



# 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



RANDY TAYLOR  
MAYOR

ANDY KITZROW  
CITY ADMINISTRATOR

JULIE M. GIORDANO  
COUNTY EXECUTIVE

BUNKY LUFFMAN  
DIRECTOR OF ADMINISTRATION

## SALISBURY-WICOMICO COUNTY PLANNING AND ZONING COMMISSION

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### AGENDA

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**REGULAR MEETING**

**January 16, 2024**

ROOM 301, THIRD FLOOR  
GOVERNMENT OFFICE BUILDING

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

**Meeting Minutes for December 19, 2024 will be presented at February's meeting.**

**1:35 P.M. ZONING RECOMMENDATION FOR ANNEXATION – OLD QUANTICO ROAD ANNEXATION**

– Quantico Company, LLC, rep. by Davis, Bowen & Friedel – 28646 & 28650 Old Quantico Road  
– R-5A Residential – M-0037, G-0012, P-0034 & 0035, L-1 & 2 - #202500009 (H. Eure)

**PRELIMINARY COMPREHENSIVE PLAN APPROVAL – WOODBROOKE MEDICAL LOTS 1 & 2**

– G2 Properties LLC, rep. by Parker and Associates – Woodbrooke Dr., and Mt Hermon Rd. – LBI Light Business and Institutional District, and Wellhead Protection District – M-0110, G-0021, P-2447 - #24-021 (J. Jean)

**PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – ZIGGI'S COFFEE –**

Coffee Lotus of Ocean City, rep. by Solutions IPEM, LLC – Summer Drive – PDD #3 Planned Residential District No. 03 – Moore Property – M-0039, G-0011, P-0745 - #24-010 (J. Crenshaw)



## Infrastructure and Development Staff Report January 16, 2025

### I. BACKGROUND INFORMATION:

Project Name: Old Quantico Road Annexation  
Applicant/Owner: Quantico Company, LLC rep. by Davis, Bowen & Friedel  
Infrastructure and Development Case No.: 202500009  
Nature of Request: Zoning Recommendation for Annexation  
Location of Property: 28646 & 28650 Old Quantico Road; Map #0037; Grid #0012;  
Parcel #0034 & 0035; Lot: 1 & 2  
Requested Zoning District: R-5A Residential

### II. SUMMARY OF REQUEST:

#### A. Introduction:

The City Council has referred the Old Quantico Road annexation to the Planning Commission for review and recommendation of an appropriate zoning designation. The properties are located on the northerly side of Old Quantico Road, north of Nanticoke Road, and total 1.159 acres in size. **(Attachments 1 – 3)**

#### B. Area Description:

The requested annexation area consists of two (2) lots that total 1.159 acres in size. Each lot is approximately 25,000 sq. ft. in area, and both have been improved with residential uses. **(Attachments 3 – 5)**

### III. ZONING ANALYSIS:

#### A. Existing Zoning:

The annexation area and the adjoining County area north of Nanticoke Road is zoned R-8 Residential. South of Nanticoke Road, the properties are within the City's Neighborhood Business zoning district. West of the Pecan Square Shopping Center, properties are again in the County's R-8 Residential district.

#### B. County & City Plans.

The County Comprehensive Plan designates these properties and area as Medium Density Residential. The County Zoning Code permits apartments within the R-8 Residential district by special exception from the Planning Commission. Density is

permitted at a rate of 12 units per acre. **(Attachments 6 – 8)** The City's Comprehensive Plan targets this as Medium Density Residential as well. The City's R-5A Residential zoning district allows a density of 12 units per acre. **(Attachments 9 & 10)**

**C. Zoning for Annexed Areas.**

**1. Introduction.**

Current City policy requires that all areas to be annexed shall be submitted to the Salisbury-Wicomico Planning Commission for review and recommendation of an appropriate zoning district. The Zoning Code does not establish specific procedures for zoning lands to be annexed to the City of Salisbury. The classification of future City areas, therefore, is conducted consistent with local adopted plan recommendations and Maryland Annexation Law.

**2. Adopted Plans.**

The Planning Commission is a jointly established agency for both the City of Salisbury and Wicomico County. One of its basic charges is to prepare and recommend various plans guiding the long-range development of both jurisdictions.

The information below summarizes the legal status of the plans currently in effect for Wicomico County and the City of Salisbury.

- a. The Salisbury Comprehensive Plan - The Salisbury City Council adopted the current Comprehensive Plan on July 12, 2010. That document includes land use policies for all lands within the Corporate Limits as well as a Municipal Growth Element addressing growth areas outside the Corporate Limits. This property is included within the Municipal Growth Area, and designates this area as Medium Density Residential.
- b. The Wicomico County Comprehensive Plan - The Wicomico County Council adopted the County Plan on March 21, 2017. This area is designated Medium Density Residential.

**3. Maryland Law.**

House Bill 1141 made two (2) changes to Annexation Procedures that became effective October 1, 2006. They are:

1. **The Five-Year Rule.** First, the rule is applied solely on zoning. The issue becomes the degree of use change from the current County zoning classification to the proposed municipal classification following the annexation. When the zoning change is from one residential zone to another, “substantially different” is defined as a density change. The five-year rule does not apply for a density change unless the proposed zoning is denser by 50 percent. For example, if the current zoning permits 1 unit per acre, the new zoning can be subject to the five-year rule if it permits anything more than 1.5 units per acre. A municipality may obtain a waiver from the County to avoid the five-year wait until the new zoning classification applies.
2. **Annexation Plans Required.** An annexation plan is required that replaces the “outline” for the extension of services and public facilities prior to the public hearing for an annexation proposal. This section contains no additional language for the content of the annexation plan to be adopted, but does require it to be consistent with the municipal growth element for any annexations that begin after October 1, 2009 (unless extended for up to two six-month periods). The Plan must be provided to the County and the State (the Maryland Department of Planning) at least 30 days prior to the hearing.

**IV. DEVELOPMENT SCENARIO:**

**A. Proposed Use:**

The applicant/owner proposes to demolish the existing residential buildings and construct twelve (12) residential apartments. The apartments will be either garden-style apartments, townhouse-style apartments, or a combination of both styles. **(Attachment 11)**

**B. Access:**

Access to the site will be from one (1) entrance along Old Quantico Road.

**C. Configuration and Design:**

The annexation area is generally rectangular shaped and will adjoin the existing City boundaries to the south via the Old Quantico Road roadbed.

**D. Estimated Development Impacts:**

This site is a relatively small project, as only twelve (12) apartment units are proposed. Impacts on the surrounding neighborhood, as well as the City's infrastructure will be minimal.

**V. ZONING RECOMMENDATION:**

The specific purpose of the Planning Commission's review is to make a zoning recommendation for the annexation area that is currently zoned R-8 Residential in the County.

The adopted Salisbury Comprehensive Plan designates nearby areas as residential, and the proposed use and requested zoning classification meets this designation by utilizing the R-5A Residential zoning. The proposed use of the site for an apartment complex is an appropriate use within the requested zoning classification, as apartments are an inherently permitted use within this district.

Staff recommends that the Planning Commission forward a **Favorable** recommendation to the Mayor and City Council for this property to be zoned **R-5A Residential** upon annexation.

July 15, 2024

City of Salisbury  
Department of Infrastructure & Development  
125 N. Division St., #202  
Salisbury, MD 21801

*Ring W. Lardner, P.E.  
W. Zachary Crouch, P.E.  
Michael E. Wheedleton, AIA, LEED GA  
Jason P. Loar, P.E.  
Jamie L. Sechler, P.E.*

Attn: Ms. Amanda Rodriguez, City Planner

Re: Annexation Request  
TM: 37, Grid: 12, Parcels 34 & 35  
DBF # 4280A002.A01

Dear Ms. Rodriguez:

On behalf of the owners Quantico Company, LLC, we are hereby submitting an Annexation Request to the City of Salisbury for the consideration of City Council to annex two parcels located within the jurisdiction of Wicomico County on the north side of Nanticoke Road (State Rt 349), and the associated right-of-way for Parsons Road and Old Quantico Road (County Rd 815) to serve these parcels. The total area proposed to be annexed is 1.966 +/- Acres.

Due to the failing septic systems on these parcels and the close proximity of available City water and sewer services, the property owners are requesting annexation into the City to improve the site's current infrastructure. These parcels are identified as Medium Density Residential per the future land use map in the City's Comprehensive Plan. The owners are requesting a zoning designation of R-5A. If you have any questions please let me know.

Sincerely,  
DAVIS, BOWEN & FRIEDEL, INC.



Timothy M. Metzner, RLA, LEED AP ND  
Associate / Sr. Landscape Architect

TMM

P:\4280\4280A001.A01 - Old Quantico Rd Townhouses\SUBMIT\City of Salisbury\2024-07-10 - Annexation Plan\Project Description.docx

# CITY OF SALISBURY

## PETITION FOR ANNEXATION

To the Mayor and Council of the City of Salisbury:

I/We request annexation of my/our land to the City of Salisbury.

Parcel(s) # 34  
35  
Map # 37

SIGNATURE (S)

Signature  07/10/2024 | 11:17 AM PDT  
Printed chad wilson Date

Signature  07/10/2024 | 2:52 PM EDT  
Printed Joshua Mast Date

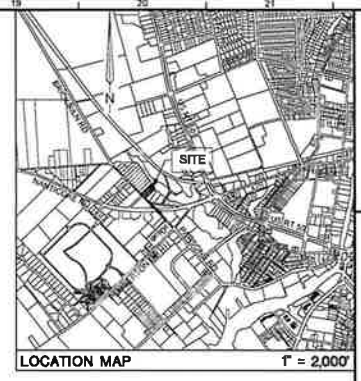
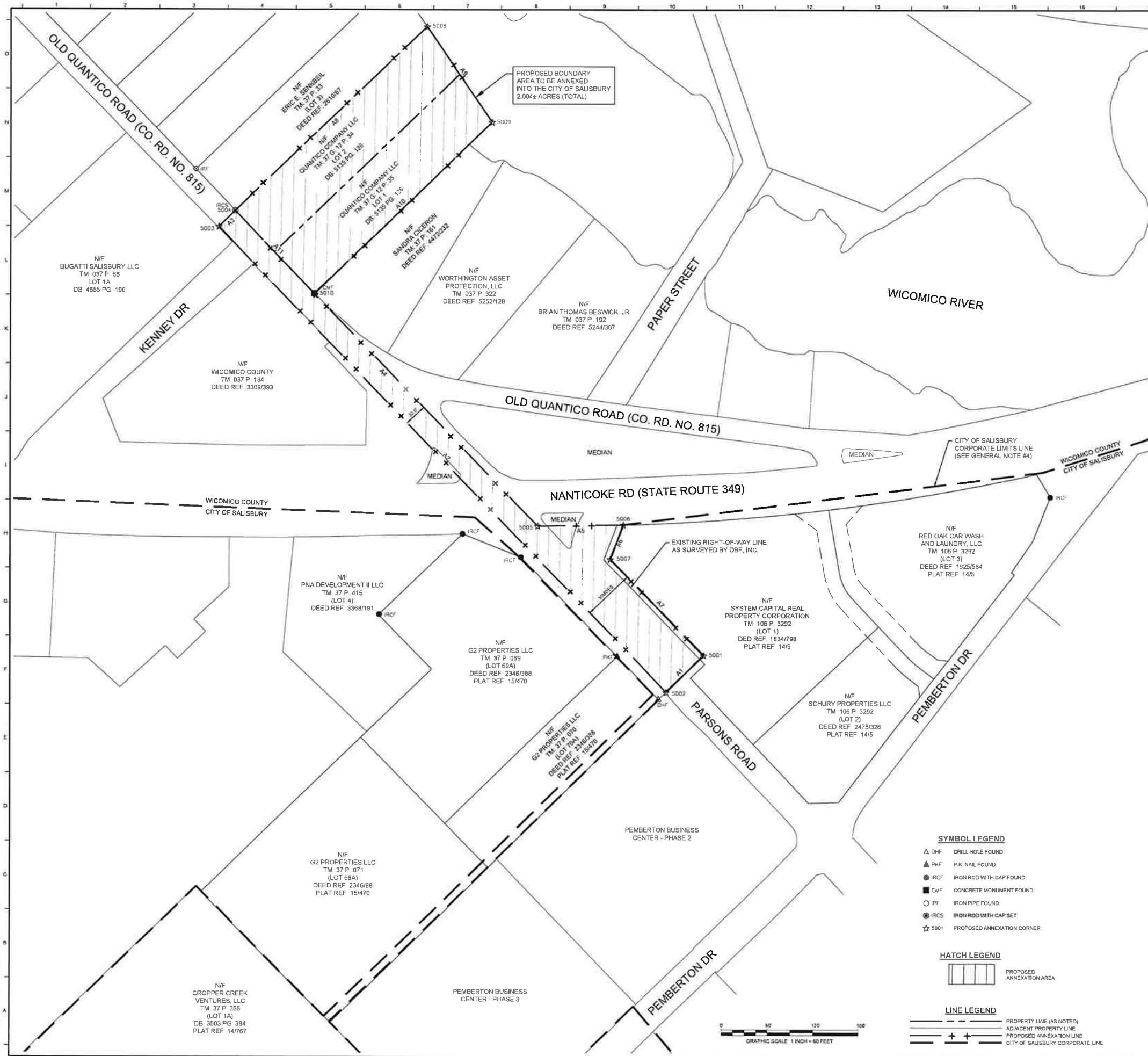
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Printed \_\_\_\_\_

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Printed \_\_\_\_\_









**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS DRAWING IS TO PROPOSE PARCELS 34, 35 AND A PORTION OF OLD QUANTICO ROAD (CO. RD. NO. 815), NANTICOKE ROAD (STATE ROUTE 349) AND PARSONS ROAD (WICOMICO COUNTY TAX MAP 37) TO BE ANNEXED INTO THE CITY OF SALISBURY CORPORATE LIMITS AS SHOWN HEREON.

**GENERAL NOTES:**

1. OWNER OF RECORD
2. PARCELS 34 & 35  
 QUANTICO COMPANY, LLC  
 207 HUNTWOOD DRIVE  
 GAMBRIELLS, MD. 21054  
 DEED REF: 5135126  
 PLAT REF: JCK 14091
3. ADJOINING PLAT REF. AS NOTED
4. CITY OF SALISBURY CORPORATE LINE SHOWN FROM CAD FILE SUPPLIED BY CITY OF SALISBURY SURVEYING DEPARTMENT.

**AREA CALCULATIONS:**

**PARCEL AREAS (34 & 35)**  
 TOTAL = 1.159± AC.

**P/O PARCEL 3302 & LOT 1)**  
 TOTAL = 0.037± AC.

**ROAD AREAS**  
 TOTAL = 0.808± AC.

**TOTAL AREA = 2.004± AC.**

CITY OF SALISBURY  
 INFRASTRUCTURE & DEVELOPMENT

BY \_\_\_\_\_  
 DATE \_\_\_\_\_

**COORDINATE TABLE**

Point	Northing	Easting
5001	258498.595	1708480.502
5002	258450.009	1708431.060
5003	259093.145	1707842.050
5004	259083.928	1707853.694
5005	25869.518	170825.191
5006	25887.175	1708374.282
5007	258625.505	1708357.882
5008	259325.794	1708115.500
5009	259200.212	1708201.265
5010	258975.642	1707968.164

**ANNEXATION LINE TABLE**

LINE	BEARING	DISTANCE
A1	S 45° 30' 02" W	69.32
A2	N 43° 50' 59" W	850.21
A3	N 46° 09' 01" E	30.00
A4	S 43° 50' 59" E	874.64
A5	N 89° 08' 21" E	112.48
A6	S 20° 36' 55" W	48.79
A7	S 44° 12' 05" E	177.03
A8	N 48° 09' 31" E	249.09
A9	S 34° 20' 58" E	152.00
A10	S 46° 04' 04" W	323.68
A11	N 43° 58' 21" W	150.47

- SYMBOL LEGEND**
- △ DHF DRILL HOLE FOUND
  - ▲ PKF P.K. NAIL FOUND
  - IRCF IRON ROD WITH CAP FOUND
  - CMF CONCRETE MONUMENT FOUND
  - IRPF IRON PIPE FOUND
  - ⊙ IRCS IRON ROD WITH CAP SET
  - ☆ 5001 PROPOSED ANNEXATION CORNER

- HATCH LEGEND**
- [Hatched Box] PROPOSED ANNEXATION AREA

- LINE LEGEND**
- PROPERTY LINE (AS NOTED)
  - - - ADJACENT PROPERTY LINE
  - PROPOSED ANNEXATION LINE
  - CITY OF SALISBURY CORPORATE LINE



**DAVIS BOWEN & FRIEDEL, INC.**  
 ARCHITECTS • ENGINEERS • SURVEYORS  
 11007 HUNTWOOD DRIVE, SUITE 201, SALISBURY, MARYLAND 21801  
 410.767.7474

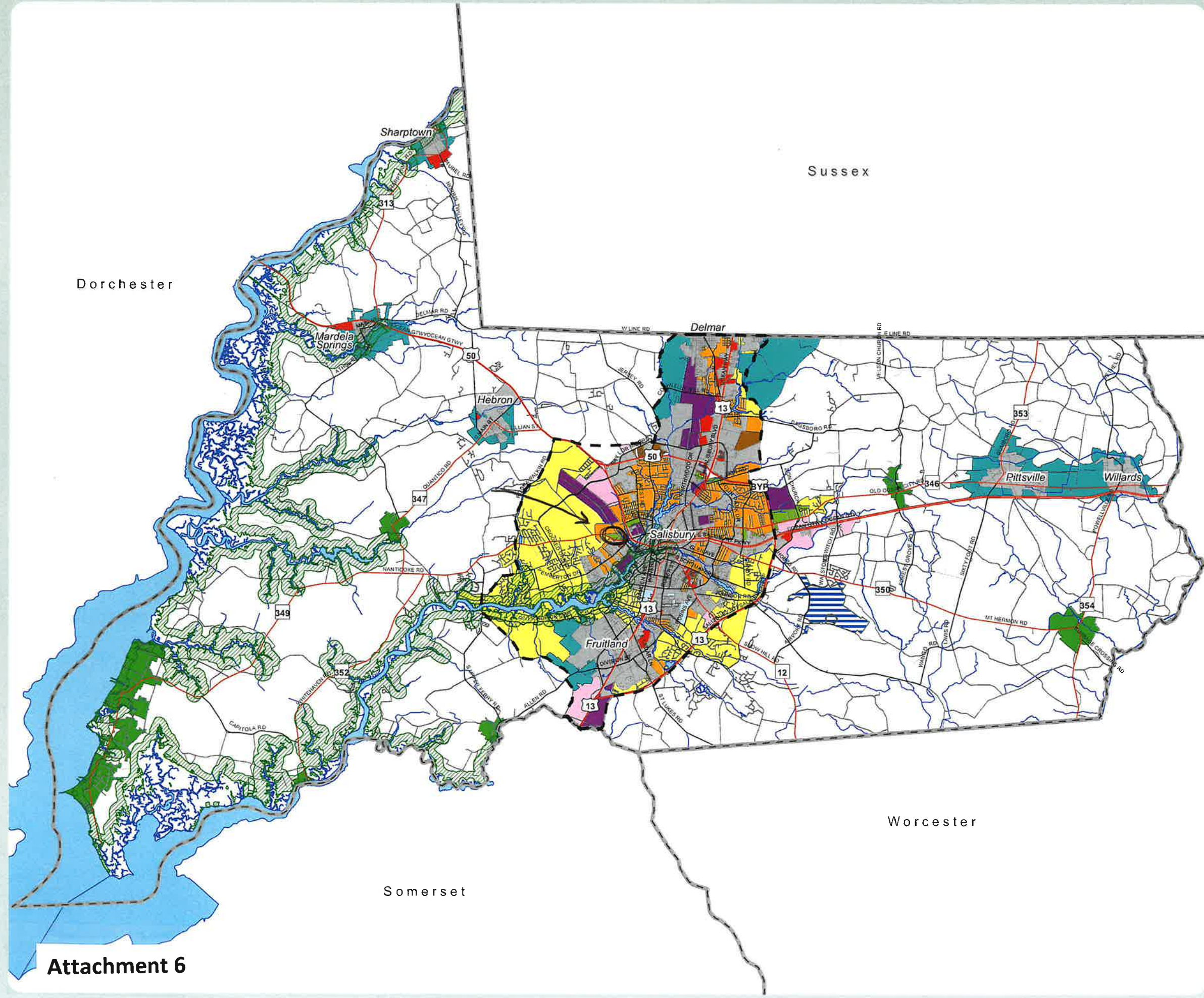
**ANNEXATION PLAN**  
 of the Lands of  
**QUANTICO COMPANY, LLC**  
 OLD QUANTICO ROAD (CO. RD. NO. 815)  
 SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MD.

