ground cover and perennial flowers. A separate landscaping plan was a condition of FCDP and will remain.

## **E. Development Schedule**

The stormwater facilities, streets, and utility infrastructure has either been constructed or is under construction. Staff anticipates development of the apartments following all approvals.

## **F. Community Impact Statement**

This was waived as part of the FCDP in July 2021.

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

These were waived as part of the FCDP in July 2021.

## **H. Fire Service**

Subject to further review by the Salisbury Fire Department.

## **I. Stormwater Management**

The Stormwater Management Plan has been approved.

## **J. Forest Conservation Program**

Forest Conservation requirements have been met.

## **K. Recreational Amenities**



# City of Salisbury

John "Jack" R. Heath, Mayor

The site plan indicates open space recreational areas will be provided on site. Other exterior amenities include a pool, picnic area, and playground. Additionally, all streets have been provided with sidewalks on both sides of the streets. A clubhouse is also proposed, with a social room, gym and cybercafé for the residents.

## **L. Transportation**

Transportation comments were addressed as part of the civil engineering site plan. DID staff does not have any additional comments for the proposed increase in density as the existing infrastructure is sufficient.

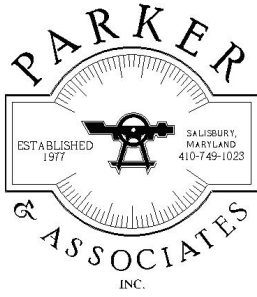
## **VI. PLANNING CONCERNS**

None. The developers have a history of providing attractive products that enhance both the immediate neighborhood and Salisbury in general. The proposed project is no exception to previous projects that the owners have developed.

## **VII. RECOMMENDATION**

Staff recommends approval of the Revised Final Comprehensive Development Plan for The Villas at Aydelotte Farm, with the following conditions:

1. The site shall be developed in accordance with the Revised Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development. Detailed building elevations, landscaping and lighting plan shall be incorporated in the Final Comprehensive Plan.
2. Areas not proposed for development at this time shall be maintained in grass until the time of future development.
3. Condition #3 of the original FCDP has been met.
4. Provide a detailed signage plan for approval by the Planning Commission.
5. Provide a detailed landscaping plan for review by the Salisbury Department of Infrastructure & Development.
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

08/17/2023

Attn: Jessica Crenshaw – Senior Associate Planner  
Ref: The Villas at Aydelotte Farm (PRD #7) Revised Comprehensive Development Plan

Dear Jessica,

Attached hereto, please find our revised preliminary comprehensive development plan for the Villas at Aydelotte Farm (PRD #7). It is the intent of this submittal to respectfully seek approval of this plan, in accordance with sections 17.150 and 17.108 of the zoning code.

This revised comprehensive development plan seeks to revise the previously approved plan from duplex units to tri-plex units and maintain all existing approvals except for what is changing on the units and with the garages. The development proposal is that of a three-family dwelling product each with 3-bedrooms.. Each unit will NOT be on its own lot. All 297 new units and 1 existing duplex unit (299 total units) will be on one consolidated parcel. Furthermore, also reflected on the site plan are large open space areas spread throughout the site, in addition to a community building (which will also serve as a leasing center) with a pool, and an active recreation area directly adjacent thereto to be built per the previous approvals. This project will be managed by a management entity independent of the HOA of Aydelotte. No additional expenses shall be incurred by the existing development within Aydelotte as this will be a separate phase in development. All water, sewer, stormwater, roads, curb and gutter have already been constructed per the previously approved site plan. Any additional construction and development on this project will be in accordance with the PRD zoning code, as well as the city of Salisbury construction specifications. Two parking spaces are being provided per unit. Several units also have 1 additional garage space within its unit. All but one of the originally proposed 5 space garage units have been removed or changed to on street parking. Overflow parking spaces have been strategically located throughout the site. These additional parking spaces are for guest parking and will be mitigated pursuant to the parking regulations of the city's zoning code. The originally designed public water, private sewer, stormwater system and roads have already been installed per the previously approved plan.

Additionally, the density and uses proposed are less in scope and impact than that which was approved on the original planned residential district site plan.

ATTACHMENT 1

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,

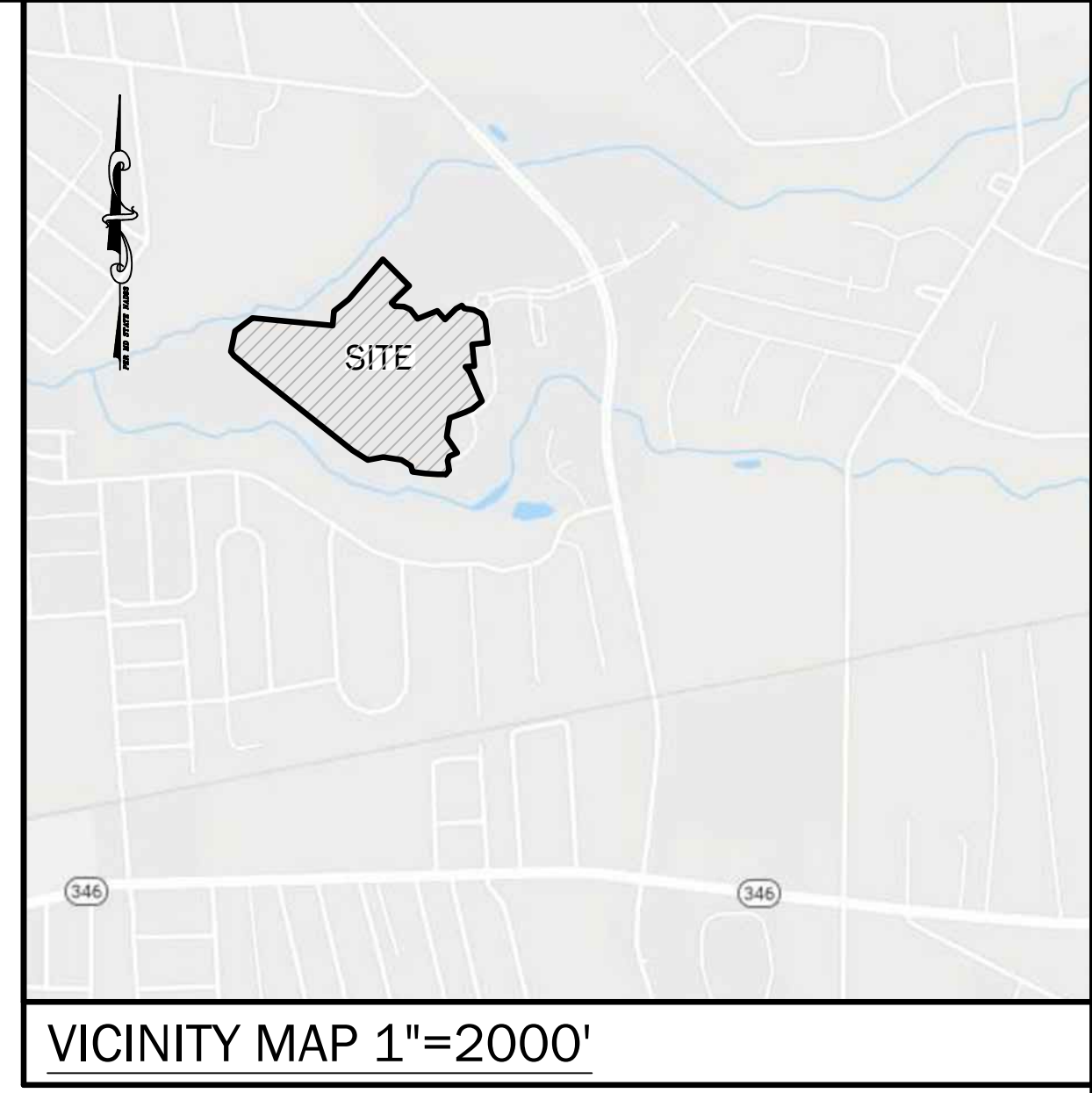
A handwritten signature in black ink, appearing to read 'BEP', with a long horizontal line extending to the right.

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

# The Villas at Aydelotte Farm

## SALISBURY, MARYLAND

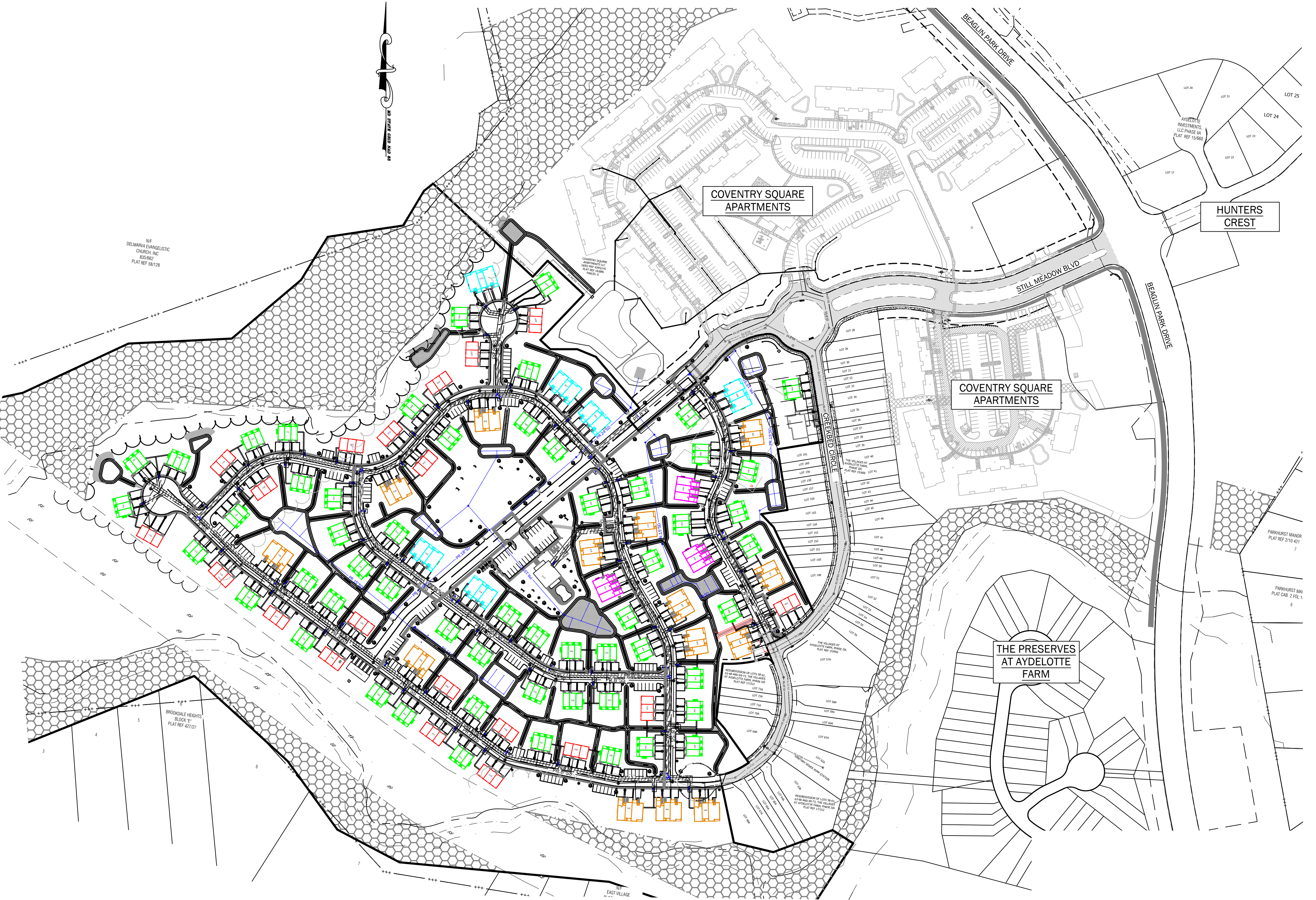
### REVISED COMPREHENSIVE DEVELOPMENT PLAN



- #### GENERAL NOTES
- 1) THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY: AYDELOTTE VILLAS, LLC. 1400 E. OAKLAND PARK BLVD SUITE 103 FORT LAUDERDALE, FL 33334
  - 2) DEED REFERENCE: 4574147
  - 3) PLAT REFERENCE: 177538
  - 4) LOT 162A - TOTAL AREA = 60.89+ ACRES.
  - 5) CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-2 & S-2
  - 6) THE PRESENT ZONING OF THIS PROPERTY IS: PLANNED RESIDENTIAL DISTRICT 7
  - 7) THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A.
  - 8) THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL 840078 0019C AND 240078 0028C (PANELS 19 AND 28 OF 55), DATED 9/28/84, AS BEING IN FLOOD ZONE C, AREA OF MINIMAL FLOODING.
  - 9) WETLANDS ARE LOCATED ON THIS SITE. NO IMPACTS ARE PROPOSED TO THE WETLAND OR ITS BUFFER. ANY DISCREPANCIES BETWEEN THE NATIONAL WETLAND INVENTORY MAPPING AND SITE PLANS CONTAINED HEREIN WILL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE PRIOR TO THE BEGINNING OF CONSTRUCTION.
  - 10) THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
  - 11) OPEN SPACE AREAS AND COMMUNITY AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - 12) THIS PROPERTY DOES NOT FALL WITHIN THE BOUNDARY OF A MARYLAND CRITICAL AREA
  - 13) THE MAINTENANCE OF ALL LANDSCAPE AREAS OR MEDIANS LOCATED INSIDE CITY OF SALISBURY RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. ALL LANDSCAPING SHOWN HEREON IS AT THE DISCRETION OF THE OWNER/DEVELOPER AND CAN BE MODIFIED AT THE DIRECTION OF SAID OWNER.
  - 14) PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 15.16 OF THE CITY OF SALISBURY CODE ENTITLED "FLOOD PLAIN MANAGEMENT".
  - 15) 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.
  - 16) CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF THE DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT 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.
  - 17) 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.
  - 18) INFORMATION SHOWN HEREON WAS PREPARED BY FULLER HALL & ASSOCIATES, INC., DATED FEBRUARY 2007, RECORDED IN THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN 150660.
  - 19) NO STRUCTURES MAY BE PLACED IN THE FOREST CONSERVATION AREA.
  - 20) 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.
  - 21) 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 CONSERVATION EASEMENT AREA WITHOUT PRIOR APPROVAL FROM THE PLANNING OFFICE.
  - 22) A PORTION OF THE PROJECT LIES WITHIN THE PALEO CHANNEL AND WELLHEAD PROTECTION DISTRICT.
  - 23) AN EASEMENT SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE, AND REPAIR OF ANY FIRE HYDRANTS, WATER METERS, ETC. LOCATED ON PRIVATE PROPERTY. THE EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OF WATER UTILITY.
  - 24) WATER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT. SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
  - 25) PROPERTY SHALL BE SERVED BY PRIVATE REFUSE DISPOSAL OR RECYCLING, PRIVATE SANITARY SEWER SYSTEM AND ROAD MAINTENANCE. WATER SERVICE SHALL BE PUBLIC.
  - 26) ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THE PLANS SHALL MAINTAIN 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. 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 THOSE SHOWN HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023. 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 EXISTING WATER VALVE
- DENOTES EXISTING FIRE HYDRANT
- DENOTES EXISTING SEWER MANHOLE
- DENOTES PROPOSED SANITARY SEWER MANHOLE
- DENOTES PROPOSED LIGHTING
- DENOTES PROPOSED ELECTRIC METER
- DENOTES EXISTING STORM DRAIN MANHOLE
- DENOTES PROPOSED STORM DRAIN MANHOLE
- DENOTES EXISTING UTILITY POLE
- DENOTES EXISTING ROAD SIGN
- DENOTES PROPOSED STOP SIGN
- DENOTES PROPOSED STREET SIGN
- DENOTES PROPOSED WATER VALVE
- DENOTES PROPOSED FIRE HYDRANT
- DENOTES MONUMENT/CLUBHOUSE SIGN
- DENOTES EXISTING EDGE OF PAVEMENT
- DENOTES EX. PAVEMENT/CURB/CONCRETE TO BE REMOVED
- DENOTES EXISTING STORM DRAIN
- DENOTES EXISTING STORM DRAIN TO BE REMOVED
- DENOTES PROPOSED PAVEMENT MARKING
- DENOTES EXISTING PROPERTY BOUNDARY
- DENOTES ADJACENT PROPERTY LINE
- DENOTES EXISTING CONTOURS
- 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 SEWER LINE
- DENOTES PROPOSED ESD FACILITY
- DENOTES PROPOSED SWALE
- DENOTES EXISTING WOODS TO REMAIN
- DENOTES EXISTING WOODS TO BE REMOVED
- DENOTES PROPOSED WOODS LINE
- DENOTES EXISTING 100 YR. FLOODPLAIN
- DENOTES EXISTING TOP OF SLOPE
- DENOTES PROPOSED FENCE
- DENOTES PROPOSED UTILITY EASEMENT
- DENOTES PROPOSED BIO SWALE MEDIA
- DENOTES EXISTING PAVING
- DENOTES EXISTING PAVING TO BE REMOVED
- DENOTES EXISTING FOREST CONSERVATION
- DENOTES PROPOSED PAVING
- DENOTES PROPOSED CONCRETE
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING CONCRETE TO BE REMOVED



#### LAND USE SUMMARY

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT NO. 7 THE VILLAGES AT AYDELOTTE FARM CHAPTER 27.250. PARCEL ZONING - RESIDENTIAL

MINIMUM LOT SIZE - 7 ACRES  
NOT TO EXCEED 9 UNITS PER ACRE  
MAXIMUM HEIGHT - 35'  
SETBACKS:  
FRONT - 25'  
SIDE - 10'  
REAR - 25'  
PARKING - 2 SPACES PER UNIT MINIMUM

TOTAL AREA OF PROPERTY - 60.89 AC. - MAXIMUM 548 UNITS  
LIMIT OF DISTURBANCE - 32.44 AC.  
NUMBER OF UNITS - 99 TRIPLEX UNITS - 297 UNITS + 1 EXISTING DUPLEX UNIT = 298 UNITS TOTAL  
EACH TRIPLEX UNIT HAS 2 DRIVEWAY SPACES PER UNIT - 594 SPACES  
UNIT GARAGE SPACES - 49 SPACES  
13 1/2-BAY GARAGE BUILDING - 4 SPACES  
ON STREET SINGLE PARKING SPACES PROVIDED - 136 SPACES  
COMMUNITY CENTER PARKING - 28 SPACES  
EXISTING DUPLEX - 4 SPACES

TOTAL 828 SPACES/298 UNITS = 2.729 SPACES PER UNIT

#### ESTIMATED WATER & SEWER USAGE

(FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES)

297	3 Bedroom tri-plex units	3 people = 891
1	2/1 Bedroom existing duplex unit	3 people = 3
	Total estimated people for the complex	894

RESIDENTIAL: 60 GPD per person = 53,640 GPD  
CLUB HOUSE GPD = 750 GPD  
TOTAL PROJECT USAGE = 54,390 GPD  
1 EDU = 250 GPD = 217.56 EDUS for project

#### OWNER'S CERTIFICATION

HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, WILL BE DONE PURSUANT TO THIS PLAN AND THAT THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

AYDELOTTE VILLAS LLC  
1400 E. OAKLAND PARK BLVD, SUITE 103  
FORT LAUDERDALE, FL 33334  
PHONE: 954-567-5161  
SMS@MARKYINVEST.COM

PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT

BY: RICK GLASGOW SUPERVISOR DATE \_\_\_\_\_

#### PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27739, EXPIRATION DATE: JULY 24, 2022 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2022.

Brook E. Parker, P.E., R.L.S. DATE: 08/17/23  
BROOK E. PARKER P.E., R.L.S.  
528 RIVERSIDE DRIVE  
SALISBURY, MARYLAND 21801  
PHONE: (410) 749-1023 FAX: (410) 749-1012  
EMAIL: BROCK@PARKERANDASSOCIATES.ORG

#### SHEET INDEX

Sheet Number	Sheet Title
SHEET 1	TITLE SHEET
SHEET 2	OVERALL SITE PLAN
SHEET 3	SITE PLAN
SHEET 4	SITE PLAN
SHEET 5	SITE PLAN
SHEET 6	SITE PLAN
SHEET 7	SITE PLAN DETAILS



SHEET 1

GRAPHIC SCALE  
1 inch = 150 feet

#### REVISIONS

NO.	DATE	DESCRIPTION

### REVISED COMPREHENSIVE DEVELOPMENT PLAN

## TITLE SHEET

# THE VILLAGES AT AYDELOTTE FARM

ROAD: STILL MEADOW BOULEVARD  
FOR: STANLEY MARKOFSKY  
PARSONS ELECTRON DISTRICT, WICOMICO COUNTY, MARYLAND

DATE: 08/15/23  
DATE: 08/15/23  
DATE: 08/15/23  
DATE: 08/15/23

1"=150'  
DATE: 08/15/23  
DATE: 08/15/23

CITY PROJECT # 19-043

APPROVED: RICHARD BALDWIN, DIRECTOR  
CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

RICHARD BALDWIN, DIRECTOR

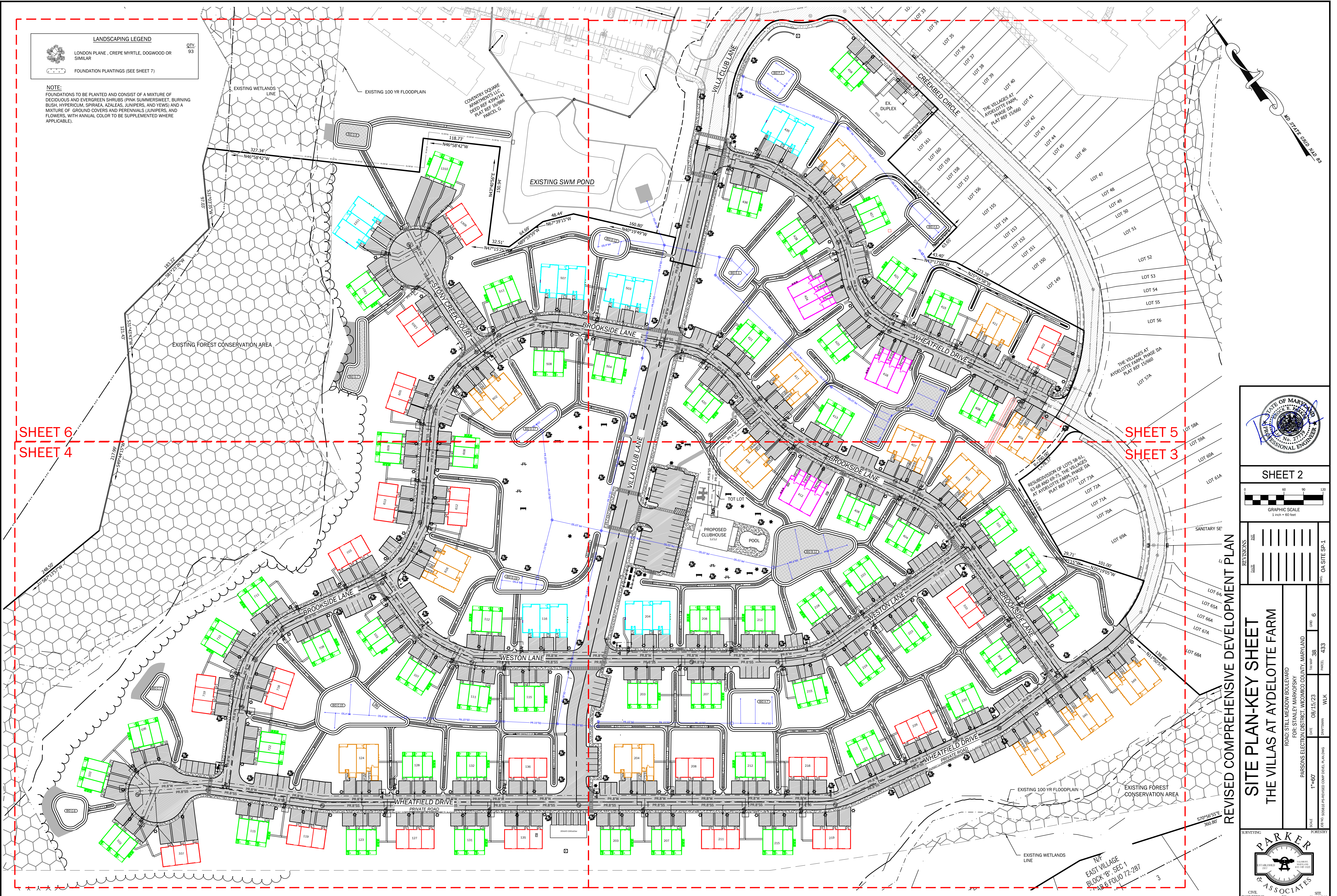
DATE \_\_\_\_\_

CIVIL ENGINEERING INC. SITE PLANNING

NOV 6, 2020 12:12:18 PM ATTACHMENT 2

LANDSCAPING LEGEND	
	LONDON PLANE, CREPE MYRTLE, DOGWOOD OR SIMILAR
QTY.	93
	FOUNDATION PLANTINGS (SEE SHEET 7)

**NOTE:**  
FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET, BURNING BUSH, HYPERICUM, SPIRAEA, AZALEAS, JUNIPERS, AND YEW) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS, AND FLOWERS, WITH ANNUAL COLOR TO BE SUPPLEMENTED WHERE APPLICABLE).

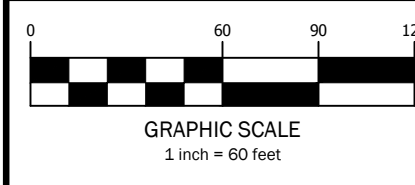


SHEET 6  
SHEET 4

SHEET 5  
SHEET 3



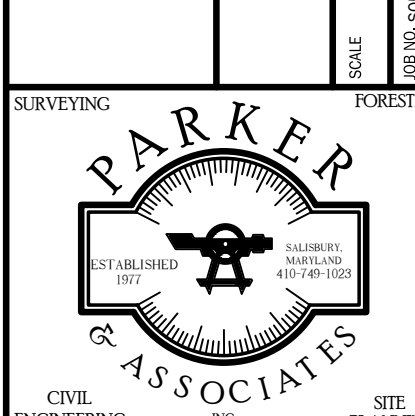
SHEET 2



REVISIONS	DATE	BY	CHK.

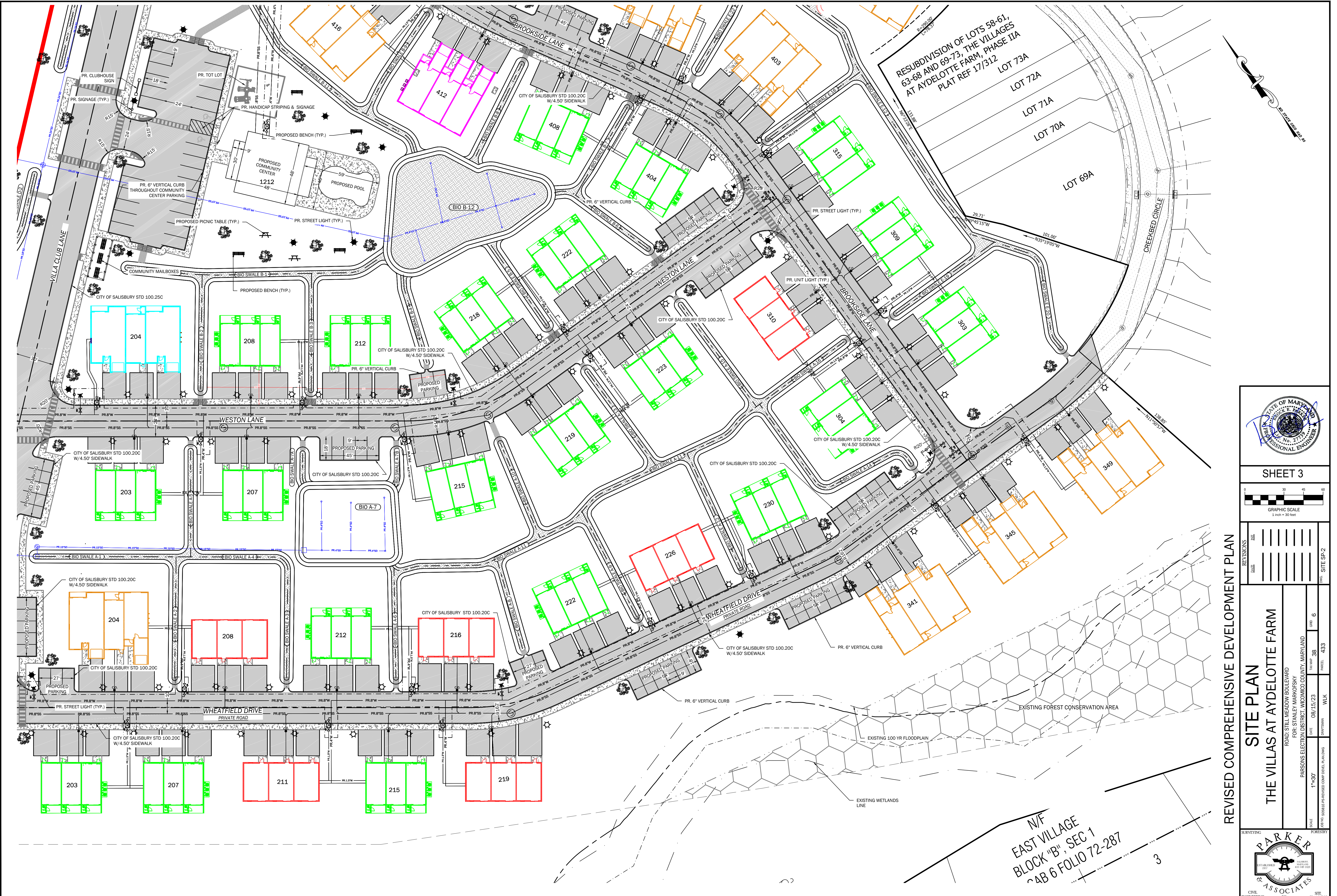
**SITE PLAN-KEY SHEET**  
**THE VILLAGES AT AYDELOTTE FARM**

ROAD: STILL MEADOW BOULEVARD  
FOR: STANLEY MARKOFSKY  
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND  
DATE: 08/25/23  
SCALE: 1"=60'  
SHEET: 6  
PROJECT: 433  
DRAWN: WLK  
CHECKED: SP-1

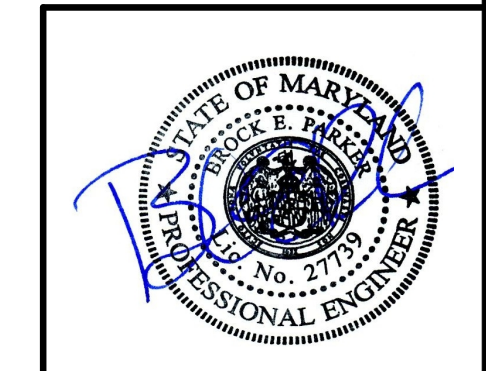


REVISED COMPREHENSIVE DEVELOPMENT PLAN

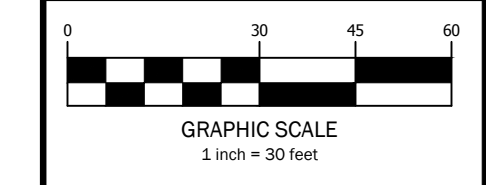
N/4  
EAST VILLAGE  
BLOCK "B", SEC 1  
TAB 5, FOLIO 72-287



RESUBDIVISION OF LOTS 58-61, 63-68 AND 69-73, THE VILLAGES AT AYDELLOTTE FARM, PHASE IIA  
 LOT 73A  
 LOT 72A  
 LOT 71A  
 LOT 70A  
 LOT 69A

