



City of Salisbury – Wicomico County

PLANNING AND ZONING COMMISSION
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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

May 15, 2025

ROOM 301, THIRD FLOOR
GOVERNMENT OFFICE BUILDING

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

Minutes – Meeting of April 17, 2025

1:35 P.M. FINAL COMPREHENSIVE DEVELOPMENT PLAN - EAST NAYLOR MILL LOT 4 - St. John Properties, rep. by Parker and Associates - East Naylor Mill Road - GC - General Commercial District - M-0119, G-0011, P-0240, Lot: 4 - #23-032 (J. Crenshaw)

CERTIFICATE OF DESIGN AND SITE PLAN APPROVAL – SALISBURY TOWN CENTER APARTMENTS – Salisbury Town Center Apartments LLC, rep. by Parker and Associates – Camden St., West Market St., and Circle Ave. – CBD - Central Business District – M-0107, G-0014 and 0020, P-1066,1071, 1074-1077 - #22-033 (N. Voitiuc)

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 April 17, 2025, in Room 301, Council Chambers, Government Office Building, with the following persons participating:

COMMISSION MEMBERS:

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

PLANNING STAFF:

Amanda Rodriguez, City of Salisbury, Department of Infrastructure and Development ("DID")
Henry Eure, City of Salisbury, DID
Betsy Jackson, City of Salisbury, DID
Zach White, City of Salisbury, DID
Tracey G. Taylor, Wicomico County Department of Planning, Zoning, and Community Development ("PZCD")
Kaylee Justice, Planning Manager, 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 1:34 p.m.

He announced that this would be the last Planning Commission meeting for two (2) of our City Planners, Mr. Henry Eure and Ms. Amanda Rodriguez. He thanked both of them for being faithful supporters of the City and County over several years and wished them well.

MINUTES: The March 20, 2025, minutes were brought forward for approval. Mr. Matt Drew requested that an additional sentence be added to the minutes to include that Ms. Giordano would produce a transition plan for the dissolution of the Planning Commission. The following sentence was added to the minutes: "She also said she would provide a transition plan for the dissolution of the Planning

Commission." Chairman Dashiell requested a motion to approve the minutes. Mr. Jim Thomas recused himself since he was not at the March meeting. Mr. Joe Holloway entered a motion to approve the revised minutes, seconded by Mr. Drew, and duly carried. The revised minutes from the March 20, 2025, meeting were **APPROVED**.

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 K. Justice)

Ms. Kaylee Justice, Ms. Kelly Edwards, 8833 Riggin Road, Mr. Joshua Edwards, 8833 Riggin Road, and Mr. Doug Jones with Surveying Associates approached the table. Ms. Justice presented the Staff Report.

The applicant requested approval for a subdivision of the lands of John and Kelly Edwards. The property is approximately 97 acres and was initially approved as part of The Plantation's Development Plan. The first and second lots will be subdivided from the parent parcel. Lot 38 will be 6.497 acres, and Lot 39 will be 7.005 acres. The remaining land is approximately 83.83 acres. The new lots will front along Deerfield Road.

Staff recommended that the Planning Commission grant approval of Lots 38 and 39 of the Edwards lands in The Plantations, subject to the following four (4) 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.
5. **Site notes numbered 10, 11, 12, and 15 from Plat number 15, Folio number 614, dated April 9, 2008, remain applicable.**

Mr. Jones mentioned he had heard from the Health Department that they have no objections to using the existing septic systems. He inquired if, in the future, the Edwards would like to subdivide additional lots, would they need to come before the Planning Commission? Chairman Dashiell responded, saying they would need to come before the Planning Commission to subdivide the land further.

Mr. Thomas entered a motion to approve Lots 38 and 39 of the Edwards Land in The Plantations, subject to the four (4) conditions listed in the Staff Report and adding a fifth condition that notes 10, 11, 12, and 15 on the Plat number 15, Folio 614 remain applicable. Mr. Drew seconded the motion, which was duly carried.

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

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 K. Justice)

Mr. Brock Parker with Parker and Associates, Mr. Palmer Gillis, CEO with Gillis Gilkerson, Inc., and Mr. Angel Aguilar, Senior Director of Facilities at TidalHealth, joined Ms. Justice at the table. Ms. Justice presented the Staff Report.

The applicant requested approval to develop unimproved space to construct a new 19,881 square-foot medical clinic. Best Rental Housing Inc. currently owns the property. The property's location is immediately west of Salisbury Middle School, bounded by East and West Roads, with frontage on Morris Street. The medical clinic is intended to serve as a walkable and easily accessible healthcare option for the surrounding residential community.

Staff recommended that the Planning Commission grant approval for the proposed Final Development Plan for TidalHealth, subject to seven (7) 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 the 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.

Mr. Parker stated that the resubdivision plat and the Forest Conservation plan are approved.

Mr. Thomas inquired if TidalHealth intended to own or lease the property. Mr. Gillis responded, saying it is under contract, they intend to own it, and it should be settled within 60 days.

Chairman Dashiell requested that the London Plane trees be replaced with native species. Mr. Parker assured the Commission he would use a native species tree instead.

Mr. Daniel Moreno-Holt mentioned adding a sidewalk to lead to the community garden area. Mr. Gillis said he does not know what the community area will consist of at this point, but he agreed that a sidewalk could be added.

Mr. Thomas entered a motion to approve the Final Development Plan for a TidalHealth Medical Clinic, subject to the seven (7) conditions listed in the Staff Report. The motion was seconded by Mr. D'Shawn Doughty and duly carried.

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

After the County's matters, Mr. Andrew Illuminati excused himself at 2:06 p.m.

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)

Ms. Betsy Jackson, Mr. Jay Attar, and Ms. Christina Martinez, One Stone Chapel Lane, joined Mr. Parker at the table. Ms. Jackson presented the Staff Report.

The applicant requested to replace the community building with a smaller pool house and make building adjustments to correct an error in the previous approval, where the application and approval language were 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. The three (3) parcels, 110, 295, and 429, were combined after creating the Staff Report.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability, Fire Service, Stormwater Management, Forest Conservation Program, Transportation, Streets, Pedestrians, and Wellhead Protection District.

Staff recommended that the Final Comprehensive Development Plan for the Crossing at Summit Pointe be approved subject to six (6) conditions.

- ~~1. Provide verification of compliance with the Forest Conservation requirement.~~
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 and the Salisbury Department of Infrastructure and Development.
- 7. Provide a six-foot privacy fence and trees along the railroad tracks, subject to further review and approval by the Salisbury Department of Infrastructure and Development.**
- 8. Provide a line of shade trees along Parker Road.**

Since the Staff Report was written, Ms. Jackson has received confirmation that the Forest Conservation requirements have been satisfied. Ms. Jackson recommended omitting condition one (1).

Mr. Parker stated that Mr. Attar has sold the property to a national builder, and they want to convert the project to an affordable “for sale” product as condominiums. Due to the proposed changes to the unit type, size, and elevations, the project had to come before the Planning Commission for approval. The builders eliminated the community building with the kitchen and leasing office because it is no longer a rental complex.

Mr. Holloway asked about a fence along the railroad tracks. He was concerned because the tracks are active, and he did not want children to access them easily. Mr. Parker responded, stating a 6-foot privacy fence is proposed for that area.

Mr. Thomas recommended planting trees between the townhouses and Parker Road to provide a buffer. Mr. Parker volunteered a line of shade trees down Parker Road.

Chairman Dashiell stated he would entertain a motion to approve the Final Comprehensive Development Plan for The Crossing at Summit Point, subject to eliminating condition number one (1) as stated in the Staff Report. and leaving the remaining five conditions. Condition number six (6) was added to provide a 6-foot privacy fence along the railroad. The privacy fence is subject to Staff approval. Also, condition seven (7) was added to provide a line of shade trees along Parker Road. Mr. Thomas moved to accept the Chairman's recommendations. The motion was seconded by Mr. Holloway and duly carried.

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

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)

Mr. Don Pogwist, the Project Manager with Solutions IPEM LLC, joined Ms. Jackson at the table. Ms. Jackson presented the Staff Report.

The applicant submitted a revised Final Comprehensive Development Plan ("FCDP") for a 5,500 square-foot pole building used as a vehicle self-storage facility.

Staff presented the Comprehensive Development Plan Review, which included the Site Plan, Building Setbacks/Spacing, Sign Plan, Landscaping Plan, Development Schedule, Community Impact Statement, Fire Service, Stormwater Management, Transportation, Streets, and Pedestrians.

Staff recommended approval of the Final Comprehensive Development Plan for the Three Blind Mice Self Storage, subject to the following two (2) 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.

Chairman Dashiell inquired if there would be signs for the facility. Mr. Pogwist responded that no signs were planned for the property.

Mr. Thomas entered a motion to approve the Final Comprehensive Development Plan for the Three Blind Mice Self Storage, subject to the two (2) conditions listed in the Staff Report. The motion was seconded by Mr. Holloway and duly carried.

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

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)

Mr. Zach White, Mr. Henry Eure, and Mr. Gary Spence, Phillips Signs, approached the table. Mr.

White presented the Staff Report.

Phillips Sign submitted a Revised Sign Plan to install a new sign for Buffalo Wild Wings Go in the College Town Shopping Center. The proposed sign was for a free-standing building at the north end of the property and will be similar in size and color to the existing Burger Bro's sign.

Staff recommended that the Revised Sign Plan for the College Town Center be approved subject to one (1) condition.

1. The pylon sign tenant panel should match existing tenant panels.

Mr. Spence indicated the pylon sign would be like the channel letters with the same colors and design. He had no concerns with the condition in the Staff Report.

Mr. Thomas entered a motion to approve the Revised Sign Plan for the Buffalo Wild Wings at College Square Shopping Center, subject to the one (1) condition listed in the Staff Report. The motion was seconded by Mr. Moreno-Holt and duly carried.

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

SALISBURY TOWN CENTER STATUS UPDATE – (N. Voitiuc)

Mr. Nick Voitiuc approached the table and mentioned why the project did not make it onto April's agenda.

- A few of the emails received were regarding the previous Historic District approval for the application from a couple of years ago. There was a time frame on that, which had expired.
- There is supposed to be complete approval from the Historic Commission before the final approvals by the Planning Commission.
- The City does not have a comprehensive list of all the changes and issues for the Applicant, but the main focus is on the Historical approval.

Chairman Dashiell asked if communication had occurred with the developer so everyone is updated on the project's status. Mr. Voitiuc has informed the Applicant to schedule a visit with the City anytime.

Chairman Dashiell addressed Mr. Brad Gillis and Mr. Michael Sullivan in the audience to ask if they believed the lines of communication were proceeding as anticipated. Mr. Sullivan, counsel for the Salisbury Town Center Apartments, LLC, approached the podium. Mr. Sullivan's comments included:

- A meeting is scheduled with City Staff to discuss the final site plan application that was submitted on February 28, 2025.
- This is his first experience where DID rejected an application from being included on the agenda after it had been accepted for submission.

Mr. Moreno-Holt mentioned he did not understand why the project was not on the agenda, even though it was awaiting Historic District approval. Normally, it is acceptable for a project to come forward with a condition stating that the Historic District must approve of it.

Mr. Voitiuc stated that the approval period with the Historic District expired 6 – 12 months ago. The City has asked the Applicant to reapply as a new applicant.

Mr. Sullivan added that he did not learn of the reason this project was not on the agenda until today. Normally, a Staff Report is created and submitted to the Planning Commission. If the submission is deficient or does not meet the conditions, it is the Planning Commission's duty to decide whether to accept or deny the Staff Report.

Chairman Dashiell mentioned that the best practice would be to complete all approvals by the various agencies before a project comes before the Planning Commission for review and approval. He agreed that this process has not always been followed.

COMPREHENSIVE PLAN UPDATE – (City – B. Jackson)

DID has been working on the following:

- Reviewed the existing draft;
- Reviewed the prior plan;
- Reviewed feedback from the survey; and
- Established a timeline for May and June to continue meeting with the public for outreach and engagement.

They would like to have a full draft prepared by the summer. By fall, they hope to have the Planning Commission workshops, outside agency reviews, and final edits completed. After that, they can proceed with the public hearings and adoptions.

The public is being notified about the workshop sessions through Facebook, WMDT, and WBOC website pages, and emails are being sent to individuals who had previously participated in focus groups. Also, a press release was sent out on the Friday before the Commission meeting, and something appeared in The Daily Times.

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

Ms. Tracey Taylor provided updates on the following:

- Money has been budgeted to update the County Comprehensive Plan.
- Ms. Kaylee Justice was promoted to Planning Manager, leaving a vacancy as a Preservation Planner.
- The Preservation Planner position has been retitled to Long Range Planner. The person in this position will be primarily involved with all our long-range comprehensive planning, including the Comprehensive Plan update.
- The County Comprehensive Water and Sewer Plan was put out for bid, and several vendors have bid on it. The evaluation team is ready to review the proposals and potentially recommend a vendor.
- Colin Harrison, our Environmental Planner, has been working on our Critical Area Ordinance update. We received a grant from the Critical Area Commission for this effort. We are helping Mardela Springs with their Critical Area Ordinance update, and are close to submitting both ordinances to the Critical Area Commission for review.
- The CDBG funding we received is still active, and we are assisting an organization in Hebron called

EPOCH. They help children after school with mentoring programs, meals, and some summer programs. The Town of Hebron has donated land for a new building. Ms. Justice and Ms. Joni Kindell have been instrumental during this process. They met with several vendors from various architectural firms; and we anticipate receiving several proposals for the project.

- The CDBG funded the County's Housing Study, which was put out for bid. Unfortunately, no bids were received. We are going to revise the Request for Proposal ("RFP") since the original request needed an "eyes-on" survey of every housing unit in the County and municipalities. After getting the approval from Cindy Stone at the Block Grant Program, Planning and Zoning will put the proposal back out for bid.
- At Commissioner Thomas's request, Ms. Taylor reviewed the Housing Affordability Act and its impact on Wicomico County. This Act was enacted on January 1, 2025, and some text amendments are needed. She will discuss this further with Mr. Illuminati and hopefully provide more information at the next meeting. She brought up one topic: modular and manufactured housing need to be treated the same as single-family homes. We do not have that wording in all of our residential zones.
- Planning Commission Dissolution Status: Ms. Taylor mentioned they had met with the County Council at their last meeting. One of the changes they requested was regarding how membership would be selected. Ms. Taylor, Mr. Illuminati, Ms. Julie Giordano, and Mr. Bunky Luffman met and made revisions to the County's bill based on the comments from the County Council. They have requested that the bill go back to the Council on May 6th. It is difficult to provide a definitive deadline for this process, but we hope to have a final bill adopted in July, if everything goes well. This would mean a new Commission could be formed in August or September at the latest.
- Ms. Taylor provided some information about the City Comprehensive Plan. She does not believe the current Commission will be able to review the Plan with the timeline that the County has for the Commission's separation. According to the State, a Comprehensive Plan does not go to a 60-day review until the Planning Commission has reviewed it and approved a draft. The Land Use Article dictates that the Planning Commission has to approve the draft. Ms. Taylor said the City would have to add Planning Commission review and 60 days beyond that to their timeline.
- Ms. Taylor suggested Mr. Voitiuc and the City Staff contact Mr. Keith Lackie at the Department of Planning to request a pre-meeting. Mr. Lackie will get representatives of all the state agencies to participate. In the pre-meeting, the representatives will begin to talk about their concerns in our community and what should be addressed in the Comprehensive Plan.

ANNOUNCEMENTS

Mr. Drew recommended keeping the existing Commission functioning until a direct switch over to the new Planning Commission. Ms. Taylor agreed and mentioned revisiting the transition with the County Executive. One of the things expressed by the County Council and endorsed by the County Executive was that all of our current County representatives, with their terms still in effect, would automatically carry over to the new Planning Commission for the County. The County is still discussing whether there will be five (5) or seven (7) members on the County Planning Commission.

Mr. Holloway asked if a decision had been made to hold day or night meetings. He has heard from constituents that they must work during the day, and it would be better for them to attend night meetings. The downside would be that staff would have longer days and accrue "comp time." Ms. Taylor said they would like to keep the same timeslot as now, Thursdays during the day at 1:30 p.m.

Ms. Taylor mentioned that the County Council also suggested having alternate members for the Commission. She does not fully support that suggestion because often, the Planning Commission sees projects in various stages of development. If one or two meetings on the project are missed, they do

not have the context to move forward comfortably.

Mr. Doughty inquired hypothetically about what would happen if the City was ready to proceed with its legislation but the County was not, or vice versa. Ms. Laura Ryan said she had talked with the County Attorney; the plan is that the legislation would have a future date when both would be in effect. Ms. Ryan has reviewed the code and understands what needs to be changed. The City is at a point where it needs to get feedback from all of the decision makers as to whether or not the draft is what everyone envisions.

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

The meeting adjourned at 3:51 p.m.

The next regular Commission meeting will be on May 15, 2025.

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



Infrastructure and Development Planning Commission Staff Report

May 15, 2025

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 23-032

Project Name: East Naylor Mill Lot 4

Applicant/Developer: Parker and Associates Inc. for St. John Properties

Nature of Request: Final Comprehensive Development Plan Approval

Location of Property: Naylor Mill Road

Zoning District: General Commercial District

Tax Map and Parcel: Tax Map: 0119, Grid: 0011, Parcel: 0240, Lot: 4

Area: 8.73 Acres

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the developer, has submitted a Final Comprehensive Development Plan ("FCDP") (**Attachment 1**), Screening Detail (**Attachment 2**), Community Impact Statement, Statement of Financial Capability to Proceed and Development Scheduled (**Attachments 3-5**) for the development of two (2) flex/R&D buildings on 7.62 Acres. The remaining 1.10 Acres of Lot 4 will be reserved for future use. For the purposes of defining the use and compliance with the zoning code, staff has determined this is a "Business Center" in the General Commercial District.

17.04.120 – Definitions:

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

III. APPROVAL HISTORY:

A. A preliminary comprehensive development plan was approved with conditions at the Planning Commission meeting held December 21, 2023. The approval is as follows:



City of Salisbury

The Salisbury Planning Commission, at its December 21, 2023, meeting, **APPROVED** the Preliminary Comprehensive Development Plan for the proposed **East Naylor Mill Rd Lot 4** at the referenced property as submitted, subject to the following Conditions of Approval:

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. Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval;
4. Provide locations of bicycle parking and loading spaces compliant with 17.196 of the zoning code;
5. Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability;
6. This approval is subject to further review and approval by the Salisbury Department of Infrastructure and Development, the Salisbury Fire Department, and other agencies as appropriate; and
7. Submit a traffic impact study, ("TIS").

Condition 3 as shown in the Staff Report was removed by the Planning Commission at the request of City staff.

- B. A revised preliminary comprehensive development plan and associated parking waiver was approved** with conditions at the Planning Commission meeting held August 22, 2024. The approval is as follows:

The Salisbury Planning Commission, at its August 22, 2024, meeting, **APPROVED** the Revised Preliminary Comprehensive Development Plan and the associated parking waiver for the proposed **East Naylor Mill Rd Lot 4** at the referenced property as submitted, subject to the following Conditions of Approval:

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. Submit a resubdivision plat to separate Lot 4 into two properties and provide a cross access easement for future vehicular connection;
3. Provide a Traffic Impact Study;
4. Provide additional vegetative landscaping or structural screening to offset the increase in parking;
5. Dumpster locations will be provided prior to the approval of the Final Comprehensive Development Plan with screening compliant with 17.220.020;

6. *Provide a Development Schedule, Community Impact Statement, Statement of Intent to Proceed and Financial Capability;*
7. *Submit a sign plan for Planning Commission approval as part of the Final Comprehensive Development Plan Approval;*
8. *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.*

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 1)

1. **Parking/Access:** Three access points are proposed on Naylor Mill Road.

A total of 210 spaces are provided including 8 ADA Accessible spaces. The developer has calculated the parking using the mixed-use building standard of one (1) parking space per 350 sf. The parking provided exceeds the zoning code requirements of 203 spaces. The Planning Commission approved at the August 22, 2024 Planning Commission Meeting an additional 20% of parking spaces, provided that additional landscaping, screening and other site improvements are provided. Parking and additional landscaping have been determined as compliant.

Loading spaces are shown between the proposed flex buildings and will be accessed by a separate entrance on Naylor Mill Road. Loading spaces are compliant with the Loading Space Requirements in 17.196.060.

Four bicycle racks are provided, with a total of 20 bicycle spaces. Bicycle is compliant with 17.196.060.

2. **Refuse Disposal:** Trash collection will be private. Dumpster locations have not been shown. It is noted on the final comprehensive development plan that each tenant shall provide adequate screening compliant with 17.220.020 should a dumpster be necessary. Please also note that the separate loading entrance along East Naylor Mill will be screened with a 7' CMU screen wall to further conceal loading activities
3. **Building Setbacks/Spacing:** The minimum yard and perimeter requirements are set forth in 17.172.020 Planned Business Center Development Standards as follows:

A. Minimum Yard and Perimeter Requirements.



City of Salisbury

1. Front yard: twenty-five (25) feet.
2. Side yard: ten feet (two required).
3. Rear yard: twenty (20) feet.
4. Whenever any property line in a planned business center abuts a residential district a setback of twenty-five (25) feet shall be required abutting the property line;
5. Space between buildings:
 - a. One story—twenty (20) feet;
 - b. Two story—twenty-five (25) feet;
 - c. Three story—thirty (30) feet;
 - d. More than three stories—thirty (30) feet plus five feet per story.
6. Minimum Lot size for business center lots in a general commercial district shall be 6,000 square feet.

The proposed development complies with all code requirements above.

4. **Open Space:** Multiple stormwater bio areas and existing drainage and maintenance easements allow for open spaces throughout the property. Pavilions are proposed in additional open spaces at the front and rear of each building.

B. Building Elevations/Floor Plans

Proposed building elevations are included on Sheet A-1 of **Attachment 1**. Building plans are approved by DID for compliance prior to the issuance of building permits.

C. Sign Plan

One 25' monument sign with electronic reader board is proposed with the final comprehensive development plan. A Signage Detail is provided on Sheet CO-1 of **Attachment 1**. This monument sign does not comply with requirements in 17.216 for signs which may be erected in General Commercial zoning district which states that a ground sign shall not exceed 100 sq. ft. per face, not exceeding 30 ft. in height and setback 15 ft. from the curb line. While the proposed monument sign is 25 ft. in height and setback more than 15 ft. from the curb, it exceeds the size requirements at 195 sq. ft.



City of Salisbury

D. Landscaping Plan

Landscaping details are provided on Sheet SP-1 of [Attachment 1](#). The final comprehensive development plan proposes a 6' buffer of foundation plantings along the sidewalk of each building's main façade as well along each building's Naylor Mill Road façade to include a mixture of deciduous and evergreen shrubs. Along the property edge adjacent to the neighboring residential properties, deciduous trees are proposed to provide screening between uses as shown on [Attachment 2](#). Additionally, plantings are provided at the back of the shared use path along Naylor Mill Road.