DATE	COMMENTS
06/20/24	ADJUST ANNEXATION LINE PER CITY

Date: JUNE 2024  
 Scale: 1"=60'  
 Dwn. By: MLT  
 Proj. No.: 4280A001

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC. AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2024

**Wicomico County**  
COMPREHENSIVE PLAN



- County Boundaries
- Metro Core
- Municipal Areas
- Critical Area (2001)
- Land Use Plan**
- Agricultural Resource
- Airport
- Commercial
- Industrial
- Light Business and Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Municipality
- Salisbury University Planning Area
- Town Transition
- Urban Corridor
- Rural Village

Sources:  
 \*Salisbury/Wicomico Department of Planning,  
 Zoning & Community Development  
 \*CBCA - Maryland DNR (2001)



Salisbury/Wicomico County Department  
 of Planning, Zoning & Community Development

0 16,000 32,000  
 Feet

Attachment 6

Map 7-2: Land Use Plan



Wicomico County, Maryland  
 2017 Comprehensive Plan

WICOMICO COUNTY CODE

Use Description	Zoning District									
	A-1	V-C	R-8	R-15	R-20	REC	R-30	TT		
Manufactured home - single-wide (See § 225-88.)	SE	SE								
Modular home	P	P	P	P	P	SE	P	P		
Tenant house (See § 225-89.)	P									
Two-family	SE	SE	SE	SE	SPC			SPC		SPC
Accessory apartment (See § 225-60.)	SE	SE	SE	SE	SE			SE		SE
Apartments (See § 225-78.)			SPC	SPC	SPC					SPC
Townhouse (See § 225-90.)		SPC	SPC	SPC	SPC					SPC
Hardship	SE	SE								SE
Emergency housing	P	P	P	P	P	SE	P	P	P	P
Dwelling unit with a commercial/business/office building in an approved PUD		SE	SE	SE						SE
Group homes	P	P	P	P	P	SE	P	P	P	P
Group home, more than 8 persons	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Group home, youth	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Guest rooms	P		P	P					P	
Home-based business (See § 225-97.)										
Type I home-based business	P	P	P	P	P	SE	P	P	P	P
Type II home-based business	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Type III home-based business	SE	SE								
Manufactured home park (See § 225-102.)	SPC	SPC								
Mobile office, temporary with an approved construction or development project	P	P	P	P	P	SE	P	P	P	P
Rehabilitative housing (See § 225-107.)	SE	SE	SE							SE
<b>Utilities:</b>										
Privately owned and operated utility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Public utilities										
Public utilities as defined in §§ 225-3 and 225-66	P	P	P	P	P	P	P	P	P	P
Relay stations, storage stations, electric substations, utility operation centers, and overhead electric power transmission lines of greater than 69,000 kv	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Solar, accessory	P	P	P	P	P	P	P	P	P	P
Solar, minor	SE	SE								SE

# Part 8 Special Standards for Particular Uses

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## Article XX Uses and Standards Enumerated

This Part 8 contains regulations that supplement the requirements found in other articles of this chapter. The following special development standards are applicable to permitted, accessory and special exception uses.

### § 225-76 Agriculture operation, farming.

- A. In the R-8 and R-15 Residential Districts and the TT Town/Transition District on less than five acres, agricultural uses shall be limited to:
  - (1) Raising of vegetables, including U-pick operations, field crops, plants, orchards, trees and shrubs, including wholesale nurseries; and
  - (2) Pasture for the grazing of livestock.
- B. In the R-20 and R-30 Residential Districts:
  - (1) On tracts of land of five acres to less than 20 acres, agriculture uses shall be limited to:
    - (a) The raising of vegetables, including U-pick operations, field crops, plants, orchards, trees and shrubs, including wholesale nurseries; and
    - (b) Pasture for the grazing of livestock.
  - (2) On tracts of land consisting of 20 acres or greater, all agricultural uses shall be permitted.

### § 225-77 Airfield.

- A. An airspace analysis by the Maryland Aviation Administration (MAA) and Federal Aviation Administration (FAA) for operation under visual flight rules shall be submitted with the application for a special exception.
- B. Landing areas for rotary wing aircraft shall be designed to comply with the Airport Design Guide of the FAA and MAA.
- C. Each landing, takeoff and utility area used by self-powered aircraft is provided with a dustproof surface.

### § 225-78 Apartment buildings.

- A. Design standards and restrictions:
  - (1) Apartment construction shall be according to a development plan, with adequate provisions for access and for adequate protection of the surrounding properties.
  - (2) When an apartment project is constructed, then each building shall adhere to the setback requirements of the district.
  - (3) External walk areas in apartment projects shall be lighted.
  - (4) Within apartment projects, no apartment building shall be closer than 30 feet from any other apartment building.
  - (5) Notwithstanding any other provisions of this chapter, apartment projects shall provide on-site open space areas equal to 25% of the total land area, excluding parking areas.

- (6) In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than six feet high.
  - (7) There shall be off-street loading, unloading and service areas provided as required in Part 10.
  - (8) The above standards shall not apply to apartment buildings that are part of a planned unit development or planned village conservation development.
- B. **Density: Apartment projects shall be limited to no more than 12 units per acre.**
- C. Family daycare is a permitted accessory use to an apartment building, provided the applicant receives written consent from the owner of the apartment building.

#### **§ 225-79 Assembly of finished products.**

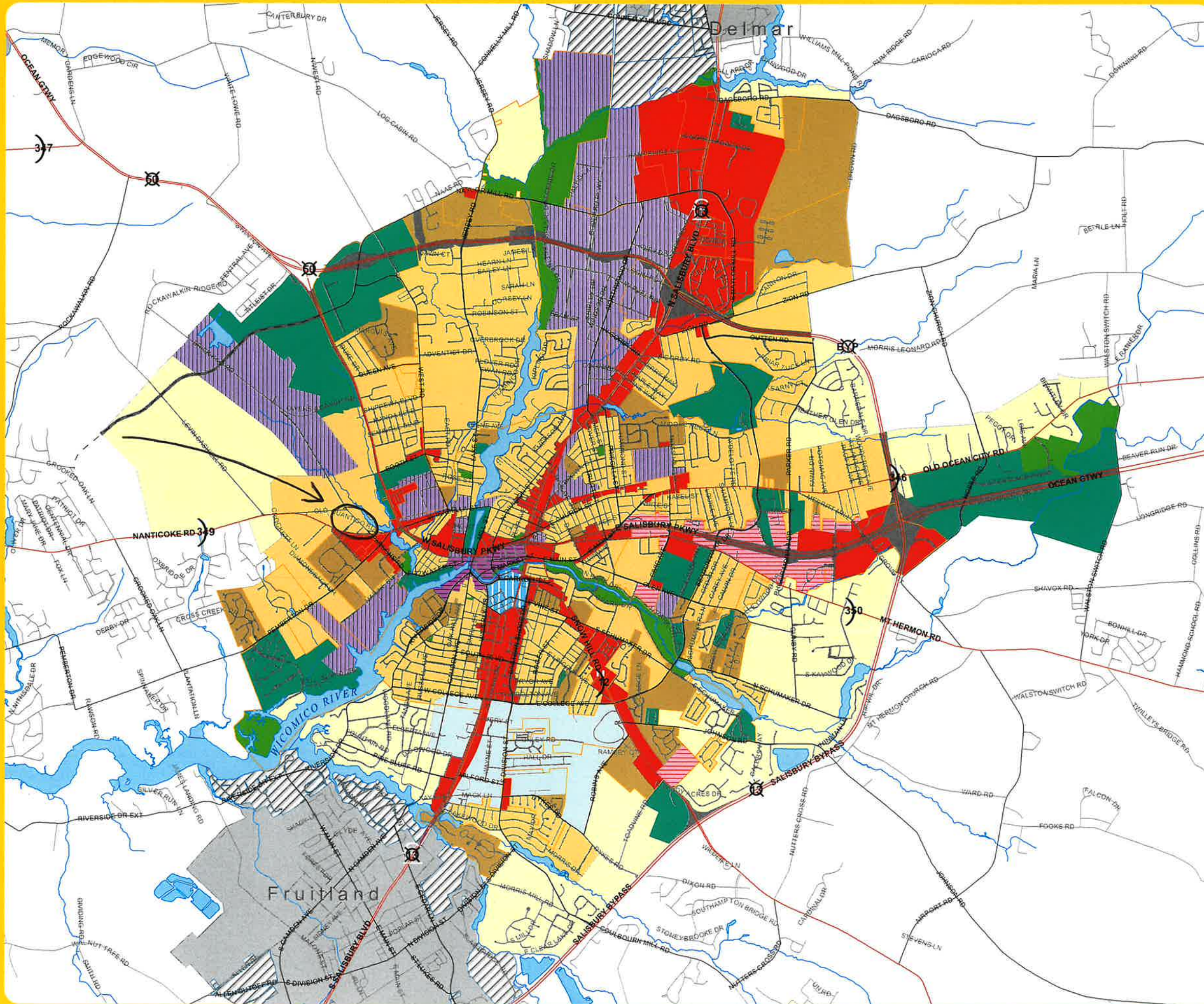
In the C-1 Select Commercial District, the manufacturing and assembly of a finished product may be permitted, provided all activities are conducted entirely within a building and retail sales of products made on site are a part of such activity.

#### **§ 225-80 Bed-and-breakfast.**

- A. The establishment shall be owner-occupied and -managed.
- B. Rooms located in a single-family dwelling shall not have individual exterior entrances.
- C. Such rooms may be offered to the traveling public for temporary occupancy not exceeding 30 days at any one visit.
- D. Only 10 rooms may be used for commercial guests.
- E. The breakfast meal shall be provided as a part of the room rental charge.

#### **§ 225-81 Campgrounds and recreational vehicle parks.**

- A. The maximum density does not exceed 20 campsites per acre.
- B. A minimum of 30% of the total camp area shall be reserved for open space. Open space areas shall not include areas required for individual campsites, roads, or service areas.
- C. Garbage and trash collection stations shall be provided in such numbers and at such locations so as to provide for the convenient and sanitary storage and collection of garbage and trash.
- D. Each park shall provide such fire protection equipment as may be required by the county or State Fire Marshal.
- E. Interior roadway standards shall be as recommended by the Department of Public Works.
- F. In addition to meeting the landscape standards of Part 11, all campgrounds shall be surrounded by a buffer/screening approved by the Board of Appeals. Existing natural vegetation, if appropriate, may be utilized to satisfy this requirement.
- G. Each site shall contain a stabilized parking pad of suitable material. Exposed ground surfaces in all parts of the campground shall be protected with a surface that is capable of preventing soil erosion or of suppressing dust.
- H. All campgrounds, including all facilities, roadways, and landscaping thereon, shall be maintained in a neat, orderly and attractive appearance.
- I. The Board of Appeals may permit grocery and supply stores and laundry establishments to serve the users of the campground. Such establishments shall be shown on the approved site diagram.



- Major Roads
- Minor Roads
- Local Roads
- - - Westside Collector
- Streams
- Waterbodies
- Salisbury Corporate Limits
- Fruitland/Delmar Growth Areas
- Salisbury Future Land Use**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business and Institutional
- Central Business District
- Commercial
- Industrial
- Mixed Use
- Parks and Open Space
- Peninsula Regional Medical Center
- Salisbury University
- Medians and ROW

Sources:  
\*Salisbury/Wicomico Department of Planning,  
Zoning & Community Development

Salisbury/Wicomico County Department  
of Planning, Zoning & Community Development

0 4,000 8,000



17.168.030 - Permitted density.

Land area used to compute density for apartment development shall not include public streets needed to serve the development.

A. Density for apartment development, except for the housing of the elderly and handicapped shall be as follows:

District	Units/Acre
R-5A	12
R-8A	10
R-10A	8
RR-5A	15

B. Housing of Elderly and Handicapped.

1. Density for apartment development for the housing of the elderly and handicapped shall be as follows:

District	Units/Acre
R-5A and RR-5A	20
R-8A and R-10A	12

2. For the purpose of density, elderly and handicapped housing shall include only residential units:

- a. Are operated as housing for older persons in accordance with and satisfying the terms and provisions of the Federal Fair Housing Act, Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, 42 U.S.C. section 3607, including those requiring at least one permanent occupant of eighty (80) percent of the occupied units to be at least fifty-five (55) years of age; pro



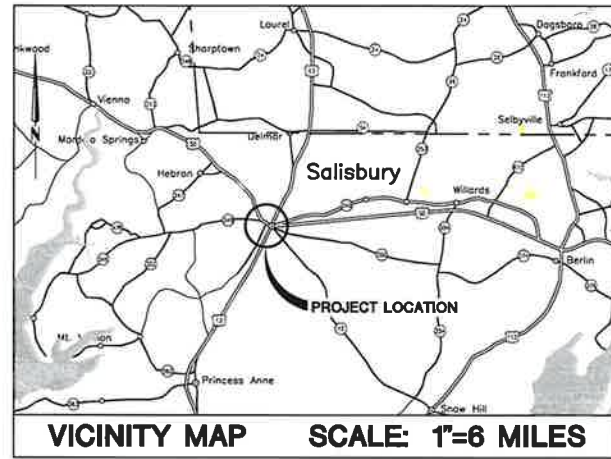
# OLD QUANTICO RESIDENTIAL OLD QUANTICO ROAD WICOMICO COUNTY, MARYLAND

DBF PROJECT NO. 4280A001

DECEMBER 2022

## GENERAL NOTES

- ON-SITE TOPOGRAPHIC SURVEY BY DAVIS, BOWEN & FRIEDEL, INC. TAKEN ON SEPTEMBER 19, 2022. HORIZONTAL DATUM IS MARYLAND STATE GRID, NAD 83. VERTICAL DATUM IS BASED ON BENCHMARK CONCRETE MONUMENT FOUND, ELEV. 26.86'.
- CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITY WORK AND APPURTENANCES AND DETERMINATION OF RIGHT-OF-WAY.
- BEFORE ANY EXCAVATION IS PERFORMED, CONTRACTOR SHALL CALL "MISS UTILITY OF DELMARVA" (1-800-441-8355) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- RIGHT-OF-WAY LINES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL RIGHT-OF-WAY LINES AND EASEMENTS PRIOR TO BEGINNING CONSTRUCTION AS NECESSARY FOR CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUTS NECESSARY FOR THE INSTALLATION OF THE WORK.
- EXISTING UTILITY LOCATIONS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION, AND ARE SHOWN ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL TEST PIT TO VERIFY LOCATION, SIZE, MATERIALS AND INVERT OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON THE DRAWINGS, SHALL BE REPAIRED BY THE CONTRACTOR, TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THE RELOCATION KEPT TO A MINIMUM DISTANCE.
- WHENEVER EXCAVATION DISRUPTS GUY WIRES OR ENDANGERS EXISTING UTILITY POLES, THE POLE SHALL BE BRACED AND/OR GUY WIRES RELOCATED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION TO PROTECT ALL TREES, SHRUBS, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION OPERATIONS UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. DAMAGED LANDSCAPING SHALL BE REPLACED IN-KIND, TO THE SATISFACTION OF THE PROPERTY OWNER.
- CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET, OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO: SIGNS, LANDSCAPING, CULVERTS, FENCES, PROPERTY MARKERS OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS ENCOUNTERED. ALL ASSOCIATED COST SHALL BE INCLUDED IN THE APPROPRIATE PRICES BID.
- ALL PAVING, DRIVEWAYS, ETC., NOT DESIGNATED FOR REPLACEMENT, DAMAGED BY THE CONTRACTOR, SHALL BE REMOVED AND REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PROTECT ALL STATE, COUNTY, CITY, AND OTHER PROPERTY FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR IS TO BE REPAIRED AT THE CONTRACTOR'S EXPENSE, TO THE SATISFACTION OF THE COUNTY'S PROJECT MANAGER.
- THE CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION, ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLAN AND/OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE OWNER OR ENGINEER.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CONTRACT DOCUMENTS, INCLUDING PLANS, NOTES AND SPECIFICATIONS.
- THE CONTRACT DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
- TOTAL LOD = 0.826 AC
- SITE WORK SHALL CONFORM TO MARYLAND DEPARTMENT OF TRANSPORTATION, STATE HIGHWAY ADMINISTRATION'S SPECIFICATIONS ENTITLED, "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" DATE JULY 2008 REVISIONS THEREOF, OR ADDITIONS THERETO, AND THE SPECIAL PROVISIONS.