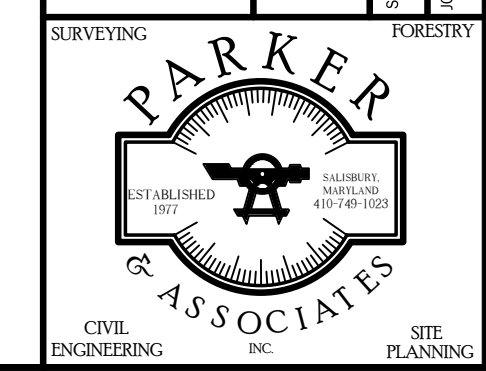


SHEET 3



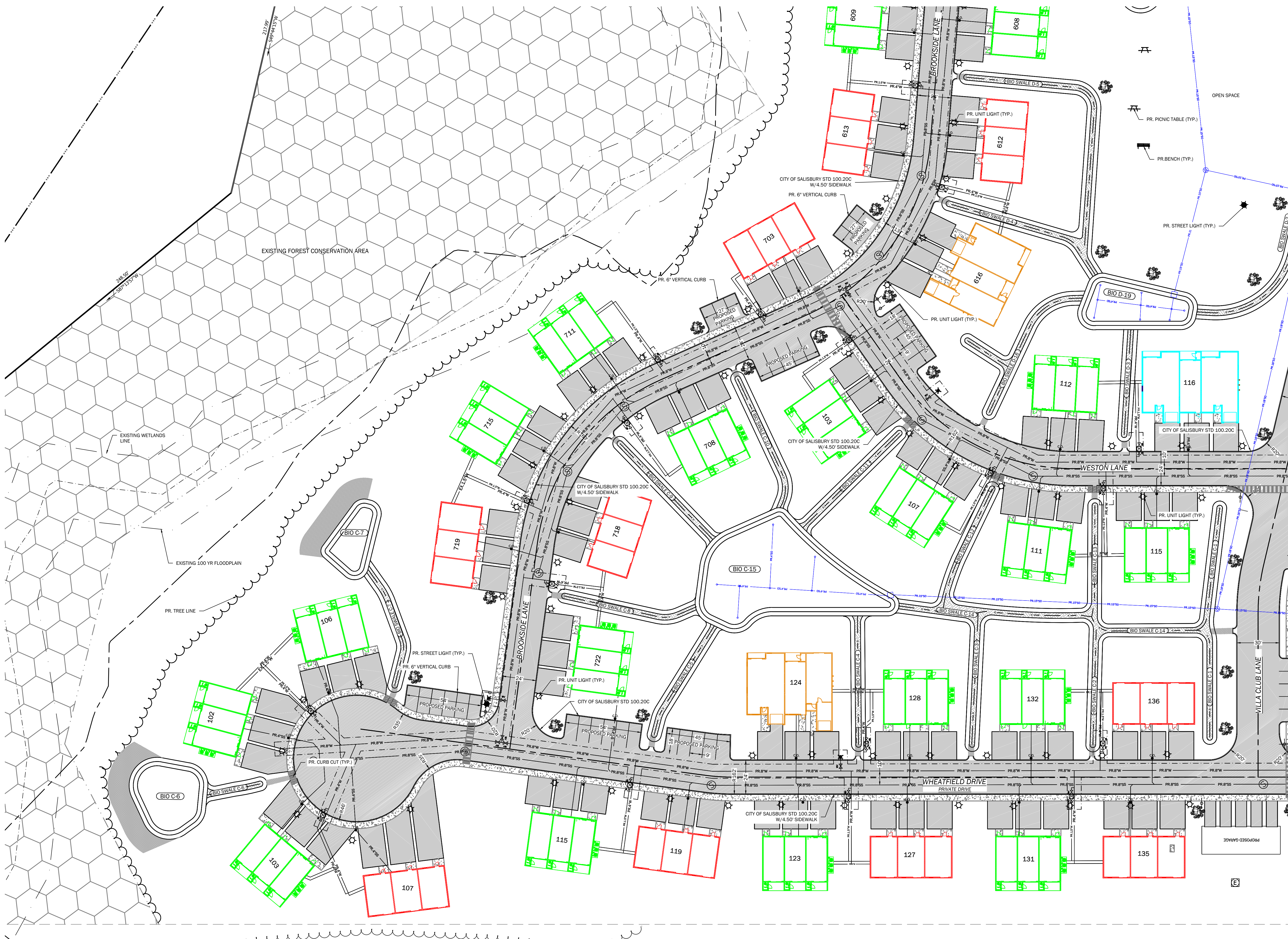
REVISIONS	DATE	BY	CHK

REVISED COMPREHENSIVE DEVELOPMENT PLAN  
**SITE PLAN**  
**THE VILLAGES AT AYDELLOTTE FARM**  
 ROAD: STILL MEADOW BOULEVARD  
 FOR: STANLEY MARKOFSKY  
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND  
 SCALE: 1"=30'  
 DATE: 08/25/23  
 DRAWN BY: WLK  
 CHECKED BY: JCB  
 PROJECT NO.: 433  
 SHEET NO.: 38  
 TOTAL SHEETS: 6  
 DATE: 08/25/23

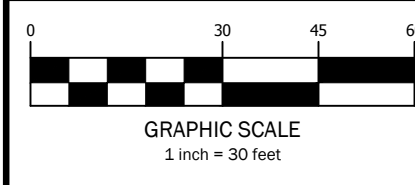


N/F  
 EAST VILLAGE  
 BLOCK "B", SEC 1  
 24B 6 FOLIO 72-287





SHEET 4



REVISIONS	DATE	BY	CHKD.

DATE: 08/15/23

SCALE: 1"=30'

PROJECT: 433

W/LK

PARSONS ELECTRON DISTRICT, WICOMICO COUNTY, MARYLAND

FOR: STANLEY MARKOFSKY

ROAD: STILL MEADOW BOULEVARD

SURVEYING: PARKER & ASSOCIATES

CIVIL ENGINEERING

SITE PLANNING

ESTABLISHED 1972

NO. 50868 PROFESSIONAL ENGINEER

NO. 50868 PROFESSIONAL ENGINEER

NO. 50868 PROFESSIONAL ENGINEER

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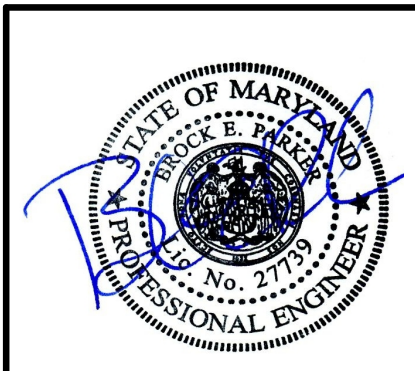
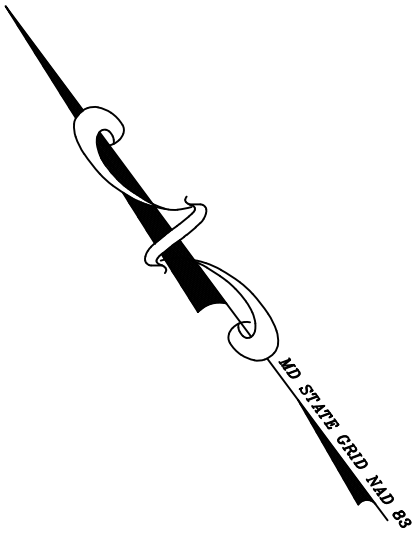
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NO. 50868 PROFESSIONAL ENGINEER

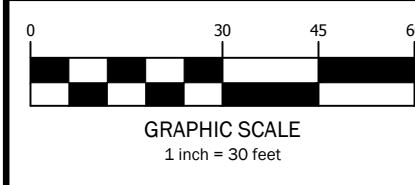
REVISED COMPREHENSIVE DEVELOPMENT PLAN

SITE PLAN

THE VILLAS AT AYDELLOTTE FARM



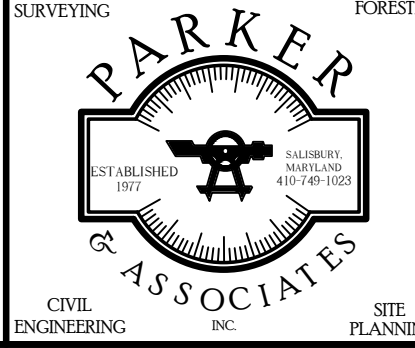
SHEET 5



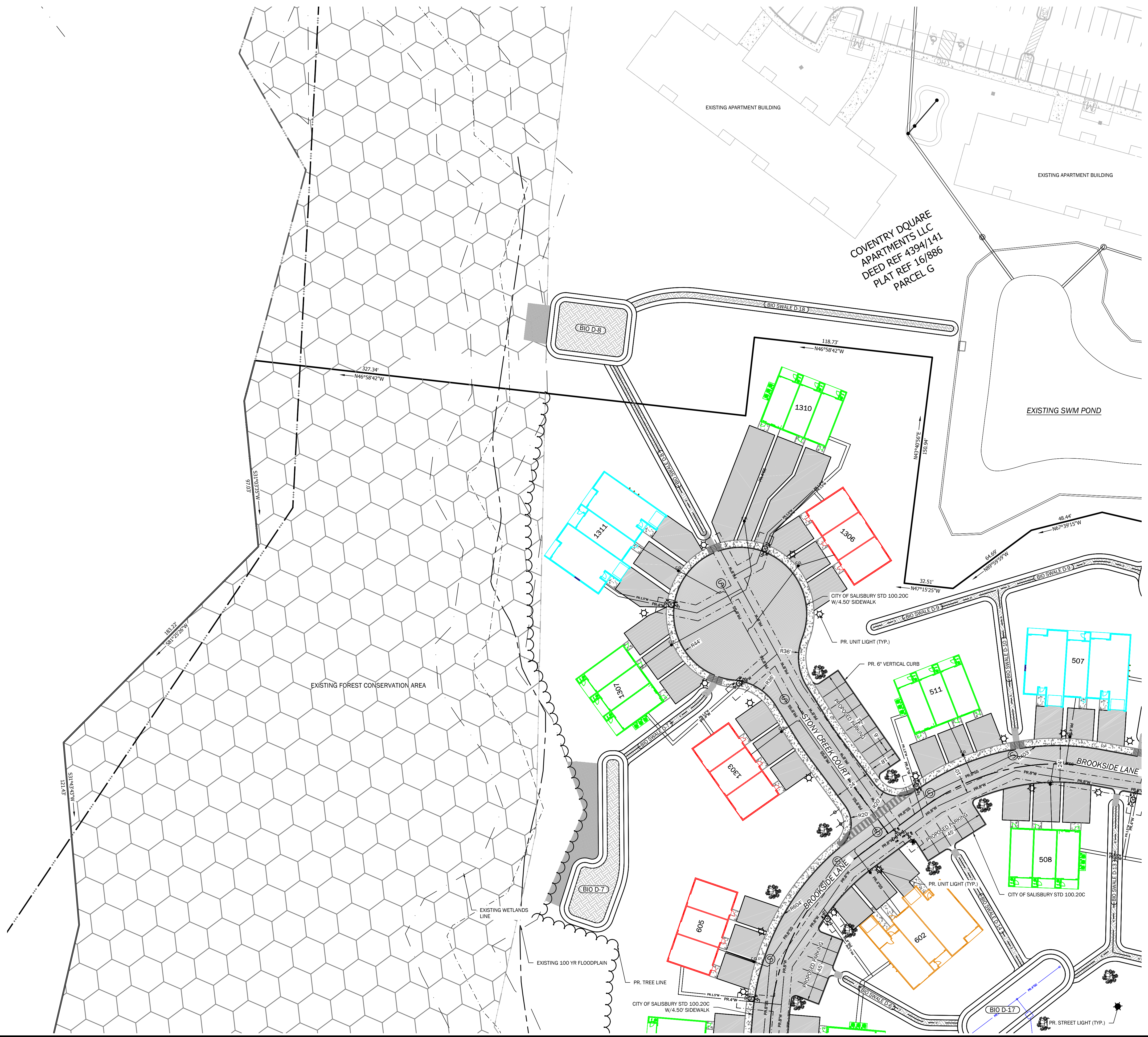
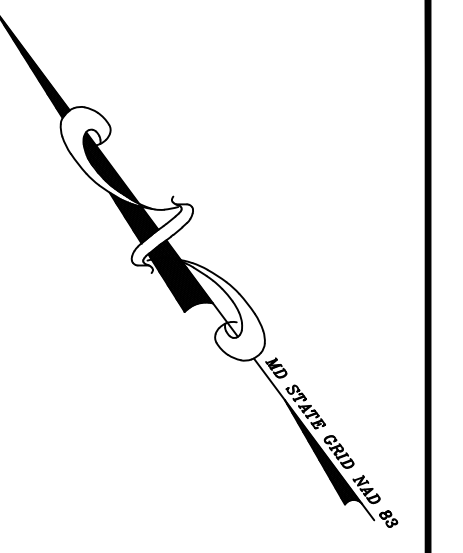
NO.	DATE	DESCRIPTION

REV. SITE SP-4

**REVISED COMPREHENSIVE DEVELOPMENT PLAN**  
**SITE PLAN**  
**THE VILLAGES AT AYDELLOTTE FARM**  
 ROAD: STILL MEADOW BOULEVARD  
 FOR: STANLEY MARKOFSKY  
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND  
 DATE: 08/15/23  
 SCALE: 1"=30'  
 SHEET NO. 508B6E/PS/REVISED COMP DEVELO PLAN/INDS  
 DRAWN BY: WLK  
 CHECKED BY: JCB  
 PROJECT NO.: 433



THE VILLAGES AT  
 AYDELLOTTE FARM, PHASE IIA  
 PLAT REF 15/660  
 LOT 57A



**SHEET 6**

GRAPHIC SCALE  
1 inch = 30 feet

NO.	DATE	DESCRIPTION

**REVISED COMPREHENSIVE DEVELOPMENT PLAN**

**SITE PLAN**

**THE VILLAS AT AYDELLOTTE FARM**

ROAD: STILL MEADOW BOULEVARD  
FOR: STANLEY MARKOFSKY  
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1"=30'

DATE: 08/15/23

DRAWN BY: WLK

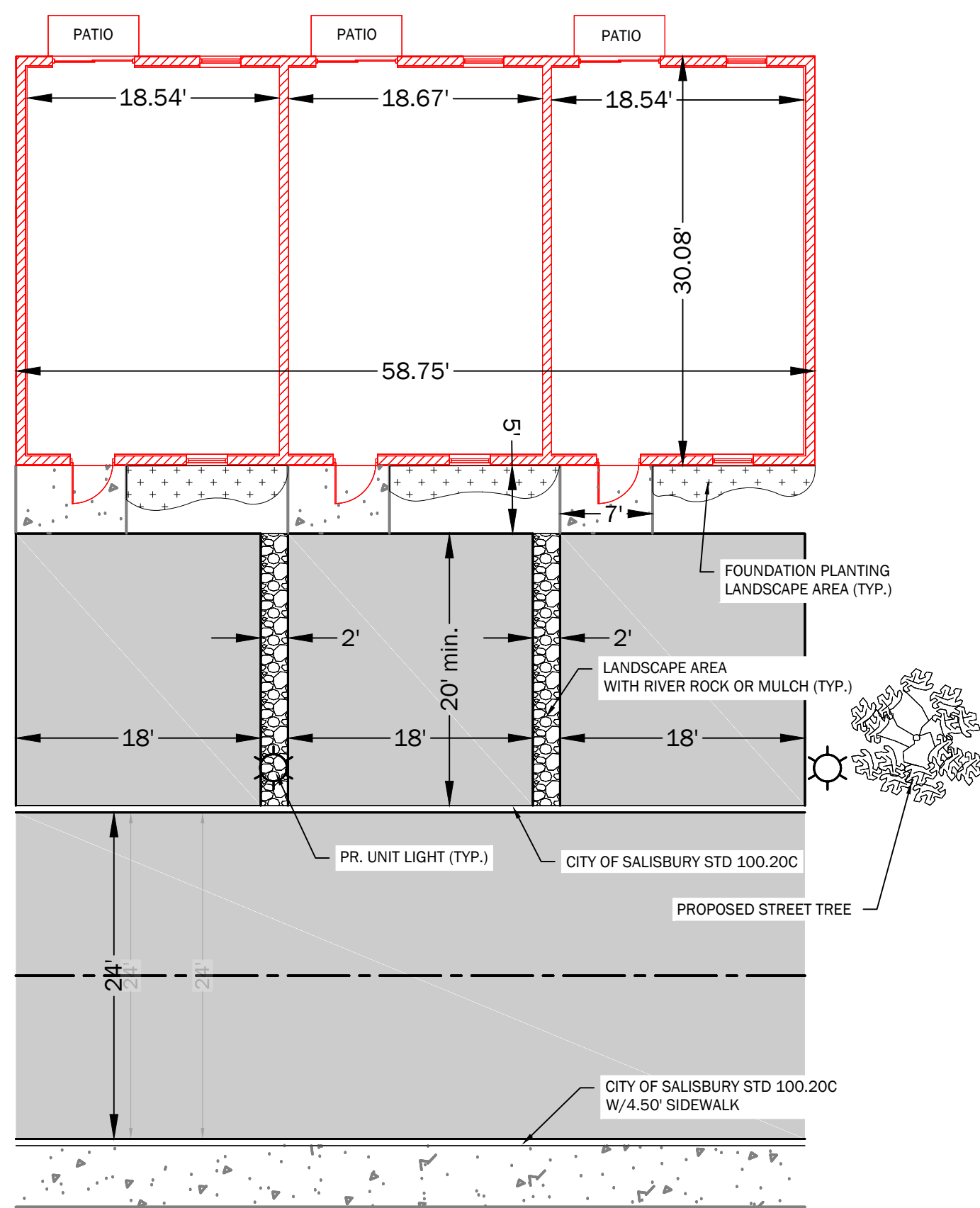
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PROJECT NO.: 2023-08-001

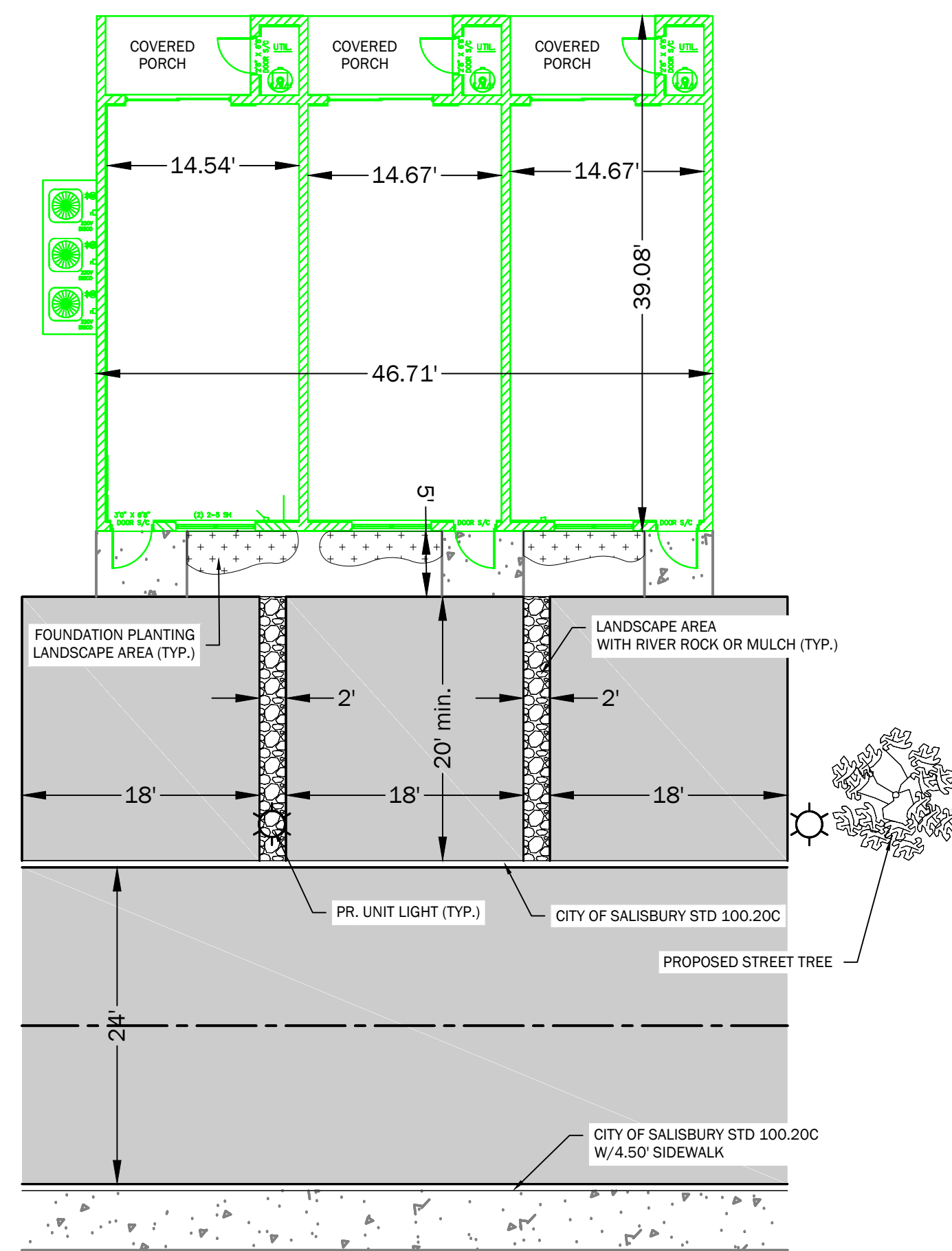
SHEET NO.: 433

TOTAL SHEETS: 433

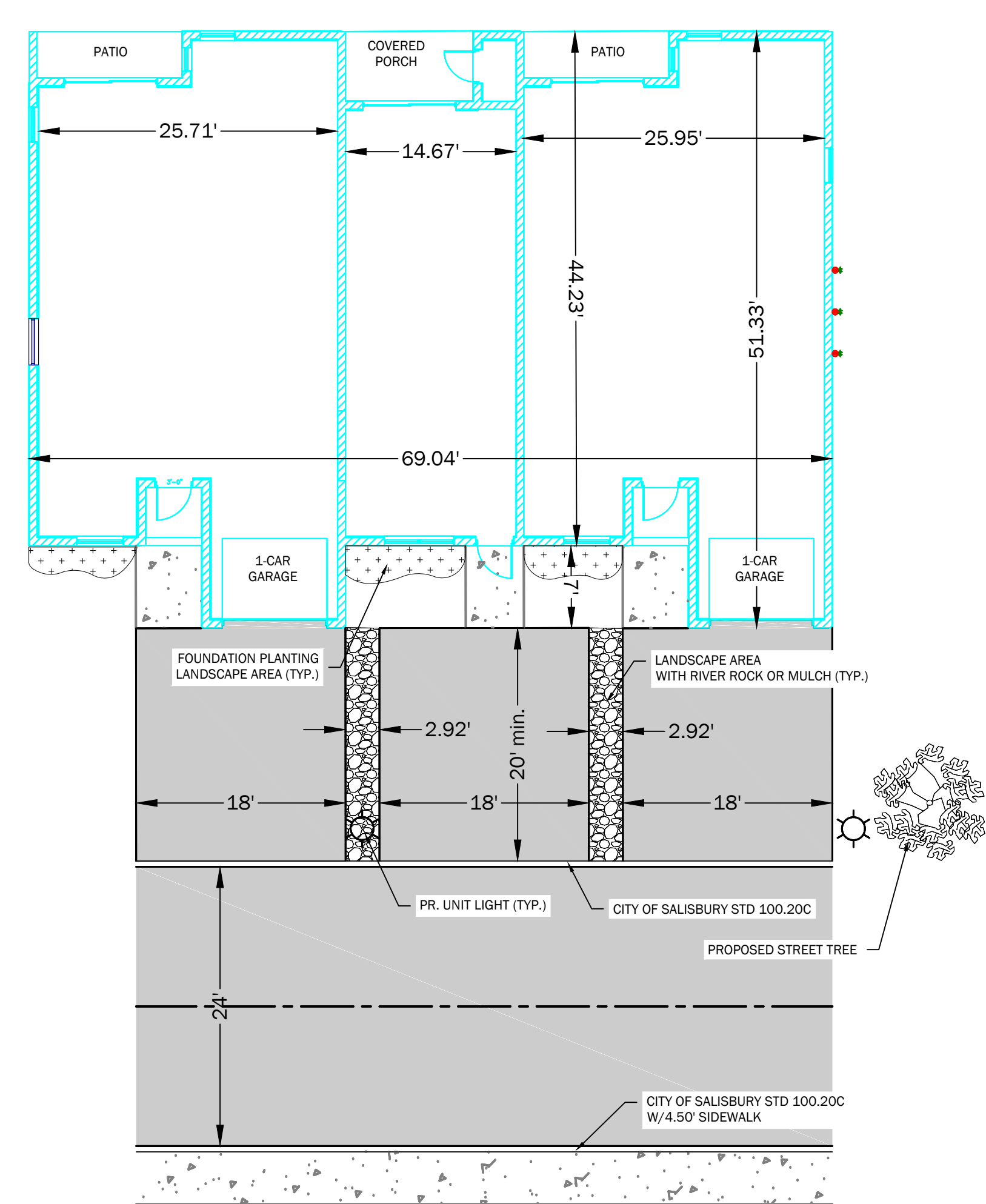




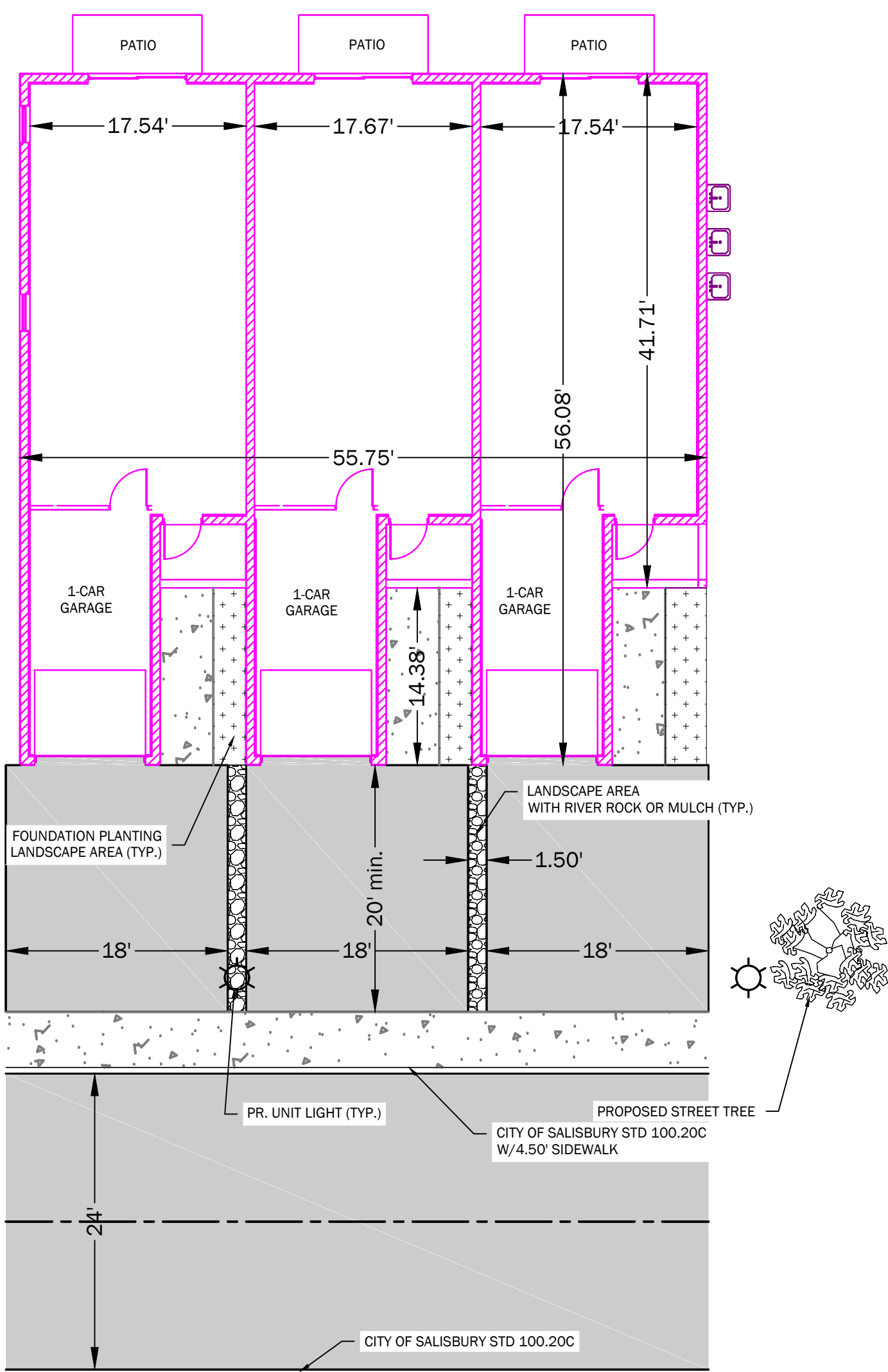
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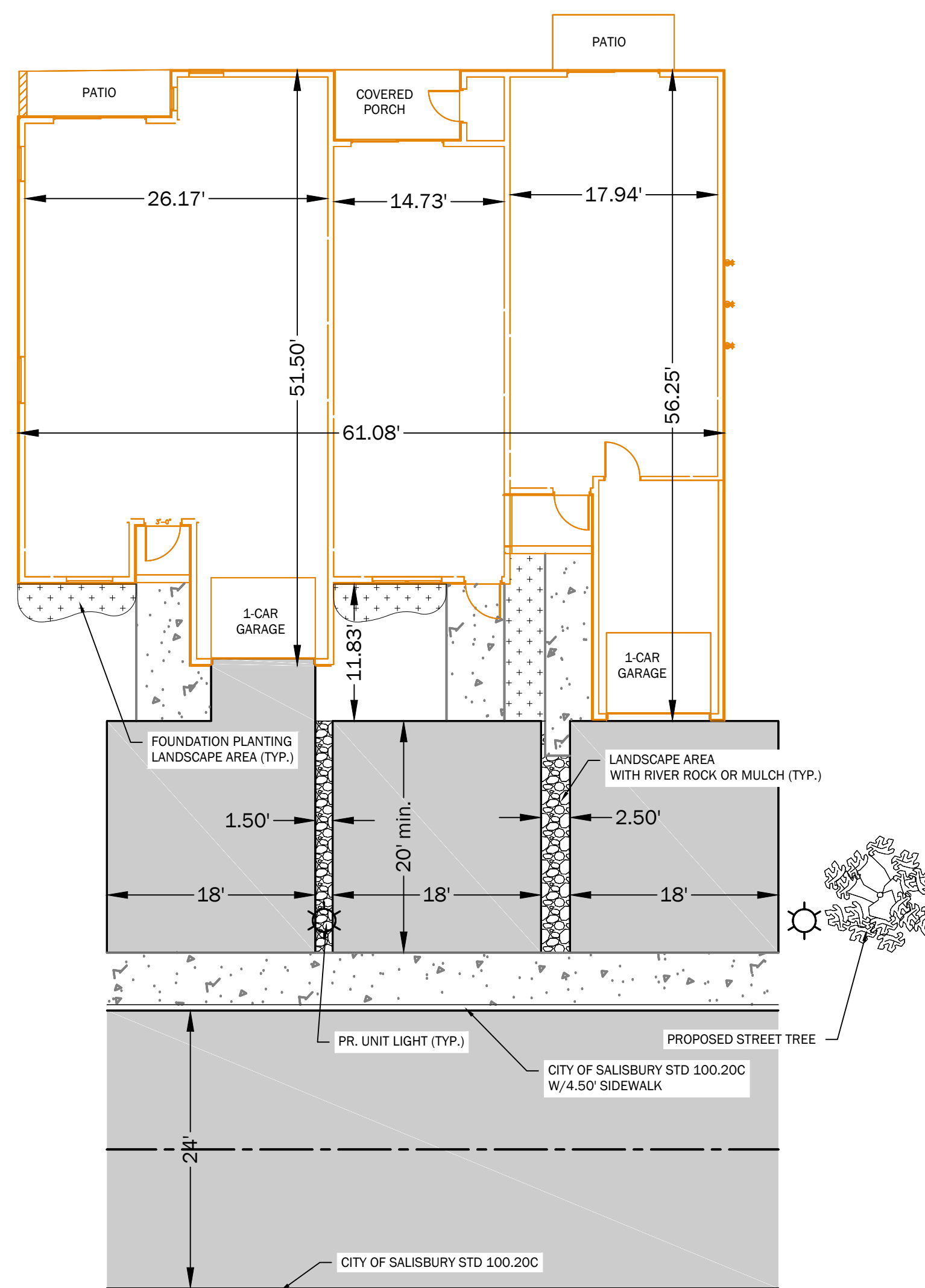
BUILDING TYPE 2



