



City of Salisbury

AGENDA

REGULAR MEETING

August 1, 2024

Government Office Building
Route 50 & N. Division Street
Council Chambers, Room 301, Third Floor

6:00 P.M. - Call to Order – Shawn Jester

Board Members: Shawn Jester, Maurice Ngwaba, William Hill, and Miya Horsey.

MINUTES – February 1, 2024, April 4, 2024 and May 2, 2024.

ZONING PUBLIC HEARINGS: Case #202400799 – Parker & Associates, Inc., on behalf of Tabernacle of Prayer – Special Exception to Enlarge an Existing Church with a 10,303 sq. ft. Addition – 143 Mitchell Road – R-5A Residential District.

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****PUBLIC INPUT** – Public comments as part of the public hearings for each case are welcome but are subject to a time allotment of two (2) minutes per person.

The Board of Appeals reserves the right to convene in Closed Session as permitted under the Annotated Code of Maryland, General Provisions Article, Section 3-305(b).

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



MINUTES

The Salisbury Board of Appeals met in regular session on February 1, 2024, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Shawn Jester, Chair
Edward Torbert
Miya Horsey (via Zoom)

Sandeep Gopalan, Vice Chair (Absent)
William Hill (Absent)
Maurice Ngwaba (Absent)

CITY STAFF:

Henry Eure, Senior Planner
Brian Soper, City Planner
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:00 p.m.

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MINUTES:

Due to lack of a quorum from the December 7, 2023 and the January 4, 2024 meetings, the approval of minutes from the December 7, 2023 and January 4, 2024 meetings were postponed until the next meeting.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



City of Salisbury

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Case #202400024 – Becker Morgan, on behalf of TidalHealth Peninsula Regional, Inc. – Special Exception to Construct a Clinic – 805 E. Church Street – R-5A Residential District.

Mr. Mark Cropper and Mr. Kevin Parsons came forward. Mr. Eure presented the Staff Report and all accompanying documentation into the record. Mr. Eure explained that the applicant requested permission to construct a 16,846 sq. ft. residential community clinic at the referenced address, which is located in the R-5A Residential zoning district. A special exception is required for the proposed use. Mr. Eure moved the Staff Report into the record.

Mr. Jester moved the Staff Report into the record.

Mr. Cropper had Mr. Parsons introduce himself and questioned if he agreed with the Staff Report. Mr. Parsons responded in the affirmative. Mr. Cropper questioned the start date of the project. Mr. Parsons responded that construction should begin in the summer. The project is in stage two (2) of the review process and the City has three (3) stages of review.

Mr. Torbert stated that this is appropriate for the property to become a medical clinic like it was in the beginning.

Mr. Jester noted that he grew up close to this area and the proposed rendering does resemble the original Hotel Esther.

Upon a motion by Mr. Torbert, seconded by Ms. Horsey, and duly carried, the Board **APPROVED** the Special Exception to construct a residential medical clinic at 805 E. Church Street, based on the criteria listed in the Staff Report, particularly the criteria listed in Section V(c)

CONDITIONS:

1. Subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.

The Board vote was as follows:

Edward Torbert	Aye
Miya Horsey	Aye
Shawn Jester	Aye



* * * * *

ADMINISTRATIVE MATTER:

Case #202300334 – Cristo Vive Church – 12-Month Extension Request for Enlargement of a Legal Nonconforming Structure and a 27.7 ft. Side Yard Setback Variance – 1308 Westchester Street – R-10 Residential District.

Mr. Eure explained the requested 12-month extension. Mr. Jester moved the May 4, 2023 decision letter into the record. Mr. Eure requested that the Board grant the 12-month extension from the date that the original approval would expire, May 4, 2024. If granted, the new expiration on the approval would be May 4, 2025.

Mr. Soper noted for the record that the engineering plans have been submitted but will not be through the final review and ready to apply for a permit by May 4, 2024 when the original approval would expire. Mr. Eure added that the Church had to make some changes to the plan because of the denial of front yard setback request.

Upon a motion by Mr. Torbert, seconded by Ms. Horsey, and duly carried, the Board **APPROVED** a 12-month extension, until May 4, 2025, to exercise the **APPROVED** 27.7 ft. Side Yard Setback Variance and the **APPROVED** Enlargement of a Legal Nonconforming Structure.

The Board vote was as follows:

Edward Torbert	Aye
Miya Horsey	Aye
Shawn Jester	Aye

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DISCUSSION – SALISBURY BOARD OF APPEALS HANDBOOK AMENDMENTS.

Mrs. Ryan discussed that proposed amendments to the Salisbury Board of Appeals Handbook. She specifically pointed out the added language about the Pretrial Rules. These amendments must be voted on by the Board at a future meeting and then sent to the City Council to be adopted. There is no deadline to have the updated Handbook adopted.

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Mr. Soper announced his resignation to the Board and thanked the Board members for the service. He also thanked Staff and Legal for their assistance during his tenure with the City of Salisbury.



City of Salisbury

Mr. Jester thanked Mr. Soper for his service as both a former Board of Zoning Appeals member and a Staff member for the City.

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:50 p.m.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

Richard Baldwin, Secretary to the Board

Beverly R. Tull, Recording Secretary



MINUTES

The Salisbury Board of Appeals met in regular session on April 4, 2024, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Shawn Jester, Chair
Sandeep Gopalan, Vice Chair
Edward Torbert
William Hill
Maurice Ngwaba

CITY STAFF:

Henry Eure, Senior Planner
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

* * * * *

Mr. Jester called the meeting to order at 6:00 p.m.

* * * * *

MINUTES:

Upon a motion by Mr. Hill, seconded by Mr. Torbert, and duly carried, the Board **APPROVED** the minutes of the December 7, 2023 meeting. Upon a motion by Mr. Hill, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the minutes of the January 4, 2024 meeting. Due to lack of a quorum, the Board postponed the minutes of the February 1, 2024 minutes until the next meeting.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



City of Salisbury

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Case #202400342 – William Gray, on behalf of Onal Koksa Can – Special Exception to Operate an Outdoor Storage Yard at 423-425 E. Vine Street – General Commercial District.

Mr. William Gray and Mr. Omar Bayer came forward. Mr. Eure presented the Staff Report and all accompanying documentation into the record. Mr. Eure explained that the applicant requested to utilize the rear of the property for outdoor storage. Board approval of a special exception for an outdoor storage yard is requested.

Mr. Jester moved the Staff Report into the record.

Mr. Gray stated that the property has a fence on three (3) sides and that he would cover the neighbor's fence along the back to be in compliance with the requirements of the Code.

Mr. Torbert questioned how long the temporary storage would be. Mr. Gray responded that the vehicles would be on the lot for roughly 30 days, based on the insurance company. Mr. Torbert questioned if there was access to the fenced in area, specifically for the Fire Department. Mr. Gray responded that the vehicles would be spaced out and the EV vehicles have special regulations that must be met. He added that his son would be living next door.

Mr. Hill questioned what was located to the rear of the property. Mr. Gray responded that Caliber Collision is located directly behind the property.

Mr. Jester questioned Mr. Gray if he was agreeable to the screening condition in the Staff Report. Mr. Gray responded in the affirmative.

Mr. Ngwaba questioned the location of the gate to the property. Mr. Gray demonstrated the location on the map in the Staff Report.

Upon a motion by Mr. Gopalan, seconded by Mr. Ngwaba, and duly carried, the Board **APPROVED** the Special Exception to operate an outdoor storage yard at 423-425 E. Vine Street, based on the criteria listed in the Staff Report, particularly the criteria listed in Section V(c), and subject to the following Condition of Approval:

CONDITION:

1. Provide screening at the rear of the property as required by the Salisbury Zoning Code.



The Board vote was as follows:

Edward Torbert	Aye
Sandeep Gopalan	Aye
Maurice Ngwaba	Aye
William Hill	Aye
Shawn Jester	Aye

* * * * *

DISCUSSION – SALISBURY BOARD OF APPEALS HANDBOOK AMENDMENTS.