EXISTING		PROPOSED	
---	PROPERTY LINE OR RIGHT-OF-WAY LINE	---	PROPERTY LINE OR RIGHT-OF-WAY LINE
---	SHORE LINE	---	SHORE LINE
---	PUBLIC UTILITY EASEMENT	---	PUBLIC UTILITY EASEMENT
X	FENCE	X	FENCE
---	CONTOUR	---	CONTOUR
24.24	SPOT ELEVATIONS: SURFACE	24.24	SPOT ELEVATIONS: SURFACE
24.24	SPOT ELEVATIONS: TOP OF CURB	24.24	SPOT ELEVATIONS: TOP OF CURB
24.24	SPOT ELEVATIONS: BOTTOM OF CURB	24.24	SPOT ELEVATIONS: BOTTOM OF CURB
---	SWALE	---	SWALE
---	EDGE OF WOODS, LIMITS OF CLEARING LINE	---	EDGE OF WOODS, LIMITS OF CLEARING LINE
---	UNDERGROUND ELECTRIC LINE	---	UNDERGROUND ELECTRIC LINE
OH/E	OVERHEAD ELECTRIC LINE	OH/E	OVERHEAD ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE	T	UNDERGROUND TELEPHONE LINE
G	UNDERGROUND GAS LINE	G	UNDERGROUND GAS LINE
---	SEWER MAIN, MANHOLE, AND CLEANOUT	---	SEWER MAIN, MANHOLE, AND CLEANOUT
---	WATER MAIN, HYDRANT, VALVE, AND METER	---	WATER MAIN, HYDRANT, VALVE, AND METER
---	STORMDRAIN, MANHOLE, AND INLET	---	STORMDRAIN, MANHOLE, AND INLET
---	CURB, CURB AND GUTTER	---	CURB, CURB AND GUTTER
---	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING	---	CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING
---	BITUMINOUS PAVING	---	BITUMINOUS PAVING
---	BUILDING	---	BUILDING
---	ITEMS TO BE DEMOLISHED	---	ITEMS TO BE DEMOLISHED
---	DECIDUOUS TREE, EVERGREEN TREE, AND SHRUBS	---	DECIDUOUS TREE, EVERGREEN TREE, AND SHRUBS
---	ROAD SIGN, MAIL BOX	---	ROAD SIGN, MAIL BOX
---	LIGHT POLE	---	LIGHT POLE
---	UTILITY POLE WITH GUY WIRES	---	UTILITY POLE WITH GUY WIRES

## ABBREVIATIONS

PR	PROPOSED
EX	EXISTING
D.I.	DUCTILE IRON

## SITE DATA

LAND OWNER:	QUANTICO COMPANY LLC 2027 HUNTHOOD DR. GAMBRILLS, MD, 21054	EX. IMPERVIOUS SURFACE:	0.399 ACRES
ENGINEER:	DAVIS, BOWEN & FRIEDEL, INC. 601 E. MAIN ST., SUITE 100 SALISBURY, MARYLAND 21804 PHONE: 410-543-5091 FAX: 410-543-4172	EX. IMPERVIOUS %:	35%
PROPERTY ADDRESS:	28646 & 28650 OLD QUANTICO RD SALISBURY, MD 21801	PRO. IMPERVIOUS SURFACE:	.511-.641 ACRES
TAX MAP, GRID, PARCEL NO.:	37,12,34 & 37,12,35	PRO. IMPERVIOUS %:	44-55%
DEED REF.:	5135/126	FLOOD ZONE:	ZONE AE - BASE FLOOD ELEVATION 14' (FIRM MAP 2404SC0251E, DATED AUGUST 17, 2015)
ZONING:	WICOMICO COUNTY R-8	MAX DENSITY:	12 UNITS PER ACRE
BUILDING SETBACKS:	30' FRONT SETBACK 10' SIDE SETBACK 30' REAR SETBACK	PLANNED DENSITY:	12 UNITS
DISTANCE BETWEEN BUILDINGS:	30'	PARKING REQUIRED:	2.5 SPACE PER UNIT, 30 SPACES
MAX BUILDING HEIGHT:	TOWNHOUSE = 35' APARTMENT = 50'	PARKING PROVIDED:	30-33 SPACES (INCLUDING 2 HANDICAP)
MAX LOT COVERAGE:	TOWNHOUSE = N/A APARTMENT = 60%	ACTUAL BUILDING COVERAGE:	21-23% (0.242-0.263 Ac.)
PROPOSED USE:	RESIDENTIAL	OPEN SPACE REQUIRED MIN.:	25% OF TOTAL SITE AREA (0.280 Ac.)
TOTAL SITE AREA:	1.159 ACRES	OPEN SPACE PROVIDED:	45-56% (.52-0.65 Ac.)
		WATER:	PRIVATE
		SEWER:	PRIVATE
		TRASH:	PRIVATE

## ENGINEER'S STATEMENT

I, JASON P. LOAR, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 31100, EXPIRATION DATE: 01/21/23.

SIGNATURE: JASON P. LOAR, P.E. DATE: \_\_\_\_\_

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland. License No. 31100, Expiration Date: 01-21-23.

**DAVIS BOWEN & FRIEDEL, INC.**  
ARCHITECTS - ENGINEERS - SURVEYORS  
1107 W. MAIN ST., SUITE 100  
SALISBURY, MARYLAND 21804  
PHONE: 410-543-5091  
FAX: 410-543-4172

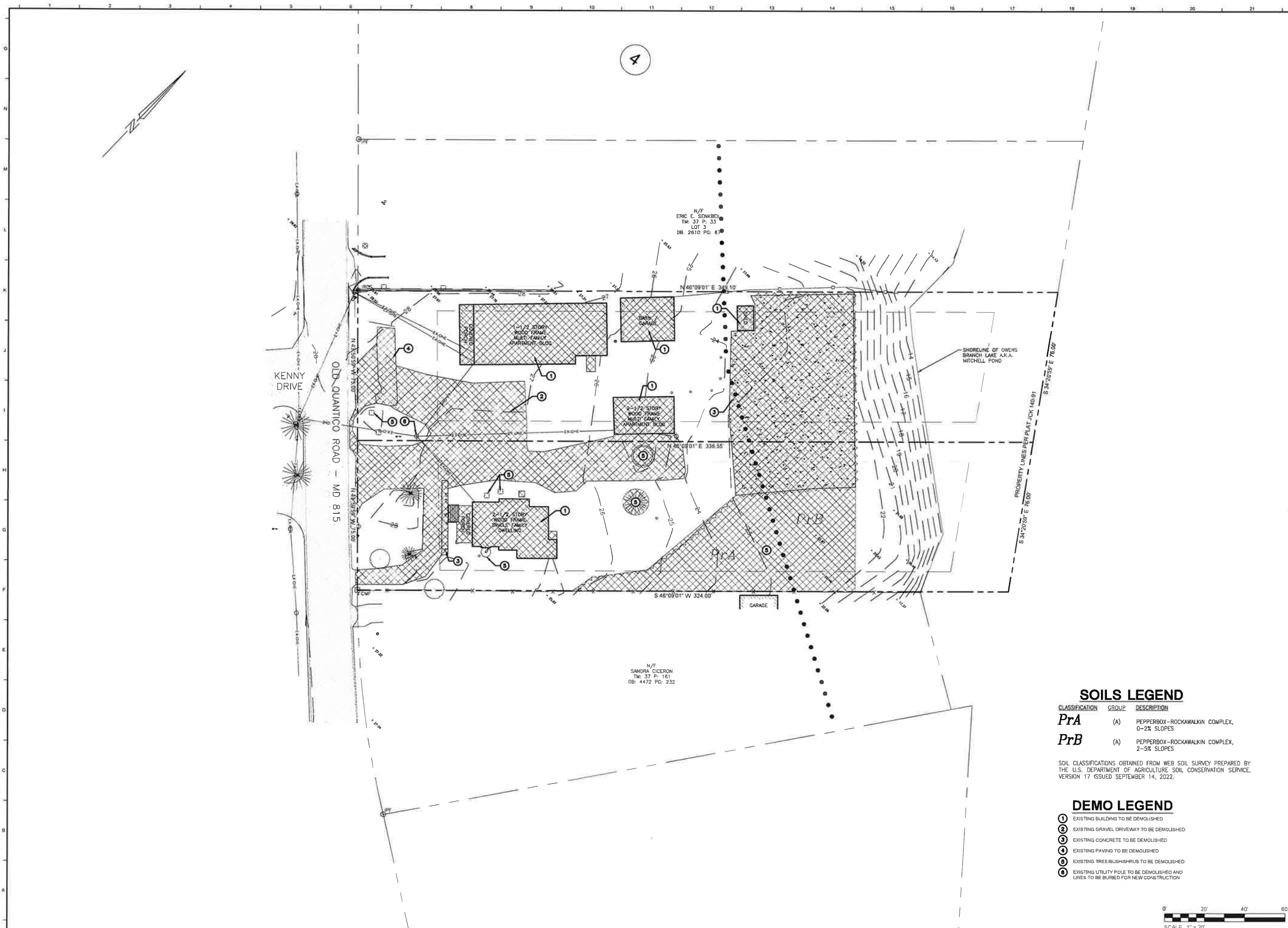
**OLD QUANTICO RESIDENTIAL**  
**OLD QUANTICO ROAD**  
**WICOMICO COUNTY, MARYLAND**

## INDEX OF SHEETS:

- C0.0 TITLE SHEET
- C1.1 EXISTING CONDITIONS & DEMO PLAN
- C2.1 SITE OPTION 1
- C2.2 SITE OPTION 2
- C2.3 SITE OPTION 3
- C2.4 SITE OPTION 4

Date	DECEMBER 2022
Scale	AS SHOWN
Drawn By	ADM
Proj No.	4280A001

TITLE SHEET



4

N/F  
ERIC E. SENKBEI  
TM: 37 P: 33  
LOT 3  
DB: 2610 PG: 67

N/F  
SANDRA CICERON  
TM: 37 P: 161  
DB: 4472 PG: 232

**SOILS LEGEND**

CLASSIFICATION	GROUP	DESCRIPTION
<i>PrA</i>	(A)	PEPPERBOX-ROCKAWALKIN COMPLEX, 0-2% SLOPES
<i>PrB</i>	(A)	PEPPERBOX-ROCKAWALKIN COMPLEX, 2-5% SLOPES

SOIL CLASSIFICATIONS OBTAINED FROM WEB SOIL SURVEY PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, VERSION 17 ISSUED SEPTEMBER 14, 2022.

**DEMO LEGEND**

- (C) EXISTING BUILDING TO BE DEMOLISHED
- (D) EXISTING GRAVEL DRIVEWAY TO BE DEMOLISHED
- (E) EXISTING CONCRETE TO BE DEMOLISHED
- (F) EXISTING PAVING TO BE DEMOLISHED
- (G) EXISTING TREE/BUSH/SHRUB TO BE DEMOLISHED
- (H) EXISTING UTILITY POLE TO BE DEMOLISHED AND LINES TO BE BURIED FOR NEW CONSTRUCTION



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the State of Maryland. License No. 21922 Expiration Date: 04-30-22

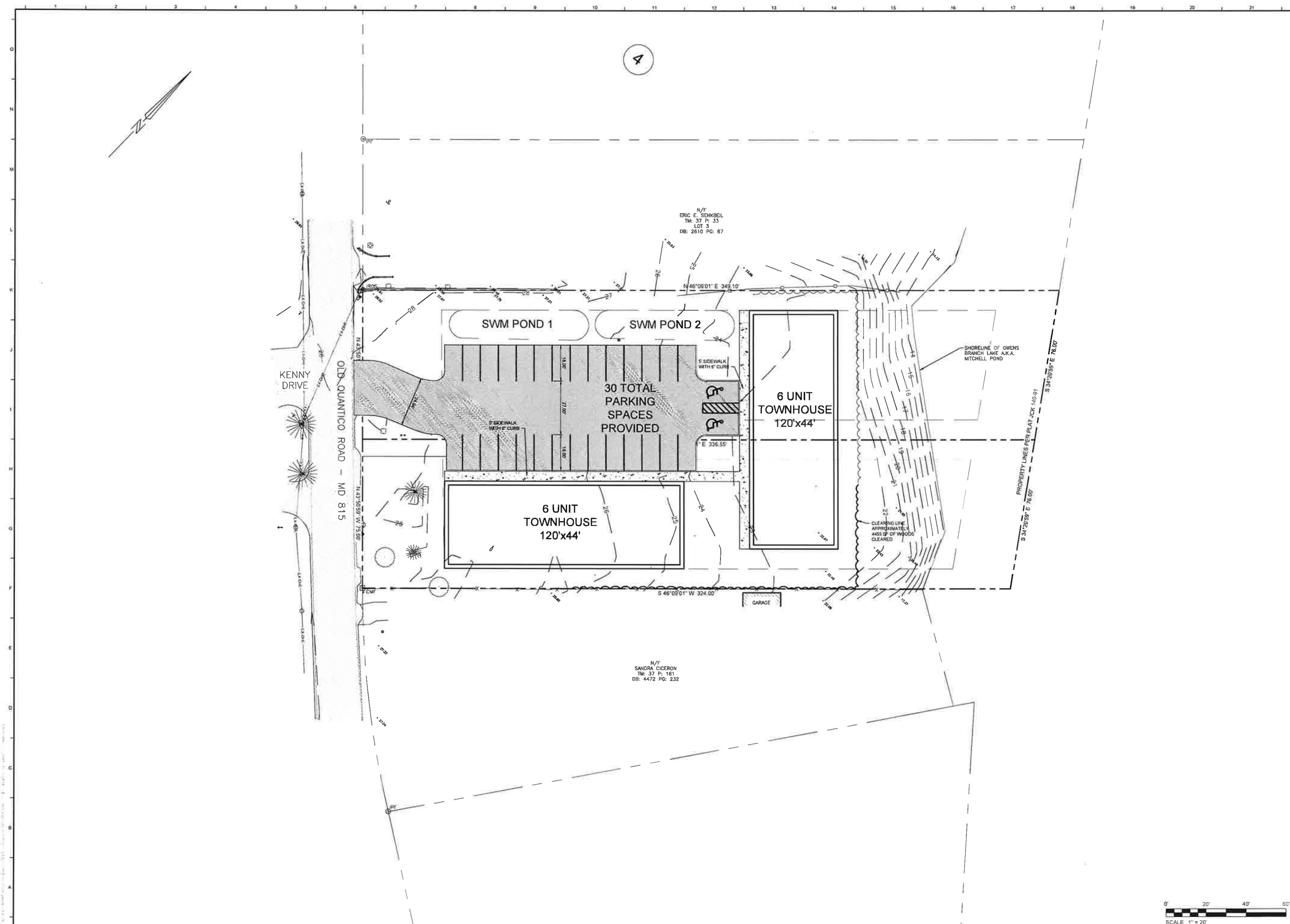
**DAVIS BOWEN & FRIEDEL, INC.**  
ARCHITECTS • ENGINEERS • SURVEYORS  
MARYLAND LICENSE NO. 14100  
MICHIGAN LICENSE NO. 4102480091  
4101 WILSON ROAD  
ANNAPOLIS, MARYLAND 21403-1404  
410.776.7474

**OLD QUANTICO RESIDENTIAL**  
**OLD QUANTICO ROAD**  
**WICOMICO COUNTY, MARYLAND**

Date	DECEMBER 2022
Scale	1" = 20'
Drawn By	ADM
Proj No.	4280A001

**EXISTING CONDITIONS & DEMO PLAN**

Divg No. **C1.1**



4

N/F  
 ERIC E. SENKBEIL  
 TM: 37 P: 33  
 LOT 3  
 DB: 2610 PG: 67

N/F  
 SANDRA CICERON  
 TM: 37 P: 161  
 DB: 4472 PG: 232

SWM POND 1

SWM POND 2

30 TOTAL  
 PARKING  
 SPACES  
 PROVIDED

6 UNIT  
 TOWNHOUSE  
 120'x44'

6 UNIT  
 TOWNHOUSE  
 120'x44'

GARAGE

SHORELINE OF OWENS  
 BRANCH LAKE A.K.A.  
 MITCHELL POND

CLEARING LINE  
 APPROXIMATELY  
 400 SF OF WOODS  
 CLEARED











## Infrastructure and Development Staff Report January 16, 2025

### I. BACKGROUND INFORMATION

Infrastructure and Development Case No.: 24-021

Project Name: Woodbrooke Medical, Lots 1 & 2

Applicant/Owner: Parker & Associates for G2 Properties

Nature of Request: Preliminary Comprehensive Development Plan Approval

Location of Property: Mt Hermon Road and Woodbrooke Dr – Tax Map: 110 Grid: 21 Parcel: 2447

Existing Zoning: Light Business and Institutional, Wellhead Protection District

### II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a Preliminary Comprehensive Development Plan (“PCDP”) (Attachment 2) for two medical offices within the Woodbrooke Development.

### III. DISCUSSION:

The applicant proposes to develop on existing vacant Lots 1 and 2 on 5.36 acres of land. Proposed building 1 and 2 are 9,520 sf and 52,000 sf respectively and are proposed to be constructed on one consolidated parcel. The property is adjacent to and across from residential homes.

### IV. APPROVAL HISTORY:

Woodbrooke Medical has an extensive approval history. More recently, in February of 2020, a Final Comprehensive Development Plan and a Wellhead Protection Plan were approved for lots 7 & 8.