BUILDING TYPE 3



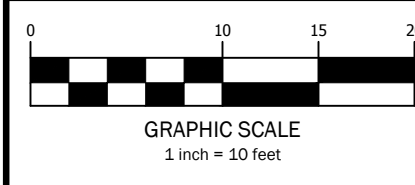
BUILDING TYPE 4



BUILDING TYPE 5



SHEET 7



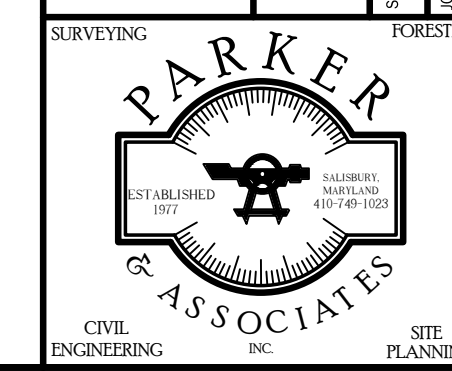
REVISIONS	DATE	BY	CHK.	DETAILS

REVISED COMPREHENSIVE DEVELOPMENT PLAN

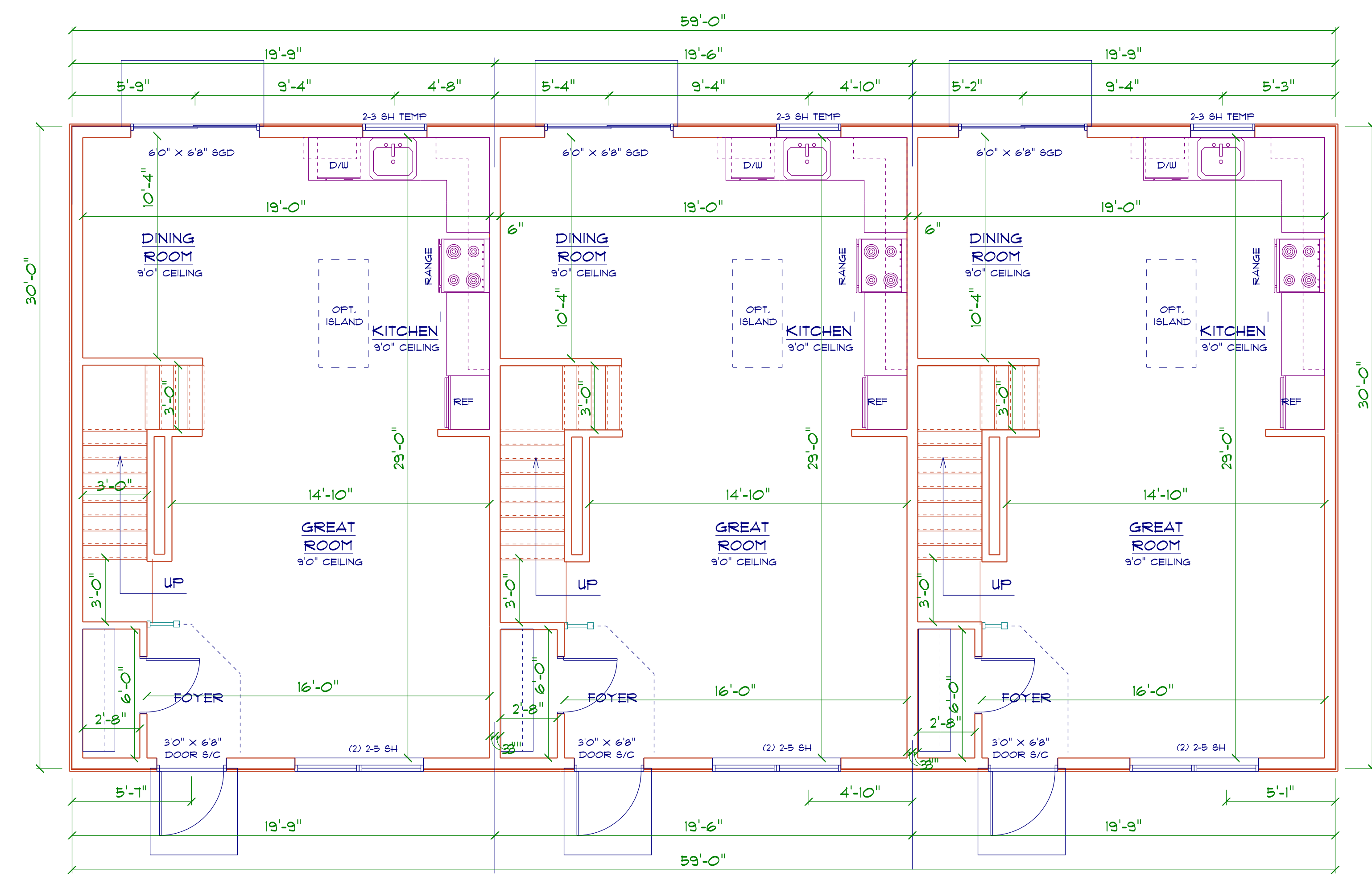
**SITE DETAILS**  
**THE VILLAS AT AYDELOTTE FARM**

ROAD: STILL MEADOW BOULEVARD  
 FOR: STANLEY MARKOFSKY  
 PARSONS ELECTION DISTRICT, WIDOMICO COUNTY, MARYLAND

SCALE: 1" = 10'  
 DATE: 08/15/23  
 DRAWN BY: WJK  
 CHECKED BY: JWB  
 PROJECT NO.: 433



AYDELOTTE #1  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



INDIVID. UNIT AREA TABS	
1ST FLOOR A/C AREA:	592 SQ FT
2ND FLOOR A/C AREA:	592 SQ FT
<b>TOTAL AREA:</b>	<b>1184 SQ FT</b>

AREA TABS	
ENTIRE BLDG AREA:	2360 SQ FT

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
 605 BELVEDERE ROAD, SUITE 7  
 West Palm Beach, FL 33405  
 561-722-3890

A PROPOSED TOWNHOME  
 BLDG TYPE: 1  
 JOB ADDRESS:  
 AYDELOTTE

CUSTOMER:  
 TIFFANY HOMES  
 1ST STORY  
**FLOOR PLAN**

JOB # 23-XXX

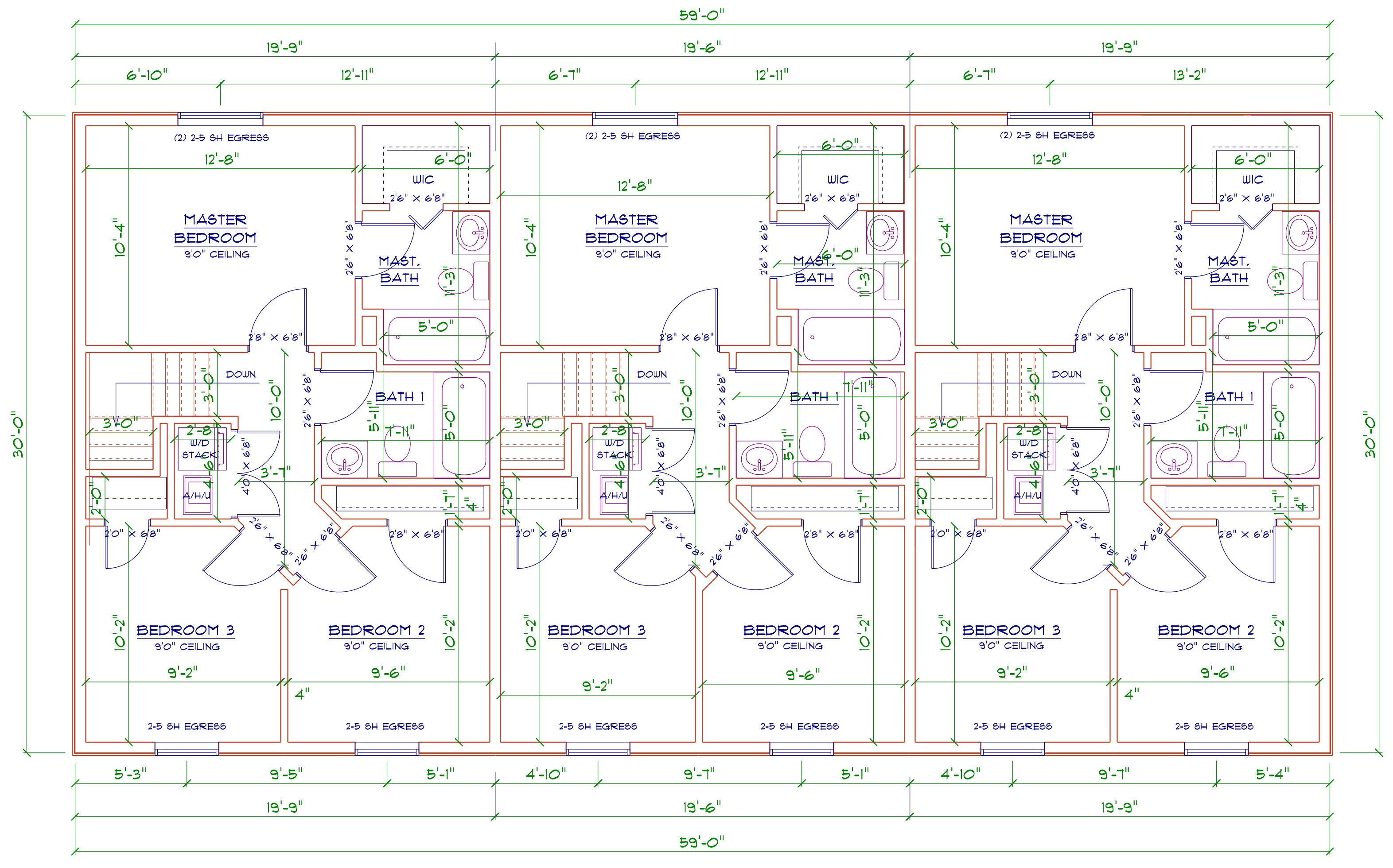
SHEET  
 01

REVISION:

DATE: 6/18/2023

SALISBURY,  
 MARYLAND

AYDELOTTE #1  
**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



INDIVID. UNIT AREA TABS	
1ST FLOOR A/C AREA:	592 SQ FT
2ND FLOOR A/C AREA:	592 SQ FT
<b>TOTAL AREA:</b>	<b>1184 SQ FT</b>

FBC 2020, 11th EDITION  
 Sec 2020, 11th edition  
 RISK CATEGORY: II  
 BLDG CAT: VB  
 OCCUPANCY: R-3  
 EXPOSURE: C  
 INT. PRES. COEF: +/- 0.18  
 BUILDING: ENCLOSED

REVISION:  
 DATE: 6/18/2023

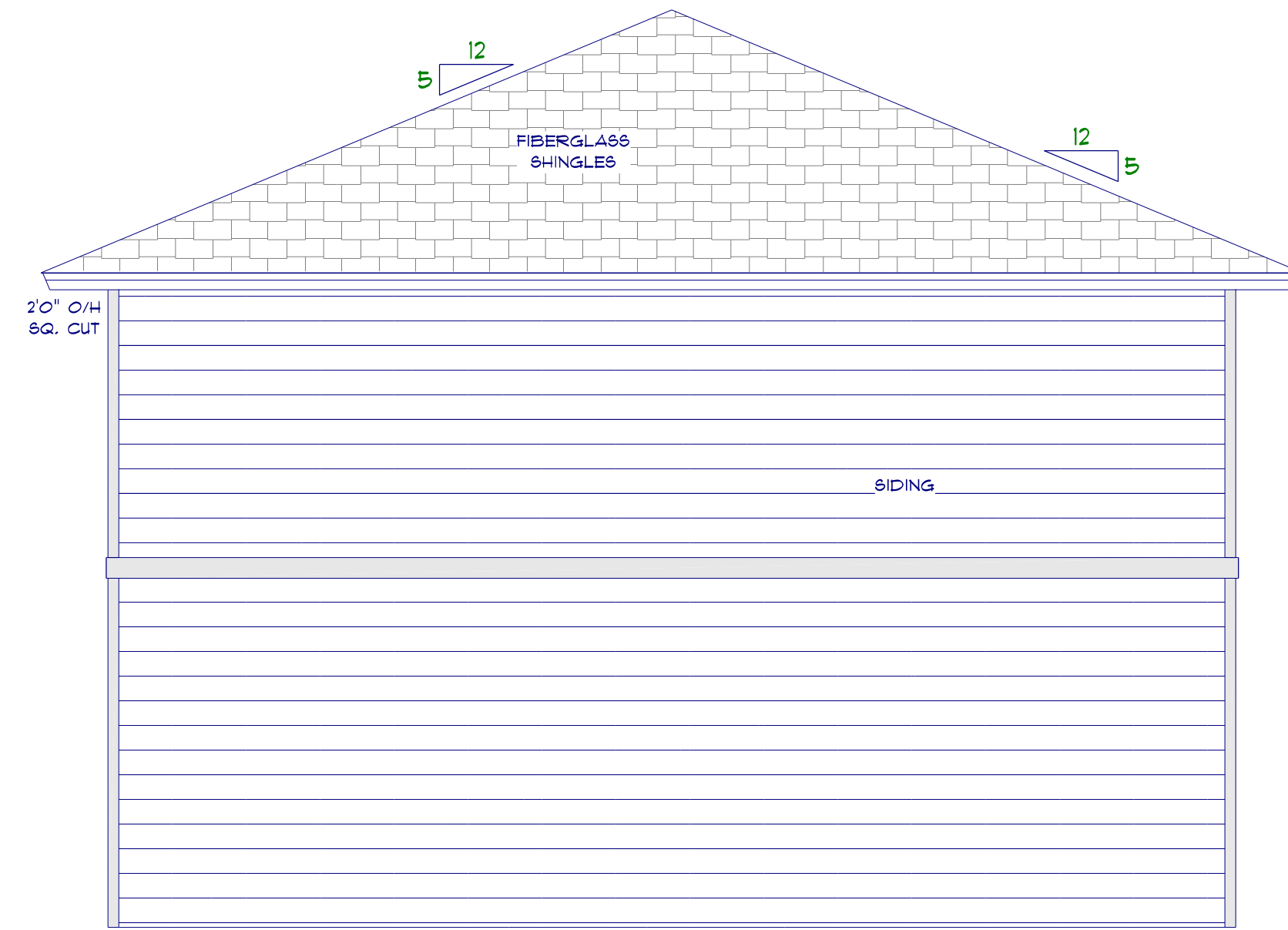
A PROPOSED TOWNHOME  
 BLDG TYPE: 1  
 JOB ADDRESS:  
 AYDELOTTE  
 SALISBURY, MARYLAND

CUSTOMER:  
 TIFFANY HOMES  
 2ND STORY  
**FLOOR PLAN**

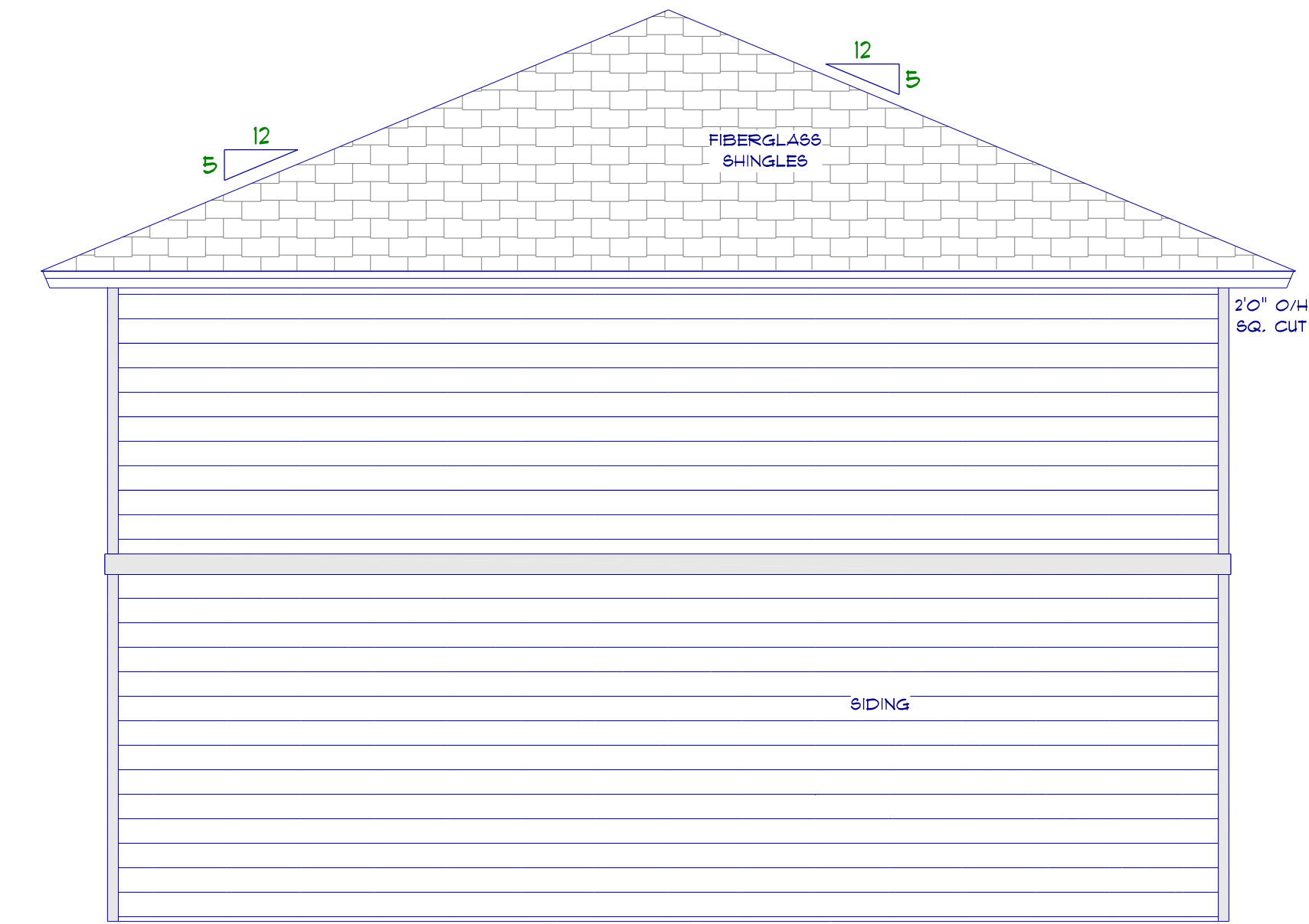
JOB# 23-XXX  
**SHEET**  
**02**



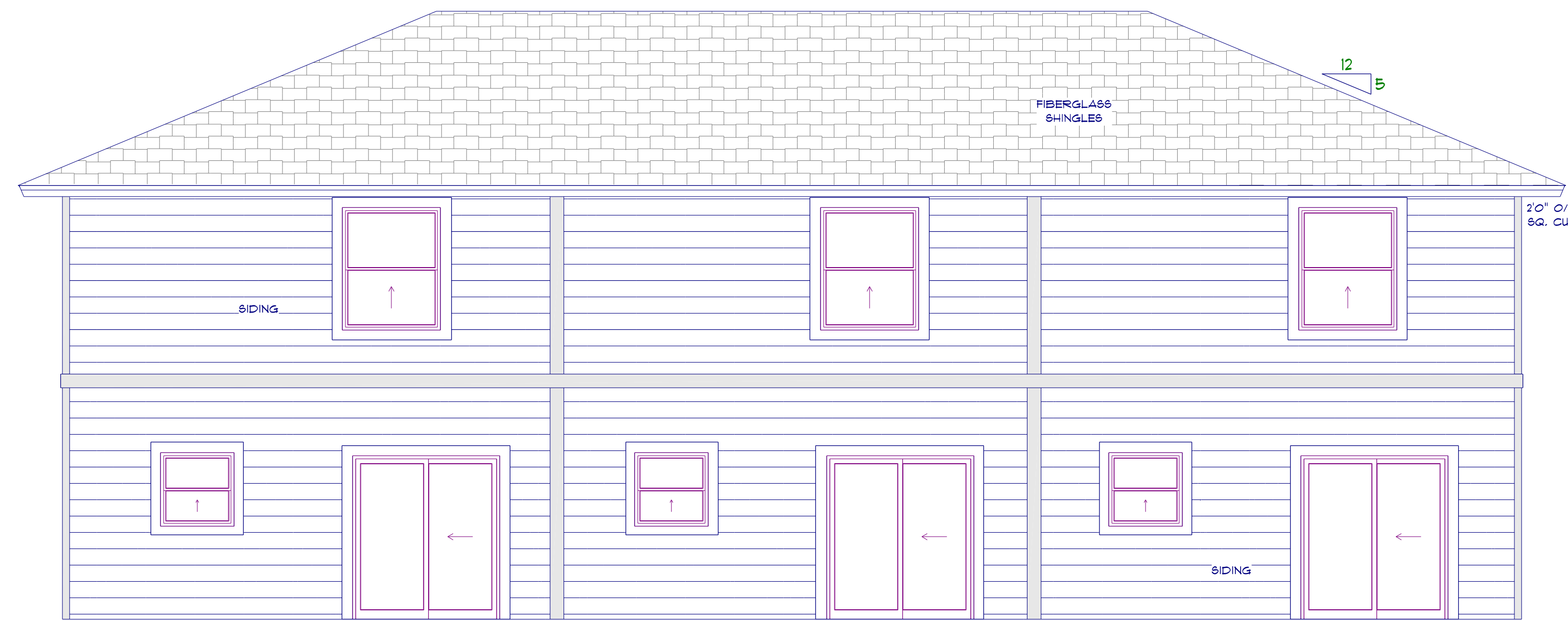
AYDELOTTE #1  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'0"

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION AND DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

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 West Palm Beach, FL 33405  
 561-722-3890

CUSTOMER:  
 TIFFANY HOMES  
**ELEVATIONS**

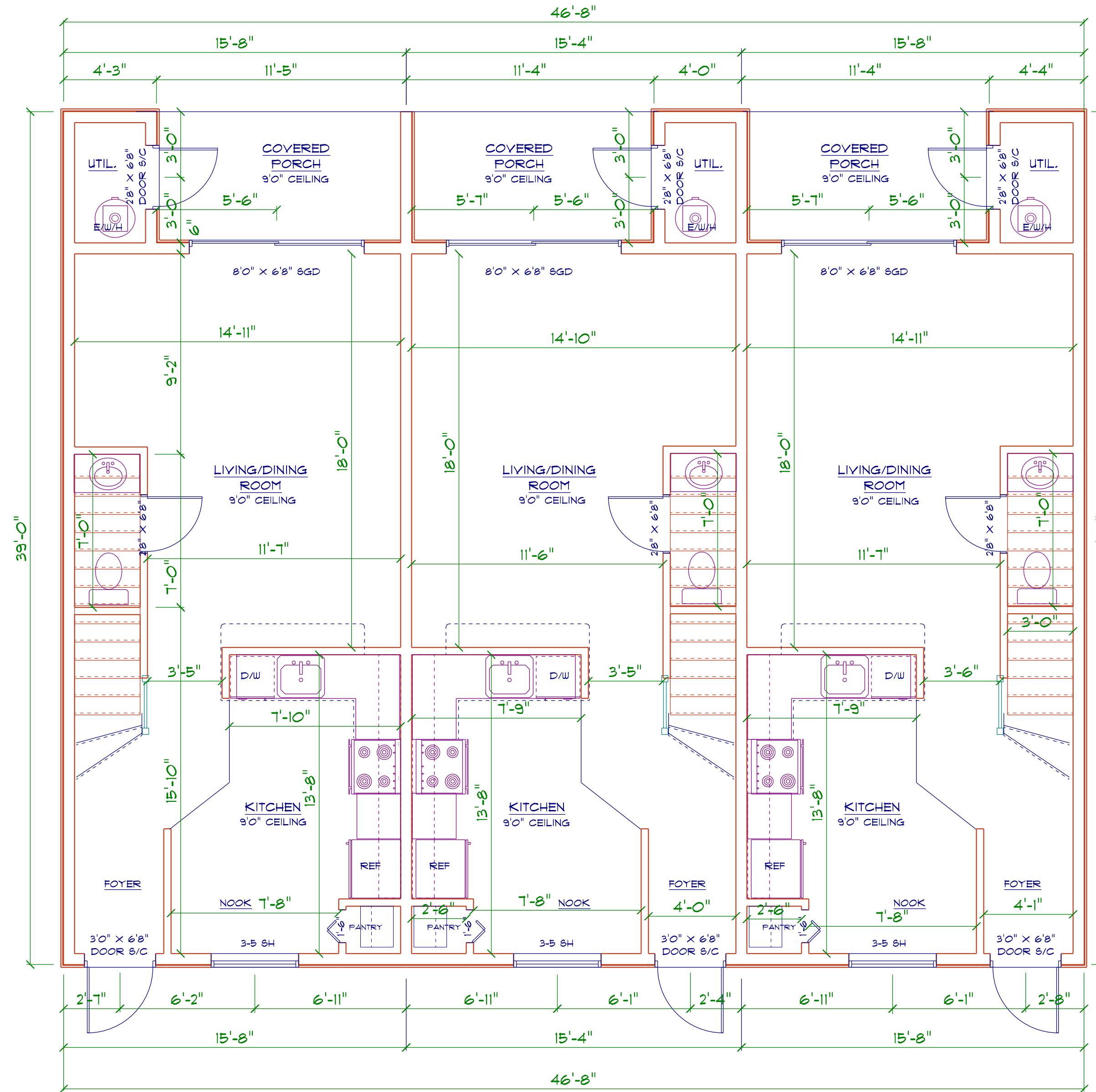
REVISION:  
 DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 1  
 JOB ADDRESS:  
 SALISBURY, MARYLAND  
 AYDELOTTE

JOB# 23-XXX

**SHEET**  
**03**

AYDELOTTE #2  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 10'



INDIVID. UNIT AREA TABS	
1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

AREA TABS	
ENTIRE BLDG. AREA:	2420 SQ FT

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REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 2

JOB ADDRESS:  
 AYDELOTTE  
 SALISBURY,  
 MARYLAND

CUSTOMER:  
 TIFFANY HOMES

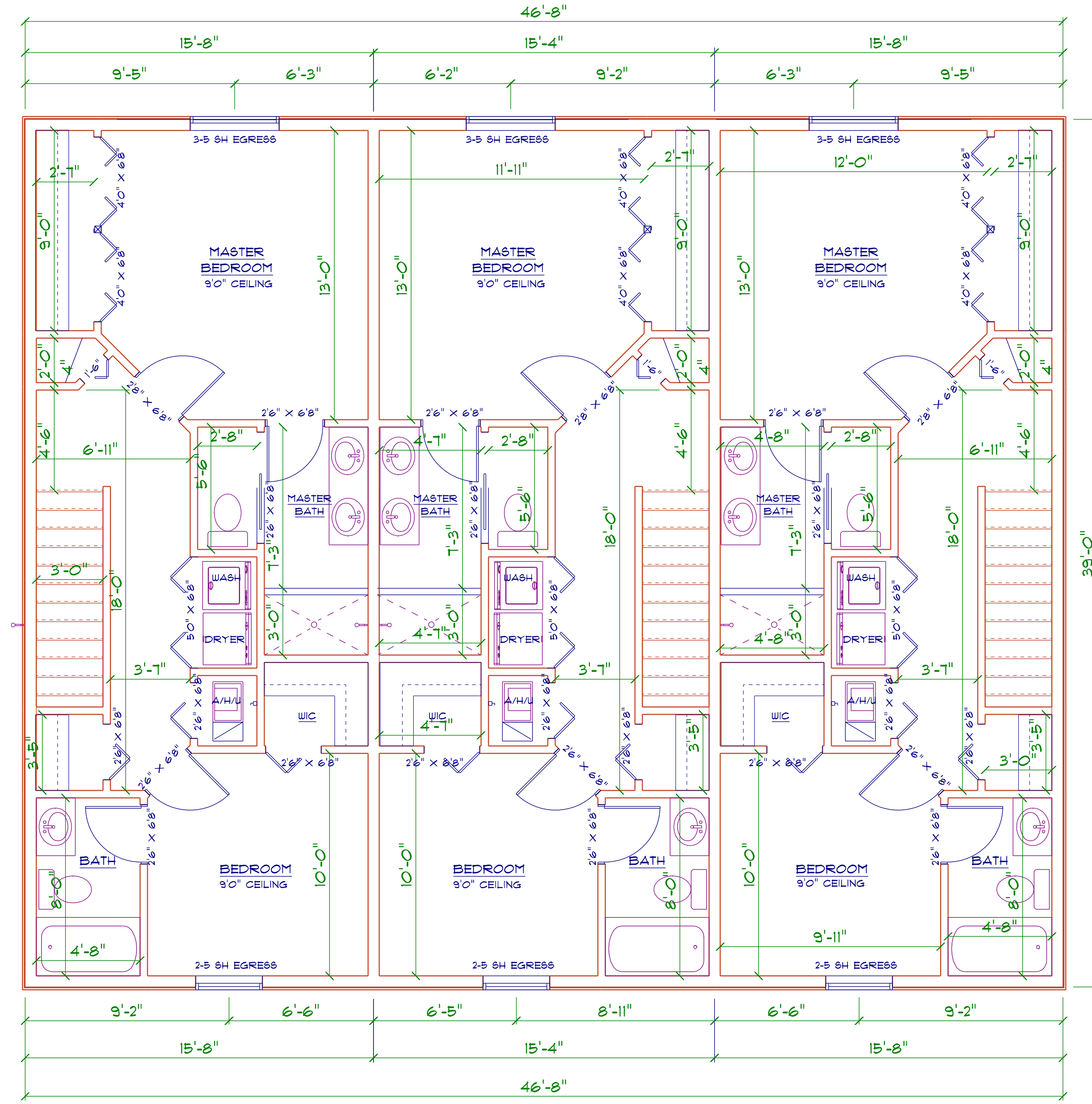
1ST STORY  
**FLOOR PLAN**

JOB# 23-XXX

SHEET  
 01



AYDELOTTE #2  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'0"



INDIVID. UNIT AREA TABS	
1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

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 West Palm Beach, FL 33405  
 561-722-3890

REVISION:	DATE: 6/18/2023
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A PROPOSED TOWNHOME BLDG TYPE: 2	SALISBURY, MARYLAND
JOB ADDRESS: AYDELOTTE	

