

RANDY TAYLOR MAYOR ANDY KITZROW CITY ADMINISTRATOR

City of Salisbury - Wicomico County

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



JULIE M. GIORDANO COUNTY EXECUTIVE BUNKY LUFFMAN DIRECTOR OF ADMINISTRATION

SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

AGENDA

REGULAR MEETING

March 21, 2024

ROOM 301, THIRD FLOOR GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of February 15, 2024

1:35 P.M. COMPREHENSIVE SITE PLAN APPROVAL – CHICK-FIL-A RESTAURANT – Bohler Engineering – 828 – 842 S. Salisbury Blvd. – General Commercial District – M-0115, G-0002 & 0008, P 0468 & 0468 -#202400257 (H. Eure)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – GATEWAY PLAZA SHOPPING CENTER – Phillips Signs for V Holdings, LLC – 28772 Ocean Gateway – Neighborhood Business – M-0106, G-0002, P 3272, L 0 - #202400307 (H. Eure)

REVISED SIGN PLAN APPROVAL – WAL-MART – PB2 Architecture & Engineering for Wal-Mart Store #1890 – 2702 N. Salisbury Blvd. – General Commercial – M-0029, G-0005, P 0507, L 4 - #202400308 (H. Eure)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – DUNKIN'/BASKIN ROBBINS – W.F. Horn for North Salisbury Holdings, LLC – 109 Hampshire Road – General Commercial – M-0029, G-0005, P 0507, L 2AAA - #202400309 (H. Eure)

REVISED SITE PLAN APPROVAL – ZOETIS – Zoetis, LLC – 601 Beam Street – Industrial Park – M-0102, G-0021, P 0053 - #202400310 (H. Eure)

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL/WELLHEAD PROTECTION PLAN APPROVAL – OCEAN AISLE PHASE IV – Parker & Associates, Inc. for 1501-3 Sharen Drive, LLC – Southeast Corner of Old Ocean City Rd. & Beaglin Park Drive – Planned Development District #1 (Robertson Farm) – M-0121, G-0005, P 2582, L 23AA - #202400292 (H. Eure)

*** Turn over the page for additional cases ***

FINAL SUBDIVISION APPROVAL – NORTH POINTE COMMONS – Parker & Associates, Inc. for K. Hovnanian Delaware Division Inc. – East North Pointe Drive & Oliphant Drive – General Commercial – M-0029, G-0006, P 0078, L Par AA - #202400299 (H. Eure)

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – NORTH POINTE COMMONS – Parker & Associates, Inc. for K. Hovnanian Delaware Division Inc. – East North Pointe Drive & Oliphant Drive – General Commercial – M-0029, G-0006, P 0078, L Par AA - #202400299 (H. Eure)

REVISED CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – SALISBURY MARKET CENTER – Parker & Associates, on behalf of Green Street Housing – Lake Street & W Main Street– Central Business District – M-0106, G-0017, P-1641, 1643, 1646, 1648- #22-018 (A. Rodriquez)

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – PHILLIP MORRIS LANDING – Parker & Associates, Inc. on behalf of Salisbury 50 LLC– Phillip Morris Drive & Mt Hermon Rd – Light Business & Institutional District – M-0109, G-0006, P 2576, 2578, 2579 - #22-012 (A. Rodriquez)

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – SHAREN DRIVE SELF STORAGE – Parker & Associates, Inc. on behalf of Rinnier Development Co. – Sharen Drive & Old Ocean City Road – Planned Development District #1- Robertson Farm – M-0039, G-0007, P 269, L- 1&2 - #22-021 (A. Rodriquez)



City of Salisbury - Wicomico County

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



JULIE M. GIORDANO COUNTY EXECUTIVE

BUNKY LUFFMAN DIRECTOR OF ADMINISTRATION

MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on February 15, 2024, in Room 301, Council Chambers, Government Office Building with the following persons participating:

COMMISSION MEMBERS:

Charles "Chip" Dashiell, Chairman Jim Thomas Daniel Moreno-Holt Matt Drew Mandel Copeland D'Shawn Doughty

PLANNING STAFF:

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

Laura Ryan, City of Salisbury, Department of Law

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

Announcement: Chairman Dashiell

Chairman Dashiell announced that our City Planner, Mr. Brian Soper, has taken a position with Worcester County. Chairman Dashiell thanked Mr. Soper for his expertise, thoughtfulness, and preparation for many items brought before the Commission on behalf of the City. He said we continue to have capable individuals to represent the City; two of whom were present for the meeting with presentations.

RANDY TAYLOR MAYOR

ANDY KITZROW CITY ADMINISTRATOR **MINUTES**: The January 18, 2024 minutes were brought forward for approval. Mr. D'Shawn Doughty submitted a motion to approve, seconded by Mr. Jim Thomas and duly carried. The minutes from the January 18, 2024 meeting were **APPROVED** as submitted.

PUBLIC HEARING – CRITICAL AREA MAP – City of Salisbury Code – Updating the adopted Critical Area boundary map as submitted by the Critical Area Commission to the City of Salisbury. (A. Rodriquez)

Ms. Laura Ryan read the Public Hearing notice. Mr. Henry Eure administered the oath to Ms. Amanda Rodriquez only as there were no public individuals wishing to be heard. Ms. Rodriquez read the Staff Report.

In the spring of 2008 legislation was passed and signed into law that required the state to work cooperatively with local governments to update the critical area maps in all affected jurisdictions. The legislation directed the Department of Natural Resources to prepare a Statewide Base Map that includes a state-determined shoreline and landward boundary of tidal wetlands and a digitally generated geo-referenced 1,000-foot Critical Area boundary, as appropriate for integration into a Geographic Information System ("GIS"). As the mapping update project progressed, the draft updated maps were made available to the public so that additional review and comment on the maps could take place. The Critical Area Commission notified 74 property owners with a greater than 1% change in November 2021. On February 9, 2022, the Critical Area Commission transferred the maps to the City. The proposed map showed a net loss of 40 acres. This loss is not unexpected as the original map used the 1972 State Wetland maps to determine the boundary. GIS and recent aerial imagery provided a more accurate assessment of wetlands and shorelines used to draw the boundary. In addition, a large portion of the City's shoreline is hardened with bulkheading or revetments that would limit change. Amendments to the Critical Area District required a public hearing by the Planning Commission and recommendations to the City Council for their consideration at a public hearing before adoption.

The Planning Staff recommended the Planning Commission forward a favorable recommendation to the Mayor and City Council for the proposed map, based on the findings in the Staff Report.

Chairman Dashiell indicated it seemed straightforward. There were no individuals from the public or any of the Commissioners who wished to comment on the presentation.

Mr. Thomas entered a motion to forward a favorable recommendation to the Mayor and City Council for the proposed map, based on the findings in the Staff Report. Mr. Daniel Moreno-Holt seconded the motion and it was duly carried.

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

The Public Hearing concluded at 1:45 p.m.

FINAL COMPREHENSIVE SITE PLAN APPROVAL – TIDALHEALTH COMMUNITY CLINIC – TidalHealth Peninsula Regional Inc, rep. by Becker Morgan Group – 805 E Church St – R-5A Residential District – M-0108, G-0003, P-1848 - #23-022 (A. Rodriquez) Ms. Rodriquez was joined at the table by Mr. Kevin Parsons from Becker Morgan Group, representing TidalHealth. Ms. Rodriquez presented the Staff Report.

The applicants proposed to construct a 16,846 sq. ft. residential community clinic as defined in the text amendment adopted via Ordinance No. 2821. The Preliminary Comprehensive Site Plan was approved by the Planning Commission on December 21, 2023. A special exception was granted by the Board of Appeals on February 1, 2024.

Staff presented the Comprehensive Site Plan Review. These included Parking, Refuse Disposal, Building Setbacks/Spacing, Fire Service, Landscaping, Building Elevations, Stormwater Management, Forest Conservation, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Final Comprehensive Site Plan subject to the three (3) conditions listed below.

- 1. Submit a Sign Plan for Planning Commission approval prior to the issuance of sign permits.
- 2. Provide ten (10) bicycle parking spaces.
- 3. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate. Minor plan adjustments may be approved by the Salisbury DID.

Mr. Parsons said they had reviewed the Staff Report and agreed with all the conditions mentioned. He added the Stormwater Plans are with the City currently for review. Once approved by the City, the Erosion Settlement Control Plans will be ready for approval.

Mr. Matt Drew inquired about parking availability when the clinic and the community gathering space were working concurrently. Mr. Parsons said no additional parking has been added but Benny Street is wide enough and lightly used to allow for overflow roadside parking.

Mr. Thomas asked if the stormwater would be discharged from the roof to the storm drain system. Mr. Parsons responded by stating there is a trunk line system that runs directly into the pre-treatment for those stormwater features and it's about 16,800 sq. ft.

Chairman Dashiell added this is a new concept for the community and TidalHealth; bringing services needed to the residents directly to their community. He hopes the project is successful so that it may be tried in other areas of the City.

Mr. Thomas entered a motion to approve the project for TidalHealth in concert with the three factors mentioned in the Staff Report and approval of the Final Comprehensive Site Plan with those conditions; it was then seconded by Mr. Mandel Copeland and duly carried.

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

FINAL SUBDIVISION PLAT/FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – VILLAGE AT SNOWFIELD – Heritage Revival Holdings, LLC, rep. by Parker and Associates – Snow Hill Rd and Toadvine Rd –GC – General Commercial and R-8A - Residential District - M-0048, G-0011, P-492 - #22-008 (A. Rodriquez)

Ms. Amanda Rodriquez was joined at the table by Mr. Brock Parker (Parker and Associates), Mr. Douglas Reynolds (owner of the Village of Snowfield), and Mr. Mark Spencer Cropper (6200 Coastal Highway Suite 200, Ocean City, MD), attorney for the applicant. Ms. Rodriquez presented the Staff Report.

Parker and Associates, on behalf of the owner, submitted a Final Subdivision Plat and Final Comprehensive Development Plan to develop a 42.149-acre agricultural field for 101 single-family lots and 94 townhouse lots, including private driveways, to be accessed by public streets and served by City water and sewer facilities. At the September 1, 2022, meeting the City Board of Zoning Appeals approved a Special Exception to utilize the entirety of the site as residential (R8-A Zoning).

Staff presented the Final Subdivision Plat/Final Comprehensive Development Plan Review. These included Site Plan, Building Elevations/Floor Plans, Sign Plan, Landscaping and Lighting Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conservation Program, Transportation, Streets, and Pedestrians, and Wicomico County Board of Education.

Staff recommended approval of the Final Subdivision Plat and Final Comprehensive Development Plan for the Village at Snowfield subject to the seven (7) conditions listed below.

- 1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval.
- 2. The Final Subdivision Plat shall comply with all requirements set forth in Ch 17.160 and the Final Subdivision Plat, including the Deed of Easement for Utilities and the Deed of Right-of-Way, shall be recorded prior to construction.
- 3. The signed City/County Joint Public Works Agreement shall be recorded prior to construction.
- 4. An approved State Highway Administration ("SHA") entrance plan package shall be submitted to DID for acceptance.
- 5. All driveways must be shown on the plan with a minimum 20-foot depth from sidewalk to dwelling.
- 6. A detailed Sign Plan must be submitted for approval by the Planning Commission prior to installation of any signage.
- 7. This approval is subject to further review and approval by the Salisbury DID, the Salisbury Fire Department, and other agencies as appropriate.

Mr. Cropper asked Mr. Parker if he concurred in all respects with the Staff Report that had been entered into the record. Mr. Parker responded he agreed with the Staff Report.

Mr. Thomas asked who completed the design for the roundabout. Mr. Parker replied stating it was Miss Betty Tustin and the Traffic Group; they provided the geometry based on the traffic impact analysis. Mr. Thomas inquired if a permit had been granted from the SHA. Mr. Parker said they have submitted information to SHA and they are waiting on approval.

Mr. Moreno-Holt inquired about a letter from Mr. Nicholas Johnson. In his absence, Ms. Rodriquez addressed the revisions Mr. Johnson requested.

1. Requested incorporation of a heavily landscaped firm and buffer along Snow Hill Road and Toadvine Road. Snow Hill Road is a State road; we would not have the jurisdiction there to

require that, and Toadvine Road is a County road; it would not be within the City's purview.

- 2. Requested a revised architectural rendering to better fit the Eastern Shore's Architectural Heritage. The City does not have anything in its Code at this time for that area.
- 3. Requested incorporation of significant park space that is community-oriented and includes significant plantings and amenities. The plantings are denser in the open space park area and the significant park space meets all the open space requirements.
- 4. Requested interspersing of the townhomes and single-family homes to create a less segregated neighborhood. The townhomes back up to the apartments at Marley Manor so they create a good transition between the single-family homes and the townhomes.
- 5. Requested the future road connection on the northwestern property line to allow connectivity for future development. Since Mr. Johnson was not present to provide more clarification, Ms. Rodriquez was unable to address this item.

Mr. Drew asked how they would accomplish the roundabout building as it is almost concurrent with the building of phase one. He believes it will be challenging because Route 12 is a busy road. Mr. Parker responded by stating the objective is to keep the traffic flowing on Snow Hill Road. Access to the site will be off of the open portion of Snow Hill Road and the secondary access will be off of Toadvine Road.

Mr. Doughty inquired about the frequent traffic that travels along Snow Hill Road, and what could be done for the homes along that part of the road. Mr. Parker said once you get out of the circle there will be a grass plot then there is a 12-foot-wide multimodal path then another grass plot then there is a fairly significant swale, a proposed ditch. The impediments to a car driving off the road or a kid running over the backyard are probably 40 ft. with a 3-foot to 5-foot deep swale in the backyard. A car will not be able to get from Snow Hill Road onto the back stoop of any of these houses.

Chairman Dashiell asked if the additional lighting along the multi-use path as well as Snow Hill Road that was mentioned in the Staff Report, would the SHA entrance plan package include the reference to the additional lighting. Ms. Rodriquez stated the City's Transportation Manager will be reviewing the plan for the multimodal path as well and because it is abutting the State road they will be required to meet the State standards.

Mr. Thomas entered a motion to approve the Final Subdivision Plat and the Final Comprehensive Development Plan for the Village of Snowfield subject to the seven (7) conditions mentioned in the Staff Report; it was then seconded by Mr. Doughty and duly carried.

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

FINAL COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – Fisher Architecture for Piraeus Realty Corp. – 1313-1315 S. Salisbury Blvd. – General Commercial Zoning District – M-0117, G-0009, P-3277 - #202400134 (H. Eure)

Mr. Eure and Mr. Parker were joined at the table by Mr. Christus Adamopoulos (President of the applicant Piraeus Realty), and Ms. Heather Morrison (architect with Fisher Architecture). Mr. Eure handed out two (2) additional attachments to be entered into the record. He then presented the Staff Report.

The applicant proposed to construct a small neighborhood shopping center in the former

Parties Etc. building. They proposed to construct a 12,233 sq. ft. building with an additional 1,078 sq. ft. patio area, for a total building area of 13,311 sq. ft. the total acreage of the parcel to be developed is 1.95 acres.

Staff presented the Comprehensive Development Plan Review. These included a Site Plan, Building Elevations, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, and Traffic.

Staff recommended approval of the Final Comprehensive Development Plan for 1313-1315 S. Salisbury Blvd. subject to the three (3) conditions listed below.

- 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. Provide a detailed Sign Plan for approval by the Planning Commission prior to the installation of any building signs.
- 3. Provide a minimum 24 ft. wide easement at the rear of the property for future surface transportation on the Final Site Plan.
- 4. This approval is subject to further review and approval by the Salisbury DID and the Salisbury Fire Department.

A discussion ensued concerning the note on the new handout, "potential future 24-foot wide transportation use easement is shown on this plat to depict a location where the City of Salisbury may seek to enhance vehicular and/or pedestrian connectivity at some point in the future subject to agreement upon terms and conditions." Ms. Laura Ryan stated, that because this note is aspirational it does not require anything of this property owner. The verbiage is to let future developers know of the City's future goals.

Mr. Parker mentioned Mr. Adamopoulos has been rehabbing buildings on the Route 13 corridor, such as the building renovation across from Ponzetti's, Lotus Plaza, Guido's Shopping Center, Jersey Mike's, Salad Works, and Tropical Smoothie.

Mr. Thomas entered a motion to approve the Final Comprehensive Development Plan for 1313 and 1315 South Salisbury Boulevard subject to the revised three (3) conditions that are mentioned in the Staff Report; it was seconded by Mr. Doughty and duly carried.

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

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN; PALEOCHANNEL & WELLHEAD PROTECTION DISTRICT APPROVAL – Cute Little Giggles Daycare/Bing Enterprises, Inc. – 8245 Dickerson Lane, Unit F. – General Commercial Zoning District – M-0020, G-0024, P-0177 – Lot - 2A - #202400038 (H. Eure)

Ms. Cynthia Harrison (owner of Cute Little Giggles Daycare Center) joined Mr. Eure at the table. Mr. Eure presented the Staff Report.

The applicant requested approval for the installation of a 6 ft. tall decorative aluminum or steel picket fence to enclose an outdoor play area for a new daycare center located in unit F at 8245

Dickerson Lane.

Staff recommended approval of the Final Comprehensive Development Plan for the installation of a 6 ft. tall decorative fence enclosing the outdoor play area subject to the two (2) conditions listed below and for the Paleochannel Protection and Wellhead Protection District approval.

- 1. Provide bollards along the drive aisles to protect the outdoor play area from vehicular traffic.
- 2. Provide traffic calming devices on both sides of the crossing area.

To clarify the request for bollards, there would be six (6) to eight (8) bollards on both sides made of solid materials (i.e. concrete). Ms. Harrison would also like to see speed bumps behind the building in addition to signs to slow vehicular traffic. A new condition was added, number two (2) Provide traffic calming devices on both sides of the crossing area.

Mr. Thomas entered a motion to approve the Revised Comprehensive Development Plan for the installation of the 6-foot tall decorative fence enclosing the outdoor play area as submitted, subject to condition one (1) as stated in the Staff Report and adding condition two (2) Provide traffic calming devices and signage on both sides of the crossing area and grant approval for the Paleochannel and Wellhead Protection District for the shopping center. The motion was seconded by Mr. Mandel Copeland and duly carried.

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

STAFF ANNOUNCEMENTS

Mr. Eure mentioned there is a little bit more on everyone's plate due to Mr. Soper leaving. He is in contact with Amanda and Allysha concerning the Comprehensive Plan.

Ms. Lori Carter reminded everyone of the County's Critical Area Mapping Update meeting scheduled for Thursday, February 22nd at 6:00 p.m. in the Wicomico Youth and Civic Center in the Da-Nang Room. There are approximately 738 residents or properties impacted.

Ms. Carter introduced a new staff member, Ms. Kirsten Purnell, our new GIS Associate Specialist.

As there were no additional comments, Chairman Dashiell asked for a motion to adjourn. Upon a motion by Mr. Thomas, seconded by Mr. Doughty, and carried unanimously, the Commission meeting was adjourned at 3:05 p.m.

The next regular Commission meeting will be on March 21, 2024.

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.

Lori A. Carter, MBA, Secretary

Janae Merchant, Recording Secretary



Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name:	Chick-Fil-A Restaurant
Applicant/Owner:	Bohler Engineering
Case No.:	202400257
Nature of Request:	Comprehensive Site Plan Approval
Location of Property:	828 - 842 S. Salisbury Blvd.; Map 0115, Grid 0002 & 0008, Parcel
	0468 & 0467
Existing Zoning:	General Commercial

II. DISCUSSION:

The applicants are proposing to construct a new Chick-Fil-A Restaurant on the referenced property. Planning Commission review and approval is required in order to provide a 20% increase in parking. **(Attachment 1)**

III. PLANNING AND ZONING:

A. History

The buildings, which were built in 1963 & 1969, were constructed prior to the adoption of the City's current Zoning Code. Several setback variances were granted for the properties, most recently in 1976. The proposed redevelopment will eliminate the approved variances, as existing structures will be removed.

B. Site Description

The combined area of the two (2) properties total 49,659 sq. ft., and has frontage along U.S. Rt. 13, South Boulevard, Monticello Avenue and Register Street. Currently, access is available from all streets. (Attachment 2)

C. Surrounding Area Development

The site is located near a mixture of commercial uses along Rt. 13, while properties to the west have been improved with residential uses.

Department of Infrastructure & Development [25 N. Division St., #202 Salisbury, MD 21801 410–548/3170 (fax) 410–548/3107 www.salisbury.md



IV. COMPREHENSIVE SITE PLAN REVIEW:

A. Site Plan

The proposed site plan indicates that a new 5,399 sq. ft. building with an additional 982 sq. ft. outdoor seating will be constructed on the site. Associated parking and drive-thru lanes are also proposed. The building exceeds the minimum 25 ft. and 12.5 ft. front yard setback requirements from all streets. Currently, there are a total of eight (8) access points to both lots. The proposed site plan reduces this number to two (2), both along Register Street.

B. Parking

The site plan indicates that 32 parking spaces, including two (2) van accessible and one (1) accessible space will be provided. The City's Zoning Code indicates that 26 parking spaces are required for the proposed building and outdoor seating area. The Planning Commission may approve an additional 20% of parking spaces (32 spaces total), provided that additional landscaping, screening and other site improvements are provided. The landscaping plan indicates that significant landscaping and screening will be provided throughout the site. (Attachments 3 - 6)

C. Refuse Disposal

Plans indicate that a gated dumpster enclose will be provided at the northwest corner of the property. In addition, the enclosure will also be provided with seven (7) Arborvitae trees to increase visual appeal. (Attachments 3 - 6)

D. Landscaping

As mentioned previously, extensive landscaping is proposed throughout the site to allow for the 20% increase in parking. Included are over 220 shrubs and 185 flowering plants, that surround the site on all sides. However, the Zoning Code requires trees to be provided at the ends of parking rows. Two (2) additional trees are required in the parking area in order to be compliant. **(Attachments 5 & 6)**



V. PLANNING CONCERNS:

None. The proposed redevelopment eliminates several access points making travel safer. The extensive landscaping will only enhance the appearance of the site.

VI. STAFF RECOMMENDATION:

Staff recommends approval of the proposed plan for 32 total parking spaces for Chick-Fil-A, with the following conditions.

- 1. Provide trees in all landscaped islands at the end of parking rows.
- 2. Resubdivide the two (2) properties into one (1) lot.
- 3. Subject to further review and approval from the Salisbury Department of Infrastructure and Development, Salisbury Fire Department, and other agencies as necessary.

BOHLER//

18958 Coastal Highway, Suite D Rehoboth Beach, DE 19971 302.644.1155

February 5, 2024 Revised February 14, 2024 Via Email

City of Salisbury 125 N. Division Street Salisbury, MD 21801

Attn: Jessica Crenshaw

RE: Chick-fil-A #05371 Map# 0115, Grid 0008, Parcel 0467 & Map# 0115, Grid 0002, Parcel 0468 828 & 842 S. Salisbury Blvd. City of Salisbury Wicomico County, MD BEVA #DEA220016.00

Dear Ms. Crenshaw:

Pursuant to recent discussions with our office, Bohler on behalf of our client, Chick-fil-A, is pleased to submit the above referenced project for Planning Commission review and approval.

This site is currently located at the southwest corner of South Street and South Salisbury Boulevard in the City of Salisbury, Wicomico County, MD. Proposed site improvements include a $5,399\pm$ SF Chick-fil-A restaurant with respective $2,114\pm$ SF canopy and three-lane order point drive thru, as well as a $1,370\pm$ SF delivery point canopy. There is also a $982\pm$ SF outdoor seating area proposed at the south end of the building. The site will also ultimately contain related site amenities and improvements inclusive of parking, lighting, landscaping, stormwater management and utilities.

Regarding code section 17.196.020, all uses and structures shall provide off-street parking spaces in an amount equal to, and not to exceed the number required in Section 17.196.030, parking space requirements, except by an approved request made to the planning commission. Property owners may request up to twenty percent (20%) more parking spaces than allowed by Section 17.196.30. There are (26) off-street parking spaces allowed, and currently (32) spaces proposed.

We respectfully request an increase in the allowable parking from 26 to 32 spaces for the proposed Chick-Fil-A project on South Salisbury Blvd and South Blvd. The requested parking represents a 20% increase from the standard allowable parking, in conformance with section 17.196.020 and 17.196.030 in the City of Salisbury Code. These spaces are required for this restaurant to function properly as this use is expected to generate high demand for both drive thru and sit-down service. Limiting the proposed parking will inhibit the ability of this restaurant to serve the public in a timely and functional manner. It should be noted that this project proposes to infiltrate a large amount of the runoff generated and will comply with applicable stormwater regulations.

www.BohlerEngineering.com



Please find enclosed the following material for your review and use in adding the project to the March 21, 2024 Planning Commission hearing agenda:

- One (1) copy of the Site Plan, prepared by Bohler, dated January 24, 2024.
- One (1) fee in the amount of \$100.

Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at 302-644-1155. Thank you.

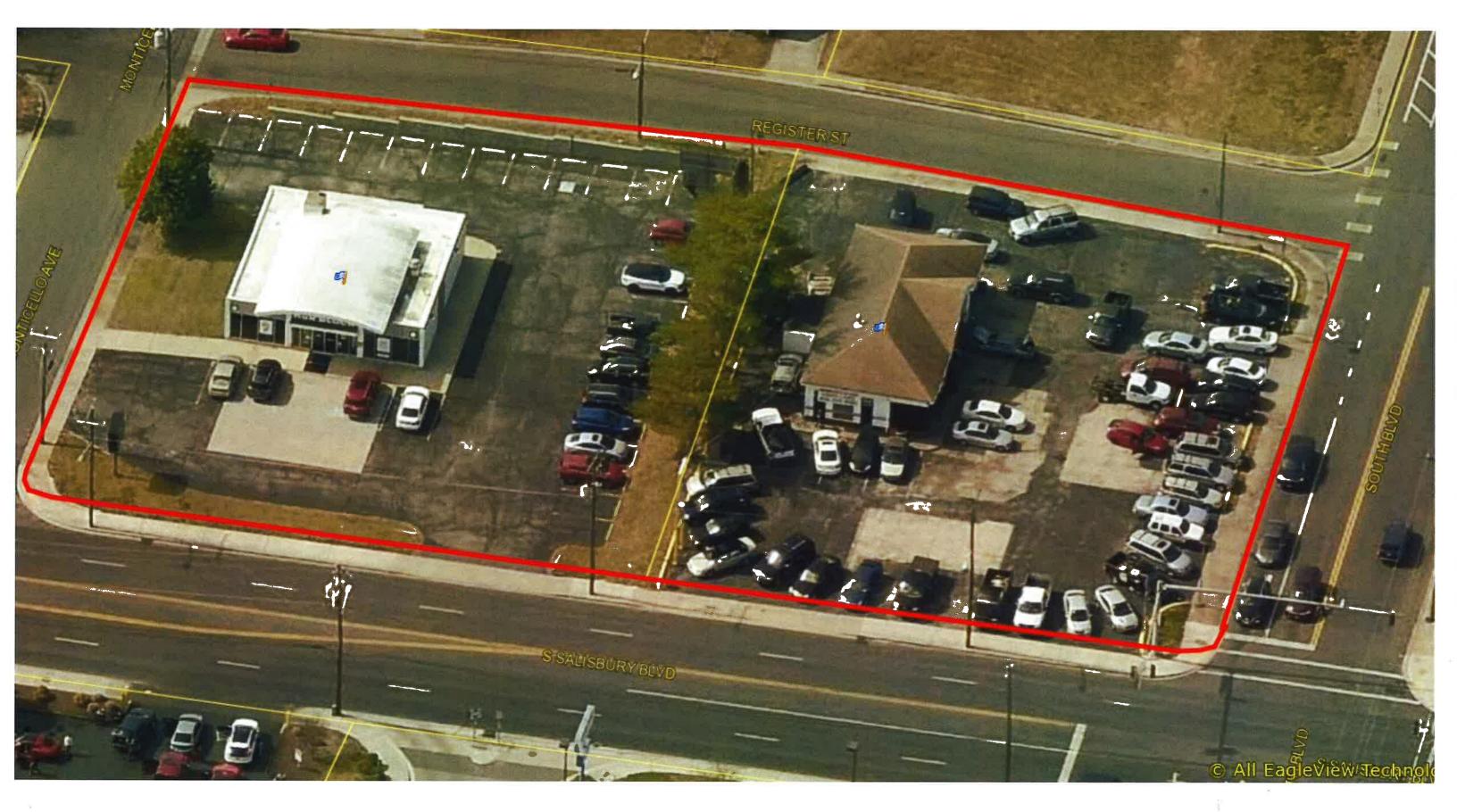
Sincerely, Bohler Engineering VA, LLC

potent

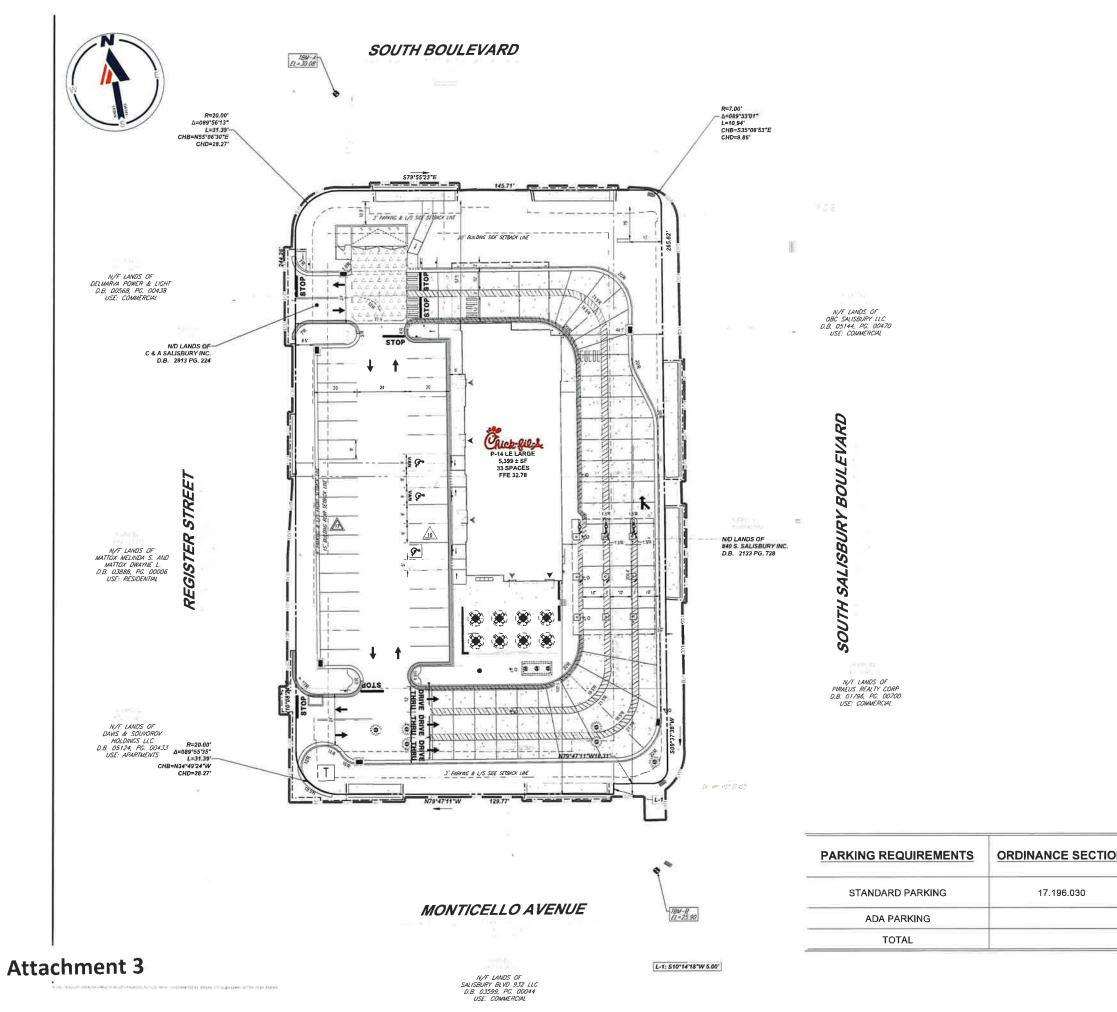
Steven T. Fortunato, P.E. Associate

cc: Austin Whitley, Chick-fil-A, Inc. (w/ encl.) Kevin Brooks, Cushman & Wakefield. (w/ encl.) David M. Kuklish, P.E., Bohler (w/o encl.) Cory Tieste, Bohler (w/o encl.)