### V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

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



# City of Salisbury

1. **Parking/Access:** The zoning code requires 1 parking space per 250 square feet of the gross area. This would require 246 to be provided. The applicant is proposing a total of 281 spaces which includes 12 van accessible spaces. This is approximately a 14% increase from the required number of parking spaces.

A total of 16 bicycle parking spaces are proposed which meet the bicycle parking space requirement.

2. **Refuse Disposal:** Trash collection will be private.
3. **Density:** There are no density requirements for this district.
4. **Lot/Yard Size:** The code requirements for lot and yard size are as follows:

Lot Requirements:

- Lot area – 25,000 sq ft
- Interior lot width –100 ft
- Corner lot width – 120 ft

Yard requirements:

- Front: 45 feet from property line
- Side: two required, 10 feet each, where adjacent to a residential district 30 feet
- Side, corner: 45 feet from property line
- Rear: 30 feet from property line

Lot and yard size requirements have been met.

5. **Open Space:** There are no open space requirements for the Light Business and Institutional District.

## **B. Building Elevations/Floor Plans**

Proposed building elevations are included on Sheets 4 and 5 of Attachment 2.

## **C. Sign Plan**

No sign plan submitted for this Preliminary Comprehensive Development Plan.

## **D. Landscaping Plan**

Landscaping requirements have been met. Additional landscaping has been provided to address the 14% parking increase impact as shown on Sheet 3 of Attachment 2.





# City of Salisbury

## **E. Development Schedule**

Construction is expected to begin once all approvals have been granted and applicable permits have been issued. The project will be constructed as one phase and is expected to be completed in 12 months (Attachment 1)

## **F. Community Impact Statement**

The applicant has submitted a Community Impact Statement (Attachment 3)

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

The project is fully funded. Construction will proceed immediately after approvals are obtained as show on Attachment 4.

## **H. Fire Service**

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

## **I. Stormwater Management**

No comments at this time.

## **J. Wellhead Protection District**

The site is located within the City's Wellhead Protection District. A Wellhead Protection Plan has been provided as shown on Sheet 2 of Attachment 2.

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

The applicant has requested a Traffic Impact Study Waiver. Weekday trip generation computations were provided based on the Institute of Transportation Engineers Trip Generation Manual as shown on Sheet 1 of Attachment 2.

## **VI. RECOMMENDATION**

Staff recommends approval of the Preliminary Comprehensive Development Plan for Woodbrooke Medical Lots 1 & 2 with the following condition:

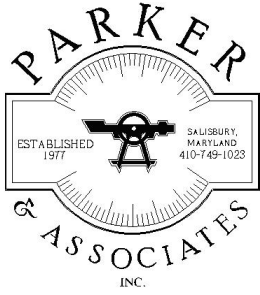
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Department of Infrastructure & Development  
125 N. Division St., #202 Salisbury, MD 21801  
410-548-3170 (fax) 410-548-3107  
[www.salisbury.md](http://www.salisbury.md)



# City of Salisbury

1. Provide the peak hour data for trip generation computations; a Traffic Impact Study may be required



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

January 10, 2025

City of Salisbury  
Department of Infrastructure and Development  
125 N. Division St  
Salisbury, Maryland 21801

ATTN: Jessica Crenshaw  
Senior Associate Planner

RE: Woodbrooke Medical Lots 1 & 2  
Comprehensive Development Plan

Dear Jessica:

Attached hereto please find our proposed Comprehensive Development Plan for the subject project. It is the intent of this submittal to respectfully seek approval of the plan in accordance with sections 17.150 and 17.108 of the zoning code so that we may finalize engineering and development plans based upon acceptance of this plan by the commission.

This Comprehensive Development Plan reflects the desires of G2 Properties to construct two (2) medical offices within the Woodbrooke development, along Woodbrooke Drive on existing vacant Lots 1 and 2, 5.36 acres in total. Proposed Buildings 1 & 2 are 9,520 sf and 52,000 sf respectively, and are proposed to be constructed on one consolidated parcel. The plan also proposes the construction of all of the requisite parking, drive-aisles, stormwater management, landscaping, and lighting improvements commensurate with a development of this scope. All construction and development on this project will be in accordance with the General Commercial zoning code, as well as the City of Salisbury construction specifications. However, all sewer, roads and trash collection will be private. The only public infrastructure that is being proposed herein is that of the water mains to each building as it is required. Existing public infrastructure is more than adequate to serve this development and is currently in place for connection and will be utilized as noted on the plan.

Included as an Appendix A to this cover letter I had included a Development Schedule for the commissions' reference.

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

Sincerely,



Brock E. Parker, PE, RLS, QP

528 Riverside Drive

Salisbury, MD 21801

Phone: 410-749-1023

Fax: 410-749-1012

Email: [brock@parkerandassociates.org](mailto:brock@parkerandassociates.org)

## APPENDIX A DEVELOPMENT SCHEDULE

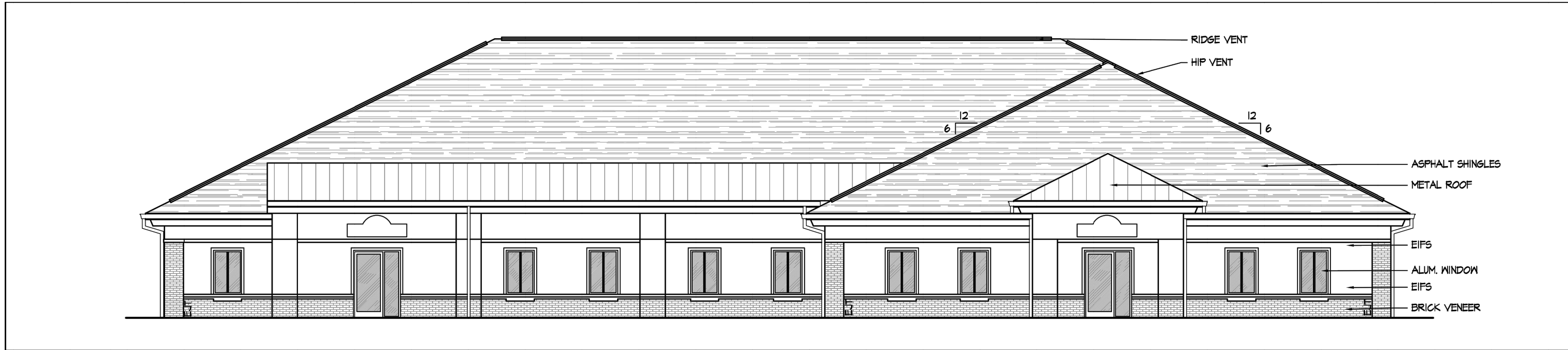
<b>SCHEDULE - Woodbrooke Medial Lots 1 &amp; 2</b>		
MILESTONE	Expected Timeframe	Date
Approval of Preliminary Comprehensive Development Plan		2/20/2025
Draft Constuction Drawings	30	3/22/2025
Approval of Constructions Drawings	180	9/18/2025
Begin Construction	1	9/19/2025
Project Completetion	365	9/19/2026



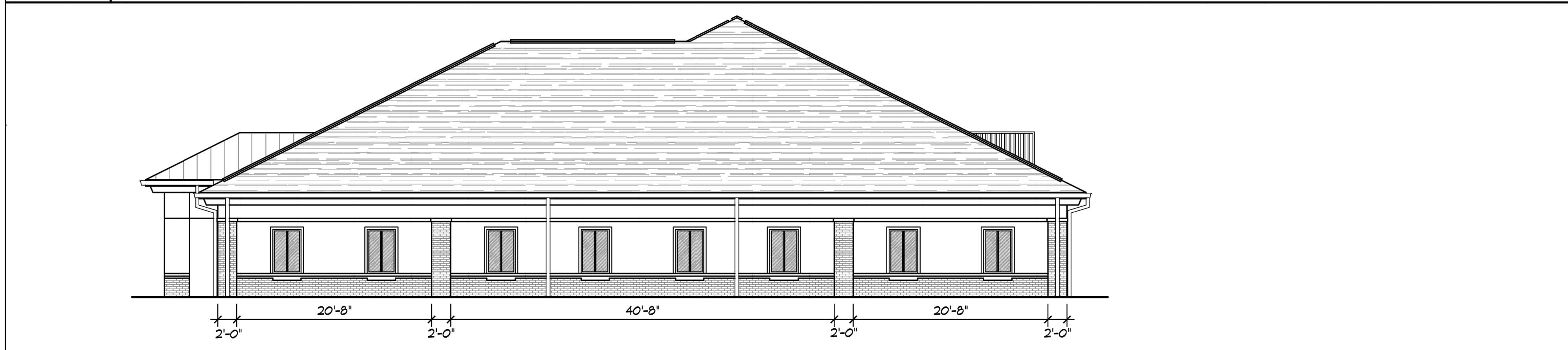




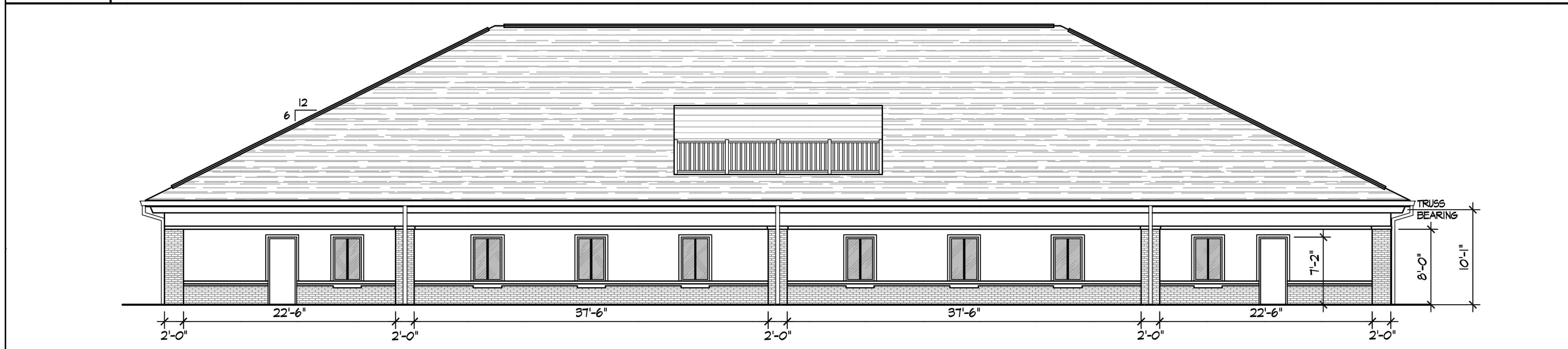




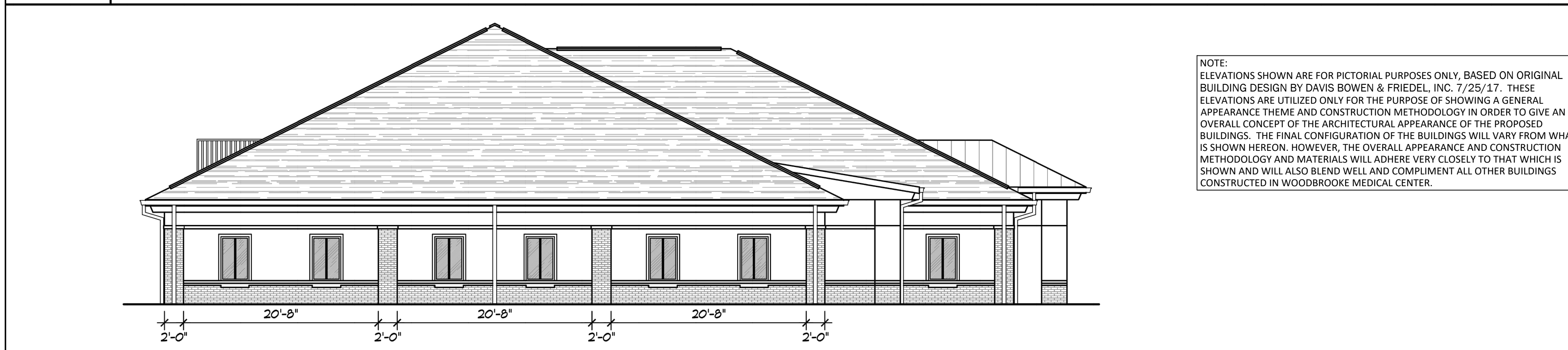
**D1** WEST ELEVATION  
1/8" = 1'-0"



**H1** SOUTH ELEVATION  
1/8" = 1'-0"

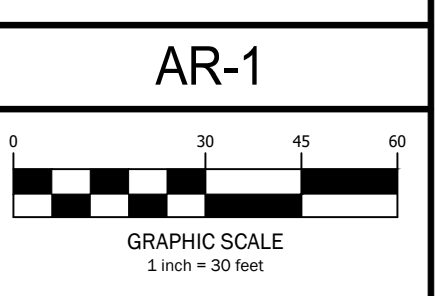


**L1** EAST ELEVATION  
1/8" = 1'-0"



**O1** NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
ELEVATIONS SHOWN ARE FOR PICTORIAL PURPOSES ONLY, BASED ON ORIGINAL BUILDING DESIGN BY DAVIS BOWEN & FRIEDEL, INC. 7/25/17. THESE ELEVATIONS ARE UTILIZED ONLY FOR THE PURPOSE OF SHOWING A GENERAL APPEARANCE THEME AND CONSTRUCTION METHODOLOGY IN ORDER TO GIVE AN OVERALL CONCEPT OF THE ARCHITECTURAL APPEARANCE OF THE PROPOSED BUILDINGS. THE FINAL CONFIGURATION OF THE BUILDINGS WILL VARY FROM WHAT IS SHOWN HEREON. HOWEVER, THE OVERALL APPEARANCE AND CONSTRUCTION METHODOLOGY AND MATERIALS WILL ADHERE VERY CLOSELY TO THAT WHICH IS SHOWN AND WILL ALSO BLEND WELL AND COMPLIMENT ALL OTHER BUILDINGS CONSTRUCTED IN WOODBROOKE MEDICAL CENTER.



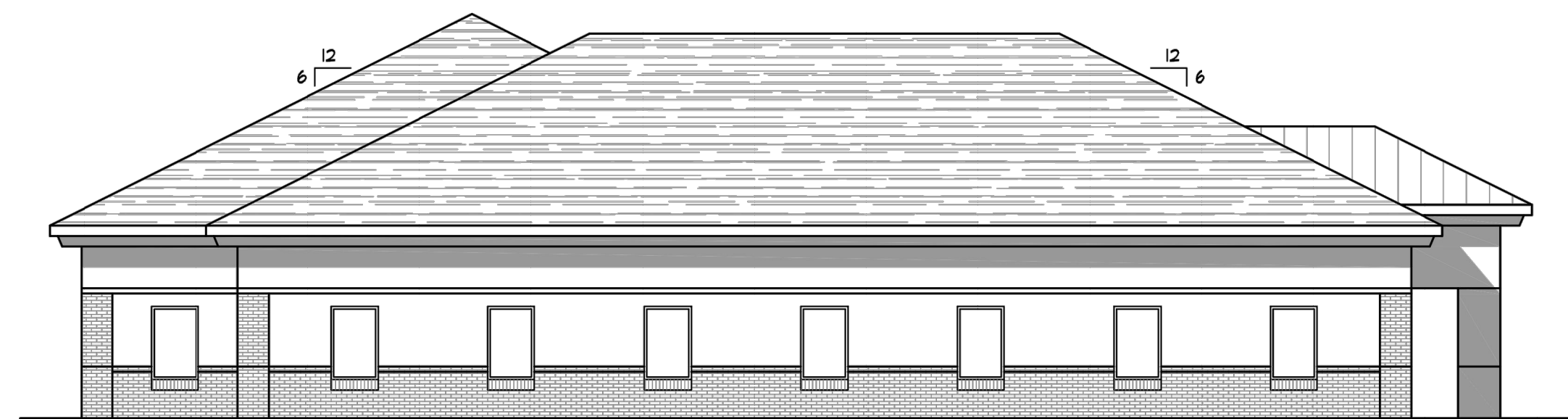
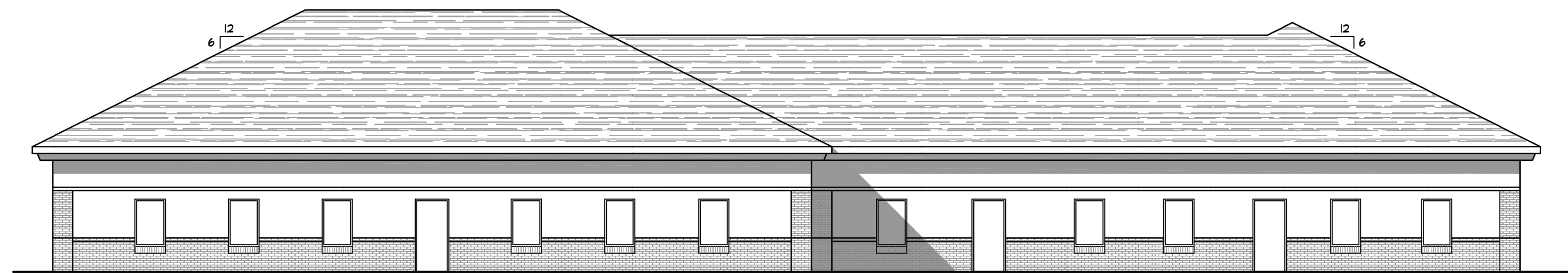
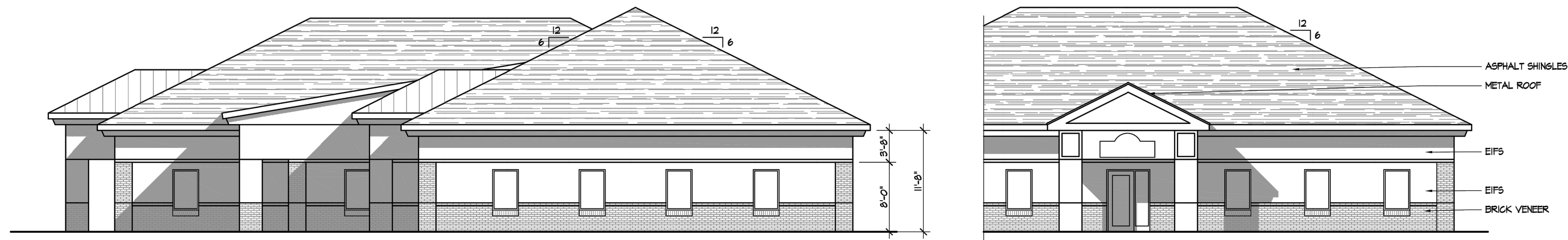
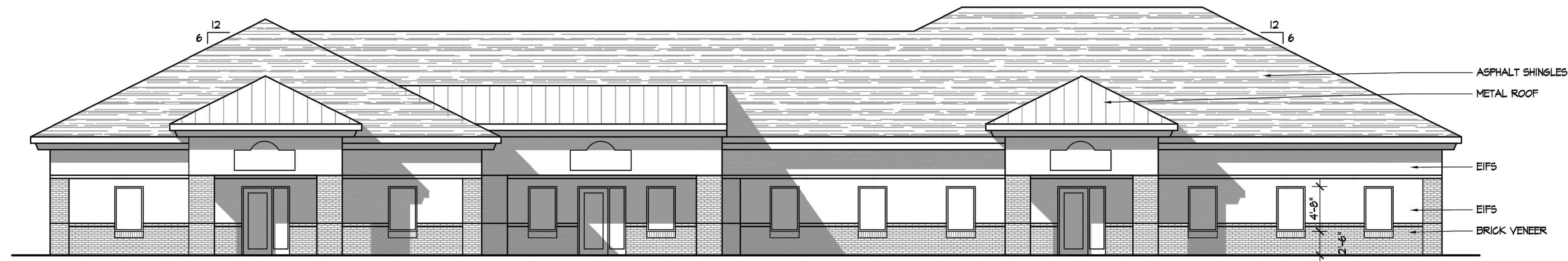
REVISIONS	DATE	BY	APP