CUSTOMER: TIFFANY HOMES	2ND STORY FLOOR PLAN
----------------------------	-------------------------

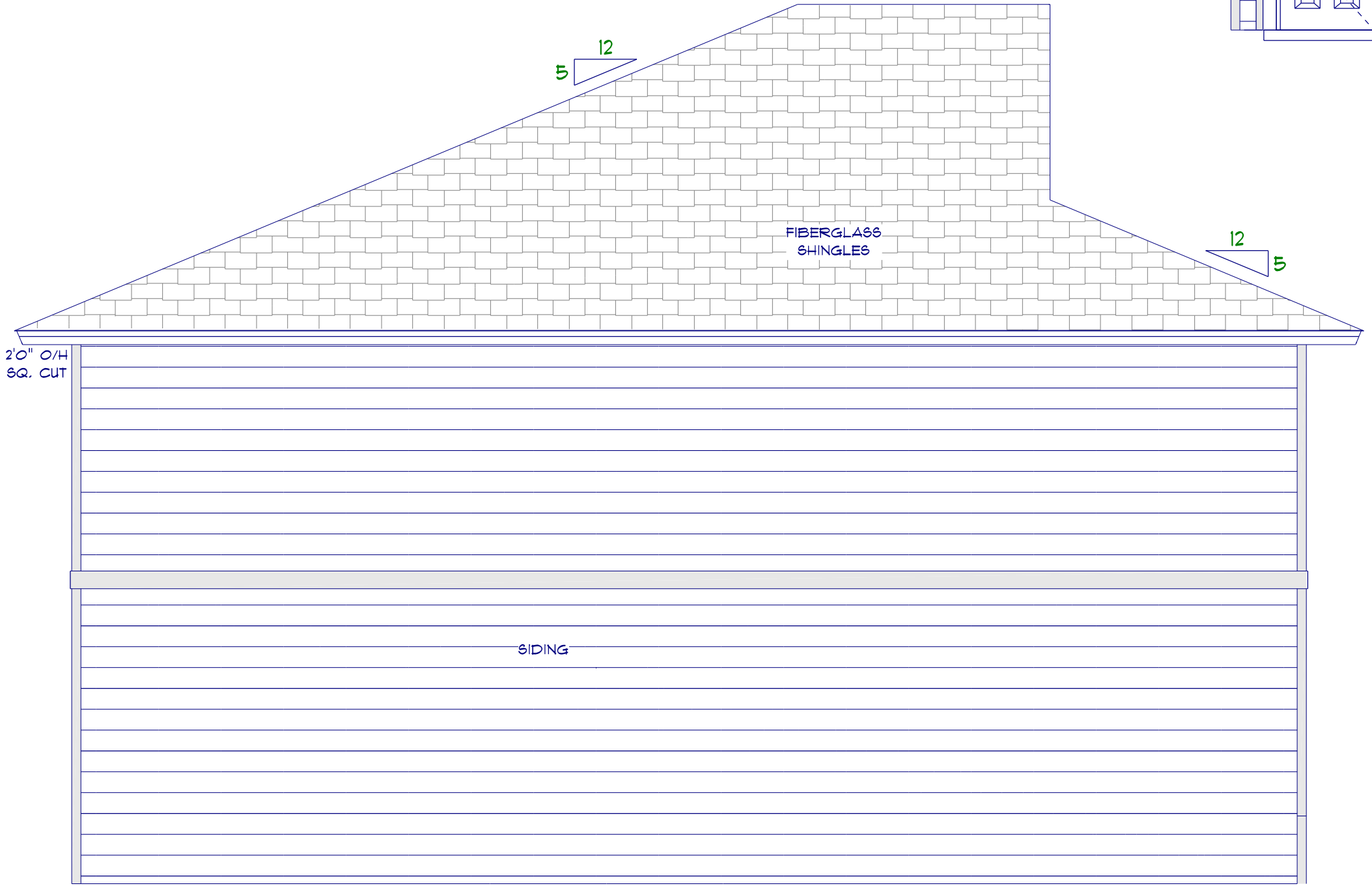
JOB# 23-XXX	SHEET 02
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THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND MATERIALS. DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

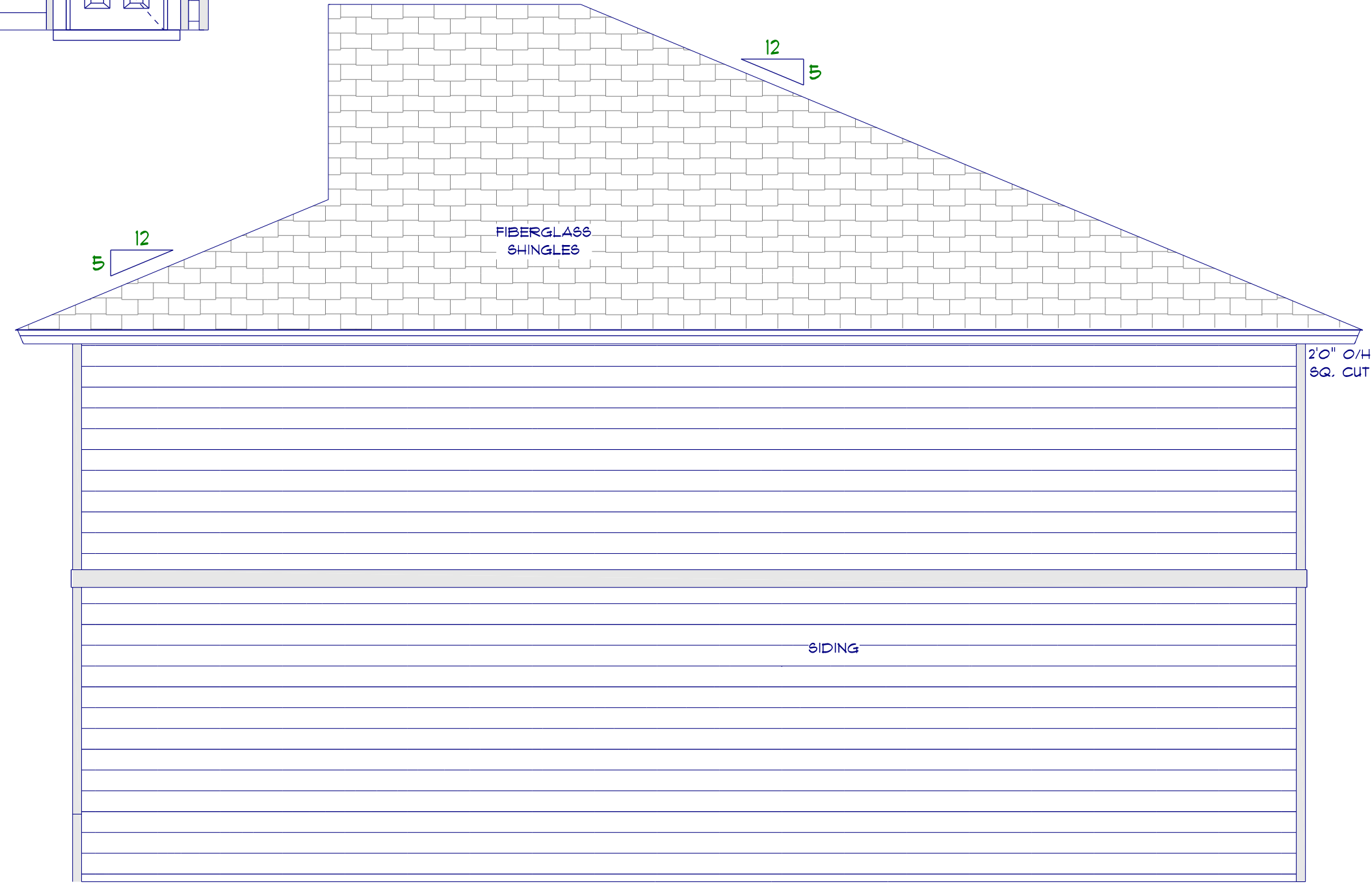
**Coral Key Design, Inc.**  
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 West Palm Beach, FL 33405  
 561-722-3890



**AYDELOTTE #2**  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'0"

REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 2

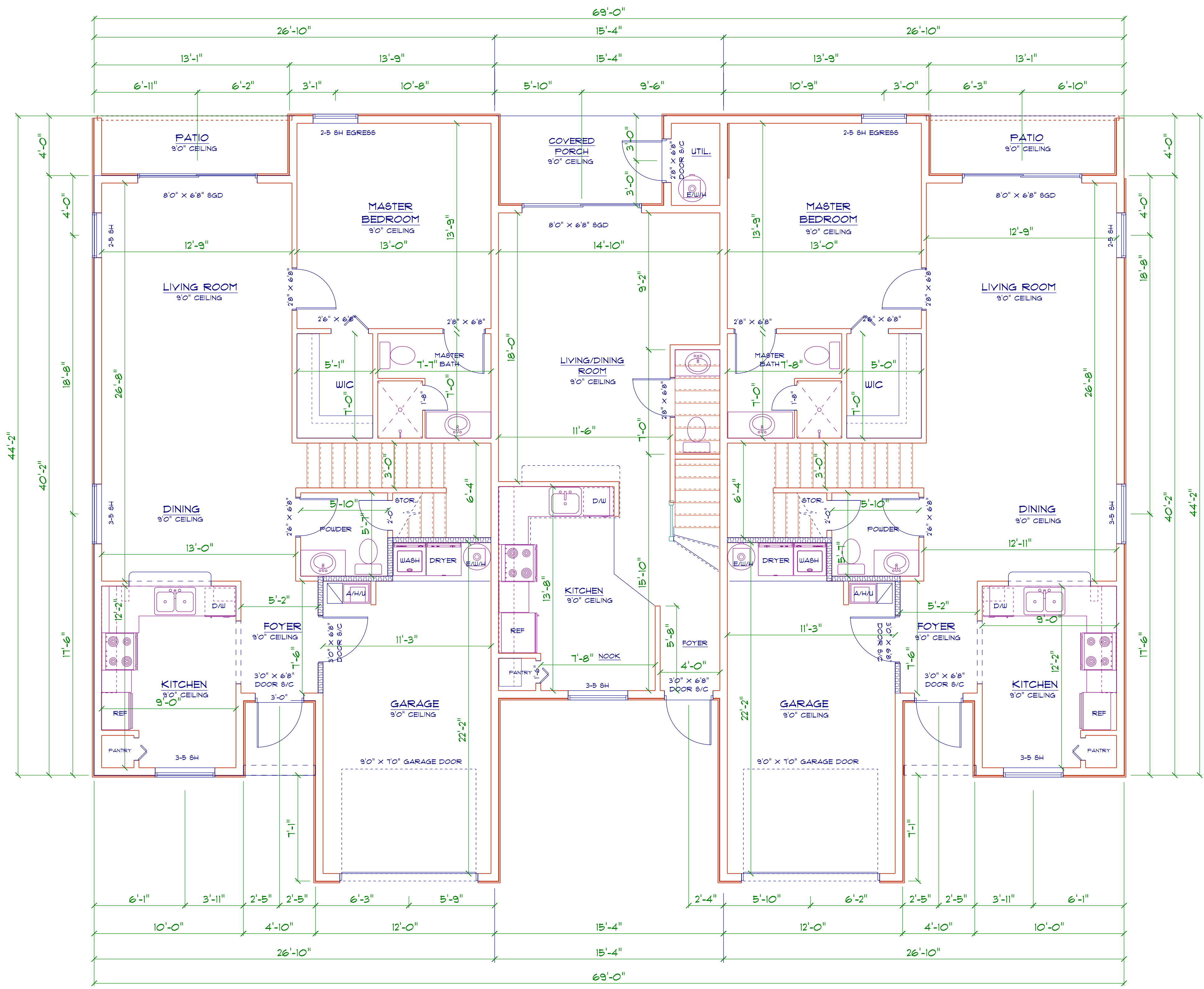
JOB ADDRESS:  
 AYDELOTTE  
 SALISBURY,  
 MARYLAND

CUSTOMER:  
 TIFFANY HOMES

**ELEVATIONS**

JOB# 23-XXX

SHEET  
 03



AYDELOTTE #3  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

AREA TABS	
ENTIRE BLDG. AREA:	3145 SQ FT

MIDDLE UNIT AREA TABS	
1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

END UNITS AREA TABS	
1ST STORY A/C LIVING AREA:	935 SQ FT
2ND STORY A/C AREA:	683 SQ FT
GARAGE:	262 SQ FT
REAR PATIO:	52 SQ FT
FRONT ENTRY:	24 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1618 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1956 SQ FT</b>

REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 3

JOB ADDRESS:  
 SALISBURY, MARYLAND  
 AYDELOTTE

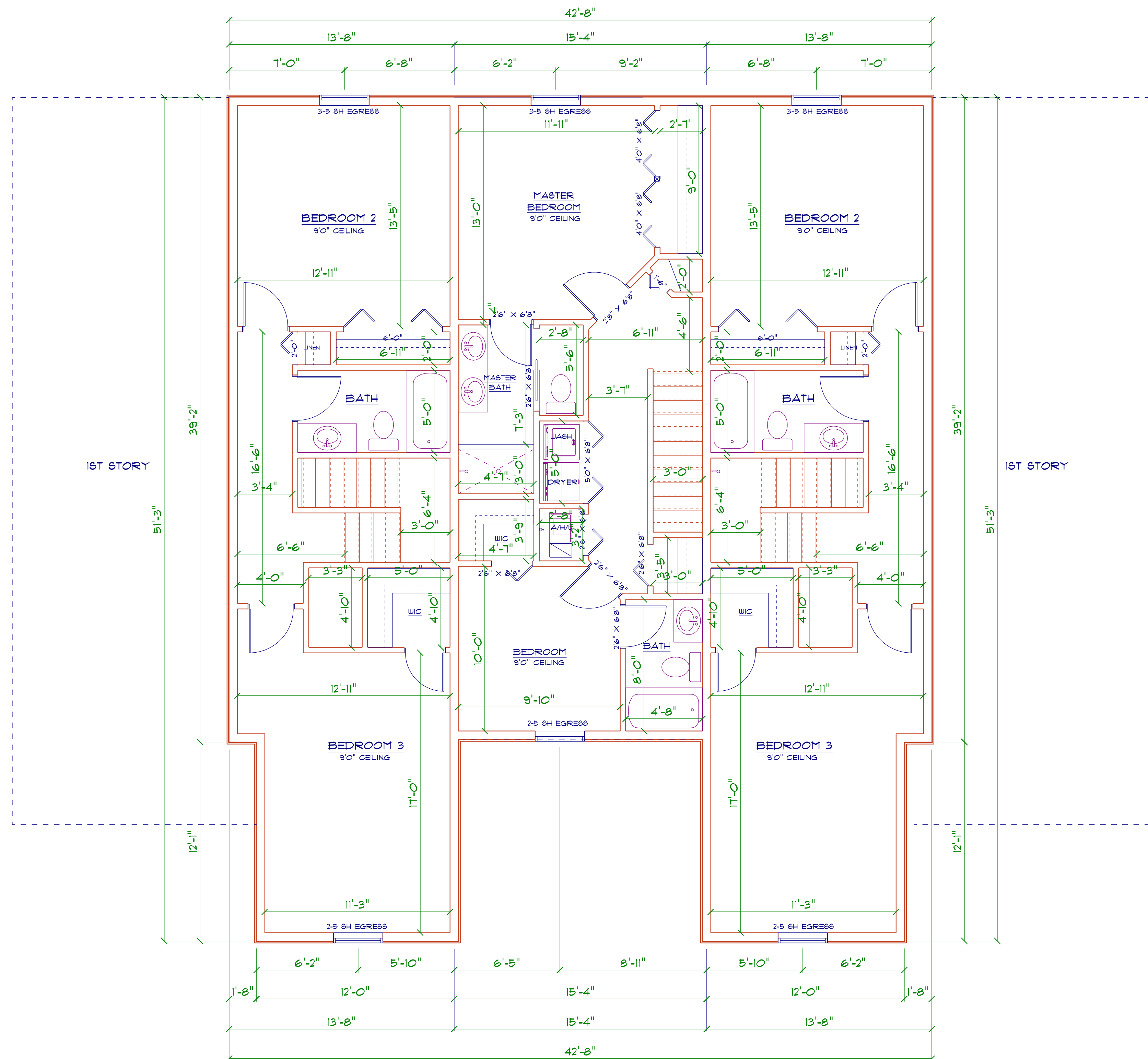
CUSTOMER:  
 TIFFANY HOMES

1ST STORY  
**FLOOR PLAN**

JOB# 23-XXX

SHEET  
 01

AYDELOTTE #3  
**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'0"



AREA TABS	
ENTIRE BLDG. AREA:	3145 SQ FT

MIDDLE UNIT AREA TABS	
1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

END UNITS AREA TABS	
1ST STORY A/C LIVING AREA:	935 SQ FT
2ND STORY A/C AREA:	683 SQ FT
GARAGE:	262 SQ FT
REAR PATIO:	52 SQ FT
FRONT ENTRY:	24 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1618 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1956 SQ FT</b>

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

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 561-722-3890

REVISION:  
 DATE: 6/18/2023

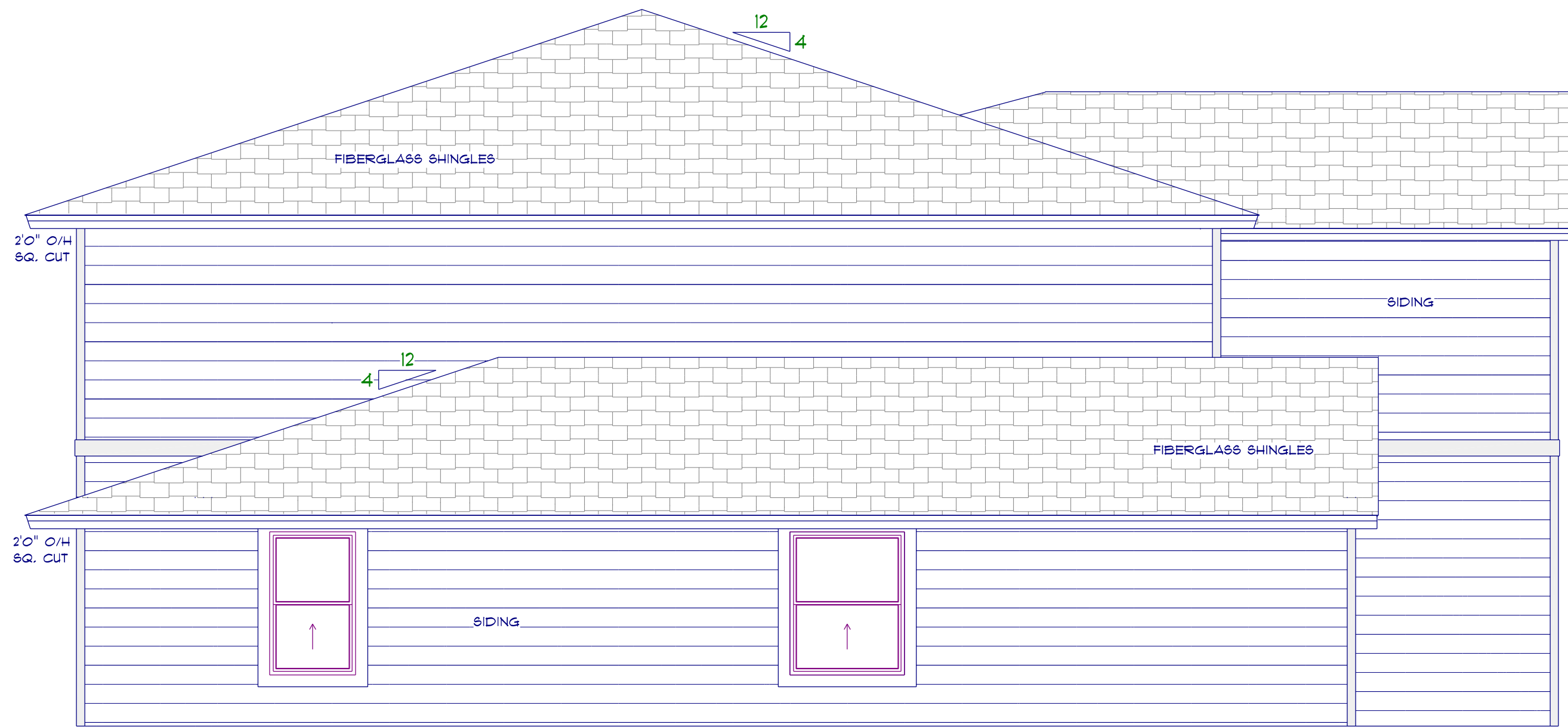
A PROPOSED TOWNHOME  
 BLDG TYPE: 3  
 JOB ADDRESS:  
 SALISBURY, MARYLAND  
 AYDELOTTE

CUSTOMER:  
 TIFFANY HOMES  
 2ND STORY  
**FLOOR PLAN**

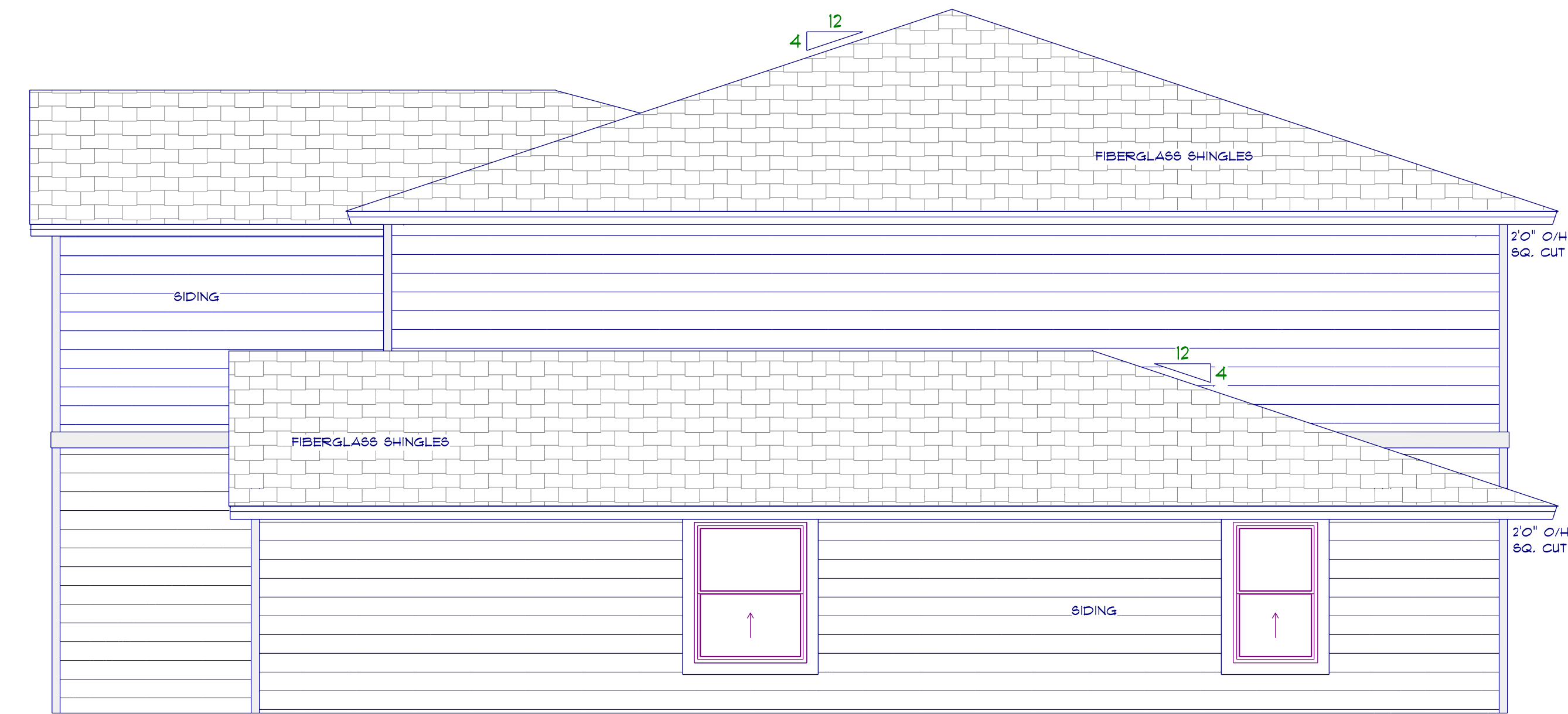
JOB# 23-XXX  
**SHEET**  
**02**



AYDELOTTE #3  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'0"

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

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REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 3

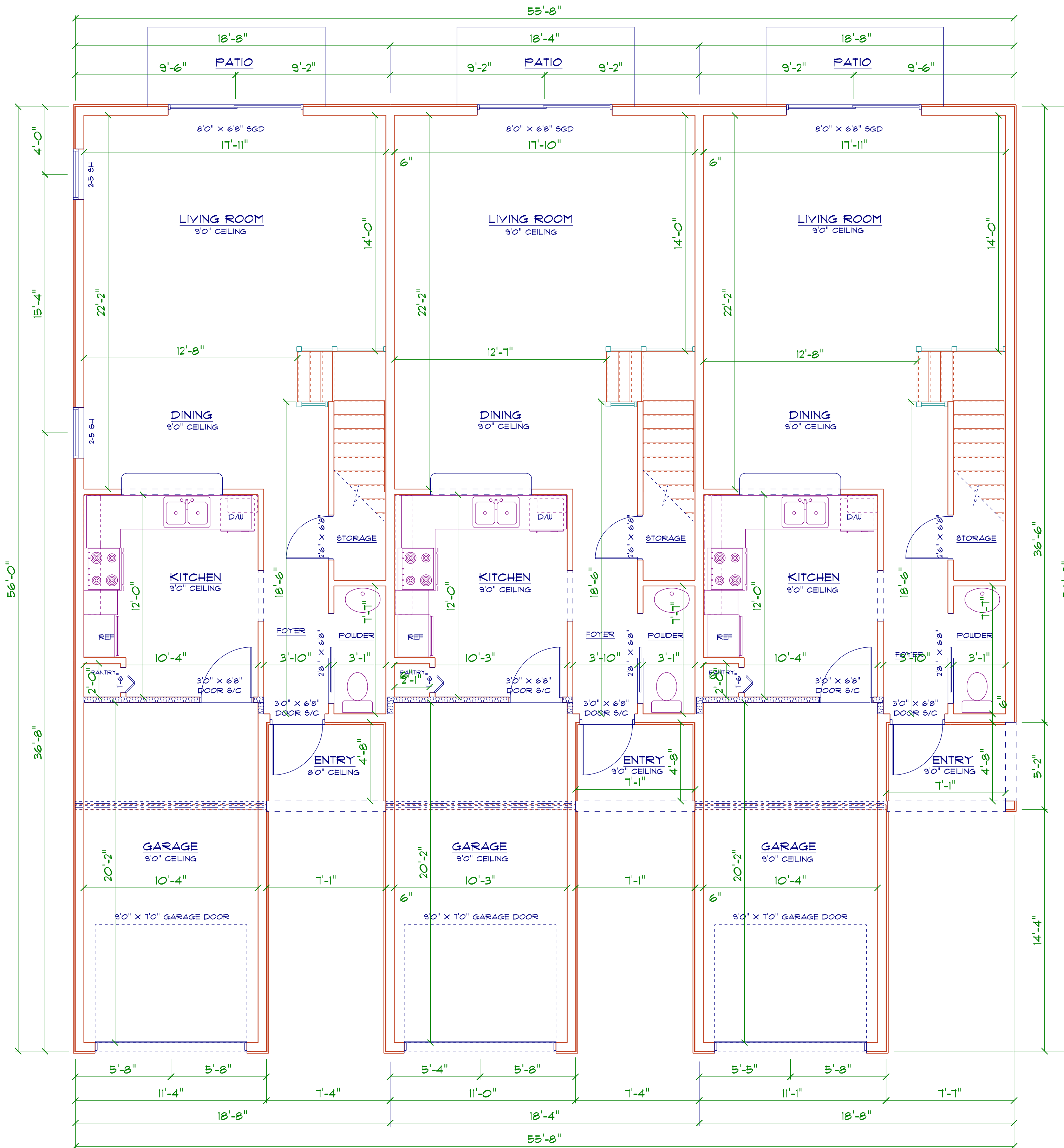
JOB ADDRESS:  
 AYDELOTTE  
 SALISBURY,  
 MARYLAND

CUSTOMER:  
 TIFFANY HOMES

**ELEVATIONS**

JOB# 23-XXX

SHEET  
 03



AYDELOTTE #4  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'0"

AREA TABS	
ENTIRE BLDG. AREA:	2801 SQ FT

INDIVIDUAL UNIT AREA TABS	
1ST STORY A/C AREA:	661 SQ FT
2ND STORY A/C AREA:	118 SQ FT
GARAGE:	231 SQ FT
COVERED ENTRY:	39 SQ FT
TOTAL UNDER AIR:	1445 SQ FT
TOTAL AREA:	1721 SQ FT

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 West Palm Beach, FL 33405  
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REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 4

JOB ADDRESS:  
 AYDELOTTE SALISBURY,  
 MARYLAND

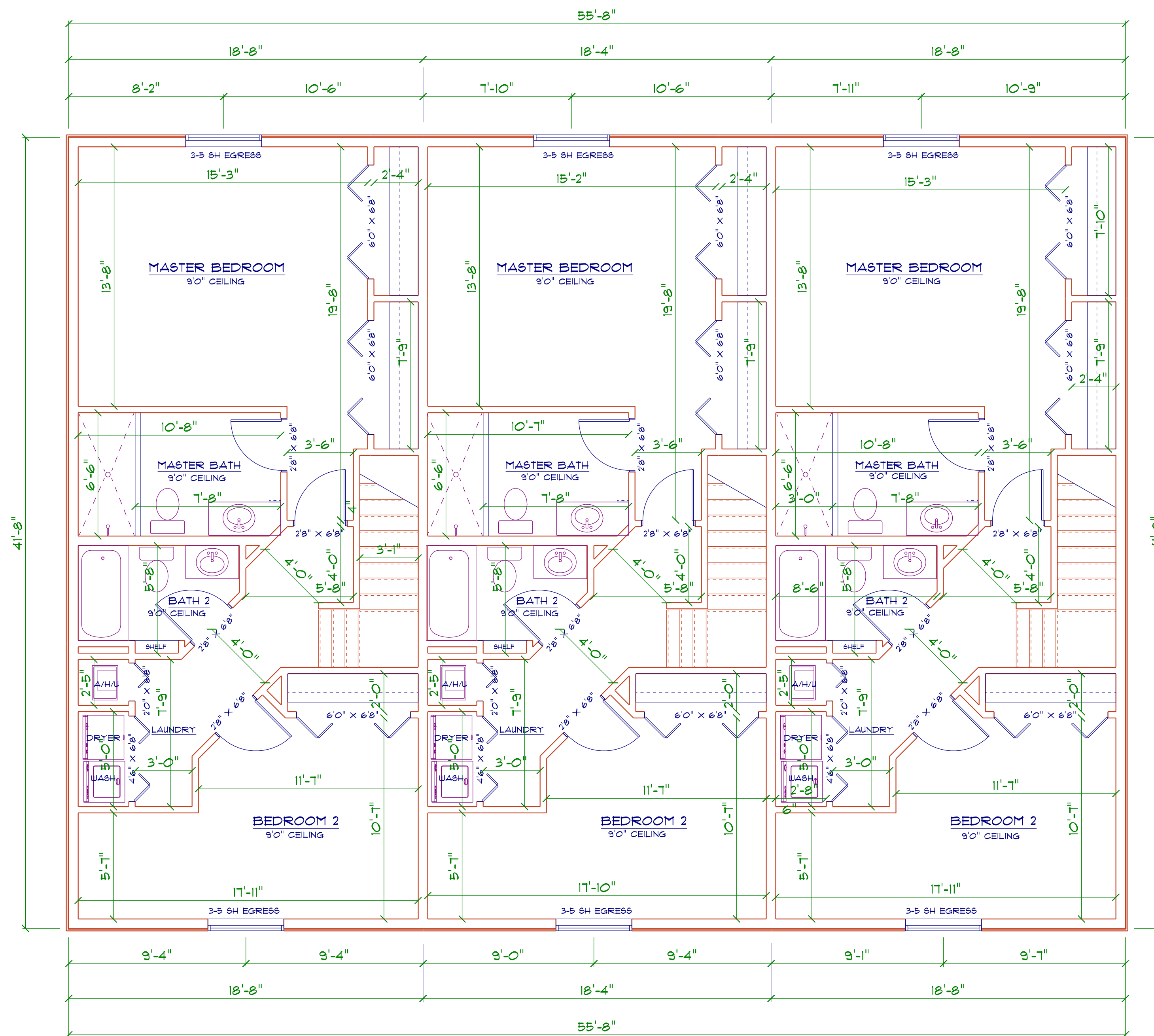
CUSTOMER:  
 TIFFANY HOMES

1ST STORY  
**FLOOR PLAN**

JOB# 23-XXX

SHEET

01



AYDELOTTE #4  
**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'0"