E. Development Schedule

A development schedule was provided as [Attachment 3](#).

F. Community Impact Statement

A Community Impact Statement was provided as [Attachment 4](#).

G. Statement of Intent to Proceed and Financial Capability

A Statement of Intent to Proceed & Financial Capability was provided as [Attachment 5](#).

H. Fire Service

A review by the Fire Marshal resulted in no concerns.

I. Stormwater Management

A Stormwater Management Concept was approved by the Department of Infrastructure & Development on September 11, 2024, The most recent engineering review, P-3, resulted in no further comments from the project engineer. The project is currently accepted for routing of signatures

J. Resubdivision Plat

A resubdivision plat was submitted on April 15, 2025 for the reserved Lot 4B. Comments were issued on May 1st. A second review is currently ongoing.

K. Forest Conservation Program

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

L. Transportation, Streets, and Pedestrians

A traffic impact study was submitted to the Department of Infrastructure and Development. No comments were shared by Engineering staff and SHA.

A shared use path will be required along Naylor Mill Rd, and is shown on the preliminary comprehensive development plan.

V. PLANNING COMMENTS

Staff would like note that the sign detail submitted with the application does not currently meet the standards in 17.216.110. If larger signs are desired for the site, a variance may be requested by the Board of Appeals to permit the larger signage. A Comprehensive Sign Plan shall be required showing the overall design, colors and location of signs throughout the center, which shall be submitted to and approved by the planning commission prior to the installation of any signs.

VI. RECOMMENDATION

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

1. The site shall be developed in accordance with a Final Comprehensive Development Plan Approval that meets all Code Requirements. Minor plan adjustments may be approved by the Salisbury Department of Infrastructure and Development;
2. Submit a comprehensive sign plan for Planning Commission approval prior to sign installation.
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.

RWB EAST NAYLOR MILL RD LOT 4

EAST NAYLOR MILL ROAD

FINAL COMPREHENSIVE DEVELOPMENT PLAN

- CITY OF SALISBURY STANDARD NOTES
- THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY.
 - ALL STABILIZATION, PAVING, AND ROAD PATCHING IN THE PUBLIC ROADWAY WHICH IS NECESSITATED BY THE CONSTRUCTION OF THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, USING A PAVING CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. MILLING & REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2298.
 - ALL DETERIORATED CURB, GUTTER, AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTSIDES OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. HANDICAP RAMPS PER CURRENT ADA GUIDELINES ARE REQUIRED AT ALL PUBLIC STREET AND DRIVEWAY INTERSECTIONS. DETECTABLE WARNING DEVICES (TRUNCATED DOMES) MUST BE PROVIDED AT ALL PUBLIC STREET INTERSECTION HANDICAP RAMPS. SEE CITY STANDARD 100.37.
 - ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREETLIGHTS AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16.48.030 OF THE SALISBURY SUBDIVISION REGULATIONS. REDUCTIONS IN PROJECT SURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PHASING OF THIS PROJECT SHALL NOT BE PERMITTED.
 - "A WRITTEN 'NOTICE TO PROCEED' MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH DID, BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. THIS REQUIREMENT ALSO APPLIES TO CONSTRUCTION OF ANY PRIVATE STORMWATER MANAGEMENT. CONTACT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT, ROOM 202, 125 N. DIVISION ST., SALISBURY, MARYLAND, 21801-4540, TELEPHONE 410-548-5460, TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN 'NOTICE TO PROCEED'. 48 HOURS NOTICE IS REQUIRED.
 - STREET TREES SHALL BE PLANTED PER THE CURRENT SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT STREET TREE POLICY. PROVIDE CENTERLINE STATIONING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
 - CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
 - CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS.
 - MILLING AND REPAVING SHALL BE PER RESOLUTION 2298.
 - PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHTS-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
 - 9 EDGES OF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS.
 - APPROVAL OF THE SITE PLAN AND UTILITY DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFORMATION.
 - PROVIDE RESIDENT INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORM WATER MANAGEMENT SYSTEM APPROVED AS PART OF THE IMPROVEMENTS CONSTRUCTION PLAN. DURING THE CONSTRUCTION OF THE STORM WATER MANAGEMENT CHAMBERS AND MICRO-SCALE PRACTICES (MSP) WITH GRAVEL SUBSTRATE, INCLUDING RAIN GARDENS, MICRO-BIOTENTION, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIVISION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION, SIZE, AND NUMBER OF CHAMBERS PLACED; THE LOCATION, SIZE, AND DEPTH OF MEDIA LAYERS FOR MSPS; SIZE, TYPE, AND DEPTH OF PRIVATE STORMWATER PIPES, BEDDING MATERIAL AND COMPACTION. THE FINAL OCCUPANCY CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT.
 - FOLLOWING COMPLETION OF CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMISSION AS-BUILT DRAWINGS OF THE PUBLIC WATER, SEWER, AND STORM DRAINS. THE PRIVATE STORMWATER MANAGEMENT AS-BUILTS MUST BE SUBMITTED WITHIN 60 CALENDAR DAYS FOLLOWING THE DATE OF THE FINAL FIELD INSPECTION REPORT FOR SEGMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. PARTIAL SUBMITTALS WILL BE REJECTED. THE AS-BUILT DRAWINGS MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, PROPERTY LINE SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, THREE (3) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2016 OR LATER VERSION OF AUTO-CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECT CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE.

DISCREPANCIES

- "THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS."
- "ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY."
- "THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVIEW THE CONTRACTOR'S FINDING TO CONFIRM THE DISCREPANCY."
- "THE CITY REPRESENTATIVE OR THE CONSULTANT WITH SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT APPROVAL, WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY."
- "THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES."

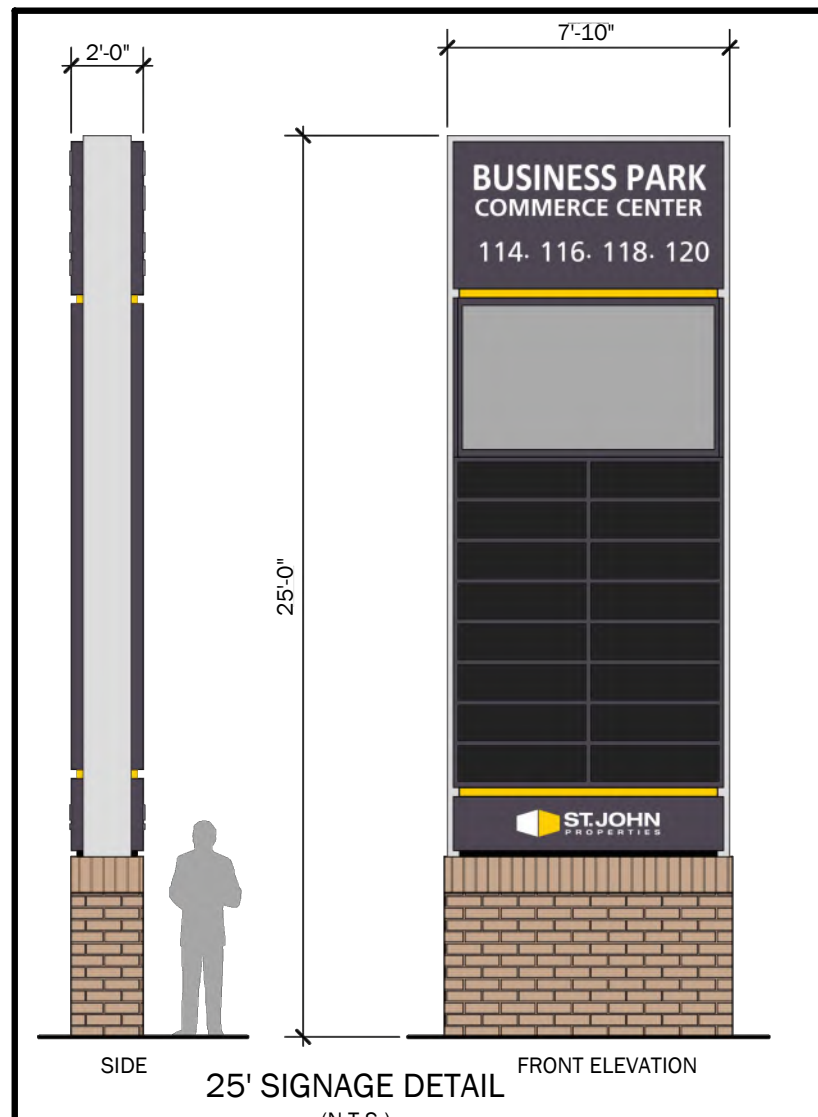
CITY OF SALISBURY - UTILITY CONSTRUCTION NOTES:

- THE OWNER/DEVELOPER SHALL USE A CONTRACTOR/SUBCONTRACTOR CURRENTLY APPROVED BY THE CITY OF SALISBURY FOR CONSTRUCTION OF THE PARTICULAR TYPE OF IMPROVEMENT. PAYMENT TO THE CONTRACTOR SHALL BE THE OWNER'S/DEVELOPER'S RESPONSIBILITY. THE CITY OF SALISBURY MAY SUSPEND OR CANCEL CONSTRUCTION WHEN THE CONTRACTOR DOES NOT PROGRESS, IN A CONTINUOUS MANNER, AND/OR THE CONSTRUCTION METHOD OR MATERIALS SUPPLIED ARE LESS THAN THE STANDARD SET FORTH IN THE CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION" OR WHEN THE CONTRACTOR IS NOT IN COMPLIANCE WITH THE PUBLIC WORKS AGREEMENT AND REGULATIONS CONTAINED THEREIN. THE TYPE AND QUANTITY OF MATERIAL TESTING WILL BE DETERMINED BY THE CITY OF SALISBURY FIELD INSPECTOR DURING CONSTRUCTION, AS DESCRIBED IN THE CONSTRUCTION/MATERIAL SPECIFICATIONS. TESTING COSTS SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- "THE APPROVED UTILITY CONTRACTORS FIELD REPRESENTATIVE SHALL BE REQUIRED TO FOLLOW AND HAVE AN APPROVED, SIGNED COPY OF THE UTILITY DRAWINGS, THE LATEST REVISION OF THE CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATION FOR UTILITY AND ROADWAY CONSTRUCTION AND THE CONSTRUCTION STANDARDS. (STANDARD DETAILS) MANUALS AT THE CONSTRUCTION AREA DURING WORKING HOURS."
- "ALL CONSTRUCTION WITHIN CITY RIGHT OF WAYS AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CITY OF SALISBURY CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION."
- "CONTRACTOR TO VERIFY ALL ELEVATIONS AGAINST A PREVIOUSLY CONSTRUCTED POINT OF KNOWN ELEVATION BEFORE BEGINNING CONSTRUCTION."
- "THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT 1-800-257-7777, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK IN THE VICINITY OF EXISTING UTILITIES."
- "DURING THE PROGRESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWING(S) AND THE STORMWATER MANAGEMENT PLAN DRAWING(S). PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS BUILT DRAWINGS. THE RED LINE AS BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCED TO TWO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY/UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT, CONCURRENTLY, TO THE OWNER ONE SET OF RED LINE AS BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS BUILT DRAWINGS TO SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS BUILT DRAWINGS, THE OWNER MAY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE CITY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION."
- "SEWER MAINS TO BE SDP-35 PVC."
- "SANITARY SEWER MANHOLES SHALL CONFORM TO CITY STD. NO. 400.10."
- "ALL MANHOLES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE MANHOLE LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE MANHOLE LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND MANHOLE IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID."
- "FOR INSPECTION OF PRIVATE SEWER MAINS AND FOR ABANDONMENT OF EXISTING SEWER SERVICES, CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR REQUIREMENTS, AND TO COORDINATE THE WORK AND INSPECTION."
- "MAINTAIN 42" OF COVER OVER ALL NEW WATER MAINS."
- "FIRE HYDRANTS AND VALVES SHALL CONFORM TO CITY STD. NO. 300.55."
- "BLOW OFF HYDRANTS SHALL CONFORM TO CITY STD. NO. 300.51."
- "WATER MAINS TO BE 8" 900."
- "DUCTILE IRON MECHANICAL JOINT FITTINGS PER CITY'S CONSTRUCTION AND MATERIALS SPECIFICATION SHALL BE USED TO RESTRAIN ALL WATER MAIN JOINTS."
- "#12 SOLID COATED COPPER TRACER WIRE TO BE USED ON ALL CITY WATER MAINS PER CITY STD. NO. 300.55."
- "ALL VALVE BOXES INSTALLED IN UNPAVED AREAS SHALL BE FURNISHED WITH A CONCRETE COLLAR EXTENDING 1' BEYOND THE FRAME OF THE VALVE BOX LID. THE COLLAR SHALL BE 6" THICK AND BE SUPPORTED BY A 6" BASE OF CR-6 AGGREGATE WHICH IN TURN SHALL BE SUPPORTED BY SUITABLE SOIL COMPACTED TO 95% PROCTOR. CONCRETE COLLARS SHALL BE INSTALLED AFTER THE TOP OF THE VALVE BOX LIDS ARE ADJUSTED TO FINISHED GRADE. SLOPE THE SURROUNDING EARTH AROUND VALVE BOX IN SUCH A WAY AS TO CREATE POSITIVE DRAINAGE AWAY FROM THE LID."
- "WATER METERS AND ASSOCIATED VALVES SHALL NOT BE LOCATED IN DRIVEWAYS OR OTHER AREAS INTENDED FOR VEHICULAR TRAFFIC. ANY METER OR VALVE FOUND TO BE IN SUCH AN AREA AFTER PROJECT COMPLETION, SHALL BE RELOCATED TO A DID APPROVED LOCATION. THE OWNER SHALL BEAR ALL EXPENSE ASSOCIATED WITH THE RELOCATION INCLUDING BUT NOT LIMITED TO ADDITIONAL INSPECTION FEE, WATER MAIN TAPS, PAVEMENT, CURB, GUTTER, AND/OR SIDEWALK RESTORATION, ANY RETESTING, AND ANY AND ALL ASSOCIATED APPURTENANCES."
- "DEFLECT THE WATER MAIN AROUND OTHER UTILITIES PER CITY STD. NO. 300.42 AS NECESSARY TO AVOID CONFLICTS. MAINTAIN A MINIMUM OF 1' OF SEPARATION BETWEEN THE OUTSIDE EDGE OF PIPES, IF WATER MAINS ARE INSTALLED BEFORE ANY OTHER UTILITY IT WILL BE AT THE RISK OF THE CONTRACTOR."
- "EXISTING WATER SERVICES THAT ARE TO BE ABANDONED ARE TO BE PLUGGED/CAPPED AT THE MAIN. TRASH COLLECTION SHALL BE PRIVATE AND BE THE RESPONSIBILITY OF THE INDIVIDUAL TENANTS. SHOULD A DUMPSTER BE REQUIRED, IT SHALL BE LOCATED IN AN ENCLOSURE AND ADEQUATELY SCREENED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON IS CURRENTLY OWNED BY:
RWB INVESTMENTS, LLC
4920 SNOW HILL RD
SALISBURY, MARYLAND 21804
THE PROPERTY SHOWN HEREON IS CURRENTLY BEING DEVELOPED BY:
ST. JOHN PROPERTIES, INC
C/O MATTHEW DESTINO
2560 LORD BALTIMORE DRIVE
WINDSOR MILL, MD 21244
PHONE: (443) 464-1316
EMAIL: mdestino@sjp.com
- PLAT REF: 1708/173
- DEED REF: 352/1
- AREA OF PROPERTY: 8.73± AC
- TAX MAP: 119 GRID: 11 PARCEL: 240
- THE PRESENT ZONING OF THIS PROPERTY IS: GENERAL COMMERCIAL
- FRONT SETBACK = 25'
- REAR SETBACK = 15'
- SIDE SETBACKS = TWO REQUIRED TOTALING NO LESS THAN 20'
- MINIMUM LOT SIZE: 10,000 SF
- MAXIMUM BUILDING HEIGHT: 50'
- THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL # 2404500114E, DATED 8/17/2015, AS BEING IN FLOOD ZONE "X", AREA OF MINIMAL FLOODING
- THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
- THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1/S-1.
- CONTRACTOR TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECT'S UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
- THIS PROJECT IS INTENDED TO BE SERVED BY PUBLIC SEWER AND PUBLIC WATER. TRASH COLLECTION SHALL BE PRIVATE AND BE THE RESPONSIBILITY OF THE INDIVIDUAL TENANTS. SHOULD A DUMPSTER BE REQUIRED, IT SHALL BE LOCATED IN AN ENCLOSURE AND ADEQUATELY SCREENED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF

- THE CITY OF SALISBURY ZONING CODE.
- 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.
- 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.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- PROPERTY OWNERS SHALL BE RESPONSIBLE FOR ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OR OR THROUGH THEIR PROPERTY. THE MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED OUTSIDE THE CITY OF SALISBURY RIGHT OF WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- THE 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. ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE INSTALLED OUTSIDE THE CITY OF SALISBURY UTILITY EASEMENTS. PERPENDICULAR CROSSINGS WILL BE ALLOWED.
- PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY PUBLIC WORKS.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR. VERTICAL DATUM IS BASED ON NAVD83.



PARKING TABULATION

REQUIRED PARKING
MIXED USE BUILDINGS: 1 PARKING SPACE PER 350 SF
70,894 / 350 = 203 REQUIRED
210 SPACES PROVIDED INCLUDING 8 ADA ACCESSIBLE SPACES
(ADA CALCULATIONS BASED ON 2010 ACCESSIBILITY GUIDELINES AND STANDARDS AS APPLIED TO EACH INDIVIDUAL PARKING STRUCTURE/LOT)

BICYCLE PARKING PER CITY OF SALISBURY MUNICIPAL CODE 17.196.60:
A MINIMUM OF 1, PLUS 1 PER 5,000 SF OF GROSS FLOOR AREA
70,894 / 5,000 = 15 SPACES REQUIRED
20 SPACES PROVIDED

A 20% PARKING INCREASE WAIVER WAS GRANTED AT THE AUGUST 22, 2024 PLANNING COMMISSION.

SITE DATA

SITE AREA = 380.133± SF = 8.73± AC
LOD AREA = 374.173± SF = 8.59± AC
EXISTING IMPERVIOUS = 0 SF = 0 AC

PROPOSED IMPERVIOUS:
BUILDING = 69,350 SF
PAVING = 186,428 SF
CONCRETE = 4,627 SF
TOTAL = 260,405 SF = 70%

ESTIMATED WATER & SEWER USAGE

CALCULATIONS BASED ON MEDIAN USE OF CLIENTS
EXISTING FACILITIES
GROSS AREA X 0.032 = GPD
1 EDU = 250 GPD

PROJECT USAGE: 70,894 X 0.032 = 2,268.6 GPD
2,268.6 GPD/ 250 = 9 EDU
2 - 2" WATER METERS PROVIDED

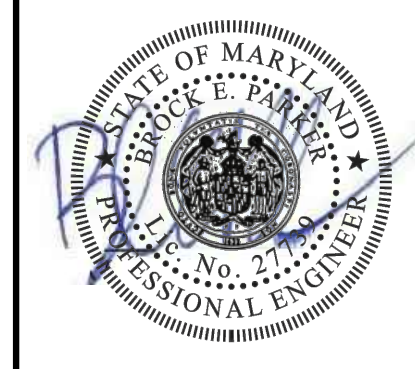
LEGEND

- PROPOSED SITE LIGHTING
- EXISTING HYDRANT
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED OUTFALL STRUCTURE
- PROPOSED FES
- PROPOSED AT GRADE INLET
- PROPOSED STORM DRAIN MANHOLE
- RELOCATED COMMUNICATION PEDESTAL
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- ACCESS EASEMENT
- UTILITY (VERIZON) EASEMENT
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING GAS LINE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN PIPE
- EXISTING CURB
- PROPOSED CURB
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SWALE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE LINE
- PROPOSED TREE LINE
- SILT FENCE / LIMIT OF DISTURBANCE
- EXISTING PAVING
- PROPOSED PAVING
- PROPOSED HEAVY DUTY PAVING
- PROPOSED SIDEWALK
- PROPOSED ESDY SURFACE

SHEET LIST

CO-1 TITLE SHEET
SP-1 SITE, LANDSCAPING & LIGHTING PLAN
A-1 ARCHITECTURAL ELEVATIONS

Attachment 1



CO-1
GRAPHIC SCALE
1 inch = 50 feet

REVISIONS	DATE	BY	APP.

OWNER'S CERTIFICATION

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

ST. JOHN PROPERTIES
C/O MATTHEW DESTINO
2560 LORD BALTIMORE DRIVE
WINDSOR MILL, MD 21244
PHONE: (443) 464-1316
EMAIL: mdestino@sjp.com

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. 21801, EXPIRATION DATE: JULY 24, 2028 AND A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21193, EXPIRATION DATE: JANUARY 25, 2026.

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

PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT

DATE: 04/30/2025
BY: BROCK E. PARKER, P.E., R.L.S.