H:\2022\DEA220016.00\Admin\Letters\240214 CFA 05371 - S Salisbury Blvd. Planning Commission Submittal_REV1.doc



Attachment 2



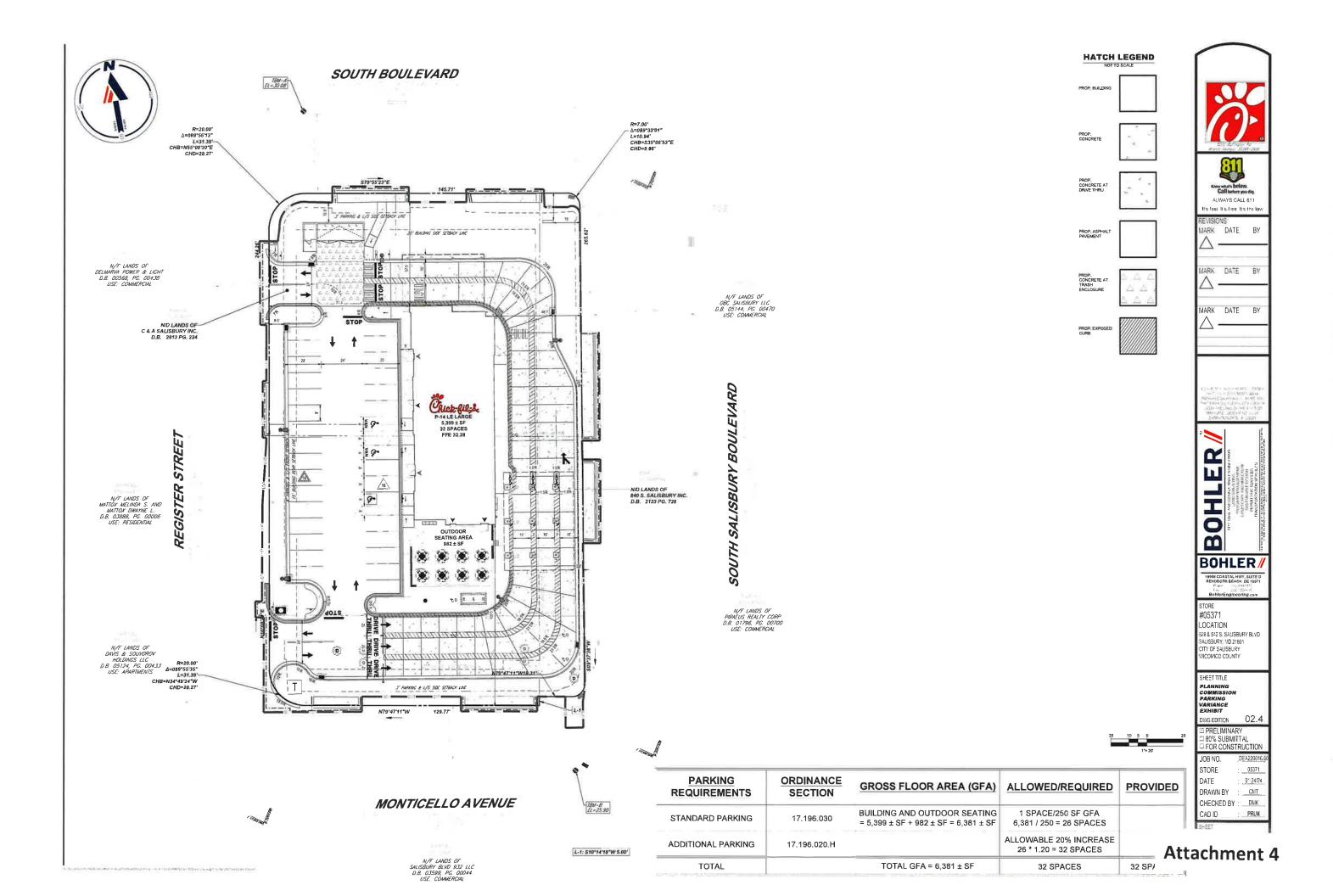
Kan and State
Konverters before, Call before you dig. ALWAYS CALL 611 It's fast it's free it's the law: REVISIONS: MARK DATE BY
MARK DATE BY
BOHLER // 18558 COASTAL HWY, SUITE D NEWODOW BELEVIL DE 1951 BuhlerEngineering.com
STORE #05371 LOCATION 626 & 6405 SALISBURY BLVD SALISBURY, MD 21601 CITY OF SALISBURY WICOMICD COUNTY
SHEET TITLE SITE PLAN
DWG EDITION 02.4 PRELIMINARY 30% SUBMITTAL S0% SUBMITTAL 50% CONSTRUCTION JOB NO. :DEA220016.00 STORE :05371 DATE :0124/24 DRAWN BY :CMT CHECKED BY :DLKK CAD ID :PRLM_
C-2.0

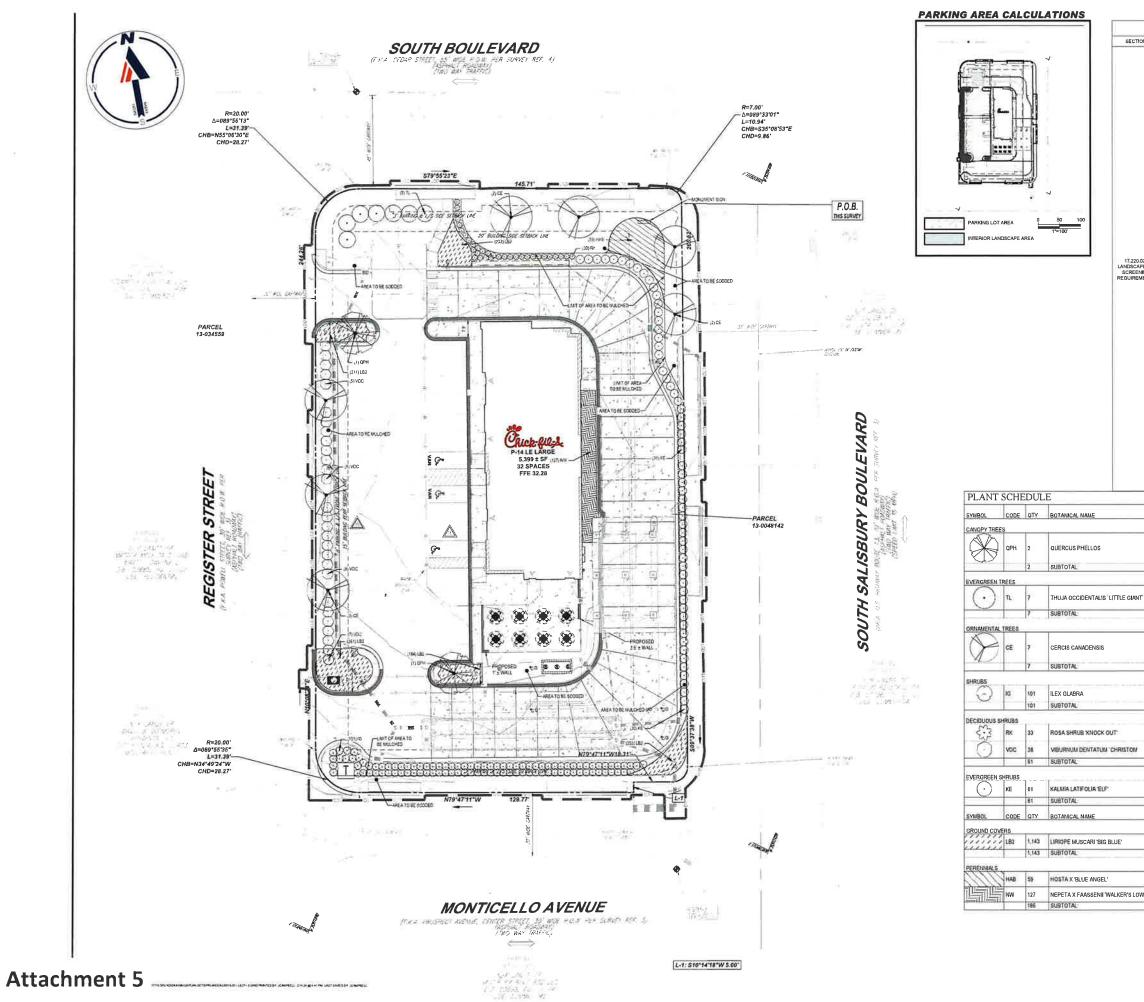


PROP. BUILDING

PROP, CONCRETE

1 SPACE/250 S SPACE 1 SPACE		30 SPACES	
1 SPAC			
	1 SPACE		
23 SPA	CES	33 PACES*	





		SALISBURY			1	_	
TION		DUIREMENTS	COMPLIA	INCE			
	AREAS FROM CURB LINES WHE	T-WIDE AREAS FROM INTERIOR SIDEWALKS AND EIGHT-FOOT-WIDE RE NO SIDEWALK EXISTS TO THE EDX RED TO BE LANDSCAPED WITH ANY	SE COMPL	JES		CL.	C
	B, 2, a, ALL PARKING LOTS, IJJN (A)LANDSCAPED ISLANDS AN A' BORDERED BY SIX-INCH-HIGH A BE PROVIDED AT THE ENDS OF OR DRIVEWAY AND ARE REQUI SHRUBS, GRASS AND SIMILAR Y	TERIOR REQUIREMENTS FOR ISLANDS VERAGE OF EIGHT FEET WIDE (SPHALT OR CONCRETE OURBS SHAU ALL PARKING BAYS ABUTTING AN AIS RED TO BE LANDSCAPED WITH TREES JEGETATION WHICH MAY BE COMBINE (ED DECODENTING MITERIALS)	L COMPL	IES		U Vice Autompton Conserve Jaco	P
	MTH CRUSHED STONE OR OTH B. LANDSCAPING, 2, PARKING L	OTS b. PARKING LOTS OF TWENTY (20	,		-	m	
	ACCORDANCE WITH THE FOLLO	INTY (20) OR MORE SPACES, NOT LES: TERIOR SHALL BE LANDSCAPED, IN DWING GENERAL GUIDES MATERIAL SHALL BE TREES CAPABLE -			Knov	what's below Call before yo	AL Au dig.
	PROVIDING SHADE AT MATURIT	Υ.	PARKING			WAYS CALL	
	MUST BE REASONABLY DISPER III. THE INTERIOR DIMENSIONS A	ILSHRUBBERY, HEDGES AND OTHER PLANTING MATERIALS MAY BE USED AS COMPLEMENTS: AND LANDSCAPING AND PLANTING AREAS MUST BE REASONABLY DISPERSED THROUGHOUT THE PARNING LOT. IILTHE INTERIOR DUMENDIONS AND HEIGHT OF ANY PLANTING ISLAND OR PLANTING MEDIAN MUST BE SUFFICIENT TO PROTECT THE				It's free, It's NS: DATE	BY
20.020 CAPE O	GROWTH	NTED THEREIN AND TO ENSURE PROP	2201				
EENING REMENT	APPLICABLE: 'S V.ALL OTHER PROVISIONS FOR	APPLICABLE: V ALL OTHER PROVISIONS FOR THE DESIGN AND LANDSCAPING OF PARKING LOTS AS REQUIRED BY CHAPTERS 17.95 17,168 AND 17,224				DATE	BY
	the state of the s	EENING PLAN REQUIREMENTS 2. c.					
	FACILITIES WHERE APPLICABLE PROPOSED LFOUNDATION PLANTINGS II.DUMPSTER OR OTHER SOLID III.STORMWATER MANAGEMENT LANDSCAPING.	C SHOW LANDICAPING PROPOSALS FOR THE FOLLOWING AREAS OR FACILITES WHERE APPLICABLE TO THE TYPE OF DEVELOPMENT PROPOSED IFOUNDATION PLANTINGS, II DUMPSTER OR OTHER SOLD WASTE COLLECTION AREA SCREENING, III STORMANTER MANAGEMENT RETENTION OR DETENTION AREA LANDSCAFING, IV ABOVEGROUND UTILITY BOX SCREENING, V PARVING LOT PLANTINGS				DATE	BY
	VI RECREATION FACILITIES LAI VII LOADING AND UNLOADING :	NDSCAPING SPACE SCREENING				200806	
	II DECIDUOUS TREES WITH A HI AT MATURITY, ONE AND ONE H AND FOUR FEET IN HEIGHT AT III EVERGREEN TREES AT A HEI FOUR FEET OR GREATER AT PL IV EVERGREEN AND DECIDUOU	EIGHT OF MORE TWAN THERTY (30) FEE DID ONE-MUET (20) MORES IN CALIFEE DID ONE-MUET (20) MORES IN CALIFEE EIGHT OF LESS THAN THERTY (30) FEE ALE (1/1) TO TWO INCHES IN CALIFEE PLANTING. GHT OF THREE AND ONE-HALF (3%) TI ANTING. IS SHRUBS AT A HEIGHT OF EIGHTEEN HES OR GREATER AT THE TIME OF	ъ	JES			UTTINUTINUE RATURNAL UCAN ADDITE OF MATIKANE DITE X300
	COMMON NAME	SITE	CONTAINER			NGINEERI	N /ICES
	WILLOW OAK	2.5-3" CAL.,12-14" HT.	BAB		H	SI LE CIVIL AND CONSUL LING ENGINEERING LAND SURVEYING PROCEMM MANAGE 45517 LINDSCARE ARCHIFECTURE	PERMITTING EFEKCION PERMITTING SERVICES TRANSPORTATION SERVICES TRANSPORTATION SERVICES
ANT	LITTLE GIANT ARBORVITAE	6-8	BAB		ď	CI I	SEATE STREET
					BO	HLE	`R //
	EASTERN REDBUD MULTI-TRUNK	1"-1.5" CAL 5-6 HT X 3-4" SPRD.	B&B		RitHod	OASTAL HWY OTH BEACH, DOD TO DOD TO ErEngineerie	DE 18071 1155 3172
	INKBERRY HOLLY	24-30" HT. & SPRD	CONTAINER			ON S. SALISBUR	
1		[1	-	CITY OF S	Y, MD 21801 Alisbury	
	KNOCK OUT ROSE	3-4'			WICOWIC	D COUNTY	
м	BLUE MUFFIN VIBURNUM	3-4 HT & SPRD	CONTAINER	-	SHEET T		
	ELF DWARF MOUNTAIN LAUREL	4-5" HT & SPRD			PLA	DSCAI N	PE
	COMMON NAME	SIZE	CONTAINER	SPACING		TION	02.4
	BIG BLUE LILYTURF	1 GAL	CONTAINER	12" 0.5.		SUBMITTA CONSTRU	
					JOB NC		A220016.0
	BLUE ANGEL HOSTA	1 GAL	CONTAINER	35° o.c.	STORE		05371 01/24/24
	WALKER'S LOW CATMINT	1 GAL	CONTAINER	24" o.c.	DATE		CMT
						ED BY : _	DMK
					CAD ID	- ă	PRLM

10 5 0

L-1.0

LANDSCAPE SPECIFICATIONS

LISCOPE OF WORK THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINSHED GRADING, SOL PREPARATION DERMANENT SEEDING OR SCODING, FLAVTING AND MULCHING INCLUDING ALL LOOR NITHERALS, TOOLS AND EQUIPMENT RECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTOR THE GENERAL CONTRACTOR. 2. MATERIALS A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4,5-7,0, IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS

- C LAWN. ALL DISTURBED REFACABE TO BE TESTED WITH A MINIMUM SIX NOL (5) THEOK LAVER OF TOPSOL OR AS DREETED THE LECAL OBDINATE OR CLEIN YN DIS ELBORDE R SODDED IN ECCORAUCE WITH THE PERMANENT STABILZATION METHODS INDICATED WITHIN THE SOL ERODING AND SEDMENT CONTROL NOTES 1. LAWN SEED MIXTURE SHALL BE RESK (LECAN NEW CROP SEED 22. SOD SHALL BE STRONGLY ROOTED WEED AND DIS ASSIFTS FREE WITH A UNFORM THACKNESS, 1.3. SOD INSTALLED ON SLOPES CREATER THAN 1 SHALL BE REGED TO HOLD SOD IN FACCE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY, ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH UNESS OTHERWISE STATED ON THE LANISCAPE PLAN.
- E. FERTILIZER
- FRYTUZER 11, FERTUZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BASS SHOWNS WEISHT, ANALYSE AND NAME OF MANUPACTUREP, FERTUZER SHALL BE STOREDIN A 2, FOR THE PHYSICS OF BIODRING, ASSUME TAYL FERTUZER SHALL BE INN THROUGH NEW ASSIMUM 49 POTASSIUM BY WEIGHT, AFERTUZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CENTER'D SCI, LABORATORY.
- F., PLANT MATERIAL 1.1. ALL PLANTS SHALLIN ALL CASES CONFORM TO THE REQLIREMENTS OF THE "AMERICAN NURSER'S LANDSCAPE NURSERY STOCK" (ANSI 260.1) LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSER'S LANDSCAPE
- ASSULTATION 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL
- TRANT MATERIAL INVICE INVICES INFLIT INC. THE PROCEENANCE OVER COMMUNITAINES FOR ANY AND ALL INC. THE INFLIG AND INFLIG INFLICIONAL INFLIG INFLIG INFLICIONALI INFLIGIO INFLICIONALI INFLIGIO INFLICIONALI INFLIGIO INFLICIONALI INFLIGIO INFLICIONALI INFLIDI INF

- LONGEST BRANCH. 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

- a, GENERAL WORK PROCEDURES A, CONTRACTOR TO UTILIZE WORKMANUKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF,
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE
- 4. STE PREPARATIONS A. BEFORE AND DIRING PRELIMINARY GRADING AND FINSHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTUNED HEREIN.
- B. ALL EXISTING TREES TO REWAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIVE OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK, CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT, ANY ENSOED ROOTS SHALL BE CUT BRANCH SHALE FOLS AND TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS, EXISTING TREES SHALL BE MONTORED ON A REGULAR BASIS FOR ADDITION. ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTITUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR PECUNE.
- . CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRION TO INSTALLATION OF ANY LANDSCAPE WATERIAL, UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

- 6. THEE PROTECTION A CONTINUE TO SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE FOR THE CONTINUE OF A CONTI
- C, WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED. IT SHALL BE INSPECTED BY THE APPROVING AGENCY PROR TO DENOLITION, GRADING, THEE CLEARING OR ANY OTHER CONSTRUCTION, THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED LINTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE
- <u>SOIL MODIFICATIONS</u> A. CONTRACTOR SHALL SOIL TEST FOR ALL AREAS OF THE SITE PROR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.
- BI LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

- BY THE LANDSCARE CONTRACTOR DEFENDING ON SITE CONDITIONS. C. THE FOLLOWING AMENDIALITY NASIO LUMITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPORTION OF AMENDMENTS SHOLL DIS REVISED DEEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOLL LADGRATORY. 1.1. TO INCREASE A SANOT SOLLS ABILITY TO RETAIN WATER AND ANTIREINTS, THOROUGH-LY TILL ORGANIC MATTER INTO THE TOP F-12. USE COMPOSITED BARK, COMPOSITED LEAF MULCION FRAIT MOSS. ALL PRODUCTS SHOLLD BE COMPOSITED TO A DARK COLOR AND BE FREE OF PECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE, AVOID MATERIAL WAIT A PH INGREE THAN 35. 12. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 35. CLAY OR SILT) BY ADDING COMPOSITED PIPE DARK (COMPOSITED TO ADDRK COLOR THAN 15. CLAYED FINE DARK (COMPOSITED TO THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX, USBURPACE DIRE AND COLOR TO SILS MOLE ON THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THE SAND CONTENT TO MORE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, SANDED AND AND THE SAND MAY BE USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF MODE THAN 50% OF THE TOTAL MIX, USBURPACE DRIVE SANCE VISICIS MODE THAN 50% OF MODE ORGANIC MATTER AND/OR DRY, SINFEDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

- 7. FINISHED GRADINO A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABUSHED: THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1%).
- C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHTECT.
- ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.
- 8. TOPSOILING A. CONTRACTOR SHALL PROVIDE A SIX INCH (5°) THICK MINIWUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS, TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED. STORED AND PROTECTED PRIOR TO CONSTRUCTION
- C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTE THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATE SECTION ABOVE.

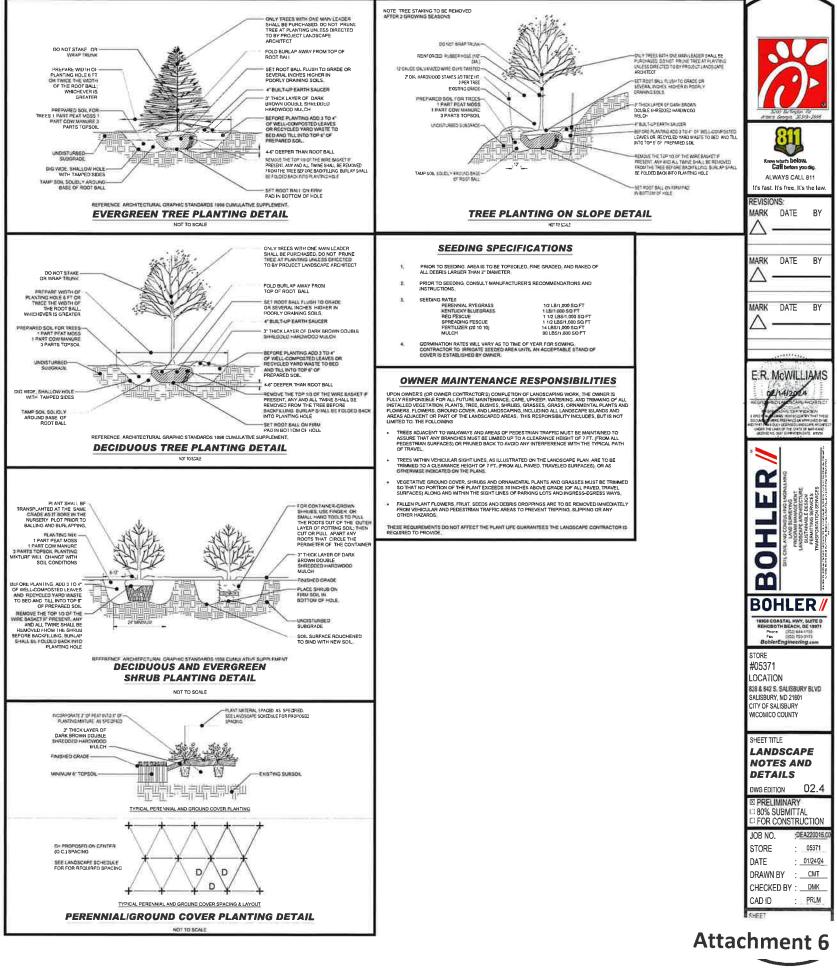
E, THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS

- S.PLANTING A. INSCRAT THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THAS IS NOT POSSIBLE, LANDSCARE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNIVANTED FOR LONGER THAN THREE DAY PRODUCT DATER DELIVERY, PLANTS THAT WILL NOT BE PLANTED FOR A PERSON OF THE GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPOLOC OR MULLOT THE HELP PRESERVE ROOT MOLETURE:
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE, PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FREZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS, ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. INTURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN GAGNATS THE ROOT BALL PRIOTA TO BACKFILING.
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE FLAN, NUEST EL INISTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY SHOW THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS FEGARO AS FOLLOWS, THE FLANTING OF THEES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING IN ADMINS ASSAULTS.
- 1.4. PLANTS MARCH 15 TO DECEMBER 15 1.2. LAWN MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G, PLANTINGS REQURED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DESCRETION CONTRACTOR SHOULD CONTACT APPRI AGENCY FORTINTAL SUBSTITUTIONS.

- H. FURTHERMORE. THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DA TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED, IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING
- SEASON ACER RUBRUM PLATANUS X ACERIFIC BETULA VARIETIES POPULOUS VARIETIES CRATHAUS VARIETIES PIKUNS VARIETIES CRATAEGUS VARIETIES PIKUNS VARIETIES LIGUERLOUR VARIETIES LUGUIDAMER STRACIPLUA LURICOENCIONCON TUDIFIERA SELKOVA VARIETIES PLATANUS X ACERIFOLIA
- I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDSTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWN FREPARED SOLL INKED THROOUGHLY. 1 PART PEAT MOSS

- 1 PART COUNDATED COM MANURE BY VOLUME
 1 PART COMPOSITED COM MANURE BY VOLUME
 21 GRAWS ADDRIGHT PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS
 A) 2 TABLETS PER S GALLON PLANTI
 () 4 TABLETS PER S GALLON PLANTI
- J FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS, COMPLETE BACKFILL AND MATER THOROUGHLY
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.
- L ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7 FROM GRADE.
- N, GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING, ALL GROUND COVER AREAS SHALL BE WEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PRE MANUFACTURER'S RECOMMENDATION.
- N NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2) FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER, NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- 10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. B, IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.
- C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D, UPON REPLANTING BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE
- E TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN
- F., IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6*) DBH SHALL, BE REPLACED IN KIND., TREES GREATER THAN SIX INCHES (6*) DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITYS TREE REPLACEMENT GUIDELINES.
- 11. WATERING A NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLED TO EACH THEE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED, WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BASS IS RECOMMENDE FOR ALL NW YP, MATED THEFT.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE BITE. IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FALURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTORS RESPONSIBILITY OF MAINTAINON THE DEIRED ONGTITHE LEVEL FOR VIODOLUS HEALTHY ORDINH.
- 12. GUARANTEE A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MINITEINANCE BIOND FOR TENPERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BRE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD, REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON, ANY DEBRIS SHALL BE DISPOSED FOR OFF-SITE, WHOLT EXCEPTION.
- C, TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENNACE PERIOD AS SPECIFIED HEREIN. CULTUATION WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.
- D, LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTIUZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODE OF BARE AREAS,
- 13. CLEANUP A LIPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE. THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS. EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER





Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name: 28772 Gateway Plaza Applicant/Owner: Phillips Signs for V Holdings LLC Infrastructure and Development Case No.: 202400307 Nature of Request: Revised Comprehensive Development Plan Approval Location of Property: 28772 Gateway Plaza Map: 106, Grid: 0002, Parcel: 3272, Lot: 0 Existing Zoning: Neighborhood Business

II. SUMMARY OF REQUEST:

Phillips Signs, on behalf of the owner, has submitted a Revised Comprehensive Development Plan for the existing shopping center, which is located along eastbound Rt. 50, near West Isabella and Boundary Streets. The proposed changes include new building colors and wall signs. This is the next step of several improvements/upgrades to the exiting building and site. (Attachments 1 & 2)

III. DISCUSSION:

Approval History

A Comprehensive Development Plan was never approved for the shopping center. At the time of construction in 1989, the City's Department of Building, Housing and Zoning (BHZ) determined that the multi-tenant building was not a shopping center, and that a Comprehensive Development Plan was not necessary. In February of 1993, the Salisbury Board of Zoning Appeals supported a tenant's administrative appeal of the BHZ Department's decision, which allowed the existing tattoo parlor to remain. Ownership understands that to bring the property into compliance with current standards, Planning Commission approval will be necessary prior to any improvements, as part of a Comprehensive Development Plan. In June of 2022, the Planning Commission approved the existing pylon sign. Since then, the owner has also resurfaced and restriped the parking lot.

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



Sign Plan

New illuminated cabinet wall signs are proposed to replace the existing non-illuminated individual letters. The signs will be located within the existing sign band, and will be 45 sq. ft. in area (3 ft. x 15 ft.). The proposed colors include red, white, blue and black, which are the same colors as the existing signs. **(Attachment 3)**

Building Elevation

The owner is proposing to repaint the existing dryvit system from lighter earth-tone shades to more modern gray and black. (Attachment 3)

IV. PLANNING CONCERNS

None. The proposed changes will continue to upgrade and improve the appearance of a 35 year old shopping center.

V. **RECOMMENDATION**

Staff recommends approval for the proposed Revised Comprehensive Development Plan as submitted.

Henry Eure

From: Sent: To: Subject: Peter Vartabedian <pete@vholdingsllc.net> Thursday, February 22, 2024 10:53 AM Henry Eure new LED signs and exterior paint

WARNING: This message was sent from an external source. Please verify the source before clicking any links or opening any attachments. NEVER provide account credentials or sensitive data unless the source has been 100% verified as legitimate.

Henry

please see current building below and what we are proposing up top.

the building will be power washed, and also painted black - this will update the building to be more modern as well as making the LED signs "pop", and also will not show dirt on the building as time goes on

also, the LED signs will bring much more lighting to the parking lot giving a safer environment for customers as well as business employees



Attachment 2





Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name: Walmart Applicant/Owner: PB2 Architecture & Engineering for Wal-Mart Store #1890 Infrastructure and Development Case No.: 202400308 Nature of Request: Revised Sign Plan Approval Location of Property: 2700 N. Salisbury Blvd. Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted for Walmart to install a new primary identification wall sign with the new corporate logo. **(Attachments 1 & 2)**

III. DISCUSSION:

The applicant is proposing to replace all the existing wall signs with new signage as part of a corporate update to all stores. The building will also be receiving a new paint scheme, but it is minor in nature, and very similar to the originally approved colors. There are no proposed changes to the site's parking and landscaping.

IV. APPROVAL HISTORY:

The Planning Commission approved a Final Comprehensive Development Plan for the North Pointe Plaza shopping center, which included Walmart, Sam's Club and Lowes on October 1, 1991. On October 3, 1991, the Salisbury Board of Zoning Appeals granted a special exception for the shopping center. Subsequent approvals include a Revised Comprehensive Development Plan in February of 2000 for the expansion of the store to the current Wal-Mart Supercenter, Comprehensive Development Plans for the construction of outparcel tenants and numerous Revised Sign Plans for various tenants. The most recent approval for Wal-Mart occurred in April of 2008 for the existing sign plan and color scheme.

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



V. SIGN PLAN REVIEW:

Building Elevations

As previously mentioned, all building signs are being replaced with new signs that match the existing signs, with two (2) exceptions:

- 1. A new "Walmart" sign with the corporate logo is proposed to replace the existing "Walmart" sign that is centrally located on the front of the building. The new sign will have an overall height of 15 ft. 9-inches, whereas the existing sign is approximately 9.5 ft. in height. However, the overall square footage will be reduced from 298 sq. ft. to 158.41 sq. ft. (Attachments 3 & 4)
- 2. A minor "Auto Care" wall sign has been permitted to be installed on the north end of the front elevation. This sign is only 25 sq. ft. in area. (Attachment 3)

VI. PLANNING CONCERNS

None. The proposed primary identification sign is simply a change to the new corporate branding. The new building colors, which were approved with the original Comprehensive Development Plan, will match the recently updated Sam's Club colors.

VII. RECOMMENDATION

Staff recommends approval of the Revised Sign Plan for Walmart as submitted.



4886 west pauline whitaker parkway, suite 200 Rogers, Arkansas 72758 Phone: 479.636.3545

February 28, 2024

Planning and Zoning Commission Attn: Henry Eure Department of Infrastructure & Development 125 N. Division St. Room 202 Salisbury, MD 21801

RE: Walmart store #1890 – 2702 N. Salisbury Blvd. New Walmart logo sign.

On behalf of Walmart Stores, Inc. we are respectfully requesting your consideration for an update to the main ID logo sign for Walmart store 1890 located at 2702 N. Salisbury Blvd.

This store will undergo a remodel this year and part of the remodel is an update to the exterior signs and paint. Walmart has recently changed its corporate logo for the stores from a linear layout to a stacked layout with a larger spark on top of a smaller Walmart. The new sign layout is about 47% smaller than the current sign on the store. This smaller footprint also means that the blue area behind the sign will also shrink.

The total square footage of the front logo sign will be reduced from 298 sq. ft. to 158.41 sq. ft. with this new configuration. Overall, the new sign package will be reduced from 539.08 sq. ft. to 405.08 sq. ft.

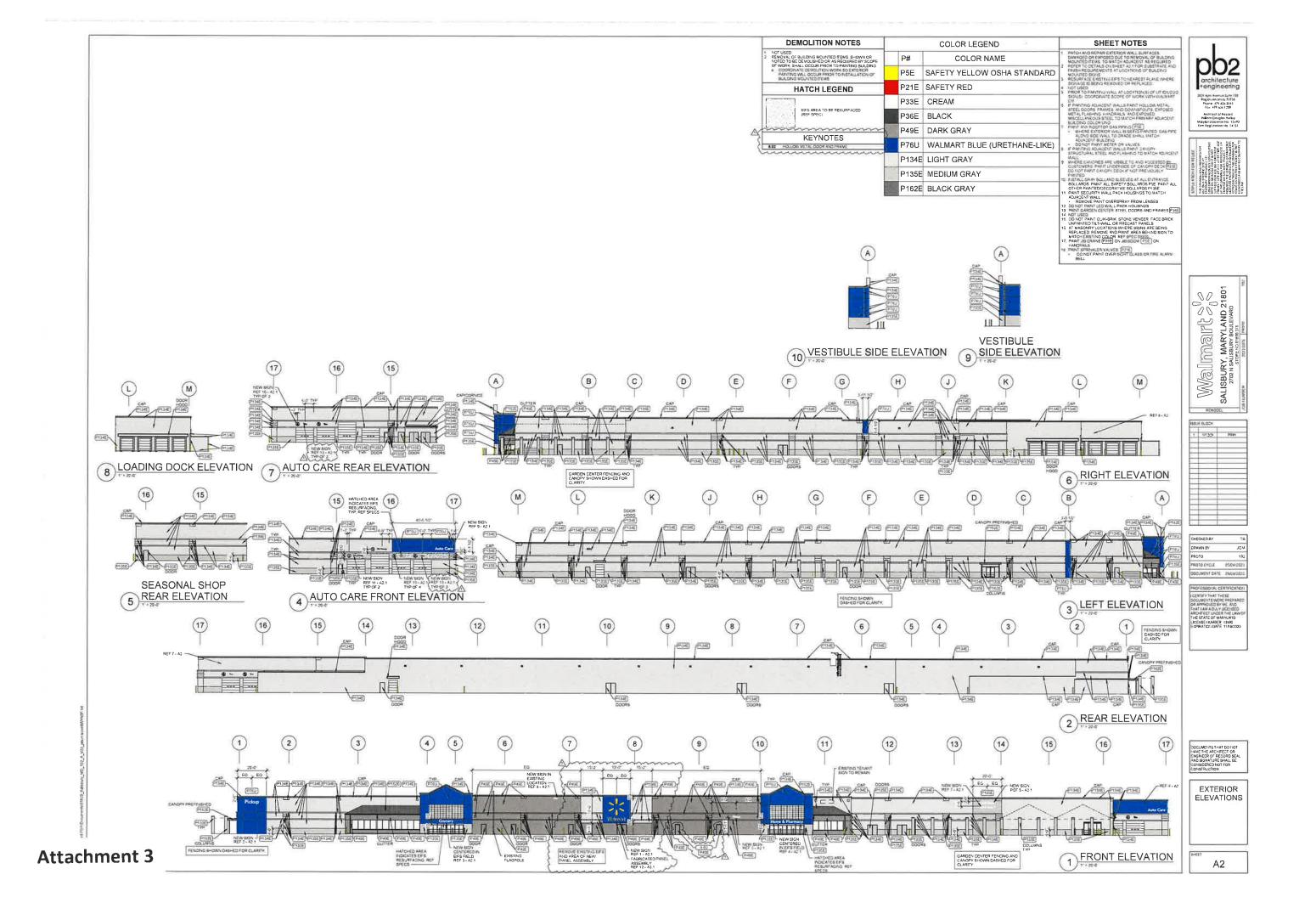
Please feel free to contact me with any questions that you might have concerning this proposed sign change.

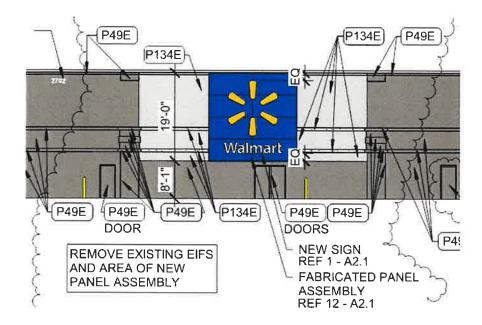
Respectfully,

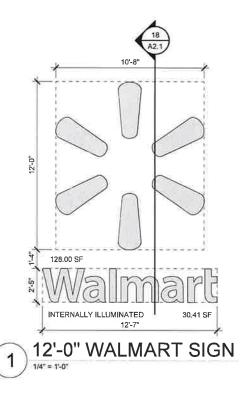
Jeffrey Davis – Permit Coordinator pb2 architecture + engineering 4882 west pauline whitaker parkway, suite 200 Rogers, AR 72758 jeff.davis@pb2ae.com 479-878-3663

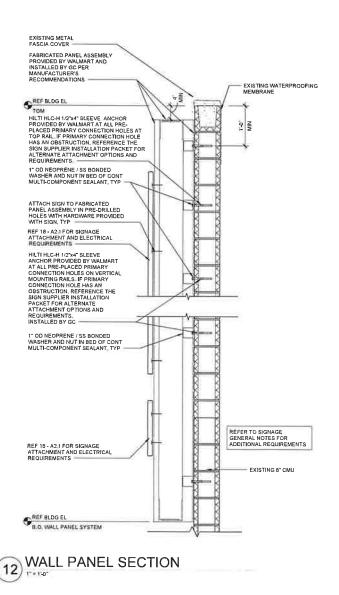


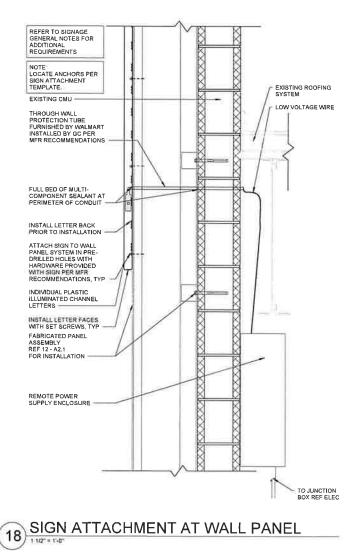
Attachment 2



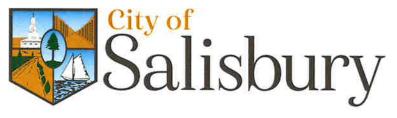








Attachment 4



Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name: Dunkin'/Baskin Robbins Applicant/Owner: North Salisbury Holdings, LLC Infrastructure and Development Case No.: 202400309 Nature of Request: Revised Comprehensive Development Plan Approval Location of Property: 109 Hampshire Road Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Comprehensive Development Plan has been submitted for the existing Dunkin' Donuts/Baskin Robbins, which is located at the Northwest corner of US Rt. 13 and Hampshire Road in the North Pointe Plaza Shopping Center. (Attachments 1 - 4)

III. DISCUSSION:

The applicants propose to refurbish the existing Dunkin' Donuts building located on an outparcel in the North Pointe Commons Shopping Center. Exterior improvements include new building colors and signs, and other minor changes to the building. There are no proposed changes to the existing site. All parking and landscaping will remain as is.