Mrs. Ryan discussed that proposed amendments to the Salisbury Board of Appeals Handbook. She specifically pointed out the added language about the Pretrial Rules. These amendments must be voted on by the Board at a future meeting and then sent to the City Council to be adopted. There is no deadline to have the updated Handbook adopted.

Mr. Ngwaba questioned Mrs. Ryan regarding the pretrial changes. Mrs. Ryan explained that there are many procedures in the Code that should more appropriately live in the Board of Appeals Handbook.

Mr. Hill noted that the Board has been operating without these changes and questioned if something had triggered the proposed changes. Mrs. Ryan responded that it had always been the intention to update the Handbook once the Board had some cases under its belt. She added that it's customary for Board's to have pretrial rules, which gives the Board and the public time to review the material.

Mr. Eure discussed the submission requirements, explaining that the application must submit 30 days before the meeting. He added that it is rare to receive information from the public in advance of the meeting.

Mr. Hill stated that he was concerned about creating a solution for a problem that doesn't exist expect on rare occasions.

Mr. Gopalan questioned if the Staff requested the time limit. Mr. Eure responded in the negative. Mr. Gopalan stated that the intent of the Board is to encourage public input.

Mrs. Ryan reiterated that the language came from the original Handbook and Code.

Mr. Gopalan questioned why the mandate was being imposed since there is nothing in the Code. Mr. Jester stated that the past Code did say that materials should be submitted 10 days before the meeting, but it wasn't enforced. Mrs. Ryan responded that the changes to the Handbook are for rules to be more specific for the Board. She added that both the Board and the City Council have to adopt the changes to the Handbook.



Mr. Ngwaba stated that the Board is here for the public input and the changes don't bode well. Mrs. Ryan responded that the Board can adopt what they want and make the changes to the proposed amendments to the Handbook.

Mr. Torbert questioned if pretrial rules were normal in other Boards in the City of Salisbury. Mrs. Ryan responded that pretrial rules are normal. He questioned if other jurisdictions have pretrial rules. Mrs. Ryan responded in the affirmative, adding that the Board can change the timeline.

Mr. Eure administered the oath to anyone wishing to speak on this matter.

Mrs. Carolyn Wohlgemuth, 1118 Granbys Run, spoke against the changes to the Handbook as they will limit public comment and participation.

Mr. Bob Taylor, N. Park Drive, voiced his concerns about the changes to the Handbook and requested that the meeting packages be made available earlier than a week before the meeting.

Ms. Holly Worthington stated that she supported the other comments that had been made against the suggested changes to the Handbook.

Mr. Torbert left the meeting.

Mrs. Nancy Roisum, 209 Beaverdam Drive, stated that she opposed the changes to the Handbook.

Mr. Jester closed the public comment portion and noted for the record that all comments that were sent to the Staff had been received by the Board members.

Mr. Hill stated that he was not convinced that the requested changes are needed. The applicants should submit ten (10) days before the hearing and the public should not have to meet those requirements. He added that he had never served on a Board that voted on their own rules. Mrs. Ryan responded that the statute that governs the Board of Appeals states that the Board must adopt the rules and the Code states that the Board and the City Council must adopt the Handbook. Mr. Hill suggested changes to the pretrial rules.

Mr. Gopalan stated that the 10 day rule seems too restrictive and stated that 7 days would be okay. He explained that the applicants come to the Board because they have been denied and are asking the Board for help. He suggested striking the entire pretrial section of the Code because the Board is already functioning without it.

Mr. Ngwaba reiterated that the Board should stay with what currently is in place.

Mr. Hill made a motion to strike the 10 day requirement. There was no second and the motion failed.



Mr. Gopalan made a motion to strike Section C – pretrial rules – from the Handbook. Mr. Ngwaba seconded the motion.

The Board vote was as follows:

Sandeep Gopalan	Aye
Maurice Ngwaba	Aye
William Hill	Aye
Shawn Jester	Nay

Mr. Gopalan made a motion to accept the Handbook with the amendments made and Section C now being Order of Business. Mr. Hill seconded the motion.

The Board vote was as follows:

Sandeep Gopalan	Aye
Maurice Ngwaba	Aye
William Hill	Aye
Shawn Jester	Aye

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ADJOURNMENT

With no further business, the meeting was adjourned at 7:20 p.m.

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

John W. Tull, Secretary to the Board

Beverly R. Tull, Recording Secretary



MINUTES

The Salisbury Board of Appeals met in regular session on May 2, 2024, in Room 301, Government Office Building at 6:00 p.m. with attendance as follows:

BOARD MEMBERS:

Shawn Jester, Chair
William Hill
Miya Horsey (via Zoom)

Sandeep Gopalan, Vice Chair (Absent)
Edward Torbert (Absent)
Maurice Ngwaba (Absent)

CITY STAFF:

Henry Eure, Senior Planner
Beverly Tull, Recording Secretary
Laura Ryan, City Solicitor

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Mr. Jester called the meeting to order at 6:00 p.m.

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MINUTES:

Due to lack of a quorum, the Board postponed the minutes of the February 1, 2024 and April 4, 2024 minutes until the next meeting.

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Mr. Eure administered the oath to anyone wishing to speak before the cases heard by the Salisbury Board of Appeals.



City of Salisbury

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RE: Case #2024004232 – Erin Failaev/Benelena Re LLC – 2 ft. Fence Height Variance to Erect a 6 ft. Tall Fence in the Front Yard Setback – 200 New York Avenue – R-8 Residential District.

Mr. Avraham Failaev and Mrs. Erin Failaev came forward. Mr. Eure presented the Staff Report and all accompanying documentation into the record. Mr. Eure explained that the applicant requested permission to raise an existing 4 ft. tall fence located within the front yard setback to 6 ft. in height. Board approval of a 2 ft. fence height variance is requested.

Mrs. Failaev explained that the fence height increase is for extra protection for their property. She submitted **Applicant’s Exhibit A** which was a letter of support from two (2) of the neighbors that reside at 109 and 107 New York Avenue.

Mr. Will questioned if the variance was approved if the approval was for the height or the design. Mr. Eure responded that the Board could approve either one if they wished to condition the design. The request was for a height variance.

Upon a motion by Mr. Hill, seconded by Ms. Horsey, and duly carried, the Board **APPROVED** the requested 2 ft. Fence Height Variance to retain a 6 ft. tall fence within the front yard setback along Miles Street, based on Section V (c) of the Staff Report and the testimony that was received from the applicant and the exhibits submitted by the applicant.

The Board vote was as follows:

Miya Horsey	Aye
William Hill	Aye
Shawn Jester	Aye

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ADJOURNMENT

With no further business, the meeting was adjourned at 6:19 p.m.



City of Salisbury

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the City of Salisbury Department of Infrastructure and Development Department.

Shawn Jester, Chair

John W. Tull, Secretary to the Board

Beverly R. Tull, Recording Secretary



STAFF REPORT

MEETING OF AUGUST 1, 2024

Case No.	202400799
Applicant:	Parker & Associates, Inc. for Tabernacle of Prayer
Property Owner:	Tabernacle of Prayer
Location:	143 Mitchell Road
	Tax Map: #0106, Grid #0014, Parcel #1115
Zoning:	R-5A Residential District
Request:	Change in Special Exception Request to Construct a 10,303 sq. ft. Addition

I. SUMMARY OF REQUEST:

The applicant proposes to construct a 10,303 sq. ft. addition for a fellowship hall, kitchen and classrooms. The City's Zoning Code allows churches in the R-5A Residential Zoning District by special exception. In 1985, the Salisbury Board of Zoning Appeals granted a special exception for the construction of a 7,018 sq. ft. church. A change in the special exception is being requested for the proposed addition. The applicant has indicated that the existing gravel parking area and driveway will also be paved as part of the proposed improvements to the site. An almost identical addition was approved by the Board of Zoning Appeals in 2010, but the approval has since expired. **(Attachment 1)**

II. ACCESS TO THE SITE AREA:

The site has frontage and access along Mitchell Road, and frontage only along Parsons Road. **(Attachment 2)**

III. DESCRIPTION OF PROPERTY:

This site is slightly over 2 acres in size, and is located at the southeast corner of Parsons Road and Mitchell Road. The property has been improved with the existing 7,018 sq. ft. church and gravel parking.



