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

AGENDA

REGULAR MEETING **April 17, 2025**

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of March 20, 2025

1:35 P.M. **MINOR SUBDIVISION** – John and Kelly Edwards rep. by F. Douglas Jones, F. Douglas Jones Surveying Associates – Riggin Road and Deerfield Road, Mardela Springs, MD – M-0018, G-0008, P-0033 - #WP-2501(B. Thayne)

FINAL DEVELOPMENT PLAN APPROVAL – MEDICAL CLINIC FOR TIDALHEALTH – TidalHealth, Rep. by Parker and Associates – Morris St. & Richardson St. – Property owned by Best Rental Housing, Inc – R-8 Residential District – M-0038, G-0001, P-193 (B. Thayne)

REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN AND WELLHEAD PROTECTION SITE PLAN – THE CROSSING AT SUMMIT POINTE – Attar Enterprises LLC, rep. by Parker and Associates – Beaglin Park Drive & Parker Road – R-10A Residential Zoning District – M-0038, G-0012, P-0110, 0295 & 0429 - #19-038 (B. Jackson)

FINAL COMPREHENSIVE DEVELOPMENT PLAN – THREE BLIND MICE SELF STORAGE – Three Blind Mice LLC, rep. by Solutions IPEM LLC – Merritt Mill Road – Light Business & Institutional Zoning District – M-0110, G-0005, P-0025, L-002A - #24-015 (B. Jackson)

REVISED SIGN PLAN APPROVAL – COLLEGE TOWN CENTER – CTC 1303 LLC, rep. by Phillips Signs – 1303 S Salisbury Blvd. – GC- General Commercial District – M-0117, G-0003, P-3119 - #25-383 (Z. White)

COMPREHENSIVE PLAN UPDATE – (City)

PLANNING DIRECTOR UPDATE(S) – (T. Taylor)

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MINUTES

The Salisbury-Wicomico County Planning and Zoning Commission ("Commission") met in regular session on March 20, 2025, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:
Charles "Chip" Dashiell, Chairman
Daniel Moreno-Holt
Matt Drew
Mandel Copeland
Joe Holloway
D'Shawn Doughty

PLANNING STAFF:
Amanda Rodriquez, City of Salisbury, Department of Infrastructure and Development ("DID")
Henry Eure, City of Salisbury, DID
Tracey G. Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Janae Merchant, Recording Secretary, PZCD

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

Chairman Dashiell called the meeting to order at 1:30 p.m.

MINUTES: The minutes from February 20, 2025, were brought forward for approval. Chairman Dashiell requested a motion to approve the minutes. Mr. Daniel Moreno-Holt recused himself since he was not at the February meeting. Mr. Matt Drew entered a motion to approve, seconded by Mr. Joe Holloway, and duly carried. The minutes from the February 20, 2025, meeting were **APPROVED**.

PRELIMINARY/FINAL DEVELOPMENT PLAN APPROVAL – SALISBURY MARYLAND KENNEL CLUB – Salisbury Maryland Kennel Club, Inc., rep. by Parker and Associates – Winterplace Parkway – LB-1 Light Business & Institutional District – Winterplace Executive Park – M-0039, G-0010, P-0720 - (B. Thayne)

Mr. Moreno-Holt recused himself.

Ms. Becky Thayne, Ms. Diane Spalding, a Salisbury Maryland Kennel Club, Inc.'s Board of Directors member, and Mr. Brock Parker of Parker and Associates approached the table. Ms. Thayne presented the Staff Report.

The applicant requested approval to construct an 11,710 sq. ft. building directly to the west of the existing building at 31663 Winterplace Parkway. This development plan also proposed developing the adjacent lot to provide parking for the expanded business. The new building will accommodate equipment storage and provide extra space for training and exhibitions.

Staff recommended that the Planning Commission grant approval for the proposed Salisbury Maryland Kennel Club subject to the following six (6) conditions.

1. The 30-day window following the February 27th Board of Appeals meeting must pass without appeal so that the parking deviation necessary for approval of this plan can be granted.
2. The site shall be developed in accordance with the approved Development Plan. Minor plan adjustments may be approved by the Wicomico County Zoning Administrator.
3. Subject to building permit approval by the Planning and Zoning Permits and Inspections Division.
4. Subject to further review and approval for stormwater management by the Wicomico County Public Works Department.
5. A corrected plat dissolving the lot line between the two existing lots must be recorded prior to the issuance of any building permits for the site.
6. Any future proposed signage must be approved by the Planning Commission.

Mr. Parker added that one of the challenges they experience is when they set up the agility course, they have to take it all back down to have their obedience classes. It is a conflict of space. This building will be large enough to accommodate obedience and agility courses and leave each of them set up.

Chairman Dashiell stated that he would entertain a motion to approve the Development Plan for the Salisbury Maryland Kennel Club, subject to the six (6) conditions listed in the Staff Report. Mr. Drew entered a motion to approve, seconded by Mr. Doughty and duly carried.

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

PRELIMINARY COMPREHENSIVE DEVELOPMENT PLAN APPROVAL – VILLAGE AT MITCHELL POND APARTMENTS – Homes for America, rep. by Lane Engineering, LLC – 1117 Parsons Road – R-5A Zoning District – M-0106, G-0014, P-1118 - #25-006 (A. Rodriquez)

Ms. Amanda Rodriquez, Ms. Deepthi Jain from Homes for America, Mr. Tim Glass from Lane Engineering, and Mr. Robert Lane from Studio 343 approached the table. Ms. Rodriquez presented the Staff Report.

The applicant requested approval to modify the existing ten (10) apartment buildings. It is

proposed that they have both exterior and interior renovations. Exterior renovations include new roofing, siding, windows, doors, and entrance lights and repairs to the existing exterior stairs and stairwells. Interior renovations include new fixtures and finishes. Four (4) of the units will be renovated to become fully Americans with Disabilities Act ("ADA") compliant, with two (2) additional units being upgraded to accommodate individuals with visual or hearing impairments. The applicant also proposed performing general site upgrades to enhance visibility and security, as well as bringing the existing infrastructure into ADA compliance.

The existing 1,025 sq. ft. laundry and maintenance building will be demolished and replaced with a new 1,446 sq. ft. community center that includes a kitchenette, two (2) restrooms, and a business center. The existing 1,814 sq. ft. leasing office will be fully rehabilitated to include the laundry and maintenance facilities.

Staff recommended that the Planning Commission grant approval for the Revised Final Comprehensive Development Plan subject to five (5) 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. Install a City Standard compliant fire hydrant along Mitchell Road as indicated on the Comprehensive Development Plan.
3. Provide a revised sign plan for Planning Commission approval prior to issuance of a sign permit.
4. Provide a detailed landscaping plan for review by the Department of Infrastructure and Development to include additional landscaping to offset the increase in parking.
5. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, Salisbury Fire Department, and other applicable agencies.

Ms. Jain mentioned these units serve families that earn 30% and 50% of the Area Median Income ("AMI"). They intend to preserve the affordable units through rehabilitation and renovation of the property.

Mr. Glass added that they intend to bring the property to current ADA accessibility standards. The landscaping plans will be submitted to Staff for review.

Mr. Moreno-Holt asked about the sidewalk along Parsons Road. Mr. Glass said the intersection had been redone, and the four (4) corners had handicapped ramps and crosswalks. They will remove the pavement up to the site, so the mobility of pedestrians going back and forth on Parsons will remain unchanged, and there will be no cross traffic.

Mr. Holloway inquired if there was a fence around Mitchell Pond to keep children from running into it. Mr. Glass indicated a fence will be around the pond and the on-site playground.

Mr. D'Shawn Doughty asked how the conversation started regarding closing the entrance off Parsons Road. Ms. Jain said it started as a security conversation because vehicles were speeding to enter the development, and the property has several children. Mr. Drew recommended adding a designated area for turning around so unfamiliar drivers do not get stuck trying to exit the site from this prior ingress/egress area.

Chairman Dashiell requested information on their Landscaping Plan. Mr. Glass said they would comply with the requirements. They intend to remove some dead wood around the property and enhance the shaded areas.

Chairman Dashiell stated that he would entertain a motion to approve the Revised Final Comprehensive Development Plan for The Village at Mitchell Pond Apartments, subject to the five (5) conditions listed in the Staff Report. Mr. Holloway entered a motion to approve, seconded by Mr. Doughty and duly carried.

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

Chairman Dashiell welcomed Ms. Michele Gregory from the City Council to the meeting.

DISSOLUTION OF THE SALISBURY-WICOMICO COUNTY JOINT PLANNING AND ZONING COMMISSION (Julie Giordano and Mayor Randy Taylor)

Ms. Julie Giordano, County Executive, and Mayor Randy Taylor approached the table.

Ms. Giordano indicated that she and the Mayor believe it is time to dissolve the combined Planning Commission. All our municipalities, besides Salisbury, have their own Planning Commission. This is because the residents in that area should focus on their municipality. She had analyzed the previous agendas and discovered that many items listed were Salisbury projects. County resources are being utilized to plan and organize City projects when their time could be better spent focusing on County projects and needs. The change would better align with our Comprehensive Plans, and we can avoid conflicts of interest.

Ms. Giordano mentioned ten (10) items to support the dissolution of the County/City Planning and Zoning Commission.

1. Historical Separation
2. Efficient Use of Staff
3. Localized Decision-Making
4. Divergent Needs and Priorities
5. Accountability and Representation
6. Streamlined Approval Processes
7. Enhanced Public Engagement
8. Better Alignment with Comprehensive Plans
9. Avoiding Conflicts of Interest
10. Precedent in Other Jurisdictions

Mayor Taylor said there had been an overwhelming number of city applications and that allocating planning resource expenses became problematic. Since there are separate planning staff, it would make sense to separate the commission and make it a more vertical approval process.

Ms. Giordano added that both attorneys have drafted legislative bills for the County and City Councils to review and approve. The County's goal is to have seven (7) Commission members, while the Mayor added that they anticipate a five (5) member Commission.

Mr. Holloway supported the separation of the Commission even though there have not been any serious issues over the past seventy (70) years.

Mr. Doughty inquired about the timeline for these changes. Ms. Giordano responded by saying they are potentially looking at August or September. The County Staff will be available to assist the City Staff in this transition.

Chairman Dashiell asked the attorneys to provide the next steps. Ms. Laura Ryan stated that it depends on what sections of the code will be changed. Any changes would come before the Commission as any text amendment does. First, there will be a work session and then a public hearing. However, if there are not many changes in the Zoning Code, additional work would not be needed. Mr. Andrew Illuminati added the current Planning Commission review and comment would be beneficial. Ultimately, the County Council will look at the County's proposal. Ms. Ryan also said the actual legislation would select a start date a few months out, so it would not be effective immediately.

Chairman Dashiell inquired about the process for the City's Comprehensive Plan. Mayor Taylor explained that the plan is for the city to complete data collection at the stakeholder group meetings. Once the division has been made, they will be prepared for a more thorough conversation.

Mr. Illuminati stated in Chapter 64 of the County Code there is mention of an areawide planning organization. If there ever becomes a point to consider a broader planning approach, the entire County can come together.

Mr. Drew did not support the split of the Planning Commission for various reasons. He believes it will eliminate regional coordination and advantages in economic development. He also thinks they would lose coordination and innovative thinking, such as annexation and growth management, as well as public engagement and transparency.

Ms. Tracey Taylor mentioned that although the Planning Commission might dissolve into separate City and County Commissions, she assured the Planning Commission that regional planning efforts will continue between Wicomico County and all its municipalities. As a part of the comprehensive plan processes, County Planning works with all jurisdictions. We review their plans and provide comments to them and will provide guidance if they choose to include us in their meetings and update sessions. We also work jointly with Dave Ryan, Executive Director of Salisbury-Wicomico County Economic Development, and with the Department of Commerce. Additionally, the County has an RFP out now for the Comprehensive Water and Sewer Plan update and County Planning Staff will be the ones meeting with each municipality and gaining input for the Plan.

A lengthy discussion on the City's Comprehensive Plan ensued with respect to how the current City/County Planning Commission should review the City's Comprehensive Plan given the potential split of the Commission. Chairman Dashiell expressed concern over the current Commission spending a great deal of time reviewing the draft City Plan if this Commission was not going to be the one to ultimately make a recommendation on the Draft Plan. Mayor Taylor agreed that it will likely be a separate City Commission that will review the final Draft Plan, but that Staff is working on getting a revised schedule for the Draft Plan and City Staff will keep the current Planning Commission updated as the City works through this process.

DISCUSSION – CANNABIS TEXT AMENDMENT (A. Illuminati and T. Taylor)

Mr. Illuminati mentioned that the County has limited growing and processing of cannabis in the I-1 and I-2 Districts as a permitted use. They have also limited sales to the I-1, I-2, C-1, C-2, and the C3 Districts by special exception. However, the County did not differentiate between micro and standard licenses. A micro license authorizes the holder to do a smaller portion of what a standard license does. For example, a grower cannot operate at more than 10,000 sq. ft at a micro license, but a standard license can be up to 300,000 sq. ft. Also, a micro dispensary can only operate as a delivery service, not a physical storefront, with no more than ten (10) employees. Currently, both licenses are lumped

together in the Code. The question is, should a micro license be allowed in the A-1 District?

Ms. Taylor added that we have our first dispensary request in the County at the Board of Appeals meeting this month. It would be located in Delmar near Foskey Lane. She added that Cannabis Legislation is an ever-changing topic, and new state regulations could be passed.

ANNOUNCEMENTS

Ms. Taylor mentioned adding a standing item to the monthly agenda for the dissolution of the Commission to provide updates. She announced the County had a pre-bid meeting for the Comprehensive Water and Sewer Plan update, and there were four (4) interested consultants. Ms. Taylor also announced she has included money in the FY'26 budget for the County Comprehensive Plan update. The County also has an RFP out for a housing study focused primarily on the condition of existing housing stock, which includes all the municipalities except Salisbury. The last update was completed in 2006 – 2007.

Regarding the potential City/County split of the Planning Commission, Ms. Taylor spoke with the Mayor, and mentioned that Janae is willing to help train City Staff in preparing the packages, taking the meeting minutes, and sitting here during the meetings to train. County Planning has offered to do all that during the transition and even sit with City Staff for some time once we become separated.

With no additional comments, Chairman Dashiell requested a motion to adjourn the meeting. Mr. Holloway made the motion, seconded by Mr. Doughty and duly carried.

The meeting adjourned at 2:54 p.m.

The next regular Commission meeting will be on April 17, 2025,

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This is a summary of the proceedings of this meeting. Detailed information is in the permanent files of each case as presented and filed in the Wicomico County Department of Planning and Zoning and Community Development Office.

_____
Charles "Chip" Dashiell, Chairman

_____
Tracey G. Taylor, Secretary

_____
Janae Merchant, Recording Secretary

WICOMICO COUNTY, MARYLAND
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

Tracey G. Taylor
Director

COUNTY SUBDIVISION ANALYSIS

MEETING OF APRIL 17TH, 2025

Subdivision Name: Minor Subdivision of the Lands of John & Kelly Edwards

Location: 8833 Riggin Road, The Plantations

Map: 18 **Grid**: 8 **Parcel**: 33 **Acres**: 97.33 AC

Subdivision Acreage: 13.502 AC **Lots**: 2

Applicant:
F. Douglas Jones
F. Douglas Jones Surveying Associates
5849 Penny Lane
Salisbury, MD 21801

Applicant:
John and Kelly Edwards
8833 Riggin Road
Mardela Springs, MD 21837

Zoning: A1 (Agricultural-Rural)

Jurisdiction: Wicomico County **Type of Plat**: Preliminary/Final

Type of Development Proposed: Residential

I. EXPLANATION OF REQUEST.

This plat proposes the creation of two new minor lots from Lot 37 of The Plantations shown on Tax Map 18. The lots will be the first and second lots subdivided from the parent parcel since our regulatory date. The newly created Lot 38 will be 6.497 acres, and Lot 39 will be 7.005 acres. The remaining land is approximately 83.83 acres. It is intended that both new lots will be buildable lots. The remaining lands include one residence, some wooded area, and farmlands.

The new lots will front along Deerfield Road and will utilize previously established SRAs documented for Lot 37 in The Plantations as approved by the Health Department.

II. RECOMMENDATION.

The Planning Staff recommends approval of Lots 38 and 39 of the Edwards lands in The Plantations.

III. SUBDIVISION STATUS.

A. WAIVERS REQUIRED:

N/A

B. FOREST CONSERVATION:

The subdivision must comply with forest conservation regulations.

C. CHESAPEAKE BAY CRITICAL AREA:

N/A

D. PROPOSED CONDITIONS:

1. The Minor Subdivision Plat shall comply with all requirements of the Wicomico County Subdivision Regulations.
2. Health Department approval is required prior to the recordation of the Minor Subdivision Plat.
3. The Minor Subdivision Plat shall comply with all requirements of the Forest Conservation Regulations.
4. This approval is subject to further review and approval and conditions imposed by the Planning and Zoning and Public Works Departments.

E. PLANNING/PUBLIC WORKS STAFF COMMENTS:

This plat requires Planning Commission approval due to a note included on the original plat for Lot 37 (Attachment 3) requiring Planning Commission approval of any further subdivision. The Supplemental Restrictions for The Plantations, recorded April 3rd, 2008 in Liber 2916, Folio 036 (Attachment 4), documents the express consent of the Developer for future subdivision.

COORDINATOR: Becky Thayne, Technical Review
DATE: April 9th, 2025

Attachment #1 – Proposed Plat

Attachment #2 – Aerial Photo

Attachment #3 – Existing Plat for Lot 37

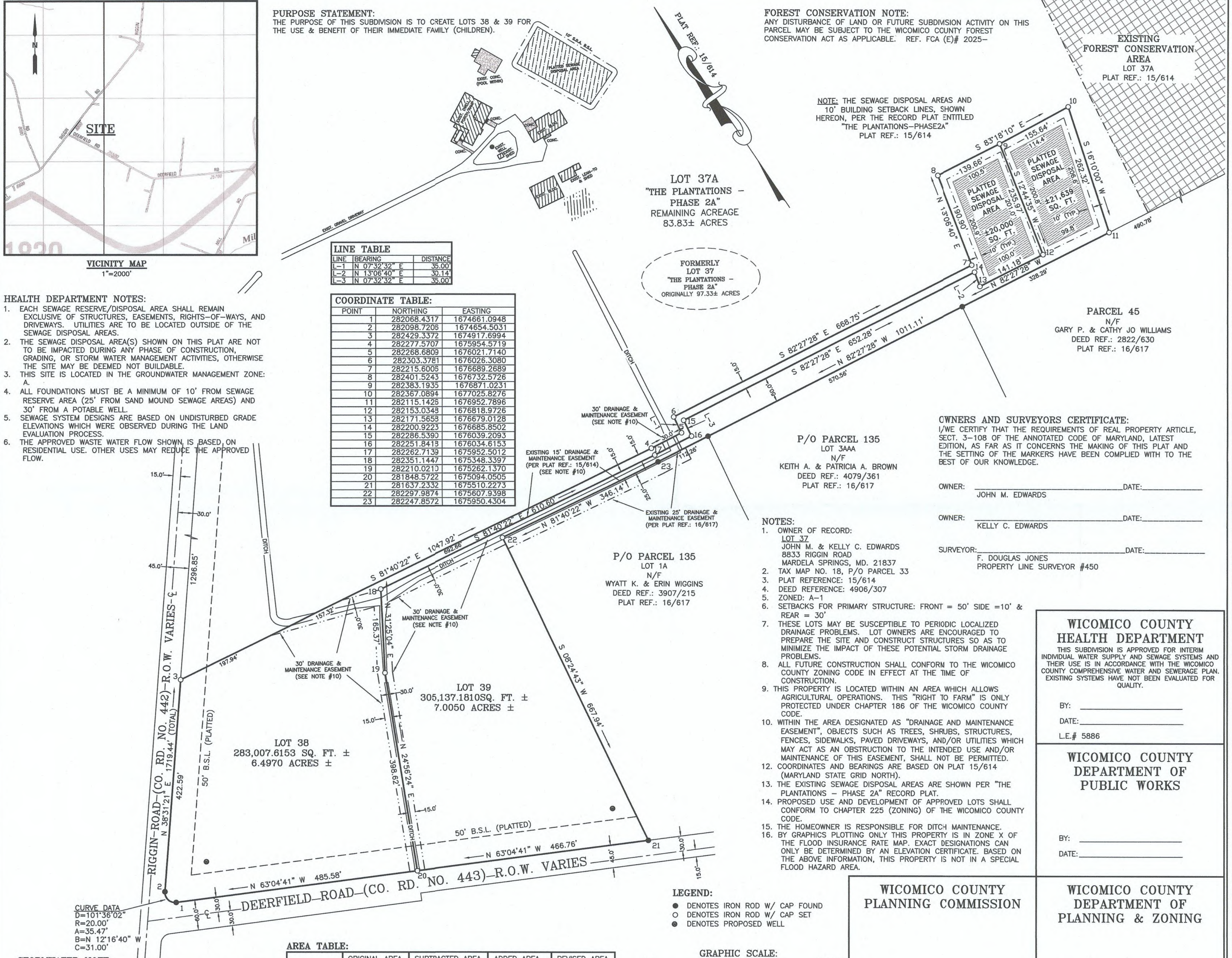
Attachment #4 – Supplemental Restrictions for The Plantations

VICINITY MAP
1"=2000'

PURPOSE STATEMENT:
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE LOTS 38 & 39 FOR THE USE & BENEFIT OF THEIR IMMEDIATE FAMILY (CHILDREN).

FOREST CONSERVATION NOTE:
ANY DISTURBANCE OF LAND OR FUTURE SUBDIVISION ACTIVITY ON THIS PARCEL MAY BE SUBJECT TO THE WICOMICO COUNTY FOREST CONSERVATION ACT AS APPLICABLE. REF. FCA (E)# 2025–

HEALTH DEPARTMENT NOTES:
1. EACH SEWAGE RESERVE/DISPOSAL AREA SHALL REMAIN EXCLUSIVE OF STRUCTURES, EASEMENTS, RIGHTS–OF–WAYS, AND DRIVEWAYS. UTILITIES ARE TO BE LOCATED OUTSIDE OF THE SEWAGE DISPOSAL AREAS.
2. THE SEWAGE DISPOSAL AREA(S) SHOWN ON THIS PLAT ARE NOT TO BE IMPACTED DURING ANY PHASE OF CONSTRUCTION, GRADING, OR STORM WATER MANAGEMENT ACTIVITIES, OTHERWISE THE SITE MAY BE DEEMED NOT BUILDABLE.
3. THIS SITE IS LOCATED IN THE GROUNDWATER MANAGEMENT ZONE: A.
4. ALL FOUNDATIONS MUST BE A MINIMUM OF 10' FROM SEWAGE RESERVE AREA (25' FROM SAND MOUND SEWAGE AREAS) AND 30' FROM A POTABLE WELL.
5. SEWAGE SYSTEM DESIGNS ARE BASED ON UNDISTURBED GRADE ELEVATIONS WHICH WERE OBSERVED DURING THE LAND EVALUATION PROCESS.
6. THE APPROVED WASTE WATER FLOW SHOWN, IS BASED ON RESIDENTIAL USE. OTHER USES MAY REDUCE THE APPROVED FLOW.



LINE TABLE		
LINE	BEARING	DISTANCE
L–1	N 07°32'32" E	35.00'
L–2	N 13°06'40" E	30.14'
L–3	N 07°32'32" E	35.00'

COORDINATE TABLE:		
POINT	NORTHING	EASTING
1	282068.4317	1674661.0948
2	282098.7205	1674654.5031
3	282429.3372	1674917.6994
4	282277.5707	1675954.5719
5	282268.6809	1676021.7140
6	282303.3781	1676026.3080
7	282215.6005	1676689.2689
8	282401.5243	1676732.5726
9	282383.1935	1676871.0231
10	282367.0894	1677025.8276
11	282115.1425	1676952.7896
12	282153.0349	1676818.9726
13	282171.5655	1676679.0128
14	282200.9223	1676685.8502
15	282286.5390	1676039.2093
16	282251.8413	1676034.6153
17	282262.7139	1675952.5012
18	282351.1447	1675348.3397
19	282210.0210	1675262.1370
20	281848.5722	1675094.0505
21	281637.2332	1675510.2273
22	282297.9874	1675607.9398
23	282247.8572	1675950.4304

NOTES:
1. OWNER OF RECORD:
   LOT 37
   JOHN M. & KELLY C. EDWARDS
   8833 RIGGIN ROAD
   MARDELA SPRINGS, MD. 21837
2. TAX MAP NO. 18, P/O PARCEL 33
3. PLAT REFERENCE: 15/614
4. DEED REFERENCE: 4906/307
5. ZONED: A–1
6. SETBACKS FOR PRIMARY STRUCTURE: FRONT = 50' SIDE =10' & REAR = 30'
7. THESE LOTS MAY BE SUSCEPTIBLE TO PERIODIC LOCALIZED DRAINAGE PROBLEMS. LOT OWNERS ARE ENCOURAGED TO PREPARE THE SITE AND CONSTRUCT STRUCTURES SO AS TO MINIMIZE THE IMPACT OF THESE POTENTIAL STORM DRAINAGE PROBLEMS.
8. ALL FUTURE CONSTRUCTION SHALL CONFORM TO THE WICOMICO COUNTY ZONING CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
9. THIS PROPERTY IS LOCATED WITHIN AN AREA WHICH ALLOWS AGRICULTURAL OPERATIONS. THIS "RIGHT TO FARM" IS ONLY PROTECTED UNDER CHAPTER 186 OF THE WICOMICO COUNTY CODE.
10. WITHIN THE AREA DESIGNATED AS "DRAINAGE AND MAINTENANCE EASEMENT", OBJECTS SUCH AS TREES, SHRUBS, STRUCTURES, FENCES, SIDEWALKS, PAVED DRIVEWAYS, AND/OR UTILITIES WHICH MAY ACT AS AN OBSTRUCTION TO THE INTENDED USE AND/OR MAINTENANCE OF THIS EASEMENT, SHALL NOT BE PERMITTED.
12. COORDINATES AND BEARINGS ARE BASED ON PLAT 15/614 (MARYLAND STATE GRID NORTH).
13. THE EXISTING SEWAGE DISPOSAL AREAS ARE SHOWN PER "THE PLANTATIONS – PHASE 2A" RECORD PLAT.
14. PROPOSED USE AND DEVELOPMENT OF APPROVED LOTS SHALL CONFORM TO CHAPTER 225 (ZONING) OF THE WICOMICO COUNTY CODE.
15. THE HOMEOWNER IS RESPONSIBLE FOR DITCH MAINTENANCE.
16. BY GRAPHICS PLOTTING ONLY THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP. EXACT DESIGNATIONS CAN ONLY BE DETERMINED BY AN ELEVATION CERTIFICATE. BASED ON THE ABOVE INFORMATION, THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

OWNERS AND SURVEYORS CERTIFICATE:
I/WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY ARTICLE, SECT. 3–108 OF THE ANNOTATED CODE OF MARYLAND, LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF OUR KNOWLEDGE.

OWNER: _____ DATE: _____
JOHN M. EDWARDS

OWNER: _____ DATE: _____
KELLY C. EDWARDS

SURVEYOR: _____ DATE: _____
F. DOUGLAS JONES
PROPERTY LINE SURVEYOR #450

WICOMICO COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER SUPPLY AND SEWAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. EXISTING SYSTEMS HAVE NOT BEEN EVALUATED FOR QUALITY.

BY: _____
DATE: _____
L.E.# 5886

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS
BY: _____
DATE: _____

WICOMICO COUNTY PLANNING COMMISSION
BY: _____
DATE: _____

WICOMICO COUNTY DEPARTMENT OF PLANNING & ZONING
BY: _____
DATE: _____

STORMWATER NOTE:
FINAL PLAT APPROVAL CERTIFIES THAT THE SUBDIVISION HAS BEEN REVIEWED FOR STORMWATER DRAINAGE AFFECTING ONLY STREETS AND PUBLIC AREAS WITHIN IT'S OWN BOUNDARIES, NOT INDIVIDUAL LOTS.