IV. APPROVAL HISTORY:

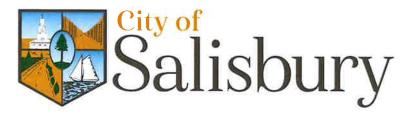
Several approvals have been granted by the Planning Commission for this outparcel and building, which was constructed in 2013. The most recent approval was in December of 2014 for Moe's Southwest Grill, located in the west end of the building.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

A. Building Elevations

The proposed modifications to the building's elevations are relatively minor in nature, and include new paint on the EIFS split face masonry block with varying shades of gray.

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



Additionally, new wood-textured fiber cement lap siding will be installed as accents on the east elevation and north elevation over the drive-thru window. Existing window canopies will be removed and replaced with an orange metal canopy that extends the length of all elevations. (Attachments 5 - 10)

B. Sign Plan

All existing signage will be replaced with new corporate signage. The most significant change will be a name change from "Dunkin' Donuts" to simply "Dunkin'," reflecting their corporate image and branding of a beverage-led product in their stores. Although sign dimensions/sizes were not specified, the submitted elevations suggest that the new signs will be smaller than the existing signs. Sign colors will remain the same. **(Attachments 5 & 6)**

VI. PLANNING CONCERNS

None. The proposed building color changes is a more contemporary color scheme, and is to be expected as national chains often have a corporate rebranding at approximately 10 year intervals.

VII. RECOMMENDATION

Staff recommends approval for the Revised Comprehensive Development Plan for the Dunkin'/Baskin Robbins tenant space as submitted.





March 4, 2024

Henry Eure 125 N. Division St Room 202 Salisbury MD 21801

Dear Mr. Eure,

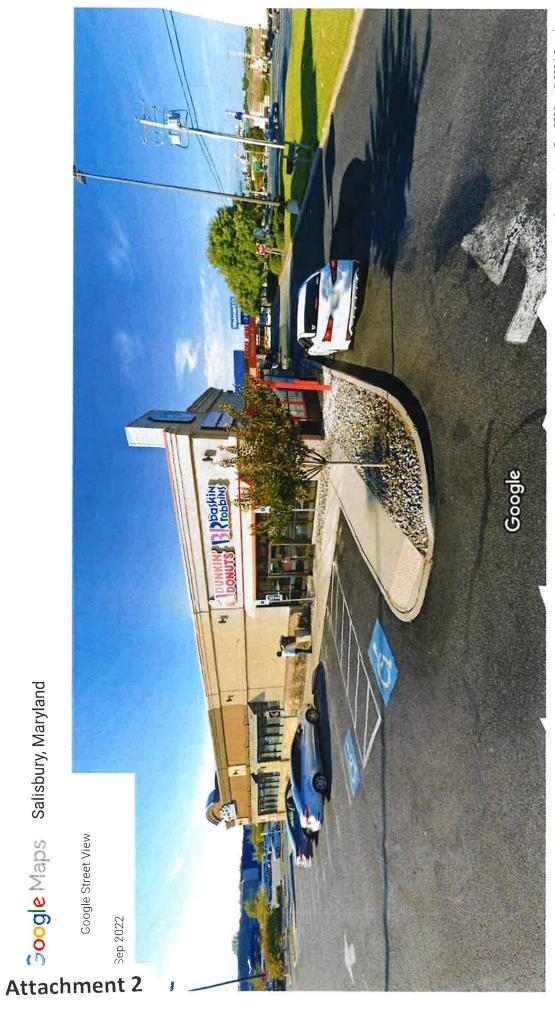
Please find enclosed the following:

- Permit Application for minor nonstructural changes to interior and exterior
- Scope of Work
- Drawing showing affected area and proposed changes
- Check in the amount of \$100 to City of Salisbury
- We are the landlord of this property and have given approval to the changes requested

Thank you for your help. Please contact me with any questions or concerns.

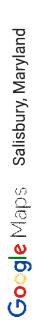
Sincerely,

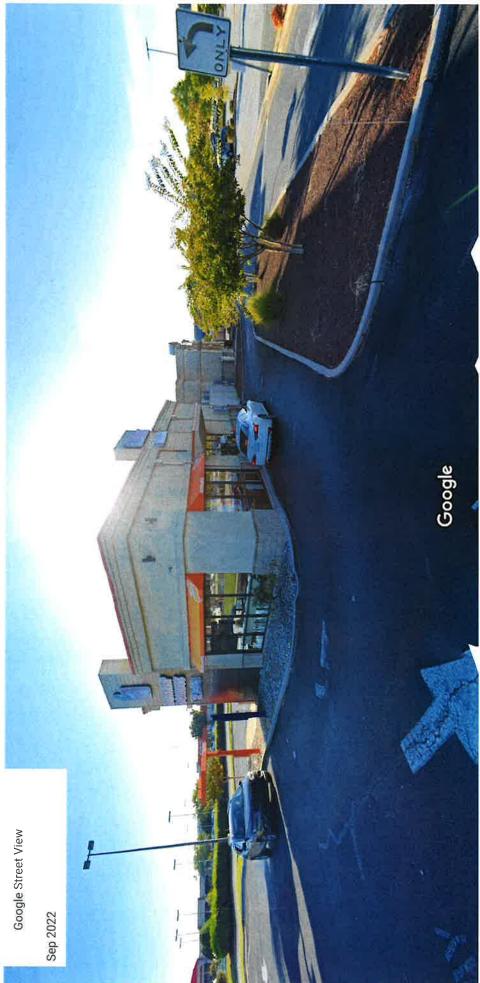
Jamie Page Project Manager Franchise Management Services, Inc. Dunkin' / Baskin Robbins 9919 Golf Course Rd. Ocean City, MD 21842 Jamiepfms@gmail.com Cell: 240-608-8701



r's Club 😇 Smart 🚭

Image capture: Sep 2022 @ 2024 Google

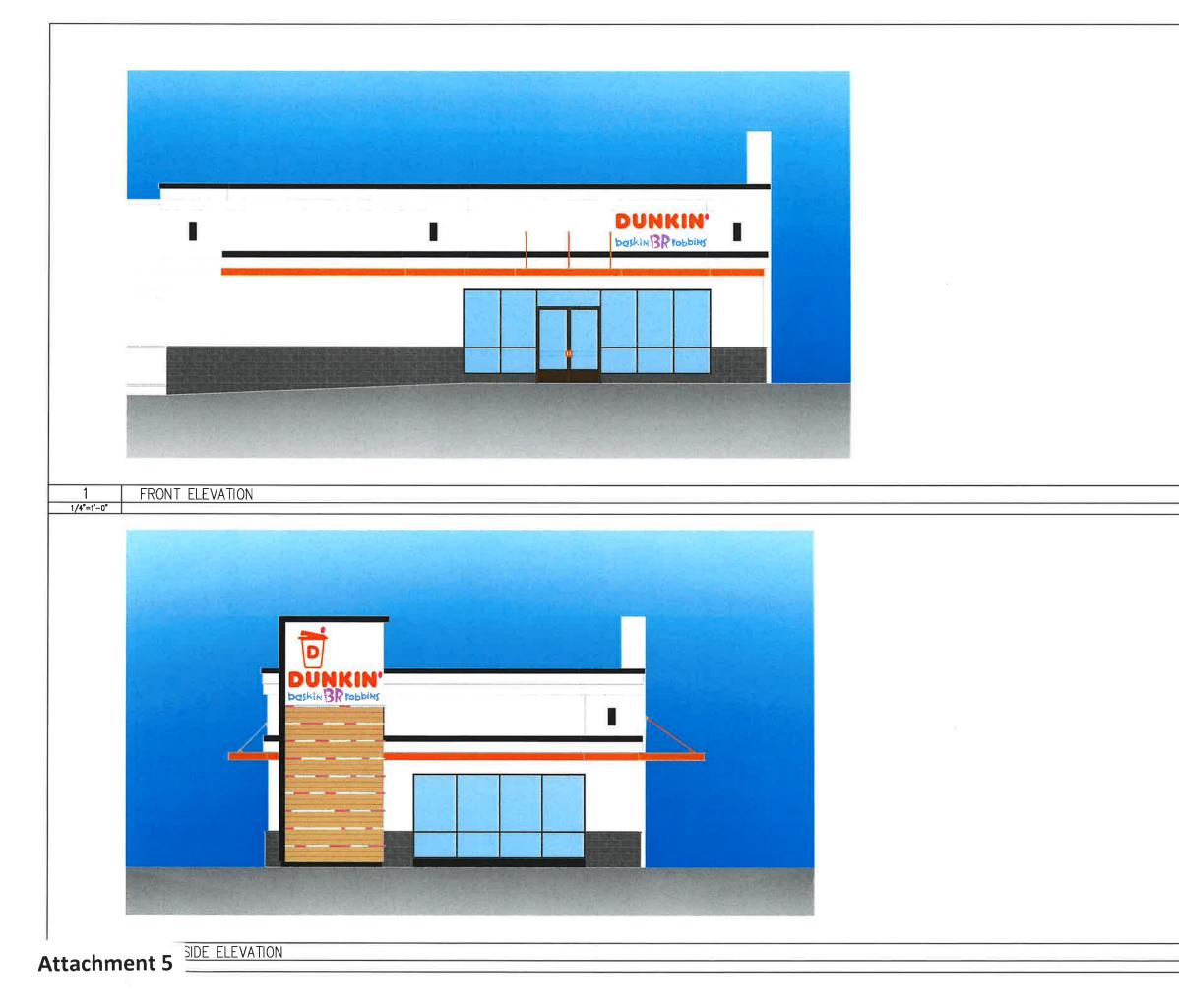


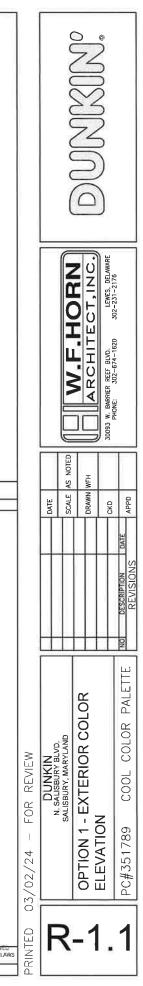


Smart S Smart S Attachment 3

Image capture: Sep 2022 © 2024 Google



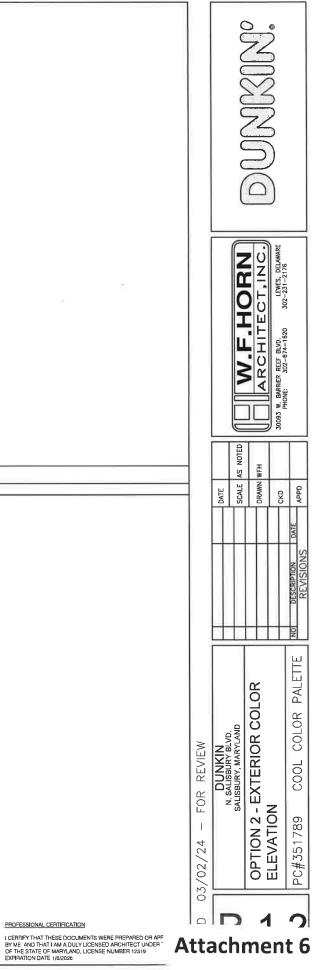




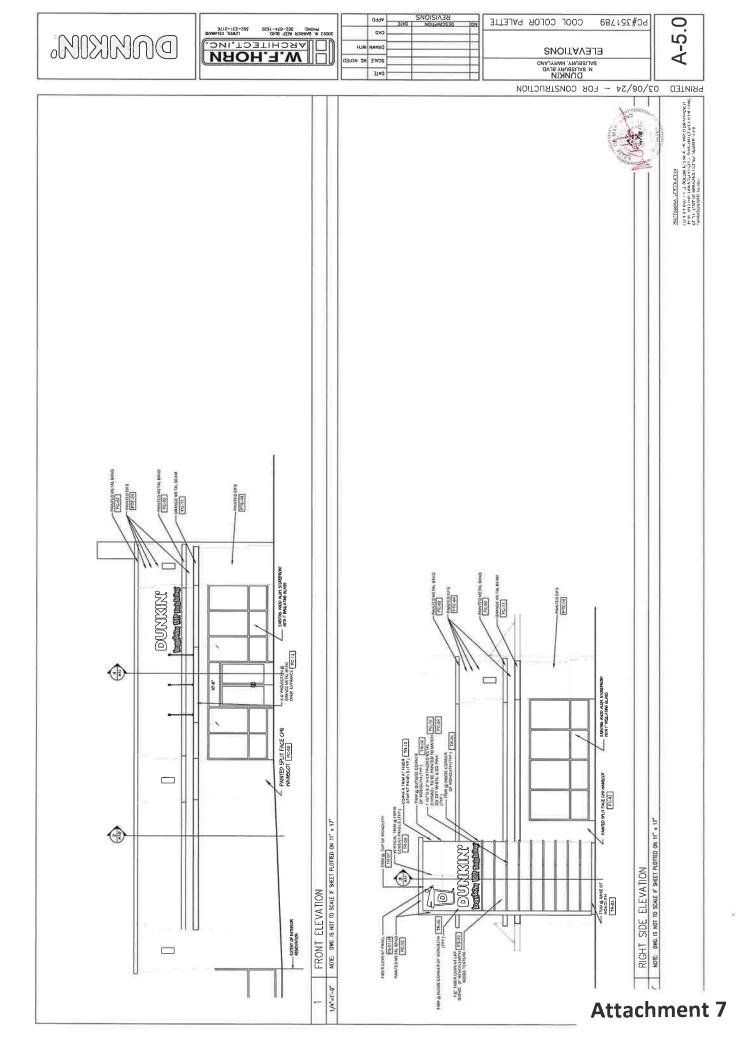
PROFESSIONAL CERTIFICATION

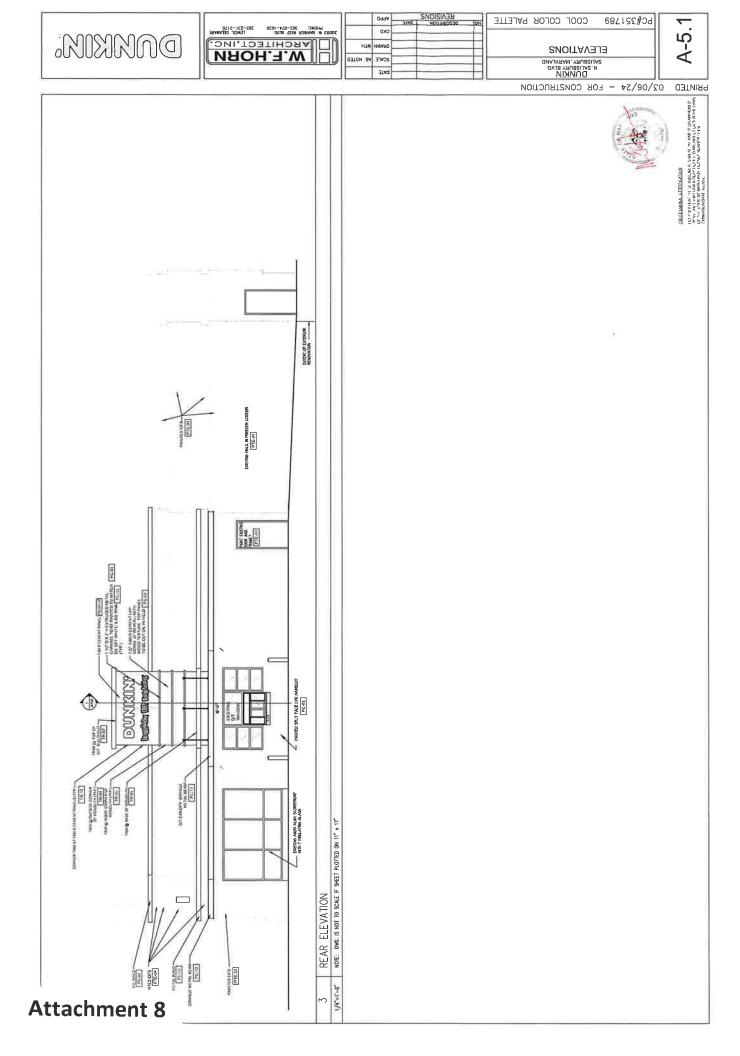
LICENTLY THAF THESE COLLINEERING MERCE PREPARED OF APPRIVED BY ME, AND THAT LAW A DULY LICENSED ARCHITECT UNDER THE LAWS DOF THE STATE OF MARK AND LICENSE NUMBER 12019 EXPIRATION DATE 1/6/2026.

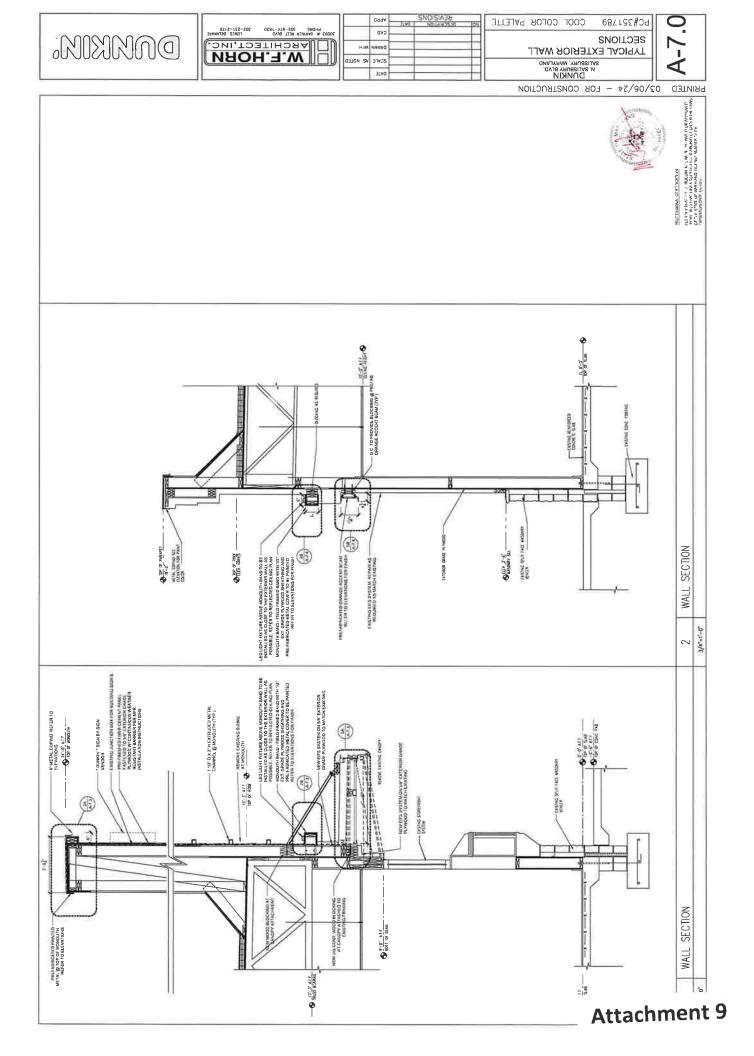
	DUNKIN' Daskin BRTobbins	
3 REAR ELEVATION	4	
1/4*=1*-0*		

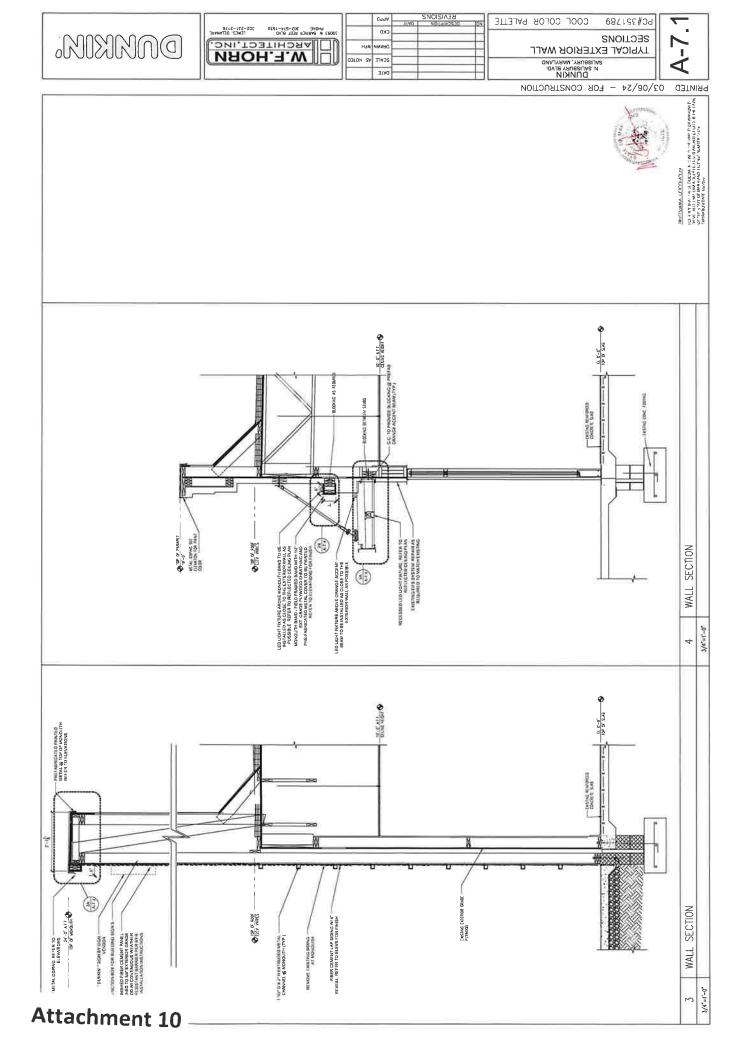


PROFESSIONAL CERTIFICATION











Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name: Zoetis Applicant/Owner: Zoetis, LLC Infrastructure and Development Case No.: 202400310 Nature of Request: Site Plan Approval Location of Property: 601 Beam Street Map : 0102, Grid: 0021, Parcel: 0053 Existing Zoning: Industrial Park

II. SUMMARY OF REQUEST:

The applicant has submitted a Revised Site Plan for the construction of a 6 ft. tall chain-link fence. (Attachments 1 & 2)

III. DISCUSSION:

The applicant is proposing to install a 6 ft. tall chain-link fence enclosing the property in order to increase security of the site. A site plan indicating the proposed fence's location has been submitted for the Commission's approval.

IV. HISTORY:

A revised site plan was approved by the Planning Commission in August of 2022 for the construction of two (2) small accessory buildings. (Attachment 2)

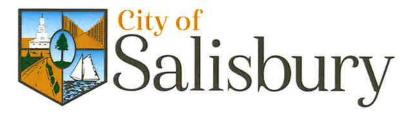
V. PLAN REVIEW:

The Zoning Code requires Individual Site Plan Approval for properties within the Industrial Park Zoning District.

A. Site Plan

The proposed site plan indicates a preferred location as well as an alternative location for the proposed fence. The preferred location of the fence places it 10 ft. from Industrial Parkway,

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



and 8 ft. from Beam Street, and extends to the intersection of both streets. The alternative plan places it 20 ft. from both streets, and bypassing the stand of trees located at the southwest corner of the site. No other changes are proposed for the site. The Zoning Code does not have specific setback standards for development within the Industrial Park District. The Planning Commission reviews each site individually and determines the appropriate setbacks based on a manner that provides maximum flexibility for development while also adequately protecting surrounding properties. The proposed fencing is relatively minor in nature, and is designed to protect the property and prevent trespassing. (Attachments 3 & 4) A similar fence exists on the neighboring property, which encloses an outdoor training facility for Delmarva Power. This fence is approximately 50 ft. from Industrial Parkway.

As there is no established front yard setback for the property, Section 17.04.190 B. of the Zoning Code, which reads, *"Fences in all zoning districts that are located within the front yard setback shall be limited to four feet in height."* does not apply.

VI. PLANNING CONCERNS

Placing a 6 ft. tall fence 8 ft. – 10 ft. from the two (2) streets seems rather close, considering the large size of the properties in the industrial park. Placing the fence at the alternative location of 20 ft. from both streets appears to be a more reasonable request, considering that a similar fence on a nearby property has an approximate 50 ft. setback from Industrial Parkway.

VII. RECOMMENDATION

Staff recommends Site Plan Approval of the 6 ft. tall fence with a 20 ft. setback from both streets for Zoetis Products, LLC as submitted in the alternative plan.

Jason Chioda Zoetis LLC 601 Beam Street, Salisbury, Maryland 21811 March 1, 2024

Dear Mr. Eure,

I am writing to formally propose the installation of a fence around the property of our pharmaceutical manufacturing facility located in the Industrial Park of Salisbury. We believe that this measure is necessary to ensure the safety and security of our employees, visitors, raw materials and products, as well as the surrounding area.

Our process involves the handling of sensitive materials and the production of valuable products. Therefore, it is imperative that we take every precaution to protect our facility and the people associated with it. A fence will serve as a physical barrier, restricting unauthorized access and enhancing the overall security of the premises.

In the past, we have had unauthorized persons trespass on our property, whether that be walking across our front yard, riding offroad vehicles through our property, and walking through the employee parking lot as our employees were nearby.

We believe that the installation of a fence around our facility is a necessary step to enhance security and safety. We are committed to working closely with the city to address any concerns and ensure that the project is completed in accordance with all applicable regulations.

Thank you for considering our proposal. We look forward to your favorable response.

Sincerely,

Jason Chioda

Environmental Health & Safety Specialist, GMS MFA

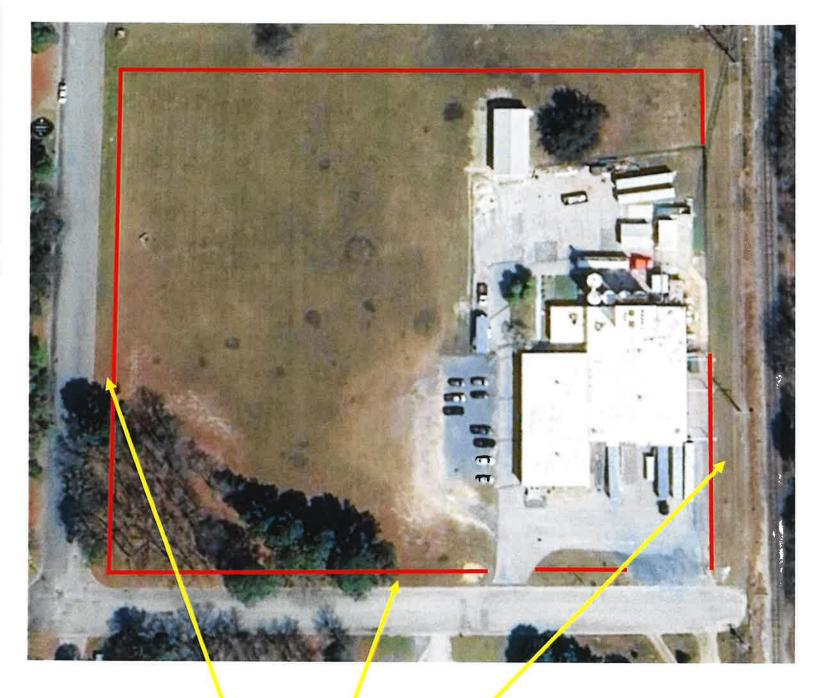
Office: 443-210-3250 | Mobile: 410-202-6514 | Jason.Chioda@zoetis.com

601 Beam St, Salisbury, MD 21801 | www.zoetis.com









Height: 6' Material: Chain Link Distance From Street (West): 10' Distance From Street (South): 8' Distance From Train Tracks (East): 50+' Barbed Wire: NO

Proposed Fence Outlined in Red



Height: 6' Material: Chain Link Distance From Street (West and South): 20' Distance From Train Tracks (East): 50+' Barbed Wire: NO

Proposed Fence Outlined in Red



Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name:	Ocean Aisle Phase 4
Applicant/Owner:	Parker & Associates Inc. for 1501-3 Sharen Drive, LLC
Case No.:	202400292
Nature of Request:	Final Comprehensive Development Plan/Wellhead Protection Plan
	Approval
Location of Property:	141 Beaglin Park Drive (Southeast corner of Beaglin Park Drive and
	Old Ocean City Road); Map 0121; Grid 0005; Parcel 2582; Lot 23AA
Existing Zoning:	Planned Development District #1 (Robertson Farm)

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan for the construction of a 24-unit apartment building, located at the southeast corner of Beaglin Park Drive and Old Ocean City Road. (Attachments 1 & 2)

III. DISCUSSION:

The applicants propose to construct a 3-story, garden-style 24-unit apartment building, bringing the total units to 264 across all phases of Ocean Aisle. The total acreage of the parcel being developed is 1.95 acres.

IV. APPROVAL HISTORY:

Ordinance #1879 was adopted by the Salisbury City Council in December 2003 establishing the text and boundaries of Planned Development District #1. Phases 1 and 2 of Ocean Aisle received final Planning Commission approval in April 2013. A revised final was approved in June of 2013 eliminating access to Old Ocean City and reducing parking. A Final Comprehensive Development Plan was approved for Phase 3 of Ocean Aisle in December of 2022, and has recently completed construction. Approval for the Preliminary Comprehensive Development Plan and Wellhead Protection Plan was granted by the Planning Commission in July of 2023.

Department of Infrastructure & Development 125 N. Division St., #202 Salisbury, MD 21801 410, 548–3170 (fax) 410, 548–3407 www.salisbury.md



V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan

- Parking/Streets: The Zoning Code requires parking to be provided at 1.5 spaces per dwelling, equating to 36 required spaces, whereas 38 spaces are proposed, including two (2) van accessible spaces. The Planning Commission may permit additional spaces, with the inclusion of additional landscaping. The landscaping plan indicates that significant landscaping will be provided at the front of the building, as well as along both Beaglin Park Drive and Old Ocean City Road, which will help to increase curb appeal of the site. Access to the project will be from Beaglin Park Drive, while egress will be diverted to Sharen Drive. Additionally, although not required by Code, bicycle parking/storage will be provided at the northeast end of the parking lot, as encouraged by the Planning Commission during the Preliminary Comprehensive Development Plan review. (Attachments 3 & 4)
- 2. Refuse Disposal: The existing dumpster enclosure located in Phase III will be utilized to serve Phase IV as it was designed to accommodate refuse from both phases. It is located on the south side of the Beaglin Park Drive Entrance. (Attachment 4)
- **3.** Building Setbacks/Spacing: The existing property line is proposed to be removed, so the new structure will exceed all setback and spacing standards. The subdivision shall be recorded prior to commencement of construction. (Attachment 4)
- 4. Height: The Zoning Code indicates that building height north of Sharen Drive shall not exceed 40 ft. in this zoning district. The building will be approximately 38 ft. tall, which is the same as the existing buildings currently under construction. (Attachments 6 8)
- 5. Open Space: The plan shows three (3) micro bioretention locations on the site, as well as a large open space area adjacent to the corner of Beaglin Park Drive and Old Ocean City Road. In addition, the 8 ft. wide multi-use path that exists along Beaglin Park Drive will be extended through the site. (Attachments 4 & 5)
- 6. Streets/Sidewalks/Streetlights: The entrance to the site from Beaglin Park Drive will be provided with a sidewalk. Parking lot lighting will be provided.



B. Building Elevations

Building elevations and floor plans are included, and will match the existing buildings. Colors of the proposed development should be consistent with the existing Ocean Aisle development. (Attachments 6 - 8)

C. Sign Plan

A sign plan for both Phase III and IV was approved by the Planning Commission in November of 2023. A monument sign that is similar to the original Ocean Aisle sign will be placed at the northwest corner of the property, near the intersection of Beaglin Park Drive and Old Ocean City Road. **(Attachment 9)**

D. Landscaping Plan

The existing landscaping found in the first three (3) phases of the project will be extended along Beaglin Park Drive and Old Ocean City Road. In addition, foundation plantings are proposed along the front of the building. Extensive landscaping has been provided to compensate for the increased parking. (Attachment 5)

E. Development Schedule

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

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

Waivers were granted for the Community Impact Statement, the Statement of Intent to Proceed and Financial Capability at the Preliminary Comprehensive Development Plan Review. Plans were submitted in June 2023 to the Wicomico County Board of Education for their review.

G. Fire Service

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

H. Stormwater Management

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



I. Wellhead Protection District

The site is within the Wellhead Protection District, and was approved by the Planning Commission as part of the Preliminary Comprehensive Development Plan in July of 2023.

J. Forest Conservation Program

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

K. Traffic

The shared use path shall be extended to the intersection of Beaglin Park Drive and Old Ocean City Road prior to building occupancy. The improvements at the intersection shall comply with SHA requirements. Additionally, streetlights that meet City standards will be required along Beaglin Park Drive.

L. Wicomico County Board of Education

As part of the Preliminary Comprehensive Development Plan, plans were submitted to the Board of Education to evaluate the potentially revised capacity.

VI. PLANNING COMMENTS

A resubdivision plat to consolidate the lots will need to be approved prior to issuance of building permits.

VII. RECOMMENDATION

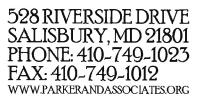
Staff recommends approval of the Final Comprehensive Development Plan/Wellhead Protection Plan for Ocean Aisle Phase 4, with the following conditions:

- 1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
- 2. Extend the shared use path to the intersection of Beaglin Park Drive and Old Ocean City Road.



- 3. Resubdivide Phases III and IV into one (1) lot.
- 4. Colors of the proposed development shall be consistent with the existing Ocean Aisle development;
- 5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and any other appropriate agencies.





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

Attn: Jessica Crenshaw Ref: Ocean Aisle Phase 4

Dear Jessica,

Attached hereto, please find our proposed Final Comprehensive Development Plan for the Ocean Aisle Phase 4 apartments located at the corner of Beaglin Park Drive & Old Ocean City Road in the City of Salisbury. This phase utilizes approximately 1.95 acres of parcel 2582. This phase of the project will connect to phase 3 through the continuation of parking to the South along Beaglin Park Drive. The project is accessed from Beaglin Park Drive utilizing an existing single-movement entrance.

This comprehensive development plan proposes to complete the Ocean Aisle build-out with a 24-unit, 3story apartment building. The current zoning of this property is PDD #1 (Robertson Farm) and thus all requirements associated with this zoning have been met. All construction and development of this project will be in accordance with the zoning code, as well as the city of Salisbury construction specifications. Sewer service and trash collection will be private, and water will be a public entity. Parking provided is in excess of code requirements, and pedestrian connections have been provided to previous phases of Ocean Aisle. Also proposed is an 8' Multi-use path along Beglin Park Drive to extend same from Phase 3 and provide a path along the entire frontage of Ocean Aisle. An area of open space has been provided at the northwest corner of the site for the use of residents. The plan contains a dedicated Lighting and Landscaping plan with all pertinent information regarding planting counts, species and also lighting specifications.

Stormwater management will be ESD to the MEP. Meaning, all water will be filtered for quality assurances prior to being discharged into larger ponds to minimize/eliminate the potential of downstream flooding. The chosen methodology for treatment will be 3 micro-bio retentions each filtering their own drainage area, then discharging into the existing stormwater management pond constructed during phase 2.