City of Salisbury

IV. DESCRIPTION OF SURROUNDING AREA/NEIGHBORHOOD:

The surrounding area contains a mixture of uses, either within the City's corporate limits or under Wicomico County's jurisdiction. To the north and west along Mitchell Road are apartments that are also within the same R-5A Residential zoning district. Across Parsons Road to the south in the county are a mixture of residential and commercial buildings, while further west are a mini storage business and car wash that are located in the City's Neighborhood Business zoning district.

V. EVALUATION:

- (a) **Discussion:** A Special Exception for the church was granted by the Salisbury Board of Zoning Appeals in 1985, and the church completed construction in 1987. There was no record of a paving variance for parking at the time of this approval, and the parking area has never been paved. Subsequently, a paving variance was granted in 2010, in conjunction with the change in special exception request for a 10,463 sq. ft. addition. This approval has expired, as construction never began within the one (1) year time limit. **(Attachment 3)**

The applicant is now proposing to construct a 10,303 sq. ft. addition which is very similar to the addition that was proposed in 2010. The addition will consist of classrooms, a fellowship hall, and kitchen facilities. A change in special exception is required for this proposed expansion, as the original approval was limited to the construction of an approximate 7,000 sq. ft. building. **(Attachments 4 & 5)**

Additional improvements include paving the existing gravel parking.

- (b) **Impact:** The existing church has been in existence for over 35 years, without any apparent adverse impacts on the neighborhood. The request to enlarge the existing building with classrooms, fellowship hall and kitchen will not cause any significant change that would negatively impact the neighborhood.
- (c) **Relationship to Criteria:** Section 17.232.020 of the Salisbury Municipal Code contains the criteria the Board should consider when approving special exceptions. Staff finds that this request complies with the Special Exception criteria as follows:

- [1] **The proposal will be consistent with the Metro Core Plan, the objectives of the Zoning Ordinance and any other applicable policy or plan adopted by the Planning Commission or City Council for development of the area affected.**

The site is located in the R-5A Residential zoning district, which allows churches by Special Exception. The proposed expansion of the existing

church would be consistent with both the Metro Core Plan and Zoning Code.

- [2] The location, size, design and operating characteristics under the proposal will have minimal adverse impact on the livability, value or appropriate development of abutting properties and the surrounding area.**

The church has existed for over 35 years with no apparent adverse impacts on the surrounding area and neighborhood.

- [3] The design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.**

The proposed improvements indicate that the exterior of the existing building will be changed to dryvit siding to match the requested addition.

- [4] The proposal will not be detrimental to or endanger the public health, security, general welfare or morals.**

Staff does not find that the proposed expansion will have a negative effect on any of these items.

- [5] The proposal will not impair an adequate supply of light or air to adjacent property or overcrowd the land or create any undue concentration of population or substantially increase the congestion of the streets or create hazardous traffic conditions or increase the danger of fire or otherwise endanger the public safety.**

The church expansion will not impact the supply of light or air to adjoining properties, or overcrowd the land.

- [6] The proposal will not adversely affect transportation or unduly burden water, sewer, school, park, stormwater management or other public facilities.**

The proposal will have minimal impacts on transportation, water, sewer, stormwater management or other public facilities. There should be no impacts on schools or parks. While the expansion may increase the activities on site, churches generally do not place as significant demand on City services as the construction or expansion of a residential complex.

- [7] The proposal will preserve or protect environmental or historical assets of particular interest to the community.**

It is expected that environmental impacts will be minimal, and the property has minimal historic value.



City of Salisbury

- [8] The applicant has a bona fide intent and capability to develop and use the land as proposed and has no inappropriate purpose for submitting the proposal, such as to artificially alter property value for speculative purposes.

As the church is existing, the property owner has already demonstrated a bona fide intent and capability to further develop and use the property as proposed.

VI. STAFF COMMENTS:

The requested expansion is almost identical to the request granted by the Board of Zoning Appeals in 2010. The proposed uses of classrooms, fellowship hall and kitchen are typical accessory uses found with the principal use of a church.

The City's Zoning Code requires parking lots to be paved with an all-weather material. As a paving variance was never granted for the existing parking lot, the proposed paving will bring the property into compliance.

VII. RECOMMENDATION:

Based on the criteria for approval as discussed above in this Staff Report, Section V (c), the Staff recommends **Approval** of the requested change in Special Exception for the proposed 10,303 sq. ft. addition, subject to the recommended condition as follows:

CONDITIONS OF APPROVAL:

1. The parking lot shall be constructed as shown on the site plan, including the landscaped islands, and shall be paved with an all-weather material as required by the Salisbury Zoning Code, prior to issuance of a Certificate of Occupancy for the proposed addition.



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

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

5/31/2024

City of Salisbury, Department of Infrastructure & Development
Attn: Jessica Crenshaw
125 N Division St
Salisbury, MD 21801

Re: Mitchell Road Tabernacle

Greetings Jessica,

Attached hereto, please find our proposed preliminary comprehensive development plan for our project "Mitchell Road Tabernacle" located on the East corner of Mitchell Road and Parsons Road.

Presently, the site is approximately 2.02 acres and is located in the City of Salisbury R5A (residential) zoning district. The site is an existing place of worship with a 7,018 SF building in place, gravel drive and parking, and open space with well maintained landscaping. Access to the site will be from the two existing entrances on Mitchell Road. The owner does intend to pave the entrances.

As the attached site plan shows, the owner (Tabernacle of Prayer Church) is proposing a 10,303 SF addition to the church. With the expansion, the owner also intends to convert much of the gravel drive and parking to asphalt. The building will still keep it's current use as a place of worship.

The site is currently serviced by existing public sewer, existing public water, and private trash collection.

Stormwater management will be ESD to the MEP. We will be providing a micro-bioretention facility and a bioretention facility to treat the stormwater on-site. Both facilities will be planted with adequate landscaping.

Preliminary lighting and landscaping are also shown on the plan.

Additionally, I would also like to respectfully request waivers of the community impact statement, the letter of financial capability, and of intent to proceed due to the project being an expansion of an existing use.



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

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

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

Sincerely,



Brock E. Parker, RLS, PE
Vice President
Office: 410-749-1023
Cell : 410-422-1735
Fax : 410-749-1012
Parker & Associates Inc.
528 Riverside Drive
Salisbury Maryland 21801
www.parkerandassociates.org



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**CITY OF SALISBURY - WICOMICO COUNTY
DEPARTMENT OF PLANNING, ZONING
AND COMMUNITY DEVELOPMENT**



Tel: 410-548-4860

Fax: 410-548-4955

Planning & Zoning Commission
Historic District Commission
Metropolitan Planning Organization

Wicomico County Board of Appeals
Salisbury Board of Zoning Appeals
Agricultural Land Preservation Advisory Board

April 1, 2010

**SALISBURY-WICOMICO
FILE COPY
PLANNING**

Tabernacle of Prayer
Attn: Rosemary Edwards
P.O. Box 948
Salisbury, MD 21803-0948

#SA-8715-10A Change of Special Exception for a 10,463 sq. ft. Church Addition, Paving Variance and Parking Lot Setback Variance – 143 Mitchell Road – R-5A Residential District.