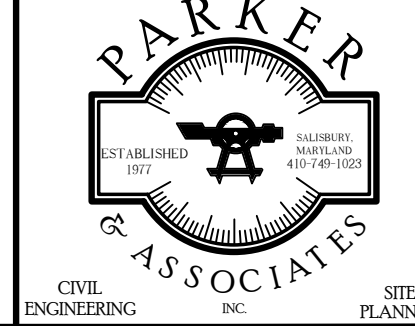
APPROVED: CITY OF SALISBURY DEPARTMENT OF INFRASTRUCTURE AND DEVELOPMENT
NICHOLAS VOITIG - DIRECTOR

CITY PROJECT # 23-032

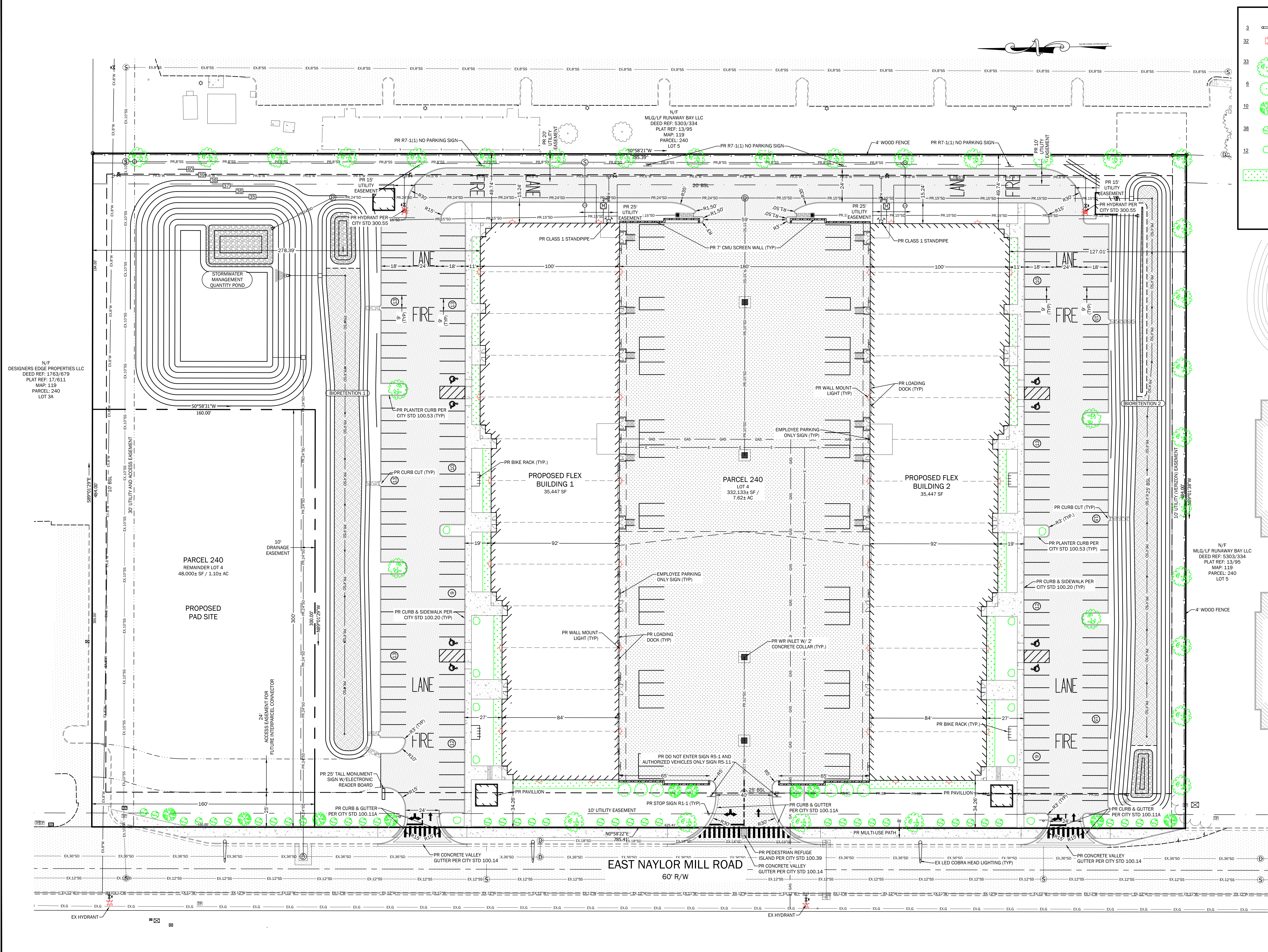
FINAL COMPREHENSIVE DEVELOPMENT PLAN

TITLE SHEET
RWB EAST NAYLOR MILL LOT 4

ROAD NAME: EAST NAYLOR MILL ROAD
FOR: RWB INVESTMENTS
PARSONS ELECTION DISTRICT, CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND
DATE: 04/30/2025
SCALE: 1" = 50'
SHEET: 11
TOTAL SHEETS: 240

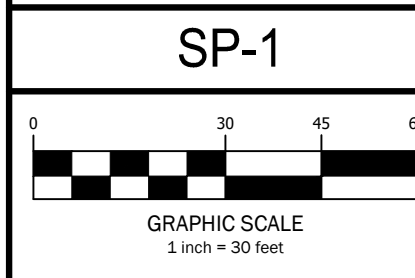
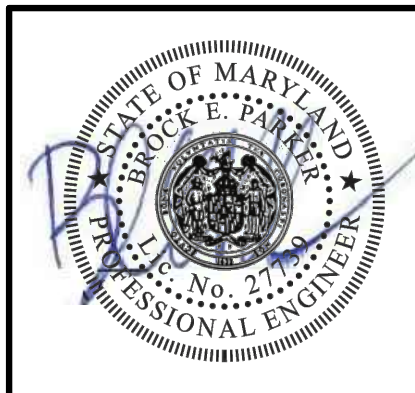


APR 30, 2025 10:50 AM



LANDSCAPE AND LIGHTING LEGEND

- 3 - EX LED COBRA HEAD LIGHTING POLE
- 32 - PROPOSED WALL MOUNT LIGHT
- 33 - PLATANUS X ACERIFOLIA (LONDON PLANE) - OR SIMILAR DECIDUOUS SHADE TREE SPECIES - PLANTING LOCATION
- 6 - THUJA OCCIDENTALIS (AMERICAN ARBORVITAE) - OR SIMILAR EVERGREEN TREE FOR SCREENING - 4' TO 6' PLANTING LOCATION
- 10 - LAGERSTROEMIA X NATCHEZ (NATCHEZ CRAPE MYRTLE) - OR SIMILAR FLOWERING ORNAMENTAL TREE - 4' TO 6' PLANTING LOCATION
- 38 - ROSA 'KNOCK OUT' (KNOCK OUT ROSE) - OR SIMILAR FLOWERING SHRUB - 1 GALLON PLANTING LOCATION CONSOLIDATED INTO BEDS
- 12 - ILEX GLABRA (INKBERRY) - OR SIMILAR NATIVE SHRUB - 1 GALLON PLANTING LOCATION
- 6' BUFFER OF FOUNDATIONAL PLANTINGS TO BE PLANTED ALONG SIDEWALK OF EACH BUILDING'S MAIN FACADE TO INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET (CLETHRA ALNIFOLIA 'PINK SPIRE'), BURNING BUSH (EUNONYMUS ALATUS), HYPERICUM, SPIRAEA, AZALEAS (RHODODENDRON ATLANTICUM), AND JUNIPERUS (JUNIPERUS)) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERUS AND FLOWERS, WITH ANNUAL COLOR (TO BE SUPPLEMENTED WHERE APPLICABLE).



REVISIONS	DATE	BY	APP

FINAL COMPREHENSIVE DEVELOPMENT PLAN

SITE, LANDSCAPING & LIGHTING PLAN

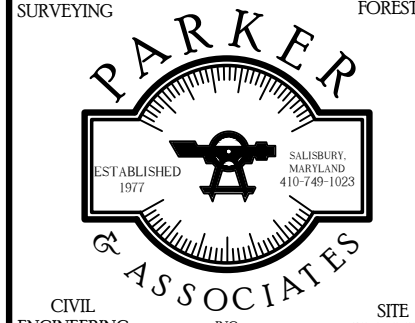
RWB EAST NAYLOR MILL LOT 4

ROAD NAME: EAST NAYLOR MILL ROAD
FOR: RWB INVESTMENTS
PARSONS ELECTION DISTRICT, CITY OF SALISBURY, WICOMICO COUNTY, MARYLAND

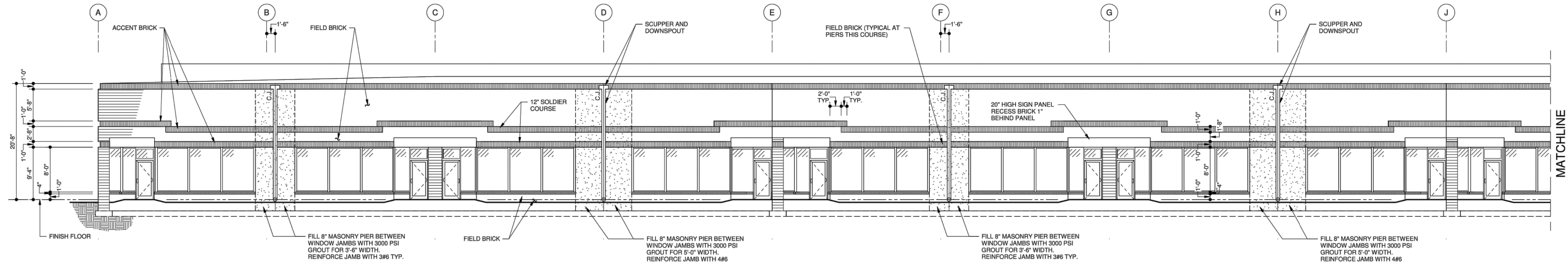
DATE: 04/30/2025
SCALE: 1" = 30'

DRAWN BY: RBA
CHECKED BY: 113
DATE: 04/30/2025

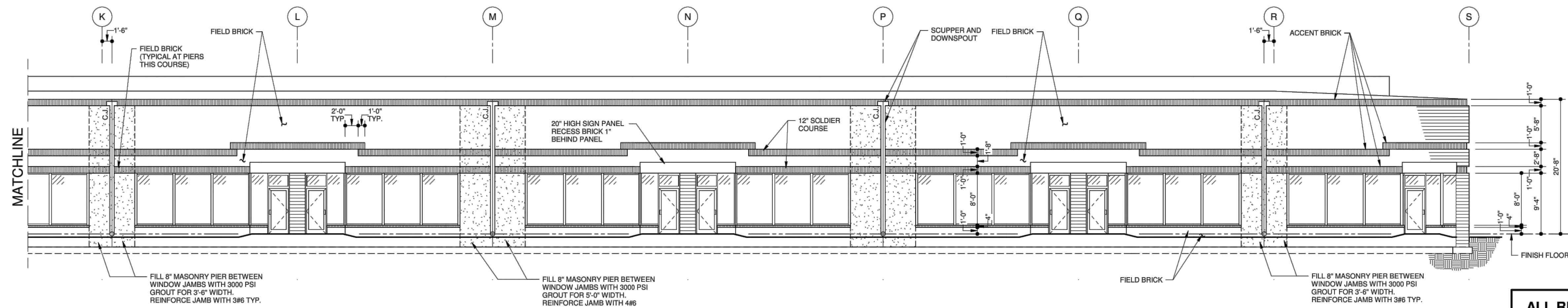
PROJECT: 240



APR 30, 2025 10:52AM

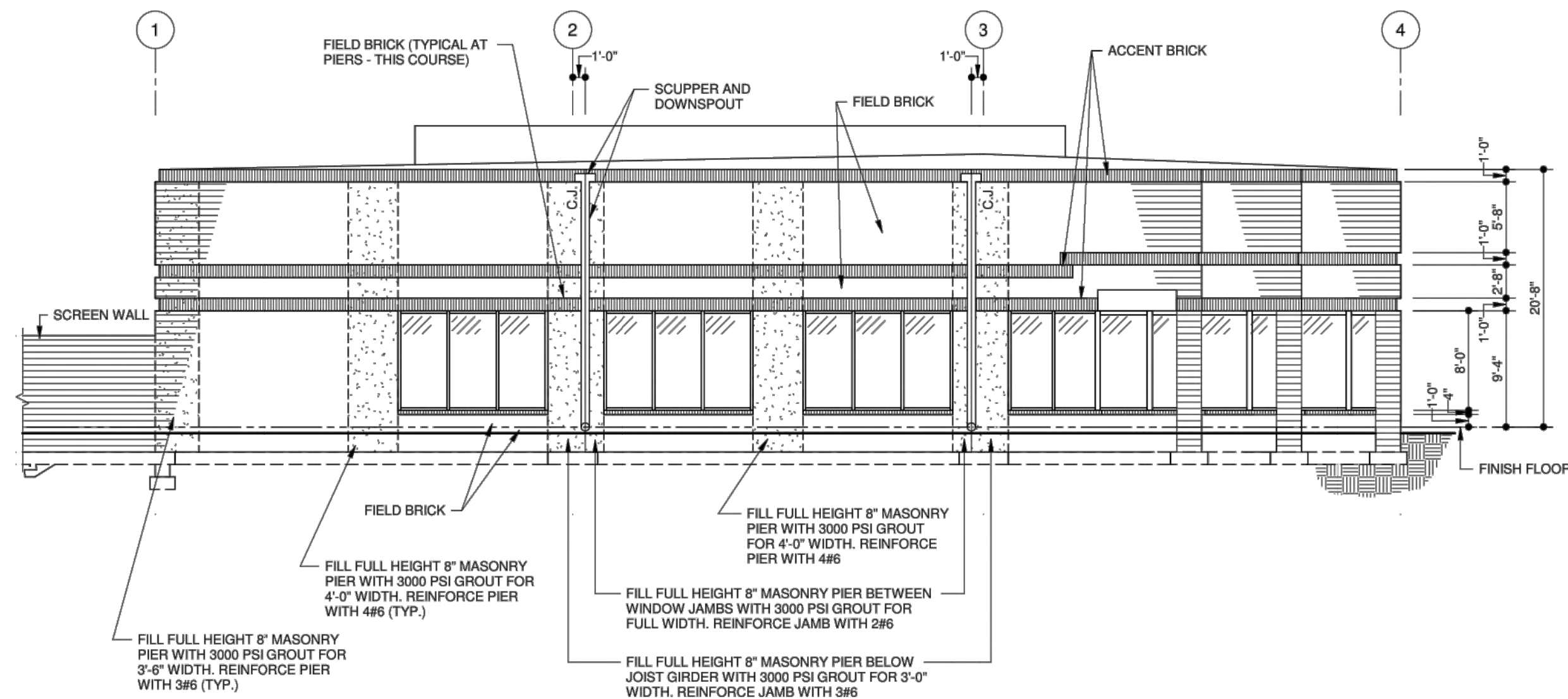


FRONT ELEVATION

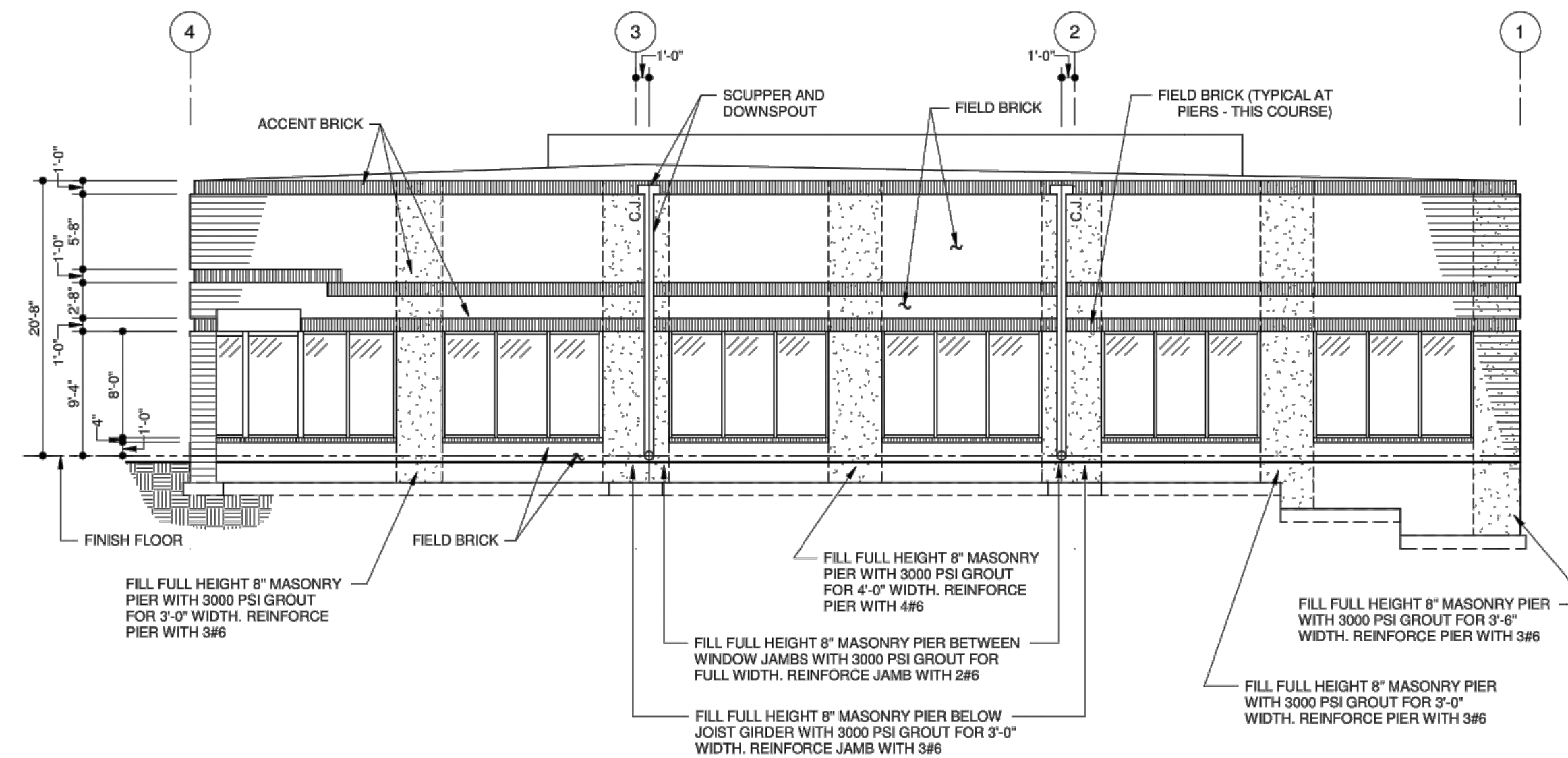


FRONT ELEVATION

ALL REINFORCING BARS IN
BLOCK WALLS SHALL EXTEND
FROM TOP OF FOOTING TO
TOP OF WALL. LAP SPLICE
ALL BARS 36" MINIMUM.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

Seal:

Professional Certification: I hereby declare that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.
License No.: 2286-A
Expiration Date: 06/30/22

ST. JOHN
PROPERTIES

2560 LORD BALTIMORE DRIVE
BALTIMORE, MD 21244
410-788-0100

PENZA+BAILEY

ARCHITECTS
401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

morabito
consultants

Structural Engineers | Parking Consultants
932 Ridgebrook Rd Suite 1100
Sparks, MD 21152-9432
410.467.2373 | www.morabitoconsultants.com
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No.	Date	Revisions

DESIGNED KAP DRAWN KAP
CHECKED JAM APPROVED JAM

Project No.: 21028

Date: 02-19-21

Scale: 1/8" = 1'-0"

Sheet Title:

Sheet No.:

A-1

FINAL COMPREHENSIVE DEVELOPMENT PLAN

Apr 30, 2025 10:51am



April 7, 2025

City of Salisbury
PLANNING AND ZONING COMMISSION
Govt. Bldg., 3rd Floor, Council Chambers
125 N Division Street
Salisbury, MD 21801

To Whom It May Concern,

This letter is to provide a community impact statement for the Final Comprehensive Development Plan application for St. John Properties' proposed construction along East Naylor Mill Road.

With this application, St. John Properties (SJP) proposes to construct two (2) Flex/R&D buildings and reserve an outparcel along East Naylor Mill Road between the intersection with Mall Road and Overlook Drive. SJP has been developing and constructing Flex/R&D buildings in the greater Baltimore metropolitan area for over 50 years, and have begun over the past 30 years to expand into other states. At the time of this letter, SJP owns and operates almost 24 million square feet of commercial space throughout the United States, with a vast majority of that space being Flex/R&D.

Flex/R&D buildings are a remarkable hybrid solution providing space for a wide array of commercial tenants. SJP constructs the shell of the building and then works with each tenant to build out a space customized for their specific needs. Some tenants in SJP buildings are light manufacturing/assembly type uses, where the finished space would only include 1-2 offices and a restroom. Other SJP tenants require full office buildouts. The Flex/R&D can be tenanted and re-tenanted as the market demands, without constructing new buildings or additions.

This application is requesting approval to construct two (4) flex buildings totaling 69,350 sf. The application also proposes the construction of all of the requisite parking, drive-aisle, stormwater management, landscape, and lighting improvements commensurate with a development of this scope.



A market study (provided to the applicant by SVN Miller) indicates a growing demand for flexible office and research & development (R&D) space in the Salisbury, MD market. This is driven by increase in startups and new businesses and established businesses seeking expansion options.

The market currently does not have much in the way of facilities that are similar to what the applicant is proposing, and those existing facilities are at almost full occupancy, with users in those buildings looking to expand, indicating a need for additional space to accommodate growing businesses.

The development is projected to generate over 200 jobs and \$200,000 in annual property tax revenue for the community, with a total capitalization value of nearly \$10 million when fully constructed. Additionally, tenant businesses will contribute to sales tax revenue through their operations. We have been committed to working with the planning staff to identify any necessary infrastructure improvements.

This application conforms to all applicable zoning and bulk regulations, without the need for variances or waivers.

We have attached a traffic impact study, which shows our conformance to local and state regulations with the provided proposed mitigation to Naylor Mill Road.

The development plan also utilizes the existing water and sewer network within the City, planned for future uses of this size and scale. This therefore minimizes impacts to County infrastructure by planning the development where planned for previously.

The development plan minimizes impact on natural drainage, streams, and vegetation. Sustainable construction practices will be employed to minimize soil erosion and air/water pollution. St John Properties is a leader in the sustainable construction practice, with over 100 buildings in our portfolio being LEED Gold.

Construction activities will adhere to strict noise and dust control regulations. The development design prioritizes efficient traffic flow and integrates with existing transportation infrastructure. Lighting will be designed to minimize light pollution on neighboring properties.



A stormwater management plan is in place to prevent flooding and ensure responsible water use. Landscaping will promote native plant species and contribute to a sustainable environment. We are committed to open communication with the community throughout the development process.

This development plan proposes to construct a gazebo structure to allow for outdoor seating and dining area for employees in the flex/R&D park.

We appreciate your time and attention in reviewing this matter and look forward to adding to both your employment and tax base. Our project is funded and we are ready to proceed as soon as the approvals are in place. With your approval in the spring, we would hope to start construction later this summer and have our buildings open in spring/summer of next year.

Thank you,

Andrew M. Roud
Regional Partner



April 7, 2025

City of Salisbury
PLANNING AND ZONING COMMISSION
Govt. Bldg., 3rd Floor, Council Chambers
125 N Division Street
Salisbury, MD 21801

To Whom It May Concern,

This letter is to provide a Statement of Development Schedule for St. John Properties' proposed construction along East Naylor Mill Road.

With this application, St. John Properties (SJP) proposes to construct two (2) Flex/R&D buildings and reserve an outparcel along East Naylor Mill Road between the intersection with Mall Road and Overlook Drive. SJP has been developing and constructing Flex/R&D buildings in the greater Baltimore metropolitan area for over 50 years, and have begun over the past 20 years to expand into other markets outside of Baltimore. At the time of this letter, SJP owns and operates almost 25 million square feet of commercial space throughout the United States, with a vast majority of that space being Flex/R&D.

St John Properties plans to begin development promptly after favorable Planning Commission approval and grading and building permit issuance. We anticipate the first phase of development (Buildings C and D) to be completed within 10 months of permit issuance.

We appreciate your time and attention in reviewing this matter and look forward to adding to both your employment and tax base.