AREA TABLE:

	ORIGINAL AREA	SUBTRACTED AREA	ADDED AREA	REVISED AREA
LOT 37A	97.33± ACRES	13.502± ACRES	0± ACRES	83.828± ACRES
LOT 38	0± ACRES	0± ACRES	6.497± ACRES	6.497± ACRES
LOT 39	0± ACRES	0± ACRES	7.005± ACRES	7.005± ACRES

LEGEND:
- ● DENOTES IRON ROD W/ CAP FOUND
- ○ DENOTES IRON ROD W/ CAP SET
- ◉ DENOTES PROPOSED WELL

GRAPHIC SCALE:
0′ 120′ 240′ 360′
SCALE IN FEET

F. Douglas Jones
Surveying Associates
5849 Penny Lane
Salisbury, Maryland 21801
Phone: 410–543–2615
Email: fjones@jonessurveying.com
Surveying Services For the 21st Century

REVISIONS	
Date	Issued for:

SUBDIVISION PLAT
FOR THE LANDS OF
JOHN M. & KELLY C. EDWARDS
LOT 37
"THE PLANTATIONS – PHASE 2A"
BARREN CREEK ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

EXP./RENEWAL DATE: 12/15/2026

SURVEYED BY: DLM/TGJ	DATE: 9/24
DRAWN BY: FDJ	DATE: 2/25
CHECKED BY: FDJ	DATE: 2/25
JOB NUMBER: 24–5617	1 OF 1
SCALE: 1"=120'	


RIGGINRA

SITE DATA

OWNER/DEVELOPER	BAY BOYS, LLC P.O. BOX 2475 1800 SWEETBAY DRIVE SALISBURY, MARYLAND 21802-2475 Phone: 410-749-5445 Fax: 410-742-9958
CURRENT ZONING	A-1 AGRICULTURAL/RURAL
PLAT REFERENCE	15/476
DEED REFERENCE	2566/119
PROPOSED USE	RESIDENTIAL SUBDIVISION
TAX MAP	18
GRID	8
PARCEL	33
TOTAL PROPOSED LOTS	1
AREA OF SITE	98.31 ACRES
AREA OF PROPOSED LOT	97.33 ACRES
AREA OF ROAD WIDENING DEDICATION	0.98 ACRES
AREA WITHIN CRITICAL AREA	0.00 ACRES
AREA WITHIN 100 YEAR FLOOD PLAIN	0.00 ACRES
FLOOD ZONE C	
FIRM #240078 0008 C	
FIRM #240078 0009 C	
OPEN SPACE AREA REQUIRED (50%)	319.50 ACRES
OPEN SPACE AREA PROVIDED	32.39 ACRES
*PHASE 1 TOTAL OPEN SPACE PROVIDED	209.57 ACRES
WETLANDS AREA	16.28 ACRES
FOREST CONSERVATION AREA	32.39 ACRES
BUILDING SETBACKS (PRINCIPLE STRUCTURE):	
FRONT SETBACK	50'
SIDE SETBACK	10'
REAR SETBACK	30'

SEWAGE RESERVE AREAS

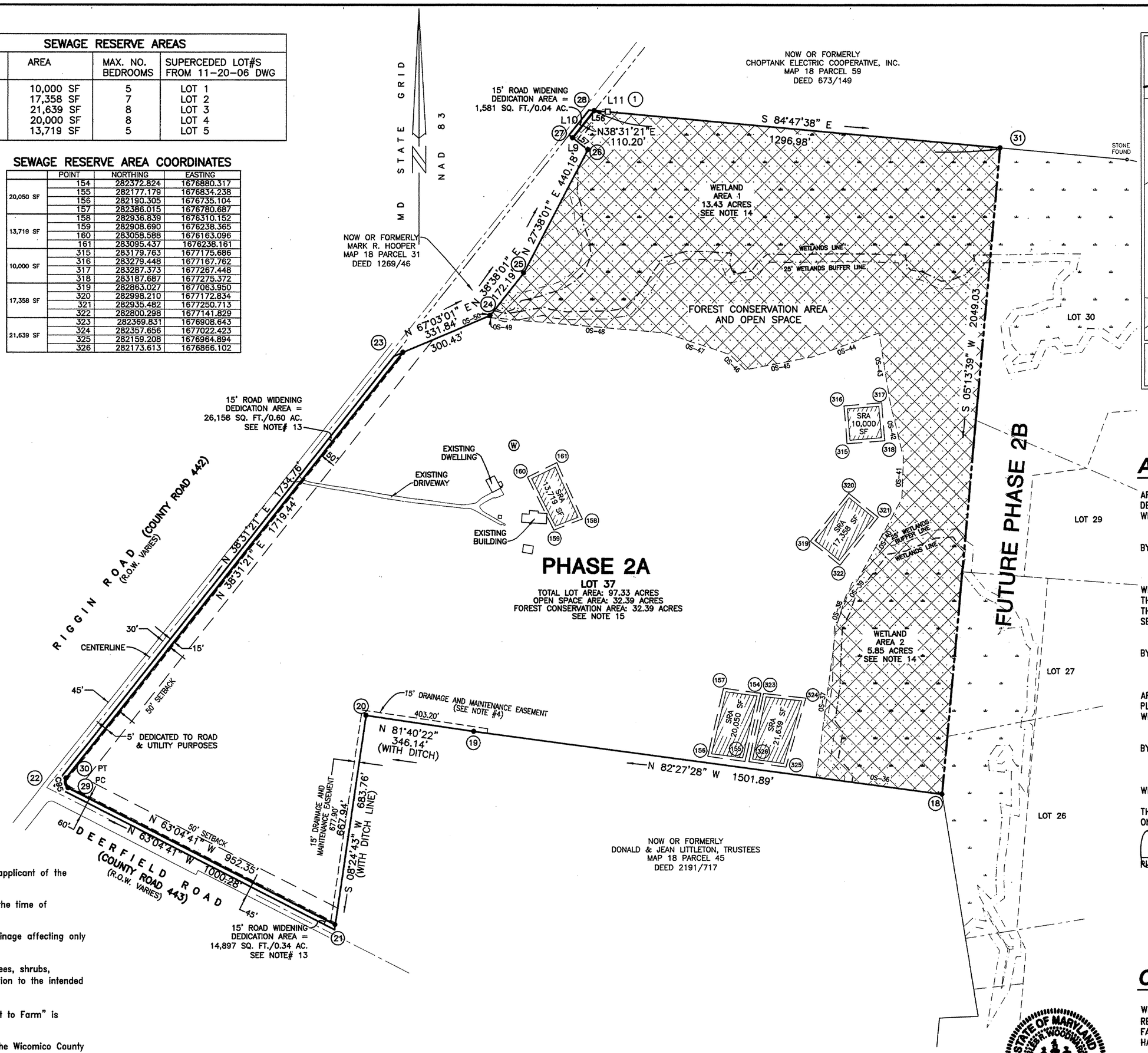
LOT NO.	AREA	MAX. NO. BEDROOMS	SUPERCEDED LOT#S FROM 11-20-06 DWG
LOT 37	10,000 SF	5	LOT 1
LOT 37	17,358 SF	7	LOT 2
LOT 37	21,639 SF	8	LOT 3
LOT 37	20,000 SF	8	LOT 4
LOT 37	13,719 SF	5	LOT 5

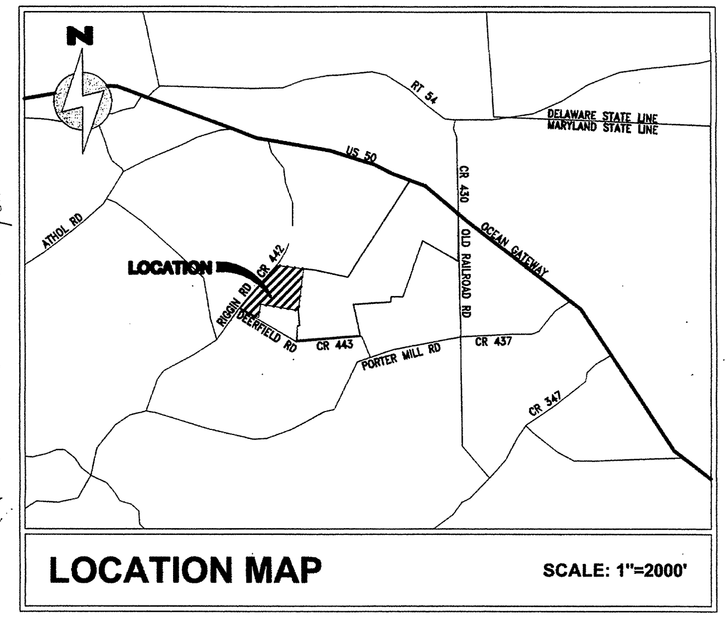
SEWAGE RESERVE AREA COORDINATES

	POINT	NORTHING	EASTING
20,050 SF	154	282372.824	1676880.317
	155	282177.179	1676834.238
	156	282190.305	1676735.104
	157	282386.015	1676780.687
13,719 SF	158	282936.839	1676310.152
	159	282908.690	1676238.365
	160	283058.588	1676163.096
	161	283095.437	1676236.161
10,000 SF	315	283179.763	1677175.686
	316	283279.448	1677167.762
	317	283287.373	1677267.448
	318	283187.687	1677275.372
17,358 SF	319	282863.027	1677083.950
	320	282998.210	1677172.634
	321	282935.482	1677250.713
	322	282800.298	1677141.829
21,639 SF	323	282369.831	1676908.643
	324	282357.656	1677022.423
	325	282159.208	1676964.894
	326	282173.613	1676866.102

LEGEND

CONCRETE MONUMENT FOUND (UNLESS OTHERWISE NOTED)	☐CMF
IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	○PF
CALCULATED POINT	▲
IRON ROD WITH CAP SET	●
PROPOSED WELL	Ⓦ
PERIMETER & RIGHT-OF-WAY LINE	———
PROPOSED LOT LINE	———
EASEMENT LINE	——+——+——+——
BUILDING SETBACK LINE (BSL)	— — — —
NONTIDAL WETLANDS LINE	— · — · —
NONTIDAL WETLANDS BUFFER LINE	— · — · —
DITCHES	—·—·—·—
5' RESERVATION	———
OPEN SPACE AREA	
NONTIDAL WETLANDS AREA	
FOREST CONSERVATION AREA	
SEWAGE RESERVE AREA	SRA





LOCATION MAP

SCALE: 1"=2000'

APPROVALS

APPROVED
DEPARTMENT OF PUBLIC WORKS
WICOMICO COUNTY, MARYLAND

BY John B. Taddon Jr. DATE 3/20/08

WICOMICO COUNTY HEALTH DEPARTMENT
THIS SUBDIVISION IS APPROVED FOR INTERIM WATER SUPPLY AND SEWAGE DISPOSAL AND THEIR USE IS IN ACCORDANCE WITH THE WICOMICO COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. EXISTING SYSTEMS HAVE NOT BEEN EVALUATED FOR QUALITY.

BY Dennis D Ott DATE 4/4/08

APPROVED
PLANNING AND ZONING COMMISSION
WICOMICO COUNTY, MARYLAND

BY Corinne L. Lo Callette DATE 3-20-08

WICOMICO COUNTY FOREST CONSERVATION ACT

THIS SUBDIVISION IS BOUND BY THE AGREEMENTS AS SET FORTH IN FCA # 2006-17 ON FILE IN THE PLANNING OFFICE.

PLANNING DIRECTOR DATE 4/7/08

OWNER'S AND SURVEYOR'S STATEMENT

WE, THE UNDERSIGNED, STATE THAT THE REQUIREMENTS OF "SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND" LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH TO THE BEST OR OUR KNOWLEDGE, INFORMATION AND BELIEF.

CHARLES R. WOODWARD, JR. 4-3-2008
PROPERTY LINE SURVEYOR DATE
MD. NO. 321

NAME TITLE 4-4-2008 DATE
BAY BOYS, LLC

STATE OF MARYLAND · CHARLES RICHARD WOODWARD, JR. · 321 · PROPERTY LINE SURVEYOR

HEALTH DEPARTMENT NOTES

1. Land Evaluation # 5886
2. GPR Zone: A
3. The sewage disposal area(s) shown on this plat are not to be impacted durring any phase of construction, grading or storm water management activities, otherwise the site may be deemed not buildable.
4. Each sewage/reserve area shall remain exclusive of structures, easements, right of ways, and driveways. Utilities are to be located outside of the sewage disposal areas.
5. Sewage system designs are based on undistubed grades which were observed during the land evaluation process.
6. All foundations must be a minimum of 10' from sewage reserve areas and 30' from a potable well.

SITE NOTES

1. The approval of the Wicomico County Department of Public Works does not relieve the applicant of the responsibility to comply with all other applicable Federal, State and Local Laws.
2. All future construction shall conform to the Wicomico County Zoning Code in effect at the time of construction.
3. Final plat approval certifies that the subdivision has been reviewed for Storm Water Drainage affecting only streets and public areas within its boundaries, not individual parcels.
4. Within the area designed as "Drainage and Maintenance Easement", objects (such as trees, shrubs, structures, fences, sidewalks, paved driveways, and/or utilities) which may act as an obstruction to the intended use and/or maintenance of this easement shall not be permitted.
5. This property is located within an area which allows agricultural operations. This "Right to Farm" is protected under Chapter 186 of the Wicomico County Code.
6. Lot owners shall prepare grading plans for structures, driveways, etc. for approval by the Wicomico County Department of Public Works as part of the building permit process. Any culverts/pipes required for crossing of ditches must be approved by the Department of Public Works prior to installation.
7. Drainage and maintenance easements on individual lots shall be maintained by the Plantations Homeowners Association.
8. These lots may be susceptible to periodic localized storm water drainage problems. Lot owners are encouraged to prepare the site and construct structures so as to minimize the impact of these potential storm water drainage problems.
9. A portion of this property is located with "Mill Branch" Public Drainage Association Watershed and is subject to the conditions, easements and restrictions thereof.
10. Lots are subject to Long Term Management Agreement dated January 23, 2007 recorded among the Land Records of Wicomico County, Maryland in Liber M.S.B. no. 2847, Folio 703.
11. A 15' strip along Deerfield Road and Riggin Road is hereby dedicated to Wicomico County Maryland for road and utility purposes. Total area of this dedication is 42,500 square feet.
12. Lots are subject to Covenants and Restrictions recorded among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 2865, Folio 218, to Supplemental Restrictions recorded among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 2882, Folio 408, and to a Supplemental Declaration of Covenants and Restrictions to be recorded among said Land Records simultaneously with this subdivision plat.
13. Lot 37 is restricted to one (1) residential use in accordance with the county code, and may only be re-subdivided into additional lots if and to the extent approved by the Planning Commission of Wicomico County, Maryland, and further subject to such appropriate conditions as such Commission shall see fit to impose upon such resubdivision.
14. Lot subject to deed of Open Space recorded in MSB 2865/370.
15. Lot subject to a Maintenance and Inspection Agreement recorded in MSB 2857 130.

BOUNDARY COORDINATE TABLE

POINT	NORTHING	EASTING
1	284217.329	1676405.418
18	282082.975	1677468.237
19	282260.107	1675979.345
20	282310.237	1675836.854
21	281633.831	1675536.826
22	282086.736	1674844.950
23	283443.953	1675725.398
24	283573.345	1676030.972
25	283707.852	1676138.476
26	284097.819	1676342.637
27	284144.136	1676282.797
28	284222.798	1676345.417
29	282080.680	1674690.005
30	282110.969	1674683.413
31	284103.483	1677654.926

OPEN SPACE LINE TABLE

L56	S 84°47'38" E	42.30'
	S 84°47'38" E	1254.68'
	S 05°13'39" W	2049.03'
OS-36	N 82°27'28" W	403.50'
OS-37	N 07°32'32" E	476.26'
OS-38	N 17°27'18" E	106.35'
OS-39	N 36°59'10" E	63.19'
OS-40	N 28°39'00" E	291.71'
OS-41	N 02°08'31" E	131.09'
OS-42	N 13°41'34" W	183.38'
OS-43	N 08°47'51" W	216.65'
OS-44	S 70°10'24" W	222.39'
OS-45	S 79°07'45" W	219.83'
OS-46	N 45°46'20" W	69.13'
OS-47	N 71°41'14" W	218.08'
OS-48	N 85°08'11" W	552.93'
OS-49	N 51°25'58" W	10.05'
OS-50	N 67°03'01" E	2.77'
	N 38°38'01" E	172.19'
	N 27°38'01" E	440.18'
L57	N 52°15'35" W	60.67'
	N 38°31'21" E	110.20'

LINE TABLE

LINE	BEARING	DISTANCE
L9	N 52°15'35" W	75.67'
L10	N 38°31'21" E	100.54'
L11	S 84°47'38" E	60.25'
L56	S 84°47'38" E	42.30'
L57	N 52°15'35" W	60.67'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C95	20.00'	35.47'	31.00'	N 12°16'40" E	101°36'02"	24.52'

Received for Record APR 9 2008 and recorded in the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 15 Folio 614
Mark L. Bowen Clerk

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.

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DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

SUBDIVISION PLAN
THE PLANTATIONS — PHASE 2A
BARREN CREEK ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

Revisions:
03/31/2008 DPW COMMENTS

Date: 02/06/2008
Scale: 1" = 200'
Dwn.By: JWB/JKM/pmh
Proj.No.: 438F034
Dwg.No.:

1 of 1

P13133.16 MSA SU 1256 6187

WICOMICO COUNTY CIRCUIT COURT (Subdivision Plats, WI) Plat Cabinet MSB 15, p. 614, MSA_S1256_6187. Date available 2008/04/09. Printed 03/18/2025.

S:\0438\04387034\Subdivision Phase 2A\LOT_37_subd.dwg Apr 03, 2008 - 4:52pm

WICOMICO COUNTY CIRCUIT COURT (Land Records) MSB 2916, p. 0036, MSA_CE100_2987. Date available 04/17/2008. Printed 03/18/2025.

THE PLANTATIONS

COVENANTS AND RESTRICTIONS

SUPPLEMENTAL DECLARATION

THIS SUPPLEMENTAL DECLARATION, made this 3rd day of April, 2008, by **Bay Boys, LLC**, a Maryland limited liability company, referred to hereafter as Developer.

WHEREAS, Developer is the owner of all of the land in Barren Creek Election District of Wicomico County, Maryland, which is shown on a series of plats entitled "Subdivision Plan The Plantations", more particularly referred to hereinafter as the "Plats" and recorded among the Plat Records of Wicomico County, Maryland in Plat Cab. M.S.B. No. 15, Folio 476 *et al.*;

WHEREAS, Developer has subjected the Lots in Phase 1 shown on the Plats to certain Covenants and Restrictions dated October 23, 2007 (the "Original Covenants"), which are recorded among the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 2865, Folio 218;

WHEREAS, the Developer now intends to, and does hereby subject to said Original Covenants certain additional land generally depicted on the Plats as "Future Phase 3, Lots 37-41 and Parcel F", but which additional land is now more particularly defined on new plats entitled "Subdivision Plan The Plantations– Phase 2A, consisting of one (1) sheet (the "Phase 2A Subdivision Plan");

WHEREAS, the Phase 2A Subdivision Plan is intended to be recorded contemporaneously herewith;

WHEREAS, the Phase 2A Subdivision Plan includes Lot 37 (only) as shown and depicted thereon (hereinafter "Lot 37");

WHEREAS, the Developer wishes to state certain additional conditions and understandings with respect to said Lot 37 on the Phase 2A Subdivision Plan; and

WHEREAS, the lenders having recorded liens on Lot 37 (the "Lienholders") have executed these presents to verify and confirm their consent and subordination of their respective liens to the aforementioned Original Covenants, to this Supplemental Declaration and to the Phase 2A Subdivision Plan;

NOW, THEREFORE, DEVELOPER HEREBY DECLARES:

1. *Inclusion of Additional Lot.* All of Lot 37 depicted in the Phase 2A Subdivision Plan is held and shall in the future be held, conveyed, hypothecated or encumbered, leased, rented, used,

D Wicomico County Dept. of Public Works

RETURN: WICOMICO COUNTY DEPT. OF PUBLIC WORKS

occupied and improved subject to the limitations, restrictions, conditions, covenants, easements and reservations that are contained in the Original Covenants, which are hereby incorporated by reference to the extent not inconsistent herewith. The definitions in the Original Covenants of "Subdivision" and "Lot", are expanded to include the Phase 2A Subdivision Plan, and Lot 37 depicted thereon, respectively. All responsibilities of Lot 37 and the Homeowners' Association previously applicable only to Phase 1 shall now be applicable to both Phases 1 and 2A, including any and all drainage areas, landscape buffer areas, forest conservation areas, nontidal wetlands areas and stormwater management areas, as shown on the Plats and the Phase 2A Subdivision Plan.

2. *Special Agreements Concerning Lot 37.* Paragraph 26 of the Original Covenants prohibits further subdivision of any lot without the express written consent of the Developer. However, the Developer hereby expressly consents to the further subdivision of said Lot 37, but only to the extent said further subdivision is approved by the Planning Commission of Wicomico County and by any other agency of government having jurisdiction. To the extent any such further subdivision occurs, said subdivided lots comprising part of the land that is presently Lot 37 shall likewise be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the limitations, restrictions, conditions, covenants, easements and reservations that are contained in the Original Covenants.

IN WITNESS WHEREOF, the duly authorized members of the Developer, and duly authorized officers of Lienholders (for the limited purposes aforesaid contained in the seventh recital), have executed these presents as of the day and date above written.

WITNESS/ATTEST:

Bundance L. Blank

Bundance L. Blank

Theresa J. Fleetwood

BAY BOYS, LLC
A Maryland limited liability company

By: _____(SEAL)
John C. Davis, Member

By: _____(SEAL)
Frank L. Willing, Member

LIENHOLDERS:

HEBRON SAVINGS BANK:

By: _____(SEAL)
Victor H. Laws, III, Trustee

WICOMICO COUNTY CIRCUIT COURT (Land Records) MSB 2916, p. 0037, MSA_CE100_2987. Date available 04/17/2008. Printed 03/18/2025.

By: _____ (SEAL)
Gregory W. Johnson, Trustee

RONALD K. BRIDGE:

Ronald K. Bridge (SEAL)
Ronald K. Bridge

STATE OF MARYLAND
WICOMICO COUNTY:

I HEREBY CERTIFY that on April 3, 2008, before me, a Notary Public of the State of Maryland, personally appeared **John C. Davis** who acknowledged himself to be an authorized member of Bay Boys, LLC, a Maryland limited liability company (the "LLC") and that he, as such member, being authorized so to do, executed the foregoing instrument on behalf of the LLC acting in his capacity as member for the purposes therein contained by signing the name of the Corporation by himself as such member.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:
Feb. 14, 2011

STATE OF MARYLAND
WICOMICO COUNTY:

I HEREBY CERTIFY that on April 3, 2008, before me, a Notary Public of the State of Maryland, personally appeared **Frank L. Willing** who acknowledged himself to be an authorized member of Bay Boys, LLC, a Maryland limited liability company (the "LLC") and that he, as such member, being authorized so to do, executed the foregoing instrument on behalf of the LLC acting in his capacity as member for the purposes therein contained by signing the name of the Corporation by himself as such member.

WICOMICO COUNTY CIRCUIT COURT (Land Records) MSB 2916, p. 0038, MSA_CE100_2987. Date available 04/17/2008. Printed 03/18/2025.

WICOMICO COUNTY CIRCUIT COURT (Land Records) MSB 2916, p. 0039, MSA_CE100_2987. Date available 04/17/2008. Printed 03/18/2025.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:
Feb. 14, 2011

STATE OF MARYLAND
WICOMICO COUNTY:

I HEREBY CERTIFY that on April 4, 2008, before me, a Notary Public of the State of Maryland, personally appeared **Victor H. Laws, III**, who acknowledged himself to be the Trustee of Hebron Savings Bank, a Maryland Banking Corporation (the "Bank") and that he, as such Trustee, being authorized so to do, executed the foregoing instrument on behalf of the Bank acting in his capacity as Trustee for the purposes therein contained by signing the name of the Bank by himself as such Trustee.

AS WITNESS my hand and Notarial Seal.

Notary Public

TERESA J. HOLTZAPPLE NOTARY PUBLIC WICOMICO COUNTY, MD.

My Commission Expires:
11-4-11

STATE OF MARYLAND
WICOMICO COUNTY:

I HEREBY CERTIFY that on April 4, 2008, before me, a Notary Public of the State of Maryland, personally appeared **Gregory W. Johnson**, who acknowledged himself to be the Trustee of Hebron Savings Bank, a Maryland Banking Corporation (the "Bank") and that he, as such Trustee, being authorized so to do, executed the foregoing instrument on behalf of the Bank acting in his capacity as Trustee for the purposes therein contained by signing the name of the Bank by himself as such Trustee.

AS WITNESS my hand and Notarial Seal.

Jacqueline P. Poulson
Notary Public

JACQUELINE P. POULSON NOTARY PUBLIC WICOMICO CO. MD.

My Commission Expires:
MAY 01, 2010

STATE OF MARYLAND,
COUNTY OF WICOMICO;

I HEREBY CERTIFY, that on April 3, 2008 before me, a Notary Public of the State of Maryland, personally appeared **Ronald K. Bridge**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Instrument, who acknowledged that he executed the same for the purpose therein contained.

WITNESS my hand and Notarial Seal.

Bryndance L. Bl
Notary Public

IMP FUND SUR	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest WI03	Rcpt # 11082
MSB 4126	Blk # 906
Apr 09, 2008	09:32 am

My Commission Expires:
Feb. 14, 2011

Attorney Certification

I hereby certify that the within document was prepared by or under the supervision of the undersigned, and attorney admitted to practice before the Maryland Court of Appeals.

John C. Seipp

J:\RealEstLandDevel\Subdivision Covenants\Plantations~Covenants and Restrictions. Supplemental Declaration.4.2.08.Rev.wpd

Charlotte E. Seipp
My Commission Expires May 1, 2009

CHARLOTTE E. SEIPP NOTARY PUBLIC WICOMICO CO., MD.

APR 9 2008
Received for Record_____and recorded in the Land Records of Wicomico County, Maryland in Liber M.S.B. No. 2916 Folios 36-40
Mark S. Bowe Clerk

WICOMICO COUNTY CIRCUIT COURT (Land Records) MSB 2916, p. 0040, MSA_CE100_2987. Date available 04/17/2008. Printed 03/18/2025.

WICOMICO COUNTY, MARYLAND
DEPARTMENT OF PLANNING, ZONING AND COMMUNITY DEVELOPMENT
P.O. BOX 870
SALISBURY, MARYLAND 21803-0870
PHONE: 410-548-4860 | FAX: 410-548-4955

Julie M. Giordano
County Executive

Bunky Luffman
Director of Administration

Tracey G. Taylor
Director

STAFF REPORT

MEETING OF APRIL 17, 2025

APPLICANT: PARKER AND ASSOCIATES, INC., ON BEHALF OF TIDALHEALTH PENINSULA REGIONAL INC.

PROPERTY OWNER: BEST RENTAL HOUSING INC

LOCATION: Immediately west of Salisbury Middle School, bounded by East and West Roads with frontage on Morris Street.

County Tax Map #38
Parcels #193 and all lots of Parcel #284, Grid #1

ZONING: R-8 Residential

REQUEST: Final Development Plan Review – Proposed Medical Clinic and Associated Parking

I. SUMMARY OF REQUEST:

A. Introduction.

The applicant is requesting approval to develop unimproved space to construct a new 19,881 square-foot medical clinic. The property, consisting of ten 5,000-6,500 square-foot lots and one large 10.86-acre parcel, and originally planned as part of the Westover Hills

subdivision, is currently owned by Best Rental Housing Inc. The medical clinic is intended to serve as an accessible healthcare option to the surrounding residential community.

The Preliminary Development Plan for this project was approved by the Planning Commission at the February 20th meeting.

B. Development Scheme.

The Development Plan (Attachment #1) depicts the proposed location of the new building, the surrounding parking area, stormwater management areas, pond, and an open area dedicated to a community garden and/or other civic activities. The single-story building is served by 104 proposed parking spaces, and the lot is enclosed on three sides by a 25' wide landscape buffer. The forest conservation area and remaining woods cover 5.78 acres to the rear and sides of the lot, serving as a natural buffer.

The project will utilize existing access to the City of Salisbury water and sewer system. According to the Community Impact Statement (Attachment #2), this project is estimated to need 8 EDU's based on average peak monthly usage for a similar medical clinic at East Church and Naylor Streets. There are two existing utility easements on the site for access to City water and sewer. This project will utilize the eastern water and sewer main access and remove the utility easement and mains to the west. The City of Salisbury has reviewed this Development Plan and approved the reconfiguration of water and sewer access for use by the medical clinic.

To the rear of the clinic is an area dedicated to a community garden or other future civic activities. TidalHealth's intent is to be an active participant in the community, and they wish to promote public engagement wherever possible.

C. Surrounding Area Development.

The land intended for the clinic is located on the block immediately west of Salisbury Middle School just northwest of downtown Salisbury, bounded to the north and south by Substation Road and Morris Street, respectively, and to the west and east by West and East Roads. The west side of the lot is bordered by individual residential lots with single family homes. The southern end of the lot faces Morris Street, across from several undeveloped wooded lots. West Road Apartments occupy the northeastern section of the block. There is a power station owned by Delmarva Power and Light across Substation Road.

In the near vicinity are West Salisbury Elementary School, Wesley Temple United Methodist Church, North Lake Park, New Life Seventh-Day Adventist Church, the State Highway Administration, and several residential developments. Area healthcare facilities include the

TidalHealth Peninsula Regional campus on East Carroll Street which is half an hour away by public transportation and a 45-minute walk, and the Deer's Head Hospital Center, which is an hour by public transportation and over an hour's walk.

D. Access to the Site.

The Development Plan proposes a single point of access on Morris Street, as well as a sidewalk running adjacent to the street. The area is served by West and Jersey Roads, both major collectors. There is a Shore Transit stop at the intersection of Jersey Road and Morris Street.

It is the intent of TidalHealth that this new location provide medical care to an underserved population of Salisbury who historically face challenges finding accessible health care. Located in the heart of a residential area, the lot is ideally situated for access by foot traffic, bicycle, and public transit. The available existing health care in Salisbury is markedly overburdened, with many individuals relying on the Emergency Room at the existing TidalHealth Peninsula Regional Center in place of an accessible primary care doctor. The new clinic will be used primarily for routine primary care visits with various specializations rotating on a scheduled basis – providing specialized health care for those who need it. In addition to providing accessible health care to the community, the new clinic should reduce the strain on Emergency Room staff and improve the efficiency of care provided at Peninsula Regional.

As part of their preliminary development plan submission, Parker and Associates, Inc. provided a Community Impact Statement addressing the potential impact of the proposed medical clinic on local traffic. This Statement included adequate information to negate the need for the formal traffic study typically required for development plan approval.

II. DEVELOPMENT PLAN REVIEW:

A. Code Requirements

The use of this site for a medical clinic is permitted per the Planning Commission's approval of a Special Exception for said use on February 20, 2025.

Planning Staff has determined that the Development Plan is in general conformance with the regulations regarding Special Standards for Particular Uses as enumerated in Article VIII 225-103.1 for Medical Clinics.

1. **Setbacks:** All buildings and structures must be set back 100 feet, which the final plan satisfies.

2. **Lot Size**: The required minimum lot size shall be ten acres. The area proposed for development spans 12.22 acres.

3. **Area:** The total floor area of all structures shall not exceed 20,000 square feet. The proposed medical clinic is 19,881 square feet in area.

4. **Landscaping**: A 25' wide landscaping buffer must be provided along all property lines, and the development plan must demonstrate all landscaping. This is demonstrated in the final development plan. **Please note that London planetree does not appear native to Maryland per the United States Department of Agriculture (USDA), and it is recommended that it be replaced with a native species.**

5. **Exterior Lighting**: The location of all fixtures with related standards shall be demonstrated on the development plan. Parker and Associates, Inc. has provided schematics for proposed lighting, as well as their locations, on the final plan.