Dear Ms. Edwards:

This is to officially notify you that the Salisbury Board of Zoning Appeals at a meeting on March 31, 2010, **APPROVED** the requested Change of Special Exception to construct the 10,463 sq. ft. expansion and also **APPROVED** the Paving Variance for the 23 parking spaces in the City Utility Easement. The Board required amendment of the Site Plan to create 9 ft. by 18 ft. parking spaces on the southeasterly side of the Church to avoid the need for a parking lot setback variance. The Board's approval is subject to the following Conditions of Approval:

CONDITIONS:

1. The parking lot shall be constructed as shown on the Site Plan, including the landscaping islands and treated with an all weather material as prescribed by the Code prior to issuance of an occupancy permit for the fellowship hall and kitchen facilities.
2. The applicants shall provide a copy of a written agreement with the Salisbury Public Works Department regarding the utility easement.

Any party dissatisfied with the Board's decision may appeal to the Wicomico County Circuit Court within 30 days from the date of this letter. The court is empowered to overturn or confirm the Board's decision.

Ms. Rosie Edwards
April 1, 2010

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If you have further questions, please feel free to contact Gloria Smith at 410-548-4860.

Sincerely,

John F. Lenox, AICP
Secretary to the Board

JFL:brt

cc: City Solicitor
Assessments
Building Inspector
NSCC
Vista Design, Inc./11634 Worcester Highway/Showell, MD 21862
Dale E. Watson/906 Eastern Shore Drive/Salisbury, MD 21804



MITCHELL ROAD TABERNACLE

CITY OF SALISBURY PROJECT # _____

GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY TABERNALE OF PRAYER CHURCH
C/O PASTOR DAVID EDWARDS
PO BOX 948
SALISBURY MD 21803
- THE PROPERTY SHOWN HEREON IS CURRENTLY BEING DEVELOPED BY TABERNALE OF PRAYER CHURCH
C/O PASTOR DAVID EDWARDS
PO BOX 948
SALISBURY MD 21803
410 235 0918
edwards_1969@yahoo.com
- PARCEL 1115
BLOCK 1
LOT 40
DEED REF 1063/560
SITE 2.02 ± ACRES
- PRESENT ZONING DISTRICT OF THIS PROPERTY IS R-5A (RESIDENTIAL) ZONING DISTRICT SETBACKS AS FOLLOWS
FRONT MINIMUM SETBACK 25
REAR MINIMUM SETBACK 30
SIDE SETBACKS 10 (TWO REQUIRED)
MAXIMUM PRINCIPAL BUILDING HEIGHT 40
MAXIMUM ACCESSORY BUILDING HEIGHT 20
 - THIS PROPERTY IS LOCATED WITHIN 6 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 HEREON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-235-0918 THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH. THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER, PUBLIC WATER AND PRIVATE TRASH COLLECTION.
 - ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL BE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
 - PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND/OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED LOCATED OUTSIDE OF THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
 - CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESTRICTED 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 INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS WITHOUT THE WRITTEN CONSENT OF THE CITY OF SALISBURY.
 - ALL NON-CITY UTILITIES SUCH AS BUT NOT LIMITED TO ELECTRIC, TELEPHONE GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE OF 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 NAVD83.

LAND USE SUMMARY

TOTAL SITE AREA 47,465 SF (1.10 AC)

PRE-DEVELOPMENT CALCULATIONS	AREA
CONCRETE	8,112 SF
GRAVEL	32,482 SF
PAVING	0 SF
BUILDINGS	7,018 SF
IMPERVIOUS TOTAL	47,612 SF
EXISTING IMPERVIOUS SUMMARY	23%

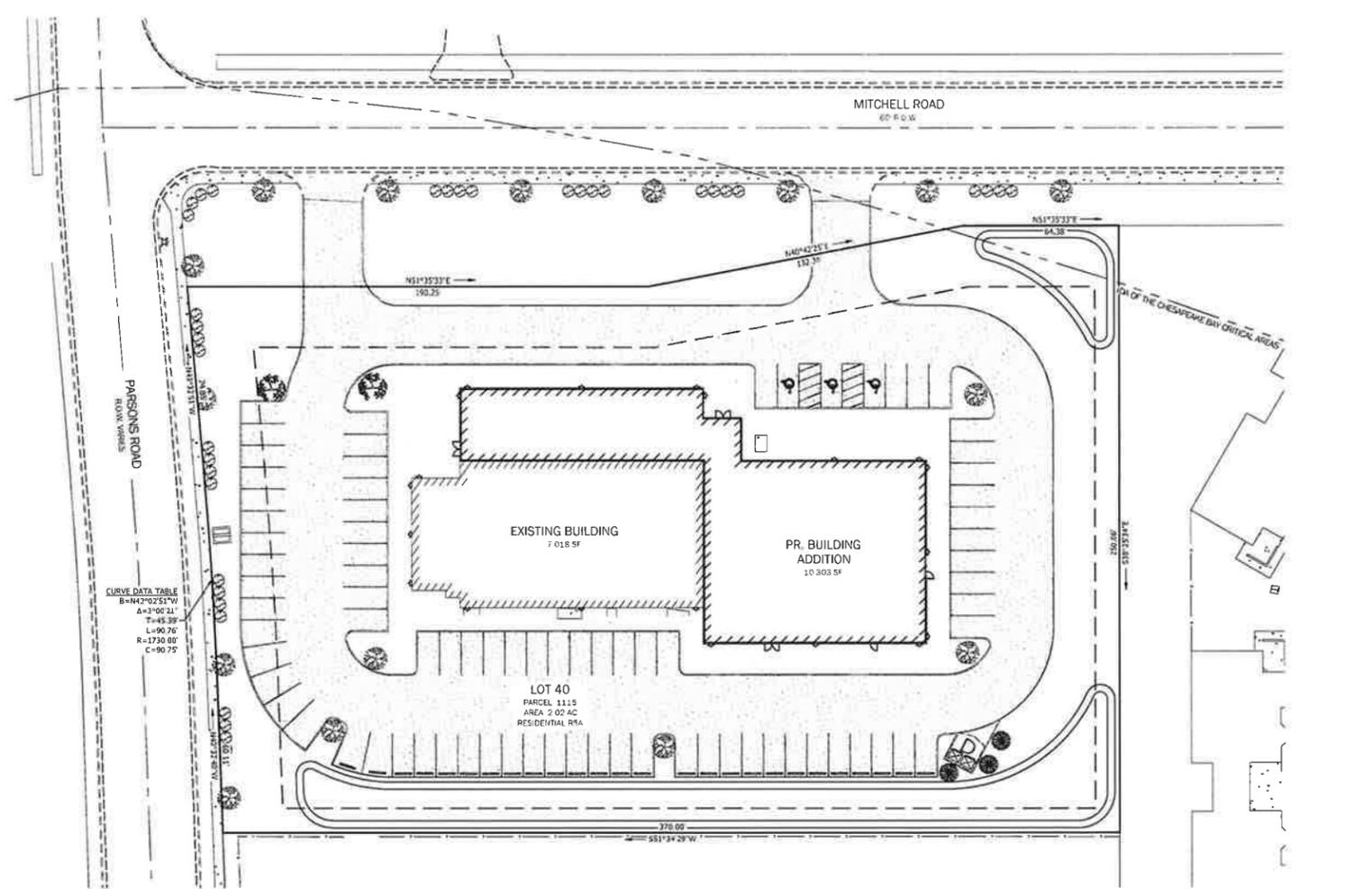
POST-DEVELOPMENT CALCULATIONS	AREA
CONCRETE	4,371 SF
GRAVEL	0 SF
PAVING	36,537 SF
BUILDINGS	17,321 SF
IMPERVIOUS TOTAL	58,229 SF
POST IMPERVIOUS SUMMARY	66.21%