**BUILDING 1 ELEVATIONS**  
**WOODBROOKE MEDICAL**

WOODBROOKE DRIVE  
PREPARED FOR: G2 PROPERTIES LLC  
PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30'  
DATE: 11/22/24  
PROJECT: 2447 (LOT2)

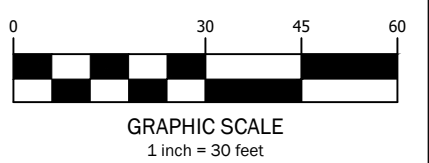




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AR-2

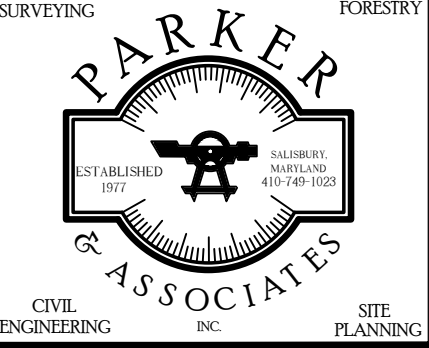


REVISIONS	DATE	DESCRIPTION

**BUILDING 2 ELEVATIONS**  
**WOODBROOKE MEDICAL**

WOODBROOKE DRIVE  
 PREPARED FOR: G2 PROPERTIES LLC  
 PARSONS ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 30'  
 DATE: 11/22/24  
 DRAWN BY: TJS  
 CHECKED BY: TJS  
 PROJECT: S1906D  
 SHEET: 20  
 TOTAL SHEETS: 2447 (LOT2)



# **COMMUNITY IMPACT STATEMENT**

## **Proposed Development of Lots 1 & 2**

### **Woodbrooke Medical Center**

**Woodbrook Dr. Phillip Morris Dr, Mount Hermon Rd., Tilghman Rd**

City of Salisbury, Wicomico County, Maryland

Prepared for:

G2 Properties, Owner & Developer/Builder

Prepared by:

***Parker & Associates Inc.***

**528 Riverside Drive**

**Salisbury Maryland 21801**

December 4, 2024

**COMMUNITY IMPACT STATEMENT**  
**WoodBrooke Medical, Lots 1 and 2**

**I) OVERVIEW**

This Comprehensive Development Plan reflects the desires of G2 Properties to construct two (2) medical offices within the Woodbrooke development, along Woodbrooke Drive on existing vacant Lots 1 and 2, which encompass 5.36 acres in total. Proposed Buildings 1 & 2 are 9,520 sf and 52,000 sf respectively, and are proposed to be constructed on one consolidated parcel. The plan also proposes the construction of all of the requisite parking, drive-aisles, stormwater management, landscaping, and lighting improvements commensurate with a development of this scope. All construction and development on this project will be in accordance with the General Commercial zoning code, as well as the City of Salisbury construction specifications. However, all sewer, roads and trash collection will be private. The only public infrastructure that is being proposed herein is that of the water mains to each building as it is required. Existing public infrastructure is more than adequate to serve this development and is currently in place for connection and will be utilized as noted on the plan.

281 Parking spaces (including 12 handicap spaces) are provided throughout the site being proposed for these buildings. A minimum of 208 spaces are required with 295 spaces being the maximum allowable. All streets, parking areas, and utilities are to be privately owned and maintained.

The project is situated on vacant lots that currently reside in the Woodbrooke Medical Center project. Woodbrooke Medical Center is a hub of medical offices that was developed in the early 2000's to provide a centralized development that can house the various medical trades serving the needs of the city of Salisbury's medical community. The development of these two lots is in direct accordance with these original development plans and propose to build exactly what was originally planned for same.

These properties are in close proximity to the US Route 50 corridor. They are served by Philip Morris Dr. and Mount Hermon Road, both SHA roads and by Tillman Road, a city street. The streets are located a mere few hundred feet away from US Route 50 which is a roadway with significant capacity.

The City of Salisbury and Wicomico County's Year 2025 Long Range Program and its most recently adopted Comprehensive Plan emphasizes continued growth in Wicomico County and the need for a diversified mix of projects. The development of these two lots is in direct conformance with these long-range plans as well as the short-term plans of the Woodbrooke Medical Center.

**II) PLANNING AND ZONING**

- A) Zoning:** The property is presently zoned LBI which inherently permits the proposed uses. Our comprehensive development plan is intended to comply with all applicable zoning regulations without any waivers or exceptions. The Woodbrooke Medical Center development plans were approved by the Salisbury-Wicomico County Department of Planning, Zoning, and Development Commission in the early 2000's, and the development of these two buildings is in direct conformance with the intent and spirit behind those approvals.
- B) Description:** two buildings, approximately 60,000 total square feet of medical office space
- C) Size:** building 1 – 9520 ft.<sup>2</sup>, building 2 – 52,000 ft.<sup>2</sup>
- D) Parking:** 281 parking spaces, including 12 handicap.
- E) Acreage:** 5.36 acres.
- F) Open space:** .36 ± acres.

**G) Forested areas:** 0 acres.

### **III) MARKET ANALYSIS – PROJECTED MARKET**

The market analysis for this project is very simple. The developer of this site has demonstrated an impeccable track record of building and leasing medical offices in Woodbrooke Medical Center. These buildings will be built to suit tenants that have already signed on to occupy same. Therefore, this project will not go to construction without a tenant already in place. Meaning, the needs of the market dictates the construction of these buildings. Several end users have asked G2 properties to build these buildings for them so that they may occupy same. These buildings will not be constructed without a and user in place, thusly greatly simplifying the need for a formal market analysis.

### **IMPACT STUDY**

#### **IV) FACILITIES COST AND IMPACT**

- a) The cost of the facilities being proposed herein are borne entirely by the developer. It will not cost the city of Salisbury anything to bring this project to fruition. The cost of all impact fees, building permit fees, inspection fees, and all other fees related to this development will be borne by the developer. The nature of the use, being doctors offices, does not necessitate the need for an enhanced amount of fire, police, EMS services nor any other general municipal service. It obviously will not create the need for school capacity. All sewer and water will be at the expense of the developer and trash collection will be private. Therefore, given the significant increase in tax burden the developer takes on by building these buildings and the negligible fiscal impact this project will have upon the city of Salisbury, its development is immensely beneficial to the city, with very negligible downside, if any.

#### **V) UTILITIES**

All utilities, including water and sewer, are existing on this site and are of adequate size to serve this project. All extensions needed for this project, including on-site water and sewer systems, will be provided entirely at the developer's expense.

All street lighting costs will be paid by the developer.

This project is estimated to consume approximately 5 EDU, based upon at average peak monthly usage bills for similar uses within Woodbrooke medical.

#### **VI) TRAFFIC**

As mentioned herein, the Woodbrooke Medical Center was designed and approved to support uses exactly as is currently proposed. The fact that this Medical Center is served by three different streets, two of them being state highway, with their entrances being a mere few hundred feet away from US Route 50, there are no concerns with the increase in traffic generated by these two buildings being proposed. Therefore, a waiver from a formal traffic impact study is respectfully hereby requested. However, trip generations have been added to the plans to indicate the relative increase in traffic proposed by these two buildings.

#### **VII) STORMWATER DRAINAGE**

All stormwater drainage would be provided entirely at the developer's expense. Stormwater retention will be utilized on-site to lessen any impact on the existing City of Salisbury storm drainage system. When this project's required storm drainage capacities are reached, the normal outfall for the project will be into an the regional storm water management system already constructed in Woodbrooke to serve this project..

Furthermore, Stormwater management will be provided for this project in accordance with the State of Maryland stormwater management regulations. That means that the run off will be cleaned as well as managed for quantity assurances. This project will provide ESD to the MEP, which means the runoff during the referenced storms will be reduced to that of an equivalent site that discharges in a wooded, good condition classification. This quality management will be achieved by use of several innovative and accepted practices which include bioretentions, among other accepted technology practices that are utilized to filter and clean stormwater runoff prior to its discharge.

Runoff will also be detained in a downstream stormwater management facility that will detain the runoff and prevent its discharge at detrimental rates. The runoff leaving this site will be within the parameters established for the Woodbrook regional SWM design for the medical center.

This project has been and will be further coordinated with City of Salisbury Department of Infrastructure and Development to meet their current requirements.

#### **VIII) REFUSE COLLECTION**

Trash and rubbish would be handled privately. There will be no additional burden upon the City's trash collection system. Trash collection areas will be screened from view.

#### **IX) POLICE AND FIRE PROTECTION**

A normal amount of fire and police protection would be required from the community. The size of this development and its close proximity to the City of Salisbury's existing facilities allows for the logical extension of services for this close-in urban size.

The proposed use of doctors offices should not increase the need for either in any appreciable way.

#### **X) SCHOOL FACILITIES**

This project will not necessitate the need for any additional school capacity nor will it burden any of the Board of Education's facilities in Wicomico County or the city of Salisbury.

#### **XI) RECREATIONAL FACILITIES**

No recreational facilities are required, being that these buildings will be places of business. Interior to each building, there will be precarious and recreational areas within. There are several landscaping areas within these lots and there are sidewalks throughout the Woodbrooke Medical Center, should employees or patrons wish to take a walk around the community.

#### **XII) ENVIRONMENTAL IMPACT STATEMENT**

The construction of this project will have a temporary or minimal effect on the environment as detailed below:

**A) Plants and Animals:** The existing site consists of already developed Medical Center. The construction of these two lots are considered infill and are upon already constructed property. The infrastructure needed to serve these two buildings are already installed and this project merely proposes to tie into same. No endangered plants or animals are known to exist on or near this site. There are no tidal or non-tidal wetlands present.

As the landscaping drawings indicate, this project will propose significant plantings along the streets and in specific landscaping areas. Tree species will consist of London Plane, Red Maple, River Birch, Sycamore, Pin Oak or similar specimen tree. In addition, the Western lines of the project will be offered with a 6 foot high white vinyl fence. There are some residential properties located to the west of these lots and we felt as though providing a visual screen between those two uses is a prudent approach to the design of the site.

**B) Noise:** There would be a normal temporary increase in noise levels during construction. After construction, noise levels will be a nonissue. Noise emanating from the construction and final use of this project will be mitigated. Trash containers will be fenced on three sides and located in areas, which will minimize noise transmission to adjacent properties while still being convenient for on-site patrons. All these features will mitigate noise. These doctors offices will utilize normal workday hours, closing at night which will minimize any noise or disturbances.

**C) Dust:** There would be a temporary increase in dust during construction. After construction, dust levels would be less than generated from existing possible agricultural field utilization.

**D) Odor:** This project would generate no more abnormal odors.

**E) Lighting:** Site lighting would be designed to minimize glare or spillover to adjoining properties by selecting fixtures to focus lighting directly onto the site.

**E) Erosion:** There are no streams or natural drainage channels located on this property. All areas disturbed during the construction phase would be paved, built upon, re-stabilized, and landscaped. There is no significant erosion expected from this flat site.

**F) Sediment Control:** All sediment runoffs will be controlled and managed in accordance with Wicomico County and USDA Soil Conservation Standards.

**G) Flooding:** This site would be designed to accommodate at least a 100-year storm without any on-site flooding. The site is not in a flood zone impacted by stream or waterways.

**H) Paleo Channel:** There does not appear to be any existing or future possibility of contamination of the Paleo Channel aquifer. This site is currently in a wellhead protection district. And although it is not atop the Paleochannel, it will still comply with the permitted uses in a wellhead district as well as atop the Paleochannel. The permitted uses and accessory uses shall be as follows:

1. All uses permitted in the underlying zoning district(s), with the following exceptions:

- a. Uses which discharge excessive amounts of water or use, store or generate raw or waste materials which are ignitable, corrosive, reactive or toxic, such as, but not limited to, manufacture of organic and inorganic chemicals, paint and pigments, petroleum refining, steel, metal products fabrication, electroplating and textile dyeing and finishing.

This project does not propose any of these environmental concerns. Furthermore, this project does not propose any risk for future possibility of contamination of the channel or well heads through the storage and handling of railways materials or any other material that would cause contamination of either of these sensitive zones beneath this property. The uses on this property are consistent with the intent of the establishment of these two zones and do not pose any risk to either the Paleo Channel or the wellhead zones. Therefore, the is in compliance with the zoning codes requirements for development atop these districts.

### **XIII) DEVELOPMENT SCHEDULE**

It is the owner's intention to begin construction as soon as the required approvals and permits are acquired. The entire project will be constructed as one phase and is expected to take 6 months to complete.

### **XIV STATEMENT OF INTENT TO PROCEED AND OF FINANCIAL CAPABILITY**

G2 properties is fully funded to proceed immediately with the construction of this project. His track record in Woodbrooke as well as many other places in Salisbury is impeccable with both the finished product as well as his ability to complete same. It is his intent to proceed with construction immediately upon approvals of these plans.

### **XIV) CONCLUSION**

Based on the data and analysis herein, it is the owner/developer's opinion that there exists within this fast growing market area on the East end of the Salisbury/Wicomico County area an immediate demand for additional medical offices to meet the direct needs of Wicomico County's residents.



January 3, 2025

The Salisbury -- Wicomico Department of Planning, Zoning and Community Development  
Government Office Building  
125 North Division Street  
Salisbury, Maryland 21803-0870

Re : Statement of Intent to Proceed and Financial Capability

To whom it may concern,

G2 Properties LLC is the developer for the Woodbrook Medical Center located on Woodbrook Drive in Salisbury, Maryland. We have been designing and constructing new medical facilities on this 30-acre property for nearly 20 years. We have met with continued success and have created well-established, and well-needed medical facilities for our community. We have a continued need for new medical facilities and have a financial success record from which to stand on.

G2 Properties is planning two new medical facilities for Woodbrook. One building is approximately 9,000 sf and the second building is approximately 50,000 sf. Our plan in Woodbrook has been and is to have medical office space readily available for future medical professionals. Currently we have serious interest in both buildings with immediate needs. G2 will begin construction of the site and structures as soon as approvals are received.

Our intent for this project is to proceed to construction immediately after approval and we have the financial capability and funding in place to see this project completed. We would appreciate favorable approval for our next phases of development to satisfy our community medical needs.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Palmer Gillis', is written over the word 'Sincerely,'.

Palmer Gillis





## Infrastructure and Development Planning Commission Staff Report

January 16, 2025

### I. BACKGROUND INFORMATION:

**Infrastructure and Development Case No.:** 24-010

**Project Name:** Ziggi's Coffee

**Applicant/Developer:** Solutions IPEM, LLC. for Coffee Lotus of Ocean City, LLC

**Nature of Request:** Preliminary Comprehensive Development Plan & Waiver for Parking Increase Approval

**Location of Property:** Moore View Business Park, Summer Lane

**Zoning District:** Planned Development District No. 3 – Moore Property

**Tax Map and Parcel:** Tax Map: 0039, Grid: 0011, Parcel: 0745

**Area:** 8.73 Acres

### II. SUMMARY OF REQUEST:

Solutions IPEM, LLC, on behalf of the developer, has submitted a Community Impact Statement (Attachment 1), A Statement of Financial Capability to Proceed (Attachment 2), and a Preliminary Comprehensive Development Plan ("PCDP") (Attachment 3) for the development an 865 sq. ft coffee shop with a single drive-through lane on a 1.4976 acre parcel. For the purposes of defining the use and compliance with the zoning code, staff has determined this is a "Restaurant, fast food drive in" in the General Commercial District.

17.04.120 – Definitions:

*"Restaurant, fast-food drive-in" means any establishment where ready-to-eat food primarily intended for immediate consumption is available upon a short waiting time and packaged or presented so that it can readily be eaten outside the premises and whose principal method of operation is to serve food to customers in motor vehicles.*

### III. APPROVAL HISTORY:

A Preliminary Comprehensive Development Plan for the full 21.65 acre Moore Property was approved with conditions at the Planning Commission meeting held September 20, 2012. The approval is as follows:



The Salisbury Planning Commission, at its September 20, 2012, meeting, **APPROVED** the Preliminary Comprehensive Development Plan for the **Moore Property** and forwarded a **FAVORABLE** recommendation to the Mayor and City Council for adoption of the Planned Development District #3 upon annexation of the property to the City of Salisbury, subject to the following Conditions of Approval:

**CONDITIONS:**

1. The site shall be developed in accordance with Final Comprehensive Development Plans approved by the Salisbury Planning Commission for each of the lots or development sites.
2. The site shall be maintained and kept free of trash and debris until such time as development occurs.
3. Construction improvement plans shall be submitted to the Salisbury Department of Public Works for review and approval for street construction, utility construction, stormwater management and other required improvements.
4. Forest Conservation Plans shall be submitted to the Wicomico County Planning and Zoning Staff for review and approval.
5. Each site shall show interparcel connectivity on their Site Plan when submitted for review and approval by the Salisbury Planning Commission.
6. Development of this project is subject to further review and approval by the Salisbury Public Works Department as required by the Code.

