Planning Commission

Agenda

Regular Meeting **November 12, 2026**

Government Office Building
125 N Division Street
Council Chambers, Room 301, Third Floor

4:00 P.M. - Call to Order – **Dave Chiddenton, Chair**

1. Welcome and roll call
2. Minutes - **October 8, 2026**
3. New Business

   REVISED FINAL COMPREHENSIVE DEVELOPMENT PLAN AND PALEOCHANNEL PROTECTION DISTRICT APPROVAL – RURAL KING Rural King Farm and Home Store rep. by Gaddis Law Office – 2304 N Salisbury Blvd – General Commercial - M-0119, G-0015, P-0237, L-PAR 2; #26-019 (G. Pusey & S. Liberto)

   COMPREHENSIVE SITE PLAN AND PALEOCHANNEL PROTECTION DISTRICT APPROVAL – TAKE 5 QUICK OIL CHANGE – 101 E Naylor Mill Road, General Commercial – M-0101, G-003, P-0026, #26-014 (S. Liberto)

   WORK SESSION – Text Amendment to include recycling within Apartment & Townhouse Standards (J. Perez & S. Liberto)

4. Other Business

   DISCUSSION – Public Comment Deadline (G. Pusey)

5. Adjournment

Salisbury Planning Commission
October 8, 2026
MINUTES

The Salisbury Planning Commission met in session on Thursday, **October 8, 2026**. The meeting took place at 125 N. Division St, Room 301, with attendance as follows:

COMMISSIONERS:
David Chiddenton, Chair
Matt Drew, Vice-Chair
Latonia Ayscue, Open Meetings Delegate
Susan Rall
Mike Piorunski
Lynne Bratten

CITY STAFF
Judy Kuntz, Acting Director of DID
Gary Pusey, City Planner
Scarlett Liberto, Associate Planner
Kara Beavers, Office Administrator
Laura Ryan, City Attorney

1. **CALL TO ORDER**
   Mr. David Chiddenton called the Planning Commission meeting to order at 4:00 P.M.

2. **ROLL CALL:**
   Mr. Chiddenton took roll of the Planning Commission members.

3. **APPROVAL OF MINUTES**
   Before the approval of last month's Minutes, Mr. Chiddenton requested that the Minutes be amended to include the fact that no one from the public spoke following the discussion of the definition of a data center. Mr. Gary Pusey assured Mr. Chiddenton that this would be included in the amended minutes.

   Mr. Chiddenton then asked for a motion to approve the minutes from September 10, so amended. Mr. Matt Drew entered the motion, which was then seconded by Ms. Lynne Bratten and duly carried. This motion was **APPROVED (6-0)**.

4. **NEW BUSINESS**

   CONDOMINIUM DOCUMENT – VILLAGE AT CANAL PARK - Canal Park Drive, R5-A Residential – M-0117, G-0014, P-0181, #23-030 (J. Kuntz)

   Mrs. Judy Kuntz, Acting Director of DID, and Mr. Travis Martin, a representative of the applicant, approached the table. Mrs. Kuntz summarized the staff report. Staff's recommendation was the approval of the condominium documents.

   Mr. Chiddenton had a few remarks about the Canal Park documents. He noted that on pg. 51 of Canal Park packet, there is a rule that political signs are allowable only during a period of 30 days

before or 7 days after a primary election, general election, or vote. He asked if the State of Maryland got rid of this rule.

Mrs. Kuntz deferred to the City Attorney for this question. Ms. Ryan explained that the City changed its code to be consistent with the Maryland Law, and that the rules for what a Condo Association can do are different for what the City can do. She further noted that she would have to research this matter, because she has not given legal advice to the Condo Association in this case.

Mr. Chiddenton asked if this meant that every HOA in or outside of the City of Salisbury could be exempt from the political sign restriction. Ms. Ryan replied that she did not know, but that generally, the City does not check to make sure that Condominiums are following the legal provisions of a Condominium document, as that is what the Attorney for the Condominium Association would do.

Mr. Chiddenton then asked if trash removal for the Condominium would be handled by the City or by commercial dumpster. Mr. Martin said that he believed that there would be a dumpster onsite. Mr. Chiddenton asked if this would include recycling; Mr. Martin confirmed that it should.

Mr. Matt Drew brought attention to Section 10.4.1 of the Canal Park packet, regarding lot maintenance, and asked if each property owner is required to maintain the sidewalk in front of the lot, even if that sidewalk is outside of the unit area. Mr. Martin admitted that he did not have an answer to this question at the moment, and that he would have to consult their lawyers.