AREA TABS	
ENTIRE BLDG. AREA:	2807 SQ FT

INDIVIDUAL UNIT AREA TABS	
1ST STORY A/C AREA:	667 SQ FT
2ND STORY A/C AREA:	718 SQ FT
GARAGE:	237 SQ FT
COVERED ENTRY:	39 SQ FT
TOTAL UNDER AIR:	1445 SQ FT
TOTAL AREA:	1721 SQ FT

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
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 West Palm Beach, FL 33405  
 361-722-3890

REVISION:

DATE: 6/18/2023

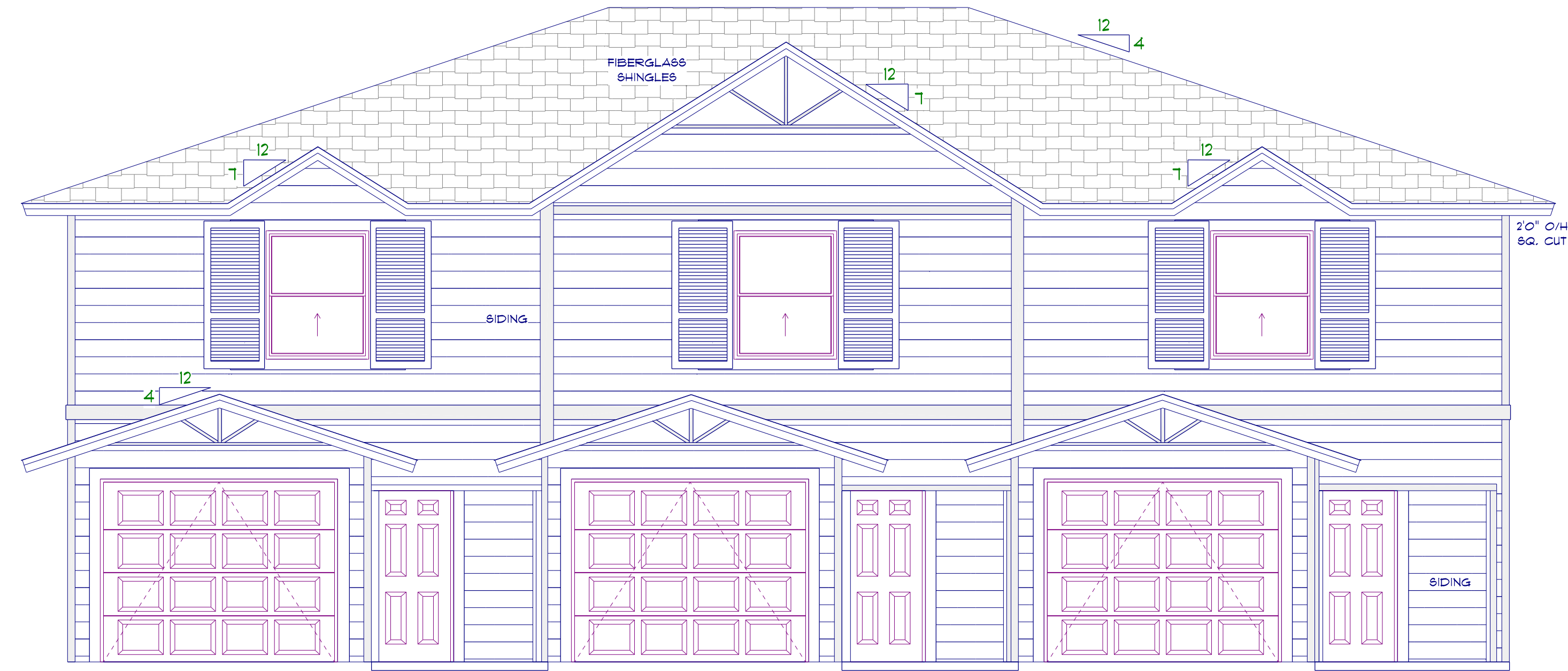
A PROPOSED TOWNHOME  
 BLDG TYPE: 4

JOB ADDRESS:  
 AYDELOTTE  
 SALISBURY, MARYLAND

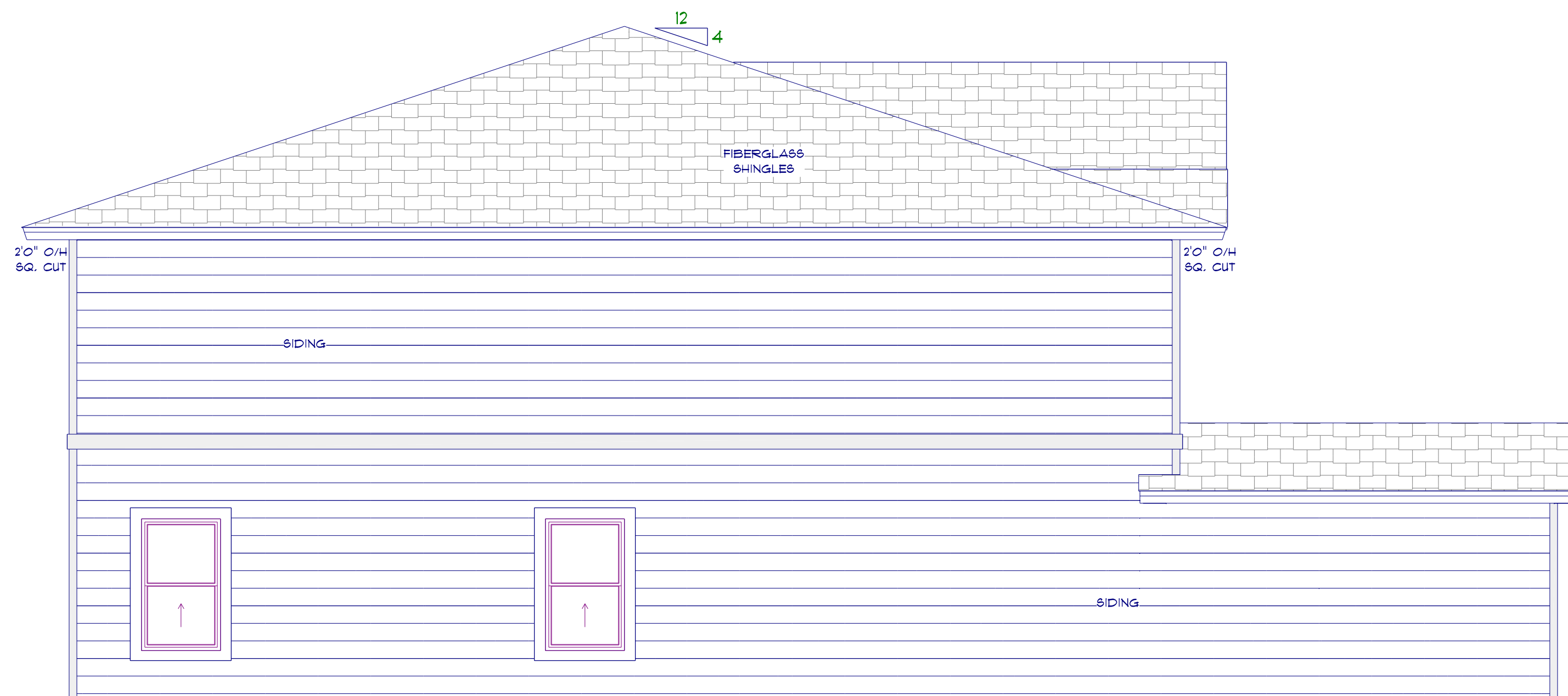
CUSTOMER:  
 TIFFANY HOMES  
 2ND STORY  
**FLOOR PLAN**

JOB# 23-XXX

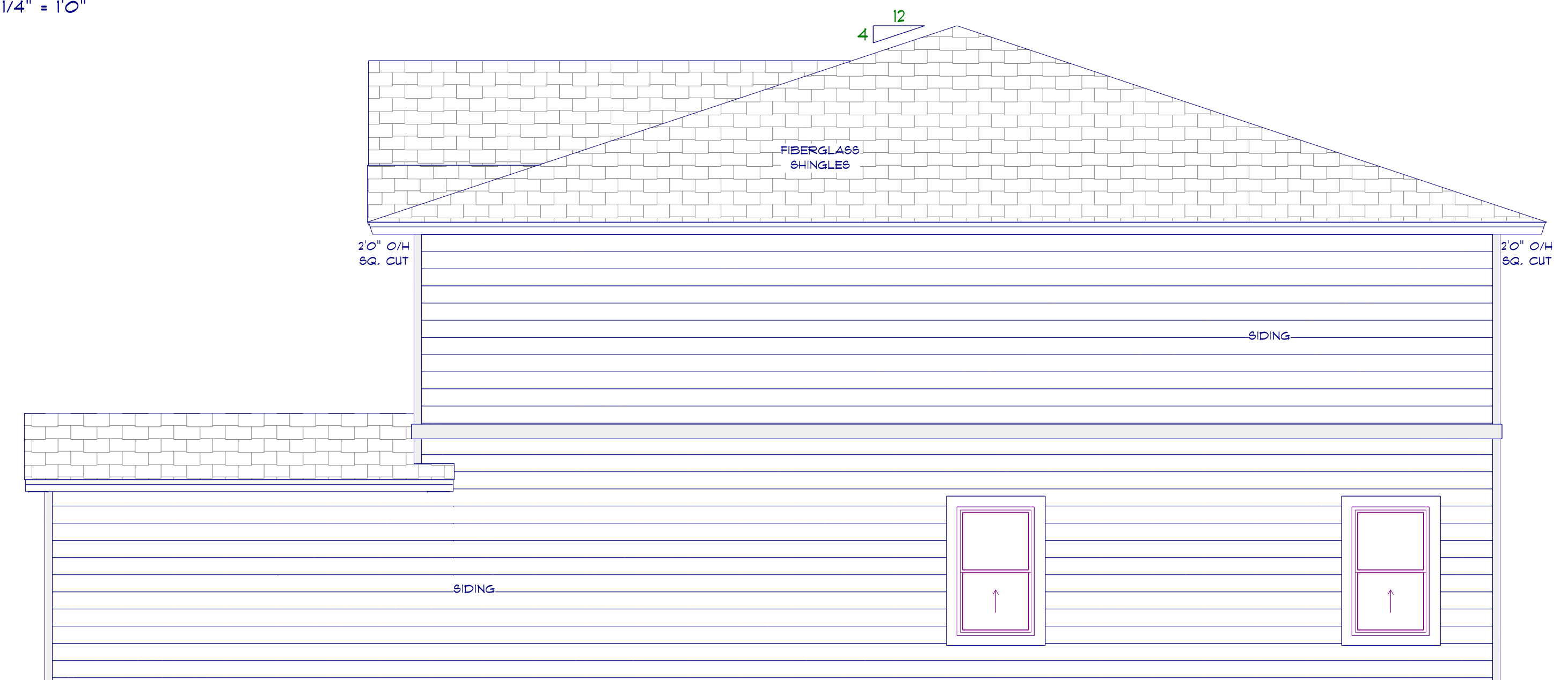
SHEET  
**02**



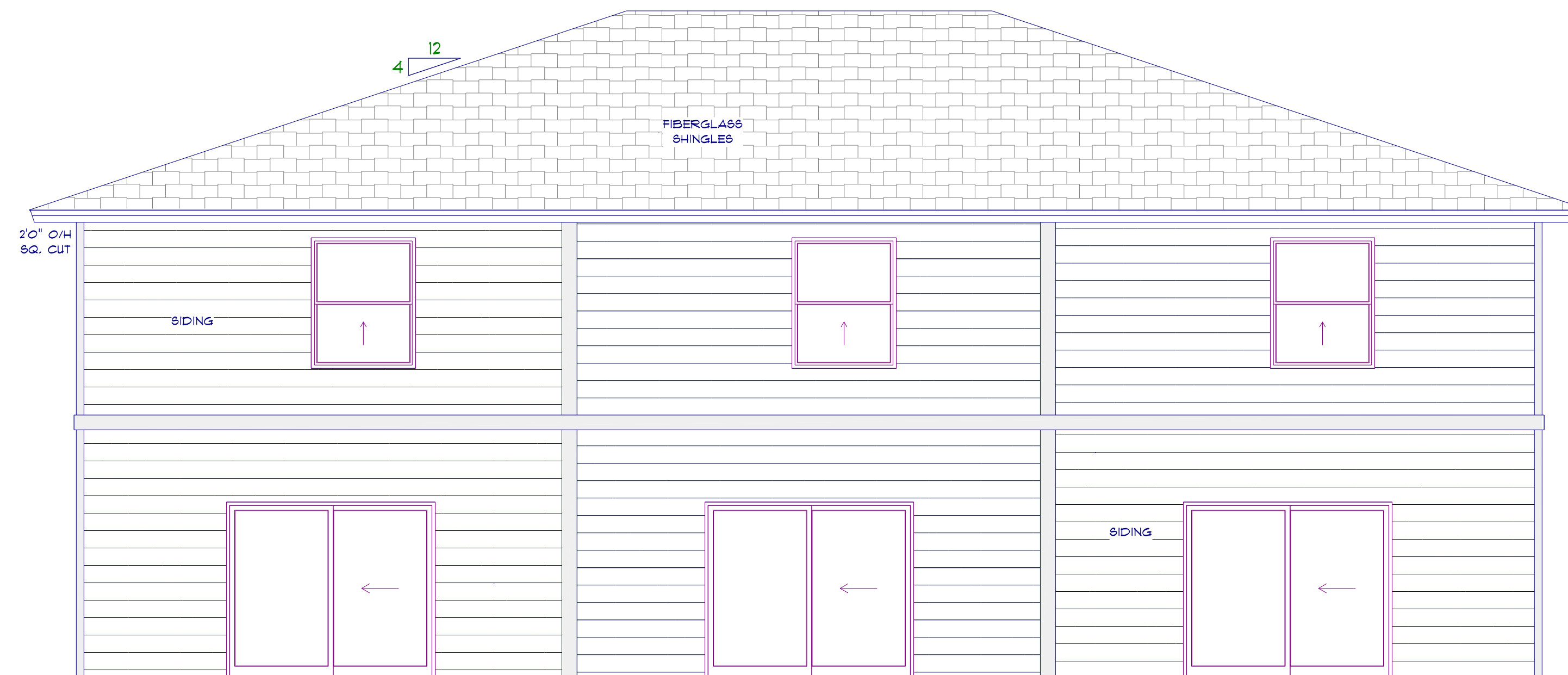
AYDELOTTE #4  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'0"

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

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 West Palm Beach, FL 33405  
 561-722-3890

REVISION:  
 DATE: 6/18/2023

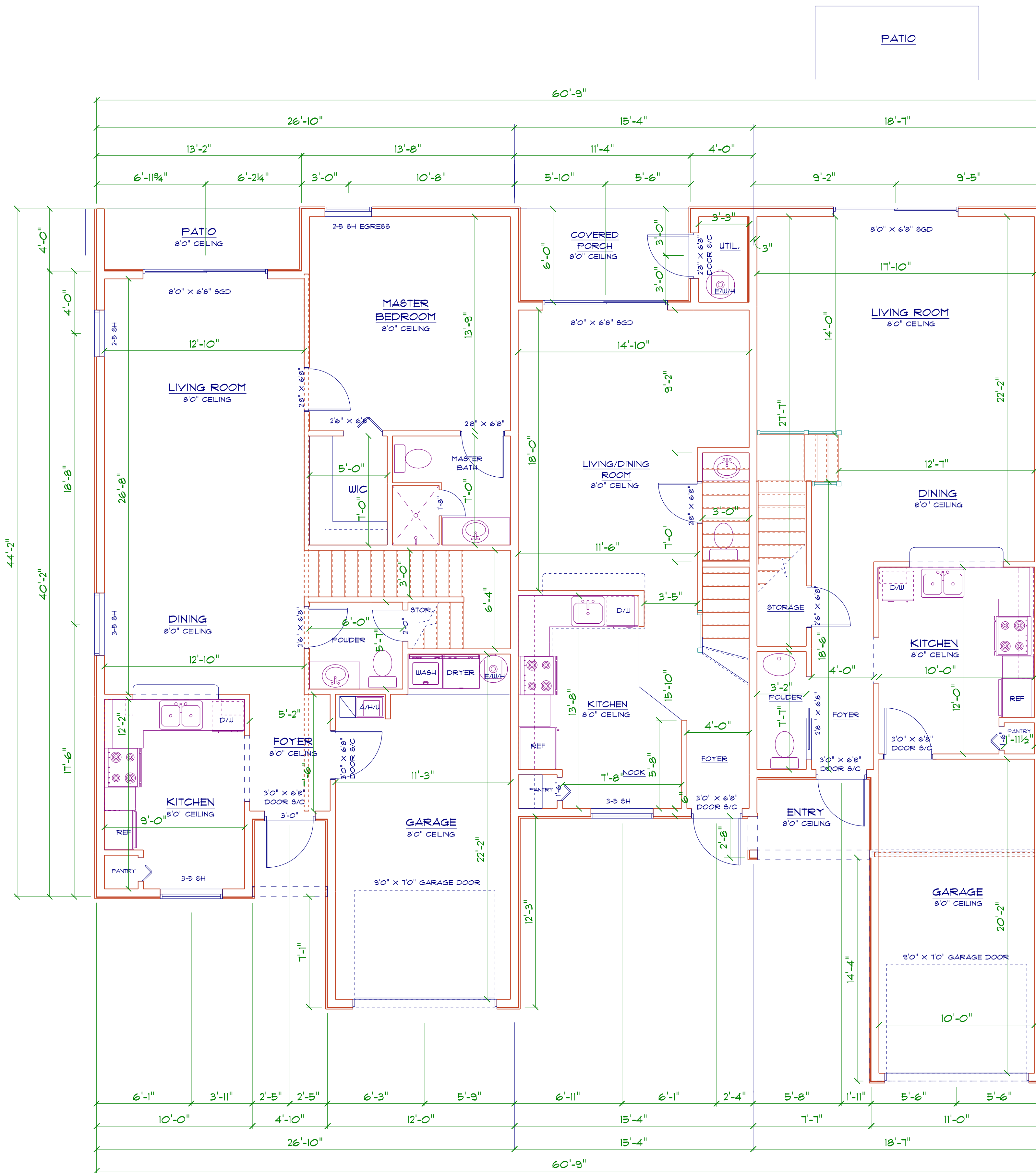
CUSTOMER: A PROPOSED TOWNHOME  
 BLDG TYPE: 4  
 JOB ADDRESS: SALISBURY, MARYLAND  
 AYDELOTTE

TIFFANY HOMES  
**ELEVATIONS**

JOB# 23-XXX

SHEET  
**03**





**ADYLOTTE #5**  
**1ST FLOOR PLAN**  
 SCALE: 1/4" = 1'0"

AREA TABS	
ENTIRE BLDG. AREA:	2889 SQ FT

LEFT END UNIT AREA TABS	
1ST STORY A/C LIVING AREA:	935 SQ FT
2ND STORY A/C AREA:	683 SQ FT
GARAGE:	262 SQ FT
REAR PATIO:	52 SQ FT
FRONT ENTRY:	24 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1618 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1956 SQ FT</b>

MIDDLE UNIT AREA TABS	
1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

RIGHT END UNIT AREA TABS	
1ST STORY A/C AREA:	667 SQ FT
2ND STORY A/C AREA:	718 SQ FT
GARAGE:	231 SQ FT
COVERED ENTRY:	39 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1445 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1721 SQ FT</b>

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
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 West Palm Beach, FL 33405  
 561-722-3890

REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 5

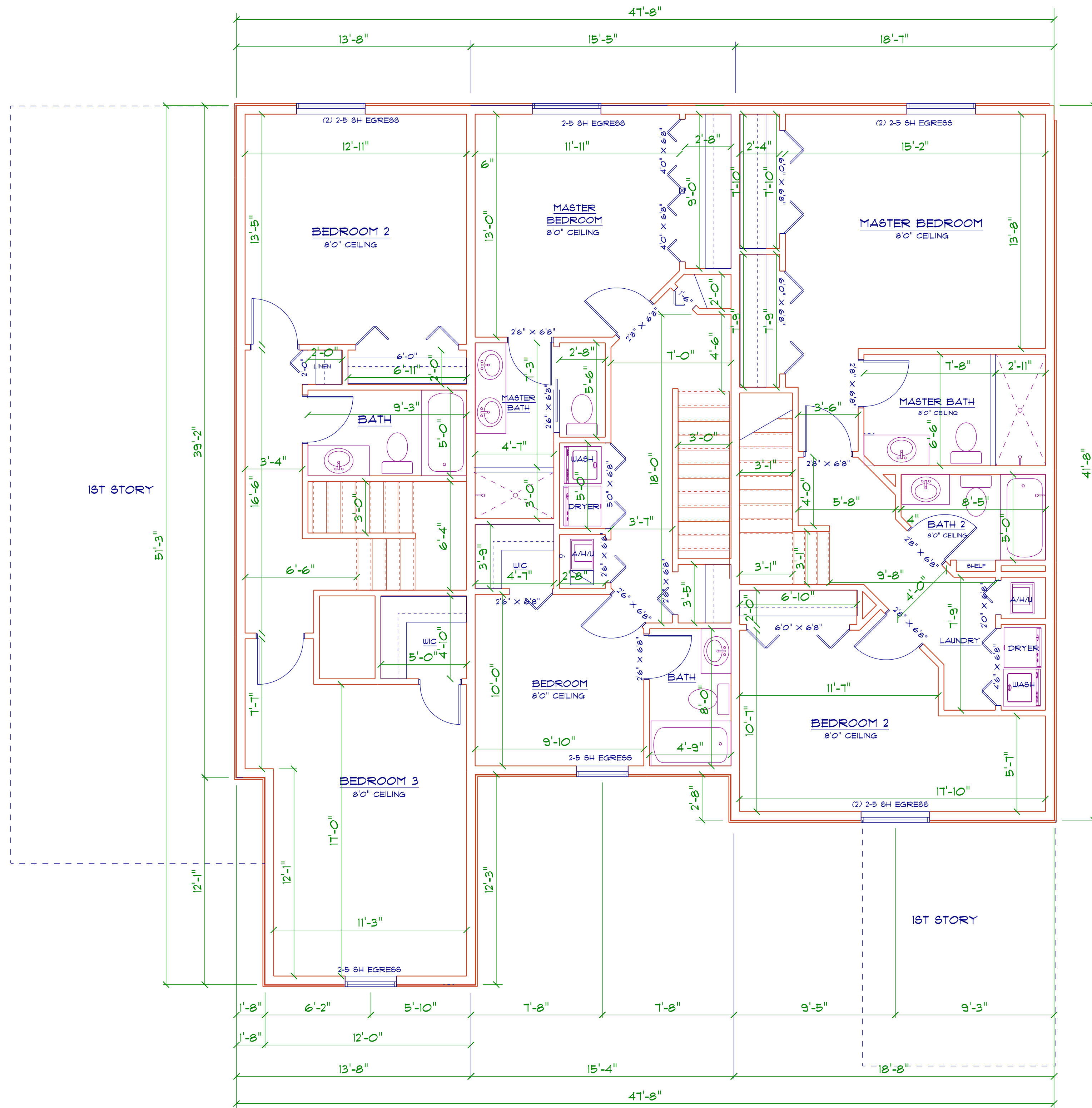
JOB ADDRESS:  
 ADYLOTTE  
 SALISBURY,  
 MARYLAND

CUSTOMER:  
 TIFFANY HOMES  
 1ST STORY  
**FLOOR PLAN**

JOB# 23-XXX

SHEET  
 01

ADYLOTTE #5  
**2ND FLOOR PLAN**  
 SCALE: 1/4" = 1'0"



**LEFT END UNIT AREA TABS**

1ST STORY A/C LIVING AREA:	935 SQ FT
2ND STORY A/C AREA:	683 SQ FT
GARAGE:	262 SQ FT
REAR PATIO:	52 SQ FT
FRONT ENTRY:	24 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1618 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1956 SQ FT</b>

**MIDDLE UNIT AREA TABS**

1ST FLOOR A/C AREA:	543 SQ FT
COVERED PORCH:	94 SQ FT
2ND FLOOR A/C AREA:	611 SQ FT
<b>TOTAL AREA:</b>	<b>1248 SQ FT</b>

**RIGHT END UNIT AREA TABS**

1ST STORY A/C AREA:	667 SQ FT
2ND STORY A/C AREA:	718 SQ FT
GARAGE:	231 SQ FT
COVERED ENTRY:	39 SQ FT
<b>TOTAL UNDER AIR:</b>	<b>1445 SQ FT</b>
<b>TOTAL AREA:</b>	<b>1721 SQ FT</b>

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION. ANY DISCREPANCIES MUST BE REPORTED TO THE ENGINEER OF RECORD.

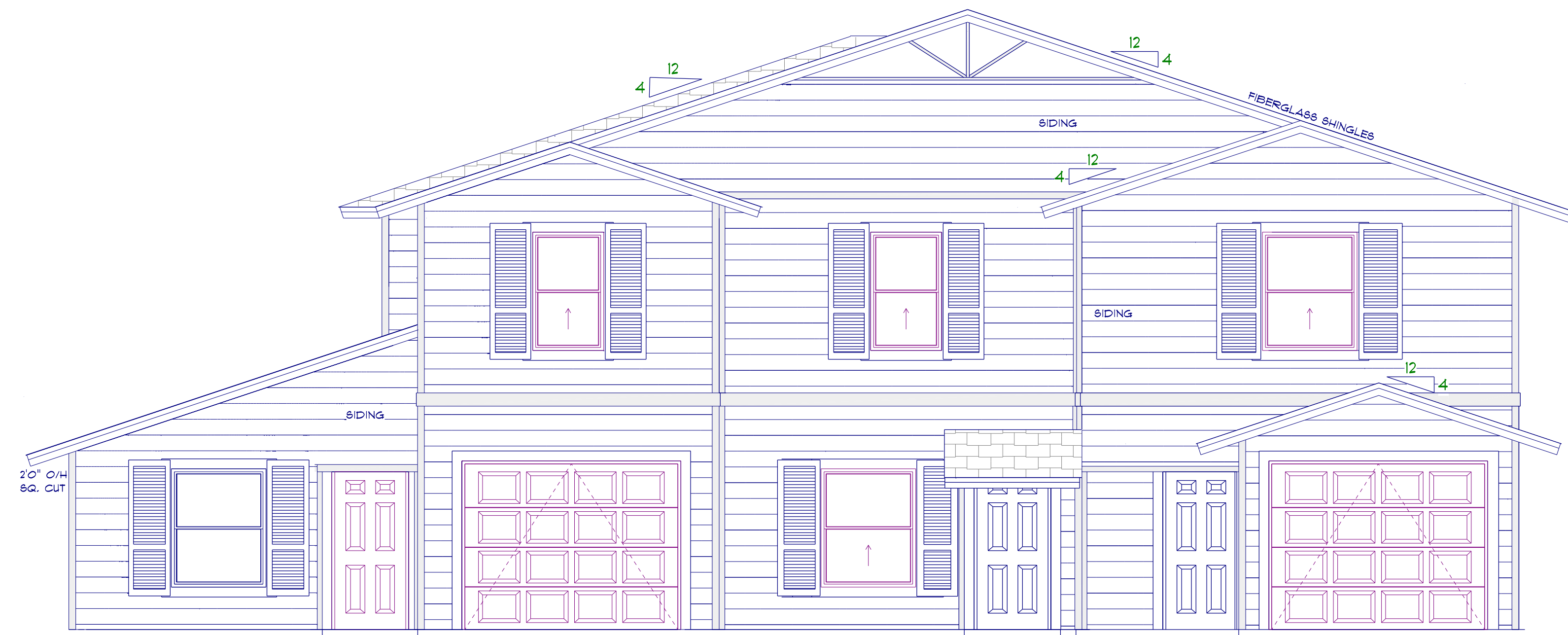
**Coral Key Design, Inc.**  
 605 BELVEDERE ROAD, SUITE 7  
 West Palm Beach, FL 33405  
 561-722-3890

**REVISION:**  
**DATE: 6/18/2023**

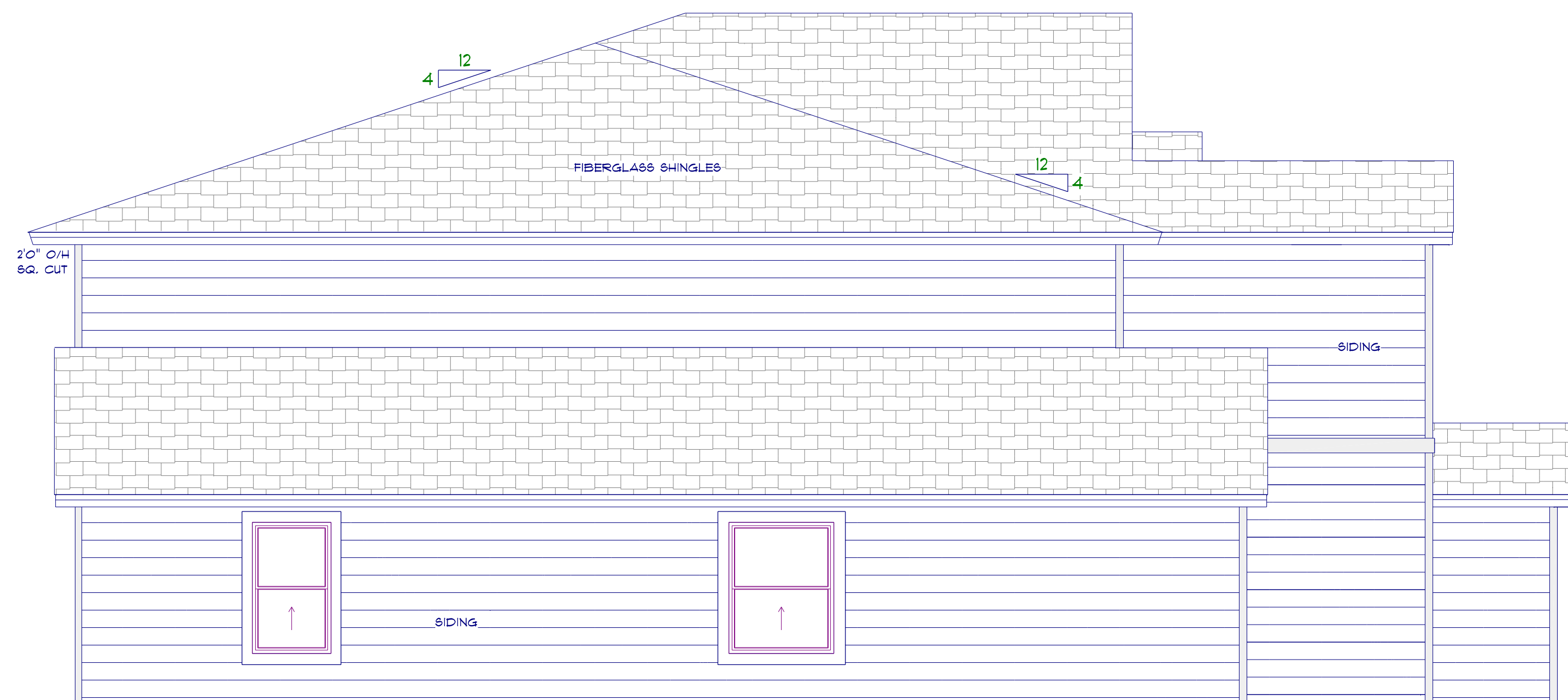
**A PROPOSED TOWNHOME**  
**BLDG TYPE: 5**  
**ADYLOTTE**  
**SALISBURY, MARYLAND**

**CUSTOMER:**  
**TIFFANY HOMES**  
**2ND STORY**  
**FLOOR PLAN**

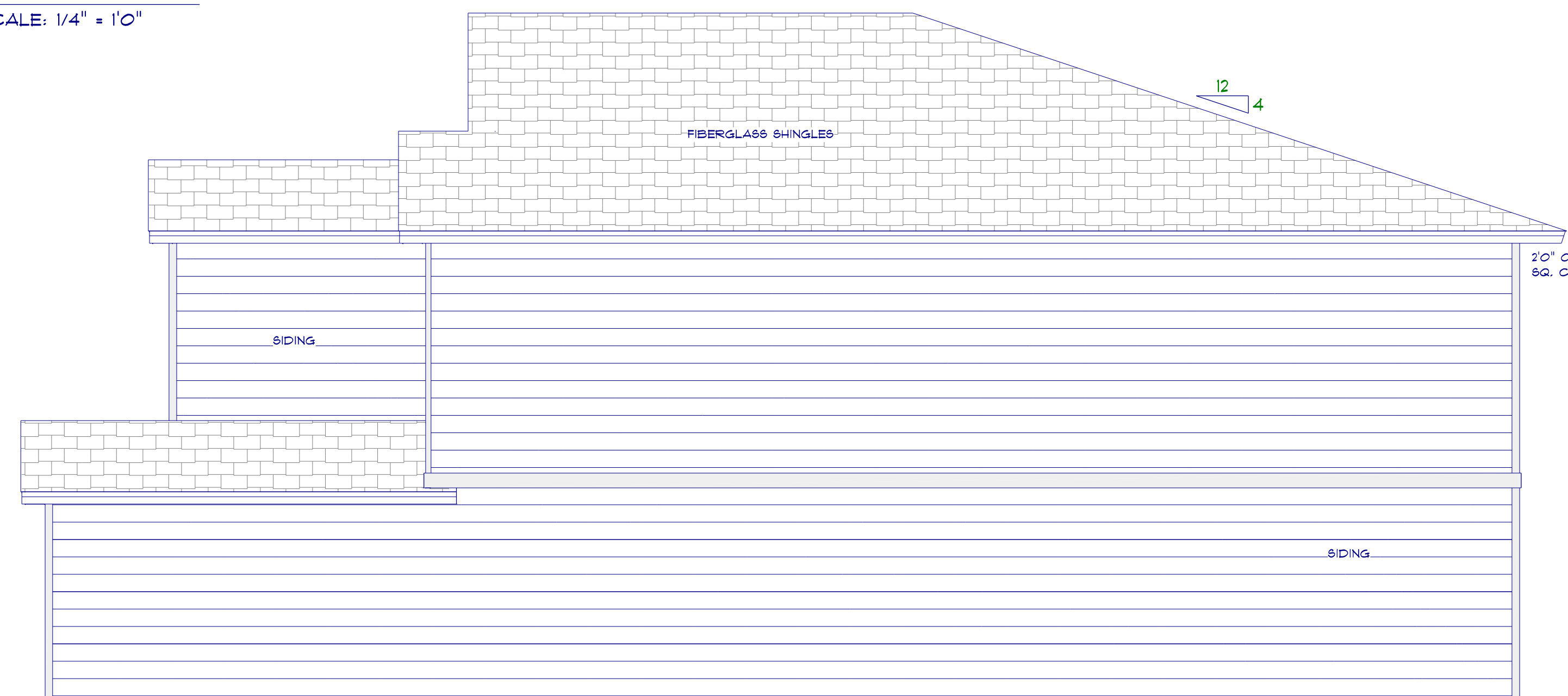
**JOB# 23-XXX**  
**SHEET**  
**02**



ADYLOTTE #5  
**FRONT ELEVATION**  
 SCALE: 1/4" = 1'0"



**LEFT ELEVATION**  
 SCALE: 1/4" = 1'0"



**RIGHT ELEVATION**  
 SCALE: 1/4" = 1'0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'0"

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND OTHER INFORMATION AND REPORTING TO THE ENGINEER OF RECORD.