Thank you,

Andrew M. Roud
Regional Partner



April 7, 2025

City of Salisbury
PLANNING AND ZONING COMMISSION
Govt. Bldg., 3rd Floor, Council Chambers
125 N Division Street
Salisbury, MD 21801

To Whom It May Concern,

This letter is to provide a Statement of Intent to Proceed and Financial Capability for St. John Properties' proposed construction along East Naylor Mill Road.

With this application, St. John Properties (SJP) proposes to construct two (2) Flex/R&D buildings and reserve an outparcel along East Naylor Mill Road between the intersection with Mall Road and Overlook Drive. SJP has been developing and constructing Flex/R&D buildings in the greater Baltimore metropolitan area for over 50 years, and have begun over the past 20 years to expand into other markets outside of Baltimore. At the time of this letter, SJP owns and operates almost 25 million square feet of commercial space throughout the United States, with a vast majority of that space being Flex/R&D.

St John Properties has a roughly \$5 Billion capitalization value, and typically self-funds the initial acquisition and first phase of development. As noted on the in the coincidentally submitted Statement of Development Schedule, SJP plans to begin development promptly after favorable Planning Commission approval and grading and building permit issuance.

We appreciate your time and attention in reviewing this matter and look forward to adding to both your employment and tax base.

Thank you,

A handwritten signature in blue ink, appearing to read "Andrew M. Roud".

Andrew M. Roud
Regional Partner



Infrastructure and Development Staff Report

May 15, 2025

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 22-033

Project Name: Salisbury Town Center Apartments

Applicant/Owner: Parker & Associates for Salisbury Town Center Apartments LLC

Nature of Request: Certificate of Design and Site Plan Approval

Location of Property: Camden St., West Market St., and Circle Ave.— Tax Map: 107 Grid: 14 and 20 Parcel: 1066,1071, 1074-1077

Existing Zoning: Central Business District

II. SUMMARY OF REQUEST:

Parker and Associates, on behalf of the owner, has submitted Certificate of Design and Site Plan (Attachment 2) for Salisbury Town Center Apartments which includes 222 residential units, a parking garage, and retail space. The traffic evaluation letter (Attachment 4) indicates that the retail space is a 7,500 sq. ft. commercial space. The site is portrayed in the submission as consisting of six (6) parcels containing approximately 3.70 acres; however two of the six parcels are City-owned and City-controlled and the developer's parcels total approximately 2.92 acres (as recorded by resubdivision September 28, 2023; 17/730).

III. APPROVAL HISTORY:

- July 2023 – A Preliminary Certificate of Design and Site Plan Approval was presented to the Planning Commission. While there is no provision for such a “Preliminary” submission, it was presented and reviewed anyway and an approval was issued with the following conditions:
 1. Obtain a Special Exception for a density increase from the Board of Appeals prior to Final Certificate of Design and Site Plan Approval;
 2. Obtain all necessary approvals from the Historic District Commission;
 3. Provide a Traffic Impact Study;
 4. Exterior signage shall be subject to Planning Commission review and approval and;
 5. The project is subject to further review and approval by the City Department of Infrastructure and Development, City Fire Marshal, the Wicomico County Board of Education, and other applicable agencies.



It is noted that following this approval it was determined that State legislation does not allow for a special exception to increase density, however the density of the CBD has recently been increased to allow for 80 units per acres.

IV. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

Staff notes the following with regard to Zoning Code requirements:

A. Site Plan (Attachment 2)

- 1. Parking/Access:** The proposal includes a five-level public parking garage with access from Circle Ave and Camden St as described in Attachment 3. The parking garage is proposed to have 450 car parking spaces.

Although there are no explicit parking count minimums in the Code applicable to the CBD, it is important to note that without public transit, new residents and visitors generated by this development will increase the parking demand. This may be particularly true for “luxury” apartments where the residents will likely need parking for at least one, if not two vehicles. Based on the parking counts done as part of a study in 2023 by Desman Design Management, this development eliminates 303 downtown parking spaces. The Code generally requires 1.5 car parking spaces per unit and retail is generally required to provide 1 space per 500 square feet. This means at a minimum 348 parking spaces would generally be required. Therefore, the project would create a roughly 200 space parking deficit that would negatively impact nearby businesses, residents, and visitors to the public open space.

The Planning Commission should provide recommendations for increasing parking capacity in the CBD, possibly through an increase in spaces at the future parking garage site, prior to approving the development.

- 2. Refuse Disposal:** Trash collection will be private.
- 3. Density:** The proposed density for each parcel does not meet code requirements. CBD residential density is capped at 80 units per acre. The northerly lot of the project is 0.46 acres, allowing for 36 residential units. The plans provided show 53 units on that lot. Therefore, the lot is proposed at 50% over its allowed density.
- 4. Building Setbacks/Spacing:** The code provides minimum standards for setbacks and spacing as guides for development design, however projects can vary from these



City of Salisbury

setbacks with approval of the Planning Commission after “review of individual site design in relation to the surrounding properties and development of the CBD as a whole”.

Setbacks shall be as follows:

I Setbacks shall be the same as the established setbacks for existing buildings within the same block.

ii. Where there are minor irregularities in existing setbacks for the same block, any one of the existing setbacks which the planning commission considers most applicable may be used.

iii. Where there are major irregularities in existing setbacks for the same block, the setback shall be no less than the average of setbacks for existing buildings on either side of the proposed development.

iv. Where no established building setbacks exist, the setback shall be a minimum of five feet from the back of the sidewalk.

v. Setbacks from the Wicomico River shall be a minimum of ten feet from the back of the existing or proposed bulkheading line.

vi. Setbacks from interior lot lines shall be a minimum of ten feet.

The project appears to comply with established setbacks in the downtown area.

B. Building Elevations

Proposed building elevations are included on Sheet 4 of Attachment 2.

C. Sign Plan

None submitted. Signage will need to comply with 17.216.150 of the Code regulating signs in the CBD and Certificates of Approval from the Salisbury Historic District Commission.

D. Salisbury Historic District Commission

The proposal has an expired Certificate of Approval from the Salisbury Historic District Commission (SHDC) dated June 27, 2023. The approval was only a partial approval as it referenced the applicant coming back in the future for further review and approval of building components including windows. A new Certificate of Approval is required because extensions were not requested prior to expiration and invalidation. It is noted that the approval did not include the parking garage or the use of vinyl as an exterior material.



A complete Certificate of Approval for the full project should be obtained prior to seeking approval from the Planning Commission.

E. Landscaping and Open Space

The Code states that landscaping and open space shall be provided wherever possible. Streetscape plans are included as Sheets 5-8 of plan set attachment.

F. Fire Service

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

G. Stormwater Management

The Stormwater Management Plan has been reviewed by the Salisbury Department of Infrastructure & Development with no objections.

H. Critical Area Commission

The site is located in the Intensely Developed Area (IDA). Approval should be conditioned on achieving full Critical Area approvals. The City has undertaken Critical Area compliance review and the application is currently with the Critical Area Commission as well as they consider this a major project.

Critical Area Commission approvals should be achieved prior to Certificate of Design approval.

I. Transportation, Streets, and Pedestrians

The applicant has provided a traffic evaluation letter (Attachment 4) in response to the Planning Commission's previous condition requesting a traffic impact study. The letter provides trip generation and disbursement information as justification for not providing a full traffic impact study.

The traffic letter is lacking in critical information the Commission needs for determining the traffic impacts. It does not show trips for left turns onto Route 50 off North Division Street. This is a turn lane that regularly backs up as is. It also includes the nearby traffic circle but does not show generated trips through the traffic circle as a result of this project. There will be a great number of trips through the circle and the issue should be studied.

The Commission was prudent in requiring a Traffic Impact Study and the major gaps evident in the traffic letter make clear that a TIS should still be required and that all major intersections should be accounted for.

V. DISCUSSION

A. Compliance with approved City Plans

The City's Downtown Masterplan (Envision SBY) calls for increasing downtown's commercial space by 100,000 SF. This project, taking up a larger footprint than any of the other of the few proposed downtown development projects, only proposing to contribute ~7,000 SF of commercial space will prevent the City from meeting or even coming close to its adopted goal.

The Planning Commission should require the project to contribute significantly more commercial space to the downtown. A greater target should be set by the Planning Commission in the range of 25% to 50% at a minimum so that the City's adopted goals can realistically be achieved.

B. Community Impact Statement

With the previous submission in 2023 the applicant requested that any requirement for a Community Impact Statement be waived. The conditions of approval for that preliminary submission didn't strictly say whether Planning Commission was granting this requested waiver. Staff recommends Planning Commission continuing its recent practice of not waiving community impact statements and require one for this major project.

VI. RECOMMENDATION

Staff recommends tabling of the Certificate of Design and Site Plan for the Salisbury Town Center with the following conditions to be re-reviewed by the Planning Commission:

1. Provide complete Critical Area approval;
2. Provide complete Salisbury Historic District Commission approval;
3. Provide a traffic impact study and recommendations for upgrades to transportation infrastructure as needed;
4. Provide recommendations to Planning Commission on increasing parking to service the project and the surrounding area that will be negatively impacted by loss of surface parking.



City of Salisbury

5. Provide plan revisions showing compliance with density regulations on each parcel so that housing density is not clustered in a way greater than intended in the CBD by code.
6. Provide a Community Impact Statement.
7. 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.



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

LAND SURVEYING CIVIL ENGINEERING • LAND PLANNING FORESTRY SERVICES

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

02/25/25

Attn: Jessica Crenshaw
Ref: Salisbury Town Center Certificate of Design and Site Plan # 22-033

Dear Jessica,

Attached hereto, please find our Site Plan for Final Certificate of Design approval for the Salisbury Town Center Mixed Used Development project. It is the intent of this submittal to respectfully seek final approval of this plan, in accordance with the zoning code, so that we may proceed to final approvals and to construction as expeditiously as possible.

Preliminary Certificate of Design and Site Plan Approval was granted on July 21, 2023, subject to the following conditions. See the point response to each condition below.

1. Obtain a Special Exception for a density increase from the Board of Appeals prior to Final Certificate of Design and Site Plan Approval;
 - This comment is nullified, as the recently approved text amendment to the code has increased the density for this project to 80 units per acre, therefore we are in compliance at 77 units per acre.
2. Obtain all necessary approvals from the Historic District Commission;
 - Historic District Commission approval was granted on 06/27/2023. See the attached approval.
3. Provide a Traffic Impact Study;
 - A traffic study has been updated and is provided within this submission.
4. Exterior signage shall be subject to Planning Commission review and approval and;
 - We request that the signage package review be differed to a latter hearing. The signage consultant has this approval in is scope of work and we feel as though it is best to allow him to proceed accordingly, as we do on most projects, so that the signage does not interfere with the site plan approvals. The signage consultant will return once the signage package is complete. At this time, we plan to have the signage be in conformance with the zoning code.

5. The project is subject to further review and approval by the City Department of Infrastructure and Development, City Fire Marshal, the Wicomico County Board of Education, and other applicable agencies.
 - At this time, all approvals are very well along and could be considered imminent. At this time, given the miniscule nature of the remaining comments, we are confident that these comments will not materially affect the site plans. Thusly, we feel comfortable submitting these site plans as final and receiving the commission's approval of these plans so that all approvals will be acquired along the same critical site plan approval timeline.

Pursuant to conditions above, we are confident the plans and information provided within this submission satisfies all items and respectfully request Final Certificate of Design and Site Plan Approval.

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

Sincerely,

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

Brock E. Parker, PE, RLS, QP
528 Riverside Drive
Salisbury, MD 21801
Phone: 410-749-1023
Fax: 410-749-1012

SALISBURY, MD
CERTIFICATE OF DESIGN AND SITE PLAN



GENERAL NOTES

1. THE PROPERTY SHOWN HEREON SHALL BE ACQUIRED AND DEVELOPED BY

- SALISBURY TOWN CENTER APARTMENTS LLC
C/O. KEVIN CARNEY
THOMAS BUILDERS INC
11526 PEBBLECREEK DRIVE, MD 21093
KEVIN@THOMASBUILDERS.COM
401-591-9337
- DEED REFERENCE:876/32, 583/72, 1023/64, 704/41, 1087/80
TOTAL AREA OF PROPERTY = 3.70 ± ACRES
THE PRESENT ZONING OF THE PROPERTY IS: COMMERCIAL BUSINESS DISTRICT
THIS PROPERTY IS LOCATED WITHIN G.P.R. MANAGEMENT ZONE A
THE CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY "W-1/S1."
ANY FUTURE CONSTRUCTION SHALL CONFORM TO THE CITY OF SALISBURY CODE IN EFFECT AT THE
TIME OF CONSTRUCTION.
- THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PLANS: #2404S00251E DATED 8/17/2015
LOCATED IN ZONE AE, FLOODWAY AREA AND ZONE X: AREA OF MINIMAL FLOODING.
ANY FUTURE SURVEY SHALL BE CONDUCTED WITHIN 60 DAYS OF THE DATE OF THIS REPORT AND IS
SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY THAT
MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
- THIS PROJECT IS INTENDED TO BE SERVED BY PRIVATE SEWER, PUBLIC WATER, AND/OR
TRASH COLLECTION.
- THIS PROPERTY IS SHOWN ON CDP MAP 128.
12. THIS PROPERTY SHALL BE SUBJECT TO ALL GRASS CUTTING WITHIN THE PUBLIC RIGHT
OF WAY AND OR EASEMENTS ALONG THE FRONTAGE OF OR THROUGH THEIR PROPERTY. THE
MAINTENANCE OF ALL LANDSCAPE MEDIANS OR ISLANDS LOCATED INSIDE OF CITY OF SALISBURY
RIGHT OF WAY IS THE RESPONSIBILITY OF THE LOT OWNERS. THE MAINTENANCE OF ALL
UTILITIES LOCATED INSIDE OF CITY OF SALISBURY RIGHT OF WAY IS THE
RESPONSIBILITY OF THE PROPERTY OWNERS.
- CITY OF SALISBURY UTILITY EASEMENTS SHALL BE RESERVED FOR FUTURE USE BY THE CITY AT ANY
TIME FOR CITY FUTURE UTILITY INSTALLATION, SIDEWALKS, DRAINAGE OR OTHER SUCH
PUBLIC USE, WHICH MAY BE DETERMINED BY THE DIRECTOR OF DEPARTMENT OF
INFRASTRUCTURE AND DEVELOPMENT AND SHALL BE MAINTAINED BY THE INDIVIDUAL LOT
OWNER. THE OWNERS AGREE TO MAINTAIN AND/OR REPLACE ANY TREES OR SHRUB
PLANTING OR THE PLACEMENT OF ANY LANDSCAPING OTHER THAN GRASS CAN BE MADE IN OR

- ON THE CITY OF SALISBURY UTILITY EASEMENTS, INCLUDING IN THE AIR RIGHTS OVER THE EASEMENTS, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF SALISBURY. ALL NON-CITY UTILITIES, SUCH AS, BUT NOT LIMITED TO, ELECTRIC, TELEPHONE, GAS AND C.A.T.V. SHALL BE MAINTAINED AT ALL TIMES BY THE CITY OF SALISBURY. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING CROSSINGS WILL BE ALLOWED.
- IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS IDENTIFIED, THE CONTRACTOR SHALL CORRECT THE ERROR OR OMISSION PRIOR TO THE BEGINNING OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER & ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE CORRECTION. IF THE CORRECTION IS NOT COMPLETED WITHIN THE SPECIFIED TIME FRAME, 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 AN ERROR OR OVERSIGHT, OR OMISSION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE INSTALLED IN CITY RIGHT OF WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPT. OF INFRASTRUCTURE AND DEVELOPMENT. TRACER WIRE TO BE ADDED ABOVE ALL FORCE MAIN PIPES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING PLANS SHALL BE THE EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCURATE. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
- PRIVATE UTILITY MAINS REQUIRE INSPECTION BY CITY PLUMBING INSPECTOR.
- IF THE CITY OF SALISBURY WATER MAIN MUST BE USED BY A CURRENTLY APPROVED CITY OF SALISBURY WATER AND SEWER CONTRACTOR.
- VERTICAL DATUM IS BASED ON NAVD88. HORIZONTAL DATUM IS BASED ON NAD83.
- CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE (3) CHECK POINTS THAT ARE NOT TO BE DISTURBED BY THE PROJECT. VERIFY ALL EXISTING AND CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 1-800-740-1030.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS AND OMISSIONS IN DRAWINGS ARE THE RESPONSIBILITY OF THE ENGINEER. ANY DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.

LAND USE SUMMARY	
LIMIT OF DISTURBANCE:	4.18 ACRES
EXISTING SITE IMPERVIOUS	3.94 ACRES
PROPOSED SITE IMPERVIOUS	3.59 ACRES
PROPOSED UNITS	222 UNITS
PROPOSED DENSITY	77 UNITS/ACRE

Sheet List Table	
Sheet Number	Sheet Title
SHEET-1	TITLE SHEET
SHEET-2	OVERALL SITE PLAN RENDERING
SHEET-3	OVERALL SITE PLAN
SHEET-4	WALL LOCATION PLAN
SHEET-5	W. MARKET STREETSCAPE
SHEET-6	W. MARKET STREETSCAPE
SHEET-7	CIRCLE AVE STREETSCAPE
SHEET-8	CAMDEN ST STREETSCAPE
SHEET-9	ELEVATIONS
SHEET-10	ELEVATIONS
SHEET-11	ELEVATIONS
SHEET-12	PROJECT RENDERINGS
SHEET-13	PROJECT RENDERINGS
SHEET-14	DETAILS
SHEET-15	DETAILS
SHEET-16	PARKING GARAGE TITLE SHEET
SHEET-17	PARKING GARAGE RENDERING
SHEET-18	PARKING GARAGE FLOOR PLAN
SHEET-19	PARKING GARAGE ELEVATIONS
SHEET-20	PARKING GARAGE ELEVATIONS
SHEET-21	PARKING GARAGE ELECTRICAL

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.

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	DATE
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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

CERTIFICATE OF DESIGN AND SITE PLAN

TITLE SHEET
TOWN CENTER

Road Name: CAMDEN STREET
For: SALISBURY TOWN CETNER

	DATE	7/9/2023	TAX MAP	107	GRID	14
	DRAFTSMAN	MAV	PARCEL	1066, 1071 1074-1079		

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FORESTRY

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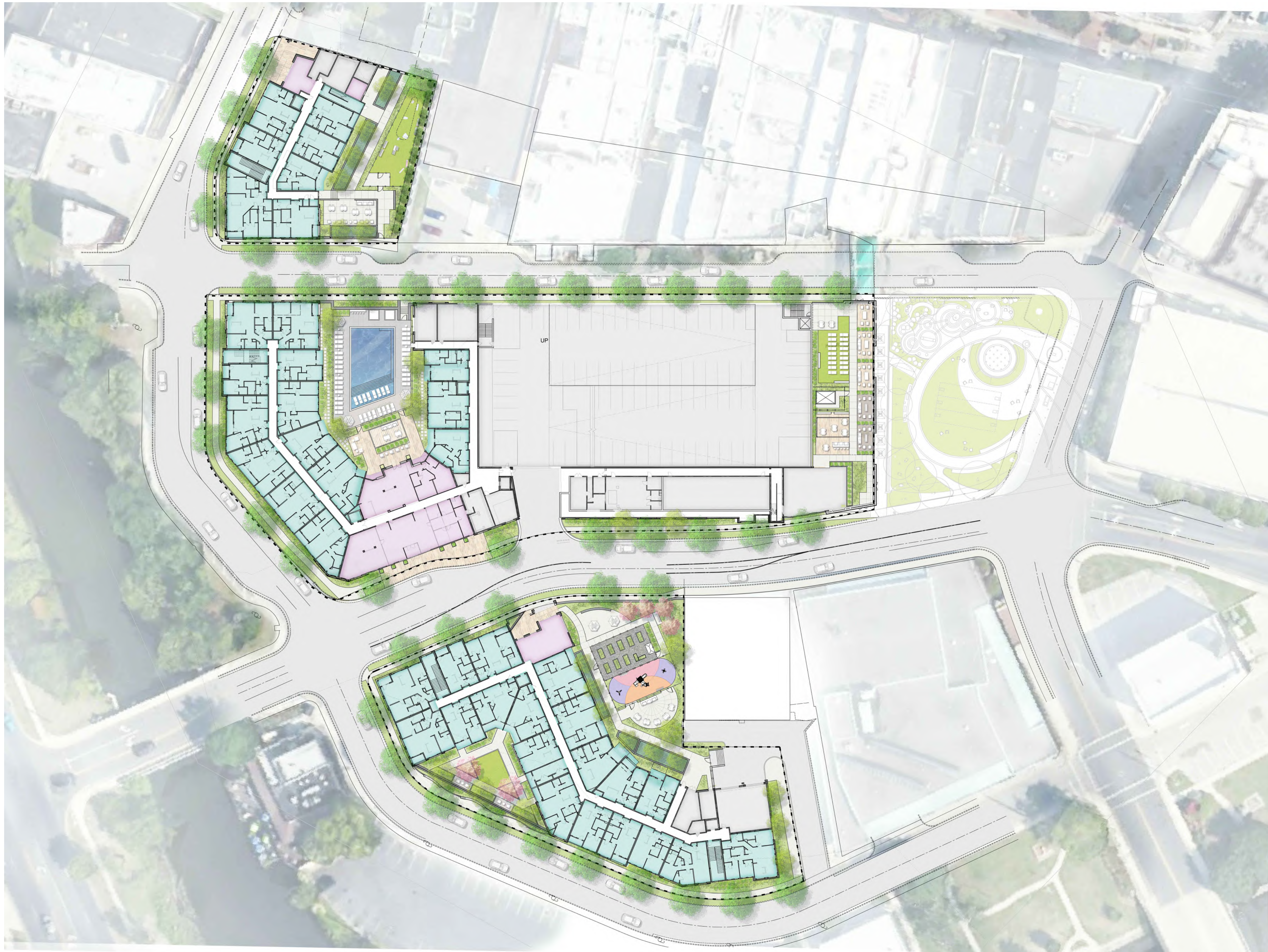
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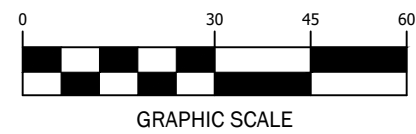
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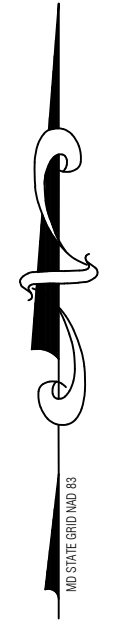
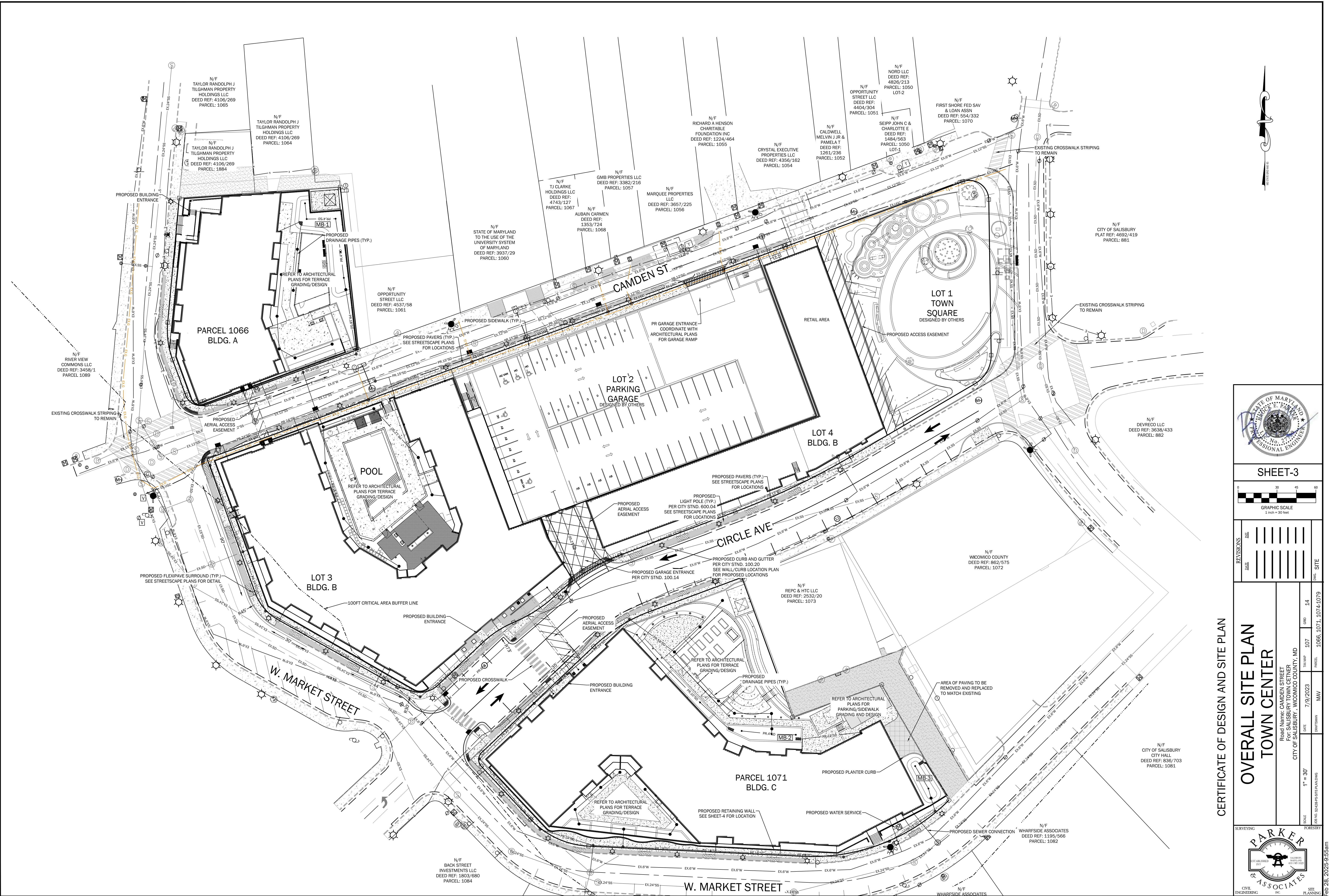