Mr. Drew then asked about the plat, where there are sections marked as “POSSIBLE AREAS OF FUTURE EXPANSION.” He inquired as to what that means. Mr. Martin stated that there is no future expansion planned, and that his assumption was that the area was common area space expansion for the HOA.

Afterwards, Mr. Drew noted that previous Site Development Plans included a substantial retaining wall, required because of a slope easement. He asked if the retaining wall would be considered common area, and therefore maintained by the Condo Association; Mr. Martin confirmed this. Mr. Drew ceded the floor to other questions from the Commission.

Mr. Mike Piorunski then returned to the question of sidewalk maintenance, drawing to attention section 10.4.1, where it is written that the owner must maintain their sidewalk, if applicable.

Ms. Latonia Ayscue asked about the maintenance of common areas and stormwater facilities. Mrs. Kuntz noted that according to the plat, such areas would be maintained by the HOA.

Mr. Chiddenton asked about above-ground or in-ground pools. Mr. Martin confirmed that there will be no pools in this development.

Seeing as there were no more questions, Mr. Chiddenton asked the Commission for a motion to approve the documents. Mr. Drew entered the motion, which was then seconded by Ms. Bratten and duly carried. This motion was **APPROVED (6-0)**.

Ordinance Permit – 224 Phillip Morris Dr – A Step Ahead Preschool (G. Pusey)

Mr. Pusey summarized the staff report, noting that an Ordinance Permit was issued for this same property in the name of Night Watch Childcare Center, LLC, in December 2024. The request now is to maintain the same use but in a different operator's name (A Step Ahead Preschool LLC). Staff recommends that the Commission forward a favorable recommendation to the City Council for the same land-use permit as the previous use, but for the new owner.

Mr. Drew asked if the new plans are substantially similar to the previous development. Mr. Pusey confirmed that they are.

Ms. Bratten then entered into a motion to forward a favorable recommendation for a change in name of this particular operation to "A Step Ahead Preschool," which was seconded by Ms. Susan Rall and duly carried. This motion was **APPROVED (6-0).**

Public Hearing – Text Amendment to Regulate Vape Shops (J. Kuntz)

Ms. Ryan announced the text amendment notice and swore in all members of the public and staff that would be speaking for this topic. Mrs. Kuntz then summarized the Staff Report, which is the same as the previous Staff Report, but with elements removed as per the previous Planning Commission meeting. Mr. Piorunski then raised a question about why Section 17.167.070, regarding exterior portions of Vape Shop businesses, was removed from the Staff Report. Mrs. Kuntz explained that although that section is struck out, it was subsequently written into a new section, 17.167.050. Mr. Piorunski expressed some confusion as to who is responsible for what with respect to the implementation of Planning Commission decisions.

Mr. Drew then fielded a question about Section 17.167.050, Item B, where it is written, "an owner or operator of a vape shop shall not allow flashing lights, drawings, or 163 photographs." He asked what the term '163 photographs' meant. Mrs. Kuntz and Ms. Ryan both expressed confusion about the line item, and Ms. Ryan posited that it may have been written in error, and asked Mrs. Kuntz to strike the error from the text amendment before it goes to City Council. Mrs. Kuntz agreed.

Afterwards, Mr. Chiddenton opened the floor for public comment.

Ms. Brittany Spear approached the podium, and introduced herself. She voiced her opinion that there is an oversaturation and placement of vape shops throughout the City of Salisbury, and implored the City to ask itself how many of these vape shops it needs, and to look at the concentration of these businesses and how that might affect prospective families. She listed concerns about Skyline Tobacco at Riverside Drive, close to the St. Francis de Sales Parish and school; SBY Tobacco on Salisbury Pkwy, right next to the Welcome to Salisbury sign; and Oddz and Endz at Civic Ave, where there are multiple businesses that serve children within five-hundred feet of the location.

Ms. Ryan asked if any other members of the public wished to testify for this agenda item. Seeing there were none, the public hearing was closed, and Mr. Chiddenton asked the Commission for comments. Planning Commission also had no comments, so Mr. Chiddenton asked for a motion to make a favorable recommendation of the drafted ordinance to City Council. Mr. Drew entered

into this motion, which was seconded by Mr. Piorunski and duly carried. This motion was **APPROVED (6-0)**.

Public Hearing – Text amendment to replace specific fines and penalties from the Zoning Code (Title 17) with references to a Fine and Penalty Schedule (S. Liberto)

Ms. Ryan announced the text amendment notice and swore in all members of the public and staff that would be speaking for this topic. Ms. Liberto summarized the Staff Report, which proposed to move fines and all fines and penalties in the Zoning Code to a reference to a Fine and Penalty Schedule.