6. **Signage**: At present, a single sign is proposed over the entry of the building. Future signage may be proposed.

7. **Parking:** The Development Plan proposes 104 parking spaces, including 6 handicap spaces, and is found to be in accordance with Article X of the Zoning Code for Parking Standards. The parking lot is to be landscaped in accordance with 225-144 of the Zoning Code. The parking standard in 225-135 requires four spaces per doctor plus one additional space per two employees, which is satisfied by the proposed plan.

III. PLANNING COMMENTS:

Planning Staff is in support of the Final Development Plan with the recommendations noted below.

IV. STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission grant approval for the proposed Final Development Plan for TidalHealth subject to the following conditions:

1. A plat shall be recorded for the purpose of consolidating all lots included in the proposed development prior to the issuance of building permits at the site.

2. **All future signage plans must be submitted to and approved by the Planning Commission.**

3. Subject to building permit approval by the Planning and Zoning Permits and Inspections Division.

4. Subject to further review and approval for stormwater management by the Wicomico County Public Works Department.

5. This site shall be developed in accordance with the approved Development Plan. Minor plan adjustments may be approved by the Wicomico County Zoning Administrator.

6. Subject to Forest Conservation Act review and approval by the Planning and Zoning Staff.

7. Subject to final approval by the City of Salisbury for public water and sewer service.

Coordinator: Becky Thayne

ATTACHMENT #1: DEVELOPMENT PLAN

ATTACHMENT #2: COMMUNITY IMPACT STATEMENT

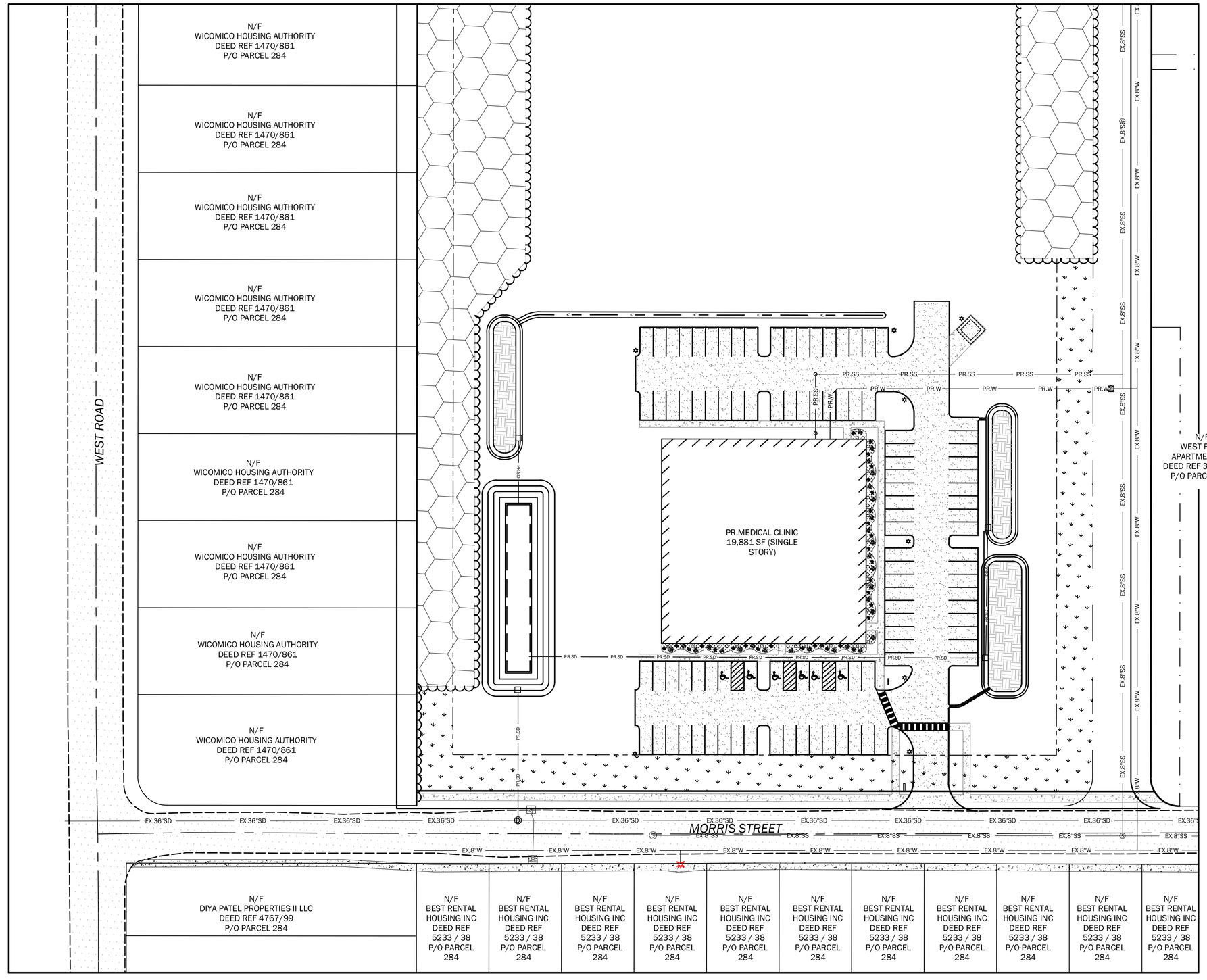
ATTACHMENT #3: AERIAL PHOTO

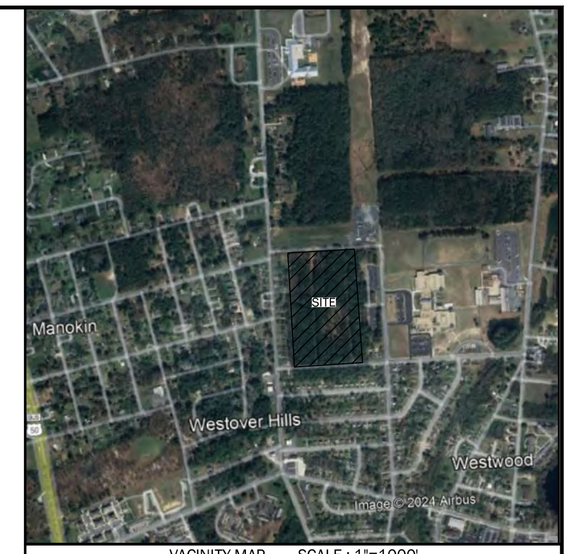
ATTACHMENT #4: LETTER FROM PARKER AND ASSOCIATES, INC.

TIDAL HEALTH COMMUNITY CLINC

MORRIS STREET ,WICOMICO COUNTY, MD

FINAL COMPREHENSIVE DEVELOPMENT PLAN





VACINITY MAP SCALE : 1"=1000'

GENERAL NOTES

1) THE PROPERTIES SHOWN HEREON ARE CURRENTLY OWNED BY:

BEST RENTAL HOUSING INC.
12703 SUNSET AVENUE
OCEAN CITY MARYLAND, 21842

TO BE ACQUIRED AND DEVELOPED BY:
TIDAL HEALTH
100 EAST CARROLL STREET
SALISBURY MARYLAND , 21801
410-543-7351

2) DEED REFERENCES: 05233/00038
3) TOTAL NUMBER OF LOTS = ONE (FOLLOWING RESUBDIVISION TO ONE CONSOLIDATED LOT)
4) TOTAL AREA: 12.22 AC +/-.
5) THE PRESENT ZONING OF THIS PROPERTY IS: R-8 RESIDENTIAL
6) THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE B-1.
7) NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THIRTY FEET OF DESIGNATED WELL SITE(S).
8) SEWAGE DISPOSAL SYSTEM(S) MUST BE LOCATED AT HIGHEST ELEVATION OF SEWAGE RESERVE AREA(S).
9) APPROVAL BY THE WICOMICO COUNTY HEALTH DEPARTMENT WILL BE LIMITED BY THE NATURE AND VOLUME OF WASTE. NO PERMITS WILL BE ISSUED UNTIL THE SITE PLAN AND SEWAGE VOLUMES HAVE BEEN REVIEWED AND APPROVED BY THE WICOMICO COUNTY HEALTH DEPARTMENT.
10) THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0113E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD.
11) THIS PROPERTY IS LOCATED WITHIN THE CONICAL SURFACE OF THE SALISBURY WICOMICO COUNTY REGIONAL AIRPORT AND IS SUBJECT TO THE RESTRICTIONS THEREOF (ELEVATION 201.7 TO 401.7).
12) IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
13) CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
14) THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD CONSTRUCTION NOTES:

1. WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
2. WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS RESERVES THE RIGHT TO ALTER THESE PLANS, DURING THE CONSTRUCTION PHASE, AS FIELD CONDITIONS MAY WARRANT.
3. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL ALL IMPROVEMENTS (ROADS, DRAINAGE, STORMWATER MANAGEMENT, ETC.) HAVE BEEN COMPLETED AND THE AS-BUILT PLANS HAVE BEEN ACCEPTED BY WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. APPROVAL OF THESE PLANS BY WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
5. AN ENTRANCE PERMIT SHALL BE OBTAINED FROM THE WICOMICO COUNTY ROADS DIVISION PRIOR TO CONSTRUCTION OF AN ENTRANCE ONTO A COUNTY MAINTAINED ROAD.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY.
7. WHEN REQUIRED IN THE PLANS, PERTAINING TO INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORMWATER MANAGEMENT SYSTEM, PROVIDE WICOMICO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT WITH THE DAILY PROGRESS REPORTS SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED AND LICENSED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS/ISTRUCTURES AS WELL AS LOCATION, SIZE AND NUMBER OF CHAMBERS PLACED. THE LOCATION, SIZE AND DEPTH OF MEDIA LAYERS FOR PRACTICES SHALL ALSO BE INCLUDED. THE FINAL APPROVAL OF AS-BUILT DRAWINGS AND REPORT WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY THE WICOMICO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT.
8. STORM DRAIN PIPES SHALL HAVE WATER TIGHT CONNECTIONS AND A RUBBER GASKET SHALL BE PROVIDED ON THE PIPE OR INLET AT PIPE TO INLET CONNECTIONS. A CAMERA TEST AFTER INSTALLATION SHALL BE PROVIDED TO VERIFY CORRECT INSTALLATION.
9. SHOULD PRE-CAST STRUCTURES BE USED, THEN SHOP DRAWINGS SHALL BE APPROVED BY THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO THEIR INSTALLATION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
10. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL.
11. AN "AS-BUILT/RECORD" PLAN SHALL BE PROVIDED TO THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION.
12. WICOMICO COUNTY SWM# 5-25.

Sheet List Table

Sheet Number	Sheet Title
C0-1	COVERSHEET
EX-1	EXISTING CONDITIONS
SP-1	SITE PLAN
LS-1	LIGHTING & LANDSCAPING PLAN
SP-2	SITE DETAILS
A-102	ROOF PLAN
A-202	ELEVATIONS

LEGEND

- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN INLET
- WATER METER
- BIKE RACK
- SITE LIGHTING
- EXISTING SEWER MANHOLE
- TELEPHONE/COMMUNICATIONS PEDESTAL
- EXISTING UTILITY POLE
- ACCESSIBLE PARKING AND ACCESS WAY
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED FORESTRY EASEMENT
- BUILDING SETBACK
- PROPOSED LIMIT OF DISTURBANCE
- EXISTING CURB
- PROPOSED CURB
- EDGE OF PAVEMENT
- PROPOSED PARKING STRIPE
- PROPOSED WATER PIPE
- PROPOSED SEWER PIPE
- PROPOSED STORM PIPE
- EXISTING OVERHEAD UTILITIES
- EXISTING ROAD CENTERLINE
- PROPOSED SWALE CENTERLINE
- PROPOSED SIDEWALK/CONCRETE
- PROPOSED ESDV BIO MEDIA
- PROPOSED ASPHALT/PAVEMENT
- EXISTING ROADWAY
- PROPOSED BUILDING FOOTPRINT
- PROPOSED FOREST CONSERVATION

ESTIMATED WATER & SEWER USAGE

CALCULATIONS BASED USAGE FROM SIMILAR MEDICAL CLINIC/OFFICE SPACEWITHIN WOODBROOKE PROFESSIONAL CENTER.
1630 WOODBROOKE DRIVE: .018 GPD/SF
1639 WOODBROOOKE DRIVE: .019 GPD /SF

PROJECT USAGE FOR PROPOSED 19,881 SF
19,881 SF X .019 GPD / SF = 378 GPD
378 GDP / 250 GAL/EDU
2 EDU PROPOSED

PARKING TABULATION

MEDICAL CLINIC: 4 PARKING SPACE PER DOCTOR PLUS 1 ADDITIONAL PER 2 EMPLOYEES
ESTIMATED 8 DOCTORS & 15 EMPLOYEES
8 DOCTORS X 4 + (15 EMPLOYEES/ 2) = 40 SPACES REQUIRED

TOTAL SPACES PROVIDED = 104 SPACES (INCLUDING 6 HANDICAP SPACES)

LAND USE SUMMARY

PROPOSED LIMIT OF DISTURBANCE	= 3.75 AC
EXISTING IMPERVIOUS	= 0.00 SF
PROPOSED BREAKDOWN	
BUILDING	= 19,881 SF
PAVING	= 36,625 SF
CONCRETE	= 4,116 SF
TOTALS	
IMPERVIOUS	= 1.40 AC
PERCENT IMP	= 37 %

PLAN APPROVED

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS

APPROVED BY _____ DATE _____

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS IMPROVEMENTS CONSTRUCTION PLAN IS BEING SUBMITTED WITH MY FULL KNOWLEDGE AND CONSENT AND IS IN ACCORDANCE WITH MY DESIRES AS AN OWNER OF THE SUBJECT PROPERTY.

_____ _____

TIDAL HEALTH
C/O
100 EAST CARROLL STREET
SALISBURY MARYLAND , 21801
410-543-7351

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27739 , EXPIRATION DATE; JULY 24, 2025 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193 , EXPIRATION DATE JANUARY 25, 2025.

_____ _____

BROCK E. PARKER P.E., R.L.S. DATE
528 RIVERSIDE DRIVE
SALISBURY, MARYLAND 21801
PHONE: (410) 749-1023 FAX: (410) 749-1012
EMAIL: brock@parkerandassociates.org

STATE OF MARYLAND — BROCK E. PARKER — No. 27739 — PROFESSIONAL ENGINEER

CO-1

0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

REVISIONS

NO#	DATE

PROJECT - S1788A

COVERSHEET

BEST RENTAL HOUSING , INC

PROPERTY LOCATION: MORRIS STREET ,
OWNER: BEST RENTAL HOUSING INC
WICOMICO COUNTY, MARYLAND

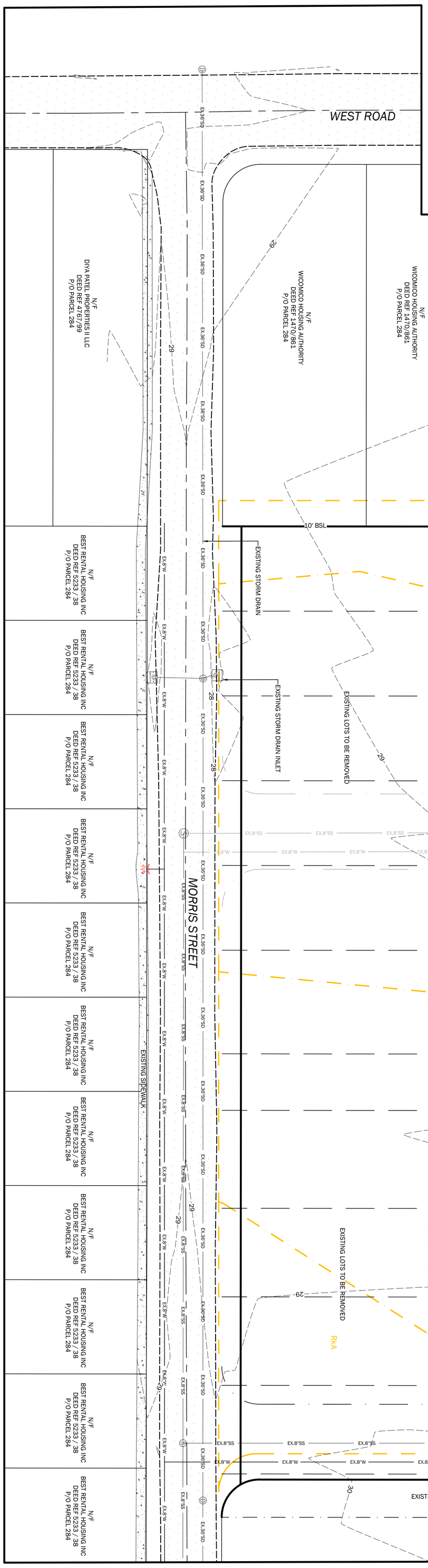
SCALE	DRAWN BY	DATE	TAX MAP	PARCEL	GRID	001
1" = 50'	TJS	12/16/2024	38	193		

DWG FILE: S1788A-PS-TITLE.DWG

SURVEYING FORESTRY
PARKER & ASSOCIATES
CIVIL ENGINEERING INC SITE PLANNING

Apr 08, 2025-10:22am

SITE KEY MAP SCALE 1"=100



EXISTING CONDITIONS
BEST RENTAL HOUSING , INC

PROPERTY LOCATION: MORRIS STREET ,
FOR:BEST RENTAL HOUSING, INC
WICOMICO COUNTY, MARYLAND

SCALE	DRAFTSMAN	DATE	TAX MAP	GRID
1" = 30'	TJS	12/16/2024	38	001

DWG FILE: S1788A-PS-EX CON.DWG — PARCEL 193

REVISIONS

DATE	INIT.

PROJECT : S1788A

GRAPHIC SCALE 1 inch = 30 feet (0, 30, 45, 60)

EX-1

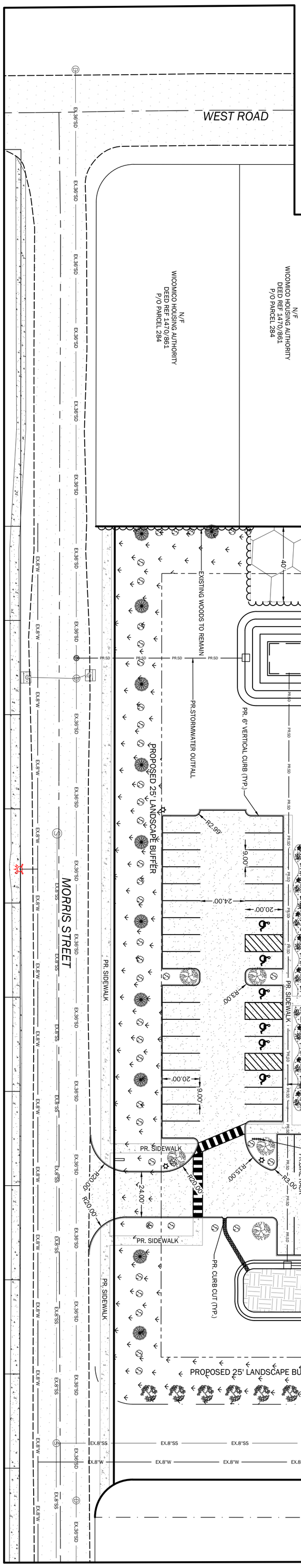
NAD 83 (2011)
MARYLAND COORDINATE SYSTEM

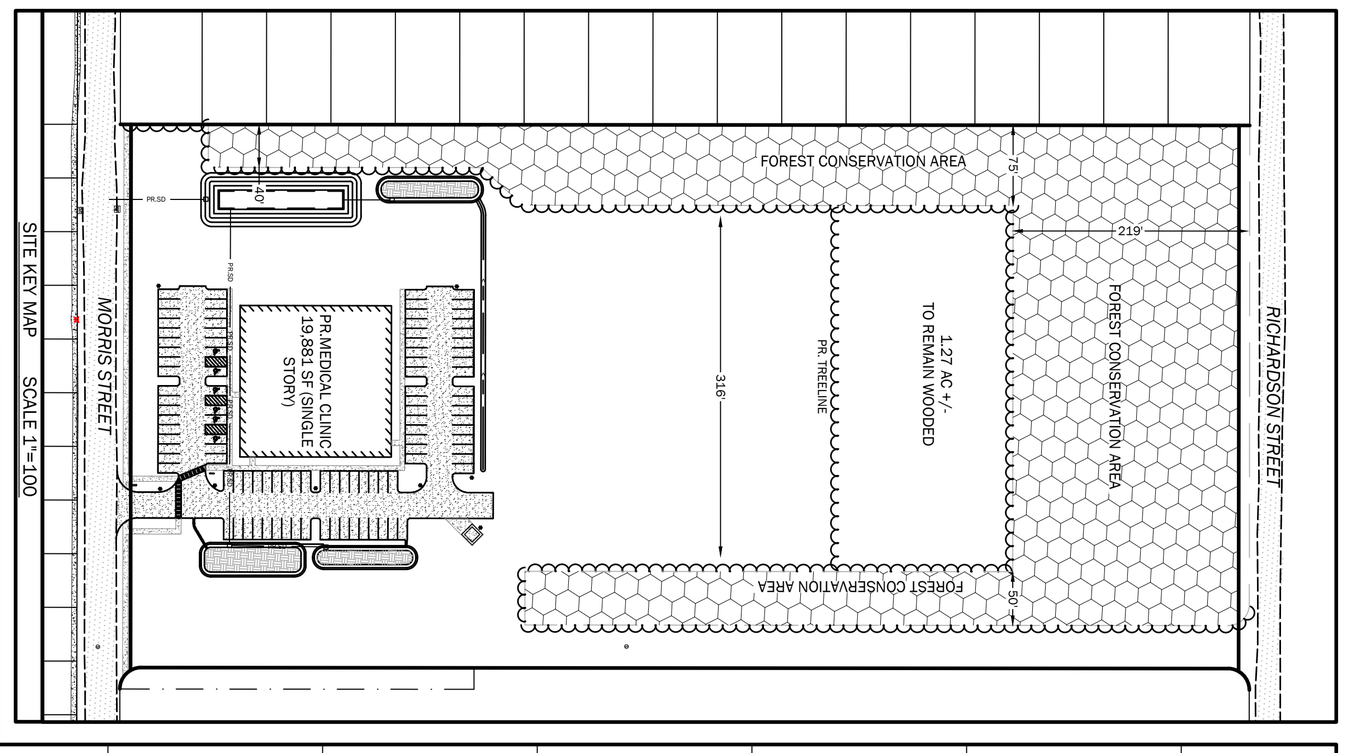
PARKER ASSOCIATES INC — CIVIL ENGINEERING · SURVEYING · SITE PLANNING · FORESTRY
ESTABLISHED 1981 — SALISBURY, MARYLAND — 410-749-0303

STATE OF MARYLAND — BRUCE E. PARKER — PROFESSIONAL ENGINEER — No. 21779

Mar 31, 2025-12:51pm

SITE KEY MAP SCALE 1"=100





CIVIL ENGINEERING · SURVEYING · SITE PLANNING · FORESTRY

PARKER & ASSOCIATES, INC. — ESTABLISHED 1957 — SALISBURY, MARYLAND — 410-749-1020

SITE PLAN
BEST RENTAL HOUSING , INC

PROPERTY LOCATION: MORRIS STREET ,
FOR:BEST RENTAL HOUSING, INC
WICOMICO COUNTY, MARYLAND

SCALE	DRAFTSMAN	DATE	TAX MAP	GRID
1" = 30'	TJS	12/16/2024	38	001

DWG FILE: S1788A-PS-SITE.DWG — PARCEL 193

REVISIONS

DATE	INIT.

PROJECT : S1788A

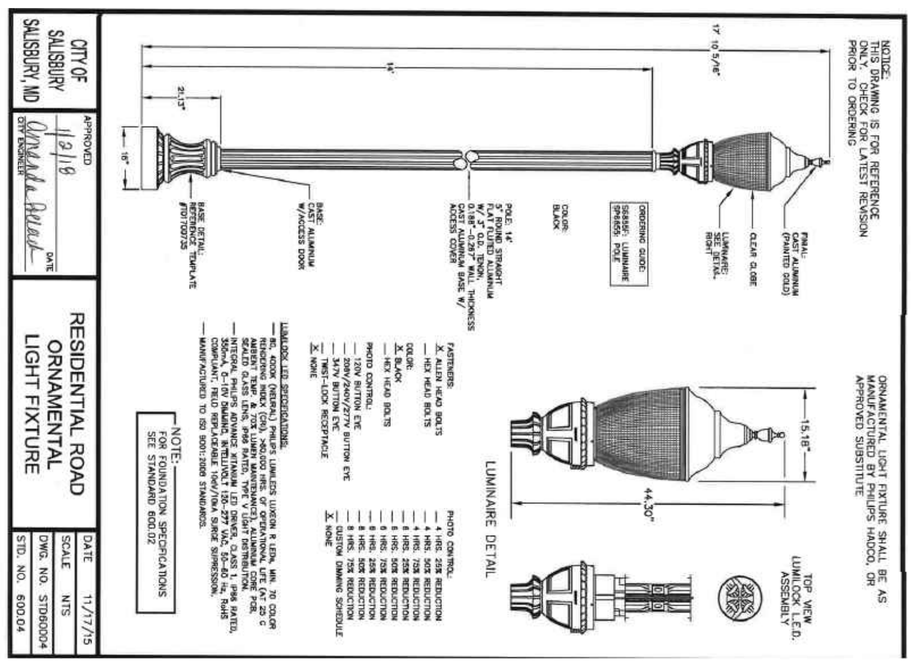
GRAPHIC SCALE
1 inch = 30 feet
0 30 45 60

SP-1

STATE OF MARYLAND · BROCK E. PARKER · No. 21790 · PROFESSIONAL ENGINEER

NAD 83 (2011)
MARYLAND COORDINATE SYSTEM

Mar 31, 2025-12:51pm

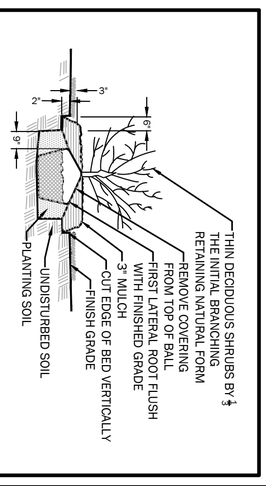


LANDSCAPE LEGEND

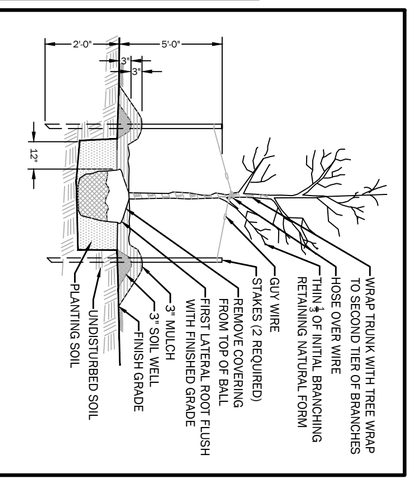
LABELS	SYMBOLS	NAME & SPECIES	SIZE/CALIPER	QUANTITY
CANOPY TREE		NATCHEZ CRAPE MYRTLE (OR SIMILAR)	3" CALIPER	11
SHADE TREE		WHITE PINE (OR SIMILAR)	4' TALL/1" DIA. MIN.	22
SHADE TREE		LONDON PLANE (OR SIMILAR)	4' TALL/1" DIA. MIN.	12
SHRUBS		KNOCK OUT ROSES (OR SIMILAR)	2" CALIPER	57
FOUNDATION PLANTINGS		SEE NOTE	3 GAL	

NOTES:

1. FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET, BURNING BUSH, HYPERICUM, SPIRAEA, AZALEAS, AND JUNIPERS) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS, WITH ANNUAL COLOR TO BE SUPPLEMENTED WHERE APPLICABLE).
2. CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
3. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
4. THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.



SHRUB DETAIL
NOT TO SCALE



DECIDUOUS TREE DETAIL
NOT TO SCALE

NAD 83 (2011)
MARYLAND COORDINATE SYSTEM

PARKER ASSOCIATES
CIVIL ENGINEERING · SURVEYING · SITE PLANNING · FORESTRY
ESTABLISHED 1977
SALISBURY, MARYLAND
410-749-1022

LIGHTING & LANDSCAPING PLAN
BEST RENTAL HOUSING , INC

PROPERTY LOCATION: MORRIS STREET ,
FOR:BEST RENTAL HOUSING, INC
WICOMICO COUNTY, MARYLAND

SCALE	DRAFTSMAN	DATE	TAX MAP	GRID
1" = 30'	TJS	12/16/2024	38	001

DWG FILE: S1788A-PS-SITE.DWG
PARCEL 193

REVISIONS

DATE	INIT.