**Coral Key Design, Inc.**  
 605 BELVEDERE ROAD, SUITE 7  
 West Palm Beach, FL 33405  
 561-722-3890

REVISION:

DATE: 6/18/2023

A PROPOSED TOWNHOME  
 BLDG TYPE: 5

JOB ADDRESS:  
 ADYLOTTE  
 SALISBURY,  
 MARYLAND

CUSTOMER:  
 TIFFANY HOMES

**ELEVATION**

JOB# 23-XXX

SHEET  
 03















## Infrastructure and Development Staff Report October 19, 2023

### I. BACKGROUND INFORMATION:

Project Name: Parson's Lake – Single Family  
Applicant: Becker Morgan Group for LC Management  
Infrastructure and Development Case No.: 202300195  
Nature of Request: Landscaping and Lighting Plan Approval  
Location of Property: Parsons Lake Drive – Brown Road – Parcels 223 & 398  
Zoning District: R-10A - Residential

### II. SUMMARY OF REQUEST:

#### A. Introduction:

The applicant, on behalf of the developers, have submitted Landscaping and Lighting Plans for the Parson's Lake Single Family site which consists of 329 single family homes. A community center and pool are also proposed for the project. **(Attachments 1 & 2)**

#### B. History:

A Preliminary Comprehensive Development Plan and Subdivision Plan were approved for the project in September of 2021, and the Final Comprehensive Development Plan was approved on March 16, 2023. Several conditions were placed on the final approval including the submission of Landscaping and Lighting Plans for the Commission's review and approval. **(Attachment 3)**

#### C. Development Scheme:

The site plans indicate that 329 single family dwellings will be constructed on the site. A community building and swimming pool will also be provided on the site for residents. Remaining areas will be devoted to stormwater management ponds, landscaped areas, and forest conservation. The submitted plans reflect the proposed landscaping and lighting for the project. **(Attachments 4 & 5)**

### III. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

#### A. Site Plan Review:

The proposed use for single family dwellings is consistent with uses permitted in the R-10A Residential Zoning District. A condition of annexation required approval of a Comprehensive Development Plan for all projects located within the annexed area. A Landscaping and Lighting Plan have been submitted by the applicant in accordance with conditions placed by the Planning Commission as part of the Final Comprehensive Development Plan approval.

##### 1. Landscaping:

The original Landscaping Plan that was submitted and approved displayed plantings for common areas and stormwater management areas, as well as the parking lot for the community building, and is compliant with the Zoning Code standards. Landscaping for individual lots was not shown, as this landscaping will be subject to an individual owner's personal tastes. However, a condition of approval was that the applicant return with a revised plan that displayed street trees on both sides of all streets. Trees were required to follow the City's Streetscape Plan, staggered on both sides of each street, and comply with Zoning Code standards for minimum planting sizes. The amended plan indicates that 151 deciduous trees of various species (Maple, Birch, Tupelo, and Oak) will be provided along both sides of all streets, and alternate with street lights. **(Attachment 4)**

##### 2. Lighting:

As mentioned previously, a condition of approval was that the streetscape be provided with alternating street lights and trees. The revised plan meets this condition, with plans indicating that trees and lighting will be spaced at approximately 100 ft. – 125 ft. intervals. Street lighting fixtures are compliant with City of Salisbury Department of Infrastructure and Development street lighting standards. **(Attachment 5)**

### IV. PLANNING COMMENTS:

The proposed landscaping and lighting plans satisfy the Final Comprehensive Development Plan condition of approval, and are compliant with City standards. However, other conditions of approval from the Final Comprehensive Development Plan will need to be met prior to building permits being issued, including: 1. the applicant providing the Commission with correspondence between the applicant and Wicomico County Board of Education regarding the Commission's concern regarding school



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

capacity, and 2. typical building materials and elevation review and approval for the single family dwellings.

**V. RECOMMENDATION:**

Staff recommends Landscaping and Lighting Plan approval for Parson's Lake Single Family, subject to completion of the remaining Final Comprehensive Development Plan conditions from the March 16, 2023 Salisbury Planning Commission meeting:

1. Approval of Community Impact Statement and Statement of Intent to Proceed and Financial Capability waiver requests. However, the applicant shall provide the Commission with correspondence with the Wicomico County Board of Education regarding the Commission's concerns regarding capacity of schools impacted by this project.
2. Obtain typical building elevation approval from the Salisbury/Wicomico Planning Commission prior to construction of any single family dwellings.
3. Install a roundabout at the intersection of East Naylor Mill Road and Parsons Lake Drive.
4. Obtain Sign Plan approval from the Salisbury/Wicomico Planning Commission prior to the installation of any signs.
5. Subject to further review and approval by the Salisbury Fire Department.
6. Subject to further review and approval by the Salisbury Department of Infrastructure and Development.



ARCHITECTURE  
ENGINEERING

PLANNING OUR  
CLIENTS' SUCCESS

September 1, 2023

Jessica Crenshaw  
Senior Associate Planner  
City of Salisbury  
Department of Infrastructure and Development  
125 N. Division Street, #202  
Salisbury, Maryland 21801  
jcrenshaw@salisbury.md

Re: **FINAL SUBDIVISION APPROVAL**  
**PARSONS LAKE SINGLE FAMILY**  
Parsons Lake Drive  
Salisbury, Maryland  
2020323.00

Dear Jessica:

Please find herewith one set of landscaping plans showing the street trees and one set of electrical plans showing the streetlights for submission to the Planning Commission as a condition of the Comprehensive Development Plan approval on March 16, 2023. Please let me know if need anything else is required.

Should you have any questions at all regarding this submittal, please feel free to contact me at 410-546-9100 or by email at [thastings@beckermorgan.com](mailto:thastings@beckermorgan.com). Thank you.

Sincerely,

BECKER MORGAN GROUP, INC.

Edward (Ted) H. Hastings, PMP  
Associate

ehh/

enc: One (1) Set of Landscaping Plans  
One (1) Set of Electrical Plans

202032300cg-ltr-FDP.docx

BECKER MORGAN GROUP, INC.

PORT EXCHANGE  
312 WEST MAIN STREET, SUITE 300  
SALISBURY, MARYLAND 21801  
410.546.9100

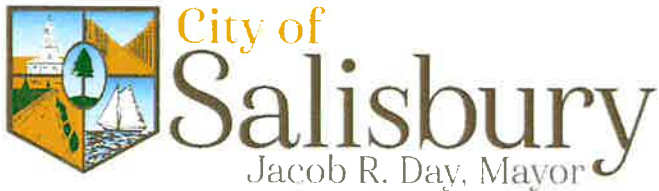
309 SOUTH GOVERNORS AVENUE  
DUNVER, DELAWARE 19904  
302.734.7950

THE TOWER AT STAR CAMPUS  
100 DISCOVERY BOULEVARD, SUITE 102  
NEWARK, DELAWARE 19713  
302.369.3700

3333 JACOCKE DRIVE, SUITE 120  
WILMINGTON, NORTH CAROLINA 28403  
910.341.7600

[www.beckermorgan.com](http://www.beckermorgan.com)





March 17, 2023

Becker Morgan Group, Inc.  
Port Exchange  
312 West Main Street, Suite 300  
Salisbury, MD 21801  
Attn: Edward H. Hastings, PMP

**RE: #202300195 FINAL COMPREHENSIVE DEVELOPMENT PLAN AND PALEOCHANNEL PROTECTION DISTRICT – Parson’s Lake Single Family – Parsons Lake Drive and Brown Road, Parcels 223 & 398 – R-10A Residential Zoning District**

Dear Mr. Hastings:

The Salisbury Planning Commission at its March 16, 2023 meeting, **APPROVED** the Final Comprehensive Development Plan and Paleochannel Protection District for Parson’s Lake Single Family with the following conditions:

1. Provide a Revised Landscaping Plan for Planning Commission review and approval which displays street trees on both sides of all streets. Tree species shall follow the city’s Streetscape Plan for small and medium trees as listed in attachment 11 of the corresponding staff report for this project.
2. Approval of Community Impact Statement and Statement of Intent to Proceed and Financial Capability waiver requests. However, the applicant shall provide the commission with correspondence with the Wicomico County Board of Education regarding the commission’s concerns regarding capacity of schools impacted by this project.
3. Obtain typical building elevation approval from the Salisbury/Wicomico Planning Commission prior to construction of any single family dwellings.
4. Install a roundabout or other traffic improvements at the intersection of East Naylor Mill Road and Parsons Lake Drive. Improvements shall be subject to approval by the Salisbury Department of Infrastructure and Development.
5. Obtain Sign Plan approval from the Salisbury/Wicomico Planning Commission prior to the installation of any signs.
6. Subject to further review and approval by the Salisbury Fire Department.
7. Subject to further review and approval by the Salisbury Department of Infrastructure and Development.

If you have any questions or concerns regarding this matter, please call our office at 410-548-3130.

Sincerely,

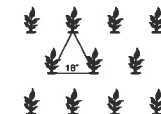
Henry Eure  
Project Manager

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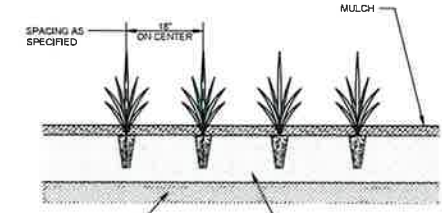
Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410-548-3170 (fax) 410-548-3107  
[www.salisbury.md](http://www.salisbury.md)

**Attachment 3**

**TRIANGLE PLANTING PATTERN**



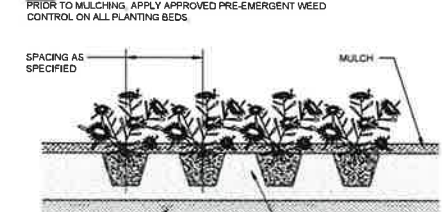
NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL PLANTING BEDS.



SPACING AS SPECIFIED ON CENTER  
MULCH  
UNDISTURBED SOIL  
SOIL MIXTURE - CONSISTING OF 1/4 HUMUS AND 3/4 TOPSOIL  
CONTAINER PLANTS CUT ROOTS ON FOUR (4) SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.  
PLUGS TO BE INSTALLED IN THE SOIL MIXTURE AND NOT IN MULCH LAYER ABOVE.

**PLUG SPACING DETAIL**

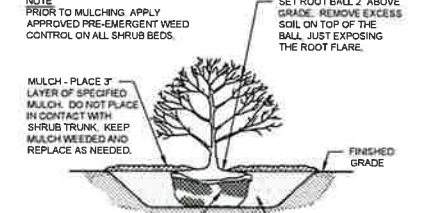
NO SCALE  
BIG NO. L-04  
NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL PLANTING BEDS.



SPACING AS SPECIFIED  
MULCH  
UNDISTURBED SOIL  
SOIL MIXTURE - CONSISTING OF 1/4 HUMUS AND 3/4 TOPSOIL  
CONTAINER PLANTS CUT ROOTS ON FOUR (4) SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.  
PLUGS TO BE INSTALLED IN THE SOIL MIXTURE AND NOT IN MULCH LAYER ABOVE.

**GROUND COVER PLANTING DETAIL**

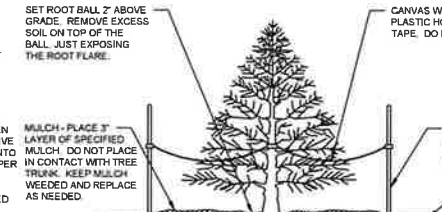
NO SCALE  
BIG NO. L-04  
NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL SHRUB BEDS.



MULCH - PLACE 3" LAYER OF SPECIFIED MULCH. DO NOT PLACE IN CONTACT WITH SHRUB TRUNK. KEEP MULCH WEEDED AND REPLACE AS NEEDED.  
SET ROOT BALL 2" ABOVE GRADE. REMOVE EXCESS SOIL ON TOP OF THE BALL, JUST EXPOSING THE ROOT FLARE.  
FINISHED GRADE  
SOIL MIXTURE - CONSISTING OF 1/4 HUMUS AND 3/4 TOPSOIL  
UNDISTURBED SOIL

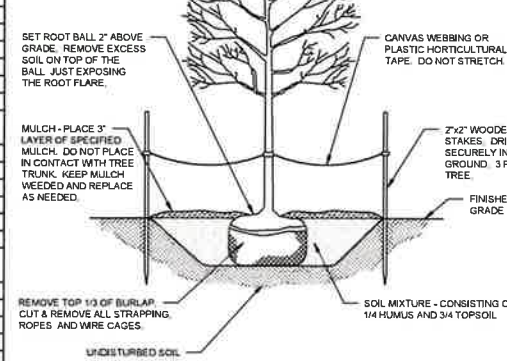
**SHRUB PLANTING DETAIL**

NO SCALE  
BIG NO. L-03  
NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL SHRUB BEDS.



MULCH - PLACE 3" LAYER OF SPECIFIED MULCH. DO NOT PLACE IN CONTACT WITH TREE TRUNK. KEEP MULCH WEEDED AND REPLACE AS NEEDED.  
SET ROOT BALL 2" ABOVE GRADE. REMOVE EXCESS SOIL ON TOP OF THE BALL, JUST EXPOSING THE ROOT FLARE.  
FINISHED GRADE  
SOIL MIXTURE - CONSISTING OF 1/4 HUMUS AND 3/4 TOPSOIL  
UNDISTURBED SOIL

NOTE:  
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



MULCH - PLACE 3" LAYER OF SPECIFIED MULCH. DO NOT PLACE IN CONTACT WITH TREE TRUNK. KEEP MULCH WEEDED AND REPLACE AS NEEDED.  
SET ROOT BALL 2" ABOVE GRADE. REMOVE EXCESS SOIL ON TOP OF THE BALL, JUST EXPOSING THE ROOT FLARE.  
FINISHED GRADE  
SOIL MIXTURE - CONSISTING OF 1/4 HUMUS AND 3/4 TOPSOIL  
UNDISTURBED SOIL

**EVERGREEN TREE PLANTING DETAIL**

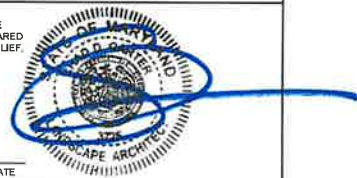
NO SCALE  
BIG NO. L-01  
NOTE:  
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL PLANTING BEDS.

**GENERAL LANDSCAPE NOTES :**

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".  
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.  
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.  
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.  
UNACCEPTABLE PLANT MATERIALS - MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLOSED CALLUS, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL, OR CONTAINERS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOO, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.  
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOO AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUY'S SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

**MARYLAND LANDSCAPE ARCHITECTS CERTIFICATION**

I, CHAD D. CARTER, R.L.A., A.S.L.A., HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF MARYLAND. THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.



CHAD D. CARTER, R.L.A., A.S.L.A. 06/12/2023  
CHAD D. CARTER, R.L.A., A.S.L.A. 3725 DATE

**17.220.020 LANDSCAPE AND SCREENING REQUIREMENTS**

- PARKING LOTS ADJOINING A RESIDENTIAL USE  
10 FEET ALONG ALL PROPERTY LINES, SECTION 17.220.050 E THROUGH L  
A FIVE-FOOT-WIDE SCREENING AREA SHALL BE REQUIRED WHEREVER A PARKING LOT ADJOINS A RESIDENTIAL PROPERTY ALONG ALL LOT LINES ABUTTING THE RESIDENTIAL LOT.
- LANDSCAPING - STORMWATER MANAGEMENT AREAS SUCH AS BIOFILTRATION FACILITIES AND GRAVEL WETLANDS SHALL BE PLANTED PER THE STATE OF MARYLAND STORMWATER MANAGEMENT DESIGN MANUAL.

**PLANT LIST**

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>CANOPY TREES</b>						
QR	6	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2" CAL	B&B	F&H
<b>UNDERSTORY TREES</b>						
CF	2	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B	F&H
CR	4	CORNUS RUBRUM	PINK FLOWERING DOGWOOD	1 1/2" CAL	B&B	F&H
<b>SHRUBS</b>						
IG	20	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	24-36"	COHT.	
IS	10	ILEX VERTICILLATA 'SPARKLEBERRY'	SPARKLEBERRY WINTERBERRY	24-36"	COHT.	
<b>TOTAL : 8 TREES, 36 SHRUBS</b>						
<b>STORMWATER PLANTINGS</b>						
AG	4515	ANDROPOGON GLABERATUS	BROOMEDGE	2"	PLUG	24" O.C.
AV	4115	PELTANDRA VIRGINICA	ARROW ARUM	2"	PLUG	24" O.C.
BL	4370	SAGGITARIA LATIFOLIA	ARROW-HEAD/DUCK POTATO	2"	PLUG	24" O.C.
SP	2275	SCIRPUS PUNGENS	COMMON THREE-SQUARE	2"	PLUG	24" O.C.
ERN	3.57 AC	ERNST SEED MIX #732	MD COASTAL PLAIN RIPARIAN MIX	20 LB / AC	SEED	
<b>TOTAL : 15,275 PLUGS</b>						
<b>STREET TREES</b>						
AR	57	ACER RUBRUM 'SUNSET RED'	SUNSET RED MAPLE	2 1/2" CAL	B&B	F&H
BH	36	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	2 1/2" CAL	B&B	F&H
NS	22	NYSSA SYLVATICA	BLACK TUPELO	2 1/2" CAL	B&B	F&H
OP	35	QUERCUS PHELLOS	WILLOW OAK	2 1/2" CAL	B&B	F&H
<b>TOTAL : 151 STREET TREES</b>						

PROJECT TITLE

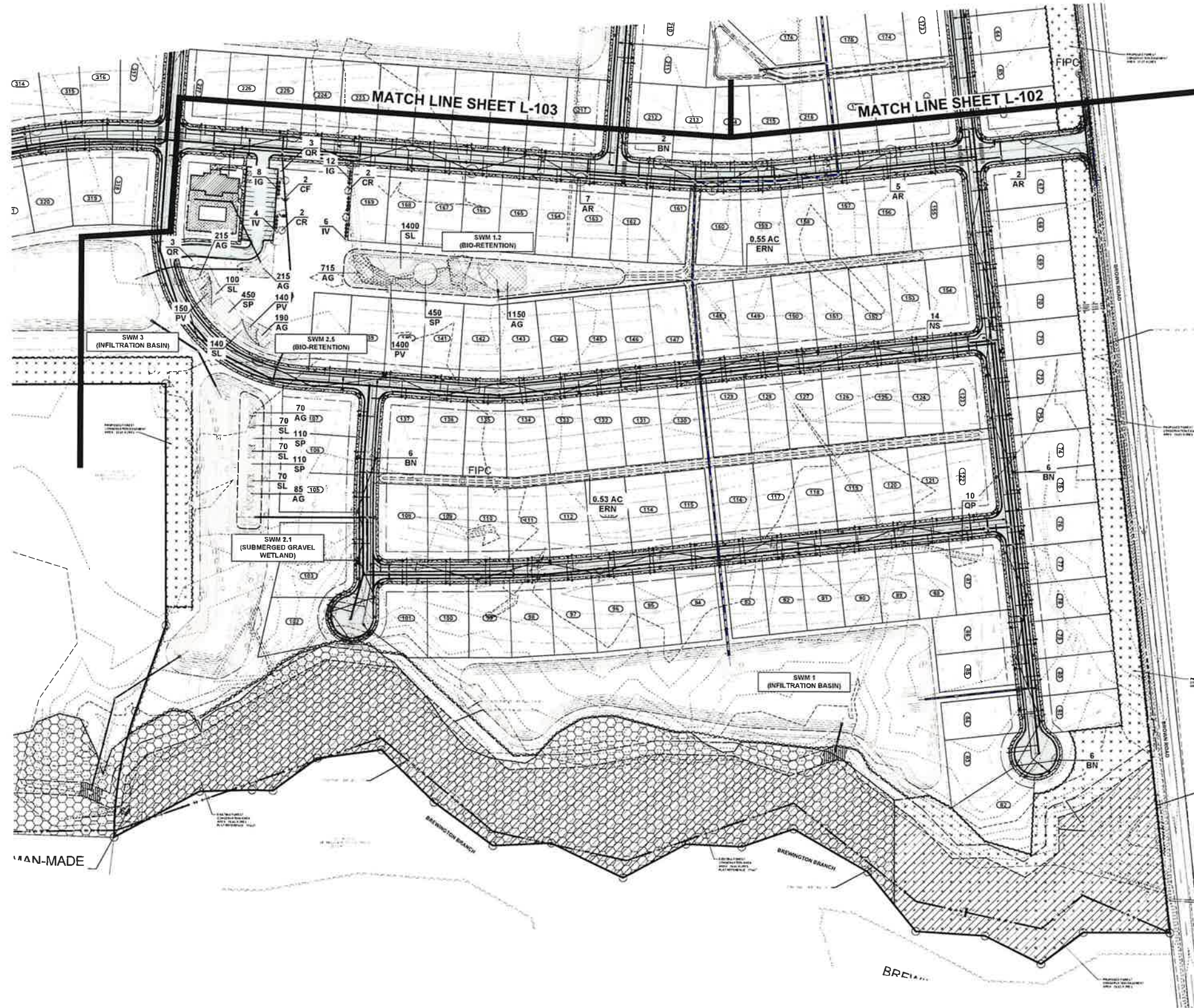
**PARSON'S LAKE SUBDIVISION**  
PARSON'S LAKE DRIVE  
SALISBURY, MD  
WICOMICO, MD

SHEET TITLE

**LANDSCAPE NOTES AND DETAILS**

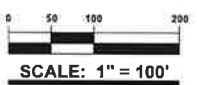
ISSUE BLOCK

NO.	DATE	DESCRIPTION
3	06/12/23	ADD STREET TREES FOR REVIEW
2	01/02/23	REV ERM LANDSCAPE PLANTING PLAN
1	11/07/22	EARM LANDSCAPE PLANTING PLAN
MARK	DATE	DESCRIPTION
2023/06/12	06/12/23	
<b>PROJECT NO.: 2020323.00</b>		
<b>DATE: 02/14/2022</b>		
<b>SCALE: 1" = 200'</b>		
<b>DRAWN BY: C.D.C.   PROJ. MGR: J.A.H.</b>		



PROJECT TITLE  
**PARSON'S LAKE  
SUBDIVISION**  
PARSON'S LAKE DRIVE  
SALISBURY  
WICOMICO, MD

SHEET TITLE  
**LANDSCAPE PLAN**



ISSUE BLOCK	NO.	DATE	DESCRIPTION
	3	06/12/23	ADD STREET TREES FOR REVIEW
	2	01/02/23	REV SWM LANDSCAPE PLANNING PLAN
	1	11/07/22	ISSUE LANDSCAPE PLANNING PLAN

PROJECT NO.: 2020323.00  
DATE: 02/14/2022  
SCALE: 1" = 100'  
DRAWN BY: C.D.C. PROJ MGR: J.A.H.  
SHEET

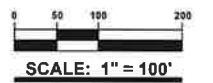
**L-101**  
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PROJECT TITLE  
**PARSON'S LAKE  
SUBDIVISION**  
PARSON'S LAKE DRIVE  
SALISBURY  
WICOMICO, MD

SHEET TITLE  
**LANDSCAPE PLAN**



MARK	DATE	DESCRIPTION
3	06/12/23	ADD STREET TREES FOR REMOV
2	01/02/23	REV SWM LANDSCAPE PLAYING PLAN
1	11/07/22	SWP LANDSCAPE PLAYING PLAN

PROJECT NO.: 2020323.00

DATE: 02/14/2022

SCALE: 1" = 100'

DRAWN BY C.D.C. PROJ. MGR. J.A.H.

SHEET

**L-102**

ISSUED FOR PERMIT

PROJECT TITLE

**PARSON'S LAKE  
SUBDIVISION**  
PARSON'S LAKE DRIVE  
SALISBURY  
WICOMICO, MD

SHEET TITLE

**LANDSCAPE PLAN**



**SCALE: 1" = 100'**

ISSUE BLOCK

NO.	DATE	DESCRIPTION
3	06/12/23	ADD STREET TREES FOR REVIEW
2	01/02/23	REV BWM LANDSCAPE PLANTING PLAN
1	11/03/22	ISSUE LANDSCAPE PLANTING PLAN

MARK DATE DESCRIPTION

PROJECT NO.: 2020323.00

DATE: 02/14/2022

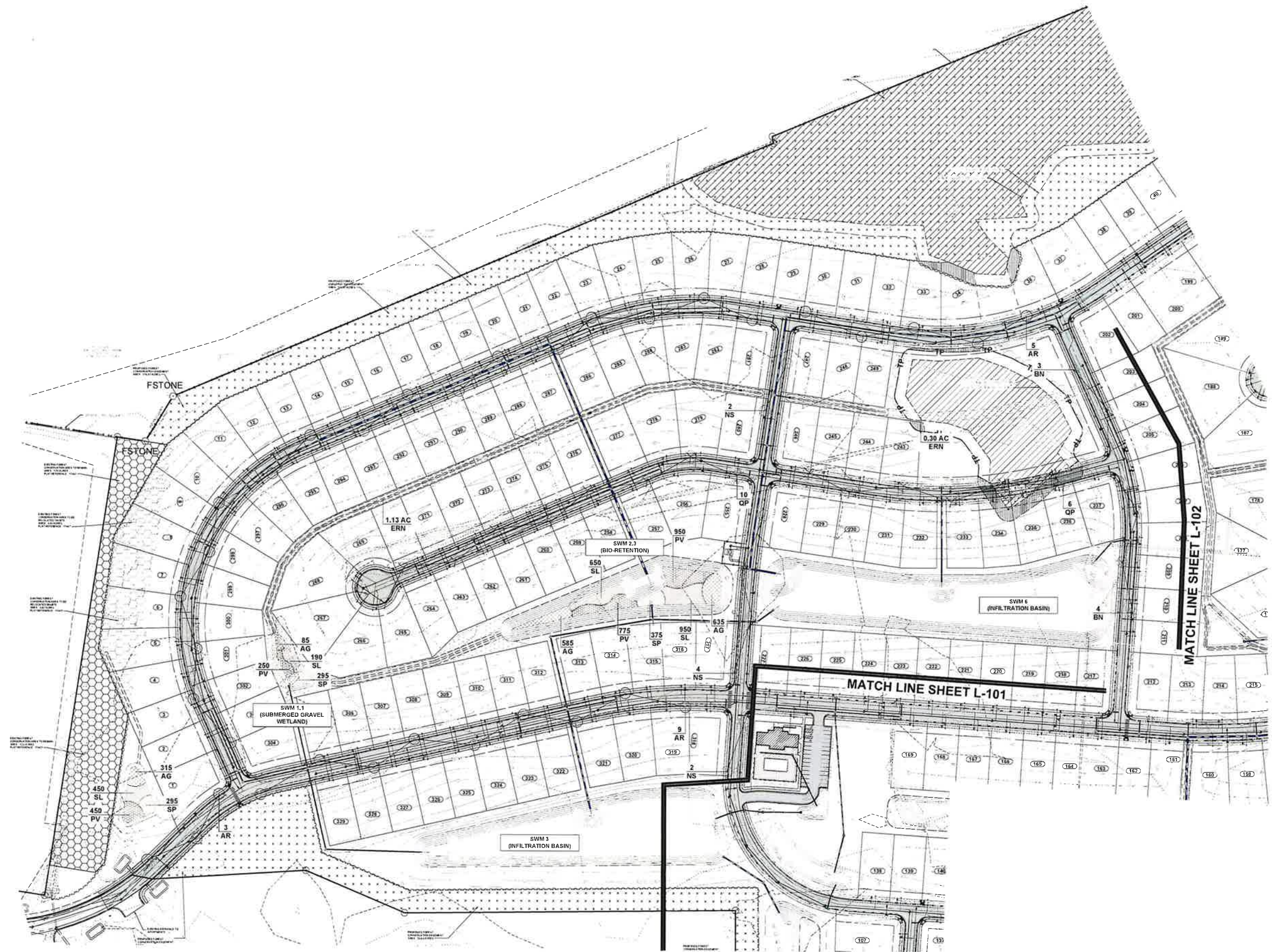
SCALE: 1" = 100'

DRAWN BY: C.D.C. PROJ. MGR. J.A.H.