PARKING TABULATION

CHURCH/PLACE OF WORSHIP 1 PARKING SPACE PER 4 SEATS

320 / 4 = 80 SPACES

80 PROVIDED INCLUDING 3 HANDICAPPED

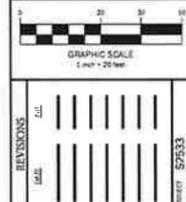


LEGEND:

	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER METER
	SEWER MANHOLE
	ACCESSIBLE PARKING AND ACCESS WAY
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK
	EXISTING CURB
	PROPOSED CURB
	EDGE OF PAVEMENT
	PROPOSED PARKING STRIPE
	EXISTING STORM PIPE
	PROPOSED SIDEWALK/CONCRETE
	EXISTING SIDEWALK/CONCRETE
	PROPOSED ASPHALT/PAVEMENT
	EXISTING ROADWAY/PAVEMENT
	PROPOSED BUILDING FOOTPRINT



SHEET 1 OF 2



CITY OF SALISBURY STANDARD NOTES

- THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
- ALL STABILIZATION, PAVING AND ROAD PATCHING IN THE PUBLIC ROADWAY WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. MILLING & REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2298.
- ALL DETERIORATED CURB, GUTTERS AND SIDEWALKS AS DETERMINED BY THE CITY ALONG THE FRONTAGE(S) OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. HANDICAPPED PARKING SPACES AND GUIDELINES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED DOME) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION, HANDICAP RAMPS AND AS DIRECTED BY DID SEE CITY STANDARD 1003.
- ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS INCLUDING WATER SEWER STORM DRAINS CURB GUTTER SIDEWALKS STREET LIGHTS AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16.48.030 OF THE SALISBURY SUBDIVISION REGULATIONS. REDUCTIONS IN PROJECT SURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PAVING OF THIS PROJECT SHALL NOT BE PERMITTED.
- A WRITTEN "NOTICE TO PROCEED" MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH DID BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF STORMWATER MANAGEMENT. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, ROOM 202, 125 N. DIVISION ST., SALISBURY, MARYLAND, 21801-9490, TELEPHONE 410-235-5400 TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED". 48 HOURS NOTICE IS REQUIRED.
- STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY. PROVIDE CENTRAL LINE STAKING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
- CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
- CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
- MILLING AND REPAVING SHALL BE PER RESOLUTION 2298.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHTS OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- EDS OF WATER AND SEWER CAPACITY EXISTS AND WILL BE REVERSED FOR THIS PROJECT, SUBJECT TO MUNICIPAL STATE AND FEDERAL LAWS AND REGULATIONS.
- APPROVAL OF THE SITE PLAN AND THE CONTRACT DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFIRMATION.
- PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN DURING THE CONSTRUCTION OF THE STORMWATER MANAGEMENT CHAMBERS AND MICRO SCALE PRACTICES (MSP) WITH GRAVEL SUBSTRATE INCLUDING RAIN GARDENS MICRO BIOTRETION SUBMERGED GRAVEL WETLANDS PERVIOUS CONCRETE ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION SIZE AND NUMBER OF CHAMBERS PLACED, THE LOCATION, SIZE AND DEPTH OF MEDIA LAYERS FOR MSPS. THE FINAL OCCUPANCY CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORTS HAVE BEEN ACCEPTED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
- FOLLOWING COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION AS-BUILT DRAWINGS OF THE

DISCREPANCIES

- THE PRIVATE STORMWATER MANAGEMENT AS-BUILTS MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF MOE'S FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE REJECTED. THE AS-BUILT DRAWINGS MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR OR ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY (THREE (3) COPIES). THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO CAD 2016 OR LATER VERSION OF AUTO CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE.
- DISCREPANCIES**
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
 - ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY.
 - THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVIEW THE CONTRACTOR'S FINDING TO CONFIRM THE DISCREPANCY.
 - THE CITY REPRESENTATIVE OR THE CONSULTANT WITH SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT APPROVAL, WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY.
 - THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY AREAS.

CITY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

- THE OWNER/DEVELOPER SHALL USE A CONTRACTOR/SUBCONTRACTOR CURRENTLY APPROVED BY THE CITY OF SALISBURY FOR CONSTRUCTION OF THE PARTICULAR TYPE OF IMPROVEMENT. PAYMENT TO THE CONTRACTOR SHALL BE THE OWNER'S/DEVELOPER'S RESPONSIBILITY. THE CITY OF SALISBURY MAY SUSPEND OR CANCEL CONSTRUCTION WHEN THE CONTRACTOR DOES NOT PROGRESS IN A CONTINUOUS MANNER AND/OR THE CONSTRUCTION METHOD OR MATERIALS SUPPLIED ARE LESS THAN THE STANDARD SET FORTH IN THE CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION. OR WHEN THE CONTRACTOR IS NOT IN COMPLIANCE WITH THE PUBLIC WORKS AGREEMENT AND RELATED RESPONSIBILITIES CONTAINED THEREIN. THE TYPE AND QUANTITY OF MATERIAL TESTING WILL BE DETERMINED BY THE CITY OF SALISBURY FIELD INSPECTOR DURING CONSTRUCTION, AS DESCRIBED IN THE CONSTRUCTION MATERIAL SPECIFICATIONS. TESTING SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- THE APPROVED UTILITY CONTRACTOR'S FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND HAVE AN APPROVED, SIGNED COPY OF THE UTILITY DRAWINGS, THE LATEST REVISION OF THE CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS (STANDARD DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS.
- ALL CONSTRUCTION WITHIN CITY RIGHT OF WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONTROLLED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES.

- DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWINGS AND THE STORMWATER MANAGEMENT PLAN (DRAWINGS) PRIOR TO BACKFILL. THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS BUILT DRAWINGS. THE RED LINE AS BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED. REFERENCED TO TWO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT CONCURRENTLY TO THE OWNER ONE SET OF RED LINE AS BUILT DRAWINGS SHOWING THE AFORESAID DATA AND ONE COPY OF THE RED LINE AS BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS BUILT DRAWINGS, THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.
- SEWER MAINS TO BE SDR 35 PVC.
- SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NOS. 300 101.
- ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MANHOLE IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
- FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES, CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS AND TO COORDINATE THE WORK AND INSPECTION.
- MAINTAIN 42" OF COVER OVER ALL NEW WATER MAINS.
- HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300 55.
- SLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300 51.
- WATER MAINS TO BE C-900.
- DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY'S CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRAIN ALL WATER MAIN JOINTS.
- #12 SOLID COATED COPPER TRACER WIRE TO BE USED ON ALL CITY WATER MAINS PER CITY STD. NO. 300 55.
- ALL VALVE BOXES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE VALVE BOX LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND VALVE BOX IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID.
- WATER METERS AND ASSOCIATED VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC. ANY METER OR VALVE FOUND TO BE IN SUCH AN AREA AFTER PROJECT COMPLETION, SHALL BE RELOCATED TO A DID APPROVED LOCATION. THE OWNER SHALL BEAR ALL EXPENSE ASSOCIATED WITH THE RELOCATION INCLUDING BUT NOT LIMITED TO ADDITIONAL INSPECTION FEE, WATER MAIN TAPS, PAVEMENT, CURB, GUTTER AND/OR SIDEWALK RESTORATION, ANY RESETTING AND ANY AND ALL ASSOCIATED APURTANCES.
- DEFLECT THE WATER MAIN AROUND OTHER UTILITIES PER CITY STD. NO. 300 42 AS NECESSARY TO AVOID CONFLICTS. MAINTAIN A MINIMUM OF 3" OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES. IF WATER MAINS ARE INSTALLED BEFORE ANY OTHER UTILITY WILL BE AT THE RISK OF THE CONTRACTOR.
- EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE CORPORATION STOP ON THE MAIN PER SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT INSPECTOR'S REQUIREMENTS. IF THE SERVICE DOES NOT HAVE A CORPORATION STOP IT SHALL BE ABANDONED PER CITY'S INSPECTOR'S REQUIREMENTS.