PROJECT : S1788A

GRAPHIC SCALE
1 inch = 30 feet
0 30 45 60

LS-1

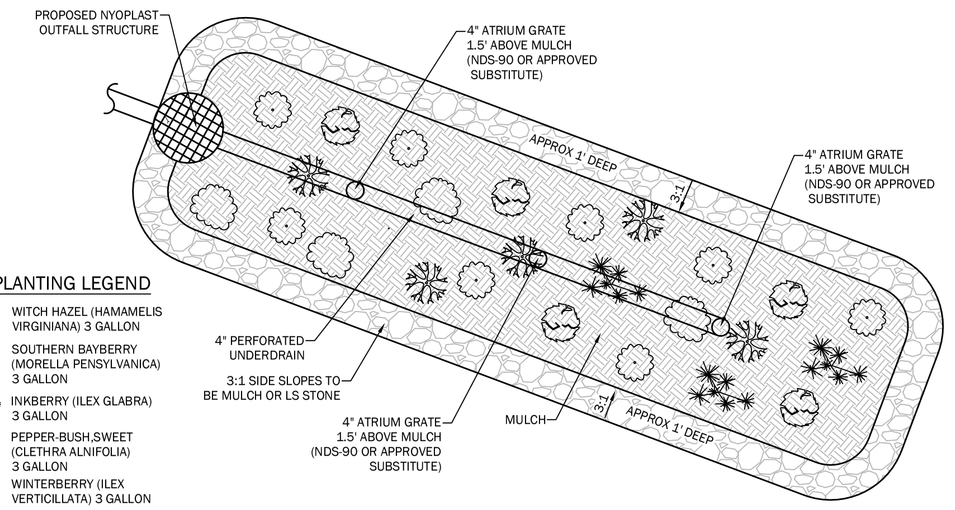
STATE OF MARYLAND
BROCK E. PARKER
No. 21790
PROFESSIONAL ENGINEER

NOTES:

- SHAPE WILL VARY PER LOCATION OF THE MICRO-BIO.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE SPECIFIED BOTTOM AREAS SHOWN ON PLANS.
- PLANTINGS SHALL BE AN AVERAGE OF 1 PER 300 SQUARE FEET. SEE CHART FOR SUGGESTED NUMBER OF PLANTINGS.
- PLANT SPECIES SHALL BE EQUALLY DIVIDED AMONG THE PLANTING AREA.
- DURING CONSTRUCTION, ESD FEATURES SHALL BE INSPECTED IN ACCORDANCE WITH MDE SPECIFICATIONS AND MUNICIPALITY REQUIREMENTS.
- A 3RD PARTY INSPECTOR MUST VERIFY THAT STORM DRAIN INVERTS ARE DISCHARGING ABOVE BIO-RETENTION MEDIA.
- FOR TOTAL PLANTING # SEE PLANTING SCHEDULE THIS SHEET.

MAINTENANCE CRITERIA:

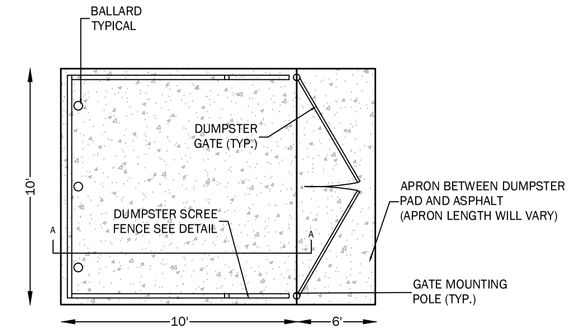
- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.
- THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH.
- WHERE PRACTICES ARE USED TO TREAT AREAS WITH HIGHER CONCENTRATIONS OF HEAVY METALS (E.G., PARKING LOTS, ROADS), THE TOP TWO TO THREE INCHES SHOULD BE REPLACED AS NECESSARY.
- OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.



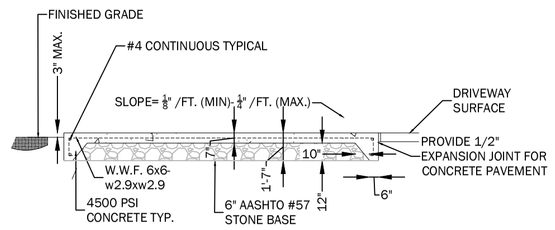
PLANTING LEGEND

- WITCH HAZEL (HAMAMELIS VIRGINIANA) 3 GALLON
- SOUTHERN BAYBERRY (MORELLA PENSYLVANICA) 3 GALLON
- INKBERRY (ILEX GLABRA) 3 GALLON
- PEPPER-BUSH,SWEET (CLETHRA ALNIFOLIA) 3 GALLON
- WINTERBERRY (ILEX VERTICILLATA) 3 GALLON

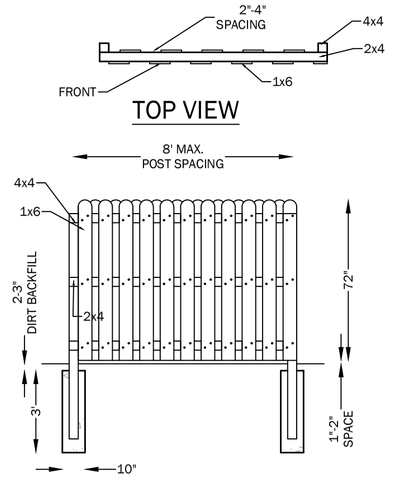
TYPICAL BIORETENTION PLANTINGS
(N T S)



PLAN

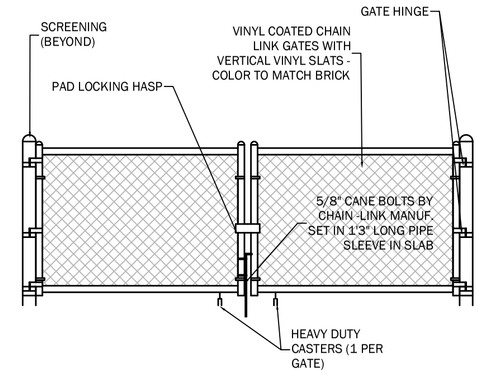


SECTION 'A-A'

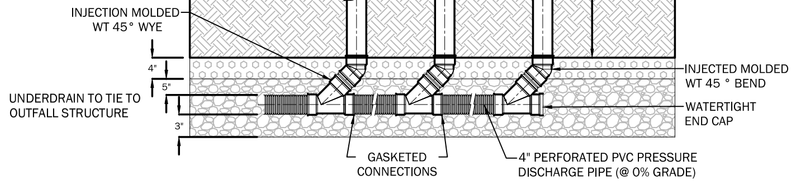


TOP VIEW

FRONT VIEW



GATE DETAIL



BIORETENTION & RISER DETAIL
(N T S)

INSPECTION

REGULAR INSPECTIONS SHALL BE MADE DURING THE FOLLOWING STAGES OF CONSTRUCTION:

- DURING EXCAVATION TO SUBGRADE AND PLACEMENT AND BACKFILL OF UNDERDRAIN SYSTEMS.
- DURING PLACEMENT OF FILTER MEDIA.
- DURING CONSTRUCTION OF APPURTENANT CONVEYANCE.
- UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION.

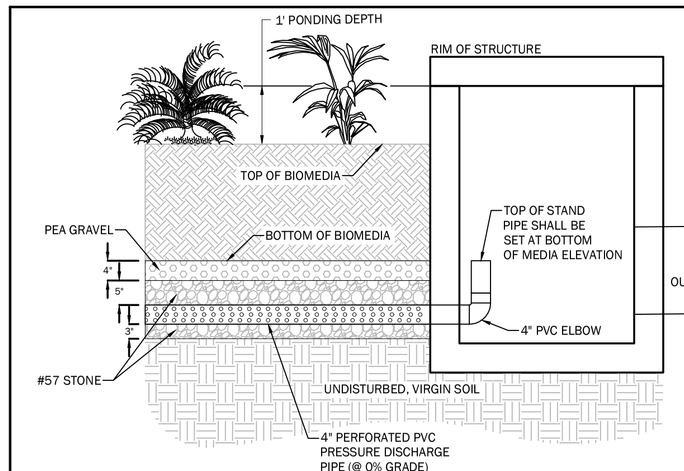
MAINTENANCE CRITERIA

- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, ORDINANCE, OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION, AND REMOVAL.
- THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH.
- WHERE PRACTICES ARE USED TO TREAT AREAS WITH HIGHER CONCENTRATIONS OF HEAVY METALS (E.G., PARKING LOTS, ROADS), MULCH SHOULD BE REPLACED ANNUALLY. OTHERWISE, THE TOP TWO TO THREE INCHES SHOULD BE REPLACED AS NECESSARY.
- OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.

MICRO BIO LEGEND

- 3/4"" POCONO RIVER GRAVEL
- PLANTING SOIL
- PEA GRAVEL
- GRAVEL (No. 57 or No. 6) WASHED MINIMUM SIZE ¾" - 2" INCH

SEE 2000 MARYLAND STORMWATER DESIGN MANUAL, REVISED 2009. VOLUME II STORMWATER DESIGN APPENDICES B.4 - TABLE B.4.1 MATERIALS SPECIFICATIONS.



PRESSURE DISCHARGE PIPE INFO		
DEPTH OF MEDIA	DEPTH TO UNDERDRAIN	DEPTH TO STAND PIPE
2.0'	3.08'	2.0'
2.5'	3.25'	2.17'
3.0'	3.75'	2.67'
3.5'	4.25'	3.17'
4.0'	4.75'	3.67'

NOTE: ALL PIPE CONNECTIONS TO BE WATERTIGHT.

BIORETENTION W/ENHANCED FILTER DETAIL
(N T S)

STATE OF MARYLAND
BRIAN C. PARKER
No. 21708
PROFESSIONAL ENGINEER

SP-2

0 30 45 60
GRAPHIC SCALE
1 inch = 30 feet

REVISIONS

NO.	DATE

PROJECT: S1788A

SITE DETAILS
BEST RENTAL HOUSING , INC

PROPERTY LOCATION: MORRIS STREET
FOR:BEST RENTAL HOUSING, INC
WICOMICO COUNTY, MARYLAND

SCALE	DRAFTSMAN	DATE	TAX MAP	GRID
1" = 30'	TJS	12/16/2024	38	001

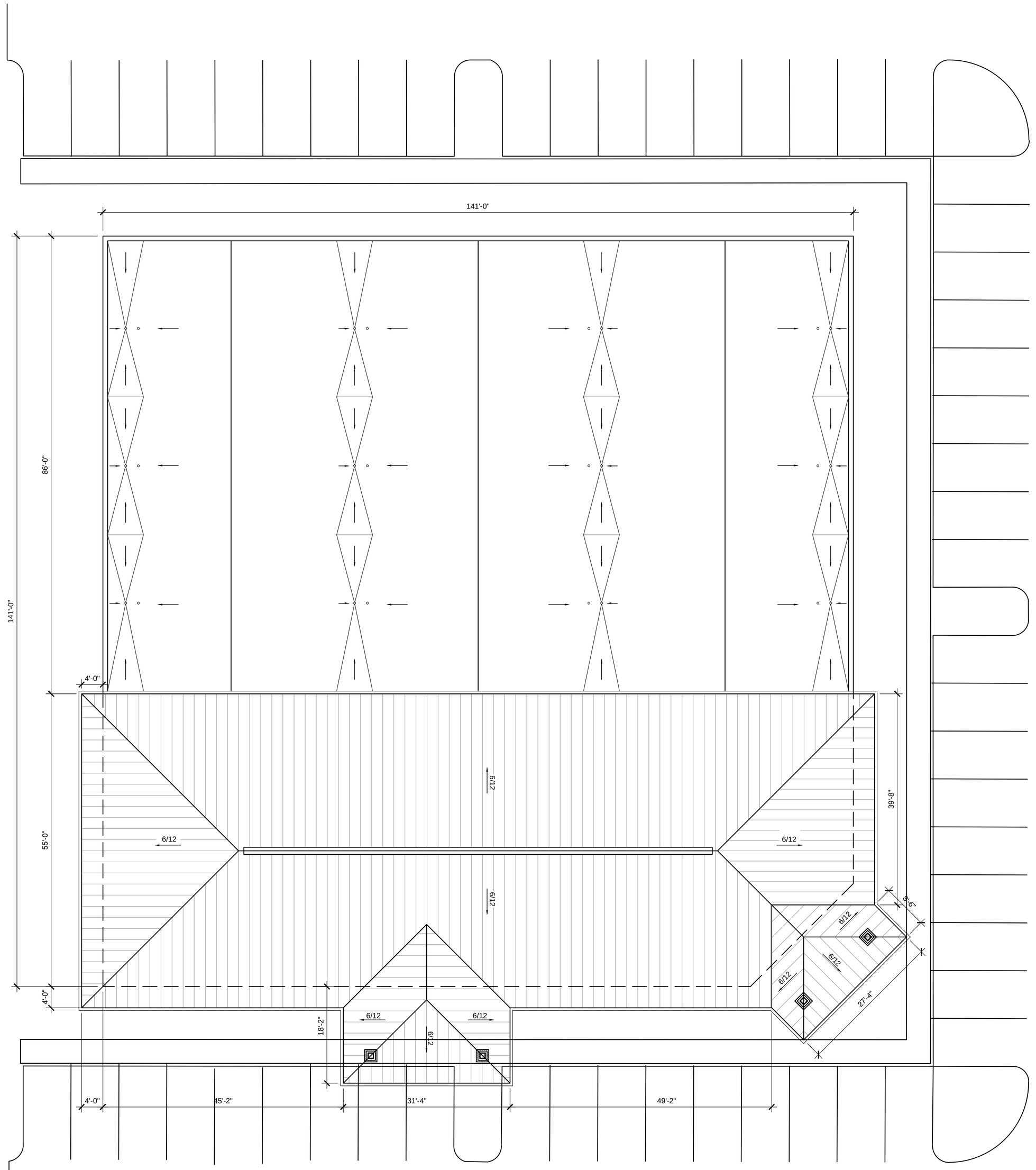
PARCEL: 193

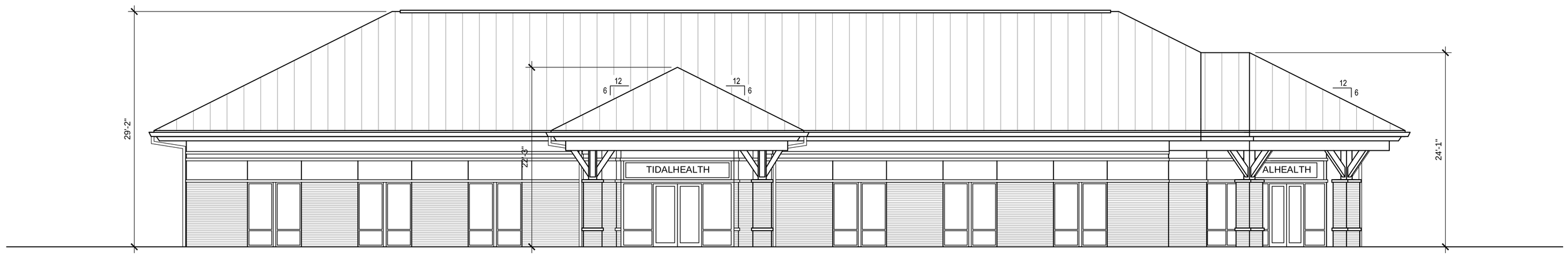
DWG FILE: S1788A-PS-SITE.DWG

SURVEYING FORESTRY

PARKER & ASSOCIATES
ESTABLISHED 1957
SALISBURY, MARYLAND
410-749-0220

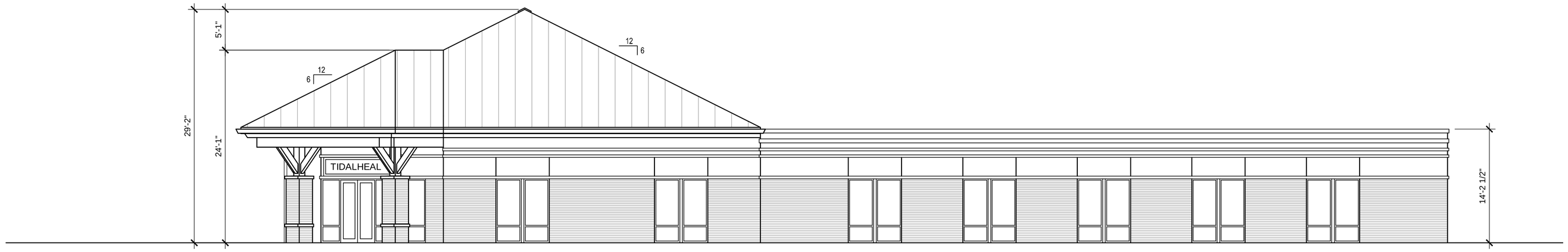
CIVIL ENGINEERING INC. SITE PLANNING


141'-0"
98'-0"
141'-0"
4'-0"
6/12
6/12
6/12



J9 **SOUTH ELEVATION**

1/8" = 1'-0"



C9 **WEST ELEVATION**

1/8" = 1'-0"

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Architect in the laws of the State of Maryland. License No. 00000, Expiration Date: 00-00-00.

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
EASTON, MARYLAND 410.770.4744
MILFORD, DELAWARE 302.424.1444
SALISBURY, MARYLAND 410.543.9091

TIDALHEALTH COMMUNITY CLINIC

CONCEPTUAL PLANS

MORRIS STREET

DATE	COMMENTS

Date: 12/23/2024
Scale: AS NOTED
Dwn.By: WLN
Proj.No.: 0032A105.A01

ELEVATIONS - OPTION 2

Dwg.No.:

A-202

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

R:\0032A105\32A105.A01 Morris street\2-SD\Drawings\A-101.dwg Dec 23 , 2024 - 4:03:pm NSWA

COMMUNITY IMPACT STATEMENT

Tidal Health Community Medical Clinic

Morris Road and Richardson Road

Wicomico County, Maryland

Prepared for:

Tidal Health Services

Prepared by:

Parker & Associates Inc.

528 Riverside Drive

Salisbury Maryland 21801

December 30, 2024

COMMUNITY IMPACT STATEMENT
WoodBrooke Medical, Lots 1 and 2

I) OVERVIEW

This Comprehensive Development Plan reflects the desires of Tidal Health to construct a residential community health and welfare clinic on Morris Road, in Wicomico County. This this clinic is representative of Tidal Health's desire to bring much-needed medical services to the community instead of forcing the community to come to the larger facilities of the primary hospital campus.

This project consists of the construction of a single 19,881 +/-square-foot building that will house the clinic. Associated there with will be the construction of a parking lot that provides for the parking of 104 parking spaces, including six handicap accessible spaces. 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 R-8 zoning district in which this property is located, in addition to all of the requirements contained in the text amendment ordinance which is currently making its way through the latter stages of its approval process. Our construction will also be in accordance with the City of Salisbury and Wicomico County construction specifications, where appropriate. However, all sewer, roads and trash collection will be private.

This project will be served via a urban services district that is currently in place for this area, allowing Wicomico County jurisdictional projects to tie into the City of Salisbury water and sewer system. 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. Historically, this property was evidently proposed for residential construction with two streets running north-south through the property. Within those formal road beds (the roads have been amended) there is city water and sewer constructed. On the westernmost former roadbed, the sewer and water are dead-end utilities and will be removed and kept in accordance with the city of Salisbury specifications. The Eastern most former roadbed serves an apartment project to the Northeast and currently resides in an existing public utility easement. This will be maintained accordingly.

Most of the property is currently wooded. Buffers will be maintained along the eastern, western, and northerly property lines as forest conservation easements to meet our requirements for same, in addition to providing significant buffers to the developments adjacent to this project.

104 Parking spaces (including 6 handicap spaces) are provided throughout the site being proposed for the building. This is the minimum number of parking spaces that Tidal Health feels as though they need for this site. All drive aisles, parking areas, and utilities are to be privately owned and maintained.

II) PLANNING AND ZONING

A) Zoning: The property is presently zoned in Wicomico County, as R-8, which will permit the proposed use, once the text amendment is finally approved. Our comprehensive development plan is intended to comply with all applicable zoning regulations without any waivers or exceptions (once the text amendment is adopted).

A) Description: one building, approximately 19,881 square feet of medical clinic space

B) Size: building 1 – 19,881 ft.² 141'x141'

C) Parking: 104 parking spaces, including 6 handicap.

D) Acreage: 12.22 acres; 3.75 acres disturbed ; 4.68 acres remaining for development

E) Open space: 2.35 ± acres.

F) Forest Conservation Proposed: 3.78 +/- acres

III) MARKET ANALYSIS – PROJECTED MARKET

The market analysis for this project is very simple. There is an immense need for medical services into underserved communities in and around Wicomico County. There is no proposal to sell or lease this building, the end user is proposing this development and occupation of this building. They have determined the need and location for this residential community clinic at this location. Therefore, the need has been demonstrated at this location pursuant to their own internal 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 Wicomico County or 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. There will be some increase in water and sewer fees due to the fact that this project is located in an urban services district and the developer is aware of and acknowledges same. 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 county and 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 8 EDU, based upon at average peak monthly usage for a similar use located at East Church and Naylor Street.

VI) TRAFFIC

This project is not anticipated to generate an immense amount of additional traffic. This property is located a short jaunt from the large collector road of West and Jersey roads, being a short distance away from US Route 50. Furthermore, it is anticipated that the peak times of this use will not interfere or detrimentally coincide with the peak traffic at Salisbury Middle School which is a few hundred yards to the east of the site. A trip generation to show the relatively minor increase in traffic generated by this site is attached as Appendix A. Furthermore, it is Tidal health's goal to provide the residents of this community the ability to walk to the site as opposed to having to drive.

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/Wicomico County's, storm drainage system. When this project's required storm drainage capacities are reached, the nominal outfall for the project will be into an existing culvert in Morris Road.

Furthermore, Stormwater management will be provided for this project in accordance with the State of Maryland's 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 reduced in accordance with the requirements and policies of the stormwater management ordinance.

This project has been and will be further coordinated with both Wicomico County and the 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 EMS 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 any necessary break and recreational areas within. There are several landscaping areas on this property and there are sidewalks constructed along Morris Road.

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 a predominantly wooded groundcover with 2 Former Rd. beds cut through. The construction of this project will comply with all forest conservation and habitat protection requirements. The infrastructure needed to serve this building is 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 street and in specific landscaping areas, in addition to conserving a large amount of property and forest conservation easement. Tree species will consist of London Plane, Red Maple, River Birch, Sycamore, Pin Oak or similar specimen tree in the parking lots where shade is critical. In addition, the southern property line of the project along Morris Road will be planted with a more aesthetic and color producing landscape type of vegetation. There are some residential properties located to the west and east of this property and conserving the buffers along the Eastern and Western property lines is a successful way of providing a buffer between same.

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. With the buffers around the property, this should be minimized even more.

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 runoff 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 not located atop either the Paleo channel to nor a wellhead protection district. Although the site is not atop the Paleochannel or the wellhead district, 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

Tidal Health is fully funded to proceed immediately with the construction of this project. Their track record in Salisbury is impeccable with both the finished product as well as his ability to complete same. It is their intent to proceed with construction immediately upon approvals of these plans.

XIV) CONCLUSION

Based on the data and analysis herein, it is Tidal Health's opinion that there exists within this fast growing market area of already developed and underserved residential areas of the Salisbury/Wicomico County area an immediate demand for additional medical offices to meet the direct needs of Wicomico County's residents.

APPENDIX A

Clinic
(630)

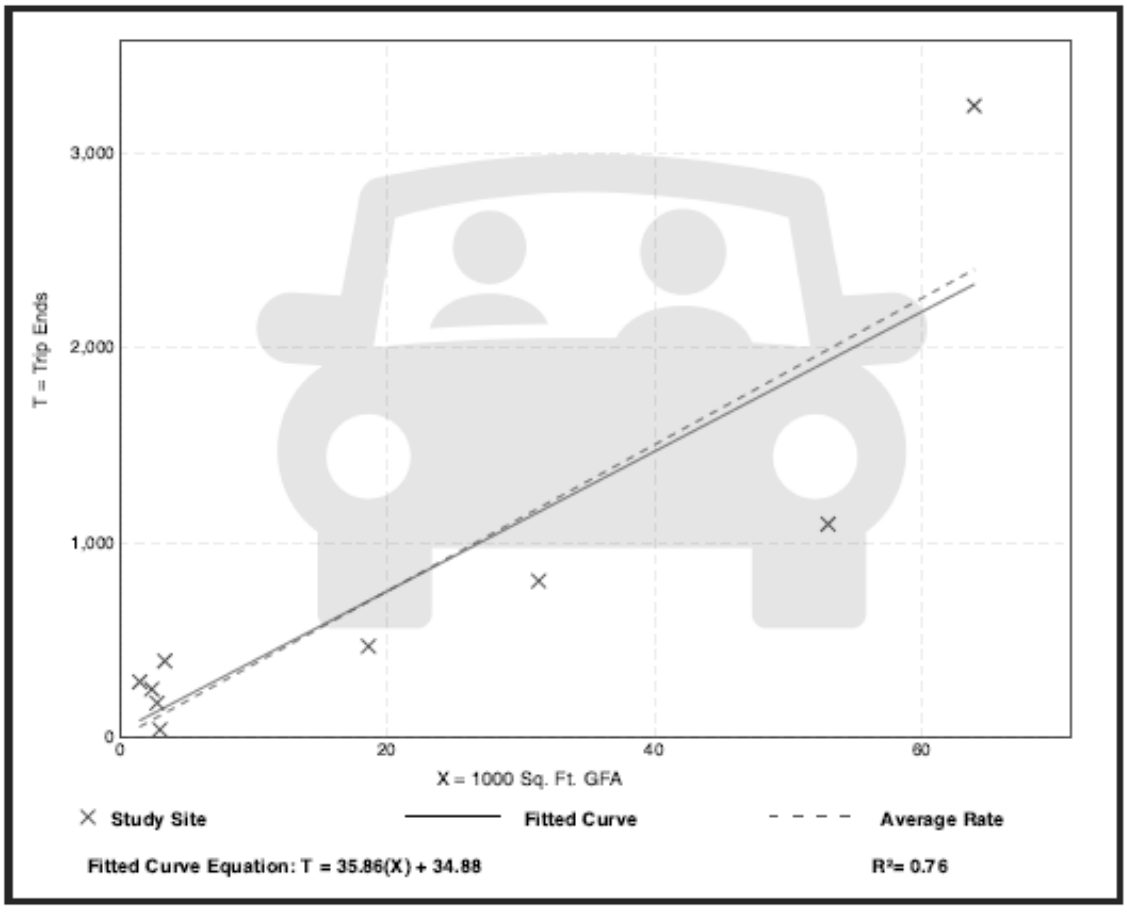
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. 1000 Sq. Ft. GFA: 20
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

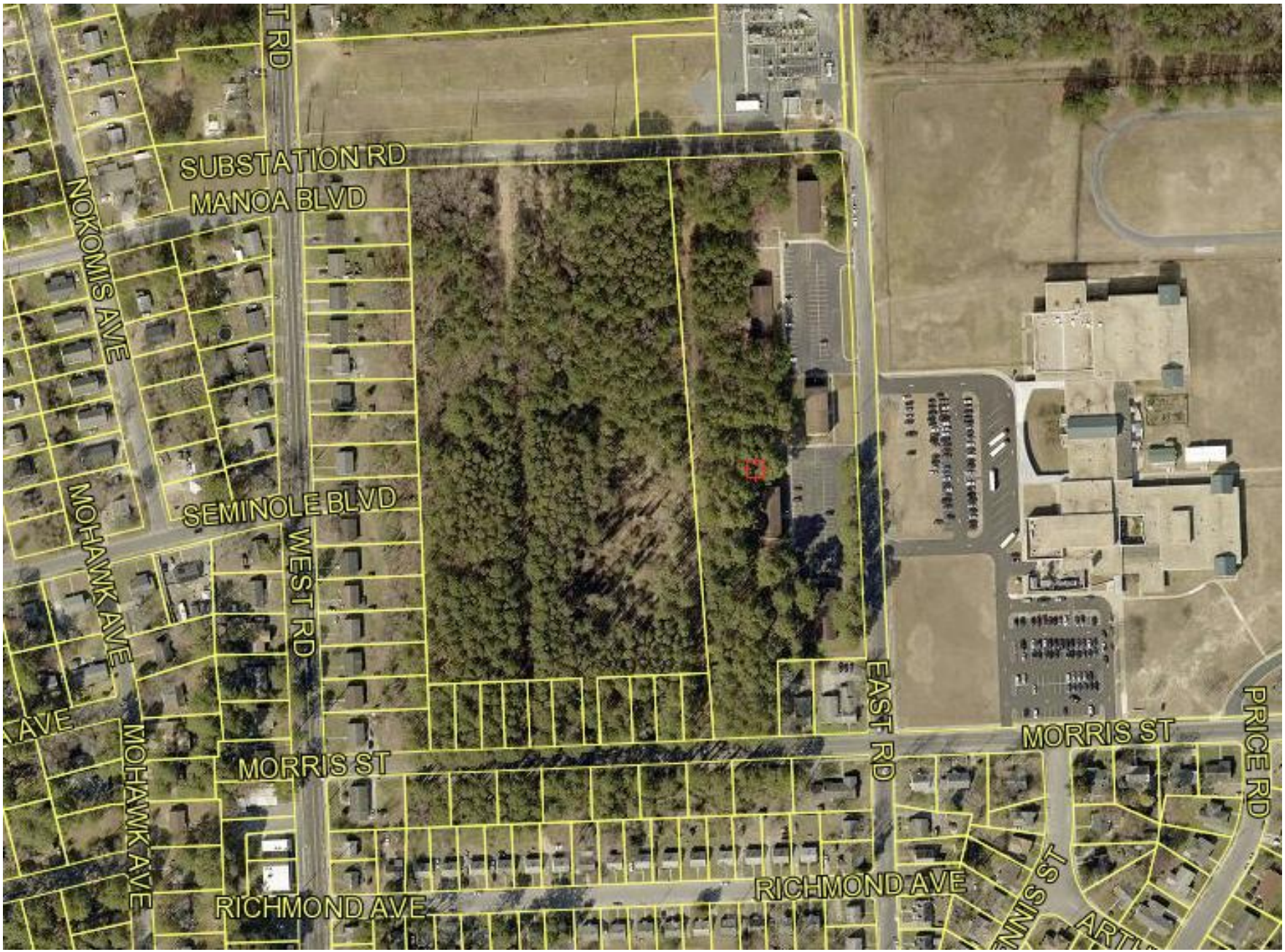
Average Rate	Range of Rates	Standard Deviation
37.60	13.96 - 191.33	25.52

Data Plot and Equation



Trip Gen Manual, 11th Edition • Institute of Transportation Engineers

ATTACHMENT #3



PARKER & ASSOCIATES INC.
ESTABLISHED 1977 SALISBURY, MARYLAND 410-749-1023

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

April 7, 2025

Wicomico County Planning Commission
125 N. Division St
Salisbury, Maryland 21801

ATTN: Becky Thayne

RE: Morris Street Tidal Health Clinic
Final Comprehensive Development Plan

Dear Becky:

Attached hereto please find our proposed Final Comprehensive Development Plan for the subject project. It is the intent of this submittal to respectfully seek approval of the plan in accordance with Chapter 225 and all relevant subsections thereafter of the Wicomico County Code, and that all conditions noted during the preliminary hearing have been addressed, 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 Tidal Health to construct a 19,881 sf medical clinic along Morris Street. The Plan depicts all pertinent stormwater management, parking, utilities and landscaping. A community impact statement has been included with this submission, which contains all projects specifics for reference. No revisions to the design have been made, other than those required to address all conditions /recommendations made by staff.