After several work sessions, reviews and public hearings by the Salisbury City Council, the annexation of U.S. 50 East/ Moore Property and Planned Development District #3 – Moore Property was approved by the City Council on April 22, 2013 and became effective on June 6, 2013 as Resolution No. 2265.

A resubdivision plat was recorded July 2, 2024 at book 18 page 050 with County Land Records.

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

The Zoning Code requires a Comprehensive Development Plan Approval. The Planning Commission is required to evaluate the proposals and recommendations in the development plan to determine if the project has been designed to meet the standards of the Planned Development District. Staff notes the following with regard to Zoning Code requirements:

##### **A. Site Plan (Attachment 3)**



# City of Salisbury

- 1. Parking/Access:** Two access points are proposed on Summer Drive. Internal cross access is provided to the adjacent lot, as required by condition of approval #5 of the Preliminary Comprehensive Development Plan.

A total of 11 spaces are provided including 1 ADA Accessible space. The developer has calculated the parking using the Restaurant standard of one (1) parking space per 250 sf. ft. There is a combined 2,014 square feet of building and outdoor seating area, which results 9 spaces per Code. A waiver for 20% increase is requested to increase the number of parking spaces to the proposed 11 spaces.

Three bicycle racks are provided. Bicycle parking shall be compliant with 17.196.060.

- 2. Refuse Disposal:** Trash collection will be private. Dumpster locations have been shown with screening compliant with 17.220.020.
- 3. Building Setbacks/Spacing:** The minimum yard and perimeter requirements are set forth in 17.123 Planned Development District No. 3 – Moore Property.

**A. Minimum Lot Requirements.**

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

**B. Minimum Yard and Perimeter Requirements.**

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

**C. Height: fifty (50) feet**

The proposed development shall comply with all code requirements above prior to approval of the Final Comprehensive Development Plan.

- 4. Open Space:**

Proposed bio-retention ponds and non-buildable areas due to utility easements create areas of open spaces located throughout the site. Additionally, an outdoor seating area is proposed.

**B. Building Elevations/Floor Plans**

The proposed building floor plan is included on Sheet A-101 of Attachment 3. Elevations are provided on page A-200. Building plans are approved by DID for compliance prior to the issuance of building permits.

**C. Sign Plan**

Conceptual signage is shown on the building elevations. A Final Sign Plan shall be required showing the overall design, colors and location of signs throughout the center, which shall be submitted to and approved by the Planning Commission prior to the installation of any signs.

**D. Landscaping Plan**

Landscaping details are provided on Sheet 3 of Attachment 3. The preliminary comprehensive development plan proposes street trees, perimeter planting and several flower planting areas, above the minimum requirements to offset the impact of additional parking. A final landscape plan will be approved as part of the Final Comprehensive Development Plan.

**E. Development Schedule**

A development schedule was not provided.

**F. Community Impact Statement**

A Community Impact Statement was as Attachment 1.

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

A Statement of Intent to Proceed & Financial Capability was provided as Attachment 2.

**H. Fire Service**

Preliminary review by the Fire Marshal resulted in no concerns. The project is subject to further review by the Salisbury Fire Department.



#### **I. Stormwater Management**

A Stormwater Management Concept has not yet been submitted for review.

#### **J. Forest Conservation Program**

City staff will request review by the County of the project for compliance with the FCA.

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

A traffic impact study will be required as part of the Engineering review and comments must be addressed prior to approval of the Final Comprehensive Development Plan. SHA must also review the traffic impact study, as this development is expected to directly impact traffic operations on State Road, U.S. 50.

### **V. PLANNING COMMENTS**

Staff notes that the development Ziggi's Coffee meets the intent of the Comprehensive Development Plan for Moore Property, which stated it would plan to feature a mix of commercial uses to meet the demand for commercial services by motorist on the U.S. Route 50, office workers in the U.S. Route 50 urban growth corridor, and the visitors, employees and students at Wor-Wic Community College. In addition, the increase in parking has been offset by proposed additional landscaping on site. Future comments may be forthcoming following submittal of the engineering plans and the traffic impact study.

### **VI. RECOMMENDATION**

Staff recommends approval of the Preliminary Comprehensive Development Plan with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Provide a Traffic Impact Study to SHA and the City for review;
3. Provide a Development Schedule,
4. Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval;
5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate.

**Ziggi's Coffee**  
**Community Impact Statement**

# Impact Study for Ziggi's Coffee

## Executive Summary

This impact study evaluates the effects of establishing a Ziggi's Coffee shop at Lot 3 Summer Drive, Salisbury, MD, on local community services and infrastructure. It estimates the revenue generated for the community and assesses the costs associated with improvements and services required to support the development.

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## 1. Introduction

The purpose of this study is to evaluate the economic impact and service requirements of the proposed Ziggi's Coffee shop on the Salisbury community. The scope includes an analysis of tax revenue, utility usage, traffic impact, and public services to determine the overall benefit to the area.

As local residents from Bishopville, Maryland, the business owners are committed to dedicating substantial time and attention to ensure the success of this venture, thereby contributing positively to the community they call home.

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## 2. Revenue to the Community

### 2.1 Tax Revenue Estimates

#### 2.1.1 Property Taxes

The estimated property value for the coffee shop, including land and building, is **\$1,100,000**. With a property tax rate of **0.8855%** for Wicomico County and **1.0332%** for Salisbury, the combined rate is approximately **1.92%**. This results in an annual property tax revenue of:

- **Annual Property Tax Revenue:**  $\$1,100,000 \times 1.92\% = \$21,120$

#### 2.1.2 Sales Taxes

Based on projected annual sales of **\$1,688,814**, and Maryland's state sales tax rate of **6%**, the annual sales tax revenue to the state is:

- **Annual Sales Tax Revenue to State:**  $\$1,688,814 \times 6\% = \$101,329$

Portions of this state sales tax revenue are allocated to fund local services, indirectly benefiting the community.

### **2.1.3 Estimated Employment Taxes**

The coffee shop is expected to employ **10 full-time and part-time employees**, with average annual salaries ranging from **\$8,000 to \$55,000**. The total payroll amounts to **\$225,000**. Employee income taxes contribute to state and local revenues. If all employees are local residents, this could generate up to **\$7,200** in revenue for Wicomico County.

### **2.2 Other Economic Benefits**

The presence of Ziggi's Coffee is anticipated to increase economic activity by attracting customers who may also patronize nearby businesses, thereby stimulating the local economy.

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## **3. Cost of Improvements and Services**

### **3.1 Immediate Improvements Required**

#### **3.1.1 Utility Estimates**

The business owners, who also own the land, will pay the one-time costs for utilities and stormwater management required for the development. The installation and connection fees for sewage and water mains are estimated at **\$13,000**, with ongoing usage fees of approximately **\$100 per month**. An additional **\$15,000** is allocated for storm water management installation costs. For electricity and gas, the installation and connection fees are estimated at **\$12,500**.

#### **3.1.2 Traffic Infrastructure**

Situated at the end of a circle in an existing business park, the property requires no additional traffic signals or road expansions. The existing infrastructure is sufficient to accommodate the anticipated traffic, minimizing any impact on local transportation systems.

#### **3.1.3 Public Services**

Ziggi's Coffee is dedicated to supporting first responders and their families through various initiatives. During Mental Health Awareness Month, the company participates in "Revital Day," donating **\$1 for every drink sold** to Revital, a nonprofit organization that



provides resources for the mental health and well-being of first responders. Additionally, Ziggi's has a history of offering free drinks to first responders, nurses, and doctors, demonstrating a commitment to community support and engagement.

**Police Protection:** Assessments indicate that no additional police officers are required for the area; existing patrols are deemed adequate to maintain safety and security.

**Fire Protection:** Current fire protection services are sufficient for the new development. The business will ensure full compliance with all fire codes and safety regulations.

**Refuse Collection:** The coffee shop will utilize commercial waste services, with estimated costs of **\$200 per month** for regular pickup and disposal. This will be managed through private waste management companies, ensuring no additional burden on public services.

## **3.2 Future Improvements**

### **3.2.1 Potential Road Expansion**

The anticipated increase in traffic due to the coffee shop is minimal, and there is no immediate need for road expansion. The existing road network is expected to handle the additional traffic without issue. Traffic patterns will be monitored over time to assess any future requirements for infrastructure improvements.

### **3.2.2 Recreation Facilities**

The development of the coffee shop is not expected to impact local recreation facilities. There is no anticipated need for additional recreational resources as a result of this business.

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## **4. Net Impact Analysis**

### **4.1 Total Estimated Revenue**

The proposed Ziggi's Coffee shop is projected to generate significant revenue for the community. The annual property tax is estimated at **\$21,120**, and employee income taxes could contribute up to **\$7,200** to local county taxes if all employees are local residents. Additional revenue will come from permits and connection fees. Furthermore, the coffee shop is expected to stimulate indirect economic benefits by attracting customers who may also patronize nearby businesses, thereby enhancing the local economy.

## 4.2 Total Estimated Costs

The business owners are responsible for all start-up and ongoing costs associated with the site. One-time infrastructure and development costs are estimated at **\$7,500** for permits, **\$40,000** for utilities and storm water management installation and connection fees, **\$125,000** for access, parking, and driveways, **\$350,000** for constructing a 900-square-foot building, and **\$300,000** for business equipment. The total one-time development costs amount to **\$822,500**.

Ongoing costs include an estimated **\$6,000 annually** for utility usage and **\$2,400 annually** for refuse collection. These costs are fully covered by the business and do not impose any financial burden on the city.

## 4.3 Net Benefit

In the first year, the net impact to the city is overwhelmingly positive. The combined revenue from property tax and potential employee income taxes totals **\$28,320**, with no costs incurred by the city. Over the long term, the ongoing annual revenue generated by the coffee shop is expected to exceed any annual costs, which are already borne by the business owners. This results in a sustained positive economic stimulus for the community over time.

---

# 5. Services and Improvements Analysis

## 5.1 Schools

The impact on local schools is minimal, as the business does not directly affect school enrollment or demand. There are no additional costs or resource requirements anticipated for educational institutions as a result of this development.

## 5.2 Utilities

An assessment of the existing utility infrastructure indicates that it is sufficient to support the new coffee shop. No upgrades or expansions are required, which means there is no additional strain on municipal resources or need for investment in utility services.

## 5.3 Public Safety

The current police and fire services are adequate to accommodate the new business. The coffee shop will adhere to all safety regulations and codes to ensure it does not require additional public safety resources. By maintaining compliance, the business helps ensure that there is no extra burden on public services.

#### **5.4 Waste Management**

Waste management will be handled through private commercial services contracted by the coffee shop. This approach ensures that the business does not place any additional demands on public waste collection services, maintaining efficiency in municipal operations.

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### **6. Conclusion**

The proposed Ziggi's Coffee shop is expected to contribute positively to the local economy through significant tax revenues and job creation, all while having a minimal impact on community services and infrastructure. As local residents of Bishopville, Maryland, the business owners are deeply invested in the well-being of the Salisbury community. Their close proximity allows them to dedicate substantial time and attention to the operation and integration of the coffee shop into the local area.

# Marketing Study for Ziggi's Coffee Shop in Salisbury, Maryland

## Executive Summary

This marketing study assesses the viability of establishing a Ziggi's Coffee shop at Lot 3 Summer Drive, Salisbury, MD 21804, located on Route 50 opposite Wor-Wic Community College. By analyzing local demographics, traffic patterns, competition, and consumer behavior, we estimate the existing need and forecast future demand for a specialty coffee shop in this area.

---

## 1. Introduction

Ziggi's Coffee is a premier drive-thru coffee chain renowned for its exceptional beverages and friendly service. This past October, Ziggi's was honored to land the #1 spot in USA Today's Top 10 drive-thru coffee spots in the US. With a commitment to quality and community, Ziggi's continues to delight coffee enthusiasts across the nation.

The purpose of this study is to evaluate the market potential and demand for a Ziggi's Coffee shop at the proposed location. The scope encompasses a demographic analysis, examination of the competitive landscape, insights into consumer behavior, and demand forecasting to determine the feasibility and profitability of the venture.

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## 2. Market Analysis

### 2.1 Demographic Overview

#### 2.1.1 Salisbury, Maryland

Salisbury has a population of approximately 33,050 residents within the city limits, according to the U.S. Census Bureau's 2020 data. The broader Wicomico County boasts around 103,588 residents. Over the past decade, the county has experienced a steady annual growth rate of about 0.5%.

#### 2.1.2 Age Distribution

The median age in Salisbury is 28.1 years, indicating a youthful population. Approximately 22% of the population falls within the college-age bracket of 18 to 24 years.

### **2.1.3 Income Levels in Wicomico County (2022)**

The median household income stands at \$69,421, with a per capita income of \$35,658.

### **2.1.4 Education Levels**

About 88.5% of residents aged 25 and over have graduated from high school, and 28.9% hold a bachelor's degree or higher.

## **2.2 Location Advantages**

### **2.2.1 Proximity to Wor-Wic Community College**

The proposed location is strategically situated across from Wor-Wic Community College, which enrolls approximately 7,000 students annually and employs around 300 faculty and staff members. This proximity offers a significant potential customer base of students and employees seeking convenient food and beverage options between classes and work commitments.

### **2.2.2 Traffic on Route 50**

Route 50 serves as the main thoroughfare connecting the Baltimore-Washington metropolitan area to Ocean City, a major tourist destination attracting approximately 8 million visitors annually (Ocean City Tourism Department, 2019). The peak tourist season runs from Memorial Day to Labor Day. During the summer months, Route 50 near Salisbury experiences an average daily traffic (ADT) of approximately 50,000 vehicles, up from the off-season average of 35,000 vehicles. On weekends, particularly Fridays and Sundays, traffic can surge to 70,000 vehicles per day.

## **2.3 Consumer Behavior**

### **2.3.1 Coffee Consumption Trends**

Nationally, 64% of Americans aged 18 and over drink coffee daily, consuming an average of three cups per day. Locally, the youthful demographic suggests a higher propensity for specialty coffee consumption, with a growing interest in premium coffee experiences among college students and young professionals.

## **2.4 Competition Analysis**

### 2.4.1 Direct Competitors

1. **Starbucks:** Located inside Barnes & Noble at Salisbury University, approximately five miles west of the proposed site, offering the standard Starbucks menu.
2. **Rise Up Coffee Roasters:** Situated four miles west on Route 13, offering locally roasted coffee with drive-thru service.
3. **Dunkin' Donuts:** Found three miles east on Route 50, providing coffee, donuts, and breakfast sandwiches.
4. **Future:** A Starbucks located in a shopping center approximately 2 miles west on Route 50.

### 2.4.2 Indirect Competitors

Indirect competitors include fast-food chains like McDonald's and Burger King, which offer coffee options, as well as convenience stores like Royal Farms and Wawa that provide grab-and-go coffee.

### 2.4.3 Competitive Advantage

Ziggi's Coffee specializes in high-quality coffee, diverse menu options, and a customer-centric experience. The proposed drive-thru service caters to commuters on Route 50, offering convenience that competitors may lack. Additionally, there are opportunities for community engagement through potential partnerships with the college and participation in local events.

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## 3. Demand Forecast

### 3.1 Estimating Existing Need

#### 3.1.1 Student Population Demand

Assuming that 10% of the students and faculty at Wor-Wic Community College visit the coffee shop three times a week for eight months of the year (which accounts for 66% of the year), we estimate:

- **Estimated Students/Faculty:** 3,300 per semester  $\times$  10% = 330 customers.
- **Average Spend per Student:** \$8.
- **Weekly Revenue from Students:** 330 customers  $\times$  \$8  $\times$  3 visits  $\times$  0.66 = \$5,227.

#### 3.1.2 Local Resident Demand

Targeting residents within a five-mile radius (approximately 50,000 people) and assuming that 3% visit weekly, we calculate:

- **Estimated Weekly Resident Customers:**  $50,000 \text{ residents} \times 3\% = 1,500$  customers.
- **Average Weekly Spend per Resident:** \$10.
- **Weekly Revenue from Residents:**  $1,500 \text{ customers} \times \$10 = \$15,000$ .

### 3.1.3 Ocean City Commuter Demand

Conservatively estimating a 0.25% capture rate of passing motorists on Route 50:

- **Summer Daily Customers:**  $50,000 \text{ vehicles} \times 0.25\% = 125$  vehicles.
- **Off-Season Daily Customers:**  $30,000 \text{ vehicles} \times 0.25\% = 75$  vehicles.
- **Average Daily Customers:** Calculated over four months at 125 vehicles and eight months at 75 vehicles, averaging 100 vehicles per day.
- **Potential Customers (Considering 1.75 persons per vehicle):**  $100 \text{ vehicles} \times 1.75 = 175$  customers per day.
- **Weekly Revenue from Commuters:**  $175 \text{ customers} \times 7 \text{ days} \times \$10 = \$12,250$ .

### 3.1.4 Total Demand

Combining the estimated revenues:

- **Total Weekly Revenue:**  $\$5,227 \text{ (students)} + \$15,000 \text{ (residents)} + \$12,250 \text{ (commuters)} = \$32,477$ .
- **Annual Revenue Projection:**  $\$32,477 \times 52 \text{ weeks} = \$1,688,804$ .

## 3.2 Future Demand Projections

- **College Enrollment Growth:** An expected annual growth of 2% at Wor-Wic Community College will increase the student population and, consequently, the potential customer base.
- **Local Development:** Anticipated new housing developments and businesses along Route 50 are expected to increase commuter traffic by 3% annually, further boosting potential customer numbers.

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## 4. Marketing Strategy Recommendations

- **Target Market:**
  - **Primary:** Commuters on Route 50 and local residents.
  - **Secondary:** Wor-Wic Community College students and staff.