SHEET

**L-103**

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**ELECTRICAL DRAWING LIST**

- E-001 ELECTRICAL COVER SHEET
- E-101 ELECTRICAL PARTIAL SITE LIGHTING PLAN
- E-102 ELECTRICAL PARTIAL SITE LIGHTING PLAN
- E-103 ELECTRICAL PARTIAL SITE LIGHTING PLAN
- E-104 ELECTRICAL PARTIAL SITE LIGHTING PLAN
- E-105 ELECTRICAL PARTIAL SITE LIGHTING PLAN

**BASIC ELECTRICAL REQUIREMENTS:**

1. GENERAL: ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE 2014 NATIONAL ELECTRICAL CODE (NEC) AND NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA) STANDARDS UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. ALL ELECTRICAL WORK SHALL COMPLY WITH ANY RECOMMENDATIONS. ALL ELECTRICAL WORK SHALL BE PERFORMED IN A NEAT AND WORKMANLIKE MANNER BY A LICENSED ELECTRICIAN, OR A CERTIFIED APPRENTICE WORKING UNDER THE DIRECT SUPERVISION OF A LICENSED ELECTRICIAN, USING THE BEST METHODS KNOWN TO THE TRADE AND SHALL PRESENT A NEAT AND PROFESSIONAL APPEARANCE WHEN COMPLETED. THE OWNER RESERVES THE RIGHT TO CHANGE, WITHOUT ADDITIONAL COST, THE LOCATION OF ANY APPARATUS OR OUTLET, PROVIDED SUCH CHANGE DOES NOT ADD MORE THAN 10 FT TO THE FEEDER AND IS ORDERED BEFORE INSTALLATION OF THE AFFECTED PORTION OF THE WORK IS COMMENCED. CONTRACTOR SHALL BRING ALL CONFLICTS ON THE DRAWINGS TO THE OWNER'S ATTENTION FOR HIS RESOLUTION. SUCH RESOLUTION SHALL BE IMPLEMENTED WITH OUT COST TO THE OWNER.
2. THE CONTRACTOR SHALL SURVEY THE PROJECT SITE PRIOR TO THE BID TO ASSESS ACTUAL FIELD CONDITIONS. FAILURE TO PERFORM THIS INSPECTION BINDS THE CONTRACTOR TO PERFORM THE WORK WITH OUT EXTRA CHARGES DESPITE THE IGNORANCE OF REASONABLY ANTICIPATED CONDITIONS.
4. ROUGH-INS: THE CONTRACTOR SHALL VERIFY AND COORDINATE THE ROUGH-IN REQUIREMENTS OF EACH ITEM OF EQUIPMENT WITH THE CONTRACTOR SUPPLYING THE EQUIPMENT.
5. INSTALLATION: THE ELECTRICAL DRAWINGS INDICATE THE EXTENT AND GENERAL LOCATION AND ARRANGEMENT OF EQUIPMENT AND MATERIALS. THE CONTRACTOR SHALL BECOME FAMILIAR WITH ALL DETAILS OF THE WORK AND VERIFY ALL DIMENSIONS IN THE FIELD SO THAT EQUIPMENT AND MATERIALS WILL BE PROPERLY LOCATED AND READILY ACCESSIBLE. THE CONTRACTOR SHALL SEQUENCE, COORDINATE AND INTEGRATE THE VARIOUS ELEMENTS OF ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS COMPLY WITH THE FOLLOWING REQUIREMENTS:
  - A. VERIFY ALL DIMENSIONS BY FIELD MEASUREMENTS.
  - B. COORDINATE ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS INSTALLATION WITH SYSTEM COMPONENTS AND TRACES.
  - C. SEQUENCE, COORDINATE, AND INTEGRATE INSTALLATION OF ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS FOR EFFICIENT FLOW OF THE WORK.
  - D. INSTALL ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS TO CONFORM WITH APPROVED SUBMITTAL DATA TO THE GREATEST EXTENT POSSIBLE. CONFORM TO THE ARRANGEMENTS INDICATED ON THE ELECTRICAL DRAWINGS. RECOGNIZING THAT PORTIONS OF THE WORK ARE SHOWN ONLY IN DIAGRAMMATIC FORM, WHERE COORDINATION REQUIREMENTS CONFLICT WITH INDIVIDUAL SYSTEM REQUIREMENTS, REFER CONFLICT TO THE ARCHITECT/ENGINEER OR OWNER'S REPRESENTATIVE FOR RESOLUTION.
  - E. IN GENERAL, INSTALL ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS LEVEL AND PLUMB, PARALLEL AND PERPENDICULAR TO BUILDING LINES AND/OR FEATURES AND/OR OTHER BUILDING SYSTEMS.
  - F. INSTALL ELECTRICAL EQUIPMENT TO FACILITATE SERVICING, MAINTENANCE, AND REPAIR OR REPLACEMENT OF EQUIPMENT AND COMPONENT PARTS. AS MUCH AS PRACTICAL, CONNECT EQUIPMENT FOR EASE OF DISCONNECTING, WITH MINIMUM OF INTERFERENCE WITH OTHER INSTALLATIONS.
  - G. INSTALL ELECTRICAL SYSTEMS, EQUIPMENT, AND MATERIALS GIVING RIGHT-OF-WAY PRIORITY TO SYSTEMS REQUIRED TO BE INSTALLED AT A SPECIFIC SLOPE.
6. CUTTING AND PATCHING: ALL ELECTRICAL WORK SHALL BE CAREFULLY LAID OUT IN ADVANCE, AND WHERE CUTTING, CHANNELING, CHASING, OR DRILLING OF FLOORS, WALLS, PARTITIONS, CEILINGS, OR OTHER SURFACES IS NECESSARY FOR THE PROPER INSTALLATION, SUPPORT, OR ANCHORAGE OF CONDUIT OR OTHER ELECTRICAL WORK, THIS WORK SHALL BE CAREFULLY PERFORMED. ANY RESULTING DAMAGE TO THE BUILDING OR OTHER SYSTEMS, EQUIPMENT, OR MATERIALS SHALL BE REPAIRED BY SKILLED MECHANICS OF THE TRADES INVOLVED, AT NO ADDITIONAL COST TO THE OWNER.
7. PRODUCTS: SYSTEMS, EQUIPMENT, AND MATERIALS DESCRIBED ON THE ELECTRICAL DRAWINGS ESTABLISH THE MINIMUM STANDARDS FOR QUALITY AND STYLE AND SHALL BE THE BASIS OF THE BID. ALL SYSTEMS, EQUIPMENT, AND MATERIALS SHALL BE NEW AND SHALL BEAR THE UL LABEL OR BE UL LISTED, WHERE APPLICABLE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE NEC AND NEMA STANDARDS.
8. SUBSTITUTIONS: WHERE SYSTEMS, EQUIPMENT, OR MATERIALS ARE SPECIFIED BY MANUFACTURER OR BRAND NAME AND CATALOG NUMBER, SUCH SPECIFICATION SHALL ESTABLISH THE MINIMUM STANDARDS FOR QUALITY AND STYLE AND SHALL BE THE BASIS OF THE BID. SYSTEMS, EQUIPMENT, AND MATERIALS SO SPECIFIED SHALL BE FURNISHED UNDER THE CONTRACT UNLESS CHANGED BY WRITTEN AGREEMENT. SHOULD THE CONTRACTOR PROPOSE TO FURNISH PRODUCTS OTHER THAN THOSE SPECIFIED, AS PERMITTED BY "OR APPROVED EQUAL" CLAUSES, HE SHALL SUBMIT A WRITTEN REQUEST FOR SAID SUBSTITUTIONS THROUGH APPROPRIATE CHANNELS TO THE ARCHITECT/ENGINEER FOR HIS REVIEW. SUCH REQUEST SHALL BE ACCOMPANIED WITH COMPLETE DESCRIPTIVE LITERATURE INCLUDING, BUT NOT LIMITED TO, CATALOG CUT SHEETS, BROCHURES, CIRCULARS, SPECIFICATIONS, PERFORMANCE DATA, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS, AND OTHER PRINTED INFORMATION IN SUFFICIENT DETAIL AND SCOPE TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT. DESCRIPTIVE LITERATURE ON PROPOSED SUBSTITUTIONS SHALL BE CLEAR, CONCISE, AND LOGICALLY ARRANGED. ALL DATA WHICH IS, AND IS NOT, APPLICABLE SHALL BE CLEARLY IDENTIFIED AS SUCH. IF REQUESTED, THE CONTRACTOR SHALL SUBMIT SAMPLES OF BOTH SPECIFIED AND PROPOSED ITEMS FOR INSPECTION. DESCRIPTIVE LITERATURE ON PROPOSED SUBSTITUTIONS SHALL BE RETURNED WITHOUT REVIEW IF NOT PROPERLY PREPARED. ACCEPTANCE OR REJECTION OF PROPOSED SUBSTITUTIONS SHALL BE UP TO THE DISCRETION OF THE ARCHITECT/ENGINEER AND/OR OWNER.
9. SUBMITTALS: THE CONTRACTOR SHALL FOLLOW THE GENERAL PROVISIONS OF THE CONTRACT AND ESTABLISHED PROCEDURES. SUBMITTALS SHALL CONSIST OF COMPLETE DESCRIPTIVE LITERATURE INCLUDING, BUT NOT LIMITED TO, CATALOG CUT SHEETS, BROCHURES, CIRCULARS, SPECIFICATIONS, PERFORMANCE DATA, INSTALLATION INSTRUCTIONS, SHOP DRAWINGS, AND OTHER PRINTED INFORMATION IN SUFFICIENT DETAIL AND SCOPE TO VERIFY COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT. DESCRIPTIVE LITERATURE SHALL BE CLEAR, CONCISE, AND LOGICALLY ARRANGED. ALL DATA WHICH IS, AND IS NOT, APPLICABLE SHALL BE CLEARLY IDENTIFIED AS SUCH. IF REQUESTED, THE CONTRACTOR SHALL SUBMIT SAMPLES OF BOTH SPECIFIED AND PROPOSED ITEMS FOR INSPECTION. DESCRIPTIVE LITERATURE SHALL BE RETURNED WITHOUT REVIEW IF NOT PROPERLY PREPARED. THE FOLLOWING SYSTEMS, EQUIPMENT, AND MATERIALS, AS A MINIMUM, REQUIRE SUBMITTALS:
  - A. ANY PROPOSED SUBSTITUTIONS.
  - B. WIRING DEVICES.
  - C. PANELBOARDS.
  - D. DISCONNECT SWITCHES.
  - E. CIRCUIT BREAKERS.
  - F. LIGHTING FIXTURES INCLUDING BALLASTS.
  - G. PLC'S, PUMP CONTROLS AND EQUIPMENT.
  - H. SOFT START DRIVES.
10. RECORD DRAWINGS: THE CONTRACTOR SHALL MAINTAIN AT THE SITE A CLEAN, UNDAMAGED SET OF BLUE- OR BLACK-LINE WHITE PRINTS OF CONTRACT DRAWINGS. THIS RECORD SET OF CONTRACT DRAWINGS SHALL BE MARKED TO SHOW THE ACTUAL INSTALLATION AND WHERE THE ACTUAL INSTALLATION VARIES SUBSTANTIALLY FROM THE ELECTRICAL WORK AS ORIGINALLY SHOWN. MARK WHICHEVER DRAWINGS ARE MOST CAPABLE OF SHOWING CONDITIONS FULLY AND ACCURATELY. GIVE PARTICULAR ATTENTION TO CONVEALED ELEMENTS THAT WOULD BE DIFFICULT TO MEASURE AND RECORD AT A LATER DATE. MARK RECORD DRAWINGS WITH A RED ERASABLE PENCIL. USE OTHER COLORS TO DISTINGUISH BETWEEN VARIATIONS IN SEPARATE CATEGORIES OF THE ELECTRICAL WORK. NOTE CONTRACT MODIFICATIONS AND APPROVED SUBSTITUTIONS WHERE APPLICABLE.
11. PROTECTION OF INSTALLED SYSTEMS, EQUIPMENT, AND MATERIALS: PROTECT INSTALLED SYSTEMS, EQUIPMENT, AND MATERIALS FROM DAMAGE UNTIL FINAL ACCEPTANCE BY THE OWNER. REPAIR OR REPLACE, AT NO ADDITIONAL COST TO THE OWNER, DAMAGED SYSTEMS, EQUIPMENT, AND MATERIALS TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AND/OR OWNER.
12. CLEANING: UPON COMPLETION OF INSTALLATION, INSPECT INTERIOR AND EXTERIOR OF ALL ELECTRICAL EQUIPMENT. REMOVE PAINT SPLATTERS AND OTHER SPOTS, DIRT, AND DEBRIS. TOUCH-UP SCRATCHES AND MARKS OF FINISH TO MATCH ORIGINAL FINISH.
13. CERTIFICATIONS: THE FOLLOWING SHALL BE OBTAINED AND SUBMITTED TO THE OWNER PRIOR TO FINAL PAYMENT:
  - A. ELECTRICAL SYSTEMS: A CERTIFICATE OF FINAL INSPECTION AND APPROVAL BY THE AUTHORITIES HAVING JURISDICTION.
14. GUARANTEE: THE CONTRACTOR SHALL SUBMIT A WRITTEN GUARANTEE TO THE OWNER, PRIOR TO FINAL PAYMENT, THAT WARRANTS THE INSTALLATION SHALL REMAIN FREE OF DEFECTS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE BY THE OWNER. THE GUARANTEE SHALL STATE THAT THE OWNER IS NOT LIABLE FOR PARTS AND LABOR COSTS INCURRED BY THE CONTRACTOR IN THE REPAIR OF ACTUAL PRODUCT OR INSTALLATION DEFECTS. THE GUARANTEE SHALL ALSO STATE THAT THE ON-SITE RESPONSE TIME TO REQUESTS FOR ASSISTANCE WILL BE 24 HOURS FOR NON-EMERGENCY CONDITIONS AND 2 HOURS FOR EMERGENCY CONDITIONS.
15. HAZARDOUS CLASSIFICATIONS: ELECTRICAL SYSTEMS AND COMPONENTS SHALL COMPLY WITH THE NEC FOR HAZARDOUS AREAS AS IDENTIFIED ON THE PLANS.
16. GENERAL NOTES: EQUIPMENT LOCATED IN THE WET WELL AND VAULT SHALL BE SUITABLE FOR USE UNDER THE CONDITIONS. EACH FLEXIBLE CABLE SHALL BE PROVIDED WITH WATER-TIGHT SEAL AND A SEPARATE STRAIN RELIEF. JUNCTION BOXES AND SPINDLES ARE PROHIBITED FROM THE WET WELL AREA. ALL EQUIPMENT EXPOSED TO THE WEATHER SHALL BE RATED NEMA 4X. STRUCTURAL SUPPORTS, BRACKETS ETC. LOCATED WITHIN WET WELLS SHALL BE STAINLESS STEEL.

**ELECTRICAL MATERIALS:**

1. RACEWAYS:
  - A. RIGID GALVANIZED STEEL (RGS) CONDUIT WITH CAST ALUMINUM CONDUIT BODIES: ANSI C80.1
  - B. SCHEDULE 40 PVC AND FITTINGS: ANSI C80.3 WITH COMPRESSION TYPE FITTINGS.
  - C. LIQUIDTIGHT FLEXIBLE METAL CONDUIT WITH STAINLESS STEEL FITTINGS: UL 360. FLEXIBLE STEEL CONDUIT WITH PVC JACKET.
2. BOXES:
  - A. CAST ALUMINUM, TYPE FD COPPER FREE ALUMINUM BODY AND GASKETED COVER.
  - B. NEMA 4X CORROSIVE RESISTANT HINGES AND LATCHING HARDWARE AND INTERNAL MOUNTING PANELS: NEMA 250, GALVANIZED STEEL ENCLOSURE WITH CONTINUOUS HINGE COVER, QUICK RELEASE TYPE LATCHES, REMOVABLE INTERIOR PANEL, AND MANUFACTURER'S STANDARD GRAY ENAMEL INSIDE AND OUT.
3. WIRES AND CABLES:
  - A. CONDUCTOR MATERIAL: ANNEALED COPPER.
  - B. INSULATION: THHN/THWN CONFORMING TO NEC 5.
  - C. GROUND CONDUCTORS #10 AWG AND SMALLER SHALL HAVE GREEN THHN/THWN INSULATION.
4. WIRING DEVICES:
  - A. RECEPTACLES: COMPLY WITH UL 498, "ELECTRICAL ATTACHMENT PLUGS AND RECEPTACLES," "HEAVY DUTY INDUSTRIAL GRADE EXCEPT AS OTHERWISE INDICATED. GROUND FAULT CIRCUIT INTERRUPTER (GFCI) TYPE RECEPTACLES SHALL COMPLY WITH UL 943, "GROUND FAULT CIRCUIT INTERRUPTERS," WITH INTEGRAL NEMA 5-20R DUPLEX RECEPTACLE DESIGNED FOR INSTALLATION IN A 2-3/4" DEEP DEVICE BOX WITHOUT ADAPTER.
  - B. TOGGLE SWITCHES: 20A 120-277V AC, QUIET TYPE, SPECIFICATION GRADE AND SHALL COMPLY WITH UL 20, "GENERAL USE SNAP SWITCHES," SINGLE-POLE, TWO-POLE, THREE-WAY, AND FOUR-WAY AS INDICATED AND/OR REQUIRED, INDUSTRIAL GRADE.
  - C. DEVICE PLATES: SINGLE AND COMBINATION TYPES WHICH MATE AND MATCH WITH CORRESPONDING WIRING DEVICES. STAINLESS STEEL.
  - D. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS AS MANUFACTURED BY HUBBELL INC., OR APPROVED EQUAL BY COPPER WIRING DEVICES.
5. GROUNDING:
  - A. GROUNDING AND BONDING PRODUCTS: OF TYPES INDICATED AND/OR OF SIZES AND RATINGS TO COMPLY WITH THE NEC. WHERE TYPES, SIZES, RATINGS, AND QUANTITIES ARE IN EXCESS OF NEC REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS AND THE GREATER SIZE, RATING, AND QUANTITY INDICATIONS SHALL GOVERN.
  - B. CONDUCTOR MATERIAL: COPPER.
  - C. WIRE AND CABLE CONDUCTORS: CONFORM TO NEC TABLE 8, EXCEPT AS OTHERWISE INDICATED, FOR CONDUCTOR PROPERTIES, INCLUDING STRANDING.
  - D. CONNECTOR PRODUCTS: UL LISTED AND LABELED AS GROUNDING CONNECTORS FOR THE MATERIALS USED.
6. PANELBOARDS:
  - A. CIRCUIT BREAKERS: PROVIDE TYPE, RATING, AND FEATURES INDICATED. BOLT-ON EXCEPT WHERE PLUG-IN FOR USE ON EXISTING PANELBOARDS (NOT BEING UPGRADED). TANDEM CIRCUIT BREAKERS SHALL NOT BE USED. MULTIPOLE CIRCUIT BREAKERS SHALL HAVE AN INTERNAL COMMON TRIP AND A SINGLE HANDLE.
  - B. ENCLOSURES: NEMA TYPE 1, UNLESS OTHERWISE INDICATED.
  - C. FRONT: SECURED TO BOX WITH CONCEALED TRIM CLAMPS EXCEPT AS INDICATED. FRONT FOR SURFACE MOUNTED PANELBOARDS SHALL BE SAME DIMENSIONS AS BOX.
  - D. DIRECTORY FRAME: METAL WITH CLEAR PLASTIC COVER MOUNTED ON INSIDE OF PANELBOARD DOOR.
  - E. BUS WORK: HARD DRAWN COPPER OF 95% CONDUCTIVITY.
  - F. MAIN AND NEUTRAL BUS: MECHANICAL TYPE.
  - G. EQUIPMENT GROUND BUS: ADEQUATE FOR FEEDER AND BRANCH CIRCUIT EQUIPMENT GROUND CONDUCTORS, BONDED TO BOX.
  - H. PROMIONS FOR FUTURE DEVICES: EQUIP WITH MOUNTING BRACKETS, BUS CONNECTIONS, AND NECESSARY APPURTENANCES, FOR THE CIRCUIT BREAKER AMPERE RATINGS INDICATED FOR FUTURE INSTALLATION OF DEVICES.
  - I. MAIN AND SUBTENDED BUS: PROVIDE WHERE INDICATED.
  - J. NAMEPLATE: CUSTOM ENGRAVED PLASTIC LAMINATE, WHITE LETTERS ON BLACK FIELD, FOR EACH PANELBOARD MOUNTED WITH EPDM OR INDUSTRIAL GELMOR OR ADHESIVE.
  - K. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS AS MANUFACTURED BY SQUARE-D.
7. DISCONNECTS AND CIRCUIT BREAKERS:
  - A. NON-FUSIBLE DISCONNECT SWITCH, 800A AND SMALLER: NEMA KS 1, TYPE HD, CLIPS TO ACCOMMODATE SPECIFIED FUSES, ENCLOSURE SUITABLE FOR THE ENVIRONMENT WHERE INSTALLED, HANDLE LOCKABLE WITH TWO (2) PAD LOCKS, AND INTERLOCKED WITH COVER IN "CLOSED" POSITION. ENCLOSURES SHALL COMPLY WITH NEMA KS 1, TYPE 1, INDOOR DRY LOCATIONS; EXTERIOR DISCONNECTS SHALL BE NEMA 4X.
  - B. MOLDED CASE CIRCUIT BREAKER: NEMA AB 1, HANDLE LOCKABLE WITH TWO (2) PADLOCKS, FRAME SIZE, TRIP RATING, NUMBER OF POLES, AND AUXILIARY DEVICES AS INDICATED. ENCLOSURES SHALL COMPLY WITH NEMA AB 1, TYPE 1, INDOOR DRY LOCATIONS. CIRCUIT BREAKERS SHALL HAVE A MINIMUM INTERRUPTING CAPACITY OF 10KAC.
  - C. MANUFACTURER: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS AS MANUFACTURED BY SQUARE-D.

**ELECTRICAL METHODS:**

1. WIRING METHODS: UNLESS OTHERWISE INDICATED, WIRING SHALL CONSIST OF CABLES AND WIRES INSTALLED IN RGS CONDUIT, SCH. 40 PVC CONDUIT, LIQUIDTIGHT FLEXIBLE METAL CONDUIT.
2. RACEWAYS: RACEWAYS SHALL BE PROVIDED WHERE INDICATED AND REQUIRED AND SHALL BE INSTALLED AS SPECIFIED BELOW. UNLESS OTHERWISE INDICATED, MINIMUM RACEWAY SIZE SHALL BE 3/4" IN RGS CONDUIT SHALL BE USED FOR ALL OUTDOOR INSTALLATIONS. SCH. 40 PVC CONDUIT SHALL BE USED IN THE SERVICE CABINET ENCLOSURE. LIQUIDTIGHT FLEXIBLE METAL CONDUIT, 6 FT MAXIMUM LENGTH, SHALL BE USED FOR ALL CONDUIT TERMINATIONS AT EQUIPMENT SUBJECT TO VIBRATION BUSHINGS, MANUFACTURED FITTINGS, OR BOXES PROVIDING EQUIVALENT MEANS OF PROTECTION SHALL BE INSTALLED ON THE ENDS OF ALL CONDUITS AND SHALL BE OF THE INSULATING TYPE WHERE REQUIRED BY THE NEC. ONLY LISTED ADAPTERS SHALL BE USED TO CONNECT EMT TO RGS CONDUIT AND CAST METAL BOXES AND CONDUIT BODIES. RACEWAYS SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO EQUIPMENT, STRUCTURAL MEMBERS AND FEATURES, AND PIPING SYSTEMS. CHANGES IN DIRECTION OF RUNS SHALL BE ACCOMPLISHED WITH SYMMETRICAL BENDS OR CAST METAL FITTINGS. FIELD-MADE ELBOWS AND OFFSETS SHALL BE MADE WITH AN APPROVED HOCKEY OR CONDUIT BENDING MACHINE. CRUSHED OR DISTORTED RACEWAY SHALL NOT BE INSTALLED. CARE SHALL BE TAKEN TO PREVENT THE LOOSEMENT OF DIRT, AND CONSTRUCTION MATERIALS AND DEBRIS IN RACEWAYS DURING THE COURSE OF CONSTRUCTION. CLOGGED RACEWAYS SHALL BE ENTIRELY FREED OF OBSTRUCTIONS OR SHALL BE REPLACED. UNDERGROUND RACEWAYS SHALL BE A MINIMUM OF 24" BELOW GRADE TO TOP OF CONDUIT. PROMISE WARNING TAPE 12" BELOW GRADE ABOVE CONDUITS.
3. BOXES: BOXES SHALL BE PROVIDED IN RACEWAY SYSTEMS WHEREVER REQUIRED FOR PULLING OF WIRES, MAKING CONNECTIONS, AND MOUNTING OF DEVICES OR LIGHTING FIXTURES. BOXES FOR METALLIC RACEWAYS, 4 IN. BY 4 IN. NOMINAL SIZE AND SMALLER, SHALL BE OF THE CAST METAL HUB TYPE AND GASKETED WHEN LOCATED OUTSIDE OF THE ENCLOSURE. BOXES SHALL BE LISTED AS SUITABLE FOR THE ENVIRONMENTAL CONDITIONS OF THE LOCATION THEY ARE INSTALLED. BOXES FOR MOUNTING OF LIGHTING FIXTURES SHALL BE NOT LESS THAN 4 IN. SQUARE EXCEPT SMALLER BOXES SHALL BE INSTALLED WHERE REQUIRED BY FIXTURE CONFIGURATION.
4. WIRES AND CABLES: EXAMINE RACEWAYS TO RECEIVE WIRES AND CABLES FOR COMPLIANCE WITH INSTALLATION TOLERANCES AND OTHER CONDITIONS. DO NOT PROCEED WITH INSTALLATION UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. PULL WIRES AND CABLES INTO RACEWAY SIMULTANEOUSLY WHERE MORE THAN ONE IS BEING INSTALLED IN THE SAME RACEWAY. USE PULLING COMPOUND OR LUBRICANT WHERE NECESSARY; COMPOUND USED MUST NOT DETERIORATE CONDUCTORS OR INSULATION. USE PULLING MEANS, INCLUDING FISH TAPE, CABLE ROPE, AND BASKET-WEAVE WIRE/CABLE GRIPS THAT WILL NOT DAMAGE WIRES/CABLES OR RACEWAY. INSTALL EXPOSED CABLE, PARALLEL AND PERPENDICULAR TO WALLS, STRUCTURAL MEMBERS AND FEATURES, AND PIPING SYSTEMS. WIRING AT EACH OUTLET SHALL BE INSTALLED WITH AT LEAST 8 IN. SLACK. BRANCH CIRCUIT CONDUCTORS SHALL BE A MINIMUM OF #14 AWG. FOR 120/240V CIRCUITS, WHERE THE DISTANCE EXCEEDS ONE HUNDRED FEET TO THE FIRST DEVICE, THE SIZE OF THE WIRES SHALL BE INCREASED FROM THAT SPECIFIED BY THE FOLLOWING AMOUNTS:
 

LENGTH	HOMERUN	REMAINDER OF CIRCUIT
0 TO 100 FT.	AS SPECIFIED	AS SPECIFIED
101 TO 175 FT.	ONE STANDARD SIZE	AS SPECIFIED
176 TO 300 FT.	TWO STANDARD SIZES	ONE STANDARD SIZE
301 TO 450 FT.	THREE STANDARD SIZES	TWO STANDARD SIZES
5. WIRING DEVICES: INSTALL WIRING DEVICES WHERE INDICATED IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTION, APPLICABLE REQUIREMENTS OF THE NEC, AND RECOGNIZED INDUSTRY PRACTICES. INSTALL WIRING DEVICES IN DEVICE BOXES WHICH ARE CLEAN AND FREE FROM DIRT AND CONSTRUCTION MATERIALS AND DEBRIS. INSTALL WIRING DEVICES AFTER WIRING WORK IS COMPLETE. INSTALL CIRCUIT BREAKERS, CIRCUIT BREAKER TRIP UNIT, AND TERMINALS IN ALL UNUSED SPACES. TRAIN WIRES IN PANELBOARDS QUIETLY NEATLY IN GROUPS, BUNDLE, AND WRAP WITH WIRE TIES. GROUND PANELBOARDS IN CONFORMANCE WITH THE NEC. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING GROUNDING CONNECTIONS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. PERFORM INSULATION RESISTANCE TESTS OF PANELBOARD BUSES, COMPONENTS, AND FEEDER AND BRANCH CIRCUIT WIRING; INSULATION RESISTANCE LESS THAN 100 MEGOHM IS UNACCEPTABLE.
6. GROUNDING: ELECTRICAL SYSTEMS AND EQUIPMENT, METALLIC RACEWAYS AND BOXES, CABLE SHIELDS, METALLIC CABLE SHEATHS AND ARMOR, AND OTHER NON-CURRENT CARRYING METALLIC PARTS OF EQUIPMENT SHALL BE GROUNDED IN CONFORMANCE WITH THE NEC. EQUIPMENT GROUND CONDUCTORS SHALL COMPLY WITH NEC ARTICLE 250 FOR SIZES AND QUANTITIES, EXCEPT WHERE LARGER SIZES AND/OR MORE CONDUCTORS ARE INDICATED. PROVIDE SEPARATE INSULATED GROUND CONDUCTOR IN ALL RACEWAYS, REGARDLESS OF RACEWAY TYPE. SEPARATELY DERIVED SYSTEMS AS DEFINED BY THE NEC SHALL BE GROUNDED IN CONFORMANCE WITH NEC ARTICLE 250 PARA. 26. TERMINATE EQUIPMENT GROUND WIRES FOR FEEDERS AND BRANCH CIRCUITS WITH PRESSURE-TYPE GROUND LUGS. WHERE METALLIC CONDUITS TERMINATE AT METALLIC HOUSINGS WITHOUT MECHANICAL AND ELECTRICAL CONNECTION TO HOUSING, TERMINATE EACH CONDUIT WITH A GROUNDING BUSHING. CONNECT GROUNDING BUSHINGS WITH A GROUND WIRE TO THE GROUND BUS IN THE HOUSING. BOND ELECTRICALLY NONCONTINUOUS CONDUITS AT BOTH ENTRANCES AND EXITS WITH GROUNDING BUSHINGS AND GROUND WIRES. TIGHTEN GROUNDING AND BONDING CONNECTORS AND TERMINALS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES.
7. PANELBOARDS: INSTALL PANELBOARDS AND ACCESSORY ITEMS IN ACCORDANCE WITH NEMA PB 1.1, "GENERAL INSTRUCTIONS FOR PROPER INSTALLATION, OPERATION, AND MAINTENANCE OF PANELBOARDS RATED 600 VOLTS OR LESS," AND MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. MOUNT PANELBOARDS PLUMB AND RIGID WITHOUT DISTORTION OF BOX AND WITH THE TOP OF THE TRIP AT 78 IN. AFF UNLESS OTHERWISE INDICATED. PROVIDE NEATLY TYPED AND ACCURATE CIRCUIT DIRECTORIES IN EACH PANELBOARD, REFLECTIVE OF FINAL CIRCUIT CONFIGURATION. PROVIDE FILLER FLATES IN ALL UNUSED SPACES. TRAIN WIRES IN PANELBOARDS QUIETLY NEATLY IN GROUPS, BUNDLE, AND WRAP WITH WIRE TIES. GROUND PANELBOARDS IN CONFORMANCE WITH THE NEC. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING GROUNDING CONNECTIONS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. PERFORM INSULATION RESISTANCE TESTS OF PANELBOARD BUSES, COMPONENTS, AND FEEDER AND BRANCH CIRCUIT WIRING; INSULATION RESISTANCE LESS THAN 100 MEGOHM IS UNACCEPTABLE.
8. DISCONNECTS AND CIRCUIT BREAKERS: PROVIDE DISCONNECTS AND CIRCUIT BREAKERS WHERE INDICATED ON THE ELECTRICAL DRAWINGS AND/OR WHERE REQUIRED BY THE NEC, WHETHER INDICATED ON THE ELECTRICAL DRAWINGS OR NOT. INSTALL DISCONNECTS AND CIRCUIT BREAKERS PLUMB AND LEVEL AND IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS. UPON COMPLETION OF INSTALLATION OF DISCONNECTS AND CIRCUIT BREAKERS, ENERGIZE CIRCUITS AND DEMONSTRATE CAPABILITY AND COMPLIANCE WITH REQUIREMENTS. EXCEPT AS OTHERWISE INDICATED, DO NOT DEMONSTRATE DISCONNECTS AND CIRCUIT BREAKERS BY OPERATING THEM UNDER LOAD; HOWEVER, DEMONSTRATE DISCONNECT AND CIRCUIT BREAKER OPERATION THROUGH SIX OPENING/CLOSING CYCLES WITH CIRCUIT UNLOADED. OPEN DISCONNECT AND CIRCUIT BREAKER ENCLOSURES FOR INSPECTION OF INTERIOR, MECHANICAL AND ELECTRICAL CONNECTIONS, FUSE INSTALLATION IF APPLICABLE, AND FOR VERIFICATION OF TYPE AND RATING OF FUSES INSTALLED IF APPLICABLE. CORRECT DEFICIENCIES THEN RETEST TO DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. REMOVE AND REPLACE DEFECTIVE UNITS WITH NEW UNITS AND RETEST.
9. LIGHTING FIXTURES: INSTALL FIXTURES WHERE, AND AT HEIGHTS, INDICATED IN ACCORDANCE WITH FIXTURE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, REQUIREMENTS OF THE NEC, AND RECOGNIZED INDUSTRY PRACTICES. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING GROUND CONNECTIONS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE-TIGHTENING VALUES. UPON COMPLETION OF INSTALLATION AND JUST PRIOR TO DEMONSTRATION, CLEAN AND RELAMP FIXTURES. LAMP FIXTURES WITH SPECIFIED LAMPS IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED INSTRUCTIONS. UPON COMPLETION OF INSTALLATION, DEMONSTRATE CAPABILITY AND COMPLIANCE WITH REQUIREMENTS. WHERE POSSIBLE, CORRECT MALFUNCTIONING FIXTURES AT THE SITE. THEN RETEST TO DEMONSTRATE COMPLIANCE; OTHERWISE, REMOVE MALFUNCTIONING UNITS AND REPLACE WITH NEW UNITS AND PROCEED WITH RETESTING. PRIOR TO FINAL ACCEPTANCE, REMOVE AMMABLE FIXTURES AS DIRECTED BY THE ARCHITECT/ENGINEER AND/OR OWNER.