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

City of Salisbury

Infrastructure and Development
Staff Report

April 17, 2024

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 19-038
Project Name: The Crossing at Summit Pointe (FKA Farlow Fields)
Applicant/Owner: Parker & Associates for The Crossing at Summit Pointe LLC
Nature of Request: Revised Final Comprehensive Development Plan and Wellhead Protection Plan Approval
Location of Property: Beaglin Park Drive and Old Ocean City and Parker Roads – Tax Map: 38 Grid: 12 Parcel: 295, 429 and 110
Existing Zoning: Residential R-10 A

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted a revised Final Comprehensive Development Plan ("FCDP") and Wellhead Protection Plan Approval (Attachment 1) to remove the community building and replace it with a smaller pool house and make building adjustments to correct an error in the previous approval where the application and approval language was for 266 units, however the actual plan only showed 258 units. This revised plan shows 266 units. The site currently consists of three (3) parcels containing approximately 35 acres.

III. APPROVAL HISTORY:

- In May 2004, the Planning Commission granted Condominium Site Plan approval for a 220-unit townhome style condominium development.
- A Revised Comprehensive Development Plan was approved by the Planning Commission on October 19, 2006 that proposed 212 townhome units.
- At the August 21, 2014 meeting of the Planning Commission, a Revised Preliminary Comprehensive Development Plan approval for a 336-unit apartment complex was requested but withdrawn by the applicant.
- July 16, 2020 the Planning Commission approved a revised Preliminary Comprehensive Development Plan/Wellhead Protection Plan for 209 townhomes.
- July 21, 2022 the Planning Commission approved the Final Comprehensive Development Plan.

- February 17, 2023 the Planning Commission approved a Final Subdivision for the 209-townhome development, however this subdivision was never recorded.
- May 18, 2023 the Planning Commission approved a Revised Comprehensive Development Plan and Wellhead Protection Site Plan on behalf of a new developer for the site. The proposal was to change the fee simple houses to townhouse style apartments and to increase the density from 6 units per acre to 8 units per acre for a total of 266 units.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

Staff notes the following with regard to Zoning Code requirements:

A. Site Plan (Attachment 2)

1. **Parking/Access:** S17.168.050 requires a minimum of 1.5 off street parking spaces per dwelling unit plus 20 percent of the total for guest parking. Therefore, a minimum of 399 parking spaces are required plus 133 guest parking spaces. There are 532 total car parking spaces located in front of the units plus an additional 25 spaces at the pool parking area which provides more than the required guest parking to be compliant.

2. **Refuse Disposal:** Trash collection is proposed to be private.

3. **Density:** The allowable density for apartments in the R10A is 8 units per acre and this proposed development at 266 units is 7.6 units per acre.

4. **Building Setbacks/Spacing:** The apartment buildings meet or exceed the minimum setback and spacing requirements**.** The setbacks for apartments are as follows:
   - Front and corner setback – 25', min. 30' from the right-of-way line or curbline of the street
   - Side and rear setbacks – 30'
   - Accessory buildings - at least 25 feet from any apartment building, and side or rear property line.
   - The minimum space between buildings shall be 30 feet.

5. **Open Space:** The proposal is compliant with the minimum open space and maximum lot coverage requirements indicated below:
   - A minimum of 25 percent of the net project area shall be provided for open space suitable for leisure time activities.
   - The apartment buildings shall not cover more than 25 percent of the land area.

B. Sign Plan

A sign plan was not submitted. A sign plan approved by the Planning Commission will be require prior to allowing any construction on the site.

C. Landscaping Plan

A compliant landscaping and light plan are included with the submission.

D. Development Schedule, Community Impact Statement & Statement of Intent to Proceed and Financial Capability

The Development Schedule, Community Impact Statement & Statement of Intent to Proceed and Financial Capability. An updated Development Schedule and Statement of Intent to Proceed and Financial Capability is recommended as a condition of approval to reflect the updated timeline and updated ownership.

E. Fire Service

The project is subject to review of the Salisbury Fire Department.

F. Stormwater Management

A Stormwater Management Plan was previously approved for this site. No changes are required as a result of this request.

G. Forest Conservation Program

A Forest Conservation Plan was submitted and under review at the time of the prior approval. Applicant needs to provide verification that the Forest Conservation Requirements are satisfied.

H. Transportation, Streets, and Pedestrians

A Traffic Impact Study (TIS) from 2020 was revised July 13, 2022 for the currently approved Comprehensive Development Plan for the development. Since the TIS is nearly 3 years old and based on 209 townhomes, an updated TIS is recommended.

I. Wellhead Protection District

A Wellhead Site Plan was approved as part of the Preliminary Comprehensive Development Plan in 2020. The use has not changed; therefore, the plan is still acceptable.

V. RECOMMENDATION

Staff recommends approval of the Final Comprehensive Development Plan for the Crossing at Summit Pointe with the following conditions:

1. Provide verification of compliance with the Forest Conservation requirements.
2. Provide an updated Traffic Impact Study.
3. Provide an updated Development Schedule and Statement of Intent to Proceed and Financial Capability.
4. Obtain a Sign Plan approval from the Planning Commission prior to the installation of signs.
5. The site shall be developed in accordance with the Final Comprehensive Development Plan approval.
6. Subject to further review and approval by the Salisbury Fire Department, Salisbury Department of Infrastructure and Development

The Crossing at Summit Pointe

SALISBURY, MARYLAND

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
   GULF STAR PROPERTIES LLC
   200 WESTON DRIVE
   DOVER, DELAWARE 19904
   IS TO BE ACQUIRED AND DEVELOPED BY :
   ATTAR ENTERPRISES LLC
   PO BOX 21542
   BALTIMORE, MARYLAND 21282
2. DEED REFERENCE: 5031/64
3. TOTAL NUMBER OF TOWNHOUSE UNITS= 266
4. TOTAL AREA OF PROPERTY TO BE DEVELOPED=34.92 +/- ACRES
5. THE PRESENT ZONING OF THIS PROPERTY IS R-10A
6. THIS PROPERTY IS LOCATED WITHIN THE G.P.R MANAGEMENT ZONE A
7. NO PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 149 OF THE WICOMICO COUNTY CODE ENTITLED " FLOOD PLAIN MANAGEMENT".
8. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0256E & #24045C0118E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
9. NO WETLANDS ARE LOCATED ON THIS SITE.
10. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
11. ALL PROPOSED ROADS SHOWN ARE TO BE PRIVATE. TRASH COLLECTION SHALL BE PRIVATE. SEWER AND WATER SHALL BE PROVIDED BY THE CITY OF SALISBURY.
12. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
13. CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
14. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

REQUIRED DENSITY / LAND AREA

266 FEE SIMPLE TOWNHOUSES @ 8 UNITS PER ACRE MAX DENSITY = 33.25 ACRES MIN.
EXISTING LAND AREA = 34.92 ACRES

LAND USE SUMMARY

TOTAL AREA OF PROPERTY: ±34.92 AC
LIMIT OF DISTURBANCE: ±30.89 AC
NUMBER OF UNITS: 266 TOWNHOUSE UNITS
NUMBER OF UNITS ALLOWED: 266

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT 10A, CHAPTER 17.224.020.

PARKING PROVIDED

TOWNHOUSES:
2 SPACE PER DRIVEWAY (20' MIN PROVIDED FROM BACK OF SIDEWALK TO FACE OF BUILDING)
TOTAL TOWNHOUSES: 266
TOTAL SPACES REQUIRED: 532 SPACES
TOTAL SPACES PROVIDED: 532 SPACES

COMMUNITY POOL:
TOTAL SPACES PROVIDED: 25 STANDARD SPACES
2 VAN ACCESS HANDICAP SPACES

ESTIMATED WATER & SEWER USAGE

(FROM CITY OF SALISBURY MUNICIPAL CODE AUG 16, 2022 - CHAPTER 15.08.100 - CALCULATION OF IMPACT FEE (RESIDENTIAL))

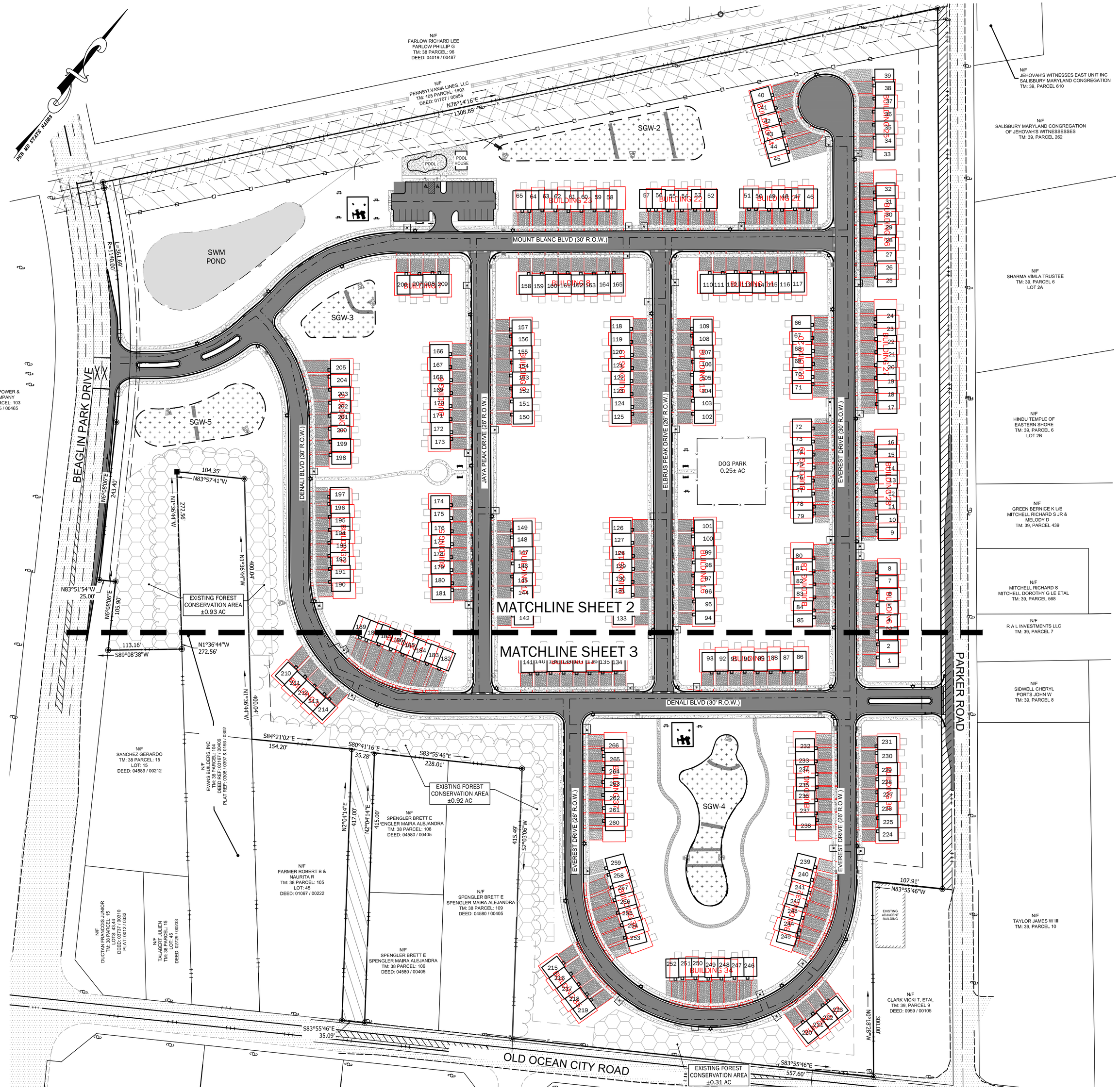
266 TOWNHOUSE UNITS (1 EDU)

1 X 266 = 266 EDU'S
266 EDU'S (52,250 GPD) Required for project

* 1 EDU (Equivalent Dwelling Unit) = 250 GPD (Gallons Per Day)

LEGEND

- PROPOSED SANITARY SEWER CLEAN OUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN STRUCTURES
- PROPOSED STORM DRAIN
- PROPOSED CURB AND GUTTER
- PR.W — PROPOSED WATER SERVICE
- PR.SS — PROPOSED SANITARY SEWER SERVICE
- PROPOSED DOG PARK FENCE
- PROPOSED 6' PRIVACY FENCE
- PROPERTY BOUNDARY
- PROPOSED LOT PROPERTY LINES
- PROPOSED BUILDING SET BACK LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT, VALVE & TEE
- REVISED PROPOSED STREET LIGHTS
- PROPOSED WATER METER
- PROPOSED PICNIC TABLE/ GRILLING AREA
- PROPOSED BENCH PER CITY STD. 600.07
- PROPOSED TOT LOT
- PROPOSED 5' MULCHED TRAIL
- PROPOSED 5' SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- EXISTING FOREST CONSERVATION AREA





VICINITY MAP - 1"=1,000'

STATE OF MARYLAND BRUCE E. PARKER No. 21 PROFESSIONAL ENGINEER

SHEET 1 OF 1

GRAPHIC SCALE 1 inch = 80 feet (0, 80, 120, 160)

REVISIONS

NO.	DATE

DWG. CDP-1

BUILDING OVERLAY DETAIL
THE CROSSING AT SUMMIT POINTE

Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Attar Enterprises, LLC
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND

GRID	12
TAX MAP	38
PARCELS	110, 295, & 429
DATE	02/25/2025
DRAFTSMAN	EDR
SCALE	1" = 80'
BEING SUBDIVIDED/RESUBDIVIDING	

SURVEYING — FORESTRY

PARKER & ASSOCIATES — ESTABLISHED 1957 — SALISBURY, MARYLAND 410-749-1023

CIVIL ENGINEERING INC. — SITE PLANNING

May 02, 2025 9:40am

Attachment 1

The Crossing at Summit Pointe

SALISBURY, MARYLAND

COMPREHENSIVE DEVELOPMENT PLAN

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
   GULF STAR PROPERTIES LLC
   200 WESTON DRIVE
   DOVER, DELAWARE 19904
   IS TO BE ACQUIRED AND DEVELOPED BY :
   ATTAR ENTERPRISES LLC
   PO BOX 21542
   BALTIMORE, MARYLAND 21282
2. DEED REFERENCE: 5031/64
3. TOTAL NUMBER OF TOWNHOUSE UNITS= 266
4. TOTAL AREA OF PROPERTY TO BE DEVELOPED=34.92 +/- ACRES
5. THE PRESENT ZONING OF THIS PROPERTY IS R-10A
6. THIS PROPERTY IS LOCATED WITHIN THE G.P.R MANAGEMENT ZONE A
7. NO PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 149 OF THE WICOMICO COUNTY CODE ENTITLED " FLOOD PLAIN MANAGEMENT".
8. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0256E & #24045C0118E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
9. NO WETLANDS ARE LOCATED ON THIS SITE.
10. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
11. ALL PROPOSED ROADS SHOWN ARE TO BE PRIVATE. TRASH COLLECTION SHALL BE PRIVATE. SEWER AND WATER SHALL BE PROVIDED BY THE CITY OF SALISBURY.
12. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
13. CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
14. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

REQUIRED DENSITY / LAND AREA

266 FEE SIMPLE TOWNHOUSES @ 8 UNITS PER ACRE MAX DENSITY = 33.25 ACRES MIN.
EXISTING LAND AREA = 34.92 ACRES

LAND USE SUMMARY

TOTAL AREA OF PROPERTY: ±34.92 AC
LIMIT OF DISTURBANCE: ±30.89 AC
NUMBER OF UNITS: 266 TOWNHOUSE UNITS
NUMBER OF UNITS ALLOWED: 266

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT 10A, CHAPTER 17.224.020.

PARKING PROVIDED

TOWNHOUSES:
2 SPACE PER DRIVEWAY (20' MIN PROVIDED FROM BACK OF SIDEWALK TO FACE OF BUILDING)
TOTAL TOWNHOUSES: 266
TOTAL SPACES REQUIRED: 532 SPACES
TOTAL SPACES PROVIDED: 532 SPACES

COMMUNITY POOL:
TOTAL SPACES PROVIDED: 25 STANDARD SPACES
2 VAN ACCESS HANDICAP SPACES

ESTIMATED WATER & SEWER USAGE

(FROM CITY OF SALISBURY MUNICIPAL CODE AUG 16, 2022 - CHAPTER 15.08.100 - CALCULATION OF IMPACT FEE (RESIDENTIAL))

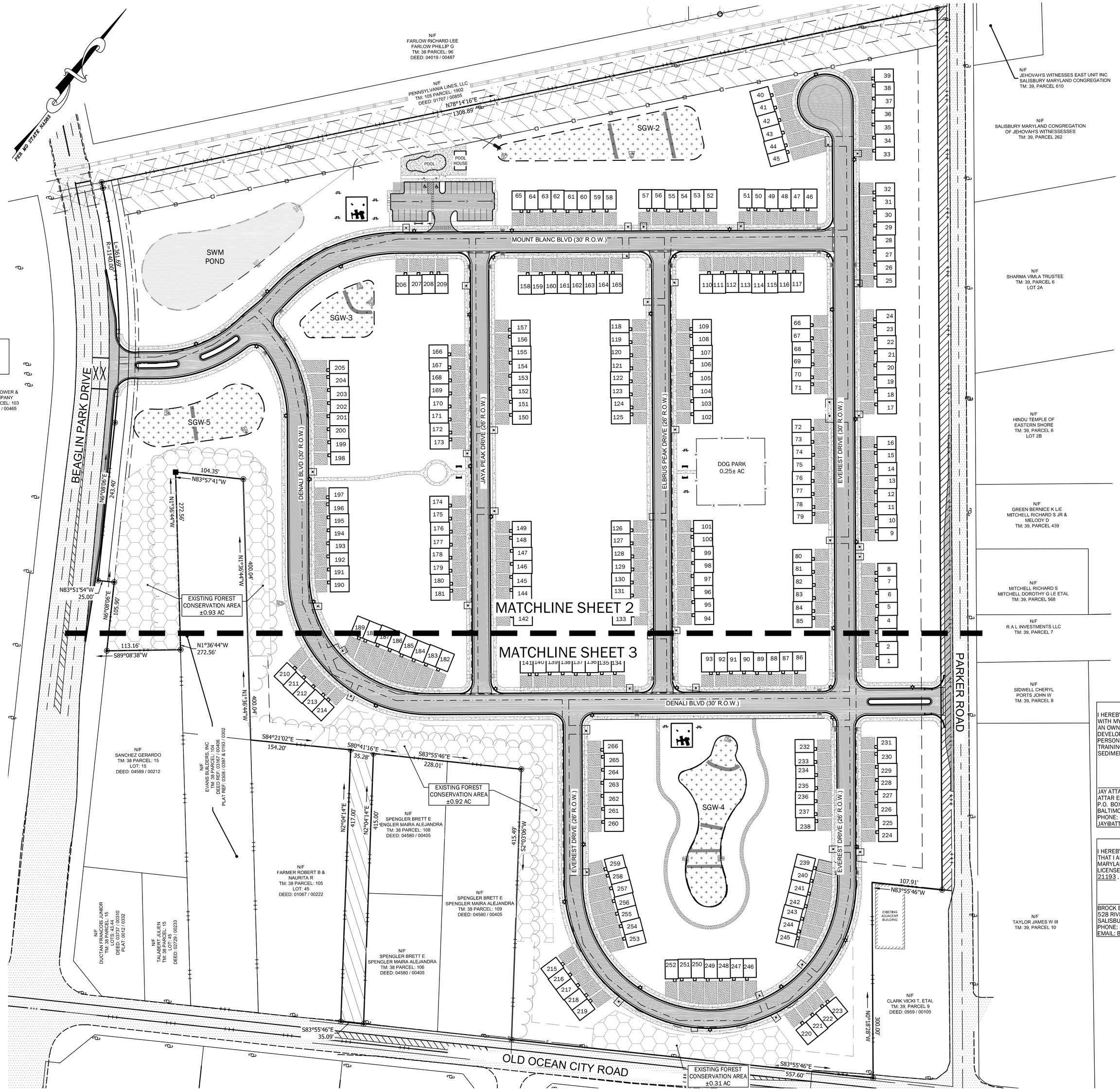
266 TOWNHOUSE UNITS (1 EDU)

1 X 266 = 266 EDU'S
266 EDUS (52,250 GPD) Required for project

* 1 EDU (Equivalent Dwelling Unit) = 250 GPD (Gallons Per Day)

LEGEND

- PROPOSED SANITARY SEWER CLEAN OUT
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN STRUCTURES
- PROPOSED STORM DRAIN
- PROPOSED CURB AND GUTTER
- PR.W - PROPOSED WATER SERVICE
- PR.SS - PROPOSED SANITARY SEWER SERVICE
- PROPOSED DOG PARK FENCE
- PROPOSED 6' PRIVACY FENCE
- PROPERTY BOUNDARY
- PROPOSED LOT PROPERTY LINES
- PROPOSED BUILDING SET BACK LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED FIRE HYDRANT, VALVE & TEE
- REVISED PROPOSED STREET LIGHTS
- PROPOSED WATER METER
- PROPOSED PICNIC TABLE/ GRILLING AREA
- PROPOSED BENCH PER CITY STD. 600.07
- PROPOSED TOT LOT
- PROPOSED 5' MULCHED TRAIL
- PROPOSED 5' SIDEWALK
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- EXISTING FOREST CONSERVATION AREA





VICINITY MAP - 1"=1,000'

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - SITE PLAN
SHEET 3 - SITE PLAN
SHEET 4 - LANDSCAPING, LIGHTING, & OPEN SPACE PLAN
SHEET 5 - 11 - BUILDING ELEVATIONS & FLOOR PLANS

OWNER/DEVELOPERS CERTIFICATION

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

DATE

JAY ATTAR
ATTAR ENTERPRISES, LLC
P.O. BOX 21542
BALTIMORE, MARYLAND 21282
PHONE: 443-992-1931
JAY@ATTARENTERPRISES.NET

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 27739 , EXPIRATION DATE: JULY 24, 2026 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193 , EXPIRATION DATE: JANUARY 25, 2026.

DATE

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

APPROVED:
CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE
AND DEVELOPMENT

CITY PROJECT # 19-038

Nicholas Voitiuc
Director

DATE

COMPREHENSIVE DEVELOPMENT PLAN

STATE OF MARYLAND
BROCK E. PARKER
No. 21193
PROFESSIONAL ENGINEER

SHEET 1 OF 5

GRAPHIC SCALE
1 inch = 80 feet
0 80 120 160

REVISIONS
NO. | DATE

TITLE SHEET
THE CROSSING AT SUMMIT POINTE
Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Attar Enterprises, LLC
CITY OF SALISBURY , WICOMICO COUNTY , MARYLAND

SCALE	1" = 80'
DATE	02/25/2025
DRAWN/MAN	EDR
JAY ATTAR - 5 LOT SUBDIVISION PLANS	
TAX MAP	38
PARCELS	12
GRID	
ZONING	110, 295, & 429
DWG.	CDP-1

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 2017 SALISBURY MARYLAND 410-749-1023
CIVIL ENGINEERING INC SITE PLANNING

PER MD STATE MAGS

N/F
FARLOW RICHARD LEE
FARLOW PHILLIP G
TM: 39 PARCEL: 5
DEED: 04019 / 00487

N/F
SALISBURY MARYLAND
CONGREGATION
OF JEHOVAH'S
WITNESSESSES
TM: 39, PARCEL 610

N/F
SALISBURY MARYLAND
CONGREGATION
OF JEHOVAH'S
WITNESSESSES
TM: 39, PARCEL 262

N/F
SHARMA VIMLA TRUSTEE
TM: 39, PARCEL 6
LOT 2A

N/F
HINDU TEMPLE OF
EASTERN SHORE
TM: 39, PARCEL 6
LOT 2B

N/F
GREEN
BERNICE K L/E
MITCHELL
RICHARD S JR
&
MELODY D
TM: 39,
PARCEL 439

N/F
MITCHELL
RICHARD S
MITCHELL
DOROTHY G LE
ETAL
TM: 39, PARCEL 568

N/F
R A L
INVESTMENTS
LLC
TM: 39, PARCEL 7

N/F
FARLOW RICHARD LEE
FARLOW PHILLIP G
TM: 38 PARCEL: 96
DEED: 04019 / 00487

N/F
PENNSYLVANIA LINES, LLC
TM: 105 PARCEL: 1902
DEED: 01707 / 00855

50' POWERLINE EASEMENT

25' MULTI-MODAL PATH EASEMENT

N78°14'16"E
1308.89'

PROPOSED 6' HIGH PRIVACY FENCE

POOL HOUSE
522 SF
29'x18'

POOL

TOT LOT

SGW-2

SGW-3

SGW-5

PROPOSED PLANTER CURB & 5' SIDEWALK

PROPOSED FIRE HYDRANT PER CITY STD. 300.55 (TYP.)

PROPOSED STREET LIGHT PER CITY STD. 600.04 (TYP.)

MOUNT BLANC BLVD (30' R.O.W.)

PROPOSED WATER (TYP.)

PROPOSED SEWER (TYP.)

PROPOSED SWALE

SWM
POND

PROPOSED SUBDIVISION MONUMENT
SIGN AND PERMIT BY OTHERS

PROPOSED WATER CONNECTION

N/F
DELMARVA
POWER &
LIGHT
COMPANY
TM: 0038
PARCEL: 103
DEED: 03945 /
00465

PROPOSED SEWER CONNECTION

BEAGLIN PARK DRIVE

DENALI BLVD (30' R.O.W.)

JAYA PEAK DRIVE (26' R.O.W.)

ELBRUS PEAK DRIVE (26' R.O.W.)

EVEREST DRIVE (30' R.O.W.)

PARKER ROAD

PROPOSED 5' SIDEWALK/
WALKING TRAIL (TYP.)

PROPOSED 5' SIDEWALK (TYP.)