Mr. Chiddenton asked if any members of the Commission wished to speak about the fines and penalties. Ms. Ayscue raised a question about the purpose of certain bolded sections of the proposal, to which Ms. Ryan clarified that the bolded areas are new sections which were listed as fines but did not have a corresponding section in the Code.

Mr. Muir Boda, Director of Housing & Community Development Department, approached the table.

Ms. Rall commented that some of the fines in the schedule appear to be subjective, such as a section wherein it is writ that fines "not to exceed $500" would be issued, and asked why that is. Mr. Boda clarified that the fines would depend on the interaction with and response of the violator.

Ms. Bratten added onto Ms. Rall's concern, noting that some of the fees are very clear, with fines defined for successive offenses, and some are not. Ms. Ryan explained that the goal of this ordinance was to simply move the fees from the Zoning Code onto a separate Fee Schedule, as written, without substantial changes. Mr. Boda then added that the intention was to unify the fees in the Zoning Code with the City budget fee schedule review.

Mr. Chiddenton asked if Mr. Boda was making progress on being able to report violations without having to go back and forth between sites. Mr. Boda affirmed that inspectors are able to report violations in the field. Mr. Chiddenton and Ms. Ryan discussed various procedural matters, and the public hearing was closed.

Mr. Chiddenton asked for a motion to conclude this section of the meeting. Ms. Bratten made the motion to forward a favorable report to the City Council, which was seconded by Mr. Drew and duly carried. This motion was **APPROVED (6-0).**

Public Hearing – Rezoning – Fitzwater Street Request to Rezone a Portion of Land from R-5 to RRMU No. 2 (G. Pusey)

Mr. Chiddenton announced the rezoning request, and Ms. Ryan read the notice before proceeding to swear in all members of the public or staff who would be speaking on this topic.

Mr. Pusey began by summarizing the Staff Report, concluding that it was Staff's recommendation that because the character of the neighborhood has changed since the City's last comprehensive rezoning in 1983 and because there is evidence of a mistake in the existing zoning, a rezoning is justified not just for the four parcels asked for by Chesapeake Shipbuilding, but also all properties on the north side of Fitzwater Street east of Chesapeake Shipbuilding's

DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT
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properties that are now zoned R-5 Residential to those properties now zoned CBD as shown on Attachment #6 in the Staff Report.

Mr. Chiddenton opened the floor for public comment. Before public comment began, Mr. Drew asked for all interested parties to identify themselves as property owners on Fitzwater Street and to give their opinion.

Mr. Piorunski then raised a question about one of the items in the packet, a letter from the Salisbury Community Development Corporation (SCDC), asking whether or not that letter should have been sent to Planning Commission as public comment. Mr. Pusey replied that Staff did not seek comment from the SCDC, and that the SCDC had sent that letter unsolicited. Mr. Piorunski expressed some concern that including a letter from a private entity in a Staff Report indicates that Staff is endorsing the position of that entity, and further that he could not find any information about the SCDC. Ms. Ryan noted that this discussion might be more appropriate for the Public Comment Deadline discussion for later in the session. Mr. Piorunski then asked if Chesapeake Shipbuilding is a round-the-clock operation, as he is concerned that Chesapeake Shipbuilding's shift schedule may affect parking in the area. Mr. Pusey noted that there is a person representing Chesapeake Shipbuilding willing to speak for them, and that these questions are best addressed to them.

Mr. Chiddenton then opened the floor for public comment.

Mr. Darl Kolar, associate of Morris & Richie Associates, approached the podium. He explained that any parking lot would still need to go before Planning Commission, where they would discuss landscaping, buffers, access, lighting, and stormwater management, but this would happen in the future.

Ms. Cheryl Meadows, Executive Director, and Ms. Lauren White, Chairman of the Board, of Salisbury Neighborhood Housing Services, approached the podium. Ms. Meadows explained that they own the brick row homes on Fitzwater Street, as well as one single family home in the area, and they want to renovate that brick row for homeownership. She went on to state that she fully supported Chesapeake Shipbuilding's rezoning request and Staff's recommendation to extend the rezoning, as part of the brick row project includes the renovation of a first-floor commercial unit which would not be possible for them under the current zoning ordinance but will be possible under the rezoning. Ms. Lauren White reaffirmed that all of their renovations are 100% intended for homeownership, and not rentals.