- **Promotional Activities:**
    - **Student Discounts:** Offer a 10% discount to students presenting a valid student ID to attract the college demographic.
    - **Loyalty Programs:** Implement a rewards app to encourage repeat business and build customer loyalty.
    - **Social Media Campaigns:** Engage with customers on Instagram and Facebook to increase brand awareness and promote special offers.
  - **Product Offerings:**
    - **Seasonal Specialty Drinks:** Introduce limited-time beverages to capitalize on seasonal trends and preferences.
    - **Healthy Snack Options and Quick Breakfast Items:** Cater to health-conscious consumers and those seeking convenient meal options during their commute or between classes.
- 

## 5. Conclusion

Based on the demographic analysis, favorable location, and estimated demand, establishing a Ziggi's Coffee shop at the proposed site in Salisbury, Maryland, presents a promising opportunity. With strategic marketing and a focus on the outlined target markets, the coffee shop is well-positioned to capitalize on the existing need and projected growth in the area.



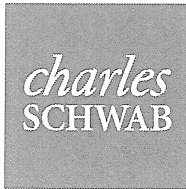
## ENVIRONMENTAL IMPACT STATEMENT

The development will comply with the 2010 Maryland Stormwater Manual. The development will have no negative affect on existing drainage systems. On-site stormwater management in the form of bio-retention which will provide for water quality and allowable flow from the site will not be exceeded. After water quality and quantity treatment on-site, allowable runoff will enter the existing storm drain system along Summer Lane which flows to a stormwater pond for the development. Sediment Control during construction will meet all required standards. The Site will be stabilized with all non-impervious areas being covered with grass/other plant material. The development of this parcel is in keeping with the approved Moore View Business Park. Vehicular traffic will not negatively impact the roadway system of the Business Park. Site lighting will be limited to light poles which do not adversely affect adjacent properties and some wall pack lights on the building for security purposes.

## Attachment 2

### STATEMENT OF FINANCIAL CAPABILITY TO PROCEED

The developers, Portia & Doug Altimus, of Ziggi's Coffee Shop on Parcel 3 of the Moore View Business Park located on Summer Lane, Salisbury Maryland are financially capable of proceeding with the development of this project. Please see the attached bank statement as documentation of their financial capability to proceed.



12/04/2024

Account # \*\*\*\*-\* 266  
Questions: 1-800-435-4000

P ALTIMUS & D ALTIMUS TTEE  
ALTIMUS FAMILY TRUST  
U/A DTD 01/14/2021  
12122 S PINEY POINT RD  
BISHOPVILLE MD 21813

---

**Here is the requested account balance information.**

---

<b>Type of Account</b>	<b>Account Opened</b>	<b>Current Balance</b>	<b>Average Balance, Previous 2 Months</b>
Schwab One	05/18/2022	\$831,745.09	\$829,259.25

We're writing to confirm the current balance in the account noted above. This balance is based on our records, as of the close of one business day prior to the date of this letter.

The average balance is calculated from the previous 2 months. Both the current balance and the average balance may include cash and securities. The value of any security held in this account is subject to change depending upon market conditions and activities.

The following is Schwab's terms of withdrawal policy:

Charles Schwab doesn't restrict access to available funds and securities in the above-referenced account(s). An account holder or authorized agent can request withdrawals from an account on demand.

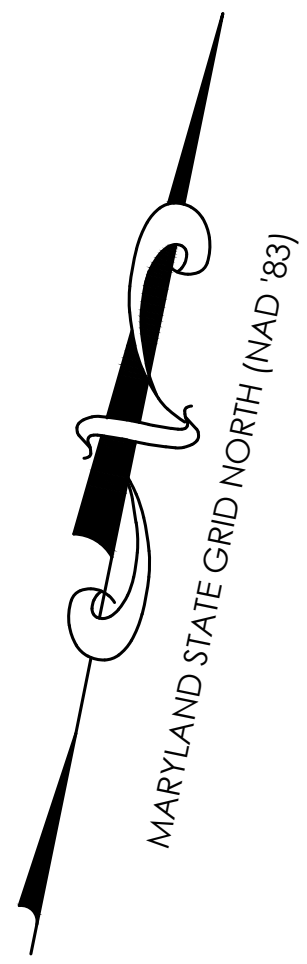
Please note: The balance is based on our records at the time this letter was written, and may include cash and securities. The value of the account is subject to change depending upon market conditions and/or activities in the account.

Please note: This letter is for informational purposes only and is not an official record of the account.

**Thank you for choosing Schwab.** We appreciate your business and look forward to serving you in the future. If you have any questions, please call us at +1 (800) 435-4000.

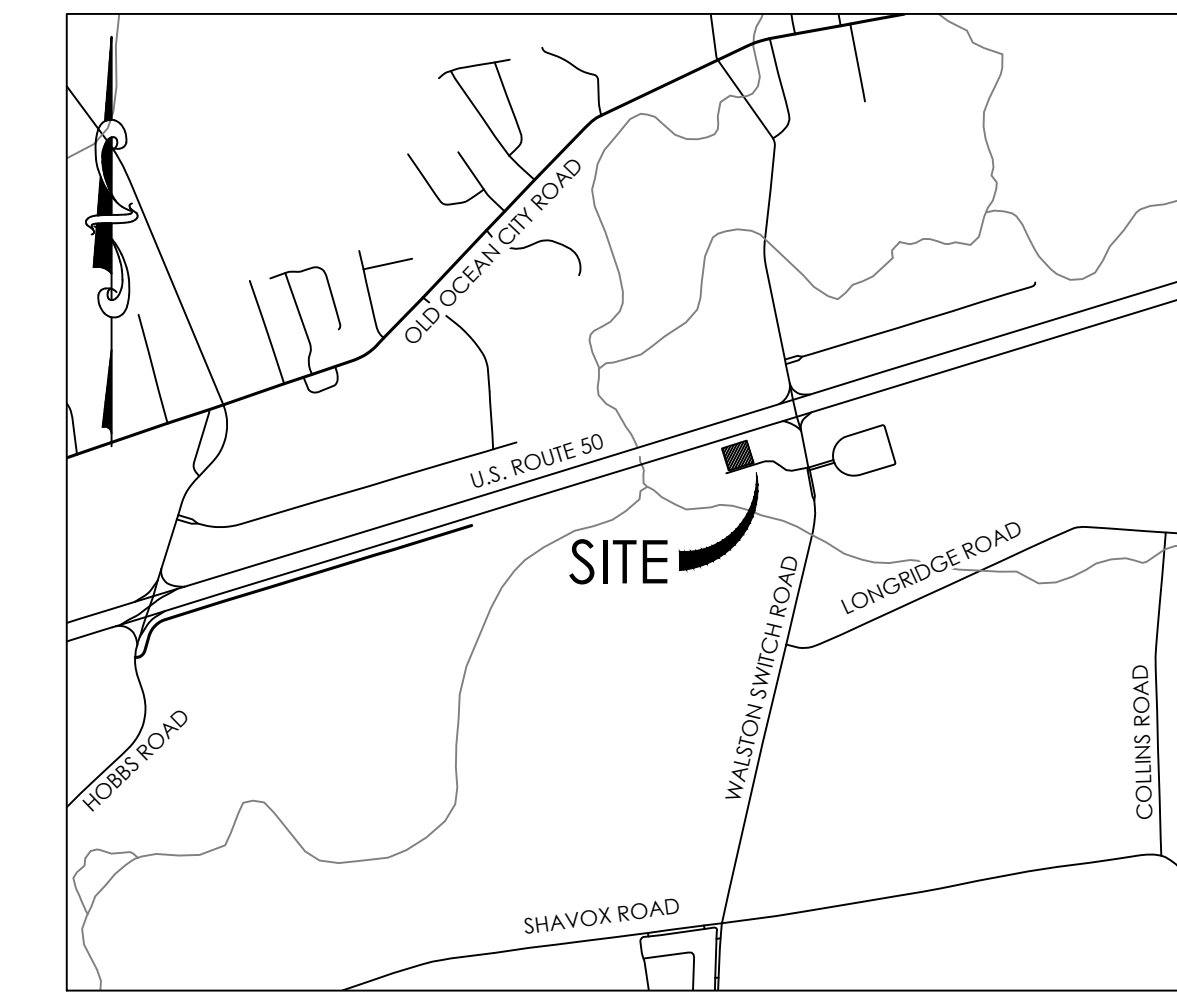
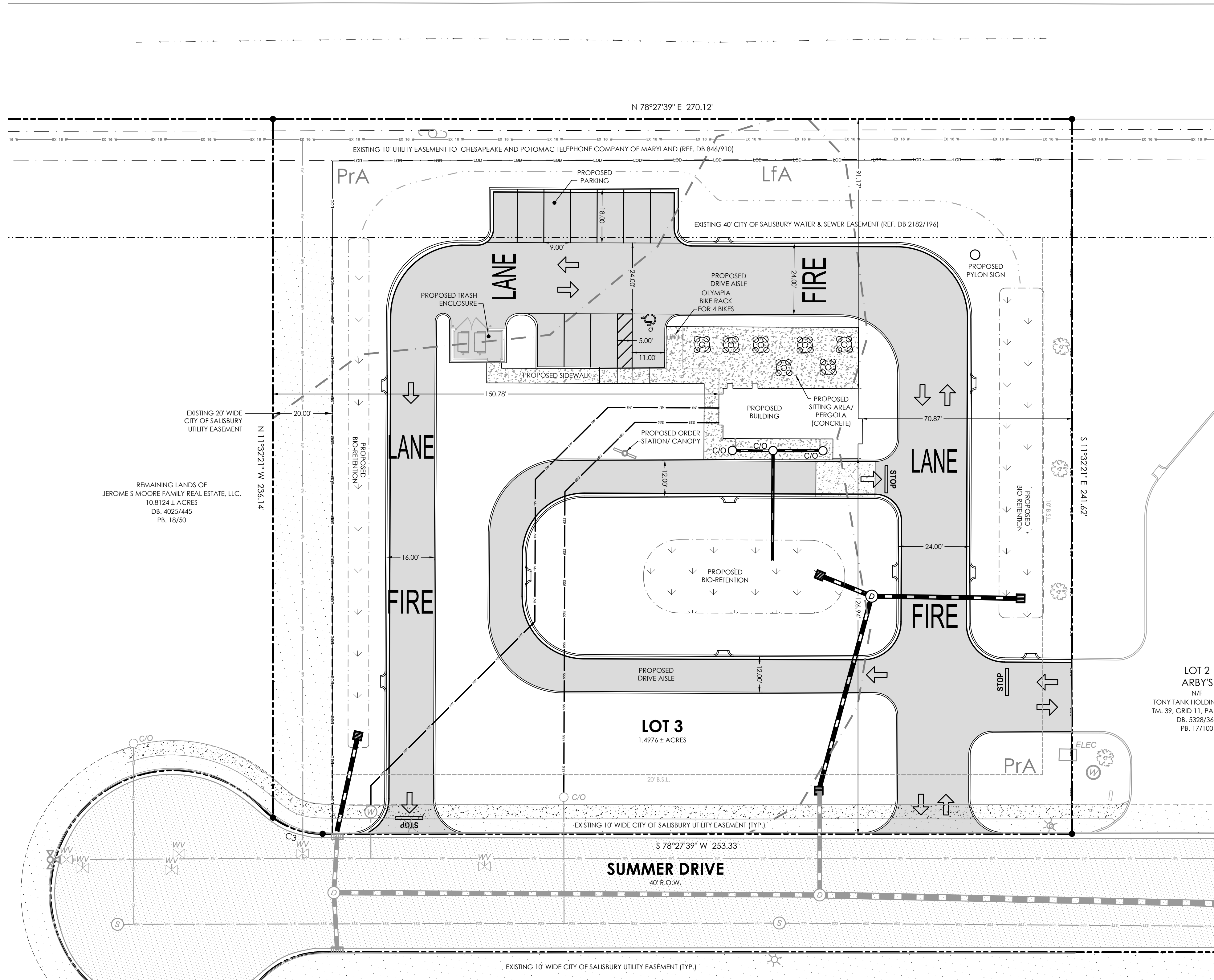
**SHEET INDEX**

- SHEET 1 - COVER SHEET & SITE PLAN
- SHEET 2 - LIGHTING, SIGNAGE, & STRIPING PLAN
- SHEET 3 - LANDSCAPING PLAN



**U.S. ROUTE 50**

DEED 643/439  
SRC PLATS 33047, 33048, 29620, 29702, 29703  
300' PUBLIC R.O.W.



**VICINITY MAP**  
SCALE: 1" = 2,000' ±

**SITE DATA:**

- OWNER/DEVELOPER: COFFEE LOTUS OF OCEAN CITY, LLC.  
12122 S. PINEY POINT ROAD  
BISHOPVILLE, MD 21813  
CONTACT: DOUG ALTUMUS  
PHONE: 703-862-9710
- ENGINEER/SURVEYOR: SOLUTIONS, IPEM, LLC  
3003 MERRITT HILL ROAD  
SALISBURY, MD 21804  
CONTACT: STEVEN W. FULLER  
PHONE: 410-572-8833
- TAX MAP 39, GRID 11, PARCEL 745  
DEED REFERENCE: 5428/237  
PLAT REFERENCE: 18/50
- PROPERTY AREA: 1.4976 ± ACRES
- PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT NO. 3 - MOORE PROPERTY  
SETBACKS:  
FRONT = 20'  
REAR = 15'  
SIDE = 10'
- BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 2405C0111E, WITH AN EFFECTIVE DATE OF AUGUST 17, 2015. THIS SITE IS LOCATED WITHIN FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.
- OWNER/DEVELOPER, AND SUBSEQUENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, SHALL NOT MODIFY INDIVIDUAL LOT GRADING PLANS AND/OR THE IMPROVEMENTS CONSTRUCTION PLAN AS APPROVED BY THE CITY OF SALISBURY DEPARTMENT OF PUBLIC WORKS, WITH CONSTRUCTION, GRADING, OR LANDSCAPING.
- SRC PLAT 29702 STATES, "THIS IS A CONTROLLED ACCESS ARTERIAL HIGHWAY AND NO ACCESS EITHER VEHICULAR, PEDESTRIAN AND/OR ANIMAL WILL BE PERMITTED ACROSS THE LINES DESIGNATED 'RIGHT OF WAY LINE OF THROUGH HIGHWAY' EXCEPT BY MEANS OF SUCH PUBLIC ROAD CONNECTIONS AS THE COMMISSION MAY CONSTRUCT OR PERMIT TO BE CONSTRUCTED."
- THE PROJECT SITE IS NOT WITHIN A CHESAPEAKE BAY CRITICAL AREA.
- THE SUBDIVISION IS LOCATED OUTSIDE LANDS DESIGNATED AS PALEOCHANNEL.
- A "BLANKET EASEMENT" SHALL BE GRANTED TO THE CITY OF SALISBURY FOR THE INSPECTION, MAINTENANCE, AND/OR REPAIR OF ANY FIRE HYDRANTS, WATER METERS, CLEANOUTS, ETC., LOCATED ON PRIVATE PROPERTY. THE BLANKET EASEMENT SHALL PROVIDE 10' CLEARANCE FROM THE STRUCTURE OR UTILITY.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHTS-OF-WAY OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- A CITY OF SALISBURY UTILITY EASEMENT SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
- ALL NON-CITY UTILITIES, SUCH AS BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.

**TIME TABLE**

UPON APPROVAL OF THE COMPREHENSIVE DEVELOPMENT PLAN AND THE CONSTRUCTION DOCUMENTS, THE DEVELOPERS INTEND TO BEGIN CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WORK IS ANTICIPATED TO BEGIN IN THE SPRING OF 2025 AND BE COMPLETED BEFORE THE FALL OF 2025. THE WORK WILL NOT BE PHASED.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	28.50'	17.96'	17.66'	N 83°29'17" W

**SURVEYOR'S CERTIFICATION**

I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21118, EXPIRATION DATE: JAN. 2026

SOLUTIONS IPEM, LLC  
BY STEVEN W. FULLER, AGENT

STEVEN W. FULLER  
PROFESSIONAL LAND SURVEYOR  
MARYLAND NO. 21118

DATE

**AREA TABULATION**

PARCEL 3 LOT AREA:	65,236 ± S.F. - 1.4976 ± ACRES
PROPOSED IMPERVIOUS AREA:	21,503 ± S.F. - 0.4936 ± ACRES
PROPOSED AREA OF BUILDINGS:	865 ± S.F. - 0.0200 ± ACRES
PROPOSED AREA OF OUTDOOR SEATING:	1,149 ± S.F. - 0.0264 ± ACRES
PROPOSED AREA OF PARKING & DRIVEWAY:	19,744 ± S.F. - 0.4533 ± ACRES
PROPOSED AREA OF OPEN SPACE (PERVIOUS AREA):	43,733 ± S.F. - 1.004 ± ACRES

**PARKING CALCULATIONS**

SPACES REQUIRED: 1 SPACE PER 250 GROSS SQ. FT. OF BUILDING & PATRON SEATING AREA  
BUILDING AREA: 865 SQ. FT. + SEATING AREA: 1,149 SQ. FT. = 2,014 SQ. FT. (9 SPACES)  
PER THIS PLAN WE REQUEST A 20% INCREASE IN PARKING SPACES (9 x 0.2 = 1.8 SPACES ROUNDED TO 2 SPACES)

SPACES PROVIDED: 10 REGULAR SPACES + 1 HANDICAP SPACES = 11 TOTAL

BICYCLE PARKING: MINIMUM OF 3 SPACES + 1 PER 50 SEATS = 4 SPACES

**STORM WATER**

STORM WATER WILL BE TREATED WITH E.S.D. TO THE M.E.P. PER MARYLAND REGULATIONS. STORM WATER RUNOFF WILL SHEET FLOW OFF OF PARKING & DRIVEWAY AREAS TO BIO-RETENTION AREAS. ROOF LEADERS SHALL BE TIED DIRECTLY INTO THE UNDERDRAIN SYSTEM IN THE BIO-RETENTION AREAS. BIO-RETENTION AREAS SHALL BE CONNECTED VIA UNDER-DRAIN PIPING. ULTIMATE OUTFALL OF THE BIO-RETENTION AREAS SHALL BE INTO THE CLOSED DRAINAGE SYSTEM IN SUMMER DRIVE, THEN INTO THE EXISTING STORM DRAIN POND ALONG WALSTON SWITCH ROAD.