**ELECTRICAL ABBREVIATIONS:**

ABB.	DEFINITION	ABB.	DEFINITION	ABB.	DEFINITION	ABB.	DEFINITION	ABB.	DEFINITION	ABB.	DEFINITION
A	AMPERES	E.C.	ELECTRICAL CONTRACTOR	GRD	GROUND	MO	MAN BREAKER	NO	NORMALLY OPEN	S/N	SOLID NEUTRAL
A.F.F.	ABOVE FINISHED FLOOR	EF	EXHAUST FAN	HOA	HAND-OFF-AUTOMATIC	MCC	MOTOR CONTROL CENTER	NTS	NOT TO SCALE	SS	SAFETY SWITCH
C	CONDUIT	EQP	EQUIPMENT	HP	HORSE POWER	MCW	THOUSAND CIRCULAR MILLS	OH	OVER-HEAD	ST	SINGLE THROW
CAB	CABINET	ENC	ELECTRIC WATER COOLER	HV	HIGH VOLTAGE	MH	MOUNTING HEIGHT	OHD	OVER-HEAD DOOR	SW	SWITCH
CB	CIRCUIT BREAKER	EX	EXISTING	HZ	HERTZ	MLO	MAN LUGS ONLY	PB	PUSH BUTTON	SWIB	SWITCHBOARD
CKT	CIRCUIT	F	FUSED	JB	JUNCTION BOX	MTD	MOUNTED	PL	PILOT LIGHT	SWGR	SWITCHGEAR
CL	CURRENT LIMITING	FAS	FIRE ALARM SYSTEM	KV	KILOVOLTS	NC	NORMALLY CLOSED	PHL	PANEL	SYS	SYMMETRICAL
DN	DOWN	FBO	FURNISHED BY OTHERS	KVA	KILOVOLT AMPERES	NEUT	NEUTRAL	PVC	POLYVINYL CHLORIDE	TLL	TELEPHONE
DT	DOUBLE THROW	FR	FRAME	KW	KILOWATTS	NF	NON-FUSED	(R)	RELOCATED EQUIPMENT	TYL	TYPICAL
DWG	DRAWING	GFCI	GROUND FAULT CURRENT INTERRUPTER	LV	LOW VOLTAGE	NIC	NOT IN CONTRACT	RMS	ROOT MEAN SQUARE	UG	UNDERGROUND



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PROJECT NAME


**PARSON'S LAKE  
SUBDIVISION**

PARSON'S LAKE DRIVE  
SALISBURY WICOMICO, MD

DRAWING

**ELECTRICAL  
COVER SHEET**

SEAL



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # NO. 2815, EXPIRATION DATE: 05-22-2025.

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2022121  
DATE: 04/28/2023  
SCALE: AS NOTED  
DRAWN BY: JDI PROJ.MGR: JCV  
DRAWING NUMBER

**E-001**



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PROJECT NAME

PARSON'S LAKE SUBDIVISION

PARSON'S LAKE DRIVE SALISBURY WICOMICO, MD

DRAWING

ELECTRICAL SITE LIGHTING PARTIAL PLAN

SEAL



PROFESSIONAL CERTIFICATION STATEMENT: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28115, EXPIRATION DATE: 03-22-2025

REVISIONS

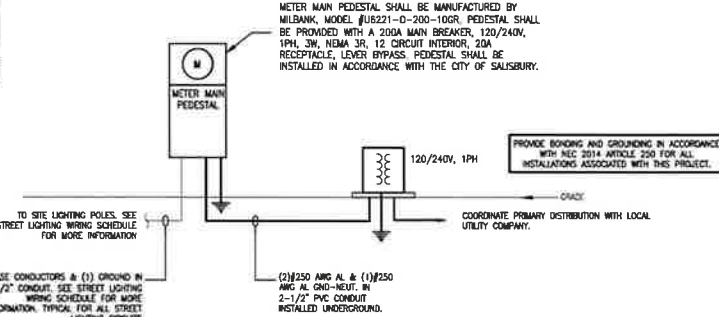
Table with 3 columns: NO., DATE, DESCRIPTION

PROJECT NO: 2022121 DATE: 04/28/2023 SCALE: AS NOTED DRAWN BY: JDI PROJ MGR: JCV DRAWING NUMBER

E-101

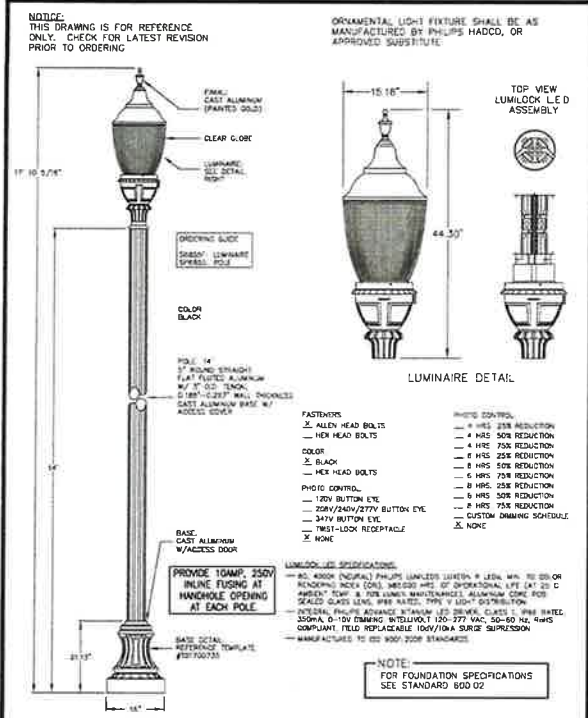
STREET LIGHTING WIRING SCHEDULE table with columns: WIRE SIZE, MAXIMUM NUMBER OF FIXTURES PER CIRCUIT, MAXIMUM DISTANCE PER CIRCUIT

\* SCHEDULE FIXTURE QUANTITIES AND DISTANCES ARE BASED ON THE CALCULATED VOLTAGE DROP WITH ASSUMING 115'-0" BETWEEN EACH FIXTURE AND 0.3 AMPS PER FIXTURE...

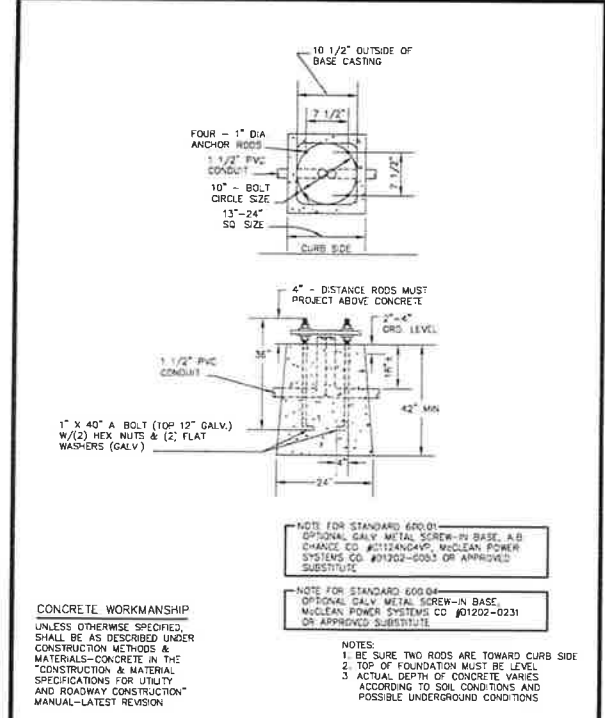


SCALE: N.T.S.

Table with columns: CKT NO., DESCRIPTION, BRK SZ., PHASE, BRK SZ., DESCRIPTION, CKT NO. Includes a phase diagram.



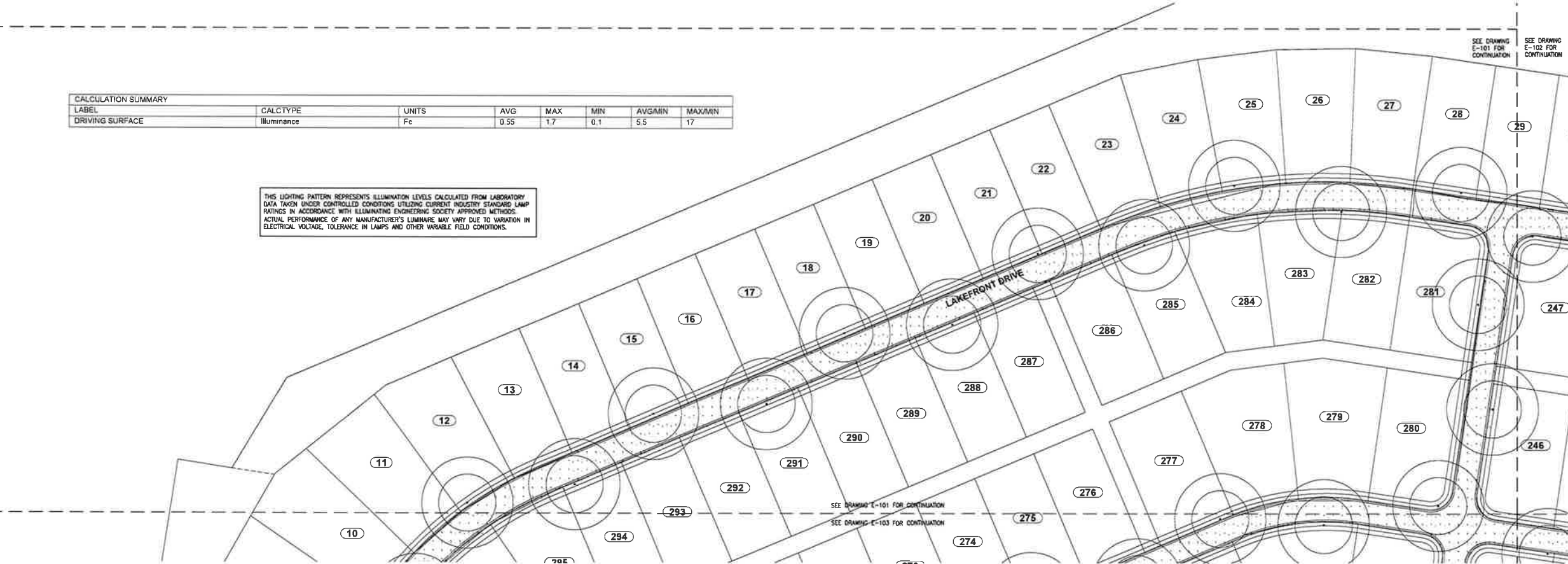
CITY OF SALISBURY APPROVED 11/2/19 DATE 11/17/15 RESIDENTIAL ROAD ORNAMENTAL LIGHT FIXTURE



CITY OF SALISBURY APPROVED 11/2/18 DATE 11/17/15 FOUNDATION FOR LIGHTING POLE

CALCULATION SUMMARY table with columns: LABEL, CALC TYPE, UNITS, AVG, MAX, MIN, AVGMIN, MAXMIN

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS...



ELECTRICAL SITE LIGHTING PARTIAL PLAN SCALE: 1" = 60'-0"



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PROJECT NAME

**PARSON'S LAKE  
SUBDIVISION**

PARSON'S LAKE DRIVE  
SALISBURY WICOMICO, MD

DRAWING

**ELECTRICAL SITE  
LIGHTING PARTIAL  
PLAN**

SEAL



*J. J. [Signature]*  
PROFESSIONAL CERTIFICATION I HEREBY  
CERTIFY THAT THESE DOCUMENTS WERE  
PREPARED OR APPROVED BY ME, AND THAT  
I AM A FULLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE  
STATE OF MARYLAND, LICENSE NO. 28515,  
EXPIRATION DATE: 09-23-2025

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO.	2022121
DATE	04/28/2023
SCALE	AS NOTED
DRAWN BY	JDI
PROJ MGR	JCV
DRAWING NUMBER	

**E-102**



**ELECTRICAL SITE LIGHTING PARTIAL PLAN**  
SCALE: 1" = 80'-0"

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
DRIVING SURFACE	Illuminance	Fc	0.55	1.7	0.1	5.5
						17

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

SEE DRAWING E-101 FOR CONTINUATION

SEE DRAWING E-102 FOR CONTINUATION

SEE DRAWING E-102 FOR CONTINUATION  
SEE DRAWING E-104 FOR CONTINUATION



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PROJECT NAME

**PARSON'S LAKE  
SUBDIVISION**

PARSON'S LAKE DRIVE  
SALISBURY WICOMICO, MD

DRAWING

**ELECTRICAL SITE  
LIGHTING PARTIAL  
PLAN**

SEAL



*J. J. [Signature]*

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CERTIFY THAT THESE DOCUMENTS WERE  
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STATE OF MARYLAND, LICENSE NO. 2816,  
EXPIRATION DATE: 03-22-2023

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2022121

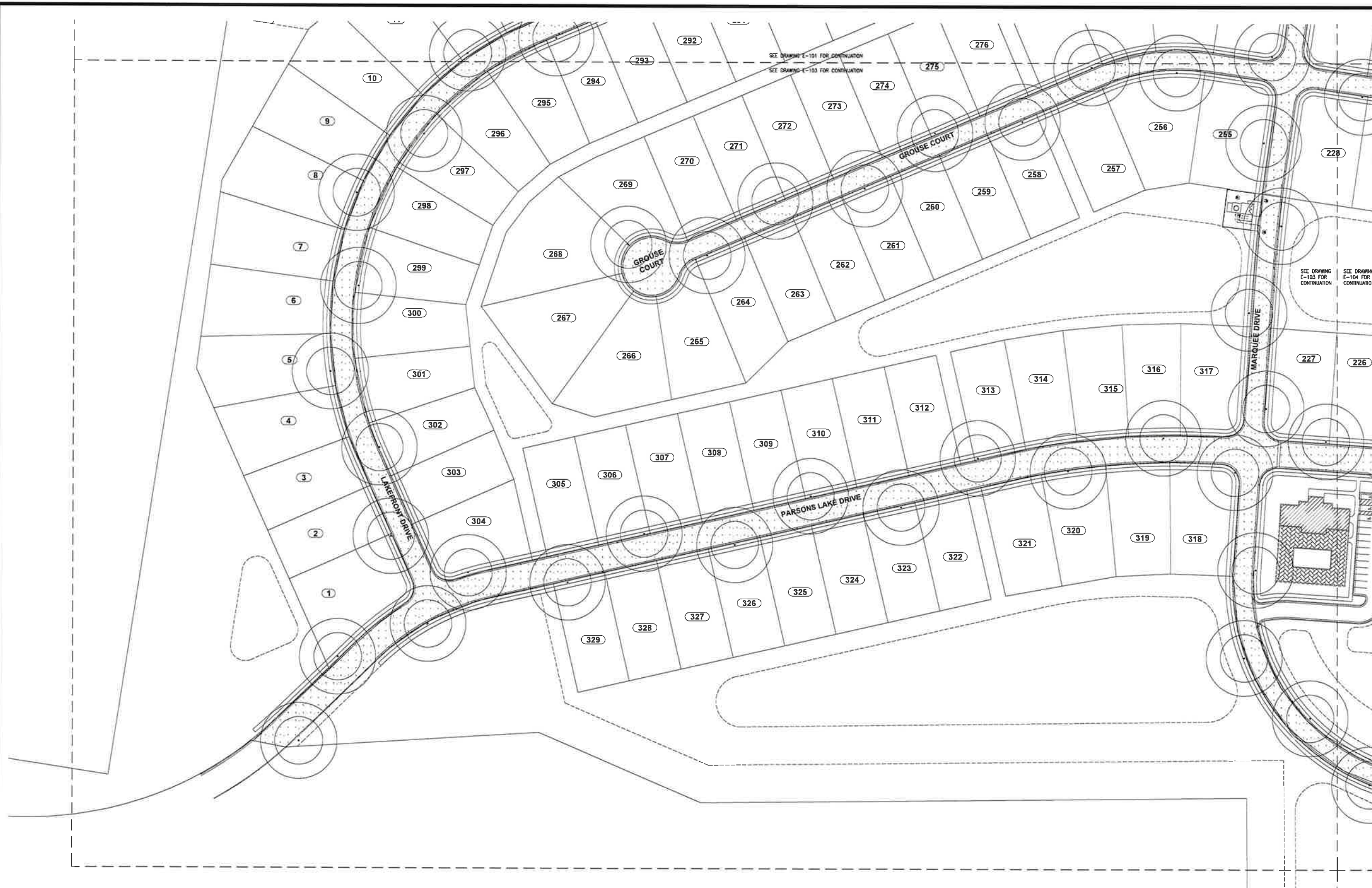
DATE: 04/28/2023

SCALE: AS NOTED

DRAWN BY JDI PROJ MGR JCV

DRAWING NUMBER

**E-103**



**ELECTRICAL SITE LIGHTING PARTIAL PLAN**  
SCALE: 1" = 60'-0"

CALCULATION SUMMARY						
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN
DRIVING SURFACE	Illuminance	Fc	0.55	1.7	0.1	5.5
						17

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.



SEE DRAWING E-102 FOR CONTINUATION  
SEE DRAWING E-104 FOR CONTINUATION

SEE DRAWING E-103 FOR CONTINUATION  
SEE DRAWING E-104 FOR CONTINUATION

SEE DRAWING E-104 FOR CONTINUATION  
SEE DRAWING E-105 FOR CONTINUATION

**ELECTRICAL SITE LIGHTING PARTIAL PLAN**  
SCALE: 1" = 60'-0"

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVING SURFACE	Illuminance	Fc	0.55	1.7	0.1	5.5	17

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

**bv**  
**BLAKE & VAUGHAN**  
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 WILMINGTON, DE 19805  
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PROJECT NAME  
**PARSON'S LAKE  
 SUBDIVISION**

PARSON'S LAKE DRIVE  
 SALISBURY WICOMICO, MD

DRAWING  
**ELECTRICAL SITE  
 LIGHTING PARTIAL  
 PLAN**

SEAL

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2022121  
 DATE: 04/28/2023  
 SCALE: AS NOTED  
 DRAWN BY: JDI PROJ MGR: JCV

DRAWING NUMBER  
**E-104**



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PROJECT NAME  
**PARSON'S LAKE  
SUBDIVISION**

PARSON'S LAKE DRIVE  
SALISBURY WICOMICO, MD

DRAWING  
**ELECTRICAL SITE  
LIGHTING PARTIAL  
PLAN**

SEAL



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DELIC LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 28015, EXPIRATION DATE: 03-22-2025

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NO: 2022121  
 DATE: 04/29/2023  
 SCALE: AS NOTED  
 DRAWN BY: JDI | PROJ MGR: JCV

DRAWING NUMBER  
**E-105**



**ELECTRICAL SITE LIGHTING PARTIAL PLAN**  
SCALE: 1" = 60'-0"

CALCULATION SUMMARY

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DRIVING SURFACE	Illuminance	Fc	0.55	1.7	0.1	5.5	17

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.





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

To: Salisbury – Wicomico County Planning and Zoning Commission  
From: Brian Soper, City Planner *RS*  
Date: October 19, 2023  
Re: Community Impact Statement Discussion

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Following discussion at the September 21, 2023, the Planning Commission requested a review of the Community Impact Statement and the granting of waivers. Staff will be presenting during the meeting on this topic. The Community Impact Statement is a requirement of the Comprehensive Development Plan and definitions of both have been provided below. Chapter 17.180 is already provided in Attachment 1.

"Community impact statement" includes the following:

A. A marketing study related to the type of development proposed; e.g. retail marketing, housing market, transient housing, etc. This study shall include an estimate of existing need and reasonable forecast of future demand for the kind of development proposed. It will be used to determine that extent of existing facilities of a type similar to that proposed and used to estimate when development may be needed in the community;

B. An impact study related to the quantity and kind of improvement and service to be provided by the community for the proposed development. This study should include an estimate of revenue to the community from proposed development and an estimate of the cost of improvements and services required to serve the development. The cost of improvements shall include those immediately needed to serve the development and those that may be needed in the future. The impact study related to services and improvements should include, where applicable, but not be limited to services and improvements, such as schools, utilities, including sewage, water mains, and storm drains, streets, traffic signals, police and fire protection, refuse collection and disposal, recreation facilities and any other service to be provided by the city;

C. An environmental impact statement related to the effect of proposed development on natural drainage channels and streams, natural growth, soils, air and water quality, etc., and a statement related to the effect of the proposed development on the use and development of adjoining property and the general neighborhood. This statement should include such considerations as the effects of noise, dust, odor, traffic, lighting, smoke, erosion, sediment control, flooding, change in natural ground cover, etc.

"Comprehensive development plan" means a comprehensive set of plans, specifications and measures for either private or public development, such as but not limited to townhouse development, apartment project, shopping center or other such development permitted in this code. The development plan shall include:

A. A preliminary comprehensive development plan, at the option of the applicant, showing the design of the development or project in sketch form drawn to scale prior to preparation of the final comprehensive development plan;



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

B. A site plan showing the location of all streets, pedestrian ways, rail lines, utility systems and buildings;

C. Any restrictions to be included in the sale or lease of land for parking, building locations, property maintenance, sign control and any other protective measures;

D. A schedule, timetable or proposed phasing for the development of streets, grading, utility installation, rail facilities, docking facilities or other improvements to be provided for the project area and occupants thereof;

E. A statement of intent to proceed and financial capability of the developer or sponsor;

F. A community impact statement as defined in this section.

**ATTACHMENTS (1):**

**1. Chapter 17.180**

## Chapter 17.180 COMPREHENSIVE DEVELOPMENT PLAN

### 17.180.010 Purpose—Application.

Where the provisions of this title require submission and approval of a comprehensive development plan as defined in section 17.04.120, the following regulations shall apply. The comprehensive development plan is required of certain developments identified in this chapter for approval by the planning commission in order to ensure that the proposed development is planned in proper relationship to the configuration of the site in such a manner as to comply with all requirements of this chapter; the proposed development is planned and located on the site in a manner which will minimize any adverse impact on adjoining areas and future development; and the proposed development is properly coordinated with existing city plans and policies. Required plans shall be submitted to the planning director for distribution to all those agencies or department heads involved in or affected by the proposed development, such as the department of infrastructure and development, fire chief/fire marshal, board of education and the department of recreation and parks.

- A. Preliminary Comprehensive Development Plan. A preliminary comprehensive development plan is the first step in the process of project design or layout of a development. It is intended to provide the planning commission an opportunity to assess the proposed project while in an early planning stage, prior to the developer incurring the expense of preparing a detailed comprehensive development plan. An early review of the concept of the development in preliminary form will enable both the applicant and the planning commission to assess the proposed development and make recommendations relating to existing land use in the area, future plans for development in the area, the adequacy of on- and off-site facilities to serve the proposed development and the functional, public safety and aesthetic considerations relating to the development. Five copies, drawn to scale, of a preliminary comprehensive development plan may be submitted, at the option of the developer, and shall include the following.
1. The existing general topographic character of the land and existing natural features of the site;
  2. The proposed approximate location, as appropriate, of all roads, vehicular and pedestrian accessways, buildings, the building footprints, parking areas, including the type and size of all spaces, open spaces, recreation facilities, natural features, drainageways, fire-fighting facilities, existing zoning, abutting property owners, stormwater management areas, setbacks for all property lines, landscaping areas and on-site loading and unloading spaces. In addition, the proposed location of any on-site refuse disposal or recycling areas and facilities, or both, as may be required by the city, shall be shown. The location shall be as determined by the director of public works. All such areas or facilities shall be shown together with measures necessary to provide screening in accordance with the requirements of chapter 17.220.
  3. The approximate density of residential development or the square footage of buildings;
  4. A general indication of the stages and timing of construction if the project is to be developed in stages; and
  5. A description of the considerations taken into account in preparing the overall development concept and any special considerations given to the location of streets, buildings, parking areas and other facilities proposed on the site.
- B. Comprehensive Development Plan. A comprehensive development plan shall be submitted and shall include the following elements. If a preliminary comprehensive development plan has been submitted

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and reviewed by the planning commission, all recommendations and suggested changes shall be incorporated in the final development plans submitted.

1. Five copies of a comprehensive site plan showing the proposed development in its entirety, drawn to scale by an architect, surveyor, engineer or other person qualified to prepare a site plan acceptable to the city of Salisbury, shall be submitted to the planning director for distribution to all those agencies or department heads involved in or affected by the proposed development, such as the department of infrastructure and development, fire chief/fire marshal, planning department, board of education and the department of recreation and parks.
  2. The comprehensive site plan shall show the proposed location and dimensions of all roads, vehicular and pedestrian accessways, buildings, the building footprints, parking areas, including the type and size of all spaces, open spaces, recreation facilities, natural features, drainageways, fire-fighting facilities, existing zoning, abutting property owners, stormwater management areas, setbacks from all property lines and on-site loading and unloading spaces. In addition, the proposed location of any on-site refuse disposal or recycling areas and facilities or both, as may be required by the city, shall be shown. The location shall be as determined by the director of infrastructure and development. All such areas or facilities shall be shown together with measures necessary to provide screening in accordance with the requirements of chapter 17.220.
  3. Each site plan shall include a tabular summary of the following information relevant to the proposed use:
    - a. The total area of the site;
    - b. The land area devoted to buildings;
    - c. The land area devoted to parking, including the amount, location and type of on-site parking spaces;
    - d. The land area devoted to open space;
    - e. The number of units, by bedroom type;
    - f. The gross floor area and gross leasable floor area of all buildings or structures.
- C. Landscaping or Screening Plan.
1. A landscaping or screening plan shall be submitted to the planning director as a part of the comprehensive development plan of the site; and if the submission of a comprehensive development plan is preliminary, a landscaping or screening plan may be preliminary.
  2. Three copies of a landscaping or screening plan prepared by a registered landscape architect, architect, engineer, landscape designer, or nurseryman shall be submitted to the planning director for distribution to the director of infrastructure and development. In addition to being prepared in accordance with the provisions of chapter 17.220, the plan or plans shall include the following:
    - a. The approximate location of neighboring homes or other buildings in the vicinity of the proposed development site;
    - b. An outline of existing wooded areas and other natural features and the features to be retained;
    - c. The approximate location of branches or natural, intermittent drainage channels;
    - d. The approximate location of any outstanding individual trees or special features on the development site;
    - e. The location, name, size and height or diameter of shrubbery and trees to be planted within landscaped or screened areas;

- 
- f. The height, length, type and location of fencing to be used for screening purposes.
  - 3. If the proposed development is within an area for which planting development guidelines have been established by the planning commission, the landscaping plan shall be prepared in accordance with such guidelines.
  - D. Three copies of a lighting plan, drawn to scale, shall be submitted to the planning director for distribution to the department of infrastructure and development, which plan shall show the location, type, style and height of all exterior lighting fixtures.
  - E. Three copies of a drainage plan or stormwater management plan, drawn to scale, shall be submitted to the planning director which shall show the areas to be used for stormwater management and the type of facilities proposed including the discharge point.
  - F. In reviewing and approving either preliminary comprehensive development plans or final comprehensive development plans, the planning commission may establish those conditions it deems appropriate to accomplish the spirit and intent of this chapter and may grant tentative or conditional approval to any such plan subject to compliance with the conditions of approval.
  - G. Once a comprehensive development plan has been approved by the commission, no building permit may be issued which does not comply with the uses and standards shown on that approved or subsequently amended plan.

(Ord. 1976 (part), 2005; Ord. 1599 § 17, 1995; prior code § 150-266)

( Ord. No. 2459, 10-9-2017 )

#### **17.180.020 Review by appropriate agencies.**

The required plans shall be reviewed by the appropriate agencies for consistency with all local development policies and conformance with all local ordinances where applicable and shall be submitted with written comments, pro or con, to the planning department for review by the planning commission.

(Prior code § 150-267)

#### **17.180.030 Scheduling of review by planning commission.**

- A. Preliminary Comprehensive Development Plan. Following staff review, and receipt of comments from appropriate agencies, the planning commission shall review the preliminary comprehensive development plan at the next regularly scheduled meeting.
- B. Comprehensive Development Plan. After the comprehensive development plan has been submitted, reviewed and final comments received from the appropriate agencies on the plans and information required for a comprehensive development plan, the planning commission shall schedule a review for final approval of the proposed development at the next regularly scheduled meeting.

(Prior code § 150-268)

#### **17.180.040 Review procedure.**

The planning commission shall review the proposed development and all comments received with respect to traffic and circulation patterns, internal and external; relation to major thoroughfares; utilities; drainage; community facilities, existing or future; historic site preservation; provisions for open space and recreational

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facilities, landscaping and screening; and in general with the objective of ensuring a durable, harmonious and appropriate use of land in accord with the objective of the Salisbury metro core plan. To these ends the commission shall consider the location of buildings, parking areas and other features with respect to the topography of the land and its existing natural features; the efficiency, adequacy and safety of the proposed layout of internal streets, driveways and parking areas; the adequacy and location of open space or green area provided, bearing in mind the possible effects of irregularly shaped lots; and any such other matter as the commission may find to have a material bearing upon the stated standards for the type of development proposed. Upon consideration of all these things, the commission may consider deviations from strict compliance with the standards for the development proposed, if the commission finds that an alternative arrangement or design of the site can more readily accomplish a harmonious use of the land and the intent of the purpose for which the standards are set forth. The commission may require changes or modifications to the proposed development plans to assure that the requirements of this section, the intent of the purpose for the required standards and the intent of the purpose for the district in which the development is located are met.

(Prior code § 150-269)

### **17.180.050 Special exceptions.**

For all developments requiring a special exception, the planning commission shall, after reviewing all plans and comments, submit its review findings, together with all plans and comments and any suggested conditions or changes, to the board of zoning appeals for final consideration at a formal public hearing.

(Prior code § 150-270)

### **17.180.060 Waiver.**

The planning commission and/or the board of zoning appeals may waive any or all of the statements or studies required as part of the comprehensive development plan set forth in the definition in section 17.04.120, after consideration of the extent and impact of the development proposed, whether the requirement is necessary and in the best interest of the city, and the hardship imposed by the requirement upon the applicant.

(Prior code § 150-271)