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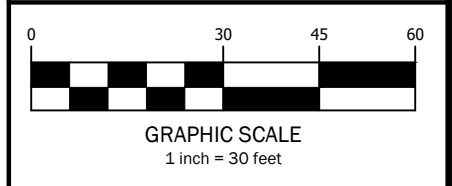


SHEET-2

OVERALL SITE PLAN RENDERING



SHEET-3



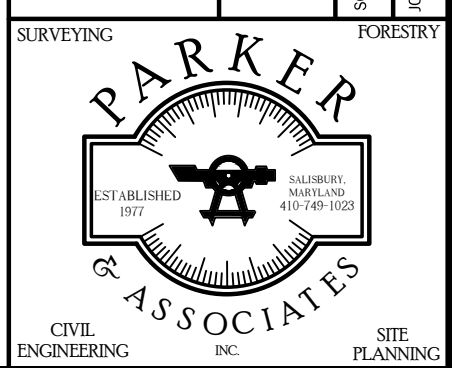
REVISIONS		DATE	BY	APP'D	SITE
NO.	DESCRIPTION				

CERTIFICATE OF DESIGN AND SITE PLAN

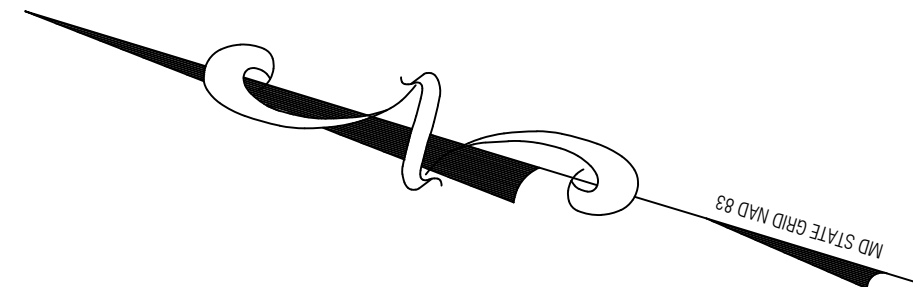
OVERALL SITE PLAN TOWN CENTER

Road Name: CAMDEN STREET
For SALISBURY TOWN CENTER
CITY OF SALISBURY, WICOMICO COUNTY, MD

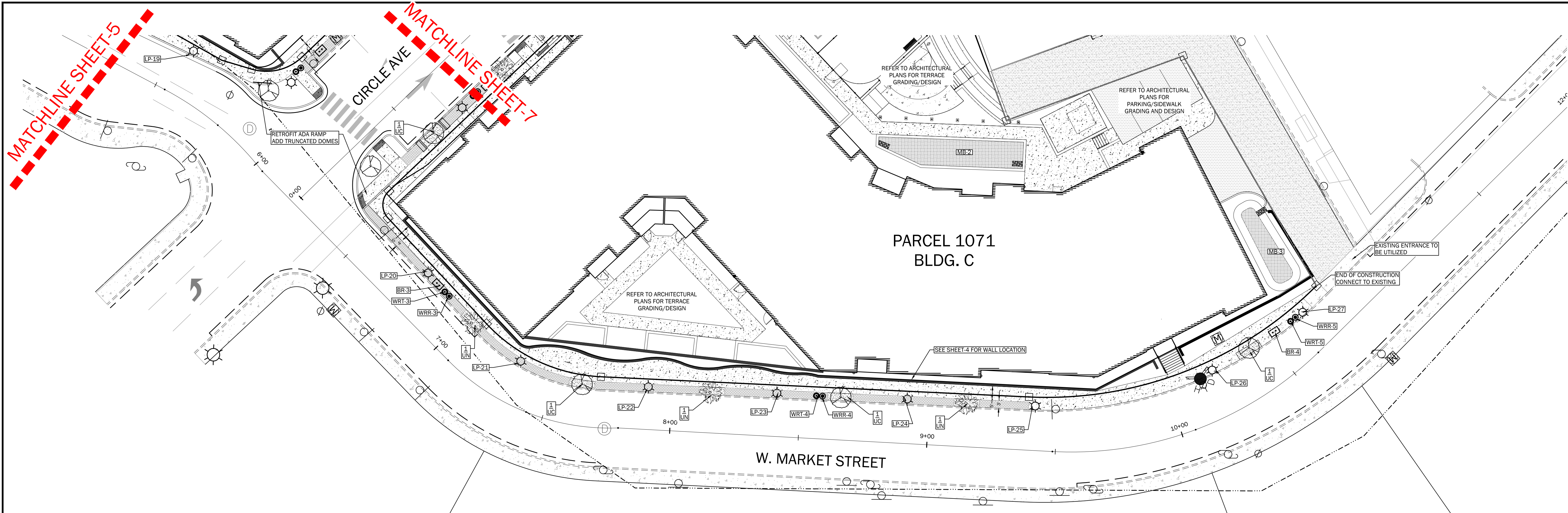
DATE	7/9/2023	DATE	10/6/2023
SCALE	1" = 30'	SCALE	1066, 1071, 1074-1079
DESIGN	SAZB&P SITE PLANNING	DESIGN	SAZB&P SITE PLANNING
CHECKED	MAV	CHECKED	MAV
DATE	7/9/2023	DATE	10/6/2023
BY	CRISTIAN	BY	CRISTIAN
APP'D	MAV	APP'D	MAV
DATE	7/9/2023	DATE	10/6/2023
BY	CRISTIAN	BY	CRISTIAN
APP'D	MAV	APP'D	MAV



Feb 28, 2025 9:55am

[illegible]

Feb 28, 2025-9:58am



BIKE RACK SCHEDULE		
BIKE RACK NO.	STATION	OFFSET
BR-3	6+82.96	17.80L
BR-4	10+54.56	17.36L

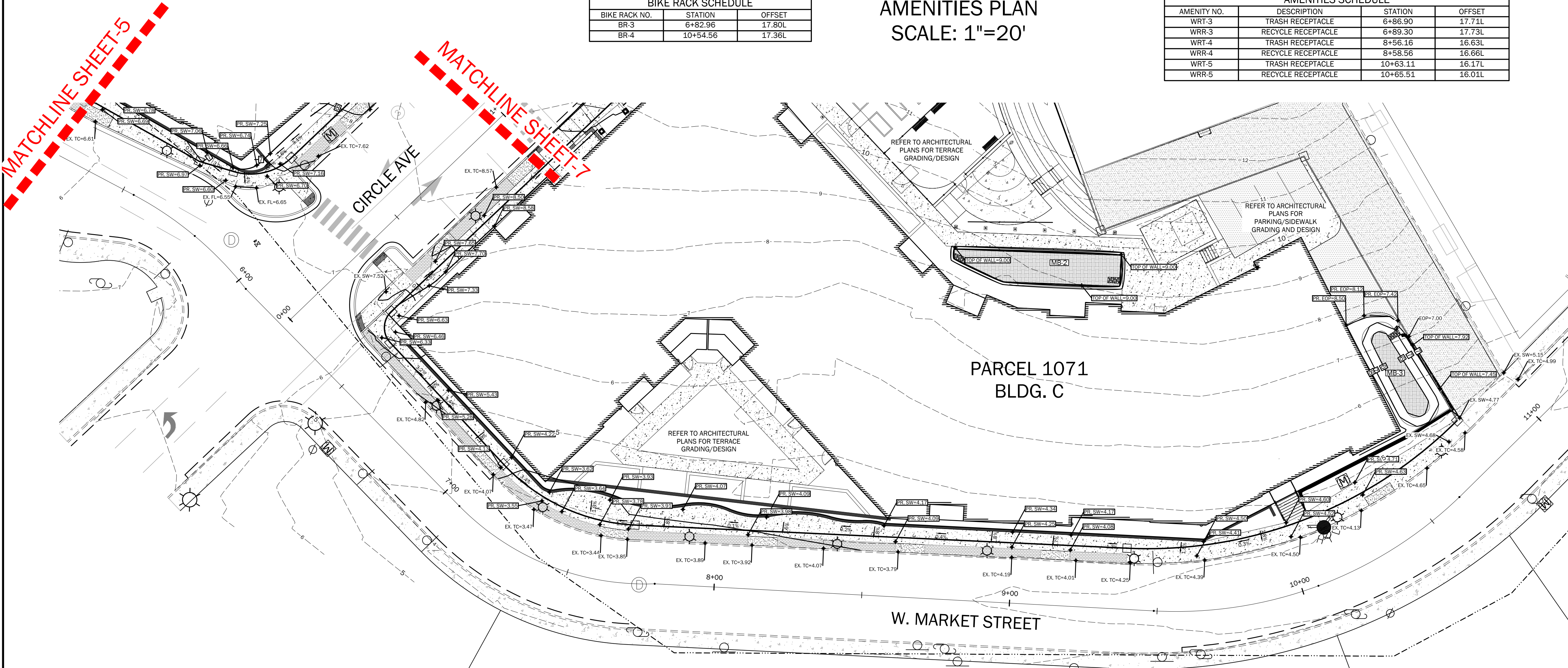
AMENITIES PLAN
SCALE: 1"=20'

AMENITIES SCHEDULE			
AMENITY NO.	DESCRIPTION	STATION	OFFSET
WRT-3	TRASH RECEPTACLE	6+86.90	17.71L
WRR-3	RECYCLE RECEPTACLE	6+89.30	17.73L
WRT-4	TRASH RECEPTACLE	8+56.16	16.63L
WRR-4	RECYCLE RECEPTACLE	8+58.56	16.66L
WRT-5	TRASH RECEPTACLE	10+63.11	16.17L
WRR-5	RECYCLE RECEPTACLE	10+65.51	16.01L

LEGEND

- VICTOR STANLEY EVA BENCH
48' LENGTH STD. 600.07 (BE)
- BIKE RACK (BR)
- RECYCLE RECEPTACLE STD. 600.06 (WRR)
- TRASH RECEPTACLE STD. 600.06 (WRT)
- LIGHT POLE STD. 600.05 (LP)
- ULMUS X 'NEW HORIZON' / NEW HORIZON ELM (UN)
- ULMUS X 'NEW FRONTIER' / AMERICAN ELM (UC)
- FLEXIPAVE TREE SURROUND
- PERVIOUS PAVERS
- EXISTING SIDEWALK TO REMAIN
- PROPOSED SIDEWALK

LIGHT POLE SCHEDULE		
LIGHT POLE NO.	STATION	OFFSET
LP-19	5+56.48	18.50L
LP-20	6+77.14	18.27L
LP-21	7+31.89	17.01L
LP-22	7+90.78	16.58L
LP-23	8+40.80	16.85L
LP-24	8+91.47	17.30L
LP-25	9+41.29	17.31L
LP-26	10+21.92	18.63L
LP-27	10+69.93	15.37L



GRADING PLAN
SCALE: 1"=20'



SHEET-6

GRAPHIC SCALE
1 inch = 20 feet

REVISIONS	
NO.	DATE

CERTIFICATE OF DESIGN AND SITE PLAN

**W. MARKET STREETSCAPE
TOWN CENTER**

Road Name: CAMDEN STREET
For: SALISBURY TOWN CENTER
CITY OF SALISBURY, WICOMICO COUNTY, MD

DATE: 7/9/2023
SCALE: 1" = 20'

DESIGN: JAZZBPP/STREETSCAPE.DWG
SURVEYING: PARKER & ASSOCIATES
FORESTRY: PARKER & ASSOCIATES

PROJECT: W. MARKET 2
PARCEL: 1066, 1071, 1074-1079
SHEET: 14



Feb 28, 2025-10:00am



BUILDING B - EAST ELEVATION
 $1/32" = 1'-0"$



RETAIL ELEVATION
 $1/32" = 1'-0"$



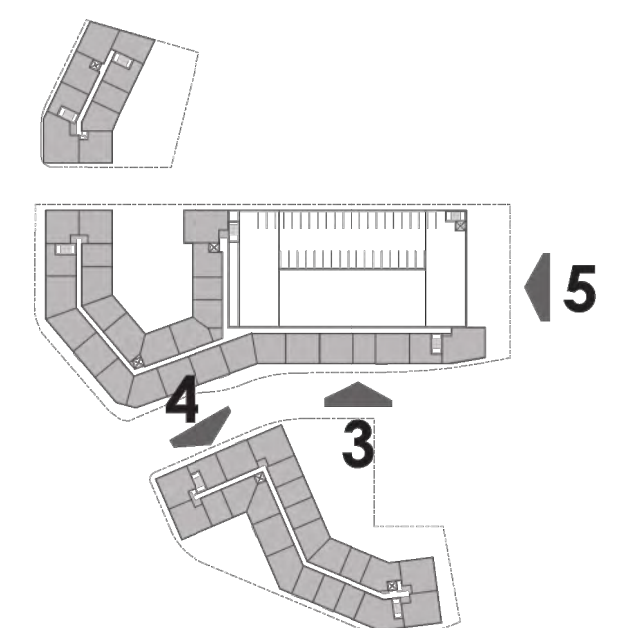
BUILDING C - NORTH ELEVATION
 $1/32" = 1'-0"$

SALISBURY TOWN CENTER

SALISBURY, MARYLAND

ELEVATIONS

24 MAY 2023



CERTIFICATE OF DESIGN AND SITE PLAN

SHEET-9
ELEVATIONS



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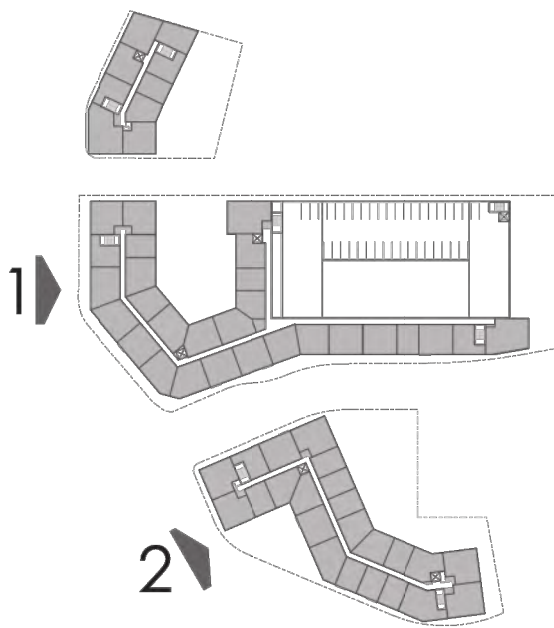
Feb 28, 2025 10:04am



BUILDING A & B - SOUTH ELEVATION
 1/32" = 1'-0"



BUILDING C - SOUTH ELEVATION
 1/32" = 1'-0"





6

GARAGE WEST ELEVATION
1/32" = 1'-0"



7

BUILDING B ELEVATION
1/32" = 1'-0"

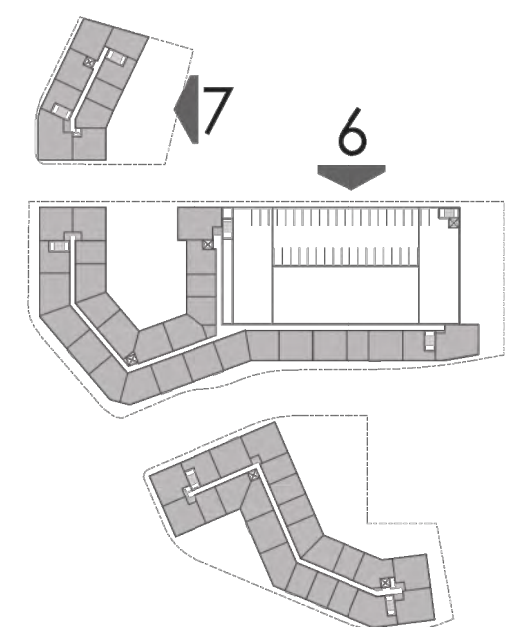


SALISBURY TOWN CENTER

SALISBURY, MARYLAND

ELEVATIONS

24 MAY 2023





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W. MARKET STREET
24 MAY 2023