DEVELOPER'S CERTIFICATION

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

TABERNALE OF PRAYER CHURCH
C/O PASTOR DAVID EDWARDS
PO BOX 948
SALISBURY MD 21803
410 235 0918
edwards_1969@yahoo.com

DATE: _____

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 27125, EXPIRATION DATE JULY 24, 2026 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21193, EXPIRATION DATE FEBRUARY 28, 2026.

BRUCE E. PARKER P.E. R.L.S.
208 RIVEREDGE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: BRUCE@BEPENGLANDSCAPE.COM

DATE: _____

APPROVED: _____ CITY PROJECT # _____
CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT
Acting Director: John Tull DATE: _____

COMPREHENSIVE DEVELOPMENT PLAN

TITLE SHEET

Mitchell Road Tabernacle

PROPERTY LOCATION: 143 MITCHELL RD
FOR TABERNALE OF PRAYER CHURCH
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

DATE: 5/29/2024

SCALE: 1" = 20'

PROJECT: 50553

DATE: 11/15

APPROVED: _____
CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT

LANDSCAPE & LIGHTING LEGEND

- TR-1 2 - PLATANUS X ACERIFOLIA (LONDON PLANE) - OR SIMILAR DECIDUOUS SHADE TREE SPECIES - PROPOSED PLANTING LOCATION
- TR-2 3 - THUJA OCCIDENTALIS (AMERICAN ARBORVITAE) - OR SIMILAR EVERGREEN TREE FOR SCREENING - 4 TO 6 PROPOSED PLANTING LOCATION
- TR-3 16 - LAGERSTROEMIA X NATCHEZ (NATCHEZ CRAPE MYRTLE) - OR SIMILAR FLOWERING ORNAMENTAL TREE - 4 TO 6 PROPOSED PLANTING LOCATION
- BU-1 36 - ROSA 'KNOCK OUT' (KNOCK OUT ROSE) - OR SIMILAR FLOWERING SHRUB - 1 GALLON PLANTING LOCATION CONSOLIDATED INTO BEDS
- L-1 20 - SITE LIGHTING IN THE FORM OF A WALL MOUNTED WALLPACK LIGHT, PROVIDED BY OTHERS

BUFFER OF FOUNDATIONAL PLANTINGS TO BE PLANTED ALONG BUILDINGS MAIN FACADE TO INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (FROM SUMMERWEET (SPP. ALPINA) FROM 'SPINE' BURNING BUSH (EUONYMUS ALATUS), HYPERICUM SPIRAEA AZALEAS RHODODENDRON ATLANTICUM) AND JUMPERS (JUNIPERUS) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS WITH ANNUAL COLOR (TO BE SUPPLEMENTED WHERE APPLICABLE).

LANDSCAPE NOTES:

1. CONTRACTOR SHALL CONTACT MISS UTILITY AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL
2. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
3. THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 1.0' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY

N/F PARSONS RICHARD H PARSONS GAROLA DEED REF 2549/18 PARCEL 36 LOT 20 COMMERCIAL

N/F MITCHELL POND LIMITED PARTNERSHIP DEED REF 2252/812 PARCEL 2118 LOT 14A APARTMENTS

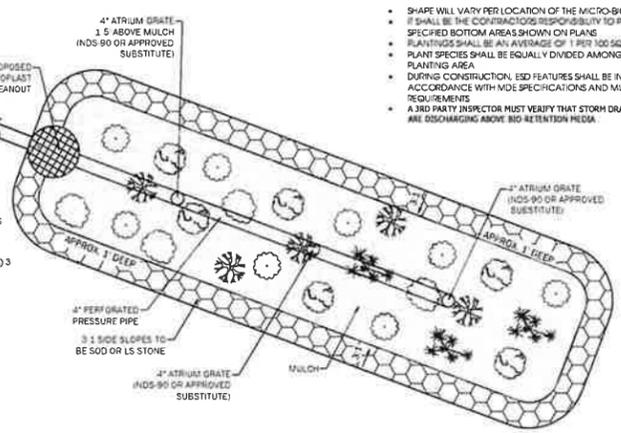
N/F CITY OF SALISBURY DEED REF 1023/46 PARCEL 1114 LOT 43A COMMERCIAL

CURVE DATA TABLE
E-H42°02'53"W
L=90'02"
T=45.29'
L=90.76'
R=1730.00'
C=90.75'

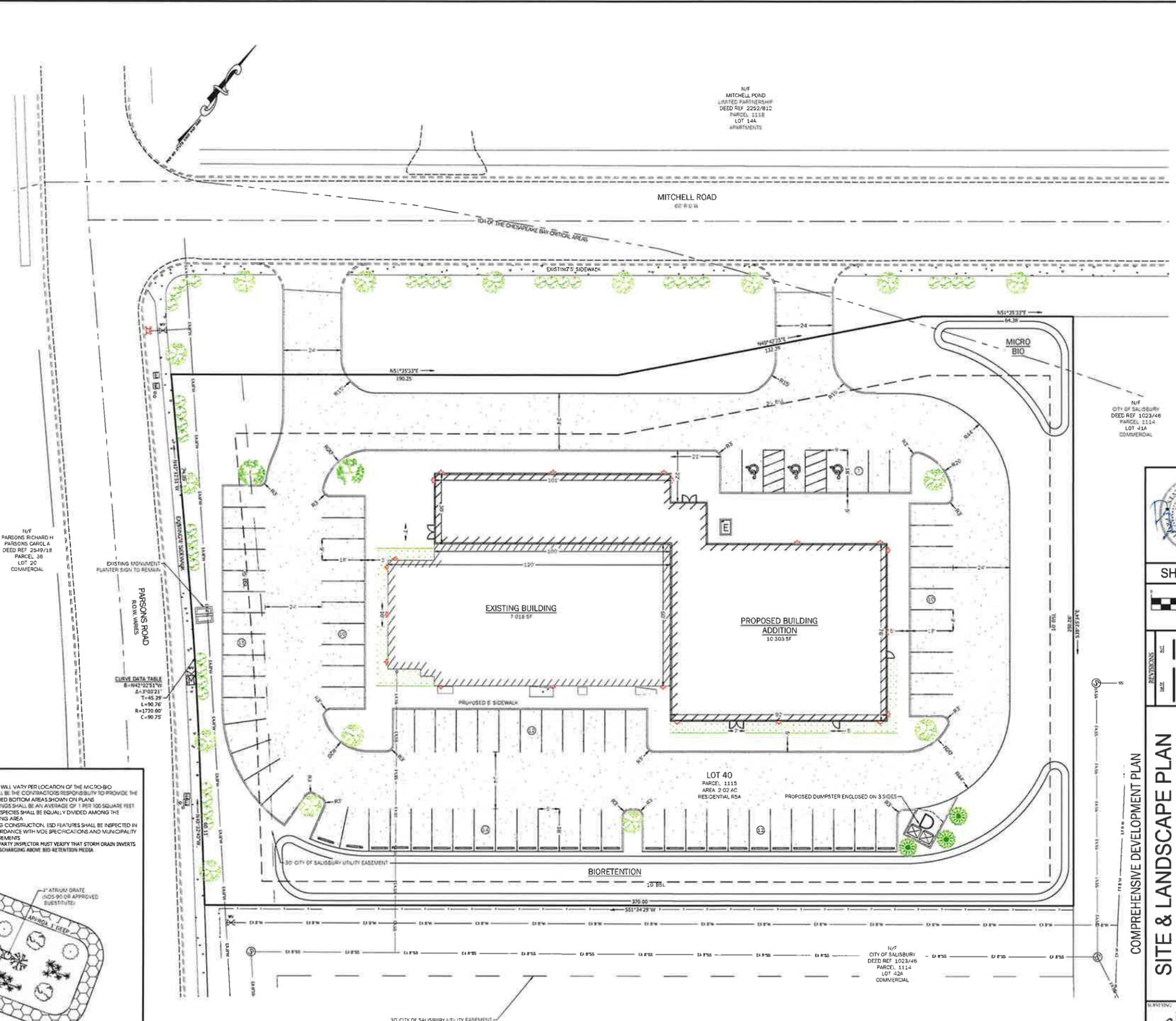
- NOTES**
- SHAPE WILL VARY PER LOCATION OF THE MICRO-BIO
 - SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE SPECIFIED BOTTOM AREAS SHOWN ON PLANS
 - PLANTINGS SHALL BE AN AVERAGE OF 1 PER 100 SQUARE FEET
 - PLANT SPECIES SHALL BE EQUALLY DIVIDED AMONG THE PLANTING AREA
 - DURING CONSTRUCTION, ESD FEATURES SHALL BE INSPECTED IN ACCORDANCE WITH MDC SPECIFICATIONS AND MUNICIPALITY REQUIREMENTS
 - A 3RD PARTY INSPECTOR MUST VERIFY THAT STORM DRAIN INVERTS ARE EXHIBING ABOVE BIO RETENTION MEDIA