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

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

Sincrerely,

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



CITY OF SALISBURY STANDARD NOTES ORK FOLLOWING PERM

BE PREMITTED WRITTEN TIODELT DIPROCITED, MUST BE OBTAINED FROM AND A PRECONSTRUCTION STUDIED WITH DID BEFORE BECHNING CONSTRUCTION IN CONSTRUCTION OF AVAILABLE AND A CONSTRUCTION OF AVAILABLE DIVITIES OR RODAWAST. STRUS RECURRENTEN AS O APPLIES TO CONSTRUCTION OF AVAILABLE AVAILABLE CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT RODA 202 126 IN DIVISION ST SALISBURY MARTLAND 21201-0440 TELEPHONE 43.0.548 JACO 56 SCHEDULE A PRE CONSTRUCTION OF AVAILABLE AVAILABLE WRITEN MOTICE TO PROCEED 48 HOURS NOTICE IS REQURRED. STREET TREES SALIL BE FANLED PEAT THE CURRED. MALE PROVIDED THE ON INFERSION OF BOT AN A WRITEN WOOLCD DEVIDENT OF INFRASTRUCTURE SALIDBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT SUBRETT WOOLCD DEVIDENT BELIEVES SALIDBURY DECE ALE DON'N (M.S.) SUBRETT WOOLCD DON'NT WATER/SENSE SALIDBURY DECE CALEGONY (M.S.)

ONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS

ULLING AND REPAVING SHALL BE PER RESOLUTION 2298

INTERNATION DELEVANTING STORELL BE PER HESCULTION 2298 PRIVATE RIROGIANU NUESS HALL AND TER ENSTALLED IN CITY RIGHTS OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISSIENT DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT 25 EDUS OF WATER AND SERVER CARCITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS:

205 EDU SOF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATA AND FORMAL LOWS AND REGULATIONS:
 20 APPROVAL OF THE STIEF LAW AND THE CONTRACT DRAWINGS DARRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE CONSTRUCTION OF THE PROJECT HUST HAWE BEEN ANTIFER PRIOR TO THE EXPANATION DATE THE COTY RESERVES THE FIGHT TO EXTEND THE PROJECT BITH (CONSTRUCTION OF THE REPARK) THE CONSTRUCTION OF THE STORMART PROVIDE RESERVESTING SECTION OF THE REPARK THE REPORT TO EXPOSITION OF THE STORMARTS MICRO BIORETUNINO SUBJECTION OF THE CONSTRUCTION OF THE REPARK TO EXPOSITION OF THE STORMARTS MICRO BIORETUNINO SUBJECTION OF THE CONSTRUCTION OF THE REPARK TO EXPOSITION OF THE STORMARTS PROVIDE RESERVESTING SECTION OF THE CONSTRUCTION OF THE REPARK TO EXPOSIT MICRO BIORETUNINO SUBJECTION OF THE CONSTRUCTION OF THE REPARK TO EXPOSIT MICRO BIORETUNINO SUBJECTION OF THE CONSTRUCTION OF THE REPARK TO EXPOSIT MICRO BIORETUNINO SUBJECTION OF AND REPARK TO PROVIDE ONCOLLOPIES TO THE STORMWATER REPORT SALEMENT ON SUBJECTION GRAVE, WETHANDO FOROLS CONCINCTE: ECT: THE DEVELOPMENT WITH A DAILY PROGRESS PROVIDE RESERVESTION SUBJECTIVED GARVEL, WETHANDO FOROLS CONCINCTE: ECT: THE DEVELOPMENT WITH A DAILY PROGRESS DEVELOPMENT ON SUBJECTIVED DISANSUL RESERVESTION OF THE CONVERTING THE REPORT IS TO INCLUDE THE FOLLOWING CONCENTRICING THE DEVELOPMENT RESERVESTICED IN MARYLADD THE REPORT IS TO INCLUDE THE FOLLOWING CONCENTRICING THE DEVELOPMENT RESERVESTICED IN MARYLADD THE REPORT IS TO INCLUDE THE FOLLOWING CONCENTRICING THE DEVELOPMENT RESERVESTICED IN MARYLADD TO INCLUDE THE CONCENTRICE AND THE PROVIDE THE DEVELOPMENT OF THE FOLLED CONCENTRICE ADDITION HAVE BEEN ACCEMPACY ASSEED FORMATION OF THE FOLLOWING IS ADDITED THE REPORT IS TO INCLUDE THE DEVELOPMENT OF THE FOLLOWING IS ADDITED TO THE SECONDER TO INFORMATION IN SEED MARK TO REPORT IT POLLOWING CONCENTRAL SEVER AND STORM DRAINS. THE PRAVITE STORMWATER MARKADEMENT AS BUILT DRAWNKS OF THE PUBLIC WATER SEVER AND STORM DRAINS.

SCREPANCIEB

- A "THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDINORS * ERRORS OR OMUSION'S IN DRAWINGS OR LYOUTS WALL BE TREATED AS DISCREPANCY * C "THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVEN THE CONTRACTORS FINDING TO CONFIRM THE

- USUBERMOT "
 "HE OTV REPRESENTATIVE OR THE CONSULTANT WITH SALISSURY DEPARTMENT OF INFRASTRUCTURE
 DEPLOPMENT APPROVAL WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY
 "HE CONTRACTOR SHALL ISSUE ANY DISCREPANCY BEFORE SMART OF WORK OF CONTRACTOR AFTER TH
 DECONTRACTOR SHALL ISSUE ANY DISCREPANCY BEFORE SMART OF WORK OF CONTRACTOR AFTER TH

TTY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

THE OWNER/DEVELOPER SHALL USE A CONTRACTOR/SUBCONTRACTOR CURRENTLY APPROVED BY THE CITY OF MURRING TOR CONSTRUCTION OF THE PARTICULAR TYPE OF IMPROVEMENT, PAYMENT TO THE CONTRACTOR MUR THE CONTRACTOR OF NOT PROPERTIES, IN A CONTRUCT ON THE CONSTRUCTION AND MATCHING TO HIE CONTRACTOR DOES NOT PROPERS, IN A CONTRUCT MOUSI SMANNER, AND/OT THE CONSTRUCTION MATERICAL MATERIALS SUPPLED ARE LISS THAN THE STANDARD SET FORTH IN THE "CONSTRUCTION AND MATCRIAL SECONTRACTOR UNITY AND RACOMWAY CONSTRUCTION." ON WHICH THE CONTRACTOR IS NOT IN CONSTRUCTION MATERIALS SUPPLED ARE LISS THAN THE STANDARD SET FORTH IN THE "CONSTRUCTION AND MATERIAL SECONTRACTOR UNITY AND RACOMWAY CONSTRUCTION." OR WHICH LISS CONTAINED THE CONTRACTOR IS NOT IN COMPLIANCE WITH THE PUBLIC WORKS AGREEMENT AND BELATED RESPONSIBILITIES CONTAINED THERE. THE TYPE AND QUAR OTMATTERNIL TERM WILL BE DETERMINED BY THE CITY OF ASJUSTIVE ILLIAD MOSE TOR DURING CONSTRUCTION.

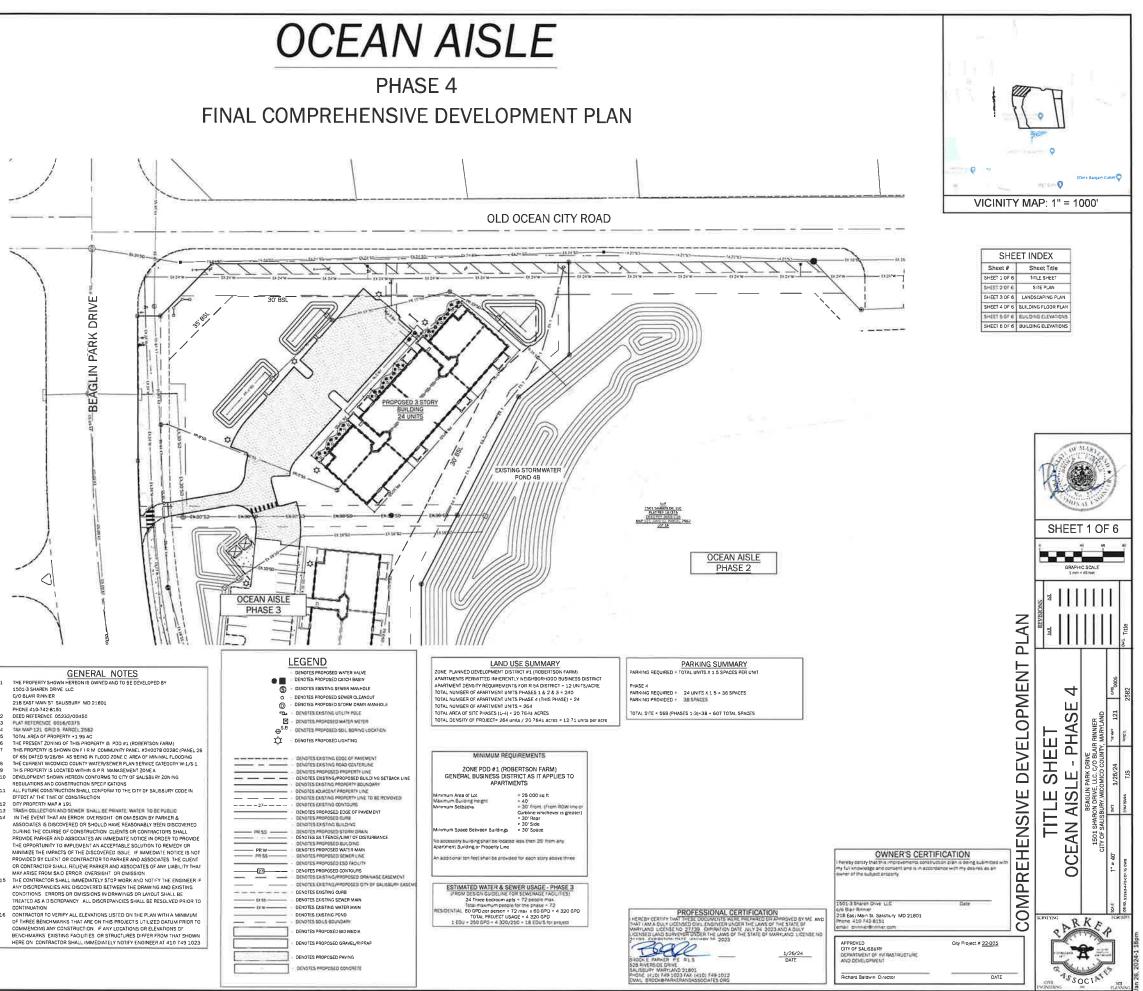
DESCRIBED IN THE CONSTRUCTION/MATERIAL SPECIFICATIONS TESTING COSTS SHALL BE THE RESPONSIBILITY OF THE WINERPORT OFF OFF DOURREDUCTORY CONTRACTORS FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND MARK THE APPROVED UTLLTY CONTRACTORS FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND MARK APPROVED SIGNED COPY OF THE UTLTY DRAWINGS THE LATEST REVISION OF THE CITY OF SALUSBURY CONSTRUCTION AND MARTANL SPECIFICATION FOR UTLITY AND ROLDWAY CONSTRUCTION AND THE CITY OF SALUSBURY CONSTRUCTION AND MARTANL SPECIFICATION FOR UTLITY AND ROLDWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS STALL CONSTRUCTION WITHIN CITY REVISION SECTION STALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALUSBURY CONSTRUCTION AND MARKEN SHE REVISION OF THE CITY OF SALUSBURY CONSTRUCTION CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGININIC CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGINING CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGINING CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGINING CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED FOINT OF KNOWN ELEVATION BEFORE BEGINING CONSTRUCTION CONTRACTORS AGAINST A PREVIOUSLY CONSTRUCTED F

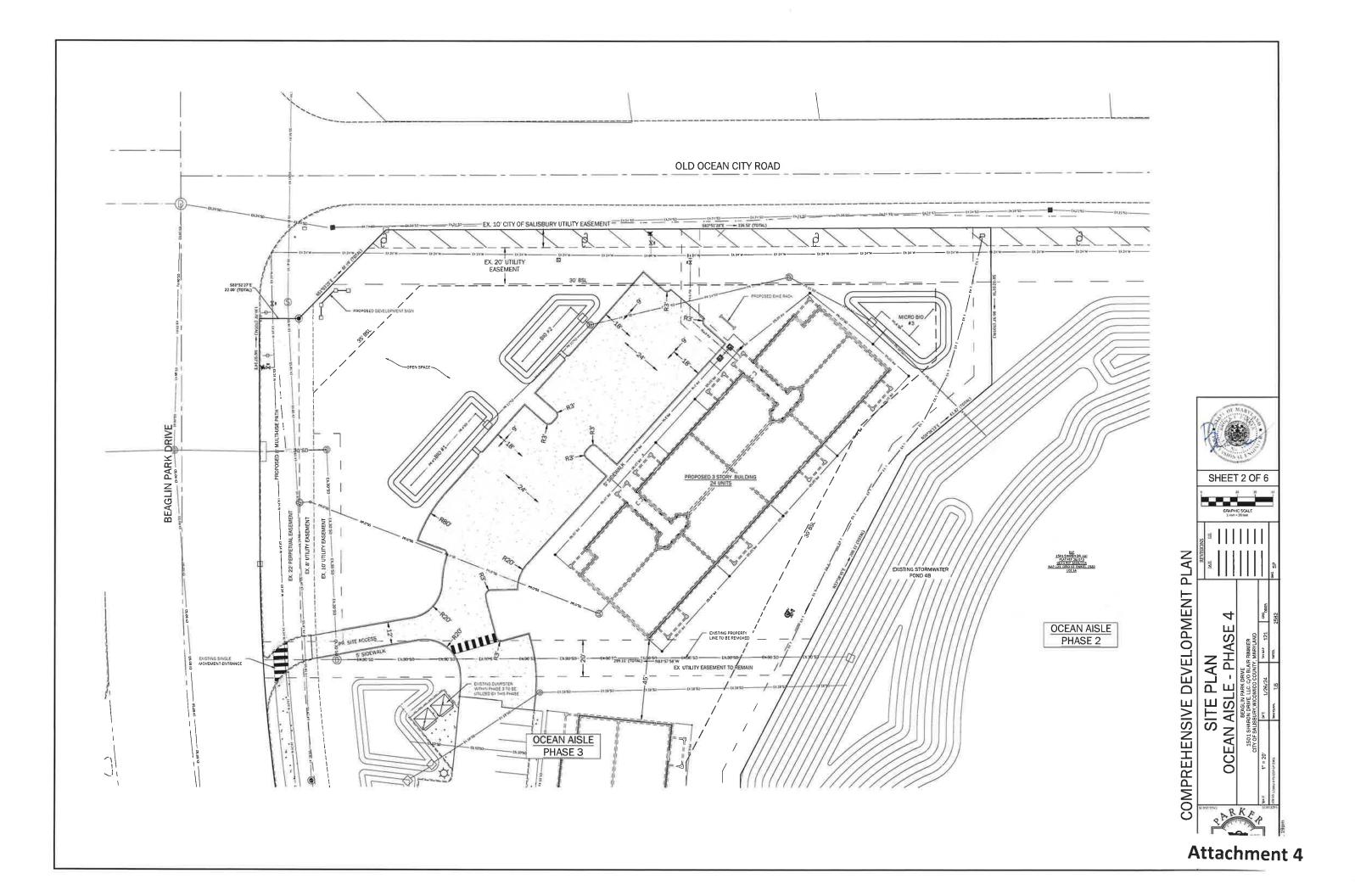
EWER MAINS TO BE SDR-35 PVC

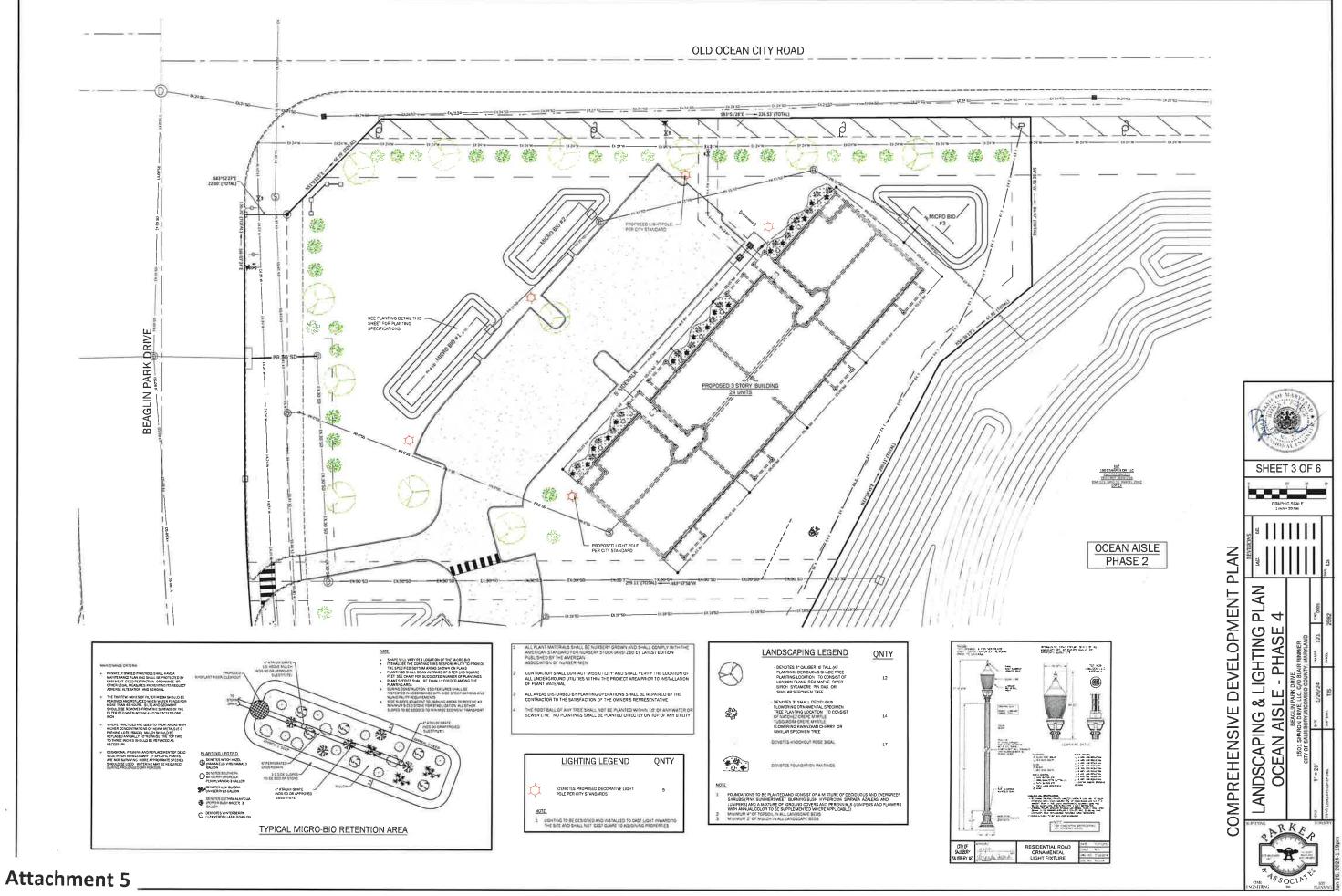
"SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD NOS 500 10 *

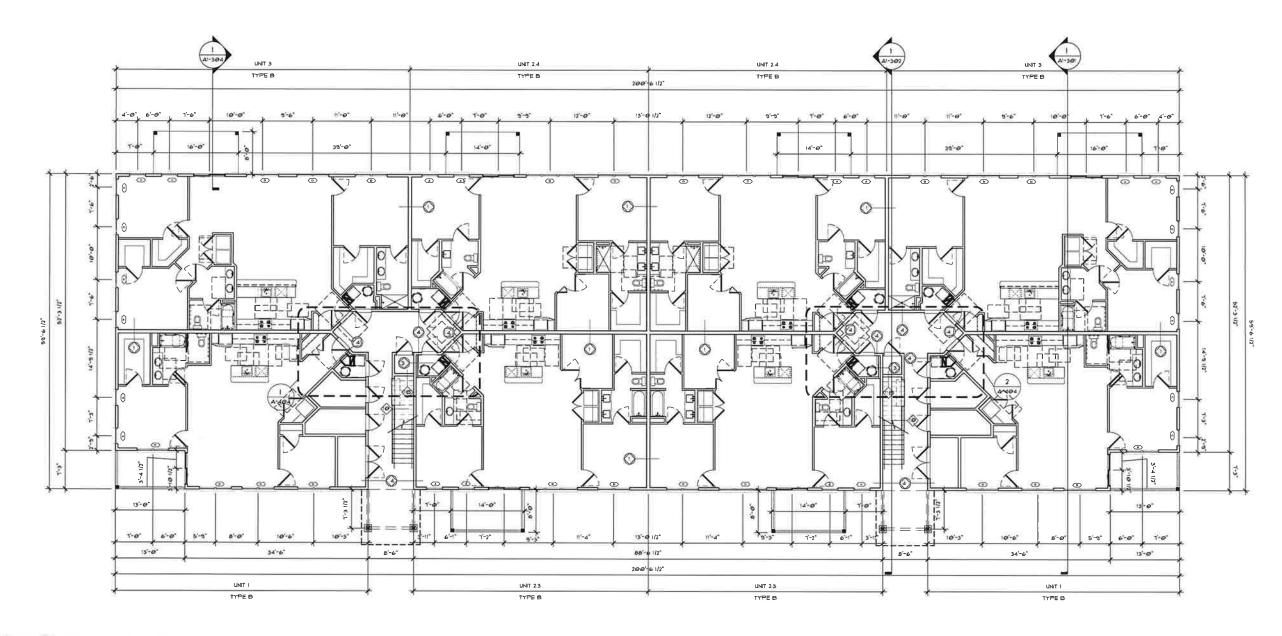
- DEFLECT THE WATER MAIN ADDITION OTHER UTILITIES FER CITY STO 20 04 24 SA RECESSARY TO AVOID CONFLICTS MAINTAN A WINNUM OF 1 OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES IF WATER MAINS ARE INSTALLED BEFORE AVY OTHER UTILITY IT WILL BE AT THE RISK OF THE CONTRACTOR 5 EXSITING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE FLUGGED/CAPPED AT THE CORPORATION STOP OF THE MAIN FER SLASUBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOMENT INSPECTORS REQUIREMENTS IF THE SERVICE DDES NOT HAVE A CORPORATION STOP IT SHALL BE ABANDONED ARET

FINAL COMPREHENSIVE DEVELOPMENT PLAN









3

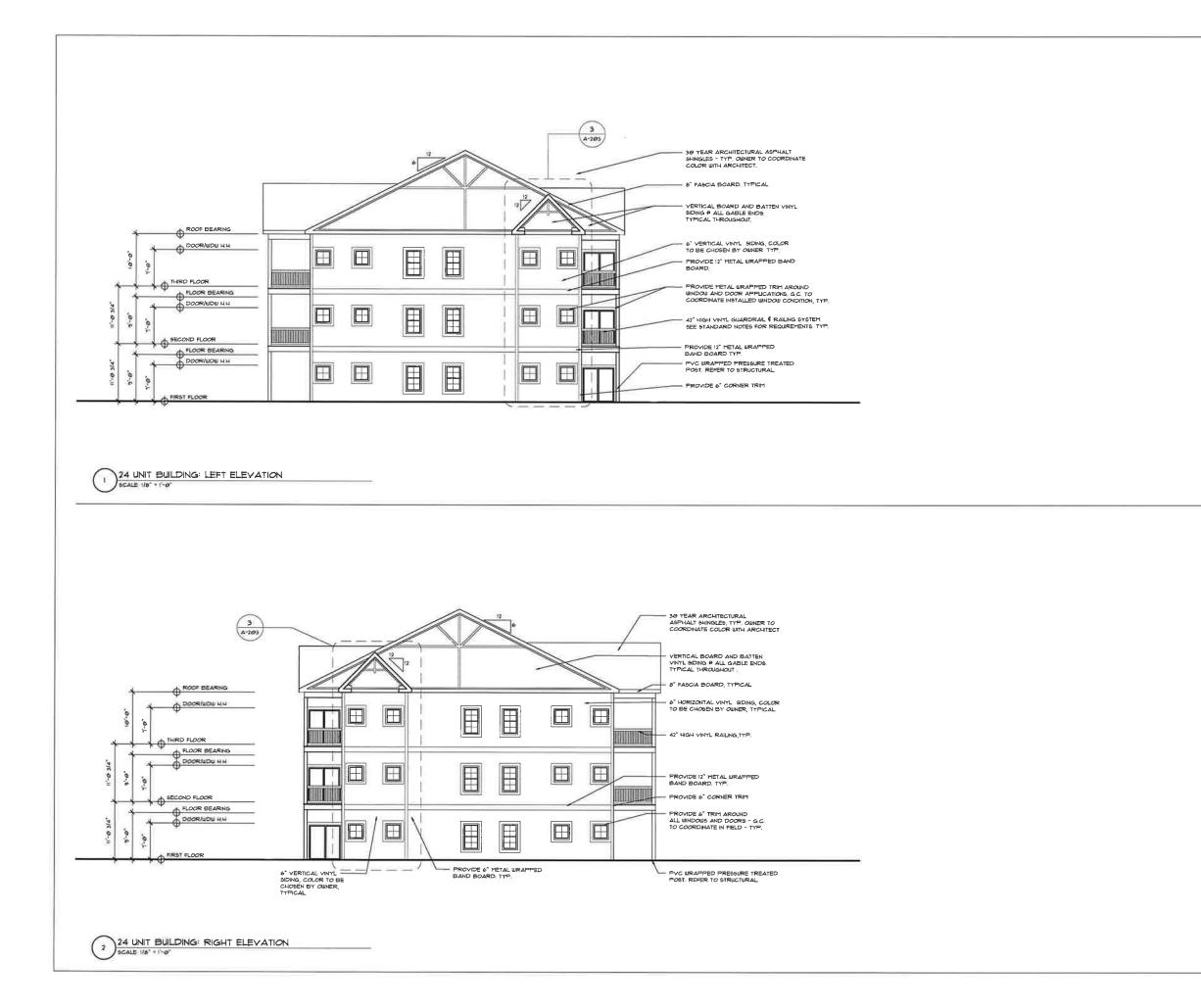
1 24 UNIT BUILDING: FIRST FLOOR PLAN

NOTES:

- ALL EXTERIOR WALLS TO BE WALL TYPE I UNO
- REFER TO A-4005 FOR WALL TAGS/ DOOR TAGS/ WINDOW TAGS







FISH Rechtling Market M	HER CTURE is Dave Date Date Date				
	$\Big)$				
ALTERNATION OF A CONTRACT OF A					
Atlantic Gr	oup the free				
OCEAN AISLE	DEAGUN DRIVE 9ALISBURY, MARYLAND				
OCEAN AIG					
SHEET INI					
OCEAN AG					
OCEAN AG					
OCEAN AG					
OCEAN AG					
OCEAN AG					
OCEAN AG					





Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name:	North Point Commons		
Applicant:	Parker & Associates, Inc.	for	K. Hovnanian Delaware Division Inc.
	528 Riverside Drive		2499 South DuPont Blvd., Suite G
	Salisbury, MD 21801		Smyrna, DE 19978
Owner:	Grapefruit Three LLC		
	11207 Lynn Drive		
	Kingsville, MD 21087		
Infrastructure	and Development Project N	o.: 202	400299
Nature of Req	uest: Final Subdivision		
Location of Pro	operty: East North Point Driv	e and C	Dliphant Drive (Attachment 1)
Zoning Distric	: General Commercial		
Tax Map and F	Parcel: Map: 0029, Grid: 000	6, Parce	el: 0078, Lot: Par AA
Area: 23.33 A	cres		

II. EXPLANATION OF REQUEST:

The applicants propose subdivision of this 23.33 acre parcel into 233 residential lots for townhouse development. Additionally, there are seven (7) common area parcels. All lots will have frontage on city streets, with city services and utilities available. Per City of Salisbury Subdivision standards, the proposed subdivision plan requires Planning Commission approval. (Attachments 2-4)

III. RECOMMENDATION:

The proposed subdivision complies with development standards for properties within the General Commercial zoning district. The Planning Staff recommends granting Final Subdivision Plat Approval for North Pointe Commons, subject to all conditions of approval being met.

IV. SUBDIVISION STATUS:

A. WAIVERS REQUIRED:

N/A

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



B. FOREST CONVERSATION:

A Forest Conservation Plan shall be approved prior to recordation of the plat.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

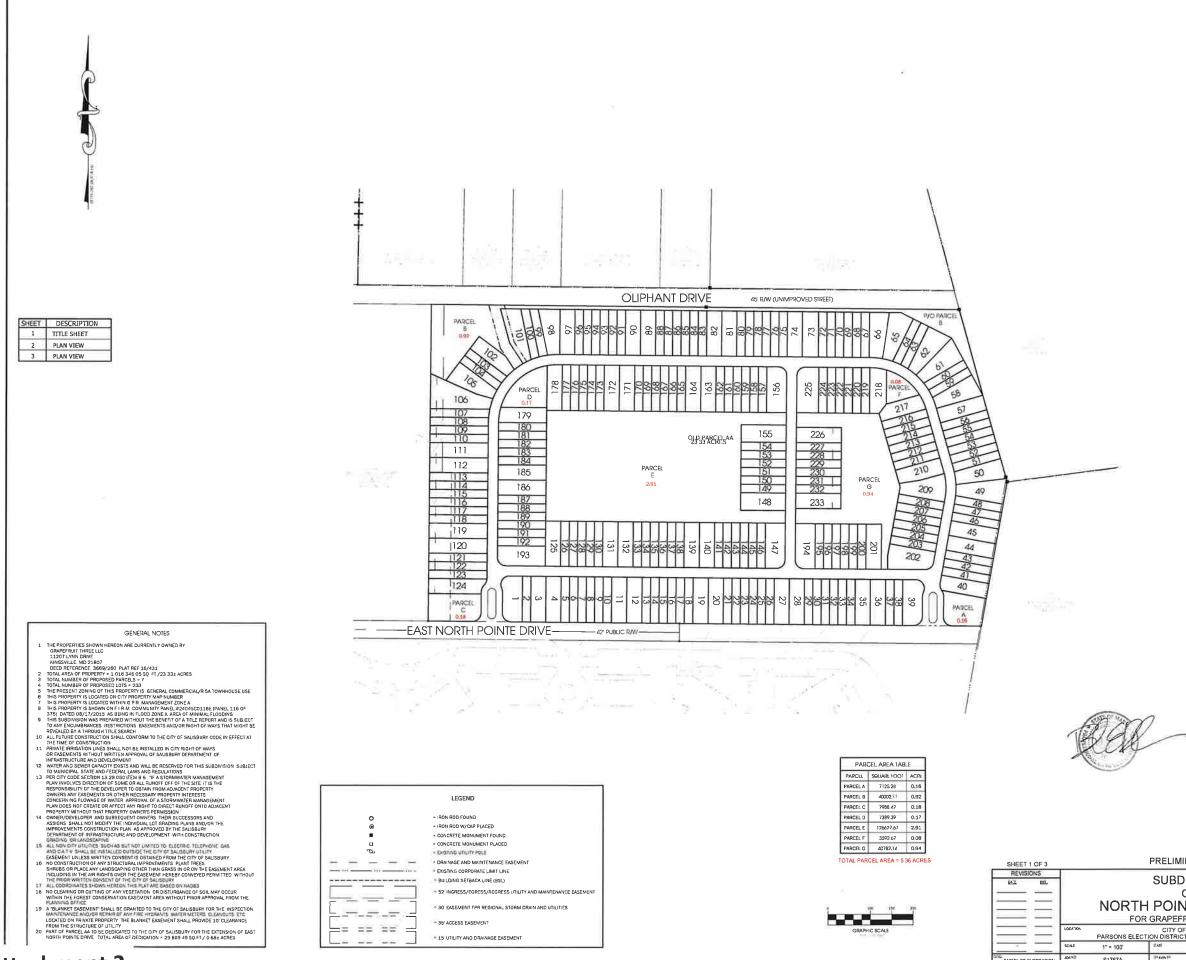
D. PROPOSED CONDITIONS:

- 1. The Final Plat shall comply with all requirements of the Salisbury Subdivision Regulations.
- 2. Health Department approval is required prior to the recordation of the Final Plat.
- 3. The Final Plat shall comply with all requirements of the Forest Conservation Program.
- 4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development.

E. PLANNING STAFF COMMENTS:

1. Staff has no comments.





Attachment 2 -

S1767A-PS-SUBDIVISION S1767/

	PRELIN	IINARY FINA	L		
	SUB	DIVISION			SURVEYING RKA LORESTRY
OF					2
NRT		NTE CO	MMO	NS	
					terrent t
F(RUIT THREE	: LLC		
NS EL	CITY C	OF SALISBURY CT, WICOMICO CI	OUNTY, MAR	RYLAND	S Walada
00'	ITA'I	11/17/2023	TAX MAP	29	ASSOCIATE
7A	3449918*	EDR	PANDEL	78	INGINITING IN HANNING

DED

OWNER/REPRESENTATIVE GRAPEFRUIT THREE LLC 11207 LYNN DRIVE KINGSVILLE MD 21087

BROCK E. PARKER REGISTERED PROFESSIONAL LAND SURVEYOR LIC #21193 RENEWAL DATE 01/25/2026

GRAPEFRUIT THREE LLC	DATE
c/0	

OWNER'S CERTIFICATION WE CERTIFY THAT THE REQUIREMENTS OF "REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MONUMEN HAVE SEEN COMPLIED WITH TO THE EST OF MY KNOWLEDGE.