ACTIVE
RECREATION
AREA
±0.70 AC

ACTIVE
RECREATION
AREA
±1.80 AC

ACTIVE
RECREATION
AREA
±0.55 AC

ACTIVE
RECREATION
AREA
±0.57 AC

ACTIVE
RECREATION
AREA
±0.57 AC

DOG PARK
0.25± AC

EXISTING FOREST
CONSERVATION AREA
±0.93 AC

N/F
EVANS BUILDERS, INC
TM: 38 PARCEL: 104
DEED REF: 03167 / 00406
PLAT REF: 0308 / 0397 &
0193 / 0302

104.35'
N83°57'41"W

N6°08'06"E
243.40'

N83°51'54"W
25.00'

N6°08'06"E
105.90'

272.56'
N1°56'44"W

400.04'
N1°56'44"W

113.16'

L=161.69'
R=1140.00'

MATCHLINE SHEET 3

MATCHLINE SHEET 3

COMPREHENSIVE DEVELOPMENT PLAN

SITE PLAN
THE CROSSING AT SUMMIT POINTE
Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Atar Enterprises, LLC
CITY OF SALISBURY , WICOMICO COUNTY, MARYLAND

SCALE 1" = 50'
DATE 02/25/2025
PARTNERS EDR
PROJECT NO. 110, 295, & 429
TAX MAP 38
GRID 12
PARCELS
DWG. CDP-2

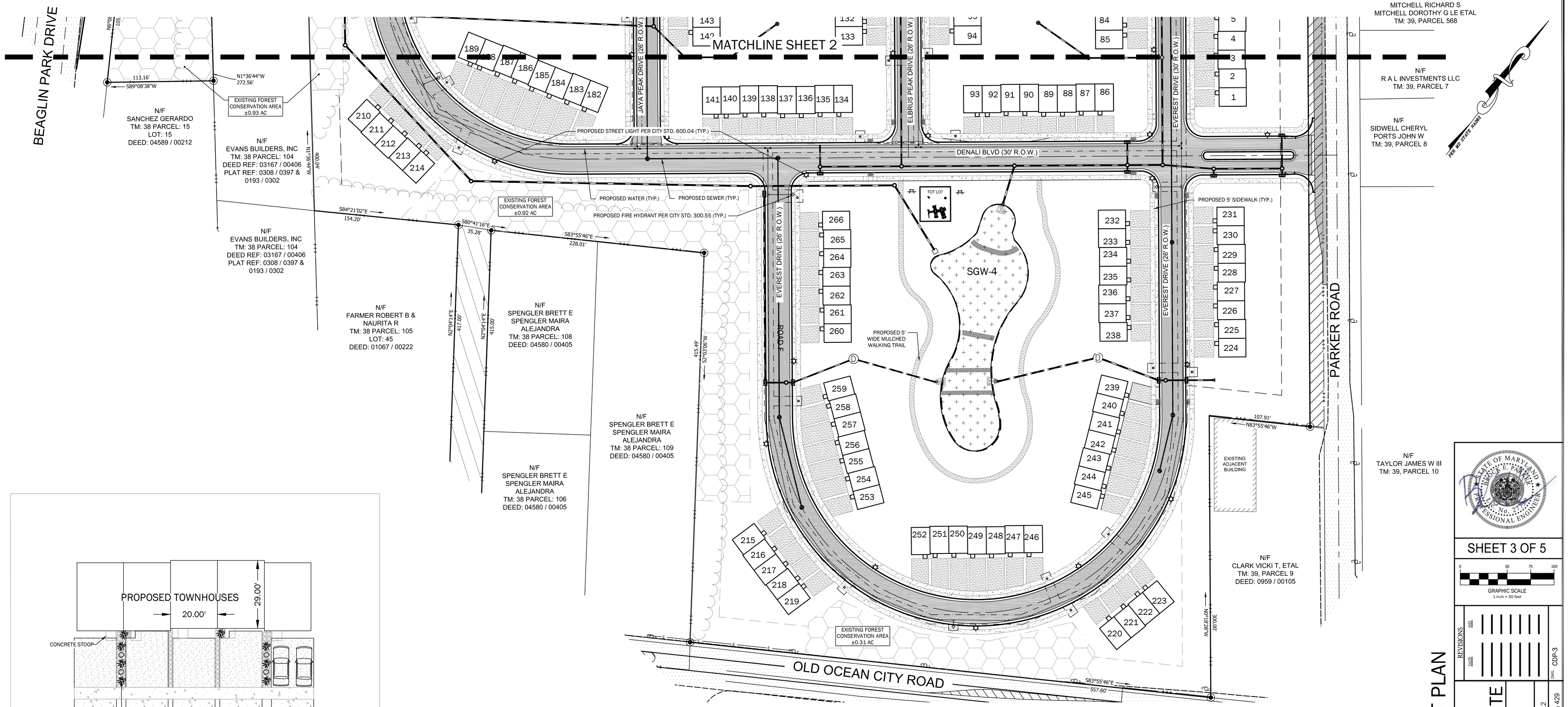
REVISIONS
NO. DATE

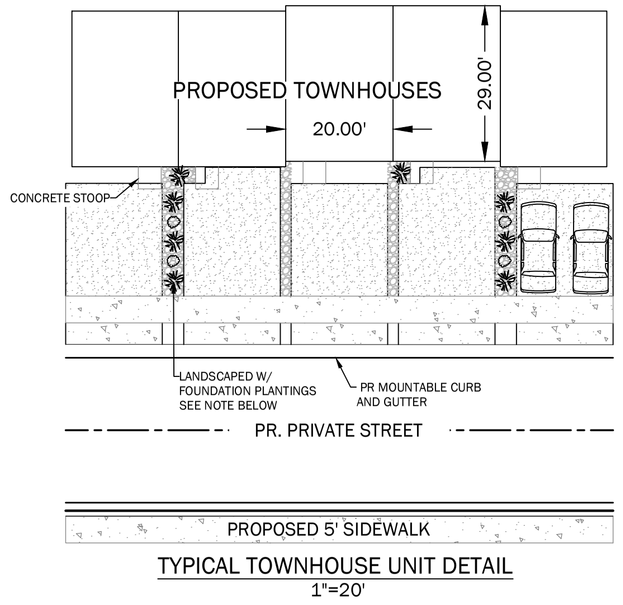
GRAPHIC SCALE
1 inch = 50 feet
0 50 75 100

SHEET 2 OF 5

STATE OF MARYLAND
BRIAN E. PARKER
No. 21401
PROFESSIONAL ENGINEER

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 2007
SALISBURY, MARYLAND
410-749-1020
CIVIL ENGINEERING INC. SITE PLANNING





TYPICAL TOWNHOUSE UNIT DETAIL
1"=20'

COMPREHENSIVE DEVELOPMENT PLAN

SITE PLAN
THE CROSSING AT SUMMIT POINTE

Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Attar Enterprises, LLC
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND

SCALE	DATE	SHEET(S)	TAX MAP	GRID	PARCEL
1" = 50'	02/25/2025	EDR	38	12	110, 295, & 429

REVISIONS

NO.	DATE

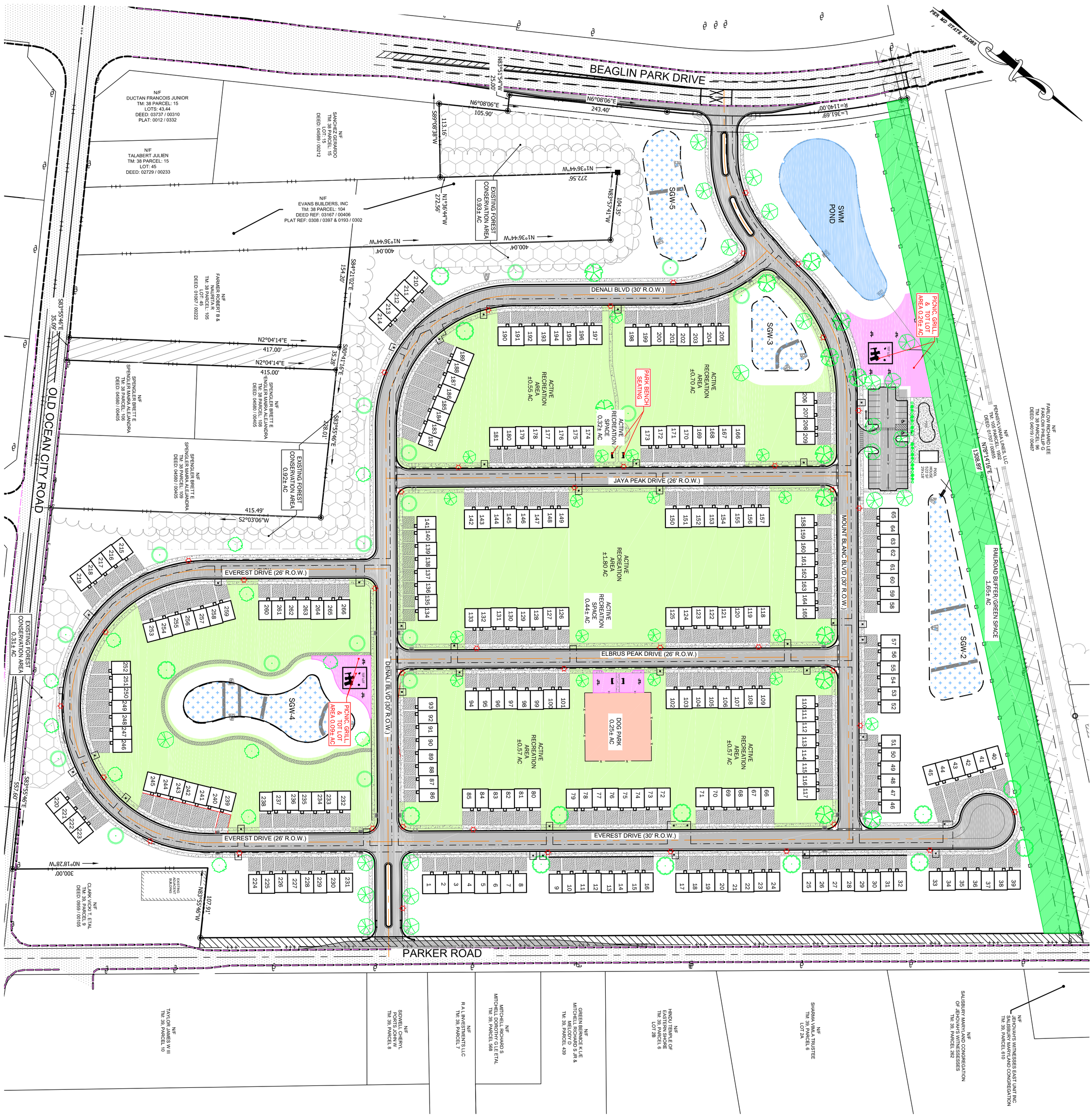
DWG. CDP-3

GRAPHIC SCALE
1 inch = 50 feet
0 50 75 100

SHEET 3 OF 5

STATE OF MARYLAND
BRUCE E. PARKER
No. 21
PROFESSIONAL ENGINEER

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1957
SALISBURY MARYLAND 410-749-1020
CIVIL ENGINEERING INC. SITE PLANNING



LANDSCAPE LEGEND:

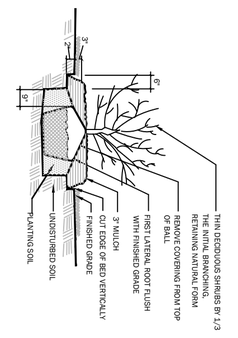
- SCARLET CREEPE MYRTLE - 23 TOTAL
- KWANZAN CHERRY TREE - 13 TOTAL
- SCARLET MAPLE - 18 TOTAL
- PRINCETON SENTRY COLUMNAR GINKO TREE - 19 TOTAL
- COLUMNAR GOLDENCHAIN TREE - 12 TOTAL
- JAPANESE RED MAPLE - 13 TOTAL
- SUBMERGED GRAVEL WETLAND PLANTINGS

DENOTES PROPOSED ORNAMENTAL STREET LIGHT CITY OF SALISBURY STD. NO. 600.04

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

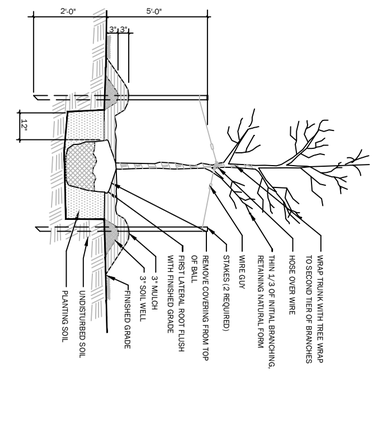
SHRUB DETAIL

NOT TO SCALE



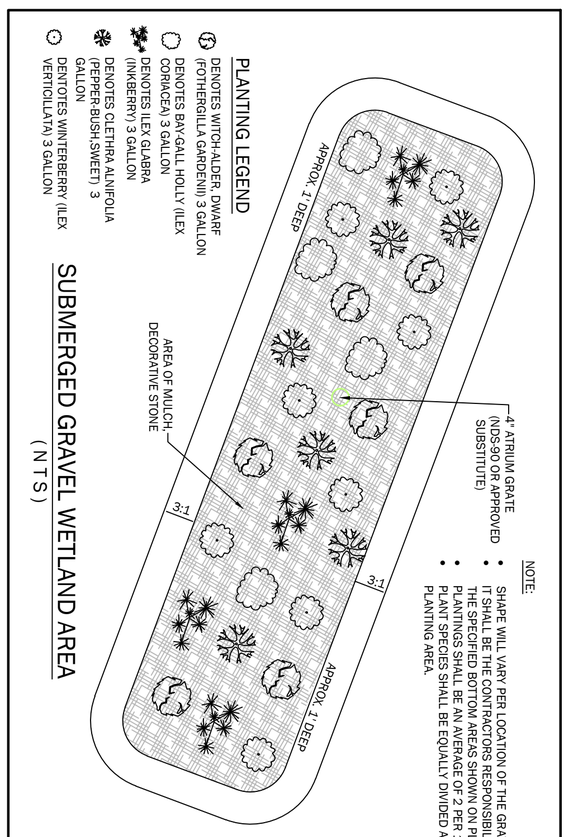
DECIDUOUS TREE DETAIL

NOT TO SCALE



PLANTING LEGEND

- DENOTES WITCH-ALDER, DWARF (FOTHERGILLA GARDENII) 3 GALLON
- DENOTES BAY-GALL HOLLY (ILEX CORIACEA) 3 GALLON
- DENOTES ILEX GLABRA (INKBERRY) 3 GALLON
- DENOTES CLETHRA ALNIFOLIA (PEPPER-BUSH,SWEET) 3 GALLON
- DENTOTES WINTERBERRY (ILEX VERTICILLATA) 3 GALLON



NOTE:

- SHAPE WILL VARY PER LOCATION OF THE GRAVEL WETLANDS.
- IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE THE SPECIFIED BOTTOM AREAS SHOWN ON PLANS.
- PLANTINGS SHALL BE AN AVERAGE OF 2 PER 100 SQUARE FEET.
- PLANT SPECIES SHALL BE EQUALLY DIVIDED AMONG THE PLANTING AREA.

SUBMERGED GRAVEL WETLAND AREA

(N T S)

OPEN SPACE LEGEND:

- PROPOSED ACTIVE OPEN SPACE & GENERAL OPEN SPACE
- PROPOSED DOG PARK
- PROPOSED TOTLOT, PICNIC & GRILL AREA
- PROPOSED RAILROAD BUFFER/GREEN SPACE

COMPREHENSIVE DEVELOPMENT PLAN

LANDSCAPING, LIGHTING, & OPEN SPACE PLAN
THE CROSSING AT SUMMIT POINTE

Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Attar Enterprises, LLC
CITY OF SALISBURY , WICOMICO COUNTY, MARYLAND

SCALE 1" = 80'	DATE 02/25/2025	TAX MAP 38	GRID 12
JOB NO. S1531E PS-COMP DEVELOPMENT PLANA.DWG	DRAFTSMAN EDR	PARCELS 110, 295, & 429	

REVISIONS

DATE	INIT.

DWG. CDP-4

GRAPHIC SCALE 1 inch = 80 feet (0, 80, 120, 160)

SHEET 4 OF 5

STATE OF MARYLAND — BROCK E. PARKER — No. 21... — PROFESSIONAL ENGINEER

PARKER & ASSOCIATES — ESTABLISHED 1977 — SALISBURY, MARYLAND 410-749-1020 — CIVIL ENGINEERING, SURVEYING, FORESTRY, SITE PLANNING

Feb 28, 2025-2:58pm







NVR - JUNIPER ELEVATIONS





COMPREHENSIVE DEVELOPMENT PLAN

SHEET 5 OF 5

NOT TO SCALE

BUILDING ELEVATIONS
THE CROSSING AT SUMMIT POINTE

Road Name: Beaglin Park Drive & Parker Road
For: Jay Attar - Attar Enterprises, LLC
CITY OF SALISBURY - WICOMICO COUNTY, MARYLAND

REVISIONS			
DATE		NO.	

SCALE	NTS	GRID	12
DATE	02/25/2025	TAX MAP	38
JOB#/SHWA	EDR	PARCELS	110, 295, & 429
DWG	CDP-5		

SURVEYING FORESTRY

PARKER & ASSOCIATES
ESTABLISHED 1957
CIVIL ENGINEERING INC. SITE PLANNING

STATE OF MARYLAND · BRUCE E. PARKER · No. 21... · PROFESSIONAL ENGINEER

2025-S1833-PS-COMP-DEVELOPMENT PLANS.DWG

The Crossing at Summit Pointe

SALISBURY, MARYLAND

COMPREHENSIVE DEVELOPMENT PLAN

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY:
   GULF STAR PROPERTIES LLC
   200 WESTON DRIVE
   DOVER, DELAWARE 19904
   IS TO BE ACQUIRED AND DEVELOPED BY :
   ATTAR ENTERPRISES LLC
   PO BOX 21542
   BALTIMORE, MARYLAND 21282
2. DEED REFERENCE: 5031/64
3. TOTAL NUMBER OF TOWNHOUSE UNITS= 266
4. TOTAL AREA OF PROPERTY TO BE DEVELOPED=34.92 +/- ACRES
5. THE PRESENT ZONING OF THIS PROPERTY IS R-10A
6. THIS PROPERTY IS LOCATED WITHIN THE G.P.R MANAGEMENT ZONE A
7. NO PORTIONS OF THIS SITE ARE LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AND ANY DEVELOPMENT IS SUBJECT TO THE REQUIREMENTS SET FORTH IN CHAPTER 149 OF THE WICOMICO COUNTY CODE ENTITLED " FLOOD PLAIN MANAGEMENT".
8. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #24045C0256E & #24045C0118E, DATED 8/17/2015, AS BEING IN FLOOD ZONE X, AREA OF MINIMAL FLOODING.
9. NO WETLANDS ARE LOCATED ON THIS SITE.
10. CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT NO COST TO THE CITY FOR CITY UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS OR THE OWNER'S ASSOCIATION. NO STRUCTURAL IMPROVEMENTS, TREE OR SHRUB PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY.
11. ALL PROPOSED ROADS SHOWN ARE TO BE PRIVATE. SEWER AND TRASH COLLECTION SHALL BE PRIVATE. WATER SHALL BE PROVIDED BY THE CITY OF SALISBURY.
12. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
13. CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
14. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

REQUIRED DENSITY / LAND AREA

266 APARTMENT STYLE TOWNHOUSES @ 8 UNITS PER ACRE MAX DENSITY = 33.25 ACRES MIN.
EXISTING LAND AREA = 34.92 ACRES

LAND USE SUMMARY

TOTAL AREA OF PROPERTY: ±34.92 AC
LIMIT OF DISTURBANCE: ±30.89 AC
NUMBER OF UNITS: 266 TOWNHOUSE UNITS
NUMBER OF UNITS ALLOWED: 279

DEVELOPMENT STANDARDS ARE IN ACCORDANCE WITH THE CITY OF SALISBURY ZONING FOR PLANNED RESIDENTIAL DISTRICT 10A, CHAPTER 17.150.050.

PARKING PROVIDED

TOWNHOUSES:
2 SPACE PER DRIVEWAY (18' MIN PROVIDED FROM BACK OF SIDEWALK TO FACE OF BUILDING
TOTAL TOWNHOUSES: 266
TOTAL SPACES REQUIRED: 532 SPACES
TOTAL SPACES PROVIDED: 532 SPACES

COMMUNITY BUILDING:
TOTAL SPACES PROVIDED: 26 STANDARD SPACES
2 VAN ACCESS HANDICAP SPACES

ESTIMATED WATER & SEWER USAGE

(FROM CITY OF SALISBURY MUNICIPAL CODE AUG 16, 2022 - CHAPTER 15.08.100 - CALCULATION OF IMPACT FEE (RESIDENTIAL))

266 TOWNHOUSE UNITS (3 bedroom = 1.37 EDU'S)

1.37 X 266 = 364.42 EDU'S
365 EDU'S (91.2505 GPD) Required for project

* 1 EDU (Equivalent Dwelling Unit) = 250 GPD (Gallons Per Day)

OWNER/DEVELOPERS CERTIFICATION

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

_____ DATE

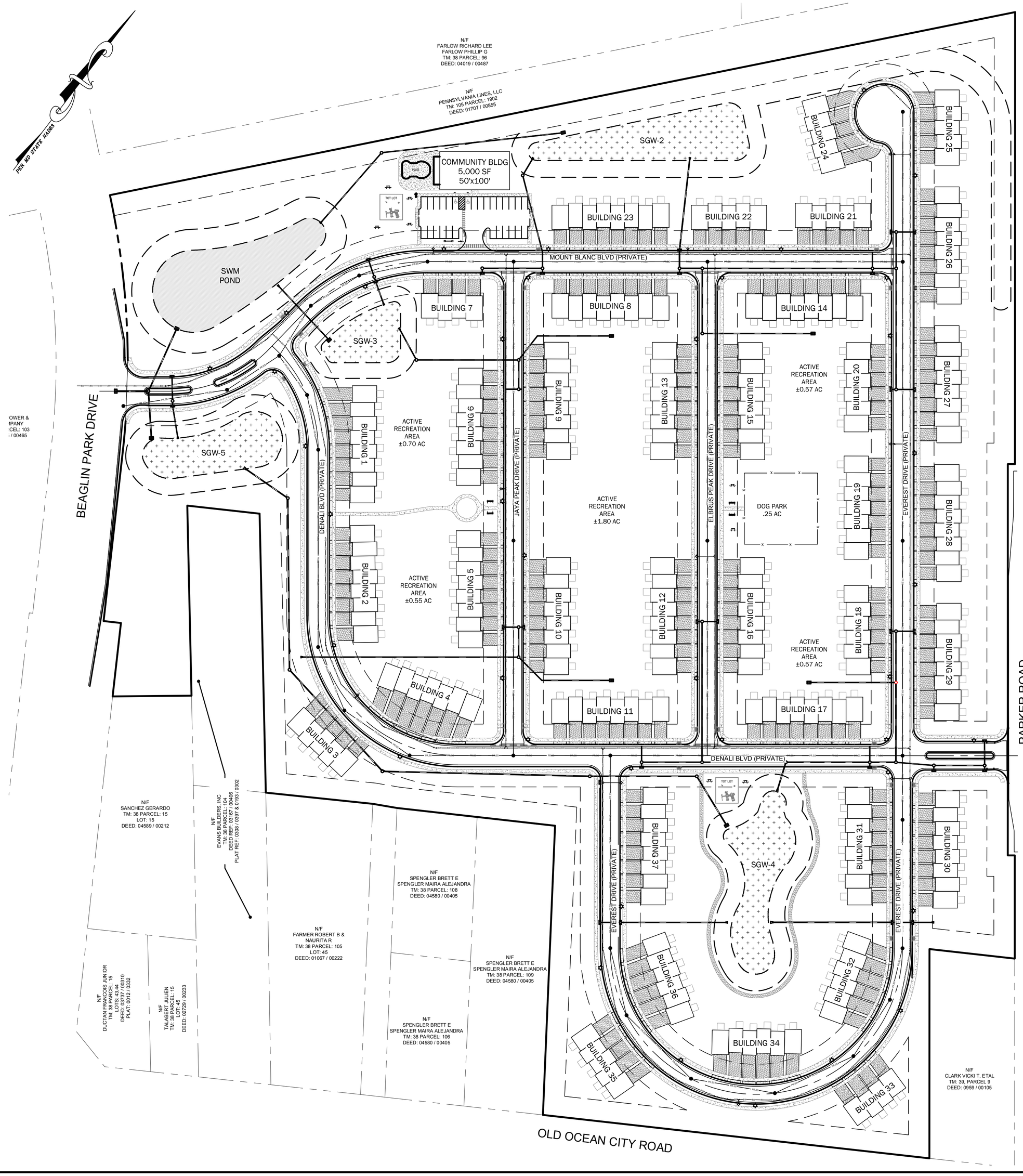
JAY ATTAR
ATTAR ENTERPRISES, LLC
P.O. BOX 21542
BALTIMORE, MARYLAND 21282
PHONE: 443-992-1931
JAY@ATTARENTERPRISES.NET

PROFESSIONAL CERTIFICATION

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

_____ _____
DATE

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





VICINITY MAP - NOT TO SCALE

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - SITE PLAN
SHEET 3 - SITE PLAN
SHEET 4 - LANDSCAPING, LIGHTING, & OPEN SPACE PLAN
SHEET 5 - BUILDING ELEVATIONS
SHEET 6 - BUILDING ELEVATIONS
SHEET 7 - BUILDING ELEVATIONS
SHEET 8 - INTERIOR UNIT FLOOR PLANS
SHEET 9 - END UNIT FLOOR PLANS
SHEET 10 - CLUBHOUSE ELEVATION & FLOOR PLAN

STATE OF MARYLAND
BROCK E. PARKER
No. 21193
PROFESSIONAL ENGINEER

SHEET 1 OF 10

GRAPHIC SCALE
1 inch = 80 feet

REVISIONS
NO. | DATE

DWG. CDP-1

COMPREHENSIVE DEVELOPMENT PLAN

TITLE SHEET
THE CROSSING AT SUMMIT POINTE
Road Name: Beaglin Park Drive & Parker Road
Election District: 4th Election District
CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

TAX MAP	GRID	PARCELS
38	12	110, 295, & 429

SCALE	DATE	DRAFTSMAN
1" = 80'	05/04/2023	KMA

JOB NO. 3.19.3.1C - PS-COMP DEVELOPMENT PLAN.DWG

SURVEYING FORESTRY
PARKER & ASSOCIATES
ESTABLISHED 1990
SALISBURY MARYLAND 410-749-1023
CIVIL ENGINEERING INC. SITE PLANNING

May 09, 2023 4:05pm

Attachment 2 - Previously approved Plan

Crossings at Summit Point

Salisbury, Maryland
Revised July 13, 2022

Traffic Impact Study

Prepared for:
Farlow Fields, LLC
Woody Farlow
4 Pilot Drive
Rehoboth Beach, DE 19971

Attachment 3

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APPENDIX D – City of Salisbury Staff Report

APPENDIX E – Correspondence

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18506, Expiration Date: 11/22/2023.



Prepared by: Betty H. Tustin, P.E., PTOE
Ming-Yu Chien, P.E., PTOE
Shulin Li, P.E., PTOE, RSP

BHT:amr
(F:\2020\2020-0716_The Crossings at Summit Point\DOCS\REPORTS\REV1\Crossings TIS_REV.docx)

The Traffic Group, Inc. ®
Traffic Engineers & Transportation Planners

Merging Innovation and Excellence®

CORPORATE OFFICE
9900 Franklin Square Drive, Suite H
Baltimore, Maryland 21236
410-931-6600 Fax: 410-931-6601
1-800-583-8411
www.trafficgroup.com

INTRODUCTION AND SUMMARY OF FINDINGS

Study Purpose

The Traffic Group, Inc. has *revised* a Traffic Impact Study, *December 16, 2020,* to determine the impact of the proposed Crossings at Summit Point residential development on the surrounding road system. *The purpose of the revision is to update with 2022 turning movement counts and to include the recently approved background developments. Revisions to the report are in italics for the convenience of the reader.*

The Crossings at Summit Point will consist of 209 townhomes on three parcels (Tax Map #38, Grid #12, Parcels 110, 295 and 429) located to the north of Old Ocean City Blvd. (MD 346) between Beaglin Park Drive and Parker Road in Salisbury, Wicomico County, Maryland. The parcels, approximately 35 acres in total, are zoned R-10A Residential.

Access to the residential development will be a full-movement access on Beaglin Park Drive and a full-movement access on Parker Road. The construction is anticipated to be completed in 2026.

Study Criteria/Methodology

The study was requested by the City of Salisbury in the Staff Report prepared by the Infrastructure and Development department dated July 16, 2020. A copy of this report is contained in Appendix D. The study was conducted in accordance with general traffic impact study principles developed by the Institute of Transportation Engineers (ITE). As the study intersections include two located on Old Ocean City Blvd., MD Route 346, the study was also conducted in accordance with the requirements established by the Maryland Department of Transportation State Highway Administration (MDOT SHA), specifically as outlined in the State Highway Access Manual, Engineering Access Permits Division dated January 2004. Please note that draft Traffic Impact Study Guidelines are currently under review.

Scope of Services

According to the Staff report, the Planning Commission granted Condominium Site Plan approval for a 209-unit townhome style condominium development. A Traffic impact Study was prepared for this proposed development by The Traffic Group, Inc. in March 2004. The Scope for this Traffic Impact Study is similar to the scope for the 2004 study (*and confirmed in email conversation with MDOT SHA, see Appendix E*), as follows.

- Conduct aerial and field investigations to collect physical information concerning the proposed site.

- Obtain turning movement counts during the morning and evening weekday peak hours for the following study intersections:

    - MD 346 (Ocean City Blvd) and Beaglin Park Drive
    - MD 346 (Ocean City Blvd.) and Parker Road/Phillip Morris Drive
    - *Beaglin Park Drive and Middleneck Drive*

- Apply regional growth to the turning movement counts.

- Conduct Trip Generation and Trip Distribution Analyses for the proposed development *and background developments*.

- Develop total future volume forecasts for the site access locations and the study intersections.

- Conduct Intersection Capacity Analyses and Level of Service Evaluations for the study intersections.

- Provide an overall evaluation of the impact of the proposed development of the site on the surrounding road network.

Summary of Findings and Recommendations

Using the Critical Lane Volume (CLV) methodology, the study intersections were evaluated for capacity for the existing, background, and total weekday *and Saturday* peak hour traffic conditions. The study intersections have, and are projected to have, sufficient capacity for the existing, background, and total weekday *and Saturday* peak hour traffic conditions.

Using the Highway Capacity Manual (HCM) methodology, the study intersections were evaluated for operational Levels of Service for the existing background, and total weekday *and Saturday* peak hour traffic conditions. The study intersections are operating, and are projected to operate, at acceptable Levels of Service for the existing background, and total weekday *and Saturday* peak hour traffic conditions.

VISTA
DESIGN INC. Landscape Architects, Land Planning Consultants, Engineers & Surveyors

THE CROSSINGS AT SUMMIT POINTE

COMMUNITY IMPACT STATEMENT

TAX MAP: 0038, PARCEL: 0110, 0295, 0429

MARKET ANALYSIS AND IMPACT STUDY

Census Bureau Population Estimate shows that between 2016 and 2020, Salisbury added 3,061 people to the City. That represents 10 percent growth from 2010. Housing supply has plummeted since 2018. The development of The Crossings at Summit Pointe will assist in addressing the shortage of affordable housing in the City of Salisbury.

Estimates of revenue to the community from proposed development are approximately $52,520,000.00 (209x$250,000.00) from the sale of the completed townhouse units. This will add and an estimated 4% increase in residential real estate value and a possible increase in the total assessable base.

The cost of improvements required for the development of the property are approximately $12,540,000.00. The costs for the construction of the units is approximately (assuming costs stay constant) $22,900,000.00

The services available to the property include but are not limited to schools, utilities, including sewage, water mains, and storm drains, streets, traffic signals, police and fire protection, refuse collection and disposal, recreation facilities. There is adequate availability of these existing public services to support the needs of this development.

ENVIRONMENTAL IMPACT STATEMENT

The Crossings at Summit Pointe is a proposed 209 unit Townhome project built on 34.92 acres located at the intersection of Beaglin Park Drive and Old Ocean City Rd. The site is currently flat undeveloped grassland with no existing impervious surfaces. A field visit was made by design staff to verify existing site conditions and natural resources in November 2020. Site soils consist of the following:

- FmA (88.7%) – Fort Mott loamy sand, 0 to 2 percent slopes
- RkA (11.2%) – Rockawalkin loamy sand, 0 to 2 percent slopes
- PrA (0.1%) – Pepperbox-Rockawalkin complex, 0 to 2 percent slopes

11634 Worcester Highway Showell, Maryland 21862
ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

~~**Attachment 12**~~

Attachment 4

The proposed site development plan was designed to conserve open space and to preserve natural drainage patterns. The natural drainage pattern will be maintained during and after development with runoff from the site's highpoint in the center of the parcel to stormwater management facilities located on the perimeters. The only point of discharge is an existing catch basin located on Beaglin Park Drive which ties into a 60" culvert pipe that runs north under Beaglin Park Drive and discharges into Peggy Branch and ultimately the Wicomico River. The added site impervious will be treated to MDE Environmental Site Design Guidelines and will cause no adverse runoff affects or water quality issues to downstream waterways.

During construction sediment and soil erosion will be controlled using MDE sediment and erosion control measures and an approved Erosion and Sediment Control plan for each of the three phases of development. Site and building construction will be performed during daylight hours as to not disturb surrounding neighborhoods. Onsite weekly refuse removal will be provided to homeowners and thereby keep odor and trash issues within normal community expectations. The streets and sidewalks will have city standard lights and be spaced appropriately creating a safe nighttime environment while not creating light pollution on neighboring properties.