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SALISBURY TOWN CENTER
SALISBURY, MARYLAND

POOL AMENITY
24 MAY 2023



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SALISBURY TOWN CENTER
SALISBURY, MARYLAND

CIRCLE AVE. AT RETAIL
24 MAY 2023

CERTIFICATE OF DESIGN AND SITE PLAN
SHEET-12
PROJECT RENDERINGS

Feb 28, 2025 10:04am



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SALISBURY TOWN CENTER
SALISBURY, MARYLAND

W. MARKET STREET AT CIRCLE AVE.
24 MAY 2023



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SALISBURY TOWN CENTER
SALISBURY, MARYLAND

BUILDING B ENTRY
24 MAY 2023



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SALISBURY, MARYLAND

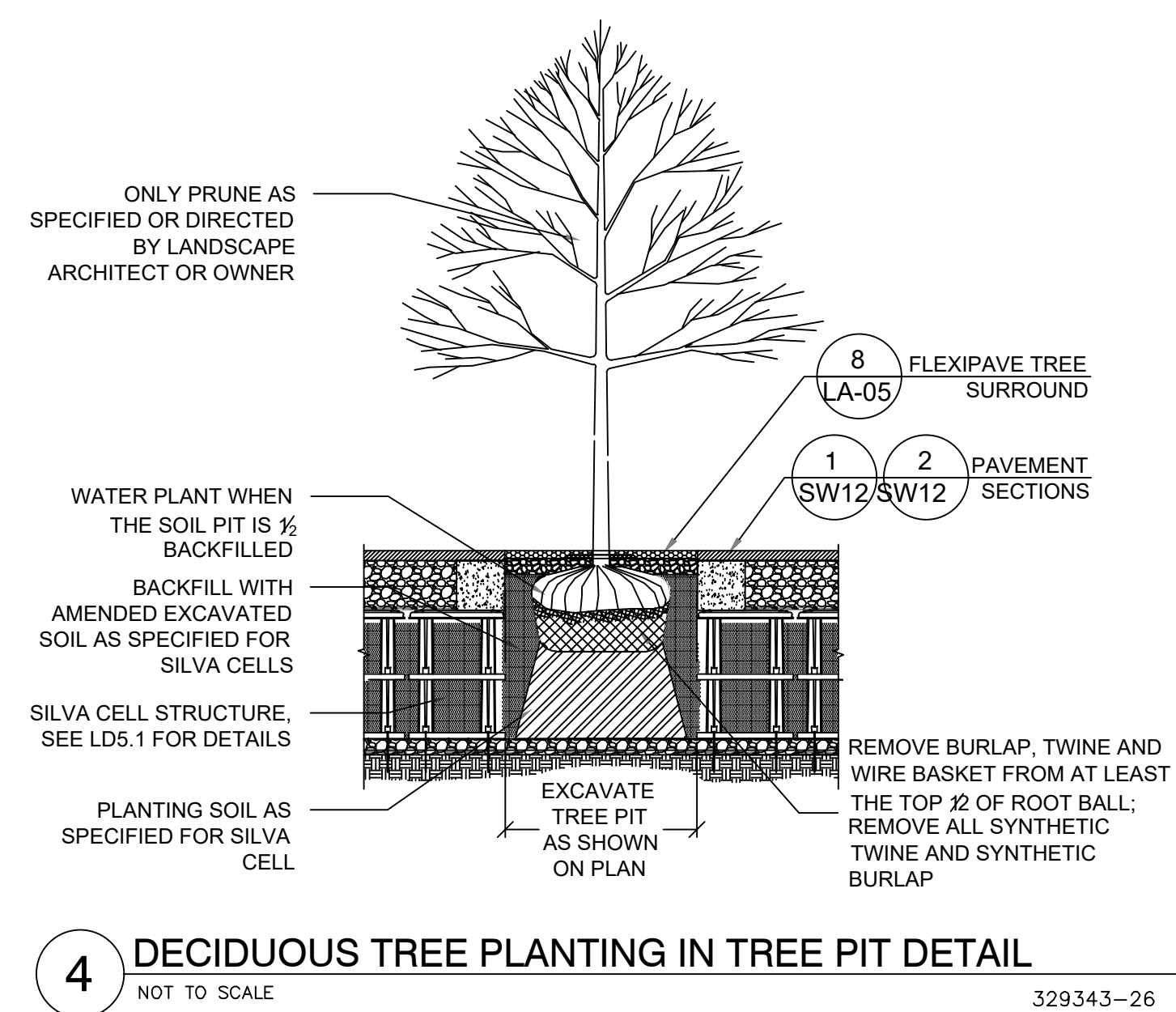
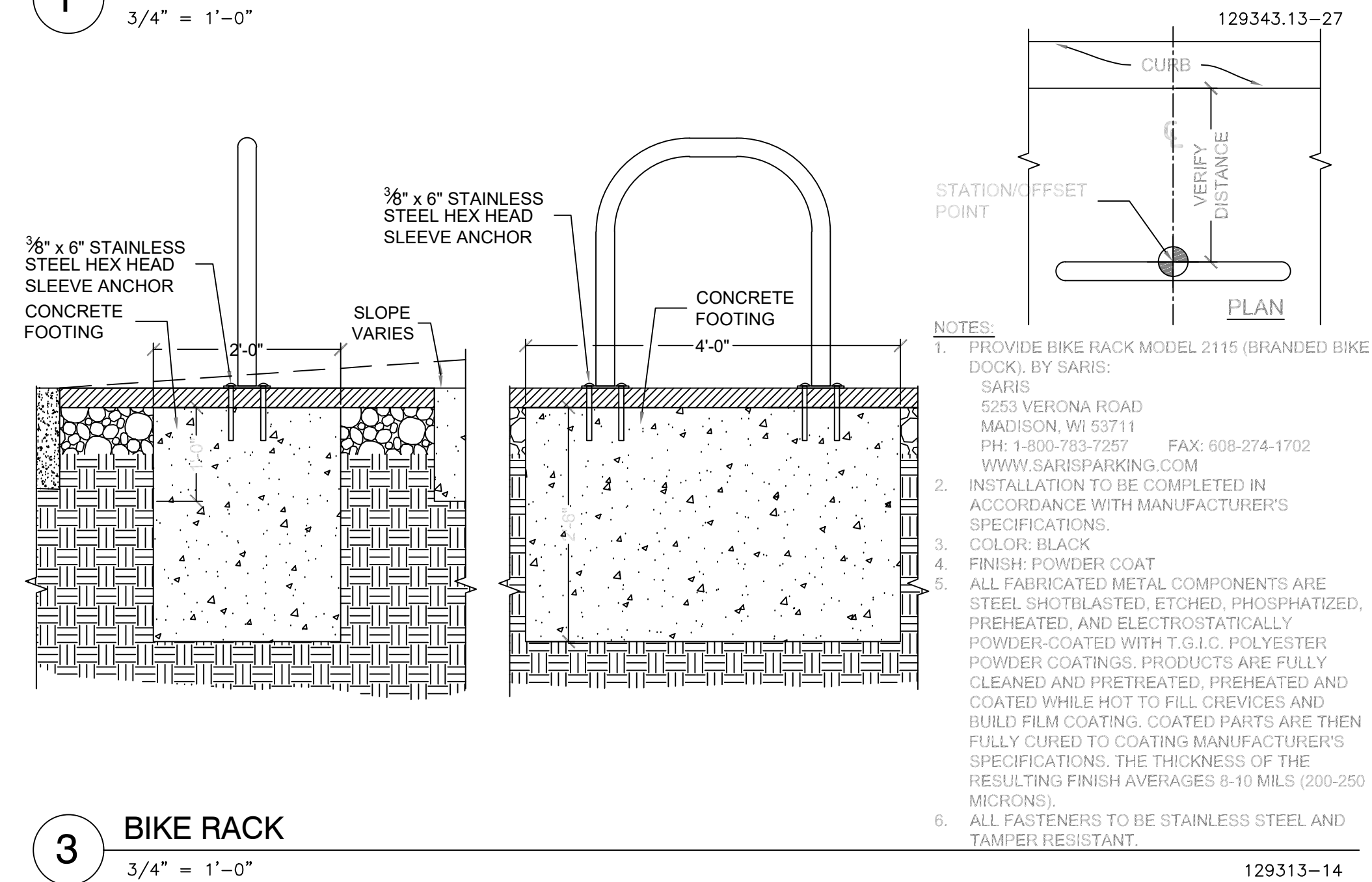
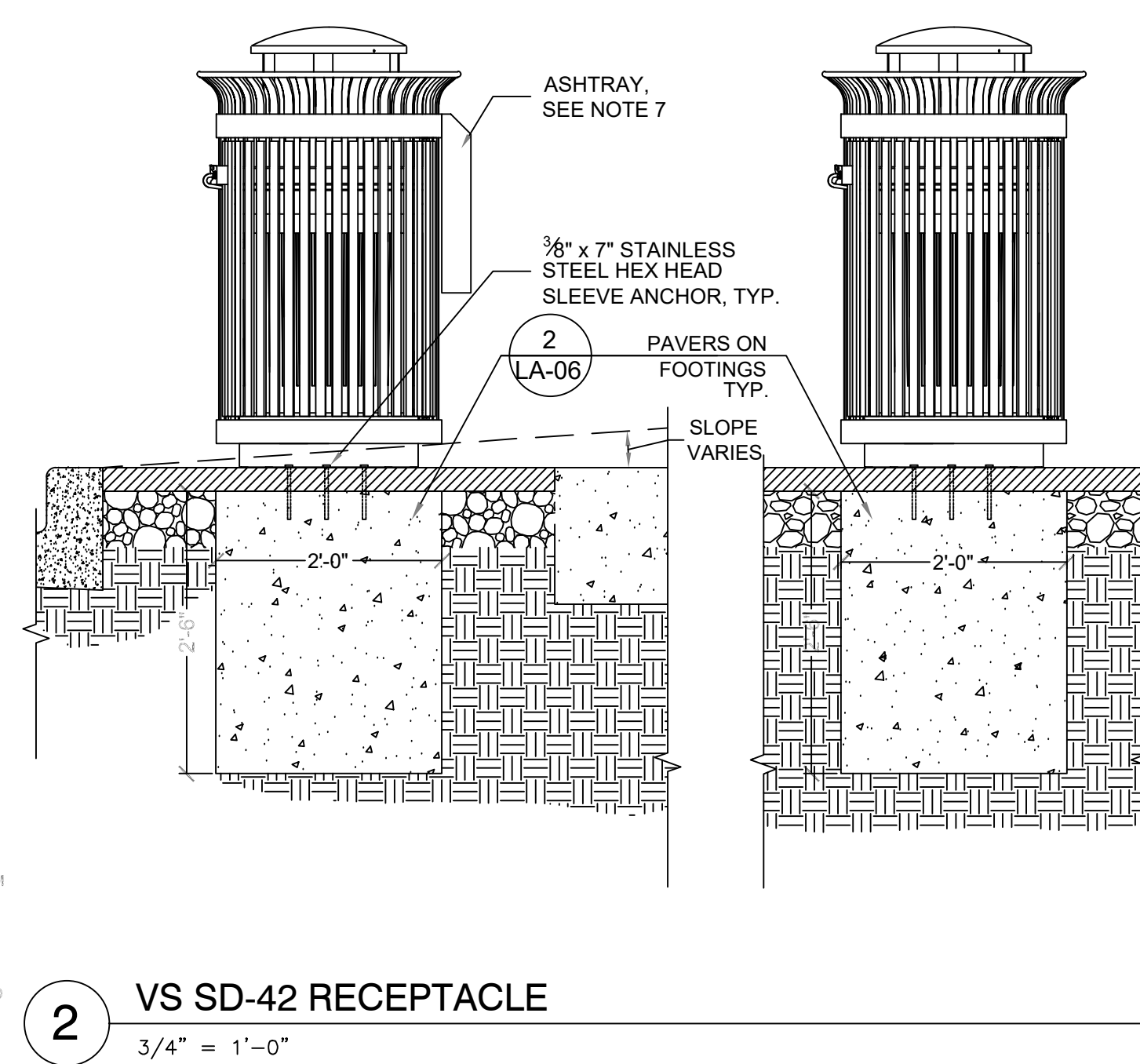
BUILDING B ENTRY
24 MAY 2023



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SHEET-13

PROJECT RENDERINGS

Feb 28, 2025 10:04am



TREE COUNT		QNTY
	-ULMUS X 'NEW HORIZON'/ NEW HORIZON ELM (UN)	17
	-ULMUS X 'NEW FRONTIER'/ AMERICAN ELM (UC)	17

SALISBURY TOWN CENTER GARAGE
CAMDEN ST
SALISBURY, MD
75% CONSTRUCTION DOCUMENTS
SEPTEMBER 8, 2023

OWNER:
SALISBURY TOWN
CENTER, LLC.

CAMDEN ST PERSPECTIVE



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GENERAL	T002	CODE SUMMARY				
GENERAL	T003	RENDERINGS				
GENERAL	T004	LIFE SAFETY PLANS				
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ARCHITECTUR	A202	REFLECTED CEILING PLAN - (TYPICAL) LEVEL 2, 3, & 4				
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ARCHITECTUR	A710	ENLARGED PLANS				
ARCHITECTUR	A850	GARAGE DETAILS				
ARCHITECTUR	A851	GARAGE DETAILS				
ARCHITECTUR	A910	DOOR & STOREFRONT SCHEDULES AND TYPES				

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CIVIL	C000	CIVIL				
LANDSCAPE						
LANDSCAPE	L000	LANDSCAPE				
STRUCTURAL						
STRUCTURAL	S001	GENERAL NOTES				
STRUCTURAL	S002	GARAGE FOUNDATION PLAN				
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FIRE PROTECTION						
FIRE PROTECTION	FP000	FIRE PROTECTION				
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ELECTRICAL	E4.01	ONE LINE DIAGRAM - GARAGE ELECTRICAL				
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ELECTRICAL	E6.01	DETAILS - ELECTRICAL				
ELECTRICAL	E6.02	DETAILS - ELECTRICAL				

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PROJECT TEAM

OWNER:
SALISBURY TOWN CENTER, LLC
11526 PEBBLECREEK DRIVE
TIMONIUM, MD 21093
TEL: 410.591.5337

STRUCTURAL:
CARROLL ENGINEERING, INC.
SCHILLING CIR #102
HUNT VALLEY, MD 21031
TEL: 410.785.7423

CIVIL:
PARKER & ASSOCIATES
528 RIVERSIDE DRIVE
SALISBURY, MD 21801
TEL: 410.422.1735

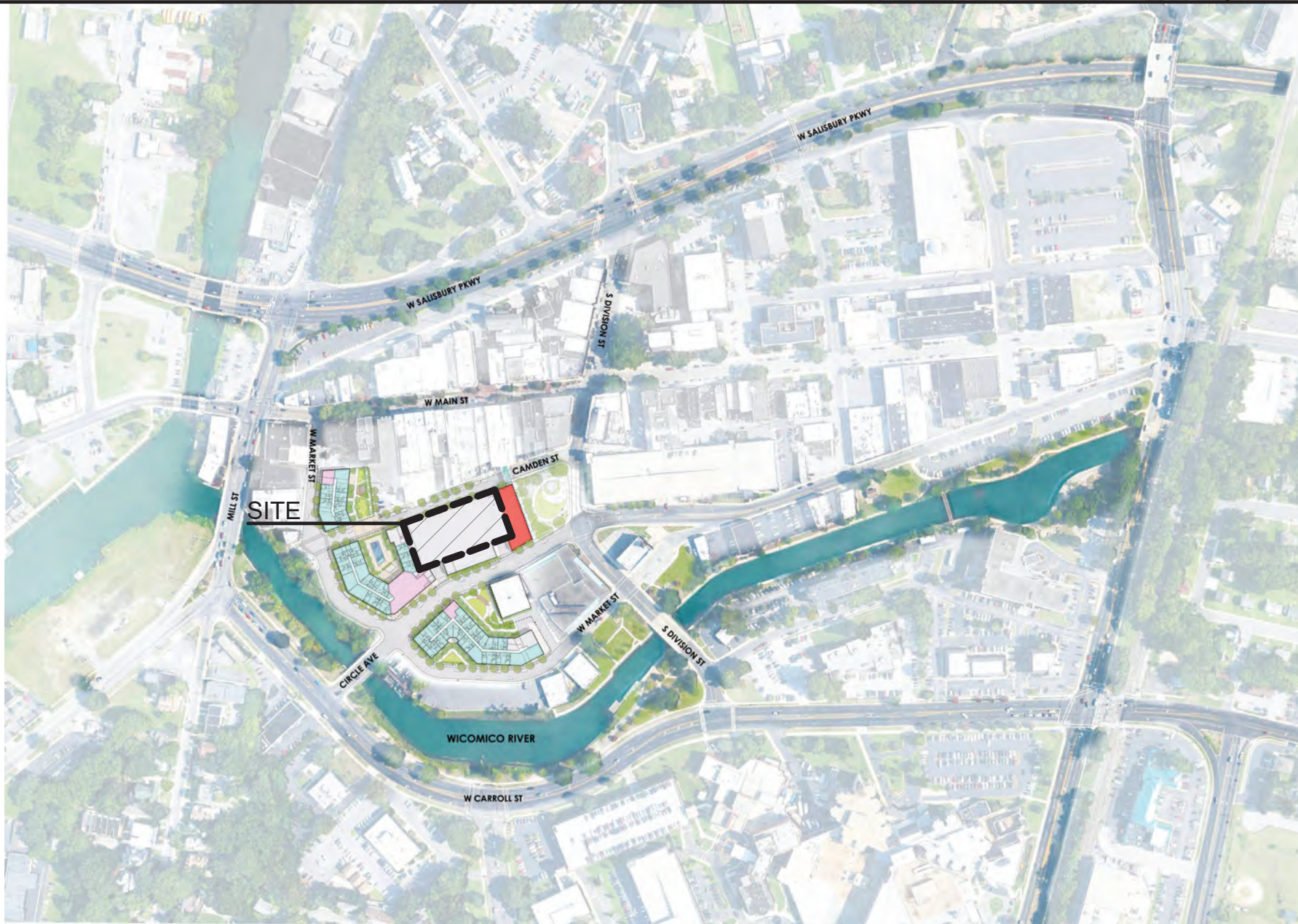
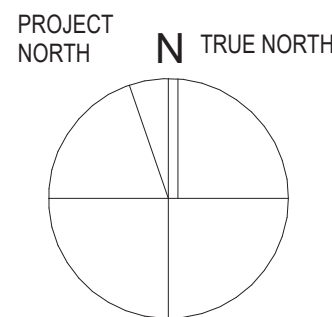
LIGHTING DESIGNER:
THE LIGHTING PRACTICE
600 CHESTNUT STREET, SUITE 772
PHILADELPHIA, PA 19106
TEL: 215.238.1644

ARCHITECT:
CI DESIGN, INC.
1000 LANCASTER STREET, SUITE 430
BALTIMORE, MD 21202
TEL: 410.384.4244

MECHANICAL, ELECTRICAL,
PLUMBING & FIRE PROTECTION:
BRAYLEE DESIGN & CONSTRUCTION, LLC
5220 KLEES MILL ROAD
SYKESVILLE, MD 21184
TEL: 410.549.6960

SUSTAINABILITY CONSULTANT:
LORAX
1200 LIGHT STREET
BALTIMORE, MD 21230
TEL: 443.449.6419

LOCUS PLAN



SALISBURY TOWN CENTER GARAGE

CAMDEN ST
SALISBURY, MD
CLIENT: SALISBURY TOWN CENTER, LLC.

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TITLE SHEET, LOCUS
PLAN AND DRAWING
INDEX

SHEET NUMBER:
T000

Autodesk Docs\\Salisbury Town Center\\Salisbury Town Center Garage P22.rvt
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PERSPECTIVE 1B



PERSPECTIVE 3A



PERSPECTIVE 1A

OWNER:
D SALISBURY TOWN
CENTER, LLC.

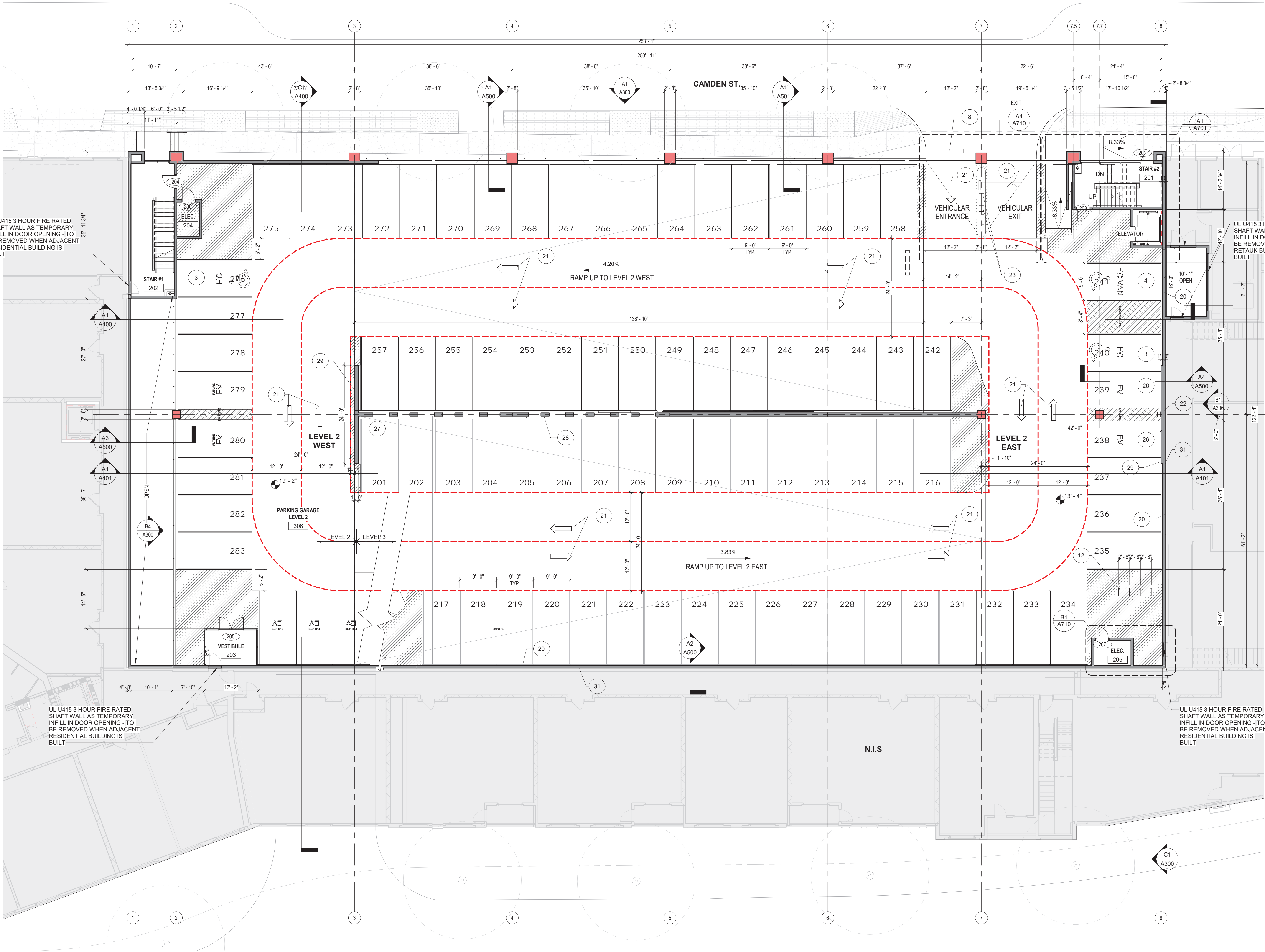
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SALISBURY TOWN CENTER GARAGE

CAMDEN ST
BALTIMORE, MD
CLIENT: SALISBURY TOWN CENTER, LLC.

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		PROJECT NUMBER: P22062
		SHEET TITLE: RENDERINGS

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83 PARKING SPACES

GARAGE LEVEL 2
REF DRAWING: A1 / A300 SCALE: 3/32" = 1'-0"

GENERAL GARAGE NOTES:

1. RE ALSO: PRECAST CONCRETE GARAGE DRAWINGS PROVIDED BY CONCRETE BUILDING SYSTEMS
2. ALL LEVELS OF PARKING ARE OPEN SEE CALCULATIONS.
3. ALL PARKING STRIPING WILL BE WHITE. STRIPING SHALL BE WHITE FLAT PROESSIONAL TRAFFIC MARKING PAINT SIMILAR OR EQUAL TO PRO-PARK WATERBORNE TRAFFIC MARKING PAINT BY SHERWIN-WILLIAMS.
4. SEE PRE-CAST CONCRETE DRAWINGS FOR PRE-CAST PANEL INFORMATION.
5. ALL GUARDRAILS SHALL BE "CABLE" GUARDRAILS. EXTERIOR & INTERIOR GUARDRAILS SHALL BE DESIGNED FOR 6,000 LB VEHICLE IMPACT LOAD WHERE LOCATED 29' AND ABOVE.
6. EXTERIOR FINISH ON PRE-CAST PANELS TO BE FACTORY FINISH (GRAY) ON INTERNAL VENT COURT. EXTERIOR FINSH ON FACADE FACING CAMDEN STREET TO HAVE STAMPED BRICK FINISH WITH FAUX WOOD SCREEN (SEE ELEVATIONS).
7. PROVIDE PAINT FINISH ON WALLS AND FLOORS OF ELEVATOR LOBBY (U.N.O.)
8. PROVIDE ROLL APPLIED WATER RESISTANT CONCRETE SEALER ON TOP OF DOUBLE-TEES @ TOP LEVEL OF PARKING DECK.
9. SEE PRE-CAST DRAWINGS, CIVIL DRAWINGS, & PLUMBING DRAWINGS FOR FLOOR DRAIN LOCATIONS.
10. GC SHALL BE RESPONSIBLE FOR COORDINATION AND PROPER ALIGNMENT OF FLOOR SYSTEMS BETWEEN PRE-CAST PARKING DECK AND ADJACENT WOOD FRAME CORRIDORS TO ENSURE ACCESSIBLE ROUTE BETWEEN STRUCTURES.
11. ACCESSIBLE PARKING SPACES AND AISLES ARE NOT TO EXCEED A SLOPE OF 1:48 OR 2% MAX IN ANY DIRECTION PER 2009 ANSI 502.5. CONCRETE WASHES WITHIN THESE ACCESSIBLE ZONES NOT TO EXCEED 2% SLOPE.
12. PROVIDE PEDESTRIAN VEHICLE INTERFACE CROSSING SIGNAGE AND CONVEX CORNER MIRRORS AT ALL BLIND CORNERS IN ORDER TO PROVIDE PEDESTRIAN SAFETY. CONFIRM ALL LOCATIONS WITH AUTHORITY HAVING JURISDICTION.