02/02/2024

DATE

DATE

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

WICOMICO COUNTY HEALTH DEPARTMENT DATE

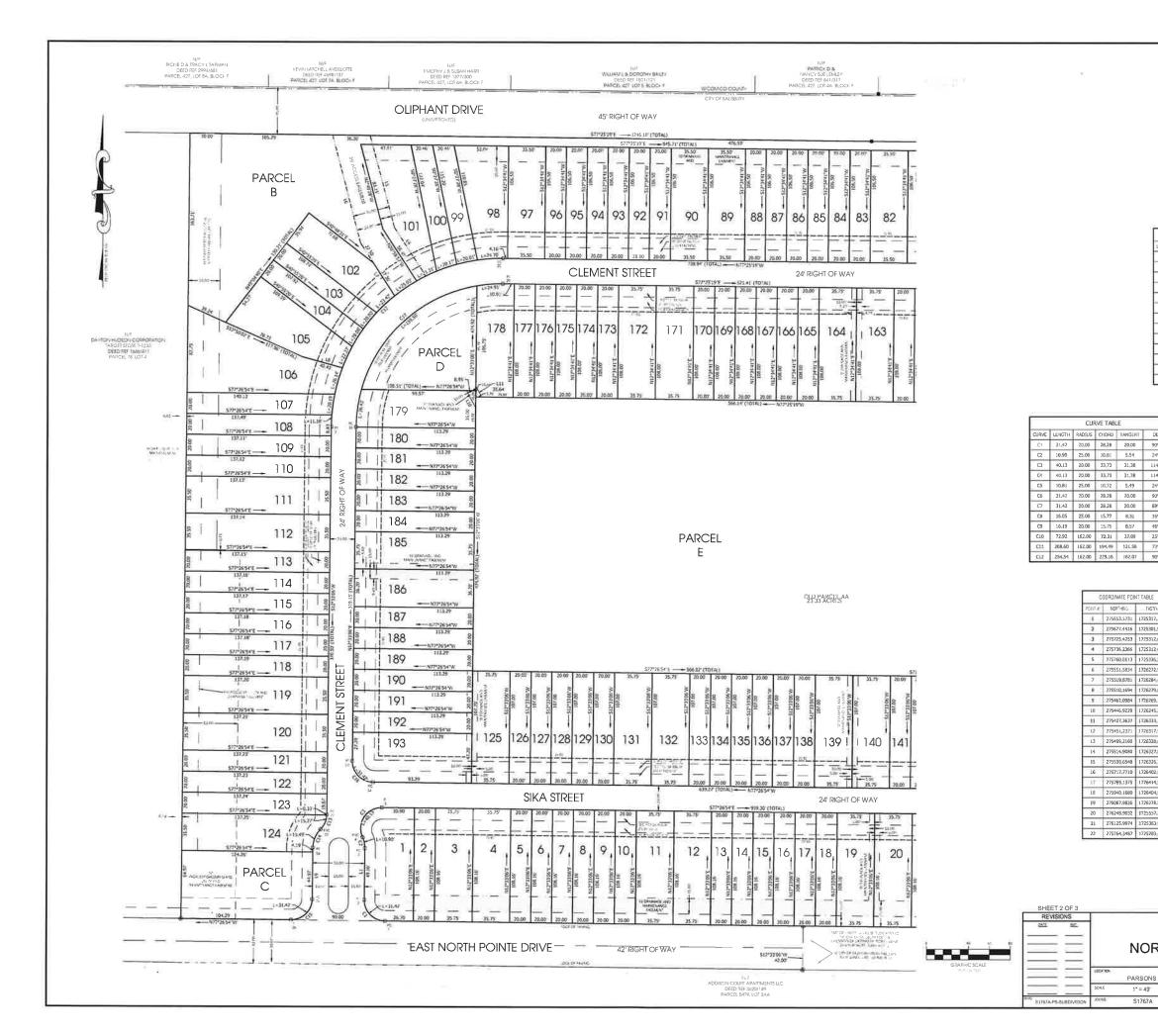
THIS SUBDIVISION IS APPROVED IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND WILL BE PROVIDED COMMUNITY WATER AND SEWER PROVIDED BY: THE CITY OF

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

City Project # ____

WICOMICO COUNTY FOREST CONSERVATION ACT THES SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA# 2022-20 ON FILE IN THE PLANNING OFFICE _ DATE PLANNING DIRECTOR

50 VICINITY MAP 1 = 2000'



	LINE TABLE	
LINE #	DIRECTION	LENGTH
L1	S12*33'06*W	49,16
L2	N12*3307*E	49,25
13	512*33'06*W	49,16
14	N20*58'57'W	54,53
LS	N2*4928*W	90,39
L6	N2*4926*W	105,62
L7	N20*5857'W	59.86
Lß	\$62*35'56*E	40.43
1.9	S12*33'06'W	49,16
L10	S16*14 39'E	18.57
L11	N16°14'39'W	11.95
L12	N48"59'09'E	27.85
L13	N12"33'06'E	32.17

		CUR	VE TABL	E	
CURVE	LENGTH	RADIUS	CHORD	TANGENT	DELTA
C13	15,59	20_00	15,20	8,22	44°40 2
C14	19_49	25_00	19,00	10.27	44°40 2
C15	31,42	20,00	28.28	20,00	90°00 0
C16	31,42	20,00	28,28	20.00	90°00'0
C17	216.83	138.00	195.21	138.06	90°01 3
C18	31.42	20.00	28.28	20.00	90°00 0
C19	31.41	20.00	28.28	19.99	89°58'2
C20	31.43	20.00	28.29	20.01	90°01'3
C21	31.42	20.00	28.28	20.00	90°00'0
C22	177.70	138.00	165.67	103.57	73°46'4
C23	62.12	138.00	61,59	31.59	25°47 2
024	28.07	20.00	25.82	16.9D	60°24'1

BLE	
FASTING	
5317,1336	
5301,9582	
5312,6415	
5312 6536	
5336,5317	
6272.9089	
5284_4234	
6279,8666	
6269.1639	
6245,2953	
6333,1443	
6317.9687	
6328,6520	
6327,0476	
6326,7616	
6402,9165	
6414,5428	
6404,9242	
6278,53D7	
5557,3273	
5363,9201	
5283,4015	

	CORDINATE POI	
POINT #	YORT UNG	EASTING
23	275751,8788	1725274.705
24	275736 2914	1725263 8365
25	275688.3077	1725253 1532
26	275673 1321	1725229 2846
27	275809 2668	1725317,9899
28	276120 7919	1725387 3488
29	276225,4894	1725552.1030
30	276111,9402	1726061 0038
31	276088,0647	1726076 1583
32	275661,6381	1725981.0212
33	275646.4715	1725957,1548
34	275785.3984	1725333,1654
35	275656,4402	1726004,4519
36	276082,8279	1726099,5903
37	276097,9925	J 726123,4658
30	276064 5596	1726273.3042
39	275938.6426	1726380,972
40	275787_6121	1726390.591
41	275726,8184	1726360.6893
42	275582,3411	1726321,886
43	275570.3586	1726299.015
44	275632.5628	1726019.625

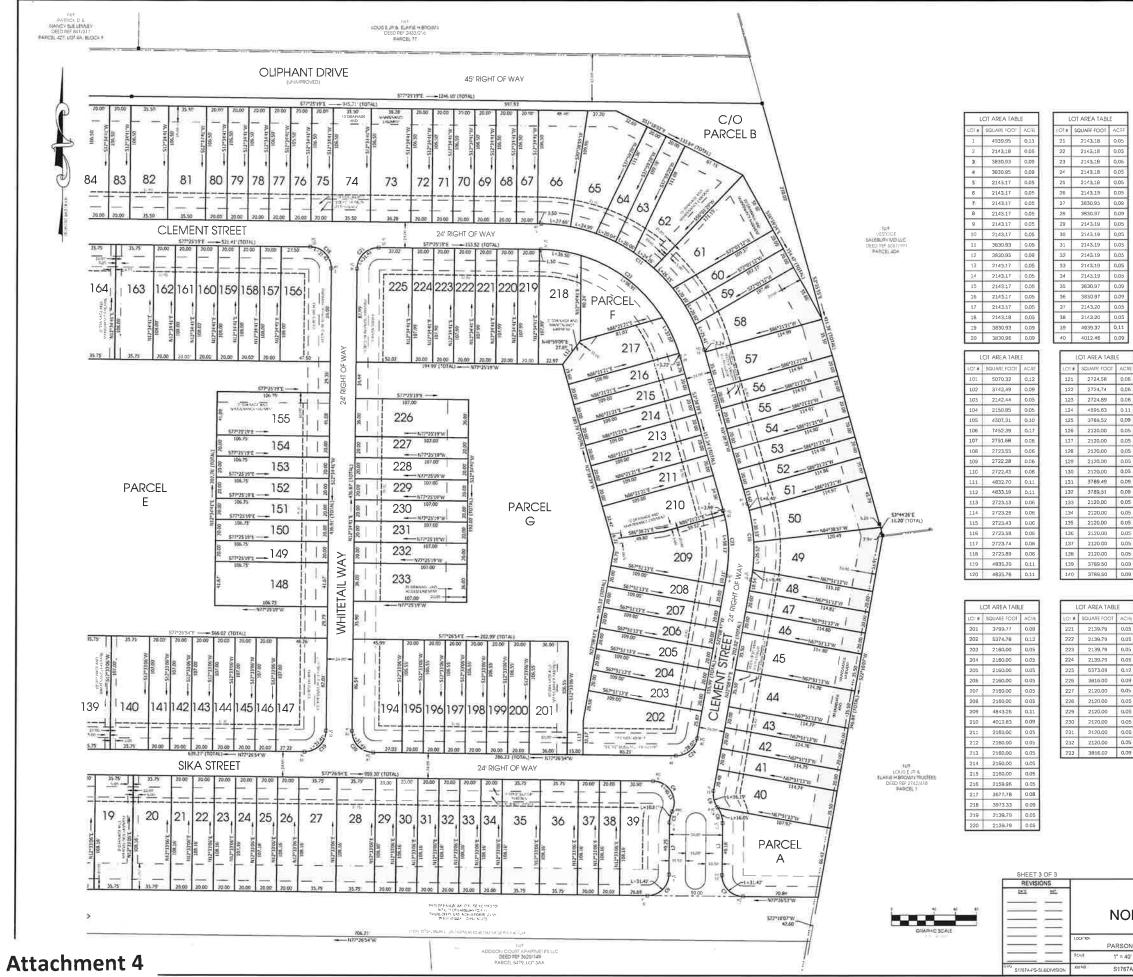
PRELIMINARY FINAL

SUBDIVISION

OF NORTH POINTE COMMONS FOR GRAPEFRUIT THREE LLC

ONS ELEC		OF SALISBURY CT, WICOMICO C	OUNTY, MAR	YLAND	
10'	0472	11/17/2023	TAX NAP	29	
7A	Search Se	EDR	reiths	78	





LOT AREA TABLE					
I OT #	ACRF				
41	2274,94	0.05			
42	2275,10	0.05			
43	2275,25	0,05			
44	4038.98	0,09			
45	4039,46	0,09			
46	2275,96	0.05			
47	2276,11	0,05			
4B	2277.13	0.05			
49	5148.22	0,12			
50	4610,47	0,11			
51	2277.38	0.05			
52	2277.43	0.05			
53	2277_75	0.05			
54	2278.07	0.05			
55	2278.39	0.05			
56	2278.70	0.05			
57	4045.46	0.09			
58	4535 33	0.10			
59	2122,10	0,05			
60	2141.08	0.05			

1 2120.00 0

2120,00

43 2120.00

44 2120.00

45 2120.00

46 2120,00 0

47 4815.72

148 4406,95

149 2115,00 0

50 2115.00 0

51 2115,00 0

2 2115,00

153 2115,00

2115,00

55 4344,54

156 4889,66 0.

157 2140.00 0.0

158 2140.00 0.0

159 2140.00 0.0

160 2140,00 0.05

						61
2274,94	0.05		61	4760,47	0.11	
2275,10	0.05		62	4817,83	0.11	l
2275,25	0,05		63	2186,38	0,05	l
4038.98	0.09		64	2189,25	0,05	
4039,46	0,09		65	4714,70	0,11	l
2275,96	0.05	1	66	4134.74	0,09	l
2276,11	0,05	1	67	2110,00	0,05	
2277.13	0,05		68	2110.00	0.05	l
5148.22	0,12	1	69	2110,00	0,05	
4610_47	0.11		70	2110,00	0,05	l
2277.38	0.05		71	2110,00	0,05	
2277.43	0.05	i i	72	2110.00	0.05	
2277_75	0.05		73	4038.89	0,09	
2278.07	0.05		74	3745.28	0,09	
2278.39	0.05		75	2110.00	0.05	
2278.70	0.05		76	2110.00	0.05	l
4045.46	0.09		77	2110.00	0.05	l
4535.33	0.10		78	2110.00	0.05	
2122,10	0,05		79	2110,00	0,05	l
2141.08	0,05		80	2110,00	0,05	
LOT AREA TABLE LOT AREA TABLE						-
* SQUARE FOO	DT ACI	RE	LOT	# SQUARE FOR	DT ACI	26
						-

2140.00 0.05

2140,00 0,0

2140,00 0,0

2140.00 0.0

162 2140.00 0.0

163 3825.25 0.0

164 3825,17 0.0

158 2140,00 0,0

169 2140,00 0.0

170 2140,00 0,0

171 3825.33 0.09

172 3825,25 0,0

3 2140,00 0,0

176 2140.00 0.0

177 2140,00 0,0

178 3797.24 0.09

179 3985-15 0.09

180 2245,84 0,05

2140.00 D.0

2140.00 0.0

165

LOT AREA TABLE

I DT . SQUARF FOOT

L	OT AREA TABL	E
101.	SQUARF FOOT	AC?
81	3745,25	0,09
82	3745.28	0,09
83	2110.00	0.05
84	2110 00	0.05
85	2110,00	0,05
86	2110.00	0.05
87	2110.00	0.05
88	2110,00	0.05
89	3745,25	0.09
90	3745,19	0.09
91	2110,00	0.05
92	2110,00	0.05
93	2110,00	0.05
94	2110.00	D.05
95	2110.00	0.05
96	2110.00	0.05
97	3745.25	0,09
98	4310.99	0.10
99	2236,37	0.05
100	2346.03	0.05

L	OT AREA TABL	.E
LOT #	SQUARE FOOT	AC3
181	2245 84	0,05
182	2245.84	0.05
183	2245.84	0,05
184	2245.84	0,05
185	4014,46	0,09
186	4065,24	0,09
187	2245.85	0,05
188	2245.85	0,05
189	2245,85	0,05
190	2245,86	0,05
191	2245,86	0,05
192	2245,86	0,05
193	5102,11	0,12
194	4770.34	0,11
195	2110.98	0.05
196	2110,98	0.05
197	2110,98	0.05
198	2110,98	0.05
199	2110.97	0,05
200	2110,98	0,05

_	
RF	
05	
05	Ľ
5	
)5	
12	
9	
35	
05	
)5	
)5	
25	
05	
9	

PAR	CEL AREA TABL	.E
PARCEL	SQUARE FOOT	ACRE
PARCEL A	7125 28	0.16
PARCEL B	40002.11	0.92
PARCEL C	7988.42	0.18
PARCEL D	7389.39	0.17
PARCEL E	126627.67	2.91
PARCEL F	3592.67	0.08
PARCEL G	40782.14	0.94

PRELIMINARY FINAL

SUBDIVISION OF

NORTH POINTE COMMONS FOR GRAPEFRUIT THREE LLC

CITY OF SALISBURY ONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND								
40'	BATE	11/17/2023	TAX MAP	29				
67A	28 AV/N #*	EDR	PA4CEL	78				



RKA

CAT



Infrastructure and Development Staff Report

March 21, 2024

Ι. **BACKGROUND INFORMATION:**

Infrastructure and Development Case No.: 202400299 Project Name: North Pointe Commons Applicant: Parker and Associates Inc. for K. Hovnanian Delaware Division Inc. Nature of Request: Final Comprehensive Development Plan Approval Location of Property: E North Pointe Drive, Tax Map: 0029 Grid: 0006 Parcel: 0078 Lot: PAR AA

Existing Zoning: GC – General Commercial

11. **SUMMARY OF REQUEST:**

Parker and Associates, on behalf of the developer, has submitted a Final Comprehensive Development Plan to construct a 233-unit townhouse development located on E. North Pointe Drive just to the east of The Commons Shopping Center/Target. (Attachments 1 & 2)

III. **DISCUSSION:**

The applicant proposes to improve the existing 23.33 acre parcel with a 233-unit townhouse development. Existing uses in the area consists of multifamily and low density residential as well as retail commercial.

The text amendment for townhouse use in the GC zoning district was adopted by the City Council on September 26, 2022.

IV. **APPROVAL HISTORY:**

A Preliminary Comprehensive Development Plan was approved for this project in October of 2022.



V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan

- Parking/Streets: The code requires two (2) off street spaces per unit. Two (2) spaces are provided with a garage and driveway. The depth of the driveway from garage door to sidewalk has been changed from 18 ft. to at least 20 ft. to allow for larger vehicles and to prevent sidewalks from being blocked, as was requested during Preliminary Comprehensive Development Plan review. Streets are public streets and meet City standards. (Attachments 3 5)
- 2. Refuse Disposal: Trash collection will be private.
- **3. Density:** The permitted density is 10 units per acre. The proposed density meets the Code.
- Building Setbacks/Spacing: All units meet or exceed front, rear, and side yard setback standards. Townhouse units are limited to a maximum of eight (8) units in a row. Units range from three (3) in a row to eight (8) in a row. (Attachments 3 5)
- 5. Open Space: The Code requires 1,000 square feet of open space per unit, for a total of 5.34 acres of open space, whereas 5.36 acres is provided.

B. Building Elevations/Floor Plans

Proposed building elevations and floor plans indicate that the units will be 1,454 sq. ft. in area, with three (3) bedrooms and two-and-a-half (2.5) baths. (Attachment 7)

C. Sign Plan

None submitted. A Sign Plan will need Planning Commission approval prior to the installation of any signs.

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



D. Landscaping Plan

The landscaping plan indicates that interior streets will be provided with shade trees (White Oak) staggered on both sides of the street. Additional shade trees are proposed along the interior walking path. Additionally, numerous Crape Myrtle trees and Knock Out Rose bushes are proposed along East North Pointe Drive and the interior walking path to provide color throughout the project. During the Preliminary review, the City requested a sidewalk extending from the street sidewalk to the interior walking path between lots 186 and 187. This sidewalk is still not shown on the revised plan, and will need to be provided. Screening currently exists behind Target along the western boundary of the proposed development. Staff requests that additional screening/landscaping be placed along this boundary where gaps exists or is sparely landscaped. (Attachment 6)

E. Development Schedule

Construction is expected to begin once all approvals have been granted and applicable permits issued. A specific development schedule was not indicated. The project is expected to be completed in full within a five (5) year period.

F. Community Impact Statement

The Planning Commission granted a waiver of this requirement during the Preliminary Comprehensive Development Plan review.

G. Statement of Intent to Proceed and Financial Capability

The Planning Commission granted a waiver of this requirement during the Preliminary Comprehensive Development Plan review.

H. Fire Service

Plans were submitted to the Fire Department for review and comments. Currently, the Fire Department has no comments on the project.

I. Stormwater Management

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



J. Forest Conservation Program

All Forest Conservation Program requirements must be met prior to the issuance of any building permits.

K. Transportation, Streets, and Pedestrians

The project has been reviewed by the City Staff, and is satisfactory. However, as previously mentioned, Staff requests that a pedestrian access path to the interior community path be provided between Lots 186 and 187. (Attachment 6)

VI. RECOMMENDATION

Staff recommends approval of the Final Comprehensive Development Plan for North Pointe Commons with the following conditions:

- 1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval;
- 2. Provide a sidewalk/pedestrian access path to the interior walking path between lots 186 and 187;
- 3. Provide additional landscaping and screening along the western property line to supplement existing screening; and
- 4. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.





LAND SURVEYING CIVIL ENGINEERING	•	LAND	PLANNING	FORESTRY	SERVICES
----------------------------------	---	------	----------	----------	----------

1/26/2024

City of Salisbury Department of Infrastructure & Development City of Salisbury 125 N. Division Street Salisbury, MD 21801

Attn: Jessica Crenshaw Ref: North Pointe Commons - Comprehensive Development Plan

Dear Jessica,

Attached hereto, please find our proposed Final Comprehensive Development Plan for the North Pointe Commons project. It is the intent of this submittal to respectfully seek approval of this plan, in accordance with the General commercial district with a fee simple townhouse project per R-5A, so that we may finalize engineering and development plans based upon the confidence that this is acceptable to the commission. As you know, this parcel is adjacent to Martins Mill which is residentially zoned.

This comprehensive development plan proposes 233 townhouse units on to be accessed by public streets. The project will be accessed through two entrances off of East North Pointe Drive. A portion of East North Pointe Drive and the sewer main within the right of way will be extended as a part of this project. Construction and development on this project will be in accordance with the zoning code, as well as the City of Salisbury construction specifications. All sewer and water will be public entities, while trash collection will be private. Parking will be based on City parking standards with 1 in the garage and 1 in the driveway.

The Developer intents to begin construction of this project within 30 days of receiving all required approvals and permits, and intends to complete all aspects of the project within a five-year period.

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

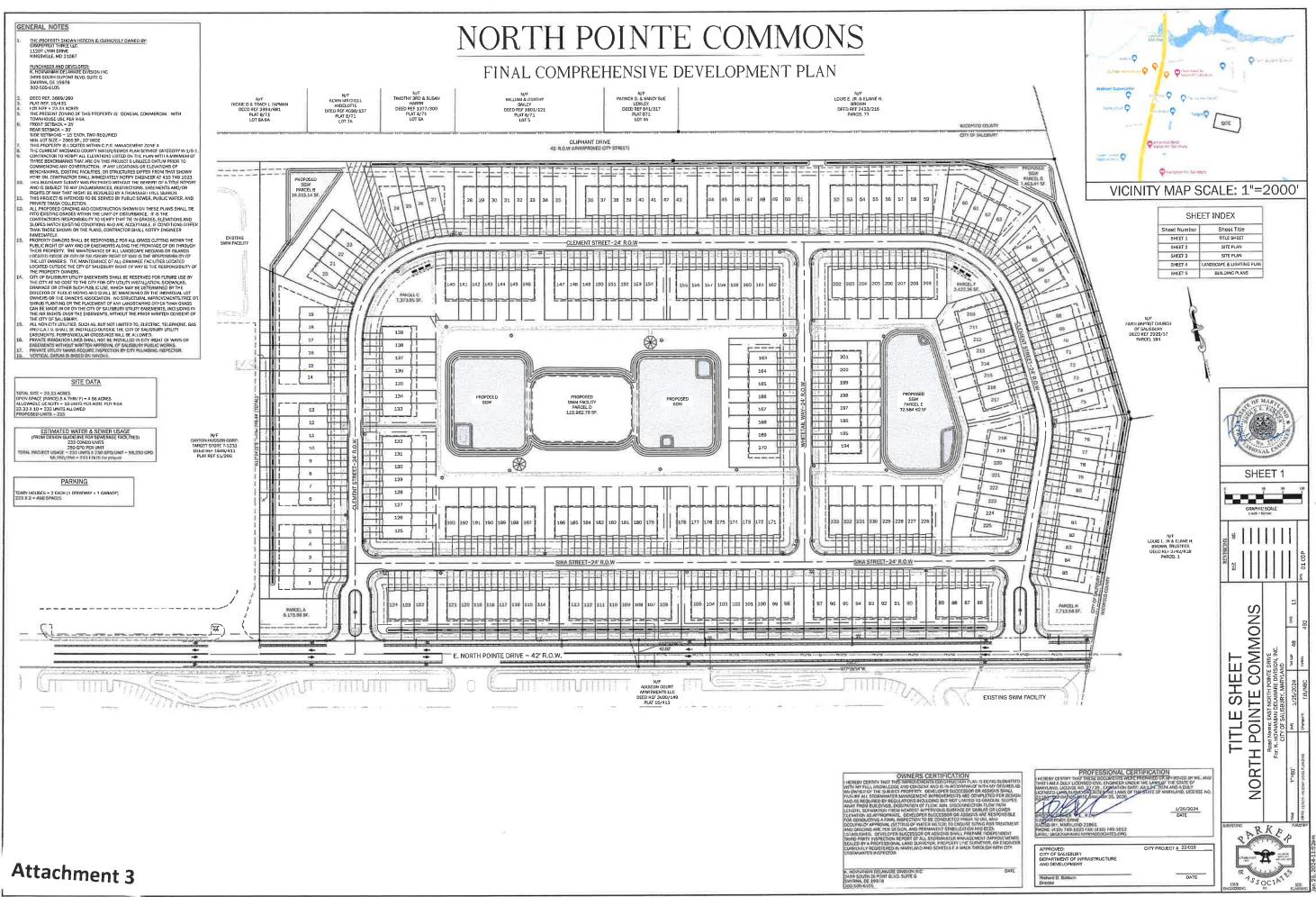
Sincerely,

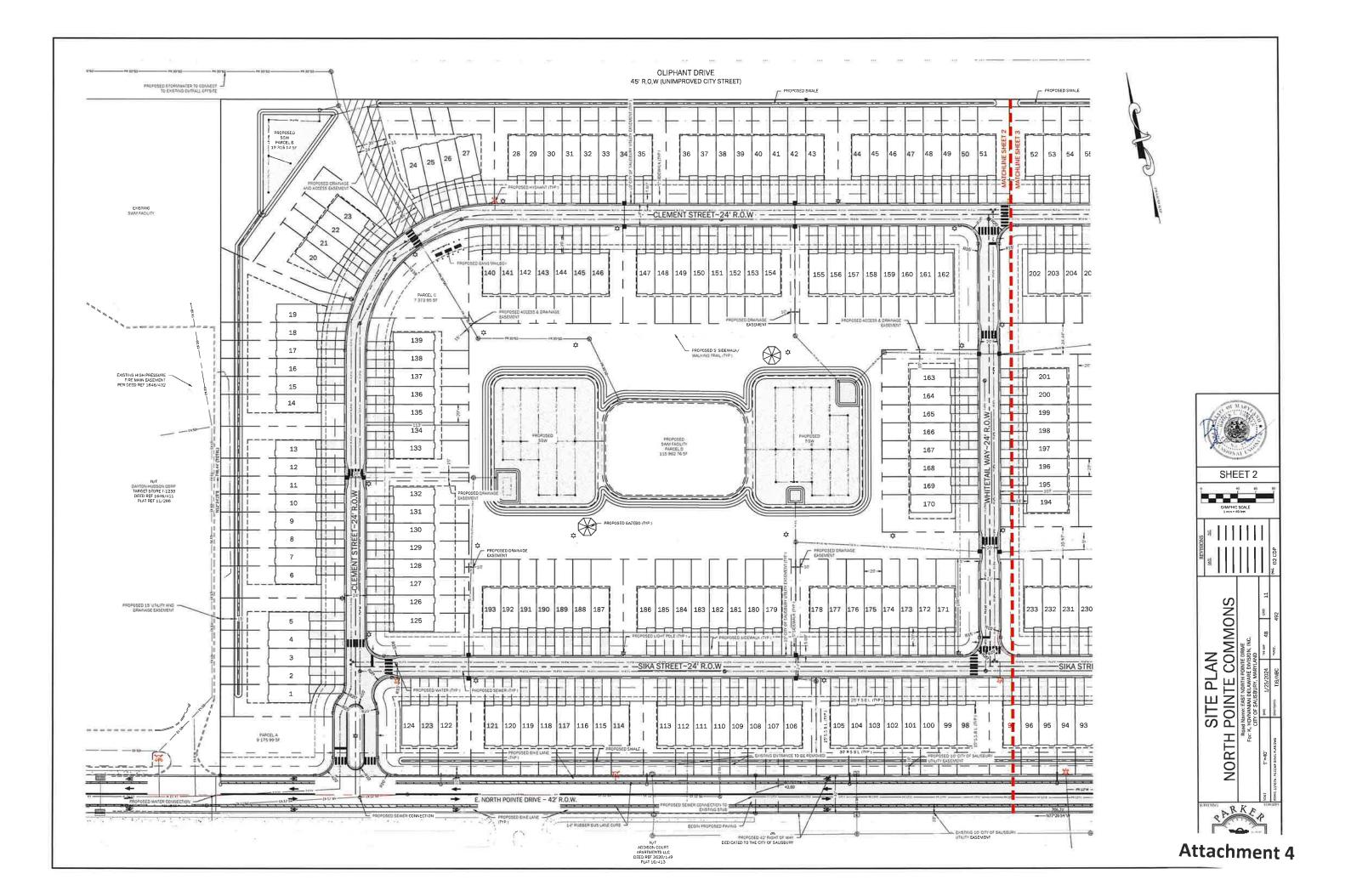
Brock E. Parker, PE, RLS, QP

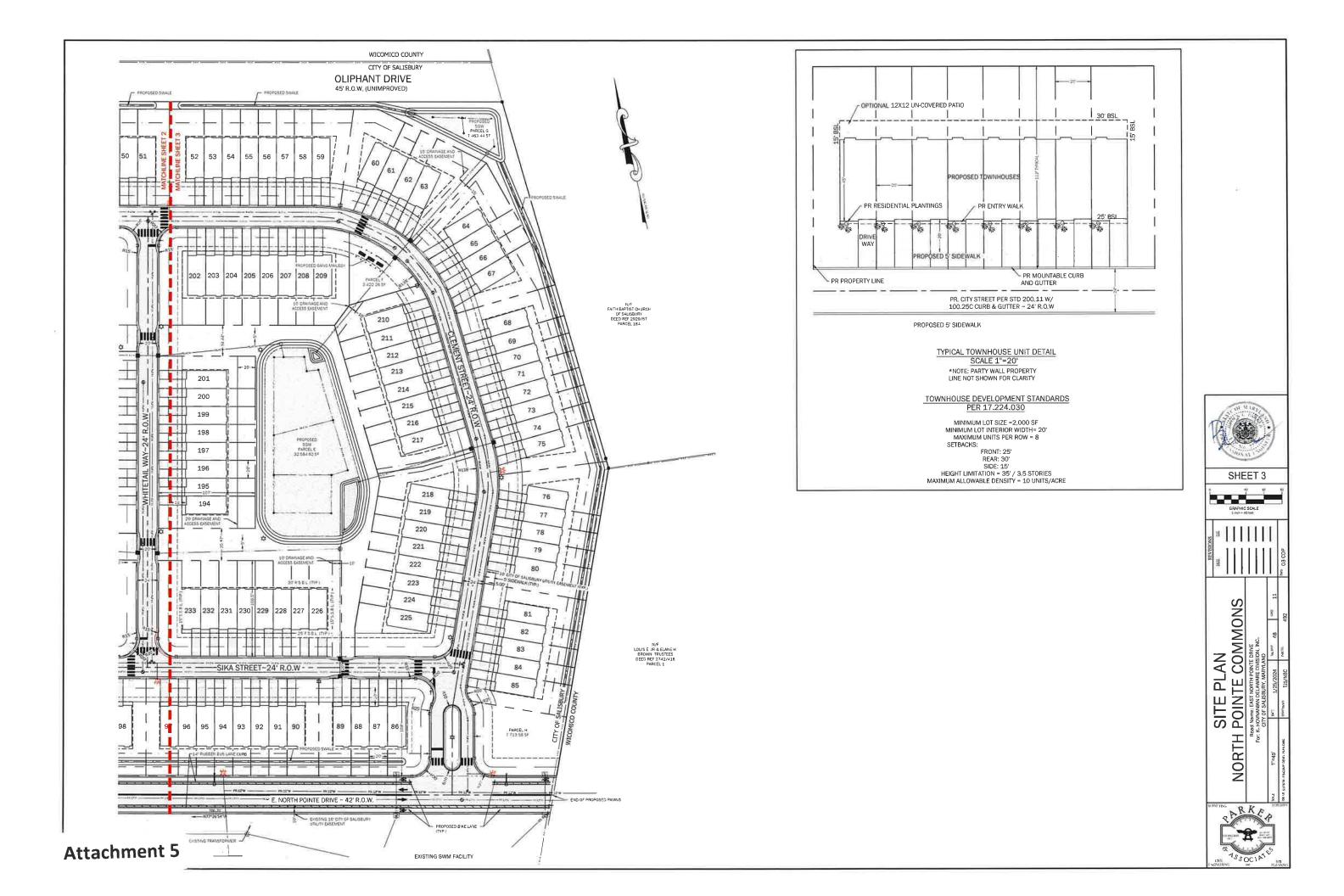
Attachment 1

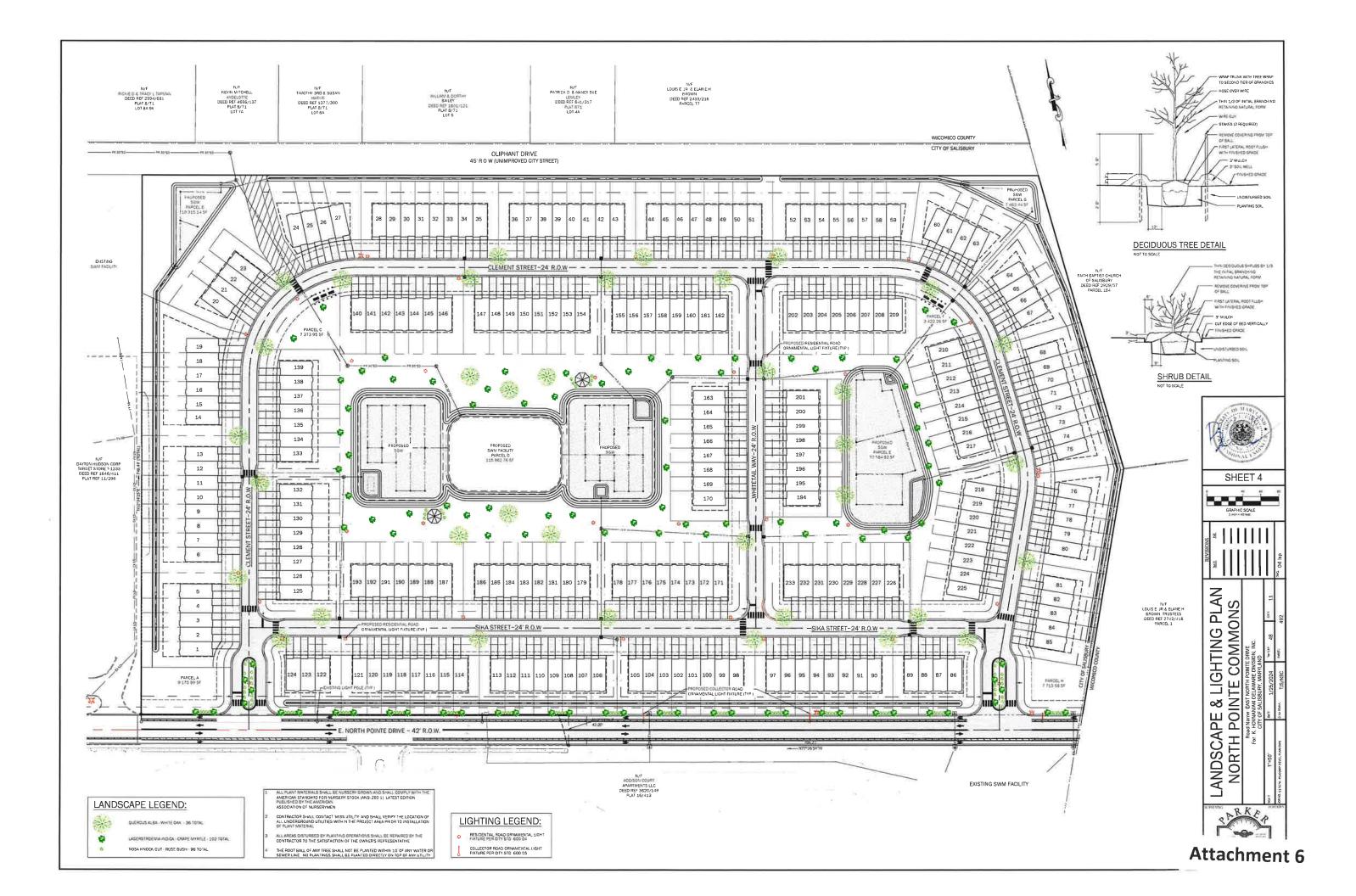


Attachment 2













Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Project Name:	Salisbury Market Center
Applicant:	Parker & Associates, Inc. on behalf of Green Street Housing, LLC
Owner:	SBY Market Center, LLC
Project No.:	22-018
Nature of Request:	Revised Preliminary Certificate of Design and Site Plan Approval
Location of Property:	Tax Map: 106 Grid: 17 Parcels: 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644,
	1645, 1646, 1647, 1648
Existing Zoning:	Central Business District

II. SUMMARY OF REQUEST:

The applicant is requesting a Revised Preliminary Certificate of Design and Site Plan approval for the Salisbury Market Center mixed-use project **(Attachment 1).** The project consists of one (1) four-story building containing 11,500 sf of commercial space on the ground level, and 51 multi-family apartment units on floors 2-4. The proposed site also includes a playground, covered porches, patio area, and an outdoor communal gathering area.