A traffic study was completed Traffic Group on July 13, 2022 and determined that this development would create no adverse traffic impacts to Beaglin Park or Parker Road. Therefore, this development does not create any negative environmental impacts to the neighboring properties or waterways and fits in with the general continuity of the community.

VISTA
DESIGN

200 WESTON DRIVE
DOVER, DE 19904
(302) 736-0924

Gulf Star Properties Statement of Intent to Proceed

This Statement of Intent to Proceed is presented for The Crossing at Summit Pointe, Beaglin Park Dr - Old Ocean City Rd - RIOA Residential Zoning.

Gulf Star Properties intends to proceed with procuring approvals for development of The Crossing of Summit Pointe. Gulf Star Properties has an executed Agreement of Sale with DRB Coastal for the purchase of the project upon obtaining final approvals from all necessary governances. DRB Coastal proposes to begin development late this year. With a build out of approximately 4 homes per month, a 4-year completion time, more or less, is anticipated.

DRB Coastal will provide a marketing study related to the type of development proposed.

DRB Coastal will provide an impact study related to the quantity and kind of improvement and the service to be provided by the community for the proposed development.

GULF STAR PROPERTIES, LLC

By: Henry S. Mast, Managing Member

DATE:_____

200 WESTON DRIVE
DOVER, DE 19904
(302) 736-0924

Gulf Star Properties Financial Capability

This Statement of Financial Capability is presented for The Crossing at Summit Pointe, Beaglin Park Dr - Old Ocean City Rd - RIOA Residential Zoning.

Gulf Star Properties has an executed Agreement of Sale for The Crossing at Summit Pointe contingent upon final approvals, with DRB Coastal. Gulf Star Properties has an executed Agreement of Sale with DRB Coastal for the purchase of the project upon obtaining final approvals from all necessary governances. DRB Coastal proposes to begin development late this year. With a build out of approximately 4 homes per month, a 4-year completion time, more or less, is anticipated.

GULF STAR PROPERTIES, LLC

By: Henry S. Mast, Managing Member

DATE:_____

City of Salisbury

Infrastructure and Development
Staff Report

April 17, 2025

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 24-015
Project Name: Three Blind Mice Self Storage
Applicant/Owner: Solutions IPEM LLC for Three Blind Mice LLC
Nature of Request: Final Comprehensive Development Plan Approval
Location of Property: Merritt Mill Road – Tax Map: 110 Grid: 05 Parcel: 025 Lot: 2A Existing Zoning: LBI – Light Business & Institutional

II. SUMMARY OF REQUEST:

Solutions Integrated Planning, Engineering & Management, LLC ("Solutions"), on behalf of the owner, has submitted a revised Final Comprehensive Development Plan ("FCDP")(Attachment 1) for a 5,500 sf pole building for the purpose of a vehicle self-storage facility.

III. APPROVAL HISTORY:

The Preliminary Comprehensive Development Plan was approved with the following conditions on August 22, 2024:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval. Detailed building elevations, landscaping and lighting plan compliant with the Zoning Code shall be incorporated in the Final Comprehensive Development Plan.
2. A location for private waste collection with appropriate screening per Section 17.220.020 of the Zoning Code should be identified.
3. 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.
4. The Final Comprehensive Development plan shall work with the City Fire Marshall to ensure compliance with the Fire Prevention Code.
5. A Community Impact Statement and Statement of Intent to Proceed and Financial Capability shall be submitted with the Final Comprehensive Development Plan.

City of Salisbury

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

Staff notes the following with regard to Zoning Code requirements:

A. Site Plan (Attachment 1)

1. **Parking/Access:** There is one proposed access and two car parking spaces (1 accessible). The required parking is one (1) space per employee plus one (1) per vehicle maintained on the premises. One employee parking space is provided for visits to the site by an employee. The PC can approve an increase in parking up to 20%. Since the Zoning Code requires parking requirements be rounded to the next integer and accessible parking must be provided, the proposed two car parking spaces (one standard and one accessible) is compliant.

2. **Refuse Disposal:** The plans note that a trash receptacle will be located inside the building and will be brought to the curb for private waste collection.

3. **Building Setbacks/Spacing:** The proposal complies with the following code requirements for lot size and setbacks:
    a. Front: forty-five (45) feet from property line;
    b. Side, interior: two required, ten feet each, except thirty (30) feet where adjacent to a residential district;
    c. Side, corner: forty-five (45) feet from property line;
    d. Rear: thirty (30) feet from property line.

B. Building Elevations/Floor Plans

Building elevations and an example storage layout are included with this application and show compliance with the maximum height of 40 feet per 17.28.060 of the Zoning Code.

C. Sign Plan

None submitted.

D. Landscaping Plan

Landscaping and lighting is shown on the plan and complies Section 17.180.010 of the City's zoning code.

E. Development Schedule, Statement of Intent to Proceed and Financial Capability

The narrative provided with the PCDP submission indicated that they are anticipating construction to be complete approximately 6 months from plan approval. A financial plan has been included as part of the Community Impact Statement and a summary of the account being used to fund this project has been provided.

F. Community Impact Statement,

A Community Impact Statement has been provided.

G. Fire Service

The project is subject to further review by the Salisbury Fire Department. A letter addressing the concerns of the Fire Department has been included with this submission. Since a building permit will not be issued before compliance with the Fire Department is achieved, staff is recommending that compliance be a condition of approval, see condition 2. Should the plan need to change to achieve compliance, the applicant will be required to come back before the Planning Commission.

H. Stormwater Management

The Stormwater Concept has been approved and is subject to further review by the Department of Infrastructure and Development.

I. Transportation, Streets, and Pedestrians

Subject to further review by the Department of Infrastructure and Development.

V. RECOMMENDATION

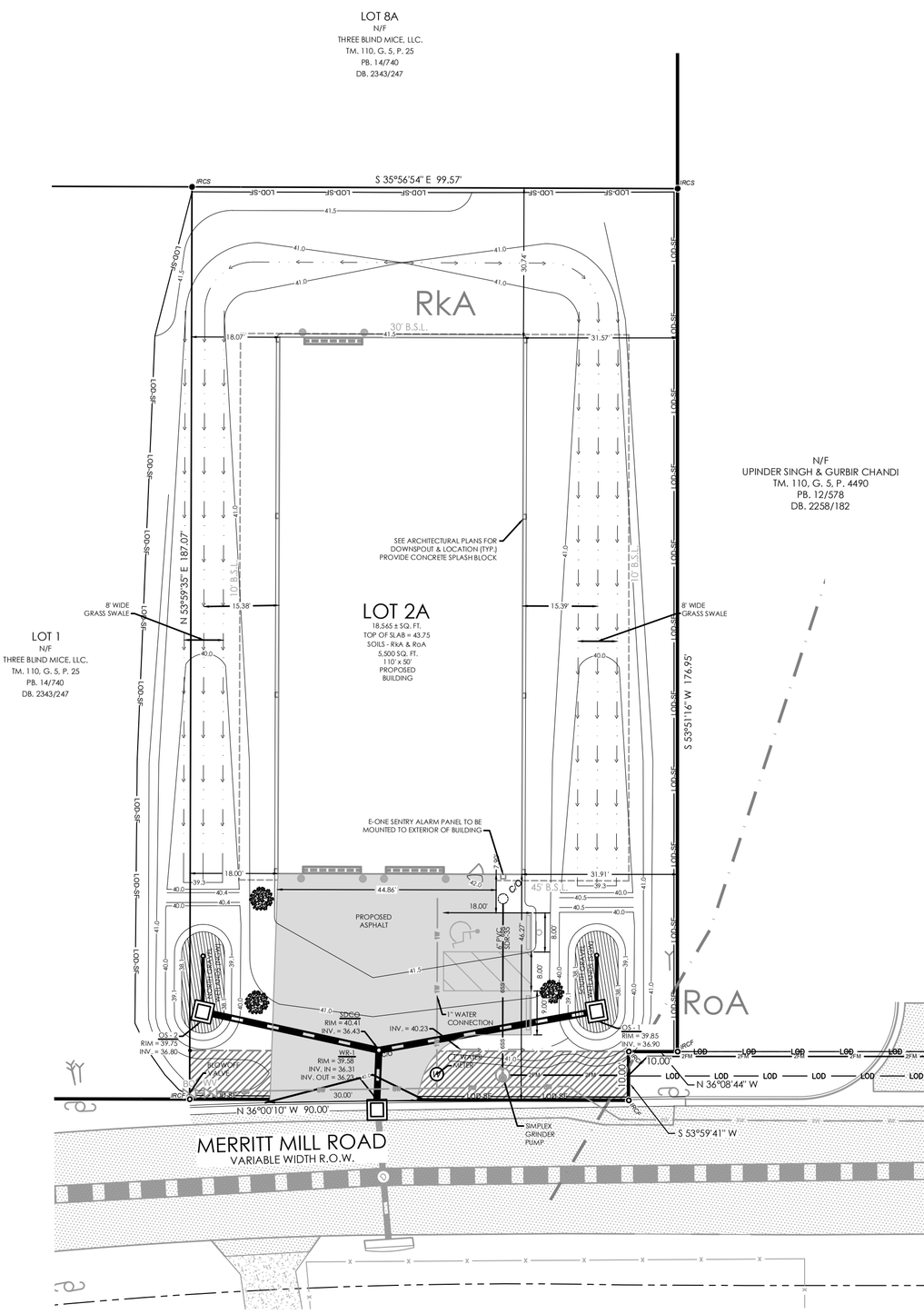
Staff recommends approval of the Final Comprehensive Development Plan for the Three Blind Mice Self Storage with the following conditions:

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval.

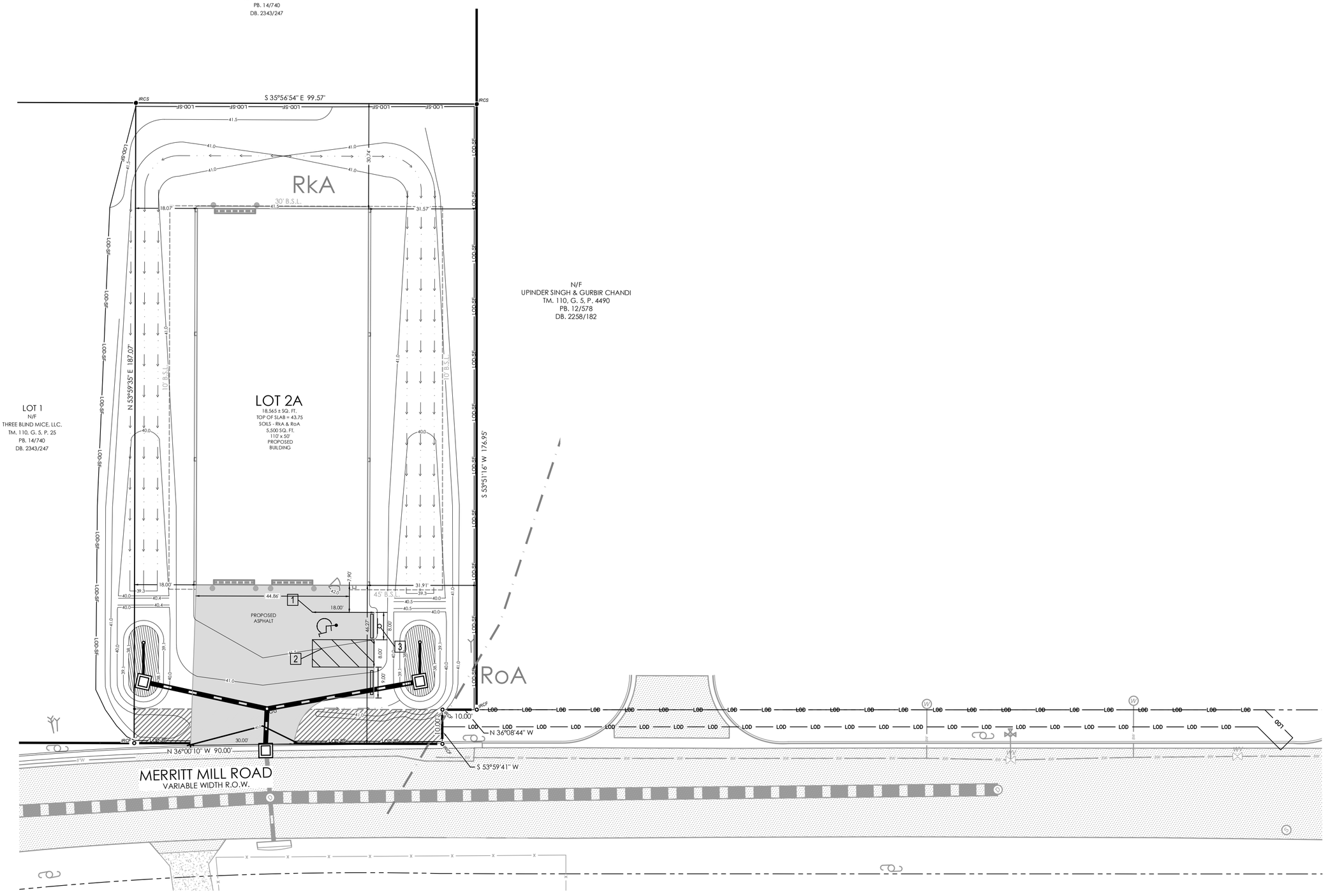
2. This approval is subject to further review and approval by the Salisbury Fire Department, Salisbury Department of Infrastructure and Development, and other agencies as appropriate.

SHEET INDEX

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


LOT 8A
N/F
THREE BLIND MICE, LLC.
TM. 110, G. 5, P. 25
PB. 14/740
DB. 2343/247
S 35°56'54" E 99.57'
RkA
30' B.S.L.
RoA
N/F
UPINDER SINGH & GURBIR CHANDI
TM. 110, G. 5, P. 4490
PB. 12/578
DB. 2258/182
SEE ARCHITECTURAL PLANS FOR DOWNSPOUT & LOCATION (TYP.) PROVIDE CONCRETE SPLASH BLOCK
N 54°59'55" E 187.07'
8' WIDE GRASS SWALE
LOT 1
N/F
THREE BLIND MICE, LLC.
TM. 110, G. 5, P. 25
PB. 14/740
DB. 2343/247
LOT 2A
18,565 ± SQ. FT.
TOP OF SLAB = 43.75
SOILS - RkA & RoA
5,500 SQ. FT.
110' x 50'
PROPOSED
BUILDING
S 53°59'41" W 176.45'
E-ONE SENTRY ALARM PANEL TO BE MOUNTED TO EXTERIOR OF BUILDING
PROPOSED ASPHALT
6" CONC. RISER RIM = 40.81 INV. = 36.47±
1" WATER CONNECTION
INV. = 40.25±
RIM = 39.80 INV. = 36.90
N 36°08'44" W
N 36°00'10" W 90.00
S 53°59'41" W
SIAMESE CATV
SIAMESE GAS
SIAMESE FIRE
SIAMESE WATER
SIAMESE ELECTRIC
SIAMESE TELEPHONE
SIAMESE GAS
SIAMESE FIRE
SIAMESE WATER
SIAMESE ELECTRIC
SIAMESE TELEPHONE
SIAMESE CATV
SIAMESE FIRE
SIAMESE WATER
SIAMESE ELECTRIC
SIAMESE TELEPHONE
SIAMESE CATV
SIAMESE GAS

MARYLAND STATE GRID NORTH (NAD '83)



GRAPHIC SCALE

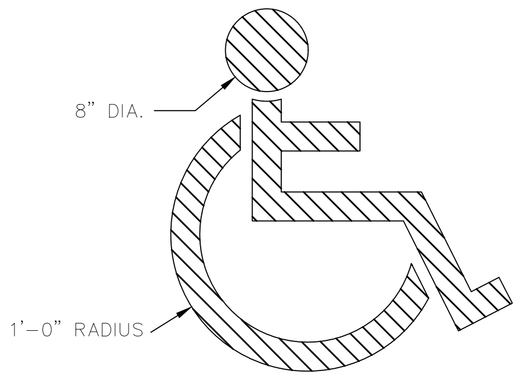
10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

1 – 4" WIDE PAINTED WHITE STRIPE (TYPICAL)

2 – PAINTED HANDICAP ISLAND – 4" WIDE SINGLE WHITE LINE, 2' ON CENTER

3 – HANDICAP SIGN – REFER TO DETAIL BELOW

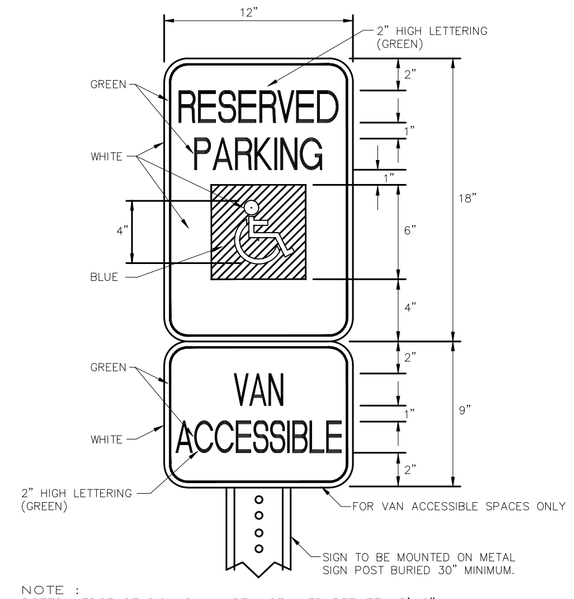


NOTES :

1. 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

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

LIGHTING, SIGNAGE & STRIPING PLAN

COMPREHENSIVE DEVELOPMENT PLAN

THREE BLIND MICE, LLC.

THREE BLIND MICE SELF STORAGE

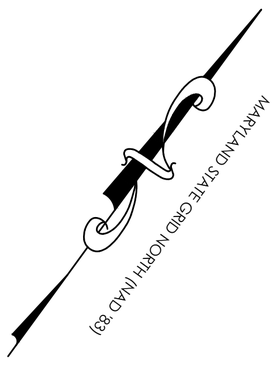
LOT 2A "MERRITT HEIGHTS SUBDIVISION"

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

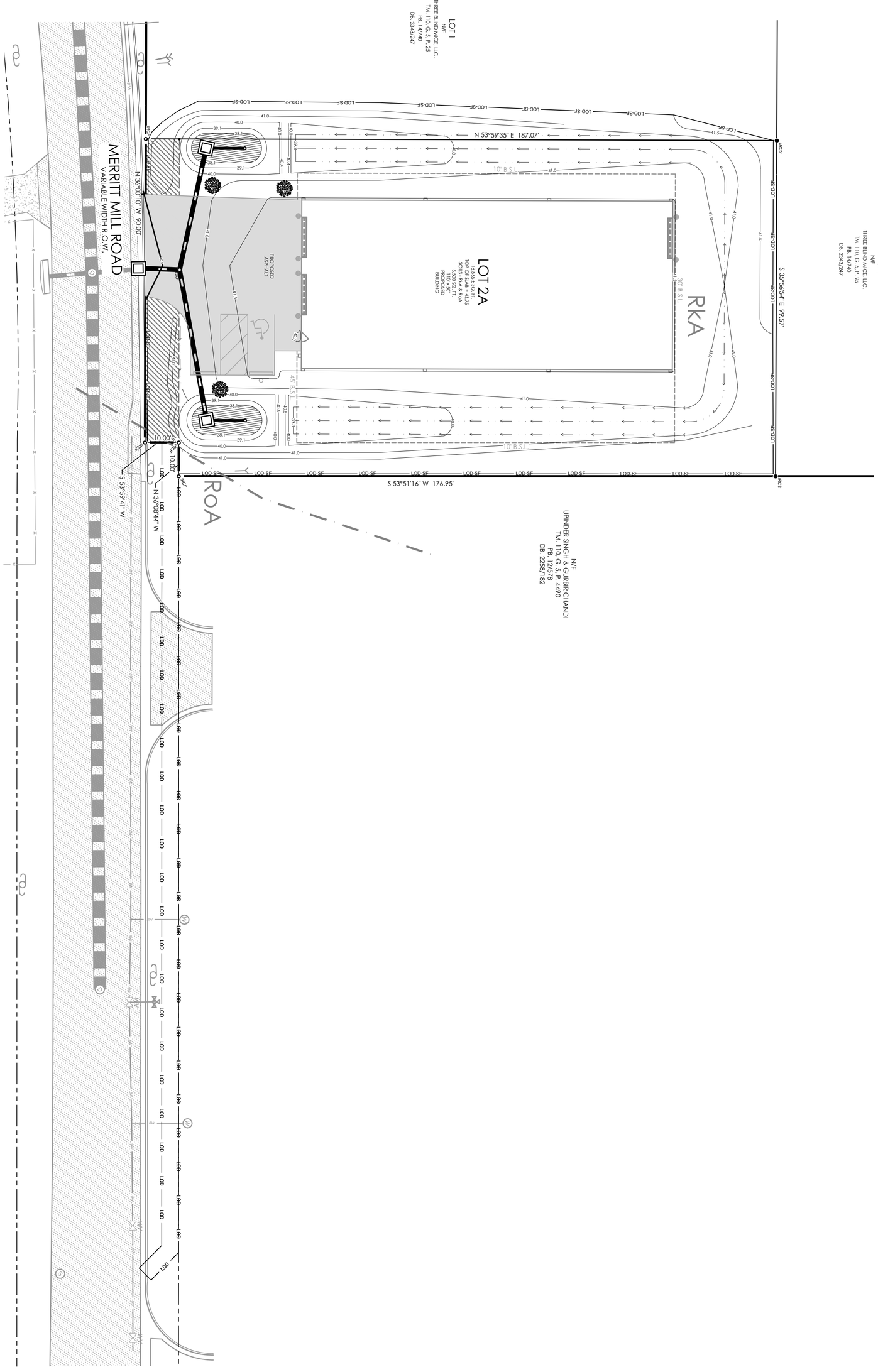
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Designed By:	DP
Approved By:	SF

Sheet No.: 2

File Name: 24051-CDP.dwg







CRAPE MYRTLE, 6' TALL, TOTAL OF 3

ALL OTHER AREAS TO BE GRASS

solutions
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com
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Seal

Date

REVISIONS		
NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

COMPREHENSIVE DEVELOPMENT PLAN

THREE BLIND MICE, LLC.

THREE BLIND MICE SELF STORAGE

LOT 2A "MERRITT HEIGHTS SUBDIVISION"

CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

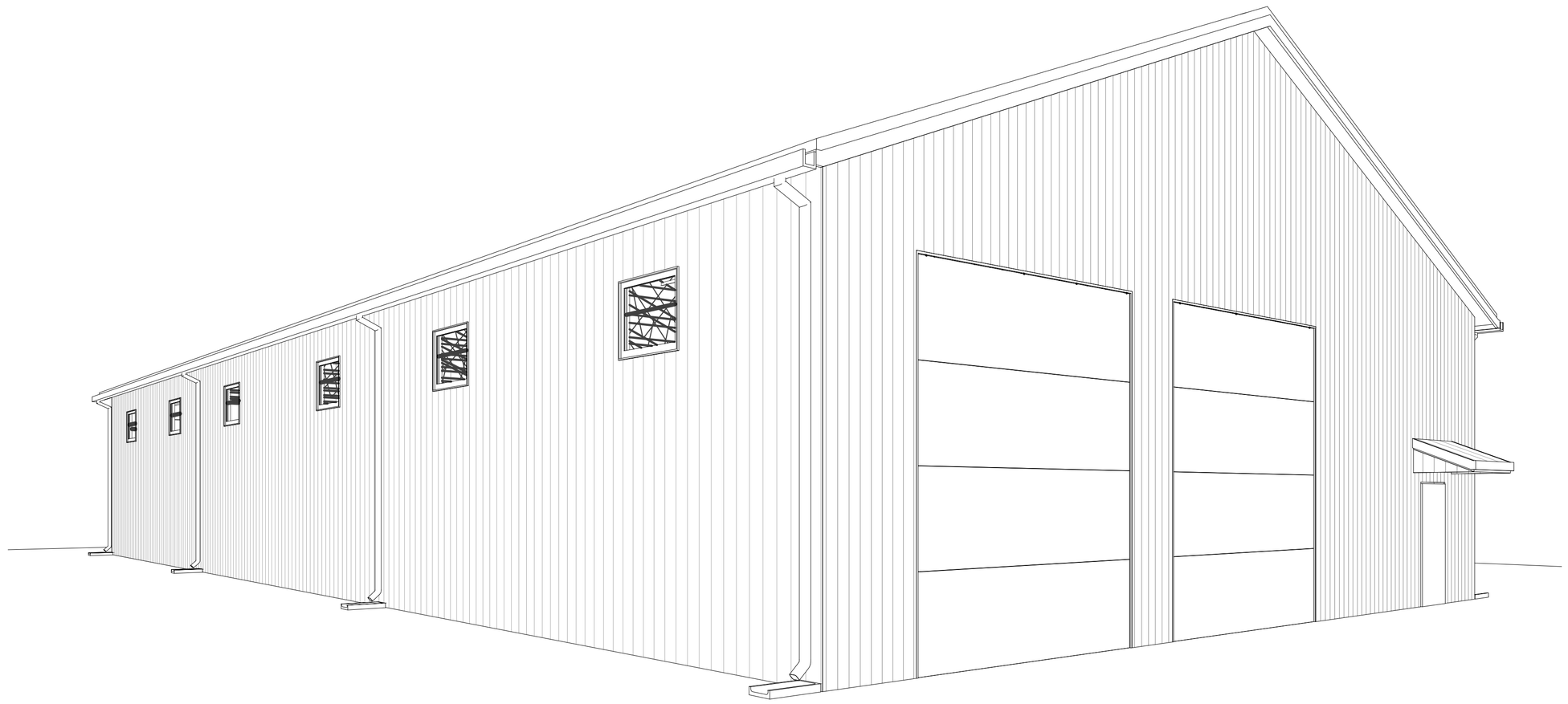
Date:	11-22-2024
Job Number:	S24051
Scale:	AS NOTED
Drawn By:	CAT
Designed By:	DP
Approved By:	SF

Sheet No.: 3

File Name: 24051-CDP.dwg

POLE BUILDING

POLE BUILDING CONSTRUCTION FOR
JEFF SZILAGYI
MAP 10, GRID 5, PARCEL 25 MERRITT MILL RD, SALISBURY MARYLAND



CODE ANALYSIS

APPLICABLE CODES	PROVIDED	IBC 2021 ALLOWABLE	IBC 2021 REFERENCE	NFPA 101 ALLOWABLE	NFPA 101 REFERENCE
INTERNATIONAL BUILDING CODE (IBC)			2021 EDITION		
INTERNATIONAL ENERGY CONSERVATION CODE (IECC)			2018 EDITION		
NATIONAL FIRE PREVENTION CODE (NFPA 101)					2021 EDITION
DELAWARE STATE FIRE PREVENTION REGULATIONS			2021 EDITION		
OCCUPANCY CLASSIFICATION					
CLASSIFICATION	B BUSINESS		SECTION 302.1		SECTION 6.1
HAZARD GROUP	H-3 HIGH HAZARD		SECTION 307.5		SECTION 6.2
CONSTRUCTION CLASSIFICATION					
CLASSIFICATION	TYPE III B SPRINKLERED		SECTION 602.3		SECTION 8.1
BUILDING HEIGHT AND AREA					
BUILDING HEIGHT	27'	55' MAX	TABLE 504.3	NO REQUIREMENT	N/A
STORIES ABOVE GRADE PLANE	2 STORIES	2 STORY MAX	TABLE 504.4	NO REQUIREMENT	N/A
DESIGN AREA (B, SPRINKLERED)	3,442 GSF	76,000 GSF	TABLE 506.2		N/A
DESIGN AREA (H-3, SPRINKLERED)	11,358 GSF	13,000 GSF	TABLE 506.2		N/A
DESIGN OCCUPANT LOAD					
OCCUPANT LOAD FACTOR (BUSINESS AREA)	100 GSF/OCCUPANT	100 GSF/OCCUPANT	TABLE 1004.1.2	150 GSF/OCCUPANT	TABLE 7.3.1.2
OCCUPANT LOAD (ACTUAL/LOAD FACTOR)	10,000 GSF/100 = 100	10,000/100=100		10,000/150=66	
MEANS OF EGRESS					
EGRESS DOORS (OCCUPANT LOAD 1-500)	2 EXITS	1 EXIT PER STORY	SECTION 1003.4	2 EXITS PER LEVEL	SECTION 7.5
EXIT ACCESS TRAVEL DISTANCE (H-3, SPRINKLERED)	<100'	100' MAX	TABLE 1016.2	300' MAX	SECTION 38.2.6.3
COMMON PATH OF EGRESS TRAVEL	< 30'	30' MAX	TABLE 1030.8	100' MAX	SECTION 38.2.5.2.2
EXIT CORRIDOR WIDTH	> 44"	44" MIN	TABLE 1020.3	36" MIN	TABLE 7.2.2.2
EXIT ACCESS STAIRWAY WIDTH	> 44" CLEAR	44" CLEAR MIN	SECTION 1011.2	36" MIN	SECTION 7.2.2.2.1.2
FIRE PROTECTION					
AUTOMATIC SPRINKLER SYSTEM (H-3)	PROVIDED	REQUIRED	SECTION 903.2		
PORTABLE FIRE EXTINGUISHER	PROVIDED	REQUIRED	SECTION 906.1	REQUIRED	SECTION 38.3.5
FIRE RESISTANT RATED CONSTRUCTION					
EXTERIOR WALLS (X < 5ft)	NOT PROVIDED	NOT REQUIRED	TABLE 705.5		NFPA 221
CORRIDOR WALLS	1-HR	1-HR	SECTION 1020.2		NFPA 221
AREA SEPARATION WALLS (PARTY WALLS)	2 HRS	2 HRS	TABLE 508.4	2 HRS (1 HR EA. WALL)	NFPA 221 TABLE 4.6

GENERAL NOTES

1. THESE DRAWINGS ARE FOR THE EXCLUSIVE USE OF THE CLIENT. THE ARCHITECTURAL / ENGINEERING SERVICES AGREEMENT SCOPE OF WORK IS FOR PREPARATION OF CONSTRUCTION DRAWINGS FOR BUILDING PERMIT REVIEW ONLY. EXTENSIVE DESIGN AND DETAILING OF BUILDING COMPONENTS IS NOT INCLUDED.
2. THE DESIGN OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS IS THE RESPONSIBILITY OF THE OWNER AND/OR HIS CONSULTANTS.
3. ANY ITEMS NOT INDICATED, BUT WHICH ARE REASONABLY INCIDENTAL TO AND/OR NECESSARY FOR THE CONSTRUCTION OF THE PROJECT IN ACCORDANCE WITH INDUSTRY STANDARDS, ARE INCLUDED WITHIN THE INTENT OF THESE DOCUMENTS.
4. SOLUTIONS IPEM, LLC IS NOT RESPONSIBLE FOR THE CONSTRUCTION, MEANS, METHODS, SCHEDULES OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK AND WILL NOT BE RESPONSIBLE FOR THE FAILURE OF THE OWNER AND HIS CONTRACTORS / SUBCONTRACTORS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
5. THESE DRAWINGS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF THE SOLUTIONS IPEM, LLC. THESE DRAWINGS ARE NOT TO BE USED BY THE OWNER, OR ANY OTHER ENTITY, ON ANY OTHER PROJECT, FOR ANY ADDITIONS OR ALTERATIONS EXCEPT BY WRITTEN AUTHORIZATION AND PERMISSION BY SOLUTIONS IPEM, LLC.
6. DOOR HARDWARE SHALL BE PROVIDED AND INSTALLED IN COMPLIANCE WITH APPLICABLE ACCESSIBILITY STANDARDS.