PLANTING LEGEND

- WITCH HAZEL (HAMAMELIS VIRGINIANA) 3 GALLON
- SOUTHERN BAYBERRY (MORELIA PENNSYLVANICA) 3 GALLON
- WINTERBERRY (LIX VERICILLATA) 3 GALLON



TYPICAL PLAN BIORETENTION AREA (NTS)



SHEET 2 OF 2



DESIGNED BY	DATE
DRAWN BY	DATE
CHECKED BY	DATE
PROJECT NO.	1115

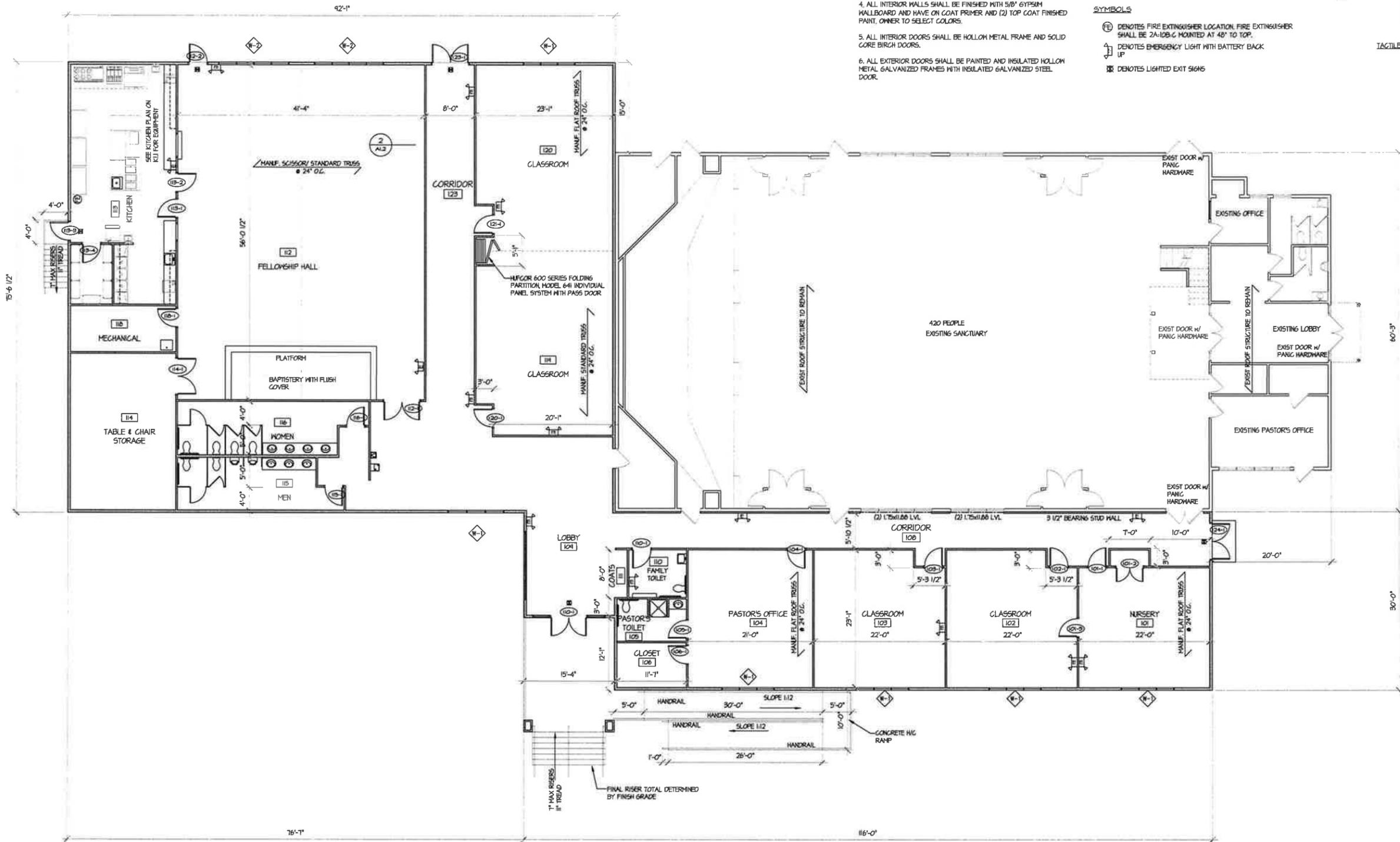
COMPREHENSIVE DEVELOPMENT PLAN

SITE & LANDSCAPE PLAN
Mitchell Road Tabernacle

PROPERTY LOCATION: 143 MITCHELL RD
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
DATE: 5/20/2024
SCALE: 1" = 20'



JUN 03, 2024 7:30am



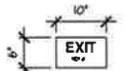
GENERAL NOTES

1. EXTERIOR WALLS SHALL BE 2x6 WOOD STUDS @ 1'-4" O.C. w/ 1/2" EXTERIOR GRADE PLYWOOD AND FINISHES AS PER ELEVATIONS.
2. ALL DIMENSIONS ARE TO FACE OF STRUCTURE.
3. INTERIOR WALLS SHALL BE 3 1/2" WOOD STUDS @ 16" O.C.
4. ALL INTERIOR WALLS SHALL BE FINISHED WITH 5/8" GYPSUM WALLBOARD AND HAVE ON COAT PRIMER AND (2) TOP COAT FINISHED PAINT, OWNER TO SELECT COLORS.
5. ALL INTERIOR DOORS SHALL BE HOLLOW METAL FRAME AND SOLID CORE BIRCH DOORS.
6. ALL EXTERIOR DOORS SHALL BE PAINTED AND INSULATED HOLLOW METAL GALVANIZED FRAMES WITH INSULATED GALVANIZED STEEL DOOR.

7. ENTRY DOOR SHALL BE ALUMINUM STORE FRONT WITH THERMAL BROKEN FRAME.
8. SEE SHEET A6.1 FOR ALL DOOR HARDWARE SETS AND TYPES.
9. ALL WINDOW HEADS ARE 7'-5" A.F.F.