III. HISTORY:

Structures previously existed on the properties but were demolished in the early to mid-1990s.

IV. DESRIPTION OF PROPERTY:

The property is currently improved with asphalt paving and gravel,. The property is in the Downtown Historic District and the project is subject to Historic District Commission guidelines and approval. In addition, the property is also in the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area.

V. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

The surrounding area consists of Central Business District, Riverfront Redevelopment, General Commercial, and Industrial zoning districts. The property is bordered by the Wicomico River and US Rt 50. Nearby historic structures are Chesapeake East, The Port Exchange and the Main St Drawbridge. The industrial area is the Perdue processing plant located on US Rt 50.

VI. PLANNING COMMENTS:

The permitted density is 40 units/acre and the proposed density for the project is 63.2 units/acre.



While not final, a representative landscape plan has been provided in **Attachment 2** and is subject to further review by the Department of Infrastructure & Development, as well as the Chesapeake Bay Critical Area Commission.

Staff has reviewed a traffic impact study that was provided and requests the scope be revised to include the intersection of W Main St. and Mill St. The applicant has been in discussion with State Highway Administration and comments should be provided to the Department and addressed in the traffic impact study.

The developer met with the Historic District Commission to receive initial feedback on the previously approved Certificate of Design and Site Plan. The project has dramatically changed since that submittal, and will require a new approval from SHDC.

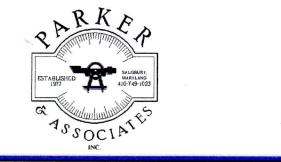
The applicant has not requested approval of any signage at this time.

Comments from the Department and all other applicable agencies shall be addressed prior to final approval by the Planning Commission.

VII. RECOMMENDATION:

The Planning Staff recommends approval of Preliminary Certificate of Design and Site Plan approval, subject to the following conditions:

- 1. Reduce the number of units to 50 to meet the density restriction;
- 2. Obtain approval from the Salisbury Historic District Commission;
- 3. Obtain revised approval from the Chesapeake Bay Critical Area Commission;
- 4. Revise scope of Traffic Impact Study to include the intersection of W Main St and Mill St;
- 5. Exterior signage shall be subject to Planning Commission review and approval and;
- 6. The project is subject to further review and approval by the City Department of Infrastructure and Development, City Fire Marshal, and other applicable agencies.



LAND SURVEYING

CIVIL ENGINEERING

• LAND PLANNING

FORESTRY SERVICES

February 5, 2024

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

City of Salisbury Department of Infrastructure & Development City of Salisbury 125 N. Division Street Salisbury, MD 21801

Attn: Jessica Crenshaw Ref: SBY Market – Lake Street & West Main Street

Dear Jessica,

Attached hereto, please find our proposed preliminary comprehensive development plan for SBY Market to be located at the northeast intersection of Lake Street and West Main Street in the Central Business zoning district in the City of Salisbury.

As the attached site plan shows, the developer (Greenstreet Housing, LLC) is proposing one, 4-story building. The building configuration is 11,500 square feet of commercial space on the first floor and 51 multi-family apartments on floors two (2) through four (4). Representative floor plan and elevations have also been provided in this submission. Although not final, these tailored elevations have been submitted to illustrate an architectural intent.

Associated with the construction of this building is parking and on-site stormwater. Although this project lies within the Central Business District that has no parking requirements, we have provided a total of 22 parking spaces with two (2) of them being ADA Van Accessible spaces.

Stormwater management will be ESD to the MEP. We will be providing submerged gravel wetland (SGW) type stormwater facilities to treat and store water before discharging into the Wicomico River.

Based on MDE sewer guidelines and COMAR 26.04.02.05 M for our project and uses, we calculate this site to require 57.3 EDU's (58 EDU's). Sewer will be tied into an existing on-site sewer line and flow via gravity to Lake Street. Water will tie into an existing water main in Lake Street. A new meter will be installed for this service. Trash will be private and be stored in a dumpster that has an enclosure on at least three sides.

Access to the site will be from one entrance off of Lake Street. Pedestrian traffic from the site will tie into the existing sidewalks on Lake Street, West Main Street and the existing Riverwalk.

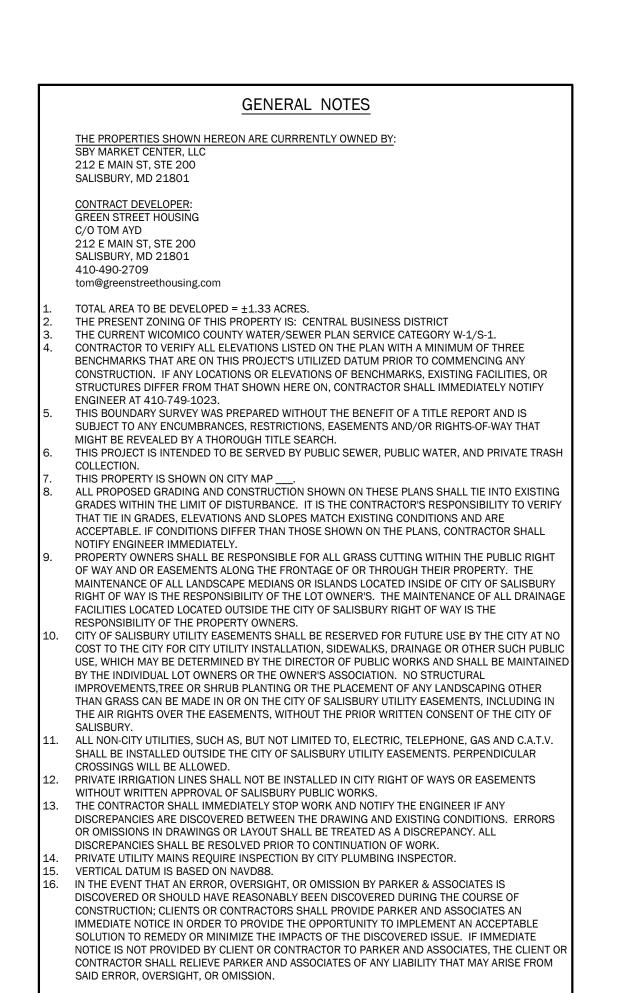
Preliminary lighting and landscaping are also shown on the plan. At this point, being preliminary, most of the landscaping shown are placeholders with typical planting specifications being provided.

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed. The development project is anticipated to be financed with Direct Loan from Maryland DHCD and Low-Income Housing Tax Credits.

If you have any questions, please do not hesitate to contact me at any time. Thank you for your cooperation for this project.

Sincerely, RARKE Ernie Lemp SSOCIA

Project Manager Office: 410-749-1023 Fax: 410-749-1012 Parker & Associates Inc. 528 Riverside Drive Salisbury Maryland 21801 www.parkerandassociates.org



TOTAL PROPOSED LOD:	57,925 SF	(±1.33 AC)
EXISTING IMPERVIOUS WITHIN LOD		
BUILDINGS:	0 SF	
PAVING:	19,954 SF	
CONCRETE:	1,725 SF	
TOTAL: 100% OF THE EXISTING IMPERVIOUS SURFACE IS	21,679 SF CURRENTLY "UNMANAGED" BY	A SWM FACI
		A SWM FACI
100% OF THE EXISTING IMPERVIOUS SURFACE IS		A SWM FACI
100% OF THE EXISTING IMPERVIOUS SURFACE IS PROPOSED IMPERVIOUS WITHIN LOD	CURRENTLY "UNMANAGED" BY	A SWM FACI.
100% OF THE EXISTING IMPERVIOUS SURFACE IS PROPOSED IMPERVIOUS WITHIN LOD BUILDINGS:	CURRENTLY "UNMANAGED" BY	A SWM FACI.
100% OF THE EXISTING IMPERVIOUS SURFACE IS PROPOSED IMPERVIOUS WITHIN LOD BUILDINGS: PAVING:	CURRENTLY "UNMANAGED" BY 19,209 SF 7,935 SF	A SWM FACI

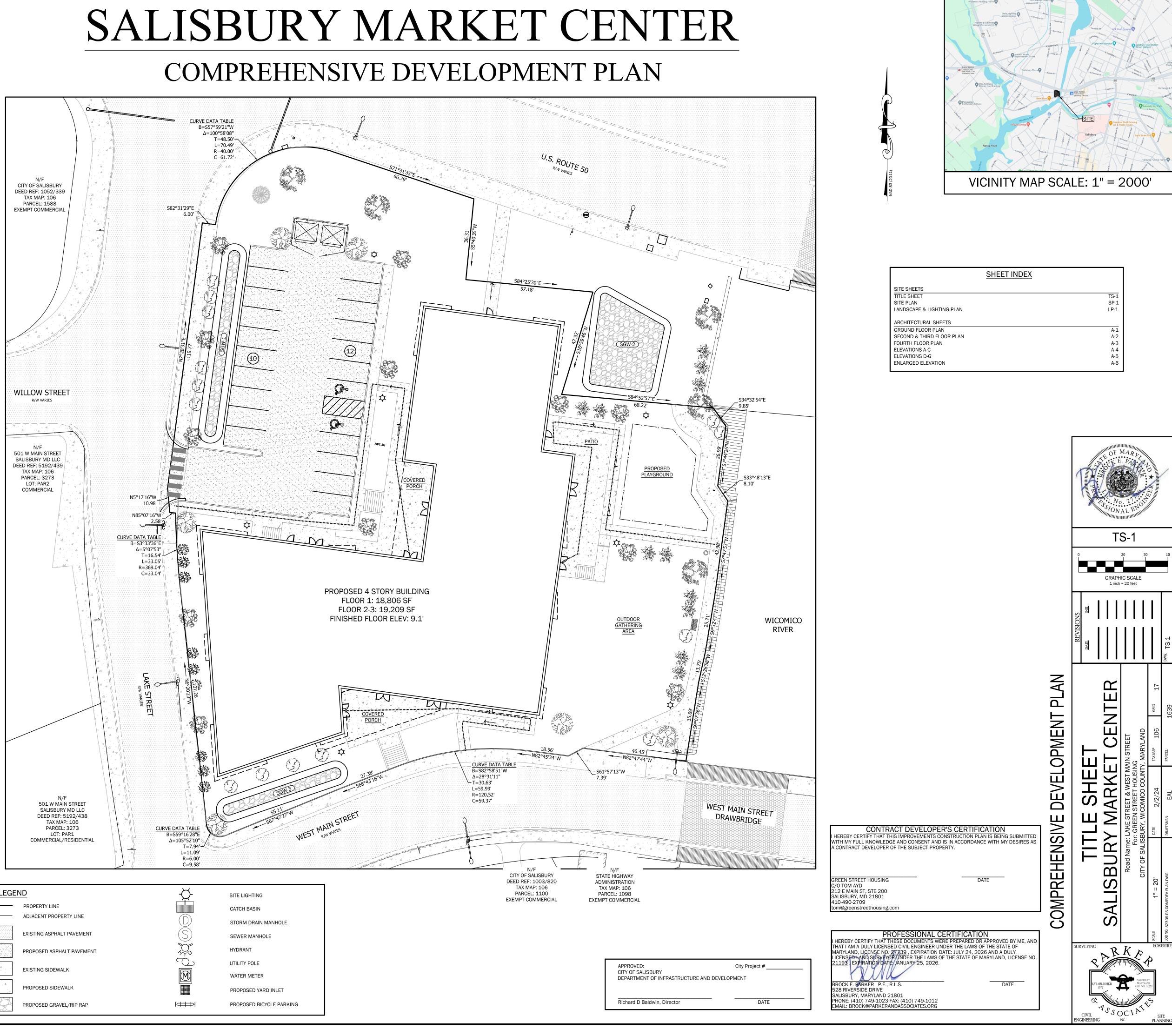
PARKING TAB	ULATION
PARKING	
9 X 18 PERPENDICULAR SPACES	20 SPACES
9 X 18 VAN ACCESSIBLE SPACES	2 SPACES
TOTAL:	22 SPACES

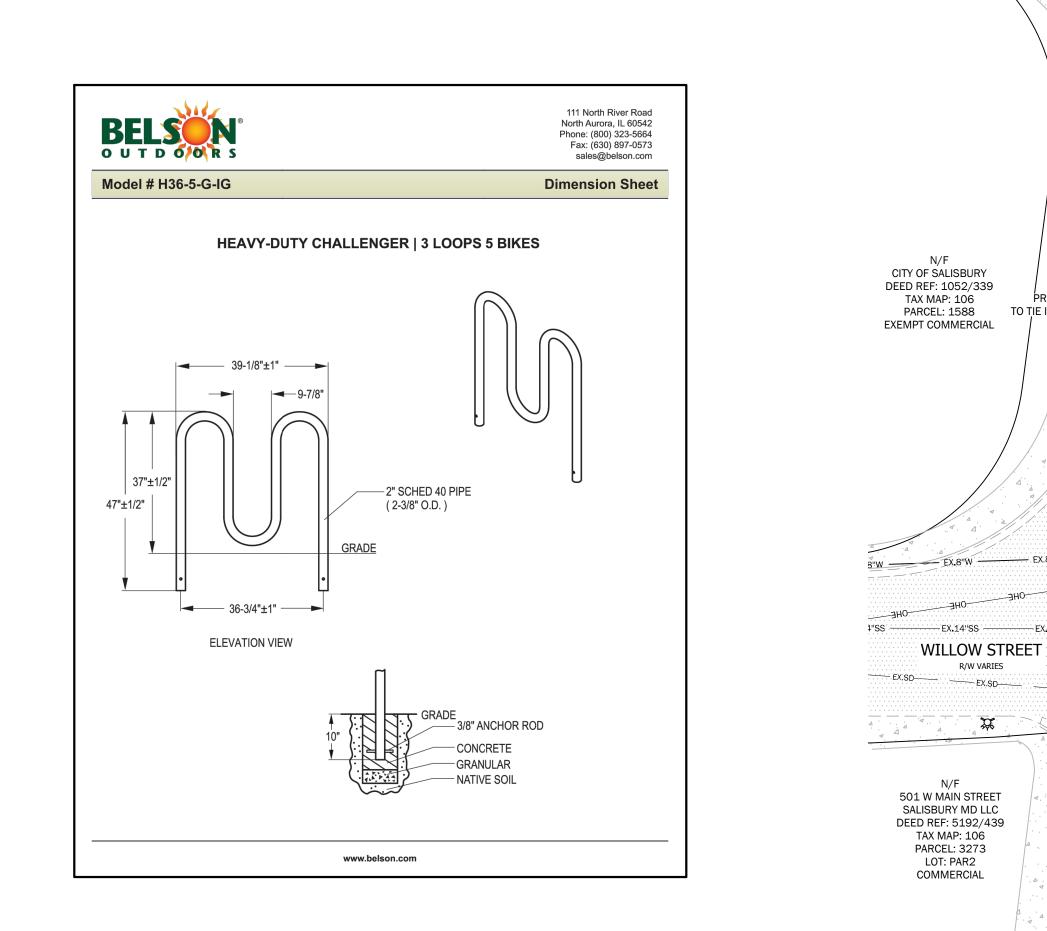
ESTIMATED WATER AND SEWER USAGE

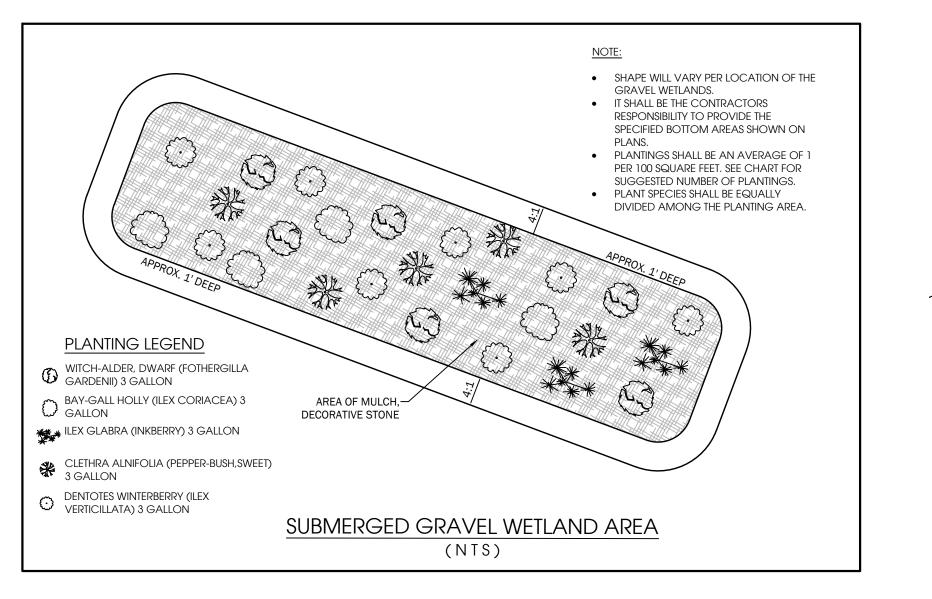
ESTIMATED WATER & SEWER USAGE 51 RESIDENTIAL UNITS AT 250 GPD PER UNIT 17,522 SF OF OFFICE/FLEX AT 0.09 GPD PER SF (RESIDENTIAL)+(OFFICE+FLEX) TOTAL EDU (14,327/250)

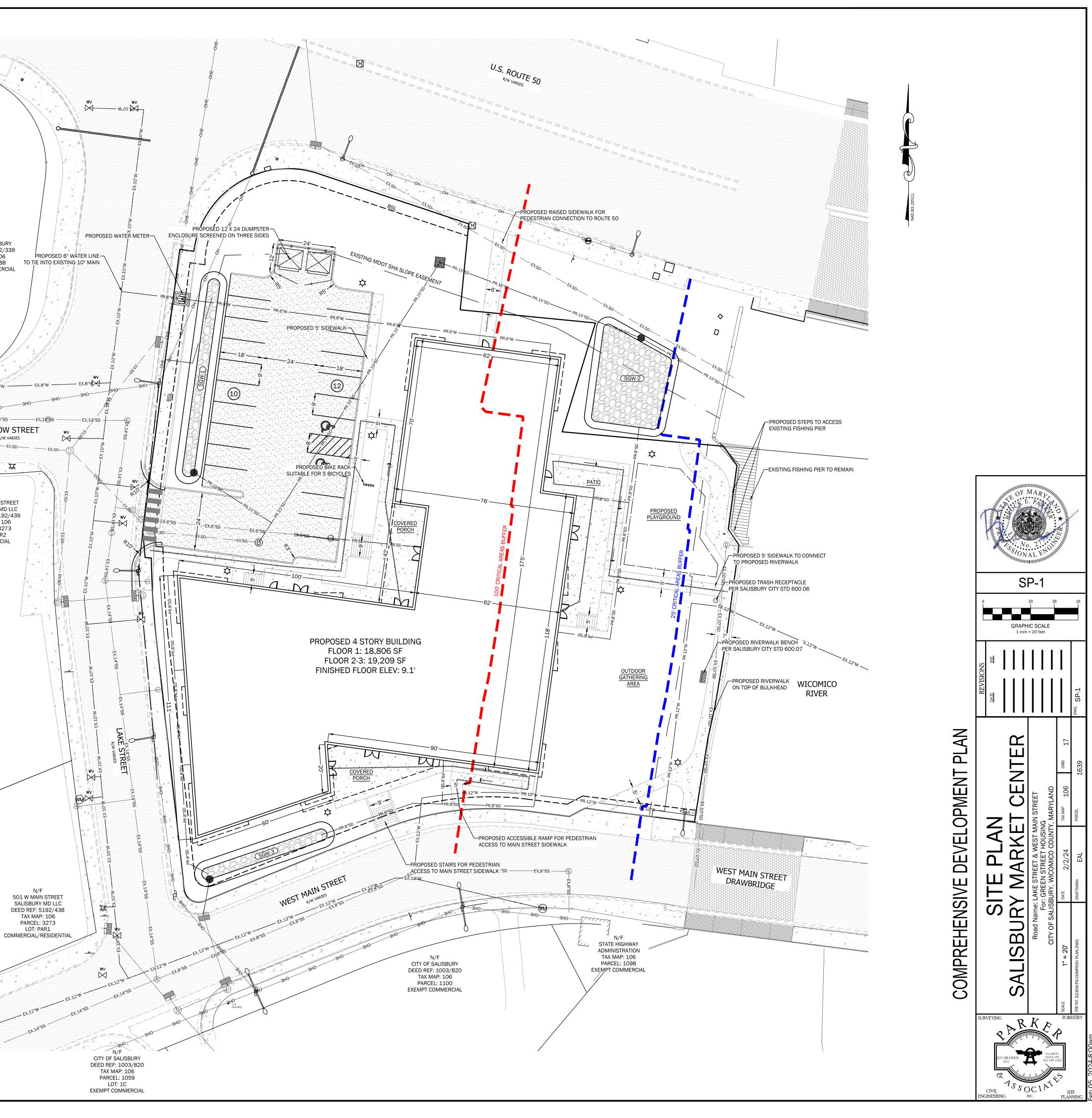
=12,750 GPD =1,577 GPD =14,327 GPD =58 EDU (57.3)

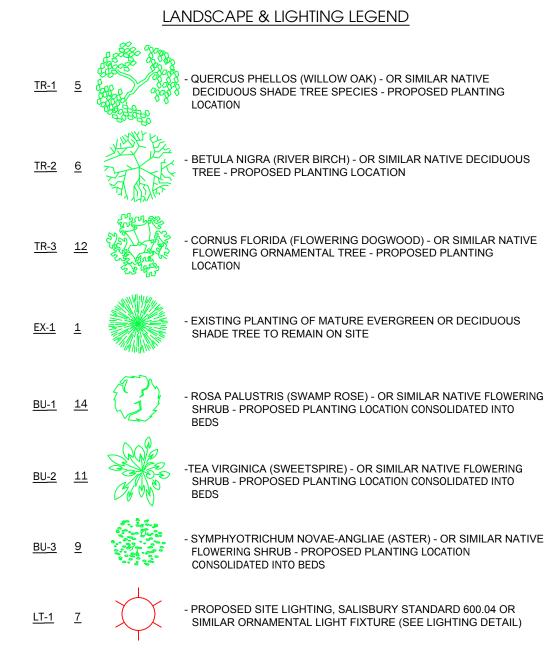
LEGEND - - - - 4 - - - EXISTING CONTOUR PROPOSED CONTOUR _____ PROPERTY LINE BUILDING SETBACK ADJACENT PROPERTY LINE _____ EX.W _____ EXISTING WATER MAIN EXISTING ASPHALT PAVEMENT ------ PR.W-PROPOSED WATER MAIN —— EX.SS — EXISTING SEWER PIPE PROPOSED ASPHALT PAVEMENT _____ EX.SD_____ EXISTING STORM PIPE PROPOSED STORM PIPE EXISTING SIDEWALK ----- EXISTING EDGE OF PAVEMENT PROPOSED EDGE OF PAVEMENT _____ PROPOSED SIDEWALK = = = = = = = = EXISTING CURB _____ PROPOSED CURB PROPOSED GRAVEL/RIP RAP

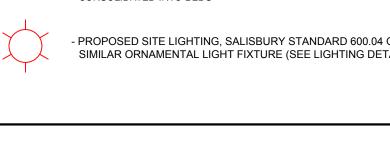


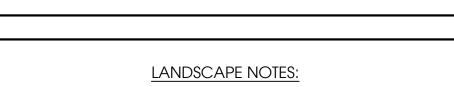




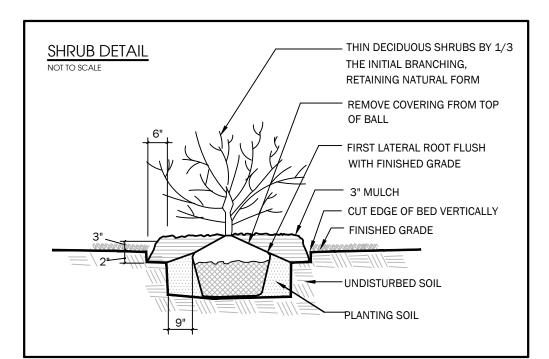


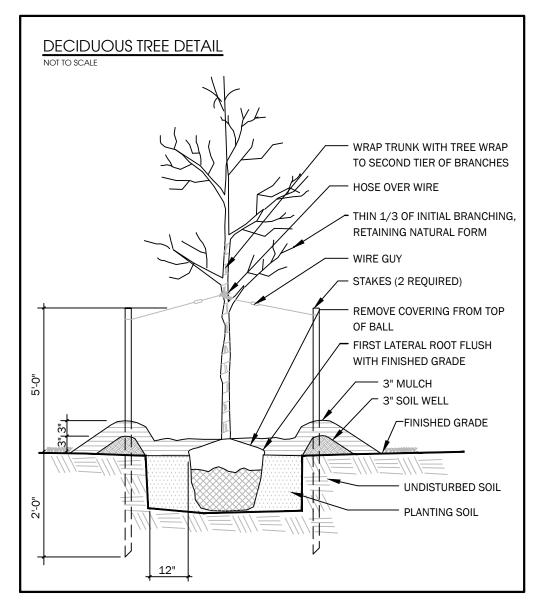




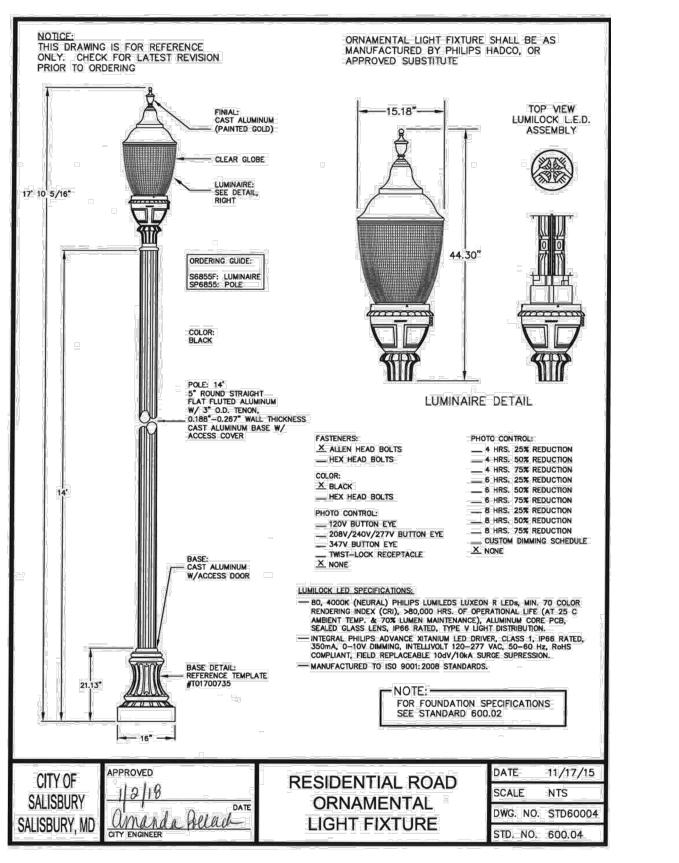


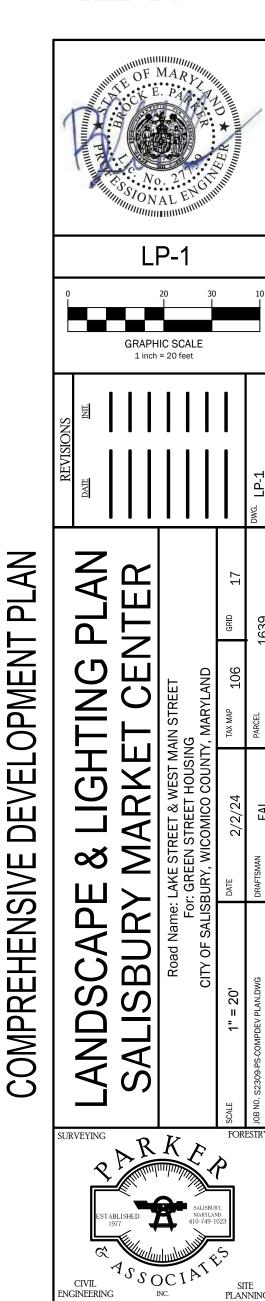
- 1. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1), LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 2. CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN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

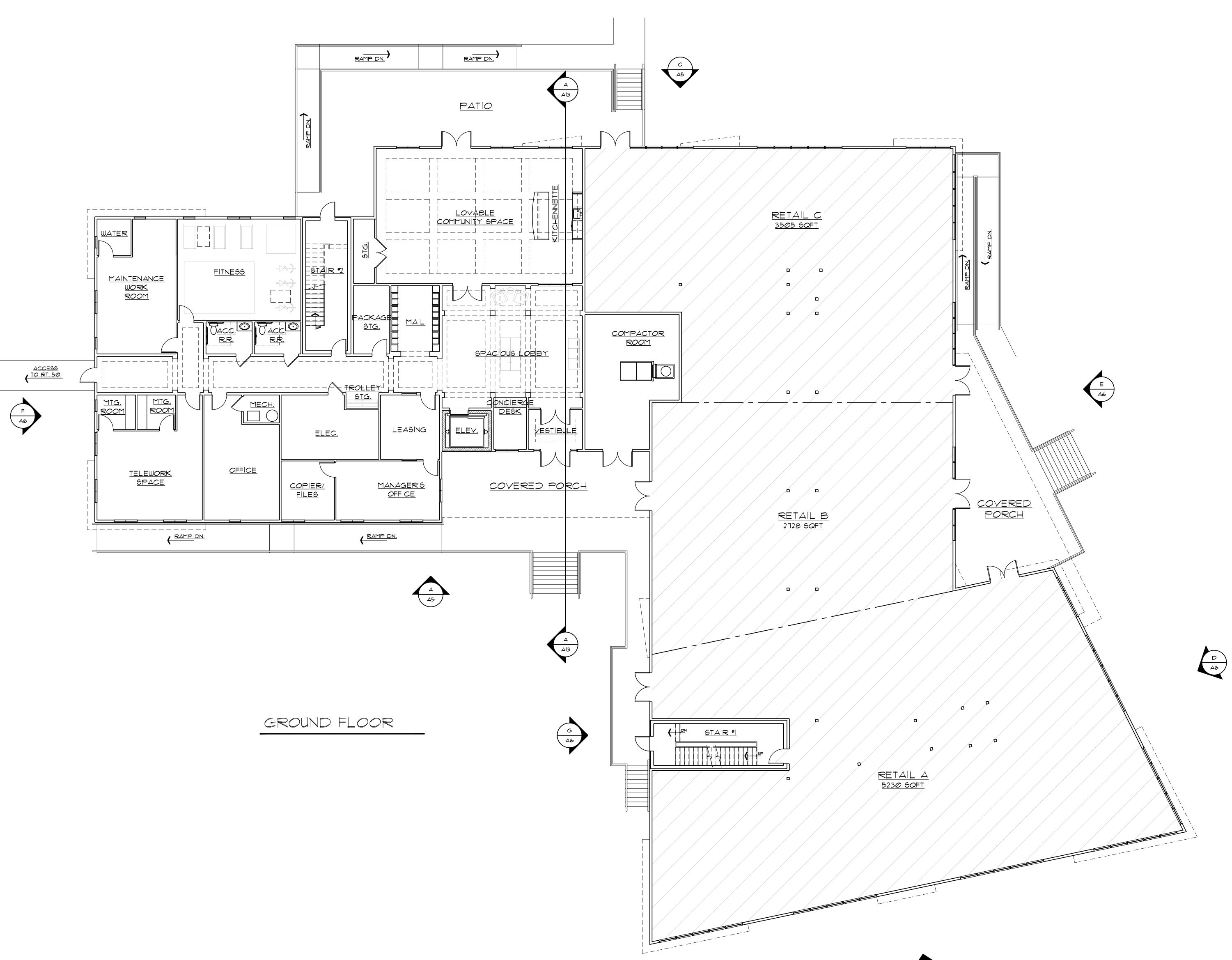








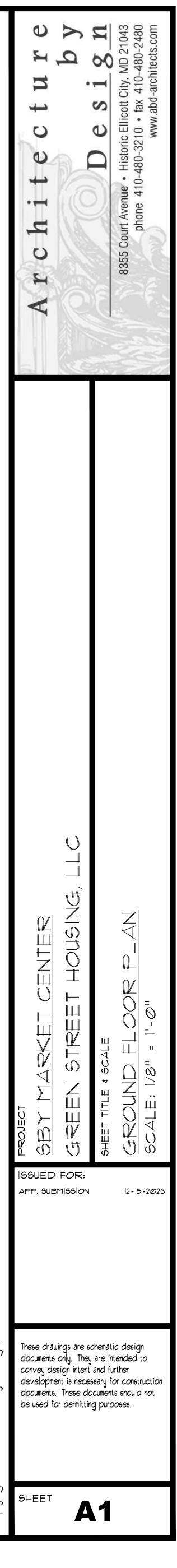






TYP. PLAN NOTES:

. REFER TO ENLARGED PLAN SHEETS FOR INDIVIDUAL UNIT/COMMON AREA SPECIFICS.