DESIGN BUILD NOTES

DESIGN BUILD NOTE
(MECHANICAL)

ARCHITECT HAS NOT PROVIDED MECHANICAL DESIGN SERVICES FOR THIS PROJECT. ALL WORK UNDER THIS SECTION SHALL BE DESIGNED BY THE MECHANICAL CONTRACTORS MECHANICAL ENGINEER. DRAWINGS AND RELATED SECTIONS OF THE SPECIFICATIONS ARE PROVIDED ONLY TO INDICATE THE GENERAL CONCEPT FOR THE PROJECT. THE GENERAL CONTRACTOR AND/OR. THE MECHANICAL CONTRACTOR SHALL HAVE COMPLETE DESIGN RESPONSIBILITY OF ALL THE MECHANICAL SYSTEMS AND PRODUCTS. PRODUCTS LISTED ON THE DRAWINGS ARE MINIMUM ACCEPTABLE GRADE. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S).

DESIGN BUILD NOTE
(ELECTRICAL)

ARCHITECT HAS NOT PROVIDED ELECTRICAL DESIGN SERVICES FOR THIS PROJECT. ALL WORK UNDER THIS SECTION SHALL BE DESIGNED BY THE ELECTRICAL CONTRACTORS ELECTRICAL ENGINEER. DRAWINGS AND RELATED SECTIONS OF THE SPECIFICATIONS ARE PROVIDED ONLY TO INDICATE THE GENERAL CONCEPT FOR THE PROJECT. THE GENERAL CONTRACTOR AND/OR THE ELECTRICAL CONTRACTOR SHALL HAVE COMPLETE DESIGN RESPONSIBILITY OF ALL THE ELECTRICAL SYSTEMS AND PRODUCTS. PRODUCTS LISTED ON THE DRAWINGS ARE MINIMUM ACCEPTABLE GRADE. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS(S).

DESIGN BUILD NOTE
(PLUMBING)

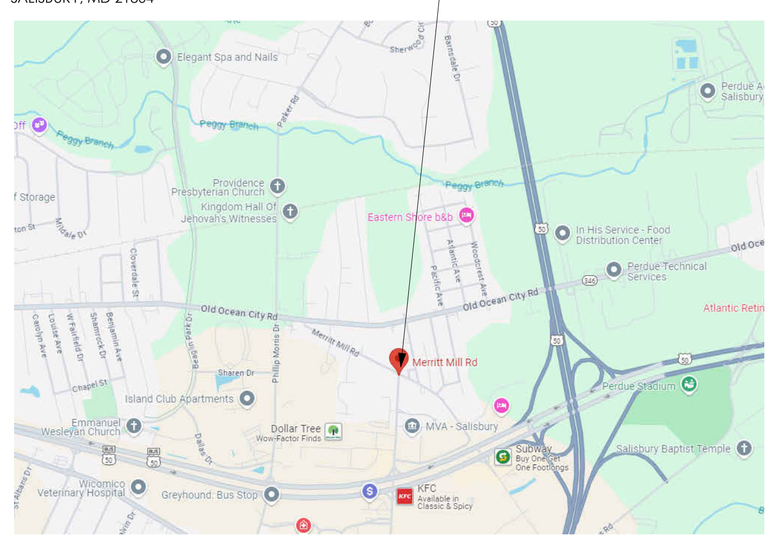
ARCHITECT HAS NOT PROVIDED PLUMBING DESIGN SERVICES FOR THIS PROJECT. ALL WORK UNDER THIS SECTION SHALL BE DESIGNED BY THE PLUMBING CONTRACTORS PLUMBING ENGINEER. DRAWINGS AND RELATED SECTIONS OF THE SPECIFICATIONS ARE PROVIDED ONLY TO INDICATE THE GENERAL CONCEPT FOR THE PROJECT. THE GENERAL CONTRACTOR AND/OR THE PLUMBING CONTRACTOR SHALL HAVE COMPLETE DESIGN RESPONSIBILITY OF ALL THE PLUMBING SYSTEMS AND PRODUCTS. PRODUCTS LISTED ON THE DRAWINGS ARE MINIMUM ACCEPTABLE GRADE. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTORS(S).

DRAWING INDEX

CS-001	COVER SHEET
A-100	FOUNDATION PLAN
A-101	FIRST FLOOR PLAN
A-102	ROOF PLAN
A-201	ELEVATIONS
A-301	SECTIONS & DETAILS
S-101	CONCRETE SLAB PLAN & DETAILS

VICINITY MAP

MAP 10, GRID 5, PARCEL 25 MERRITT MILL RD
SALISBURY, MD 21804



solutions
Integrated Planning
Engineering & Management LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215

3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833

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PRELIMINARY DRAWINGS
NOT FOR CONSTRUCTION

Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET
for
POLE BUILDING
WICOMICO COUNTY MARYLAND
Prepared For: JEFF SZILAGYI

Date:	10/01/24
Job Number:	G24084
Scale:	As indicated
Drawn By:	LLF
Designed By:	LLF
Approved By:	SGR

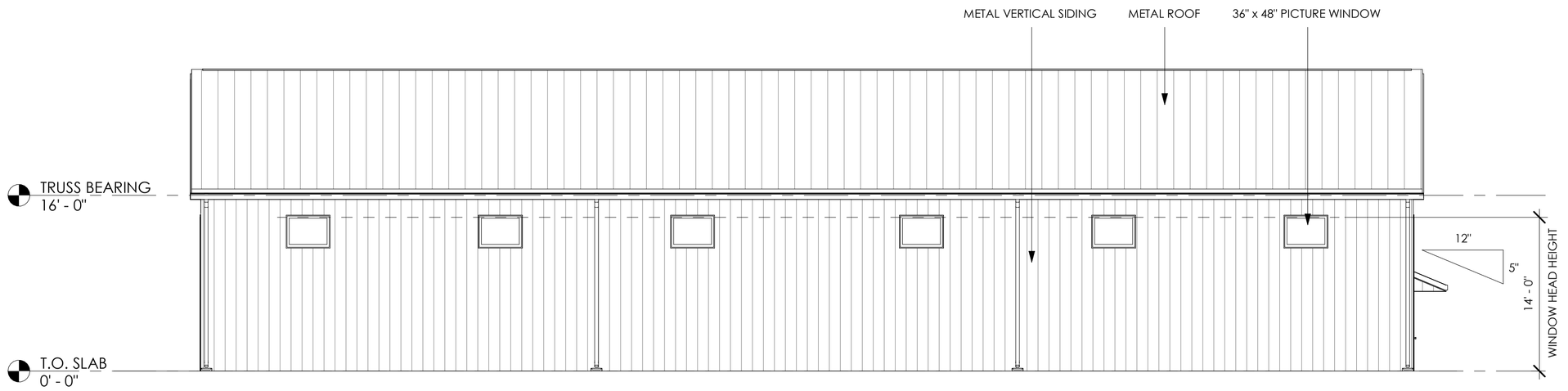
Sheet No.: CS-001

File Name:

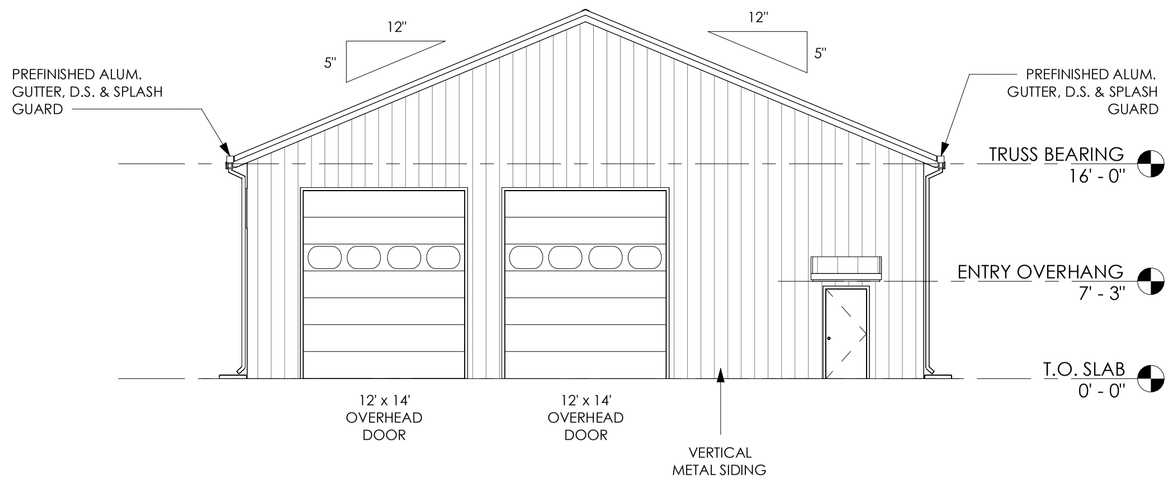
10/25/2024 11:22:37 AM

Attachment 2

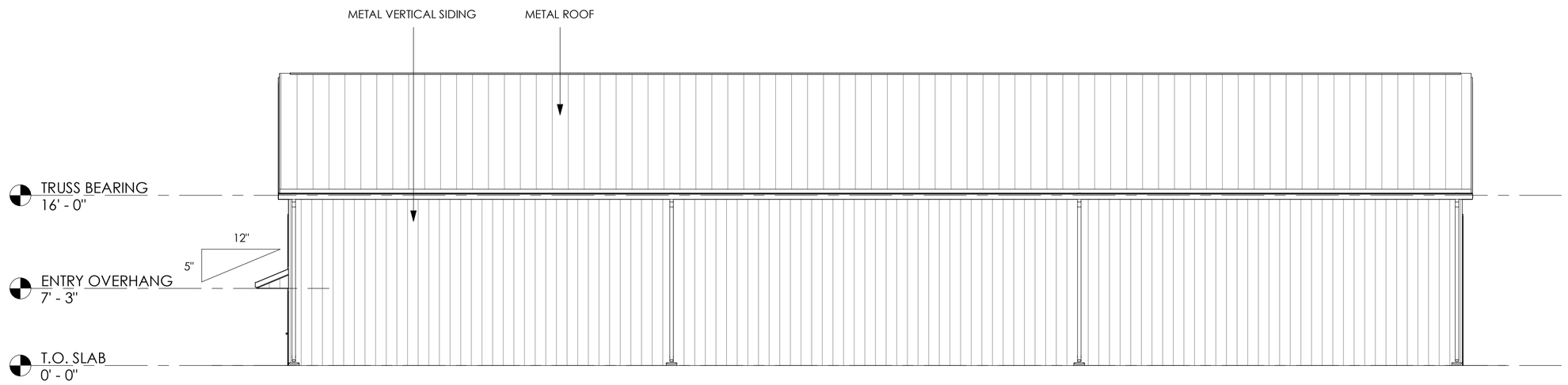
*NOTE: ALL EXTERIOR COMPONENTS TO BE PROVIDED BY POLE BUILDING MANUFACTURER.



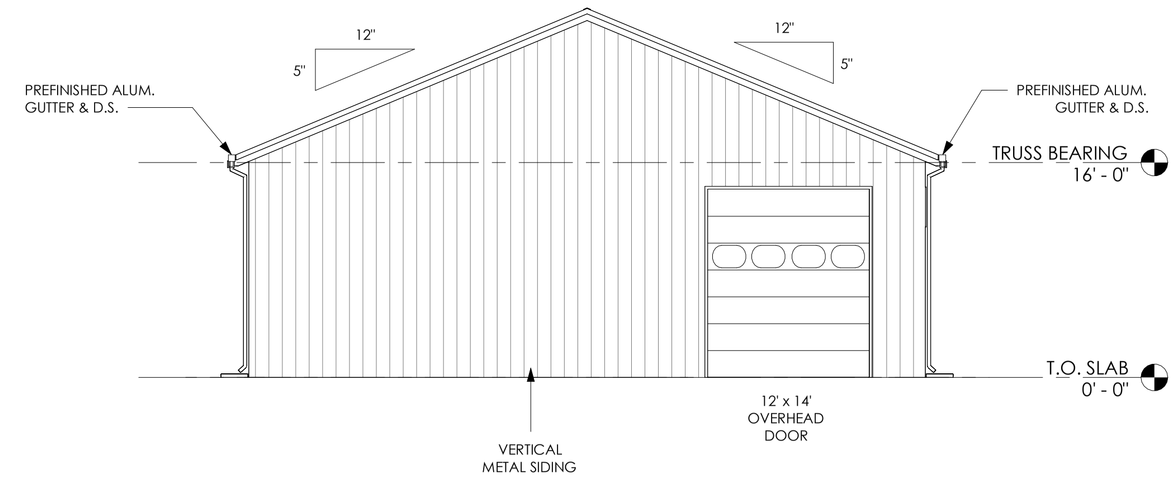
H1 LEFT ELEVATION
1/8" = 1'-0"



H14 FRONT ELEVATION
1/8" = 1'-0"



O1 RIGHT ELEVATION
1/8" = 1'-0"



O14 REAR ELEVATION
1/8" = 1'-0"

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REVIEW DRAWINGS
NOT FOR CONSTRUCTION

Seal

Date

REVISIONS

NO.	DESCRIPTION	DATE

ELEVATIONS
for
POLE BUILDING
WICOMICO COUNTY MARYLAND
Prepared For: JEFF SZILAGYI

Date:	10/01/24
Job Number:	G24084
Scale:	1/8" = 1'-0"
Drawn By:	LLF
Designed By:	LLF
Approved By:	SGR

Sheet No.: A-201

File Name:

10/25/2024 11:22:38 AM

Three Blind Mice

Storage Facility

Community Impact Statement

Prepared for:

Jeff Szilagyi

3735 Wilhelm Road
Hellertown, PA 18055
610-972-3902
sg1728@aol.com

MARKETING STUDY/BUSINESS PLAN

I. EXECUTIVE SUMMARY

Three Blind Mice, LLC (referred to from hereon in as the "Company") is an established Limited Liability Company with plans to join the rapid expansion in the self storage industry by focusing on a niche market.

Business Description

The Company shall is a Limited Liability Company under Maryland state laws.

Business Mission

Our mission is to provide safe, secure, indoor space to exclusive clientele for storage of their classic cars, motorhomes, boats, and upscale vehicles.

New Service

The Company is prepared to introduce the following service to the market:

A discrete Self Storage Facility: The site will provide a safe, secure environment for the indoor storage of boats, campers, classic cars, and other motorized vehicles.

Clientele will be exclusive and have access to their stored property via electronic code. Site will be monitored 24/7 via security cameras.

Today's car collectors are seeking to store their collections in storage locations that meet current building codes and are strong enough to with stand commonly occurring weather conditions.

II. BUSINESS SUMMARY

Industry Overview

In the United States, the self storage industry presently makes 38,000,000,000.00 dollars in annual sales.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:
Location, access, safety, & security.

Legal Issues

The Company affirms that its promoters have acquired all legally required trademarks and patents.

III. MARKETING SUMMARY

Target Markets

The Company's major target markets are as follows:

Boat and camper owners as well as classic car, upscale vehicles and hot rod owners. There are hundreds of classic car and boat owners in the tri-state area.

The estimated number of clients is six (6) dependent upon space needed.

Promotional Strategy

The Company will promote sales using the following methods:

Advertising for this facility will be by word of mouth only to exclusive clientele.

Services

First-rate service is intended to be the focus of the Company and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities, be they transactions, conflicts or complaints. This is expected to create a loyal brand following and return business.

IV. FINANCIAL PLAN

12-Month Profit and Loss Projection

Monthly expense for salaries and overhead (projected):	$500.00
Revenue and sales for first year of business (projected):	$9,600.00
Gross profit for first year of business (projected):	$3,600.00

V. IMPACT ANALYSIS

ESTIMATED COMMUNITY REVENUE

- Annual Property Tax - $5,000
- Income Tax - $1,500
- Indirect Economic Benefits – increase patronage of nearby businesses

ESTIMATED COMMUNITY COSTS

- No impact to schools – business does not affect school enrollment
- Utilities – extension of water & sewer are at the sole cost of the developer
- Public Safety – no additional resources required; standard response capabilities are sufficient
- Waste Management – private services

VI. ENVIRONMENTAL IMPACT

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 grass swales and submerged gravel wetlands will provide ESD to the MEP for water quality. Overflow of the submerged gravel wetlands will collect and enter the existing storm drain system along Merritt Mill Road. 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 will not increase noise or traffic in the area in a significant way. Site lighting will be limited to a single light pole in the parking area and some wall pack lights on the building for security purposes. The building will be monitored via security cameras.

Capital One

Jeffrey Szilagyi
[redacted]

Thanks for saving with Capital One 360®

Here's your **March 2025** bank statement.

STATEMENT PERIOD
Jan 1 - Mar 31, 2025

$286,842.76

TOTAL ENDING BALANCE IN ALL ACCOUNTS

Account Summary

ACCOUNT NAME	Jan 1	Mar 31
360 Performance Savings... [redacted]	$102,957.03	**$286,842.76**
[redacted]	$180,925.03	**$0.00**
All Accounts	$283,882.06	**$286,842.76**

Cashflow Summary

⊕ $2,960.70 INTEREST EARNED THIS PERIOD

⊖ $0.00 OVERDRAFT AND RETURN ITEM FEES THIS PERIOD

⊖ $0.00 FINANCE CHARGES THIS PERIOD

360 Performance Savings [redacted]

3.71%	**$1,500.03**	90
ANNUAL PERCENTAGE YIELD (APY) EARNED	YTD INTEREST AND BONUSES	DAYS IN STATEMENT CYCLE

Attachment 4

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Integrated Planning
Engineering & Management, LLC

April 4, 2025

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

RE: Three Blind Mice, LLC Self Storage
S24051

Dear Betsy,

Below are our responses (in red) to the Fire Marshal comments from 7-19-2024

1. Approved fire department access roads shall be provided. Fire department access roads shall be provided such that any portion of an exterior wall of the first story of the building is located not more than 150 ft (46 m) from fire department access roads as measured by an approved route around the exterior of the building. The proposed access to the site is via a 30' wide, 50' deep driveway constructed for large boat & RV traffic which leads to the building. If the fire truck is parked in the driveway, the exterior wall of the first story of the building would be accessible as required. We have emailed the FM to determine if the driveway would be suitable for access.
2. An approved water supply capable of supplying the required fire flow for fire protection shall be provided. The minimum fire flow is between 1,500 gallons per minute (gpm) and 2,000 gpm depending on the proposed building construction type. Required fire flow shall be reduced to 1,000 gpm if the building is protected throughout by an approved automatic sprinkler system. The proposed building is not required to be sprinklered, however, the FM office has indicated that a Flow Test of the hydrant must be performed. The developer has engaged Bayside Fire Protection for a flow test to determine what the flow is for the City's existing hydrant.
3. Fire hydrants shall be provided. The maximum distance to a fire hydrant from the closest point on the building shall not exceed 400 ft (122 m). An existing hydrant is 237' from the closest point on the building.

Thanks,

Steven W. Fuller
Vice President

Attachment 5

• T: 302.297.9215
• T: 410.572.8833
• E: ideas@solutionsipem.com

303 North Bedford Street • 3003 Merritt Mill Road
Georgetown, DE 19947 • Salisbury, MD 21804

Infrastructure and Development
Staff Report

April 17, 2025

I. BACKGROUND INFORMATION:

Project Name: College Towne Center
Applicant/Owner: CTC 1303 LLC, rep. by Phillips Signs
Infrastructure and Development Case No.: 25-383
Nature of Request: Revised Sign Plan
Location of Property: 1303 S. Salisbury Blvd.
Existing Zoning: General Commercial

II. SUMMARY OF REQUEST:

A Revised Sign Plan has been submitted by Phillips Signs in order to install a new sign for Buffalo Wild Wings Go, in the College Town Shopping Center. **(Attachments 1 & 2)**.

III. DISCUSSION:

The proposed revised sign plan is for the free-standing building at the north end of the property. The new sign will be similar in size and color to the existing Burger Bro's sign.

IV. APPROVAL HISTORY

The Planning Commission approved a Comprehensive Development Plan for the existing shopping center in May of 2008. A sign plan was approved in November of 2008, and was recently amended at the January 2019.

V. SIGN PLAN

The proposed sign will be similar to the existing Burger Bros sign. The new sign will be a 26.4 inches tall by 139.23 inches wide, or roughly 2' by 11.5' or 25.53 square feet. The sign is a channel case sign with white letters and a gold wing on a black background. The sign is halo illuminated. Landlord approval has been given for this sign. The current sign

plan allows for an unlimited palette of colors. No information was provided regarding the tenant panel on the pylon sign. **(Attachments 3 & 4)**

VI. PLANNING CONCERNS

This sign is slightly taller than the allowable 24 inches permitted for other signs in the shopping center. However, this is a freestanding building separate from the rest of the shopping center, and small differences in size will not be noticeable. As it is a separate building, additional latitude can be given to the sign plan for the free-standing building. It is presumed that the tenant panel on the pylon sign will be similar to the existing tenant panels.

VII. RECOMMENDATION

Staff recommends approval for the Revised Sign Plan as submitted, with the following condition:

1. Pylon sign tenant panel should match existing tenant panels.

Piraeus
Realty Group

100 E. Main St. Suite 601
Salisbury, MD 21801
410-742-4142
office@piraeusrealty.com

March 19, 2025

To Whom it May Concern:

Buffalo Wild Wings GO, which rents commercial unit "E" at 1303 South Salisbury Blvd., Salisbury, Maryland 21801, has permission from the unit's owner, *CTC 1303, LLC*, to install signage with the Buffalo Wild Wings GO logo.

If you have need additional information, please do not hesitate to contact our office.

Regards,

Natasha Jones, Agent
Piraeus Realty Group

PHILLIPS SIGNS
20874 Sussex Highway, Seaford, DE 19973-5686
Ph: 302-629-3550 Fax: 302-628-9082

Project Narrative

To: City of Salisbury

Project: Buffalo Wild Wings to Go
1303 S Salisbury Blvd
Salisbury, Md

Scope of work: Manufacture and install new sign at this location. Sign will be all aluminum pan background with halo lit/face lit channel letters mounted to it. Mounted to the exterior wall over main entrance.

Phillips Signs Inc
20874 Sussex Hwy
Seaford, DE 19973

Ben Phillips
(Signed)

BEN PHILLIPS
(Printed)

PRESIDENT
(Title)

3/21/2025
(Date)

165" wall
139.23 logo

32" wall
26.4" logo



CHANNEL CASE & LETTERS FACE ILLUMINATED
BACK PAN - HALO ILLUMINATED





PHILLIPS SIGNS

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PHILLIPS SIGNS, INC., SEAFORD, DE (302) 629-3550/FAX (302) 628-9082

IF APPLICABLE, THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

CUSTOMER INFORMATION

Customer: BUFFALO WILD WINGS GO
Address: SALISBURY MD

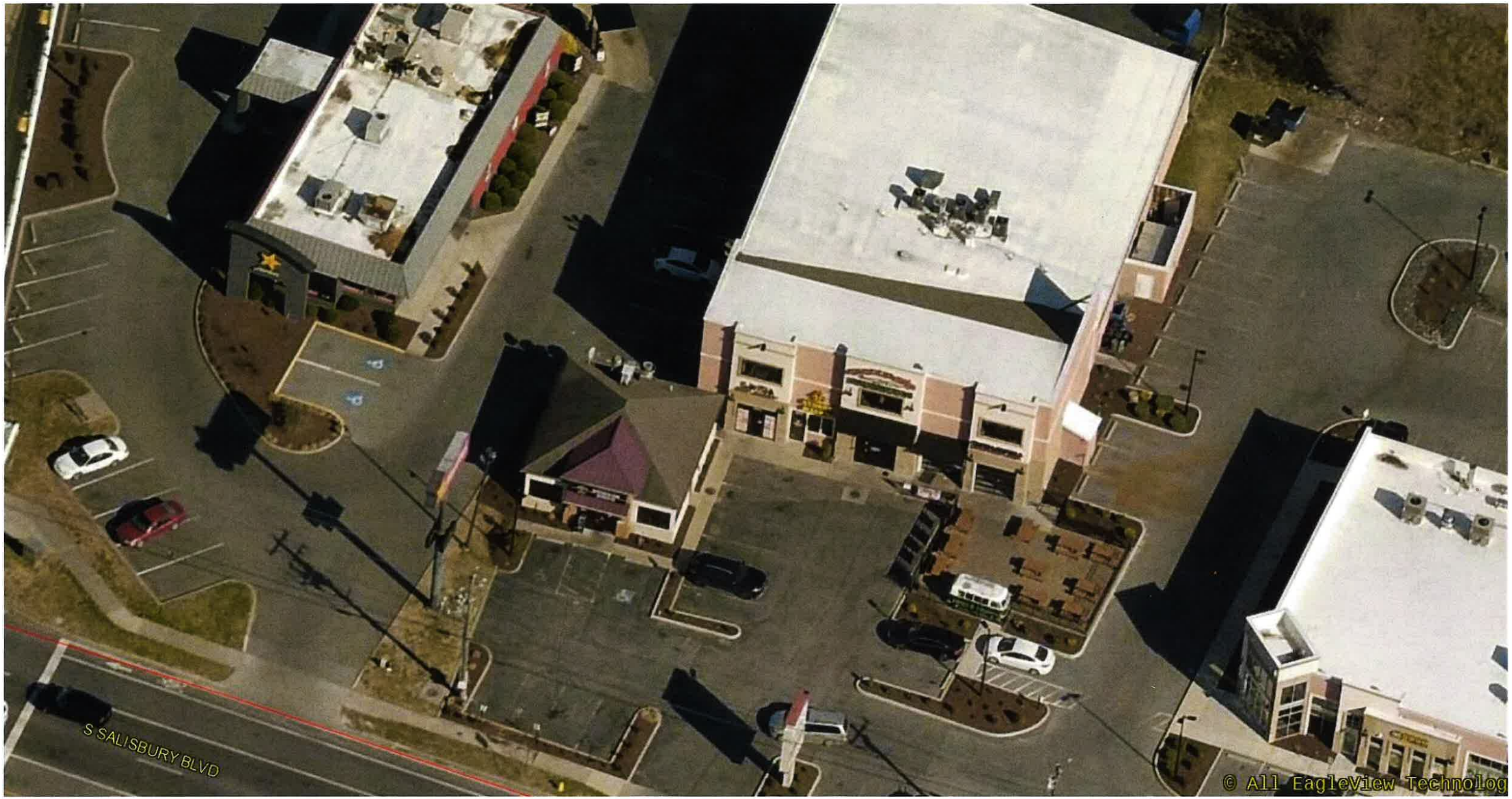
Date: 3-10-2025
Sales: BEN PHILLIPS

IF APPROVED, PLEASE SIGN & FAX BACK TO 302-628-9082

Customer:

Signed: **Date:**

Attachment 3



Attachment 4

City of Salisbury

MEMORANDUM

TO: Salisbury-Wicomico County Planning and Zoning Commission

FROM: Betsy Jackson, Department of Infrastructure and Development

SUBJECT: City of Salisbury Comprehensive Plan update

DATE: April 17, 2025

The Department of Infrastructure and Development has been working on the update to the City of Salisbury Comprehensive Plan which has included but is not limited to reviewing the existing draft and the 2010 Comprehensive Plan and reviewing the feedback received from the survey.

Our working timeline for completion of the Comprehensive Plan is:

- **May-June** – Continued public outreach and engagement
- **Summer** - Compile a full draft considering additional public input and analyses
- **Fall** - Planning Commission Workshop, Outside Agency Reviews and Final Edits
- **Winter** - Public Hearings and Adoption

After reviewing the survey feedback, we think that there are voices missing from the community engagement that we've had to date, so we are reaching out to community groups and pursuing additional stakeholder meetings. Additionally, we have recently released the dates and topic areas of our focus group meetings. They will be in the meeting room at Station 16 from 6-8pm. Doors will open at 5:30 pm to sign in and have introductions.

- Tuesday, April 29—Land Use, Municipal Growth, & Economic Development
- Tuesday, May 6—Transportation & Community Facilities
- Tuesday, May 20—Housing & Historic and Cultural Resources
- Thursday, June 12—Water Resources & Environmental Resources and Sustainability

Attendees will be divided into smaller groups with a staff person to help facilitate discussion based on questions relevant to the topic area and goals identified at the public meeting held January 2024 and also in the survey.

Staff has also begun updating the Comprehensive Plan web page on the City's web site. It is our intent to update it regularly with information gathered from public engagement, maps, charts, and information relevant to the chapters.