SYMBOLS

- ⊕ DENOTES FIRE EXTINGUISHER LOCATION, FIRE EXTINGUISHER SHALL BE 2A-10B-C MOUNTED AT 48" TO TOP.
- ⊕ DENOTES EMERGENCY LIGHT WITH BATTERY BACK UP
- ⊕ DENOTES LIGHTED EXIT SIGNS



2" HIGH WHITE LETTERS AND BRAILLE RAISED 1/32" ON DARK COLOR BACKGROUND
SIGN TO BE MOUNTED AT 60" ABOVE FIN. FLOOR TO CENTER OF SIGN

TACTILE EXIT SIGN

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



W.F. HORN ARCHITECT, INC.
30083 W. BARRIER REEF BLVD. LEWES, DELAWARE
PHONE: 302-874-1820 302-231-2178

ADDITION TO
TABERNALE OF PRAYER
143 MITCHELL ROAD
SALISBURY, MARYLAND

TED 01/16/23 - FOR REVIEW

FLOOR PLAN AND NOTES

DESIGNED	WFH
DRAWN	WFH
CHECKED	XXX
DATE	00/00/00
PROJ. NO.	32204
SCALE	AS NOTED

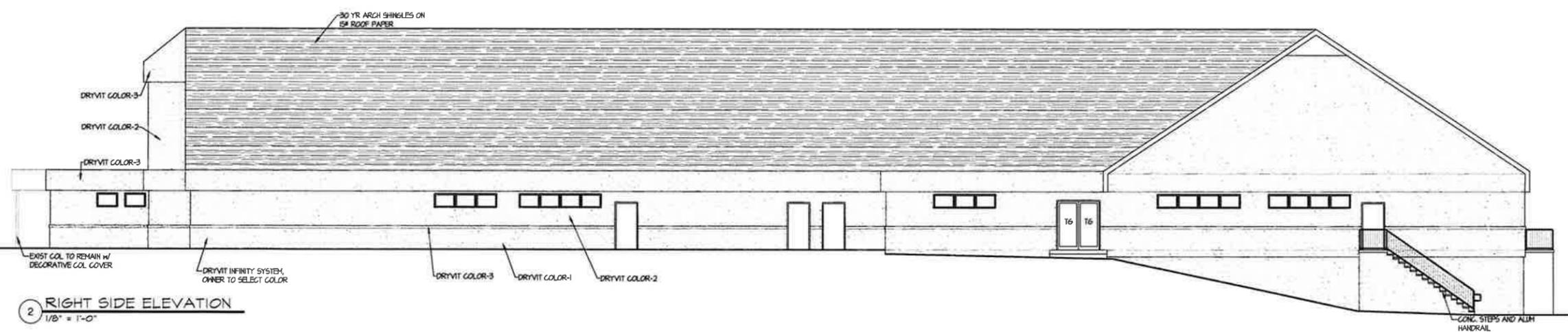
PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319, EXPIRATION DATE 1/6/2024.

THE PROFESSIONAL SERVICES OF THE ARCHITECT ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF TABERNALE OF PRAYER. NO OTHER OBLIGATION IS ASSUMED BY THE ARCHITECT IN BENEFIT OF ANY OTHER PERSON INVOLVED IN PROJECT.



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



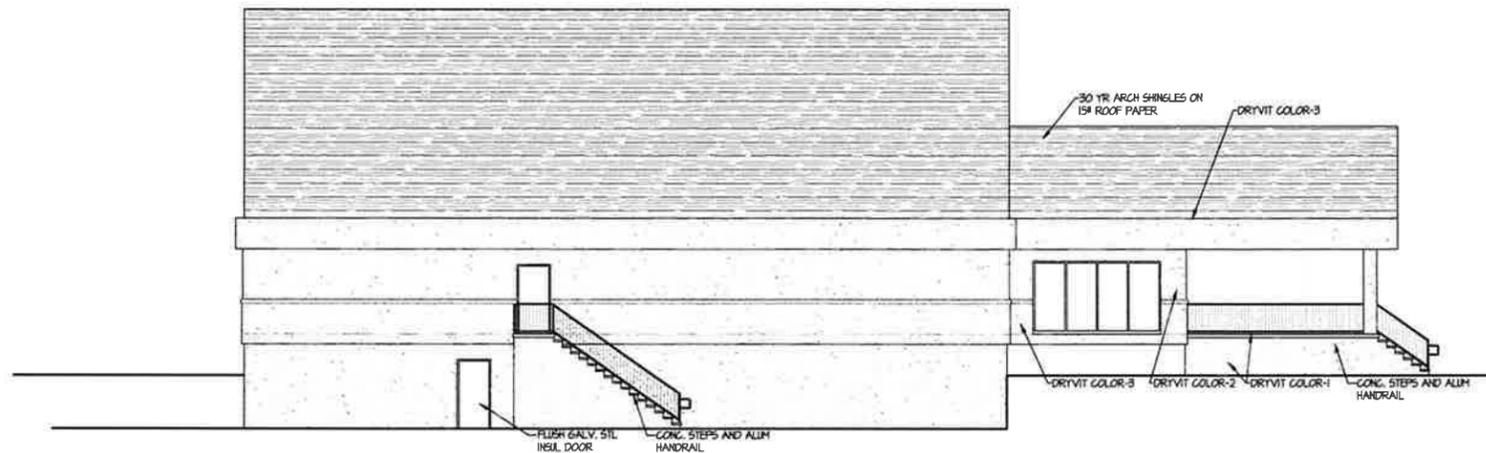
ADDITION TO
TABERNACLE OF PRAYER
143 MITCHELL ROAD
SALISBURY, MARYLAND

ELEVATIONS
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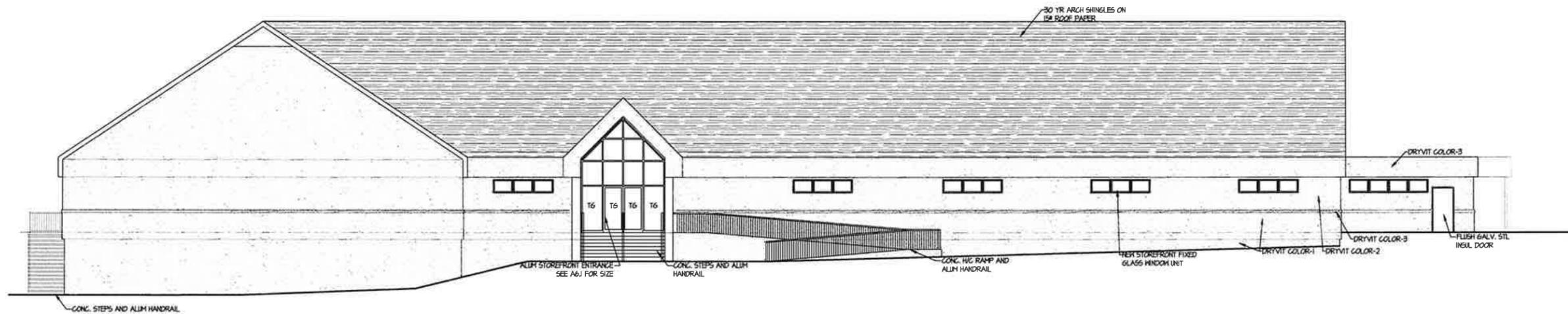
PROFESSIONAL CERTIFICATION
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DESIGNED	WFH
DRAWN	WFH
CHECKED	XXX
DATE	00/00/00
PROJ. NO.	32204
SCALE	AS NOTED
SHEET NO.	A2.1



3 REAR ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION
1/8" = 1'-0"

W.F. HORN
ARCHITECT, INC.
30093 W. BARRIER REEF BLVD.
LEWES, DELAWARE
PHONE: 302-674-1620 302-231-2176

ADDITION TO
TABERNACLE OF PRAYER
143 MITCHELL ROAD
SALISBURY, MARYLAND

ELEVATIONS
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DESIGNED	WFH
DRAWN	WFH
CHECKED	XXX
DATE	00/00/00
PROJ. NO.	32204
SCALE	AS NOTED
SHEET NO.	A2.2