GARAGE KEY NOTES:

1. CABLE GUARDRAIL TOP @ MIN. 42" A.F.F. HORIZONTAL STEEL CABLES @ 4" O.C. W/ 6,000 LBS PER VEHICLE LOAD. SEE DETAIL: D1 / A850
2. CABLE GUARDRAIL WITH POST ATTACHED TO TOP OF SLAB/BEAM TOP @ MIN. 42" A.F.F. HORIZONTAL STEEL CABLES @ 4" O.C. W/ 6,000 LBS PER VEHICLE SEE DETAIL: C1 / A850
3. STANDARD HANDICAP ACCESSIBLE PARKING SPACE. REFER TO SYMBOL LEGEND.
4. HANDICAP VAN ACCESSIBLE PARKING SPACE. REFER TO SYMBOL LEGEND.
5. WASH SLOPED TOWARDS FLOOR DRAINS - SEE PLUMBING DRAWINGS FOR DETAILS
6. 6" DIA STEEL BOLLARD. COORDINATE EXACT LOCATION IN FIELD WITH PRE-CAST INSTALLER. *NOTE: GC IS RESPONSIBLE OFR COORDINATING WITH LOCAL AHT TO DETERMINE EXTENT OF ADDITIONAL LOCATIONS REQUIRED. SHOULD ASSUME ALL STANDPIPES AND VERTICAL PLUMBING STACKS MUST BE PROTECTED BY EITHER BOLLARDS OR STEEL COLLARS. SEE DETAIL: D5 / A850
7. PRECAST CONCRETE WEELSTOP. SEE DETAIL: D2 / A850
8. HEADACHE BARS ABOVE - 8'-2" MIN. HEAD CLEARANCE.
9. BARRIER ARM WITH CARD READER
10. OVERHEAD VEHICULAR GATE SYSTEM WITH. PROVIDE FLOOR TO CEILING FENCING ON EACH SIDE & ABOVE GATES FOR SECURED ACCESS
11. VEHICLE DETECTION LOOP
12. BIKE RACK FLOOR MTD.
13. C.I.P. CONCRETE RETAINING WALL BELOW. RE: STRUCTURAL DRAWINGS
14. CANOPY ABOVE
15. LIGHT POLE LOCATION - SEE ELECTRICAL DRAWINGS. MOUNT ON PRECAST HAUNCHES ON TOP OF CENTER LIGHT WALL.
16. FLOOR DRAIN - RE: PLUMBING DRAWINGS
17. VERTICAL PLUMBING STACK - RE: PLUMBING DRAWINGS
18. INSTALL WATERPROOF TRAFFIC COATING SYSTEM OVER EXTENT OF ROOMS ON LEVEL BELOW. EXTEND 48" BEYOND EXTEND OF ROOM.
19. "FIXIT" (OR SIMILAR) BICYCLE REPAIR STATION WITH AIR KIT.
20. FULL HEIGHT PRE-CAST WALL 8'.
21. PAINTED DIRECTIONAL ARROWS
22. DOUBLE EV CHARGING STATION
23. GATE CONTROLLER
24. 36" WIDE GATE PROVIDE PANIC HARDWARE IN DIRECTION OF EGRESS
25. ALUMINUM DECORATIVE RAILING
26. ELECTRICAL VEHICLE PARKING SPACE. REFER TO SYMBOL LEGEND.
27. COMPACT PARKING SPACE. REFER TO SYMBOL LEGEND.
28. PRE-CAST CONCRETE LITE WALL. SEE PRE-CAST CONCRETE DRAWINGS FOR DETAILS.
29. PRE-CAST SHEAR WALL. SEE PRE-CAST CONCRETE DRAWINGS FOR DETAILS.
30. 3 HOUR FIRE SHUTTER DOORS 8'-6" MIN. CLEAR HEIGHT.
31. EXPANSION JOINT.
32. HEADACHE BARS ABOVE - 7'-0" MIN. CLEAR HEIGHT.
33. OVERHEAD FIRE SHUTTER.

PARKING SYMBOL LEGEND:

EV	ELECTRICAL VEHICLE PARKING SPACE (9'-0" x 18'-0" TYP.)
HC	HANDICAP VEHICLE PARKING SPACE (9'-0" x 18'-0" TYP.)
HC VAN	HANDICAP VAN VEHICLE PARKING SPACE (11'-0" x 18'-0" TYP.)
C	COMPACT PARKING SPACE (8'-0" x 18'-0" TYP.)
FUTURE EV	FUTURE ELECTRICAL VEHICLE PARKING SPACE (9'-0" x 18'-0" TYP.)

Parking Schedule		
Family	Type	Qty
Parking Space1	9' x 18' - 90 deg Compact	50
Parking Space1	9' x 18' - 90 Deg Future EV	86
Parking Space1	9' x 18' - 90 deg HC	7
Parking Space1	9' x 18' - 90 deg HC EV	1
Parking Space1	9' x 18' - 90 deg HC VAN	2
Parking Space1	9' x 18' - 90 deg Standard	308
Parking Space1	9' x 18' - 90 deg Standard EV	3
Grand total:		457

OWNER:
D SALISBURY TOWN
CENTER, LLC.

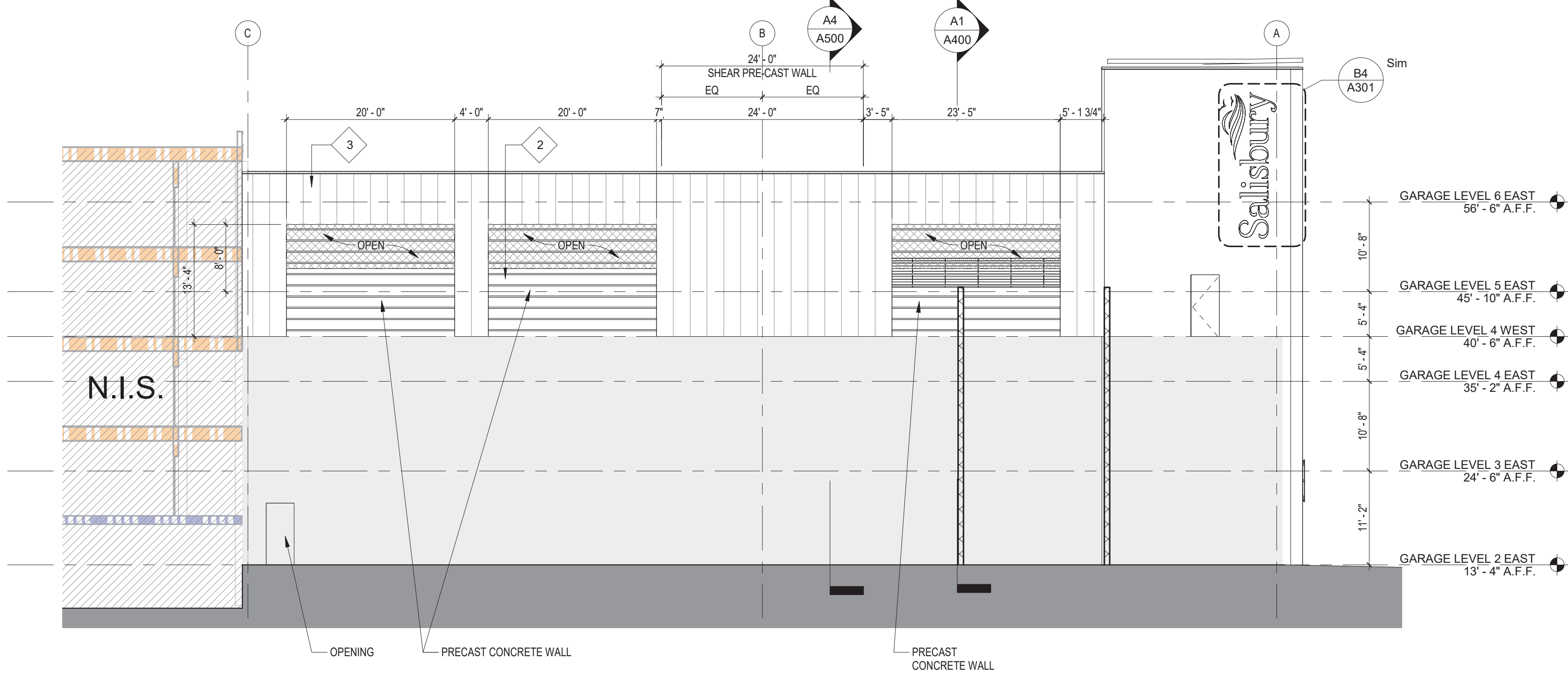
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SALISBURY TOWN CENTER GARAGE

CAMDEN ST
BALTIMORE, MD
CLIENT: SALISBURY TOWN CENTER, LLC.

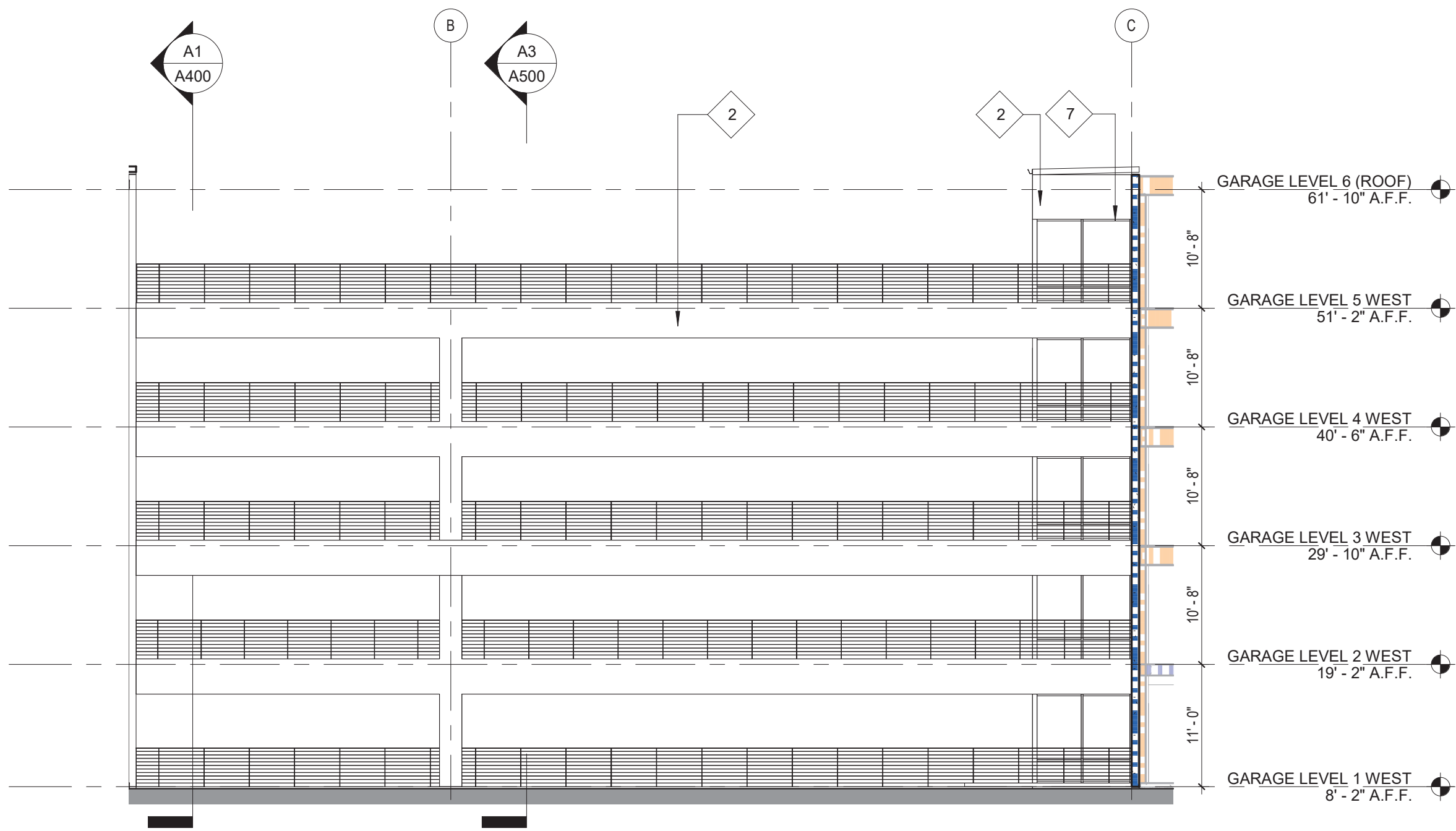
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ISSUE DATE: SEPTEMBER 8, 2023
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DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: P22062
SHEET TITLE:
PARKING GARAGE -
LEVEL 2

SHEET NUMBER:
A102



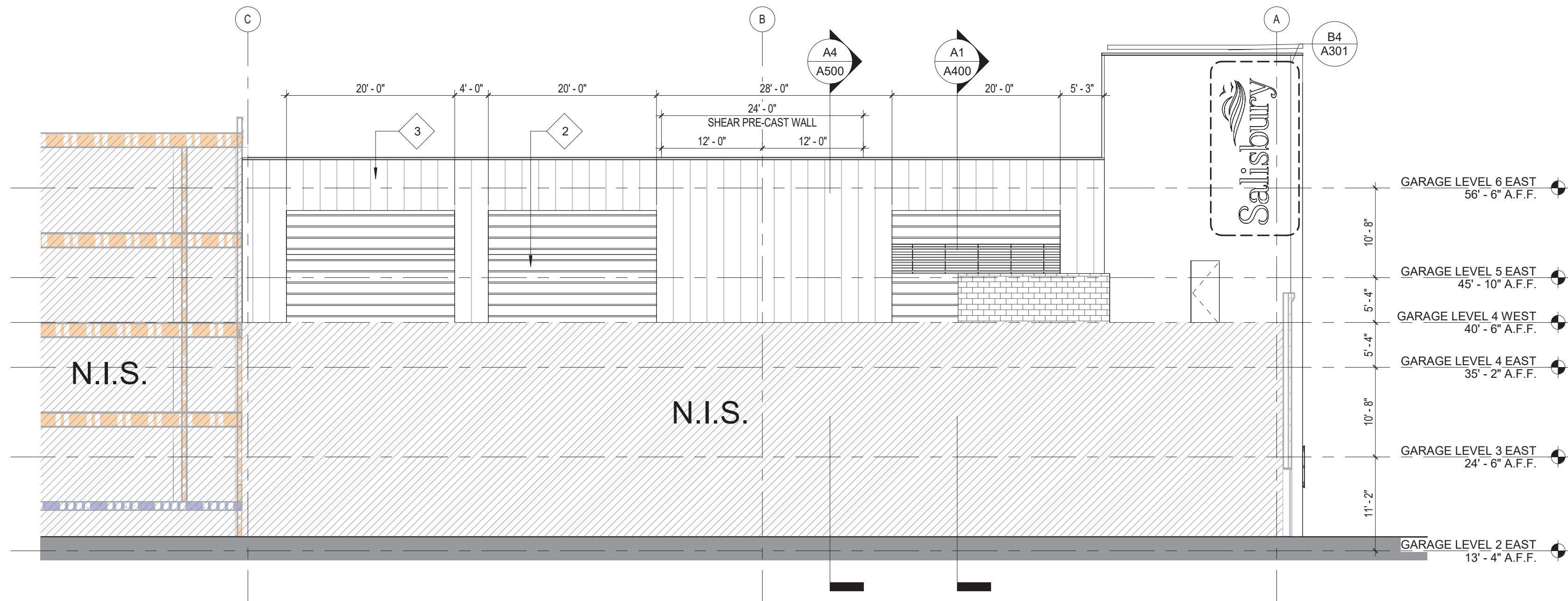
SECTION BETWEEN GARAGE AND RETAIL
REF DRAWING: A1 / A102 SCALE: 3/32" = 1'-0"

C1



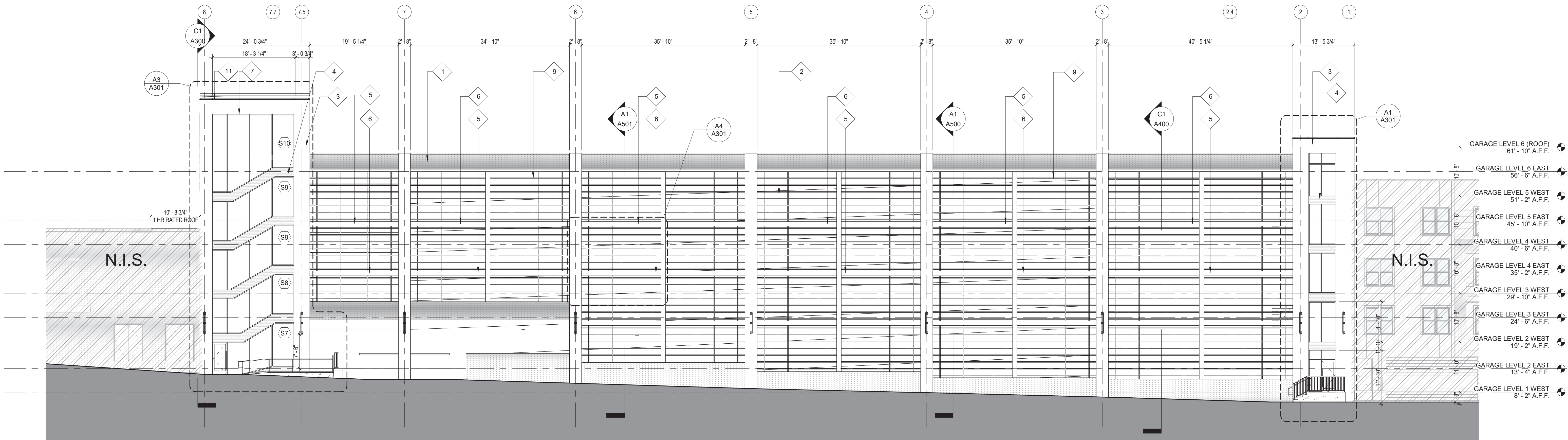
WEST ELEVATION
REF DRAWING: A1 / A101 SCALE: 3/32" = 1'-0"

B4



TOWN SQUARE ELEVATION
REF DRAWING: A1 / A101 SCALE: 3/32" = 1'-0"

B1



CAMDEN STREET ELEVATION
REF DRAWING: A1 / A101 SCALE: 3/32" = 1'-0"

A1

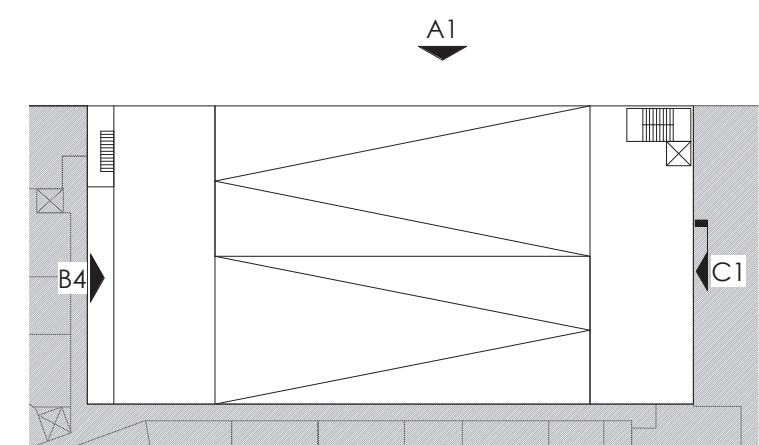
ELEVATION GENERAL NOTES

1. SEE SPECIFICATIONS FOR DETAILED INFORMATION.
2. SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
3. SEE SHEET T001 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET T002 FOR CODE SUMMARY INFORMATION.
4. CONTRACTOR TO COORDINATE CONSTRUCTION WITH ALL TRADES PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, PATCHING, AND REPLACING ANY DAMAGE DUE TO CONSTRUCTION OR INSTALLATION OF TRADES. REPAIR, PATCH, AND FINISH OF EXISTING CONDITIONS DAMAGED BY NEW WORK SHALL MATCH ADJACENT WORK.
6. EXTERIOR DIMENSIONS ARE TAKEN FROM FACE OF SHEATHING OR MASONRY U.N.O. SEE WALLS SECTIONS AND DETAILS FOR MORE INFORMATION.
7. CONTRACTOR TO FIELD VERIFY DIMENSIONS AND CONNECTION POINTS PRIOR TO COMMENCEMENT OF NEW CONSTRUCTION. IN CASE OF CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
8. ALL ITEMS TO BE SUPPLIED AND INSTALLED BY CONTRACTOR UNLESS SPECIFICALLY LISTED AS "N.I.C." OR "BY OTHERS".
9. COORDINATE SEQUENCE OF WORK TO PROTECT ADJACENT SPACES FROM CONSTRUCTION ZONE. PROVIDE BARRIER SEPARATION AS REQUIRED AND DIRECTED BY GENERAL CONTRACTOR AND OWNER.
10. MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT INTO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
11. REFER TO STRUCTURAL AND MEP/FP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

ELEVATION KEY NOTES

1. RED BRICK
MANUFACTURER: TOWNSEND & BROWN
COLOR: WEST (ORANGE-RED)
FINISH: BRICK
COLOR: RED
2. PRECAST CONCRETE
MANUFACTURER: CONCRETE
COLOR: GRAY
3. VERTICAL FIBER CEMENT SIDING
MANUFACTURER: FIBER CEMENT
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
4. WOOD-LOOK
MANUFACTURER: WOOD-LOOK
COLOR: OAK
FINISH: SMOOTH
COLOR: OAK
5. PVC TRIM
MANUFACTURER: PVC
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
6. PVC TRIM
MANUFACTURER: PVC
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
7. ALUMINUM STOREFRONT SYSTEM
MANUFACTURER: ALUMINUM
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
8. ALUMINUM RAILING
MANUFACTURER: ALUMINUM
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
9. LINK & LOCK
MANUFACTURER: LINK & LOCK
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
10. PRIVACY BEAM
MANUFACTURER: PRIVACY BEAM
COLOR: WHITE
FINISH: SMOOTH
COLOR: WHITE
11. METAL CORING
COLOR: BLACK

KEY PLAN



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9/11/2023 4:27:39 PM



ELEVATION GENERAL NOTES

1. SEE SPECIFICATIONS FOR DETAILED INFORMATION.
2. SEE A201-2017 FOR GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION.
3. SEE SHEET T001 FOR TYPICAL NOTES, SYMBOLS, ACCESSIBILITY MOUNTING STANDARDS, AND ABBREVIATIONS. SEE SHEET T002 FOR CODE SUMMARY INFORMATION.
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10. MAINTAIN FIRE RATING OF CONSTRUCTION WHERE ANY ITEMS ARE BUILT IN TO CONSTRUCTION. ALL PENETRATIONS SHALL BE FIRE STOPPED AND SEALED IN ACCORDANCE TO APPLICABLE U.L. ASSEMBLY RATING.
11. REFER TO STRUCTURAL AND MEPFP DRAWINGS AND SPECIFICATIONS FOR MORE INFORMATION.