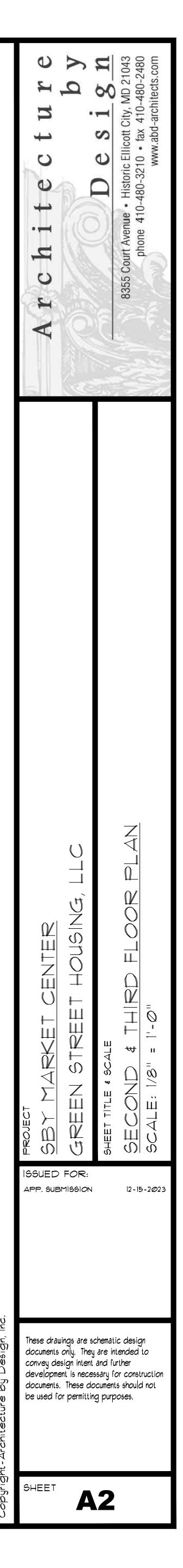


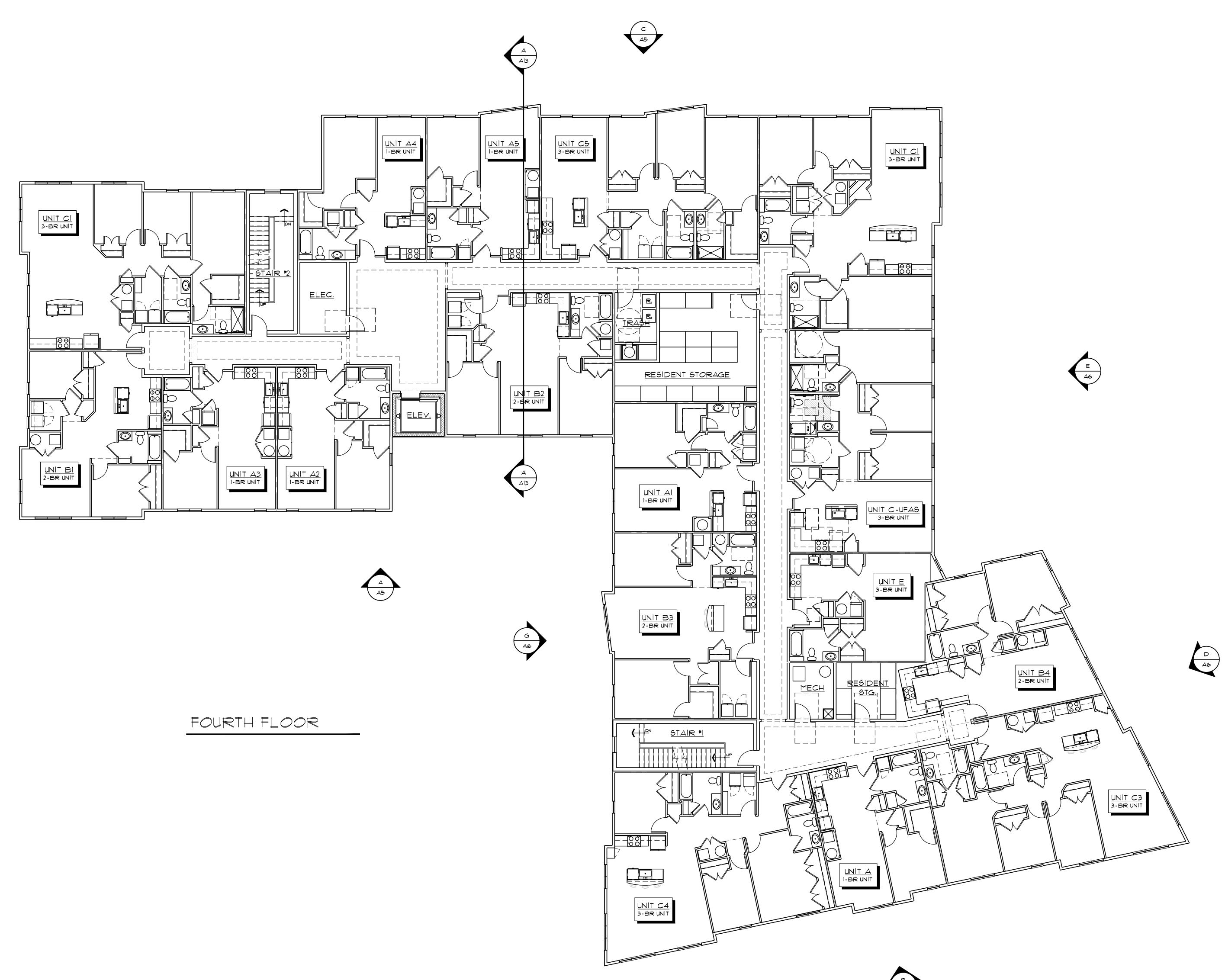
_____A6



TYP. PLAN NOTES:

1. REFER TO ENLARGED PLAN SHEETS FOR INDIVIDUAL UNIT/COMMON AREA SPECIFICS.



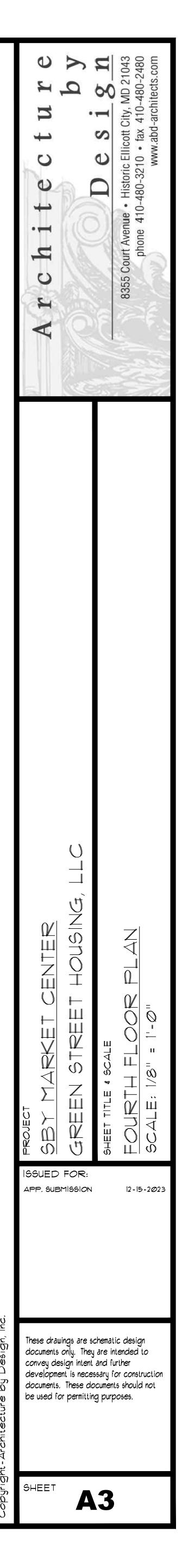






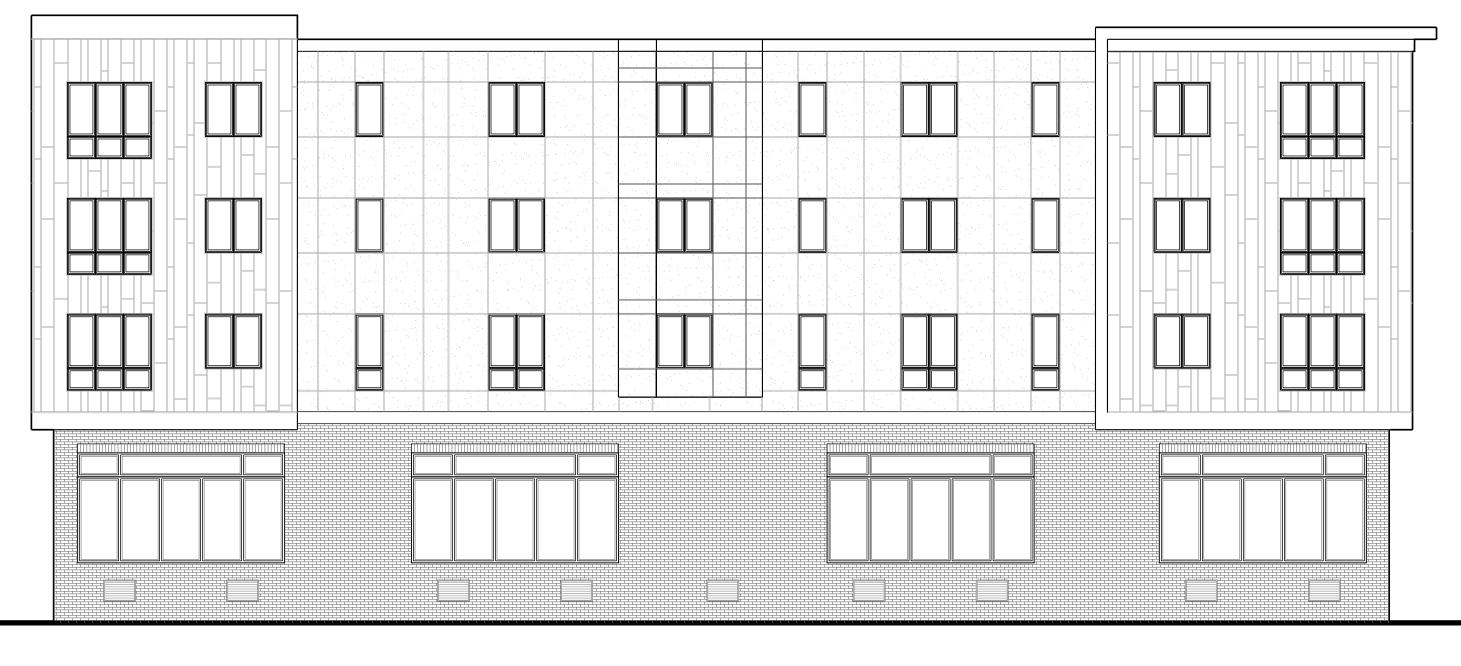
TYP. PLAN NOTES:

. REFER TO ENLARGED PLAN SHEETS FOR INDIVIDUAL UNIT/COMMON AREA SPECIFICS.





ELEVATION A



ELEVATION B



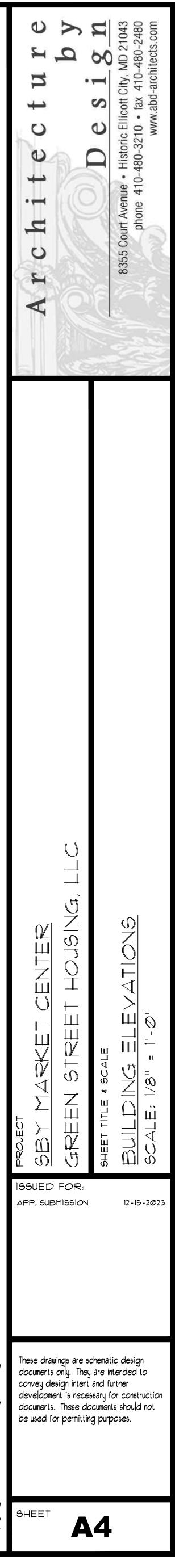
ELEVATION C

- CEMENTITIOUS PANELS		
ENERGY STAR VINYL WINDOWS, TYP.		
METAL CANOPY	SEE SECTION A ON SHEET AI3 FOR MORE INFORMATION	
ALUMINUM RAILING		
NO-STEP ENTRY INTO THE BUILDING		

-HIGHLY DURABLE MASONRY

-FLOOD GATES PER FEMA REQUIREMENTS

TYP. ELEVATION NOTES: 1. REFER TO ENLARGED ELEVATION SHEET (A11) FOR MORE INFORMATION.





ELEVATION D



ELEVATION F

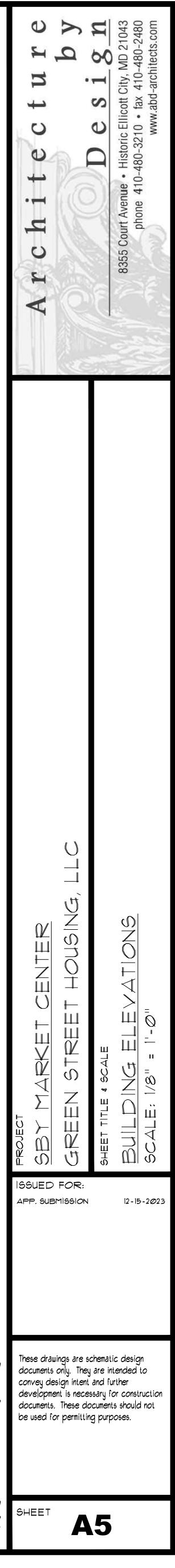


ELEVATION E



ELEVATION G

TYP. ELEVATION NOTES: 1. REFER TO ENLARGED ELEVATION SHEET (AII) FOR MORE INFORMATION.



pyright-Architecture by Design,



ENLARGED ELEVATION

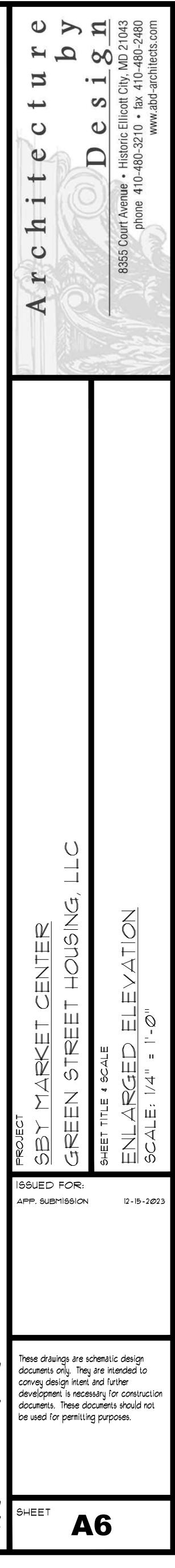
•••••	
	TYP. ELEVATION NOTES:
	1. SEE TYPICAL CONSTRUCTION NOTES ON SHEET A13 FOR MORE INFORMATION.
	2. ITEMS NOTED ARE TYPICAL FOR <u>ALL</u> BUILDING ELEVATIONS.
	3. ALL ITEMS INCLUDED IN NOTE BOXES ARE TYPICAL THROUGHOUT THE SHEET.
	THRESHOLDDEV. QUALITY1.1.2.2.

ET A13 NEARBY ARCHITECTURAL STYLES NG 3. BRICK AT GROUND FLOOR WITH CEMENT PANELS ON THE REMAINING BUILDING FACADES. (15% MIN. DURABLE MATERIAL ON BUILDING FACADES) TYPICAL 4. MAIN BUILDING ENTRIES HAVE LARGE CANOPIES THAT HAVE LIGHTING TO HELP WITH SECURITY AND PROTECT THE RESIDENTS FROM WEATHER. BOTH THE FRONT AND REAR ENTRY HAVE LARGE PATIO/PORCH SPACE FOR GATHERING/ SEATING AREAS

 CORNER EAVES, ENHANCED PANELS AND TRIM AROUND ENERGY STAR WINDOWS MADE OF COMPOSITE/ DURABLE MATERIALS AND ADD INTEREST/UNIQUENESS TO THE BUILDING FACADES.
 THE URBAN STYLE OF THE BUILDING ARCHITECTURE AND MASS COMPLEMENT THE EXISTING NEIGHBORHOOD, AND

USES ARCHITECTURAL FEATURES AND DESIGN ELEMENTS THAT ADD INTEREST AND/OR FUNCTIONALITY AND UNITY WITH

- ELEVATION NOTES:
- DEVELOPMENT QUALITY
- 3. WINDOWS WINDOWS ARE ENERGY STAR RATED.
- 2. DOORS EXTERIOR/UNIT ENTRY DOORS ARE TOP-QUALITY MINIMUM 20-GAUGE METAL WITH DURABLE FRAMES 4 HARDWARE.
- 1. ROOFING HIGH PERFORMANCE 4 DURABLE FLAT ROOFING WITH 20 YEAR WARRANTY.
- TYPICAL ELEVATION NOTES- THRESHOLD:



pyright-Architecture by Design,



Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 22-012 Project Name: Phillip Morris Landing Applicant/Owner: Parker and Associates for Salisbury 50 LLC. Nature of Request: Final Comprehensive Development Plan Approval Location of Property: Phillip Morris Dr, US Route 50, and Mt. Hermon Rd – Tax Map: 109 Grid: 06 Parcels: 2576, 2578, 2579 Existing Zoning: LBI – Light Business and Institutional

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan (Attachment 2) for 432 apartment complex with club house to be accessed by private streets.

III. DISCUSSION:

The applicant proposes to develop an existing agricultural field into a 432-unit apartment development with on-site amenities including a clubhouse, open green space, a playground, and a community pool. The property is bordered by US Route 50 and single-family residential homes along Mt Hermon Rd and Phillip Morris Dr. Existing commercial and medical uses are located to the east and west of the property.

IV. APPROVAL HISTORY:

Preliminary Comprehensive Development approval was granted by the Planning Commission at the July 2022 meeting. This approval also included the granting of a parking waiver for a 20% increase in vehicular spaces.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 2)

1. Parking/Access: The maximum parking permitted per the zoning code is 648 spaces, 1.5 spaces per unit. The developer previously requested and was granted a waiver by the Planning Commission for a 20% increase in parking for a total of 778 spaces. The submitted CDP now reflects a total of 798 open air spaces, plus an additional 85 garage spaces distributed throughout the site, for a total of 883 spaces. Per City code, the parking may not exceed 778 spaces.



The site is served by two access points, one off of Mt Hermon Road northwest of Viewfield Drive, and the second off of Phillip Morris Drive, opposite of Tree Sap Court. Both entry points include dual, one-way drive aisles separated by a landscaped, monumental median.

- **2. Refuse Disposal:** Trash collection will be private. Multiple dumpster enclosures are included on the plan for each cluster of buildings.
- **3. Density:** The permitted density is 12 units per acre. The proposed density meets the code.

Property acreage: 36.01 ac Allowable Density: 432.12 units Proposed density: 432 units

4. Building Setbacks/Spacing: The code requirements for apartment setbacks are as follows:

Front: 45 ft Side: 30 ft Rear: 30 ft Between buildings: 30 ft

A 45 ft setback is shown for a majority of the project with intermittent areas of the minimum 30 ft setback. All setback concerns from the preliminary approval have been corrected with this submission and minimum setbacks and spacing are met for the proposed development.

5. Open Space: Multiple stormwater bio areas with a large facility are shown throughout the property. Open grass areas are shown as well as a community club house and recreational pool.

B. Building Elevations/Floor Plans

Proposed building elevations and floor plans are included on Attachment 2. Each building includes a mixture of 1, 2, and 3-bedroom units.

C. Sign Plan

None submitted.

D. Landscaping Plan

The submitted landscaping plan illustrates landscaped streets, stormwater and micro-bioretention areas. Plantings include a mix of deciduous shade trees such as London plane, red maple, river birch, sycamore, pin oak, or similar specimens. The landscaping plan also includes various ornamental variety shrubs and foundation plantings.

E. Development Schedule

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



F. Fire Service

The project has been reviewed by the Salisbury Fire Department, with no further comments at this time.

G. Stormwater Management

The Stormwater Management Plan has been reviewed by the Department of Infrastructure & Development. There are no further engineering concerns at this time.

H. Forest Conservation Program

All FCA requirements must be met prior to approval and issuance of building permits.

I. Transportation, Streets, and Pedestrians

A traffic study was completed and State Highway Administration (SHA) has provided comments to the developer. The site includes a shared-use path for pedestrians. While the shared-use path does cross vehicular access points, crosswalks are indicated on the plan. The City does not have any additional comments at this time.

VI. RECOMMENDATION

Staff recommends approval of the Preliminary Comprehensive Development Plan for Phillip Morris Landing with the following conditions:

- 1. The site shall be developed in accordance with this Final Comprehensive Development Plan Approval.
- 2. Submit a detailed Sign Plan for approval prior to the installation of any signage;
- 3. Install lighting throughout the site in accordance with City Construction standards;
- 4. Reduce the parking shown on the plan to the allowable 778 spaces as addressed by the waiver granted at the Preliminary CDP approval per Ch17.196.020.H;
- 5. Provide a specific Development Schedule; and
- 6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED E SALISBURY 50, LLC. 112 MONTCHAN DRIVE WILMINGTON, DE 19807
- DEED REF. 4418/399, PLAT REF. 7/44 LOT SIZE = 36.01 +/- ACRES (3 PARCELS)
- THE PRESENT/PROPOSED ZONING OF THIS PROPERTY IS: LIGHT BUSINESS AND INSTITUTIONAL
- FRONT SETBACK = 45' REAR SETBACK = 30'
- SIDE SETBACKS = 10' EACH, TWO REQUIRED, 30' ADJACENT TO RESIDENTIAL DISTRICT; CORNER LOT 45'
- THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1. CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF
- BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPOR AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR
- RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER, AND PRIVATE TRASH COLLECTION
- ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER
- IMMEDIATELY. PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNER'S. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF
- THE PROPERTY OWNERS. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OF 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 O THE CITY OF SALISBURY.
- ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED. PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR
- EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS. PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR. VERTICAL DATUM IS BASED ON NAVD88.

PARKING

PARKING REQUIRED: 1.5 PER UNIT + 20% 1.5 X 432 UNITS = 648 + 20% = 778 SPACES PARKING PROVIDED: 798 SPACES + 85 GARAGE SPACES = 883 TOTAL SPACES

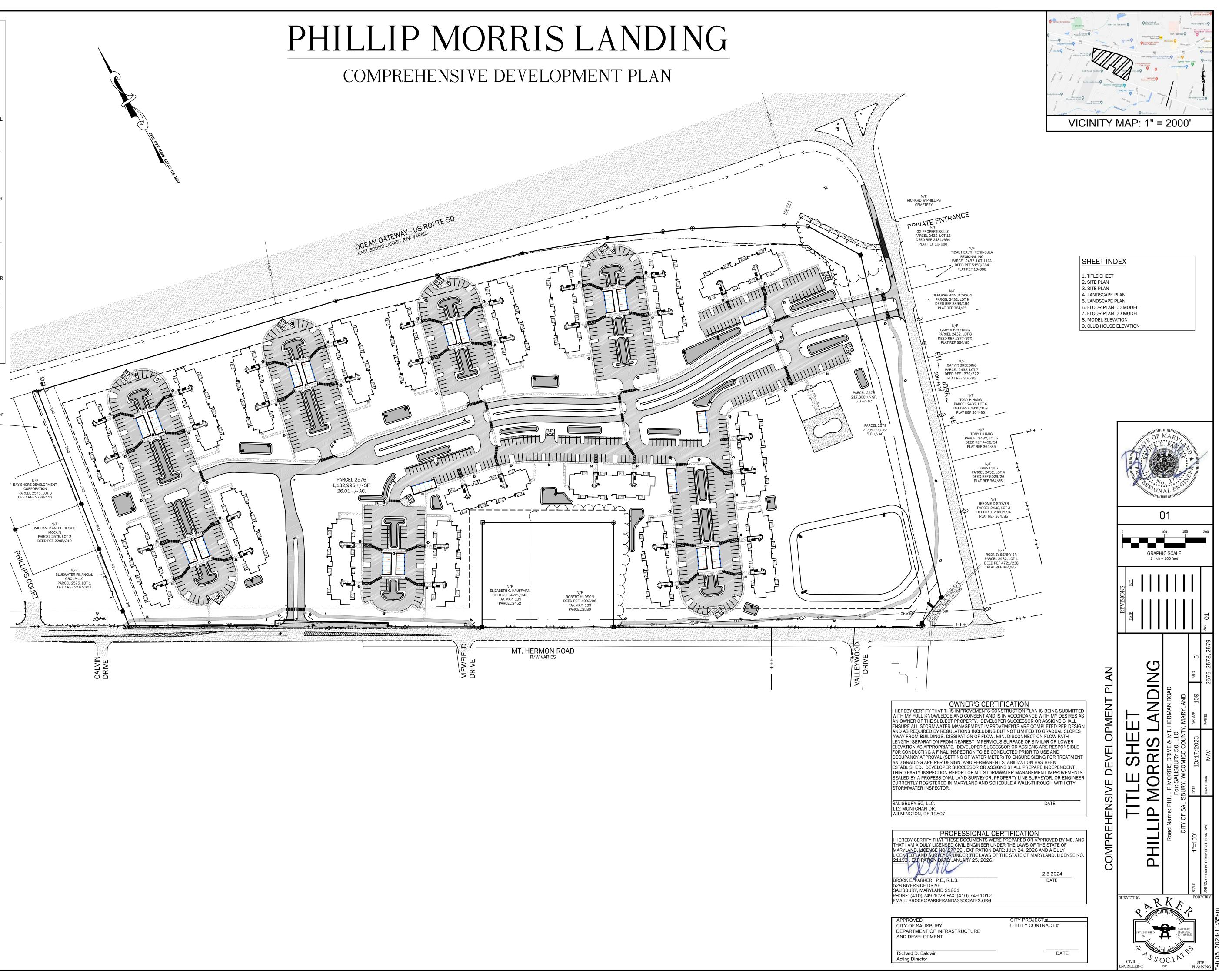
N/F BAY SHORE DEVELOPMENT CORPORATION PARCEL 2575, LOT 4 DEED REF 2738/11

DENSITY

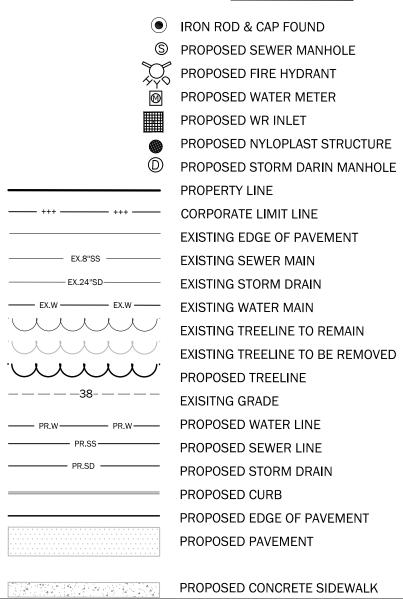
ALLOWABLE DENSITY PER ZONING: 12 UNITS PER 1 ACRE 36.01 ACRES X 12 UNITS = 432.12 UNITS PROPOSED DENSITY: 432 UNITS

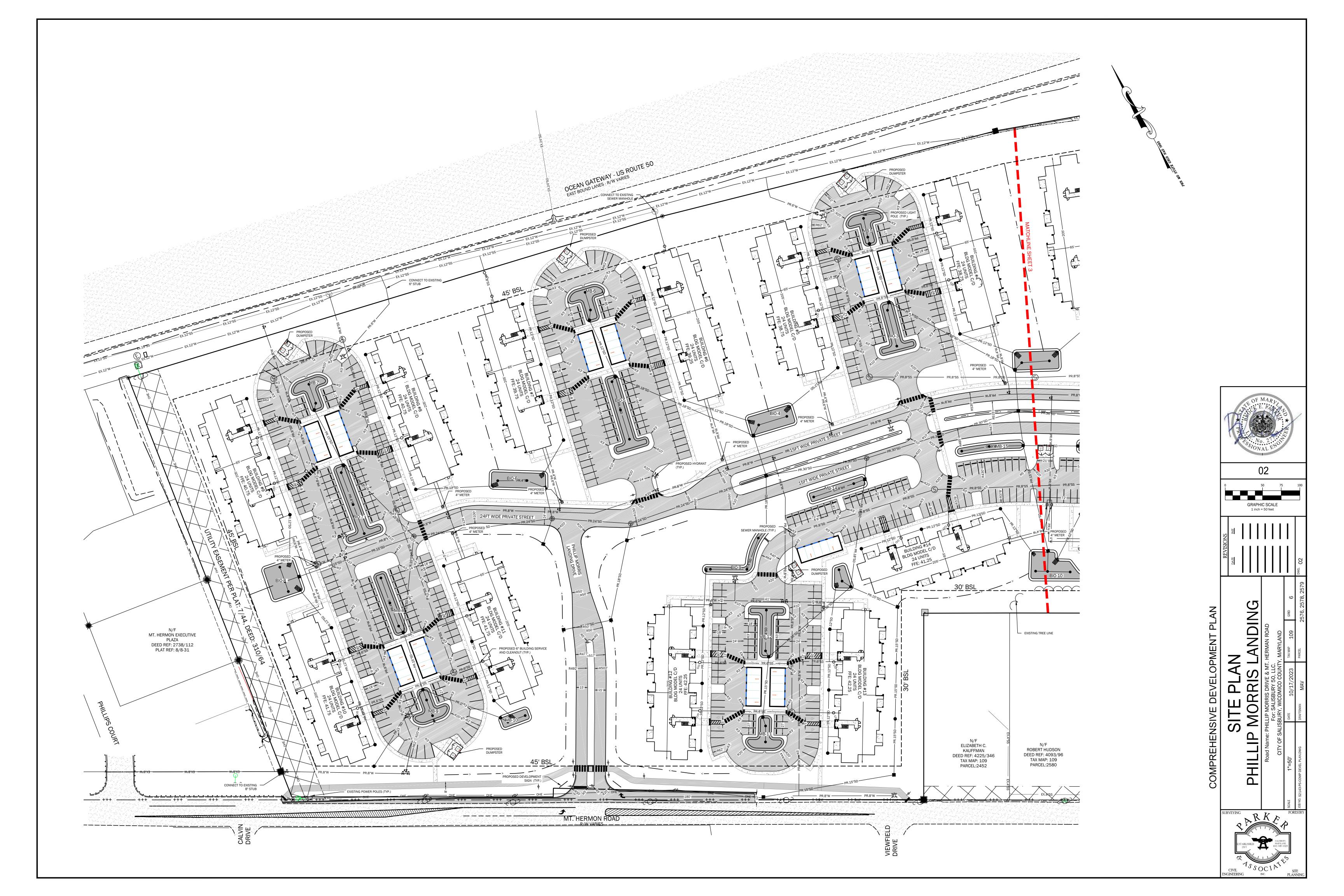
ESTIMATED WATER & SEWER USAGE (FROM DESIGN GUIDELINE FOR SEWERAGE FACILITIES) 432 SINGLE FAMILY RESIDENCES 250 GPD PER UNIT TOTAL PROJECT USAGE = 432 UNITS X 250 GPD/UNIT = 108,000 GPD

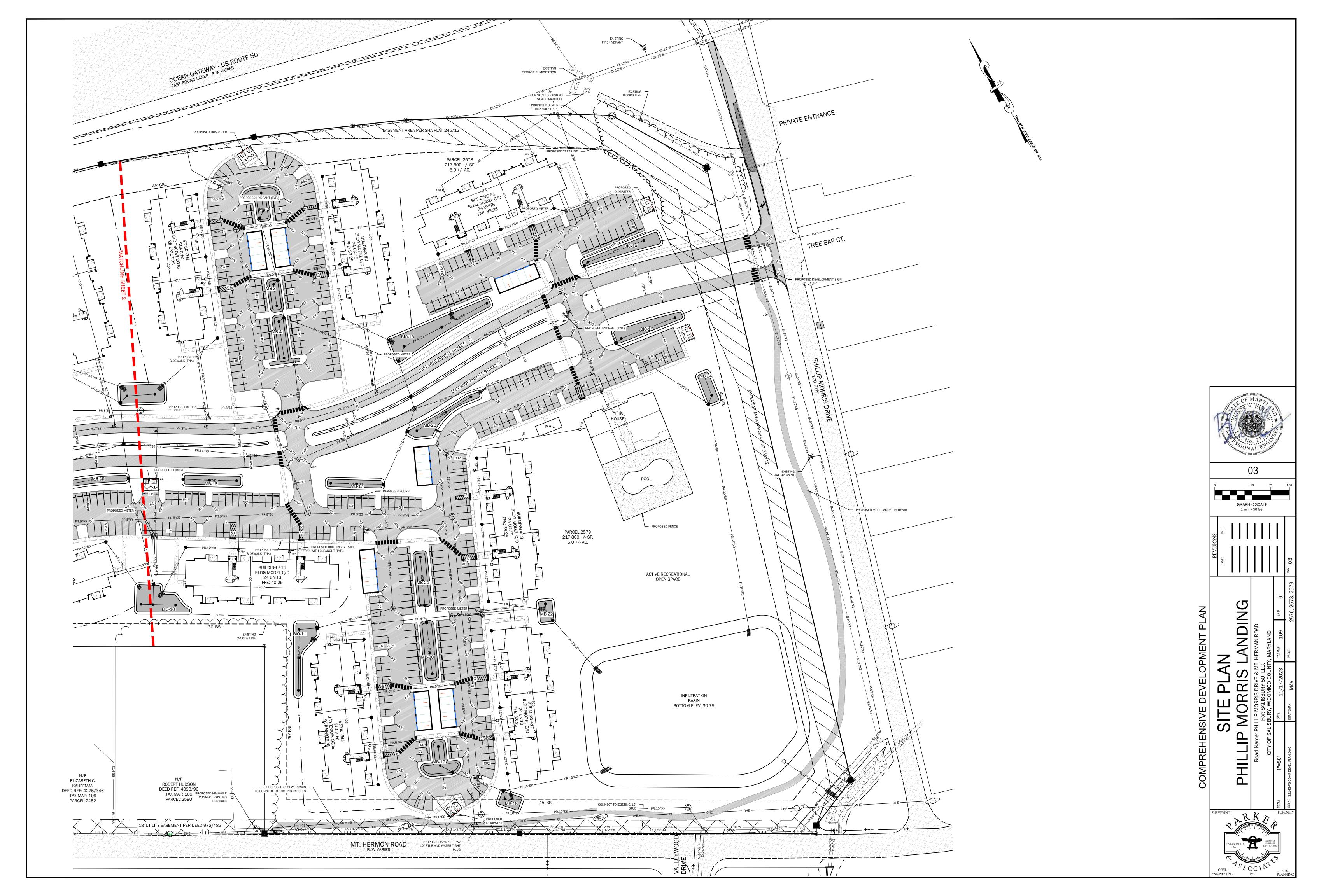
1 EDU = 250 GPD = 108,000/250 = 432 EDU'S for project