**Attachment 3**



303 North Bedford Street  
Georgetown, DE 19947  
T. 302.277.9215

3003 Merritt Hill Road  
Salisbury, MD 21804  
T. 410.572.8833

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NO.	DATE	DESCRIPTION
1	12/26/2024	DID COMMENTS

NO.	DATE	DESCRIPTION
1	12/26/2024	DID COMMENTS

**COVER SHEET & SITE PLAN**

**COMPREHENSIVE DEVELOPMENT PLAN**

**ZIGGI'S COFFEE**

**PARCEL 3, MOORE VIEW BUSINESS PARK**

SUMMER DRIVE  
PARSONS ELECTION DISTRICT  
WICOMICO COUNTY, MARYLAND

Date:	11/18/2024
Job Number:	S24037
Scale:	1" = 20'
Drawn By:	CAI
Designed By:	DP
Approved By:	SWF

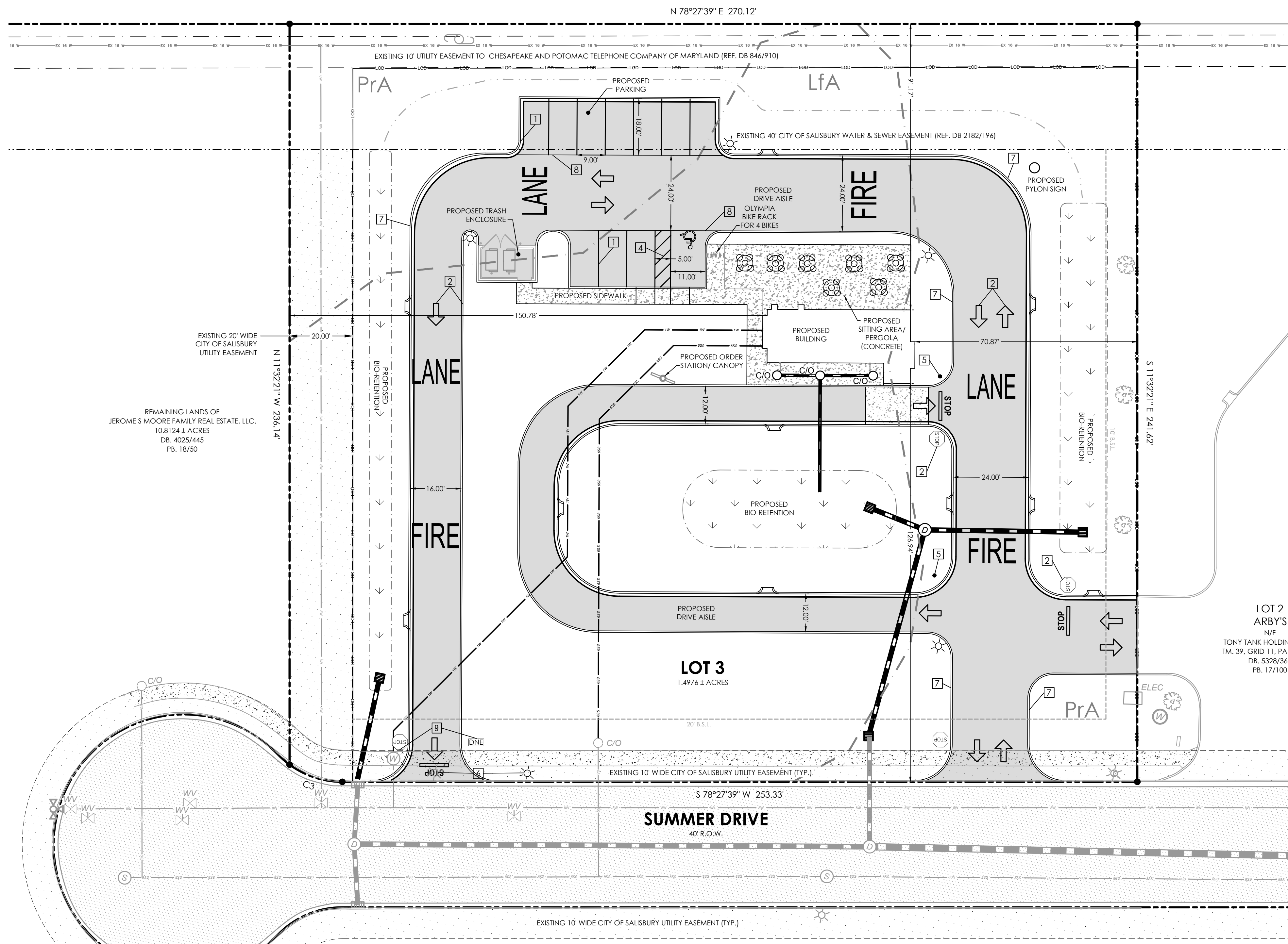
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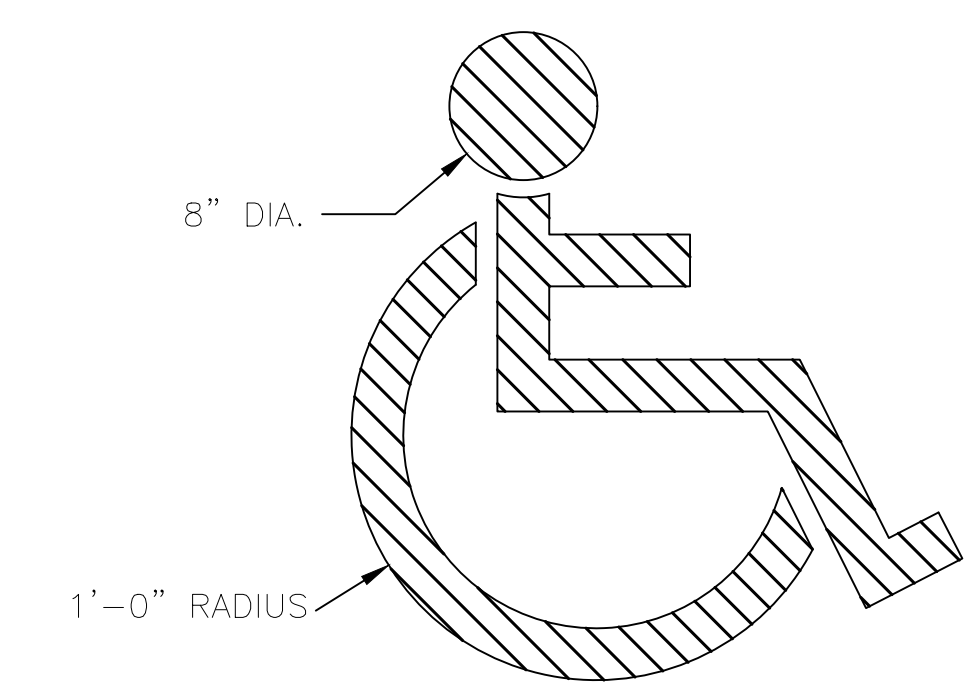


# U.S. ROUTE 50

DEED 643/439  
 SRC PLATS 33047, 33048, 29620, 29702, 29703  
 300' PUBLIC R.O.W.



- 1 - 4" WIDE PAINTED WHITE STRIPE (TYPICAL)
- 2 - R1-1 30"x30" STOP SIGN & 16" WIDE PAINTED WHITE STOP BAR
- 3 - PAINTED WHITE TRAFFIC DIRECTIONAL ARROWS (TYPICAL)
- 4 - PAINTED HANDICAP ISLAND - 4" WIDE SINGLE WHITE LINE, 2' ON CENTER
- 5 - ZIGGI'S COFFEE DIRECTIONAL SIGNAGE
- 6 - EXISTING POLE LIGHT TO BE RELOCATED OUT OF DRIVE AISLE
- 7 - YELLOW PAINTED CURB
- 8 - 4" WIDE PAINTED YELLOW STRIPE
- 9 - R5-1 30"x30" DO NOT ENTER SIGN
- ☼ - SINGLE LIGHT POLE

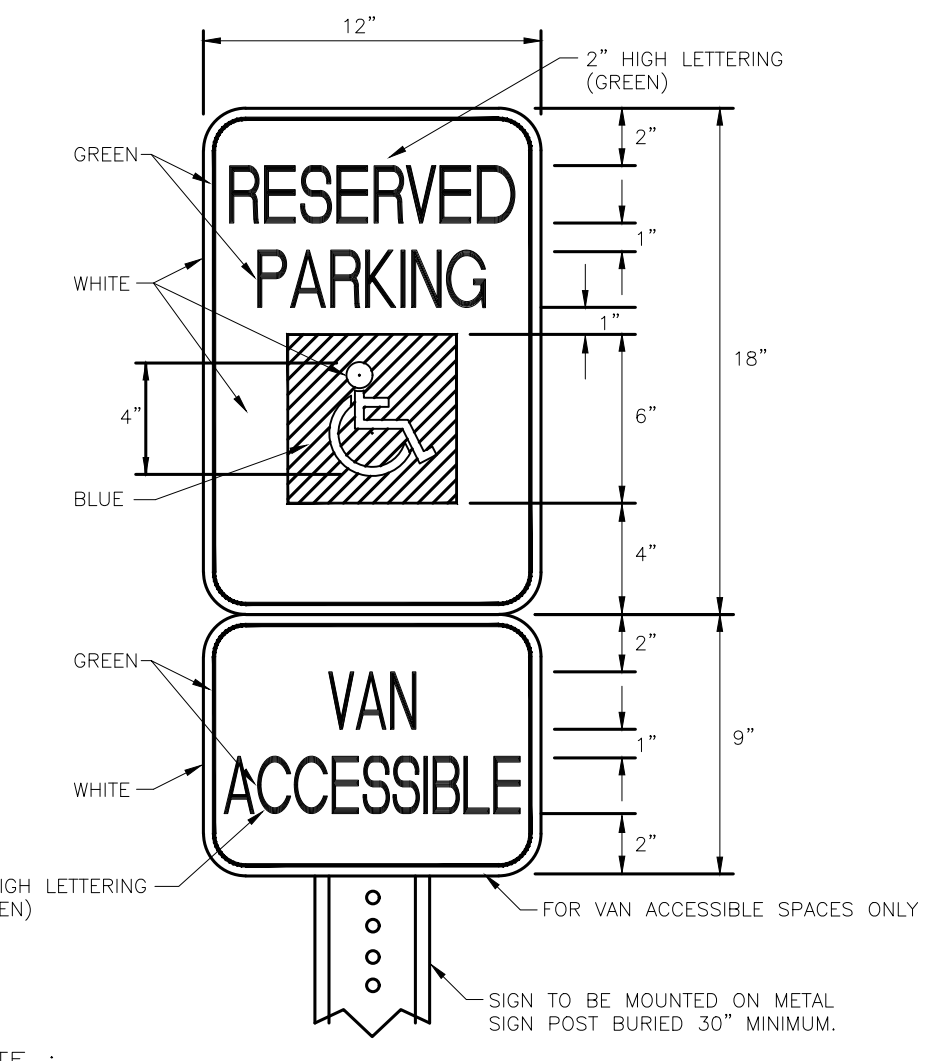


NOTES :

- SYMBOL SHALL BE 3" WIDE (MIN.) AND PAINTED ON EACH HANDICAPPED SPACE.

### HANDICAPPED SYMBOL DETAIL

NO SCALE



NOTE :  
 BOTTOM EDGE OF SIGN SHALL BE INSTALLED BETWEEN 5'-0" MINIMUM AND 7'-0" MAXIMUM ABOVE THE FINISHED GRADE. CONTRACTOR SHALL INSTALL ONE SIGN PER HANDICAP PARKING SPACE. SIGNS ARE TO BE CENTERED ON STALL WIDTH, FACING PARKING.

### HANDICAP SIGN DETAIL

NO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-3	28.50'	17.96'	17.66'	N 83°29'17" W



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Seal	
Date	

NO.	DATE	DESCRIPTION
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LIGHTING, SINGAGE & STRIPING PLAN

COMPREHENSIVE DEVELOPMENT PLAN

ZIGGI'S COFFEE

PARCEL 3, MOORE VIEW BUSINESS PARK

SUMMER DRIVE

PARSONS ELECTION DISTRICT

WICOMICO COUNTY, MARYLAND

Date:	11/18/2024
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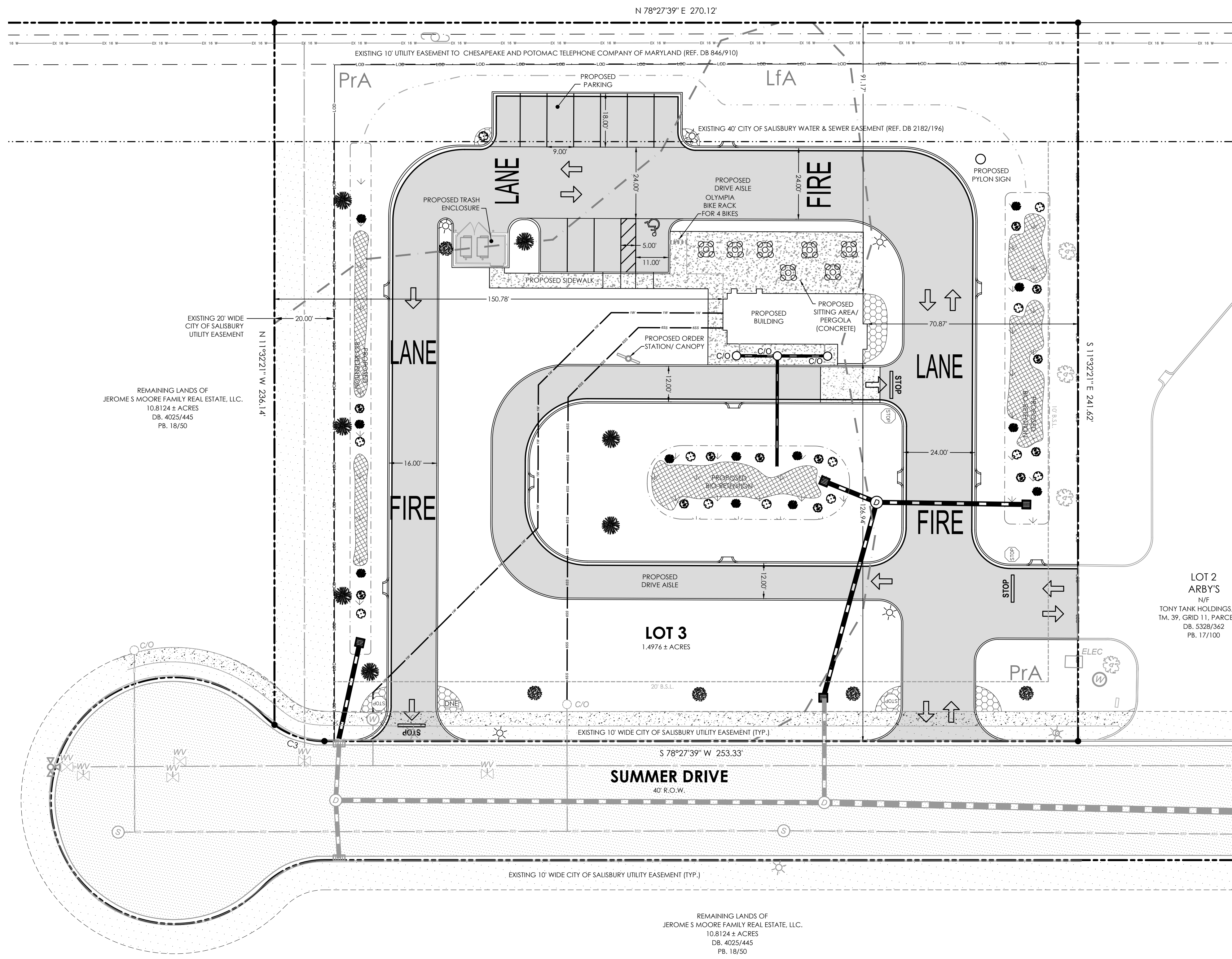
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# U.S. ROUTE 50

DEED 643/439  
 SRC PLATS 33047, 33048, 29620, 29702, 29703  
 300' PUBLIC R.O.W.



REMAINING LANDS OF  
 JEROME S MOORE FAMILY REAL ESTATE, LLC.  
 10.8124 ± ACRES  
 DB. 4025/445  
 PB. 18/50

LOT 2  
 ARBY'S  
 H/F  
 TONY TANK HOLDINGS, LLC.  
 TM. 39, GRID 11, PARCEL 744  
 DB. 5328/342  
 PB. 17/100

REMAINING LANDS OF  
 JEROME S MOORE FAMILY REAL ESTATE, LLC.  
 10.8124 ± ACRES  
 DB. 4025/445  
 PB. 18/50

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	28.50'	17.96'	17.66'	N 83°29'17" W

### LANDSCAPE LEGEND

- EQUAL MIX OF - SWEET PEPPERBUSH (CLETHRA AINIFOLIA), BAY BERRY (MYRICA PENNSYLVANIA), & INKBERRY (ILEX GLABRA) - 2 GAL. SIZE, TOTAL OF 36
- SEED MIX:  
 35% - BLACK EYED SUSAN (RUDBECKIA HIRTA)  
 35% - SPIDERWORT (TRADESCANTIA VIRGINIANA)  
 10% - WILD COLUMBINE (AGUILÉGIA CANADENSIS)  
 10% - BEEBALM (MONARDA DIDYMA)  
 10% - OBEДИENT PLANT (PHYSOSTEGIA VIRGINIANA)
- RIVER BIRCH, 6' TALL, TOTAL OF 7
- FRINGE TREE, 6' TALL, TOTAL OF 5
- SEASONAL FLOWER BEDS
- EXISTING TREE (PLANTED BY ARBY'S)
- ALL OTHER AREAS TO BE GRASS



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Seal  
 Date

NO.	DATE	REVISIONS
		DESCRIPTION
1	12/26/2024	DID COMMENTS

LANDSCAPING PLAN  
 COMPREHENSIVE DEVELOPMENT PLAN  
**ZIGG'S COFFEE**  
 PARCEL 3, MOORE VIEW BUSINESS PARK  
 SUMMER DRIVE  
 PARSONS ELECTION DISTRICT  
 WICOMICO COUNTY, MARYLAND

Date:	11/18/2024
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