ELEVATION KEY NOTES

- 1 RED BRICK
MATERIAL: CLAY, TRIMBLE & BROS.
COLOR: NORTH ANGLIAN FLAMBER RED
FINISH: BRICKLAY
- 2 PRECAST CONCRETE
MATERIAL: CONCRETE
COLOR: GRAY
- 3 VERTICAL FIBER CEMENT SIDING
MATERIAL: FIBER CEMENT
TYPE: VERTICAL PANEL, NOTCHED, STYLISH, 30\"/>

ARCHITECTURE PLANNING INTERIORS
LANDSCAPE ARCHITECTURE GRAPHICS

ci

T 410.384.4244
BALTIMORE, MD
1000 LANCASTER STREET
ci-designinc.com

OWNER:
D SALISBURY TOWN
CENTER, LLC.

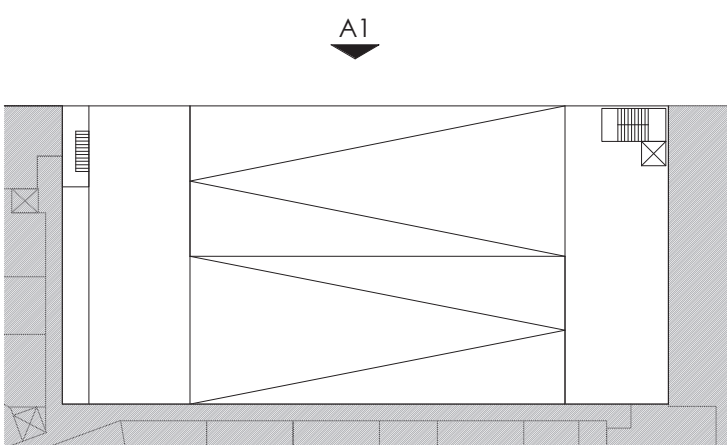
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SALISBURY TOWN CENTER GARAGE

CAMDEN ST
SALISBURY, MD

CLIENT: SALISBURY TOWN CENTER, LLC.

KEY PLAN



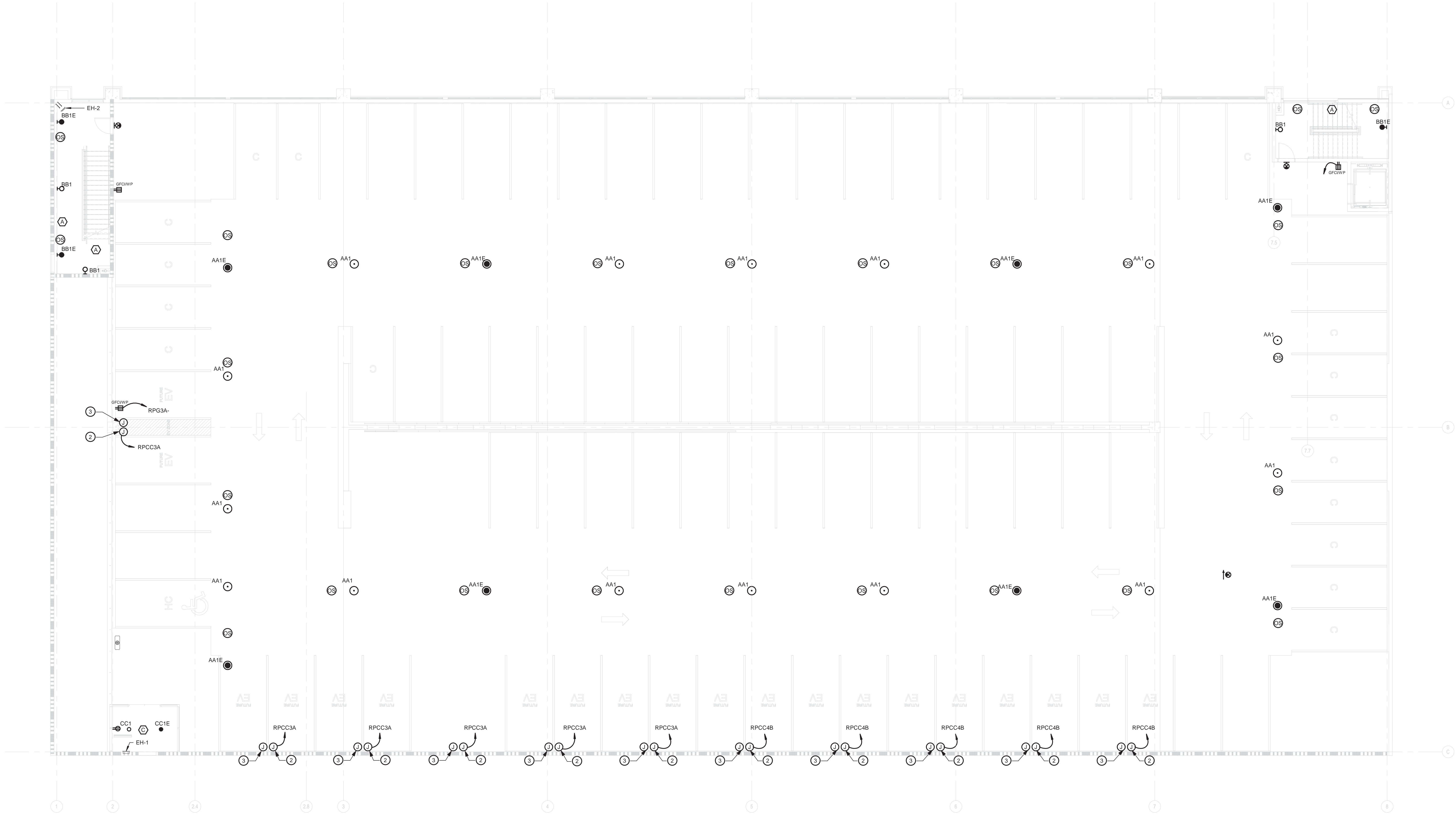
CAMDEN STREET ALTERNATE FACADE ELEVATION
SCALE: 3/32" = 1'-0"

A1

REV. DATE DESCRIPTION
DESIGN 75% CONSTRUCTION
DELIVERABLE: DOCUMENTS
ISSUE DATE: SEPTEMBER 8, 2023
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DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: P22062
SHEET TITLE:
ALTERNATE FACADE -
OPTION 2 ELEVATION

SHEET NUMBER:
A302

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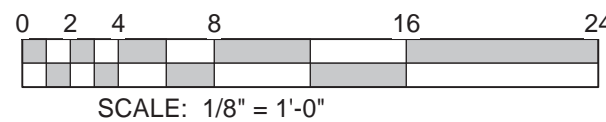
1 PARKING GARAGE - LEVEL 3 - ELECTRICAL SCALE: 1/8" = 1'-0"

GENERAL NOTES

- REFER TO E0.01 FOR ELECTRICAL LEGEND, ABBREVIATIONS AND GENERAL NOTES.
- REFER TO E0.02 FOR LIGHTING FIXTURE SCHEDULE, LIGHTING CONTROL LEGEND AND CONTROL SEQUENCE OF OPERATION.
- CONTRACTOR SHALL PROVIDE A COMPLETE AND OPERABLE VOICE/ALARM TYPE FIRE ALARM SYSTEM IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: NFPA 70, NFPA 72, NFPA 101, IBC, IFC, ETC. REFER TO PARTIAL FIRE ALARM 1-LINE DETAIL ON SHEET E601.
- PROVIDE FIRE ALARM INITIATION AND NOTIFICATION DEVICES TO PROVIDE COVERAGE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
- ELECTRIC VEHICLE (EV) CHARGER: CONTRACTOR SHALL COORDINATE EXACT ELECTRIC VEHICLE (EV) CHARGER LOCATIONS WITH ARCHITECTURAL DRAWINGS AND THE OWNER PRIOR TO ROUGH-IN. CONTRACTOR SHALL PROVIDE ALL NECESSARY RACEWAYS, WIRING, DISCONNECTS AND INTERCONNECTIONS TO PROVIDE A COMPLETE AND OPERABLE SYSTEM. COORDINATE WITH FINAL EV CHARGER PROVIDER/INSTALLER.
- ELECTRIC VEHICLE (EV) CHARGERS: CONTRACTOR SHALL PROVIDE BREACH CIRCUIT CONDUCTORS AND CONDUITS FROM SOURCE PANEL TO EV CHARGER LOCATIONS INDICATOR TO ACCOMMODATE VOLTAGE DROP AS FOLLOWS:
EV CHARGER: CIRCUIT LENGTH 0 TO 57 FEET SHALL USE 2 #6, #10 GROUND IN 2" CONDUIT.
EV CHARGER: CIRCUIT LENGTH 58 TO 88 FEET SHALL USE 2 #2, #10 GROUND IN 2" CONDUIT.
EV CHARGER: CIRCUIT LENGTH 89 TO 109 FEET SHALL USE 2 #3, #10 GROUND IN 2" CONDUIT.
EV CHARGER: CIRCUIT LENGTH 109 TO 132 FEET SHALL USE 2 #2, #10 GROUND IN 2" CONDUIT.
EV CHARGER: CIRCUIT LENGTH 133 TO 180 FEET SHALL USE 2 #1, #10 GROUND IN 2" CONDUIT.
COORDINATE EXACT CIRCUIT ROOTING IN FIELD.
- REFER TO PANEL SCHEDULES FOR MORE INFORMATION ON THE CIRCUITING.
- REFER TO ARCHITECTURAL DRAWINGS AND ELEVATIONS FOR EXACT LIGHTING LOCATIONS AND MOUNTING HEIGHTS. COORDINATE WITH ARCHITECT AND THE OWNER PRIOR TO ROUGH-IN.

DRAWING NOTES

- LIGHTING CONTROL SEQUENCE TAG. REFER TO DRAWING E0.02 FOR MORE INFORMATION.
- PROVIDE AND CAP (2) 2" EMPTY RACEWAYS AND PULL STRING FROM FUTURE EV CHARGER TO SOURCE PANEL(S) INDICATED. COORDINATE EXACT LOCATION WITH THE ARCHITECT AND THE OWNER.
- PROVIDE 1-1/4" EMPTY RACEWAY WITH PULL STRING FOR HARDWIRED ETHERNET CONNECTION TO EV CHARGER. COORDINATE EXACT REQUIREMENTS WITH FINAL EV CHARGER/INSTALLER. COORDINATE IT SWITCH LOCATION, PLUG-TYPE, ETC. WITH DIVISION 27 DESIGN DRAWINGS, CONTRACTOR AND THE OWNER PRIOR TO ROUGH-IN.



OWNER:
D SALISBURY TOWN
CENTER, LLC.

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SALISBURY TOWN CENTER GARAGE

CAMDEN ST
SALISBURY, MD

CLIENT: SALISBURY TOWN CENTER, LLC.

DESIGN DELIVERABLE: DOCUMENTS
ISSUE DATE: 09/08/2023
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DRAWN BY: Author
CHECKED BY: Checker
PROJECT NUMBER: BDC#

SHEET TITLE:
PARKING GARAGE -
LEVEL 3 - ELECTRICAL

SHEET NUMBER:
E103



April 26, 2024

Salisbury Town Center Garage Project Narrative:

The garage has been designed to have access through both, Camden Street and Circle Ave. The two (2) stair towers have been designed to have a glass façade. This element will provide natural light and create a sense of security while utilizing the stairs. The precast structure will be stained concrete with a signage on the stair tower that faces Unity Plaza. A decorative screen will be above the entrance located on Camden Street. At the street level, trees will be planted, and the spacing will match that of the Main Street.

The project consists of a five-story precast concrete garage with 450 parking spaces. The garage was designed to have one partial ground floor level, 4 complete tiers of parking above and one partial tier at the top of the garage. The open parking garage has been designed under International Building Code 2018 (IBC 2018), to be naturally ventilated and to not require a fire suppression system. The garage will also house and elevator, van accessible spaces and EV stations. The storm water management will be interexchange with the multi-family, to facilitate the maintenance of the storm water management system. The security systems and the EV station will be in accordance with what the City of Salisbury uses in their other garages, to facilitate the maintenance.



BALTIMORE
BOSTON
DALLAS
DC METRO
GREENVILLE
RALEIGH



Arizona
Arkansas
Florida
Maine
Mississippi
New York
North Carolina
Ohio
Pennsylvania
South Carolina
Texas
Utah
Virginia
West Virginia

Figure 1A. Preliminary Concept Plan



SHEET-2
OVERALL SITE PLAN RENDERING

The Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) was consulted to determine the number of new vehicle trips which will be added to the surrounding roadway network as a result of the development of this site.

Because of the mixed-use nature of this site, an internal reduction was applied in conjunction with ITE standards. The reduction represents the demand that exists between the retail and residential components on site. The luxury apartments will be marketed to the professional community, specifically medical professionals. Notably, the subject site is within walking and biking distance to the Tidal Health Medical Campus as well as within walking and biking distance to numerous restaurants and shops. Therefore, it is anticipated that many of the vehicular trips projected to be added to the surrounding roadway network will be pedestrian or bicycle trips. Unfortunately, there is no methodology for projecting the mode of travel for a project such as this in the Salisbury area. Therefore, we have projected that a minimal 10 percent of vehicular trips will instead be pedestrian or bicycle trips.

The resulting new trips projected to be generated by the apartments and commercial building are summarized in Table 1.

Table 1: Trip Generation for Salisbury Town Center Apartments

Trip Rates / Formulae			In/Out %		
Multifamily Housing, Mid-Rise (ITE-221, Units)					
AM Peak Hour Trips = 0.44 x Units - 11.61			23/77		
PM Peak Hour Trips = 0.39 x Units + 0.34			61/39		
Strip Retail Plaza <40 ksf (ITE-822)					
Ln(AM Peak Hour Trips) = 0.66 Ln(ksf) + 1.84			60/40		
Ln(PM Peak Hour Trips) = 0.71 Ln(ksf) + 2.72			50/50		

TRIP TOTALS	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
Multifamily Housing, Mid-Rise (ITE-221, Units)						
222 units	20	66	86	53	34	87
Residential internal trips	0	1	1	8	3	11
10% Pedestrian Reduction ¹	2	7	9	5	3	8
Residential external trips	18	58	76	40	28	68
Strip Retail Plaza <40 ksf (ITE-822)						
7,500 sq.ft.	14	10	24	31	32	63
Retail internal trips	1	0	1	3	8	11
Retail external trips	13	10	23	28	24	52
Total Off-Site New Trips	31	68	99	68	52	120

NOTE:

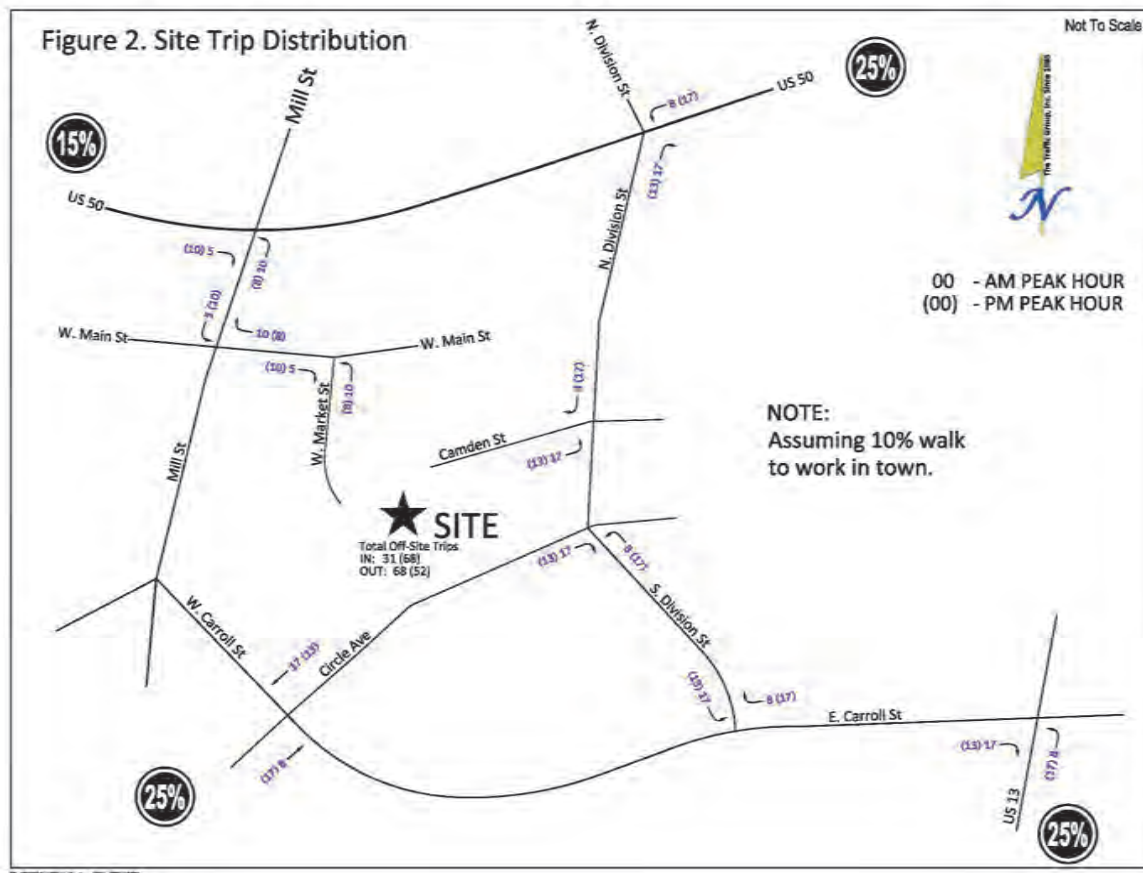
1. Assuming 10% walk to work in town.
2. ITE Trip Generation 11th Edition

S:\230801\INITIAL\trips.xlsm-TOTAL, F08/16/23

These new trips were distributed to the surrounding roadway network as illustrated in Figure 2. After deducting the 10% of trips projected to be made on foot or bicycle, the remaining 90% were distributed as follows:

- 25% to the east via US Route 50 Business
- 15% to the west via US Route 50 Business
- 25% to the south via Circle Avenue towards the Tidal Health Medical Center
- 25% to the south via US Route 13 Business towards Salisbury University

As shown on Figure 2, fewer than 25 peak hour trips will be added to the intersections on the surrounding roadway network. Therefore, the proposed Salisbury Town Center Multi-Use Development Project will not have a negative effect on the surrounding roadway network, and a Traffic Impact Study should not be required.



If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,



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: 29931 Expiration Date: 1/8/2026

Carl R. Wilson, Jr., P.E., PTOE, RSP
Vice President

CRW:amr

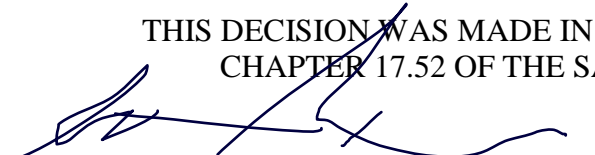
(F:\2023\2023-0801_Salisbury Town Center Apartments\DOCS\CORRESP\ANALYST\Traffic Evaluation Ltr_Carney.docx)

Salisbury Historic District Commission

Certificate of Approval

Case # 23-08	Meeting Date: 5/24/2023	Address: <i>Parking Lots 1, 11 & 15 - Downtown</i>
Description of Work: New Construction - Massing, Layout and Materials		
Presenting Case: Agent – Michael Sullivan Developer – Brad Gillis		
Motion: <i>Commissioner Brenden Frederick</i>		Second: <i>Commissioner Jane Messenger</i>
Amendments to Proposal: <i>N/A</i>		
<p>Decision: Approved with the following conditions:</p> <ol style="list-style-type: none"> 1. The massing is approved as submitted. 2. The organizational layout is approved as submitted. 3. The materials are approved as submitted except the vinyl. The vinyl is addressed in condition 4. 4. The vinyl is subject to further review when the Commission reviews windows, doors, and other items related to the project. In the future application, the vinyl shall be smooth and not embossed with a wood grain, the horizontal runs shall be limited to prevent running vertical joints so it is continuous to a reveal or another material, the amount of vinyl relative to other materials shall not exceed the percentage submitted, and the product shall be of a commercial grade. 5. The parking garage materials were not reviewed by the Commission at this time. The parking garage shall require approval prior to construction. 6. Any conflictions of this decision with the Land Development Agreement shall require Commission approval addressing said conflictions. 		

THIS DECISION WAS MADE IN ACCORDANCE TO PROVISIONS OF
CHAPTER 17.52 OF THE SALISBURY MUNICIPAL CODE.



 SHDC Chairman

6/27/2023

Date



 SHDC Secretary

6/27/2023

Date

Every certificate of approval and any permit arising as a result thereof shall become invalid unless the work on the site authorized by such certificate of approval or permit is commenced within one year after its issuance, or if the work authorized by such certificate of approval or permit is suspended or abandoned for a period of one hundred eighty (180) days after the time the work is commenced. The commission is authorized to grant, in writing, one or more extensions of time, for periods not more than one hundred eighty (180) days each. The extension shall be requested in writing and justifiable cause demonstrated.



MEMORANDUM

TO: Salisbury-Wicomico County Planning and Zoning Commission

FROM: Planning Staff, Department of Infrastructure and Development

SUBJECT: City of Salisbury Comprehensive Plan update

DATE: May 9, 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. Planning staff continues to reach out to community groups and pursue additional stakeholder meetings and input.

Currently, the focus group meetings are ongoing, with the following remaining dates and topics:

- Tuesday, May 20—Housing & Historic and Cultural Resources
- Thursday, June 12—Water Resources & Environmental Resources and Sustainability

The previously held focus groups held Tuesday, April 29 (Land Use, Municipal Growth, & Economic Development) and Tuesday, May 6 (Transportation & Community Facilities) were well attended by the public with 29 and 20 attendees. In small groups, some of the recurring comments included:

- Consider locations for future industrial development
- Expanding recreational opportunities
- Adding pocket parks in neighborhoods
- Creating Bike lane/ trail continuity and improving safety

We have entered into a contract with Center for Watershed Protection to prepare the water resources element.

Our working timeline for completion of the Comprehensive Plan is unchanged from last month:

- **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