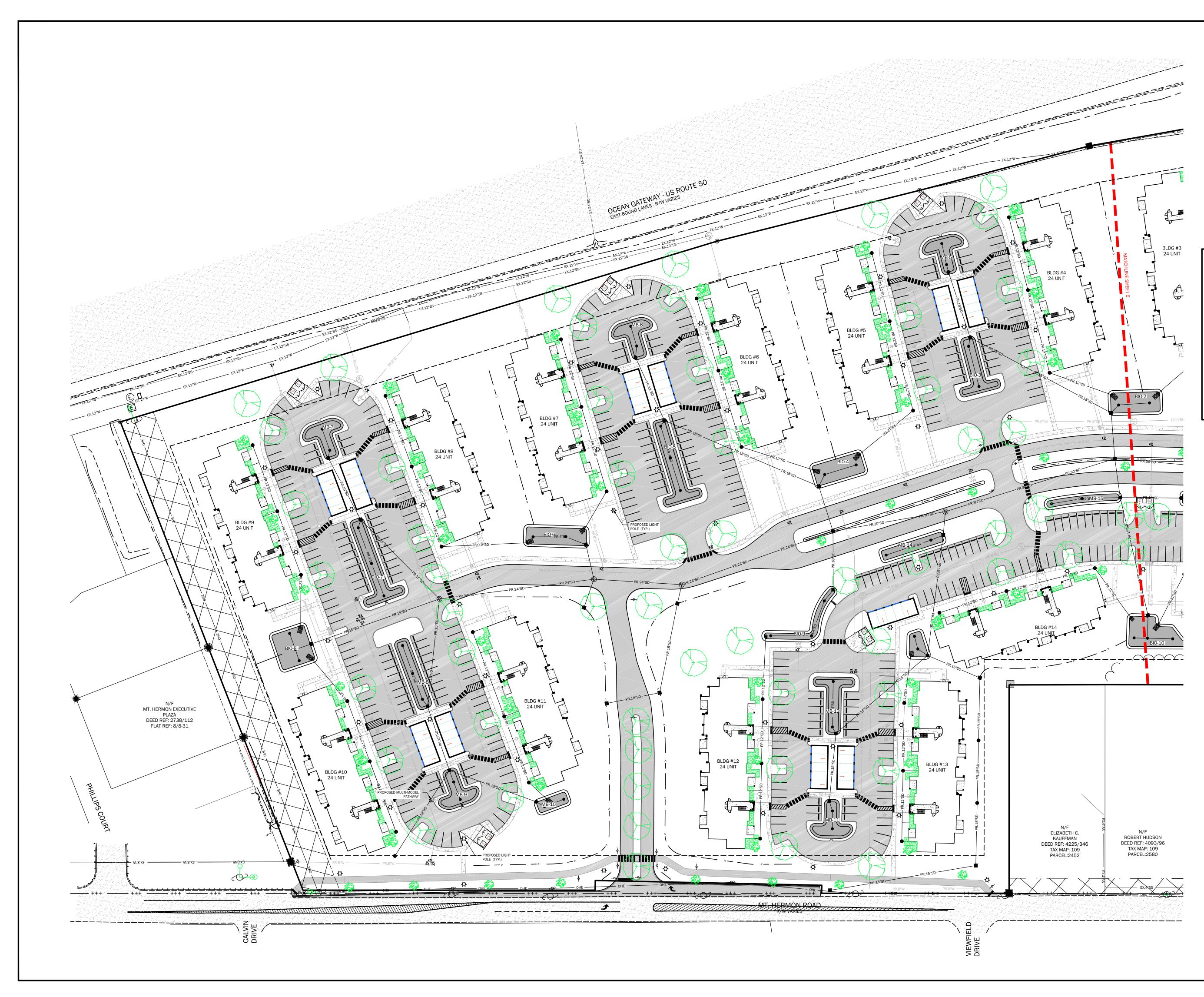


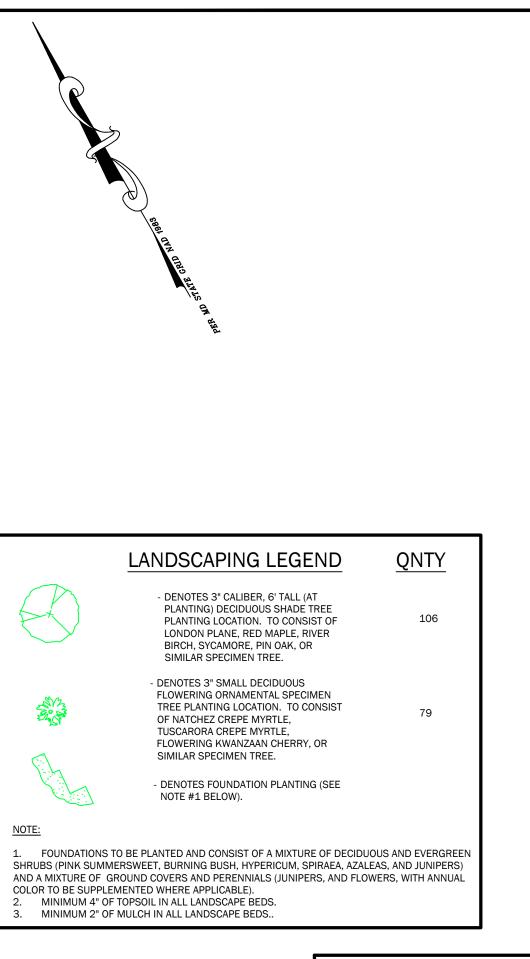
LEGEND

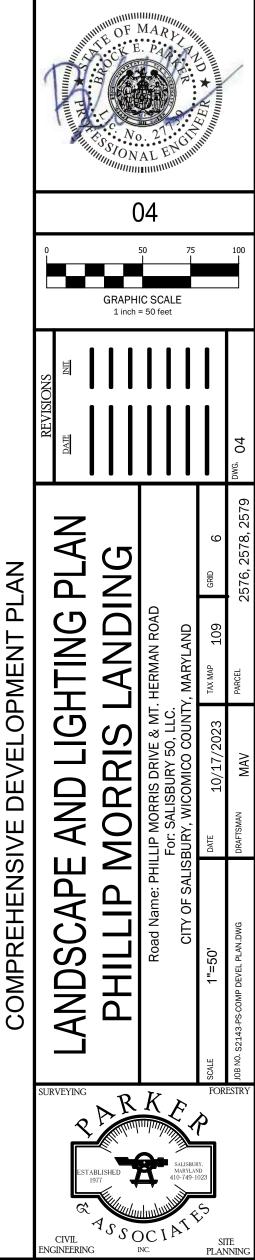


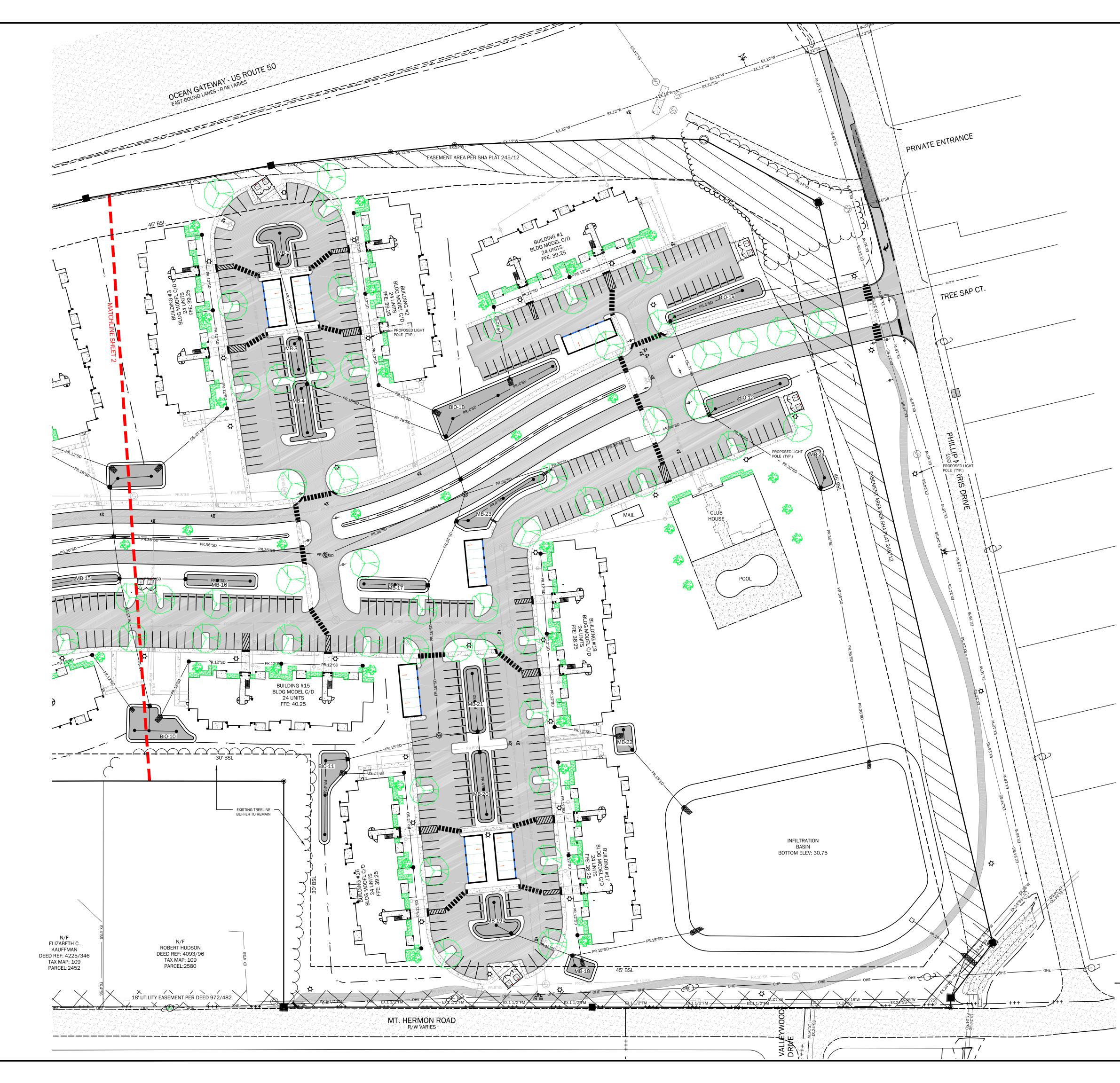


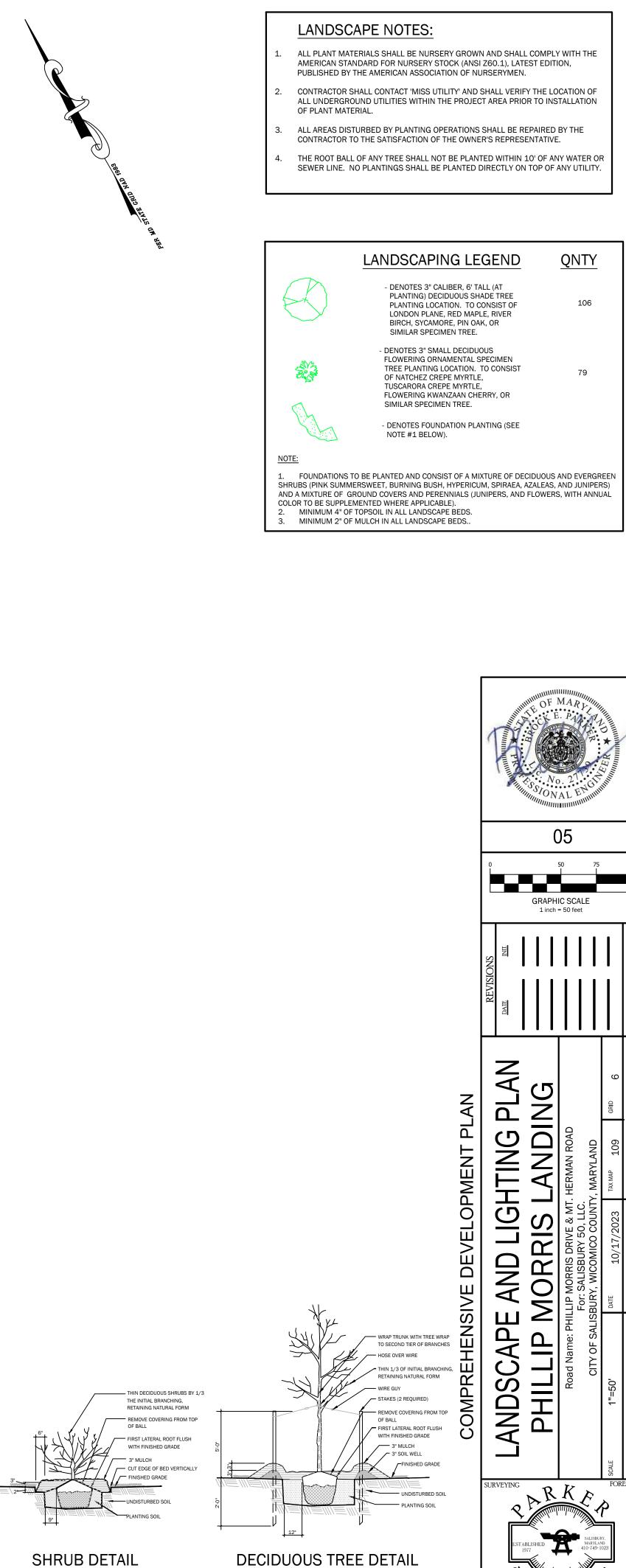










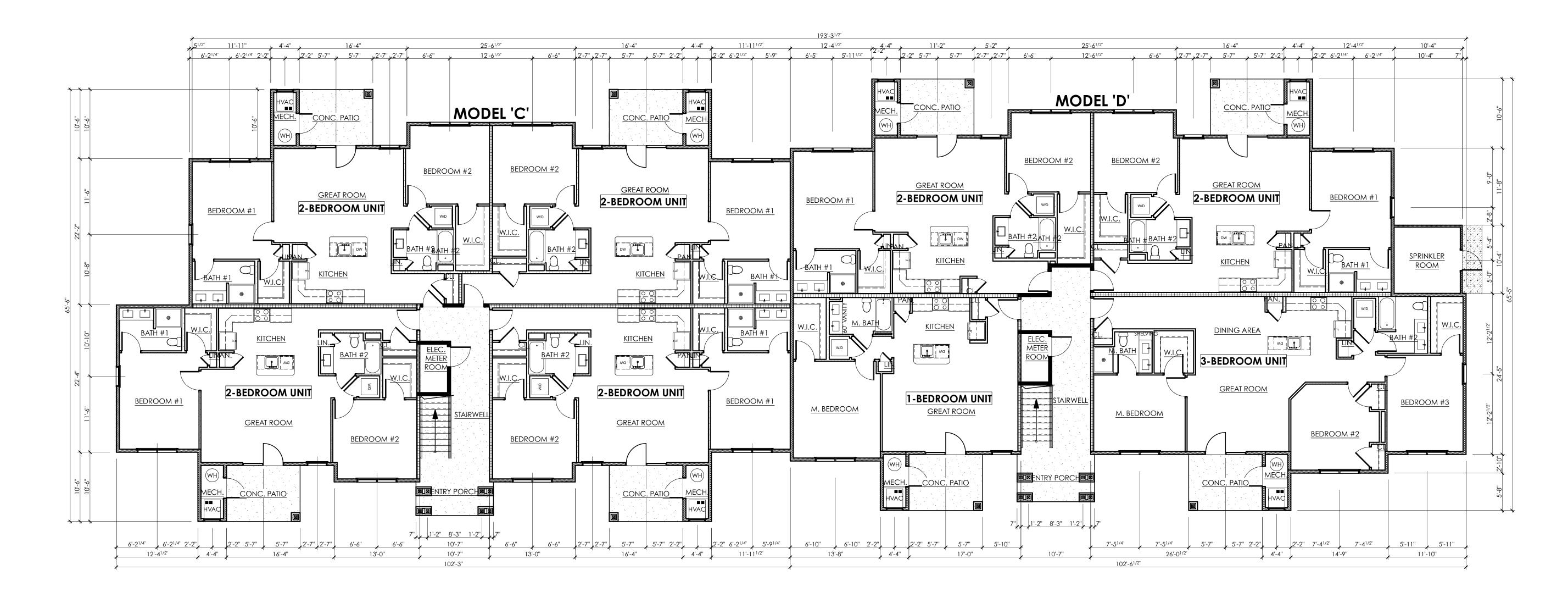


SHRUB DETAIL

NOT TO SCALE

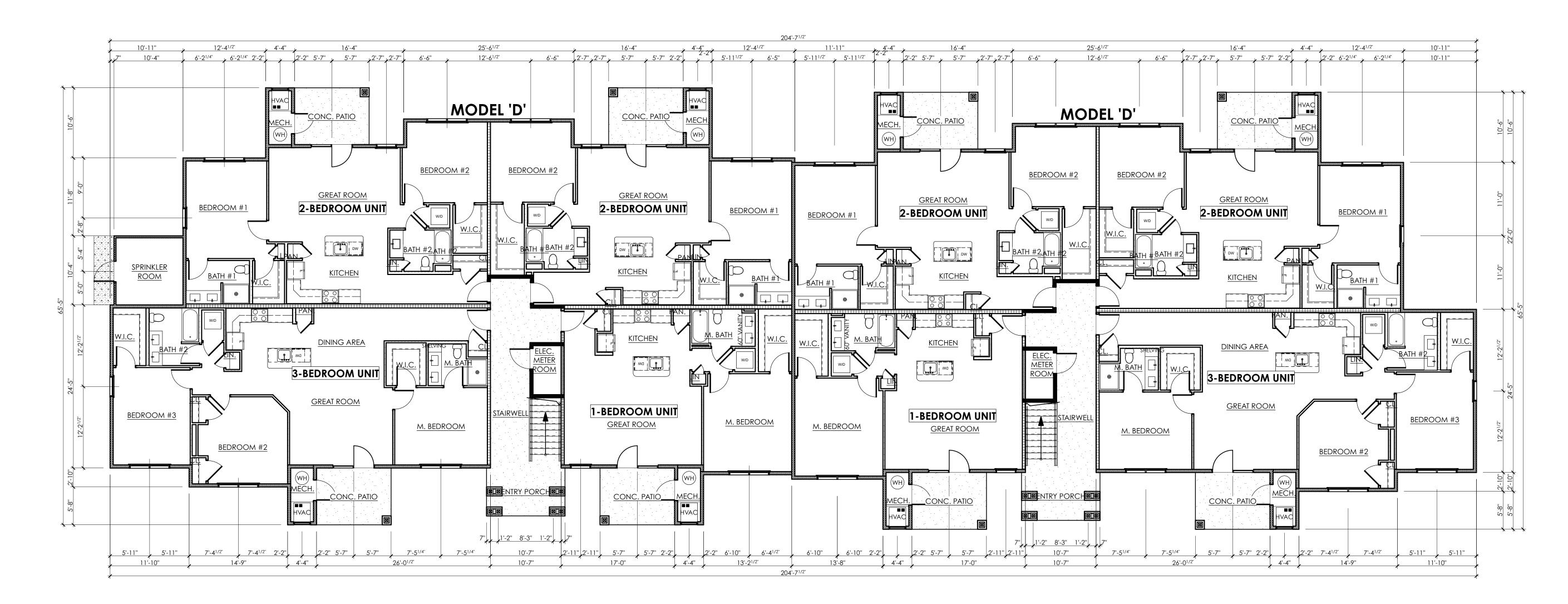
ASSOCIA'

CIVIL





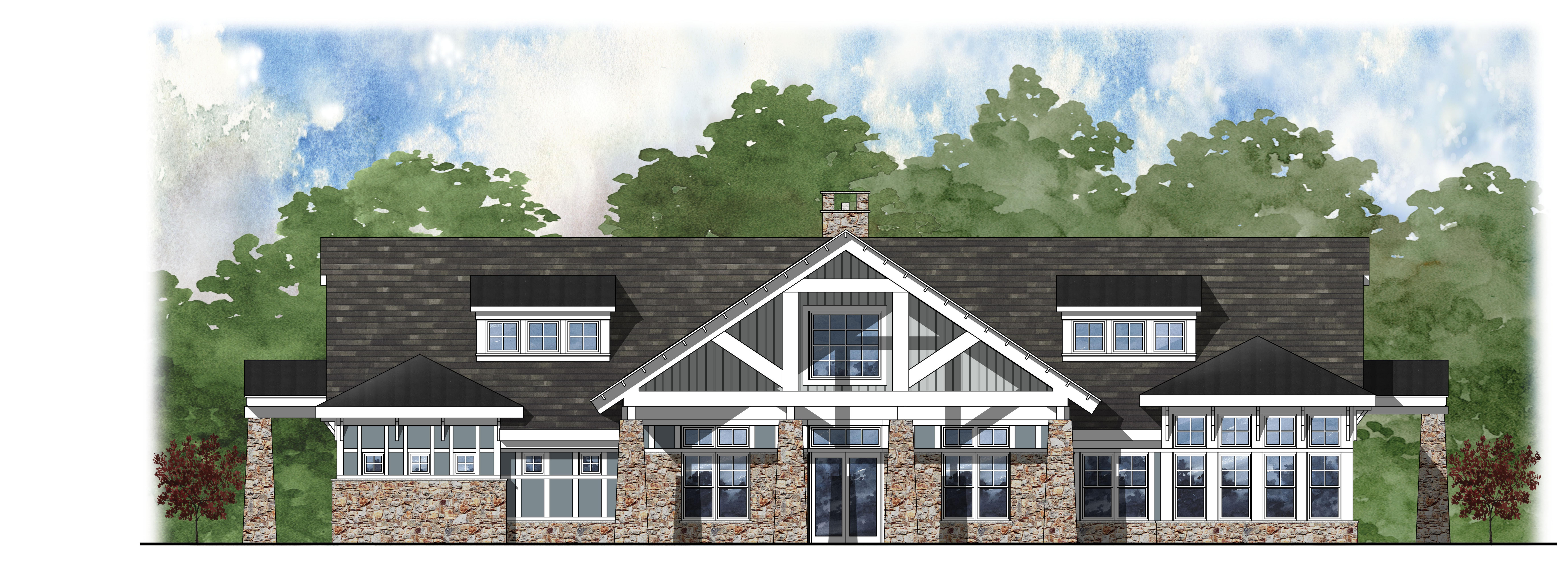
	SEAL					
	ARCHITECTURAL ALLIANCE					
	ARCHITECTURE • PLANNING INTERIOR DESIGN • GRAPHIC ARTS 1309 VEALE ROAD SUITE 22 WILMINGTON, DE 19810 302.478.3777 256 EAGLEVIEW BLVD. SUITE 194 EXTON, PA 19341 610.640.9000					
	ISSUED FOR REVIEW (NOT FOR CONSTRUCTION)					
	CD MODEL					
	PROJECT NAME					
	3 STORY APARTMENTS					
CONSTRUCTION)	MARK DATE DESCRIPTION					
STRU	REVISIONS					
ONS	PROJECT NO: DRAWN BY:					
	CHK'D BY: DATE:					
(NOT FC	© COPYRIGHT 2019					
ΊEW	DRAWING NUMBER					
ISSUED FOR REVIEW (NOT FOR						





ISSUED FOR REVIEW (NOT FOR	C	ONSTRUCTION)							
DRAW	DRAW CHK'E DATE © COPY	MARK	3 ST			SUITE WILMI 302.47 256 EA SUITE EXTOI	ARCHII	ARC	SEAL
/ING N	RIGHT 20	DATE	ORY RTM	DD	_	NGTON, '8.3777 AGLEVIE	ECTUR		
UMBER	019	DESCRIPTIC		MODEL	R REVIEW CONSTRUCTION	DE 19810 W BLVD.	E • PLANNING GN • GRAPHIC	ECTUR	
		DN			ON)		ARTS	AL	





FRONT ELEVATION - COLOR SCHEME #3



Infrastructure and Development Staff Report

March 21, 2024

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 22-021 Project Name: Sharen Drive Self Storage Facility Applicant/Owner: Parker and Associates, Inc. for Rinnier Development Nature of Request: Final Development Plan Location of Property: 2538 Old Ocean City Road – Tax Map: 39 Grid: 07 Parcels: 269 Lots: 1 and 2 Current Zoning: Planned Development District #1- Robertson Farm

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Final Comprehensive Development Plan (Attachment 1) for the construction of a 272 unit self-storage facility with 9 oversized vehicle (RV & boat) storage spaces to be to be located in Planned Development District #1 – Robertson Farm.

III. DISCUSSION:

The applicant proposes to develop the existing single-family dwelling and accessory structures into a selfstorage facility. The office for the facility will be located in the adjacent Ocean Aisle development. Prior to any development of the site a Comprehensive Development Plan must be approved by the Planning Commission as described in 17.119.050.A.

IV. APPROVAL HISTORY:

On July 15, 2021 the Planning Commission recommended the property be zoned Planned Development District #1 – Robertson Farm upon annexation into the City. At the September 15, 2022 meeting the Planning Commission approved the Preliminary Development Plan pending annexation into the municipal boundaries and forwarded a favorable recommendation to the City Council for annexation of the subject property. In January and February of 2023, City Council held the 1st and 2nd public readings of the annexation and annexation plan resolutions. Annexation into the City was final in April 2023.

V. DEVELOPMENT PLAN REVIEW:

The Zoning Code requires approval of a Final Development Plan. Staff notes the following with regard to Zoning Code requirements:



- A. Site Plan (Attachment 1)
 - **1. Parking/Access:** Access is proposed off of Sharen Dr. with an emergency exit gate on Old Ocean City Rd. State Highway Administration approval is required for the emergency exit gate.

Parking spaces are shown for accessory storage for boats and recreational vehicles (RVs). An office will be located in the adjacent Ocean Aisle development therefore parking is not required on-site.

- 2. Refuse Disposal: No refuse disposal area is shown on this plan.
- **3.** Use: The proposed self-storage use is permitted in the zoning district.
- Building Setbacks: The code requirements for setbacks within PDD #1 are as follows: Front: 20 ft
 Side: 10 ft; two required
 Rear: 15 ft
 All minimum setbacks will be met as required by Ch 17.119.050.
- **5.** Landscaping: Multiple stormwater bio areas are shown and landscaping has been provided along Sharen Dr., Old Ocean City Road, and the apartment complex abutting to the west, Ocean Aisle. Landscaping includes a mix of canopy trees such as red maples, and shrubbery such as knockout roses.
- **6. Screening:** White vinyl stockade fencing will provide screening on abutting side property lines to the east and west. Black aluminum estate fencing is proposed along the north (rear) property line and south entry.

B. Development Schedule

Construction is expected to begin when all applicable approvals have been granted and permits issued. The project is split into three phases.

C. Transportation, Streets, and Pedestrians

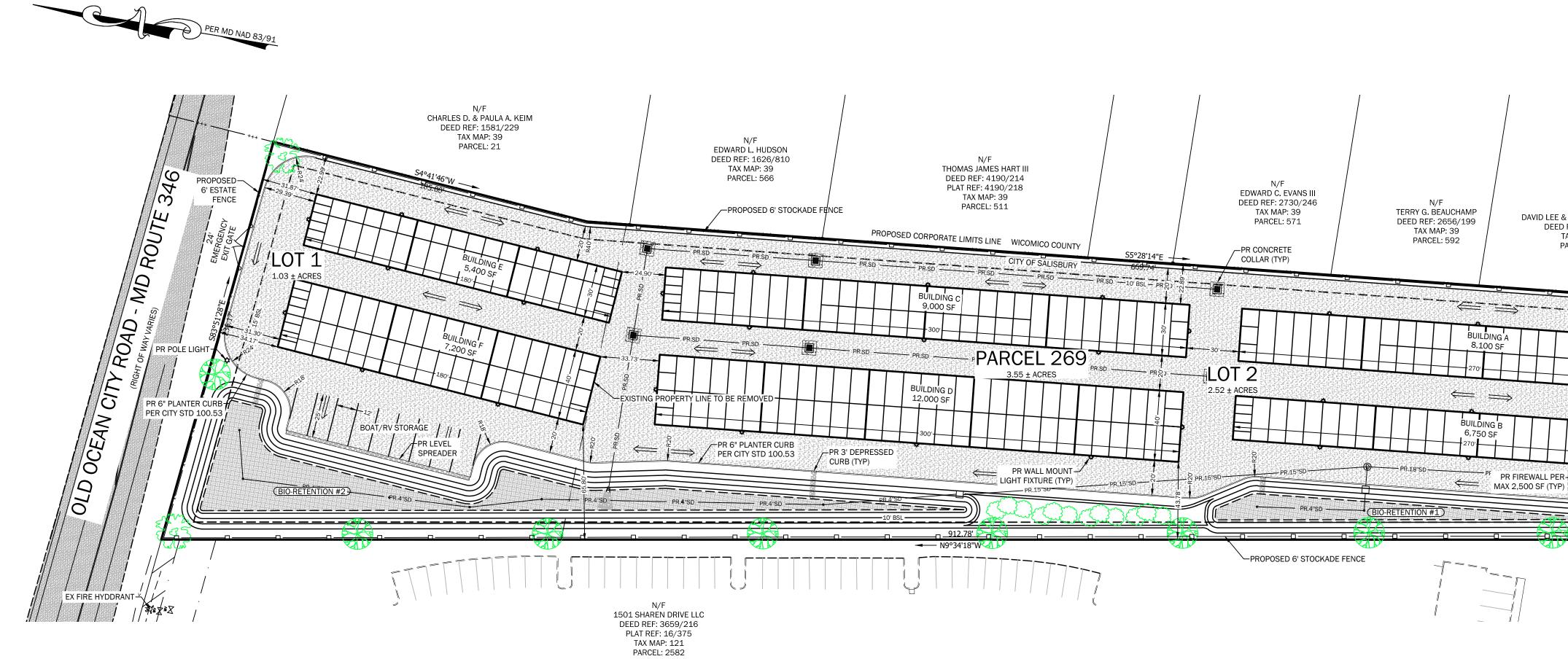
All transportation comments provided by City staff have been satisfied at this time.

VI. RECOMMENDATION

The Department of Infrastructure and Development recommends that the Planning Commission **APPROVE** the Final Comprehensive Development Plan with the following conditions:

- 1. The site shall be developed in accordance with this approved Final Comprehensive Development Plan;
- 2. Submit a sign plan for approval prior to the installation of any signage;
- 3. This approval is subject to further review by the Salisbury Department of Infrastructure, Salisbury Fire Department, and other outside agencies as appropriate.

SHAREN DRIVE SELF STORAGE



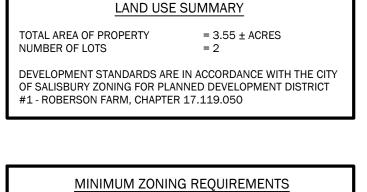
LIGHTING NOTE LIGHTING FIXTURES SHALL BE DESIGNED AND INSTALLED TO MINIMIZE GLARE WITH ADJACENT PROPERTIES.

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
 2538 OLD OCEAN CITY ROAD, LLC C/O OCEAN ISLE
- 218 EAST MAIN ST., SALISBURY, MD 21801 2) THE PROPERTY SHOWN HEREON IS BEING DEVELOPED BY:
- RINNIER DEVELOPMENT CO. 218 EAST MAIN ST., SALISBURY, MD 21801 C/O BLAIR RINNIER

PHONE: 410-742-8151 EMAIL: brinnier@rinnier.com

- REFERENCES: DEED 4364/218; PLAT 8/69
 TOTAL AREA OF PARCEL 269 = 3.55 ± ACRES.
- a. AREA OF LOT $1 = 1.03 \pm ACRES$. b. AREA OF LOT $2 = 2.52 \pm ACRES$.
- 5) THE ZONING OF THIS PROPERTY IN THE PROCESS OF BEING ANNEXED AS: PLANNED DEVELOPMENT DISTRICT #1 - ROBERTSON FARM.
 6) THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A.
- 7) THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0256I (PANEL 256 OF 375), DATED 8/17/15, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
- 8) NO TITLE REPORT WAS PROVIDED FOR OUR USE, THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY
- NOTIFY ENGINEER AT 410-749-1023.
 THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWING AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL
- DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION
 11) IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER AND ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER AND ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
 12) THIS DEVELOPMENT PLAN IS SOLELY APPLICABLE TO THE PROPERTY
- 12) THIS DEVELOPMENT PLAN IS SOLELY APPLICABLE TO THE PROPERTY SHOWN HEREON AND IS IN ADDITION TO THE APPROVED DEVELOPMENT PLAN DATED 2/19/2003.



ZONE: PLANNED DEVELOPMENT DISTRICT #1 - ROBERSON FARM LOT AREA = 25,000 SF MINIMUM LOT WIDTH = 80 FT <u>MINIMUM SETBACKS:</u> FRONT: = 20 FT SIDE = 10 FT (2 REQ'D) REAR: = 15 FT BUILDING HEIGHT: = 50 FT MAX

STORAGE UNIT SUMMARY PER BUILDING TOTALS BUILDING A 10 x 30 x 15 UNITS BUILDING [= 4,500 SF 10 x 20 x 56 UNITS = 11,200 SF 10 x 15 x 22 UNITS = 3,300 SF 10 x 10 x 8 UNITS = 800 SF 10 x 10 x 3 UNITS = 300 SF BUILDING TOTAL = 40 x 300 = 12,000 S BUILDING TOTAL = 30 x 270 = 8,100 SF BUILDING B 10 x 25 x 26 UNITS = 6,500 SF 10 x 20 x 16 UNITS = 3,200 SF 10 x 20 x 1 UNIT = 200 SF 10 x 10 x 16 UNITS = 1,600 SF 5 x 10 x 1 UNITS = 50 SF 5 x 10 x 12 UNITS = 600 SF BUILDING TOTAL = 25 x 270 = 6,750 SF BUILDING TOTAL = 30 x 180 = 5,400 SF BUILDING C 10 x 30 x 14 UNITS = 4,200 SF 10 x 20 x 32 UNITS = 6,400 SF 10 x 15 x 28 UNITS = 4,200 SF 10 x 10 x 4 UNITS = 400 SF 10 x 10 x 3 UNITS = 300 SF 5 x 10 x 8 UNITS = 400 SF 5 x 10 x 6 UNITS = 300 SF BUILDING TOTAL = 40 x 180 = 7,200 SF BUILDING TOTAL = 30 x 300 = 9,000 SF BUILDING TOTALS UNIT TOTALS = 8,700 SF

BUILDING A = 30 x 270	= 8,100 SF	10 X 30 x 29 UNITS
BUILDING B = 25 x 270	= 6,750 SF	10 x 25 x 26 UNITS
BUILDING C = 30 x 300	= 9,000 SF	10 x 20 x 105 UNITS
BUILDING D = 40 x 300	= 12,000 SF	10 x 15 x 50 UNITS
BUILDING E = 30 x 180	= 5,400 SF	10 x 10 x 34 UNITS
BUILDING F = 40 x 180	= 7,200 SF	5 x 10 x 27 UNITS
TOTAL	= 48,450 SF	TOTAL

BMP # MB-1 MB-2

= 6,500 SF

= 7,500 SF

= 3,400 SF

= 1,350 SF

= 48,450 SI

= 21,000 SF

COMPREHENSIVE DEVELOPMENT PLAN

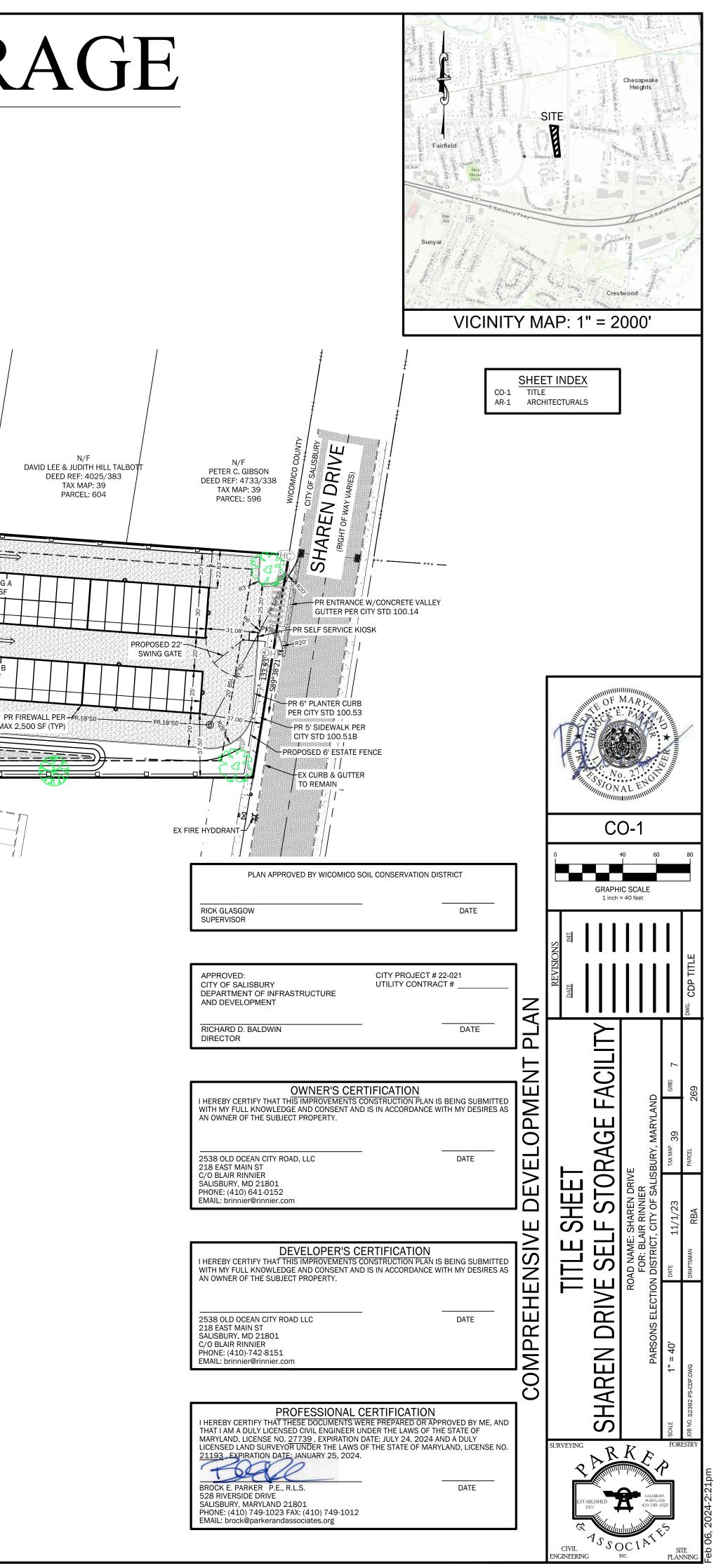
CITY PROJECT #22-021

	LANDSC	APE LEGEND		
LABELS	SYMBOLS	NAME & SPECIES	SIZE/CALIPER	QUANTITY
CANOPY TREE		RED MAPLE (OR SIMILAR)	3" CALIPER	4
TREE		CREPE MYRTLE (OR SIMILAR)	2" CALIPER	8
PLANTING CLUSTER	$\langle \widehat{\boldsymbol{\nabla}} \rangle$	KNOCKOUT ROSE, INKBERRY OR OTHER	3 GAL	12
BIORETENTION PLANTINGS		SEE BIORETENTION PLANTING SCHEDULE		

MICRO BIO PLANTING SCHEDULE

			• • • • • •				
			SOUTHERN BAYBERRY	ILEX GLABRA	CLETHRA ALNIFOLIA	WINTERBERRY	TOTAL
9,199	276	56	56	56	56	56	280
1,657	50	10	10	10	10	10	50

LE	GEND
۰	- WALL MOUNT LIGHT FIXTURE
\$	- POLE LIGHT
	- BOUNDARY LINE
+++ +++	- CORPORATE BOUNDARY LINE
	- BUILDING SETBACK LINE
	- EXISTING ROAD CENTERLINE
	- EXISTING EDGE OF PAVEMENT
	- EXISTING CURB
	- PROPOSED CURB
<u> </u>	- PROPOSED 6' BLACK ALUMINUM ESTATE FENCE
-00	- PROPOSED 6' STOCKADE FENCE
	- PROPOSED EDGE OF GRAVEL
	- EXISTING PAVING
	- PROPOSED GRAVEL



Self-Storage Buildings - The Perfect









6' BLACK ALUMINUM ESTATE FENCE



6' STOCKADE FENCE