Mr. Maurice White approached the podium. He asked if the shipbuilding company could talk more about security, hours of operation, maintenance, future growth, whether or not the lot is going to be fully absorbed, and traffic control improvement.

Mrs. Karen Domino White, owner of a property that is under the rezoning proposal, approached the podium. She explained that they were previously residents of their property on Fitzwater Street for over twenty years, and are happy about the revitalization of the area. She expressed upon the importance of community and her desire to continue participating in affairs in Salisbury.

Mr. Thomas Becker, resident of the Summersgate Community and previous member of the Planning Commission, approached the podium. He stated his belief that the current zoning

designation of R-5 for the properties along Fitzwater Street was a mistake, and that it would be a great duty for the current Planning Commission to take corrective action. He noted that there are already 5 parking lots in this zone; 12 parking lots immediately adjacent to the neighborhood; and 21 parking lots in the neighborhood, including three existing commercial properties, which he cited as further proof that the zoning mistake needed to be corrected.

Ms. Von Siggers, a resident of Fitzwater Street since the mid-70s, approached the podium. She expressed dissatisfaction with the fact that she did not receive notice for this rezoning and aired several grievances with the City and Chesapeake Shipbuilding regarding the development of Fitzwater Street. She said that people were regularly parking in front of her driveway, that the design of the street caused drivers to strike several of her family's vehicles, totaling them, and that the street was unsafe for pedestrians. She asked the Commission to give some consideration for the residents affected by this.

Mr. Robert Cannon, general partner of Cannon LLLP, which owns seven or eight houses/duplexes on or around Fitzwater Street, approached the podium. He stated that he had no objection with Chesapeake Shipbuilding's request nor with Staff's expanded rezoning recommendation, however he had a question about 'attached residential' uses allowed in the Riverfront Redevelopment Multiuse (RRMU) Zoning District, and asked staff what this entails. He also asked Staff if it would be possible to zone the district for R-5A as well as RRMU, as he believed that only R-5A would allow townhouses or duplexes.

Mr. Steve McGee, President of Chesapeake Shipbuilding, approached the podium. To address Mr. Piorunski's question, he stated that there are two work shifts: Dayshift and Nightshift, and that the shipyard is in operation from 5:00 A.M. to roughly midnight, Monday—Friday. On Saturday—Sunday, they typically end at 3:30 P.M.. He reaffirmed Chesapeake Shipbuilding's support for the expanded rezoning proposal. Mr. McGee spoke about Chesapeake Shipbuilding's growth and expansion and desire to maximize productivity. Afterwards, he spoke in recognition of Fitzwater Street's danger to parked vehicles and expressed his desire for the parking lot to get their workers' vehicles off that street, to enhance safety. He also made note that Chesapeake Shipbuilding maintains a several-dozen strong team of security.

Mr. Chiddenton then closed the meeting to the public, and asked for comments from the Planning Commission. Mr. Pusey, in reference to Mr. Cannon's concern about townhouses, made note that single-family attached residential uses, which are considered a by-right permitted use in the RRMU District, are functionally the same as a townhouse.

Ms. Bratten asked why notice was not sent to Ms. Siggers. Mr. Pusey explained that Staff had only sent notice to properties within 200 ft. of the original four-parcel rezoning request as required by the Code, as well as all properties on staff's own rezoning proposal area. He further noted that if this proposal was sent in full with a favorable recommendation to City Council, Staff would send notice to all residents within 200 ft. of the expanded rezoning request. Ms. Bratten expressed some concern about the commercialization of some parts of the historic neighborhood.

Mr. Chiddenton expressed his agreement with the sentiment that Fitzwater Street, as it is currently designed, is not ideal for traffic or parking. Mr. Piorunski expressed a desire for the Commission to revisit the issue of parking, considering previous dissatisfaction with how

Fitzwater Street has been designed and redesigned. The potential consequences of this rezoning with respect to parking were then discussed.

Mrs. Kuntz then approached the stand. She reminded the Planning Commission that any new developments on Fitzwater Street, if the area is rezoned to RRMU, must go before Planning Commission anyway as per the requirements of that zoning district.

A motion for a favorable recommendation to the Mayor and the City Council for the rezoning from R-5 Residential to RRMU No. 2 for the expanded area as recommended by Staff, was made by Mr. Piorunski, seconded by Ms. Bratten, and duly carried. This motion was **APPROVED (6-0).**

5. DISCUSSION

Public Comment Deadline

Mr. Pusey introduced Exhibit A of the Public Comment Work Session to Planning Commission, which outlined what types of actions required or recommended review, public hearing, or a work session from the Planning Commission. He then summarized the consensus of the Planning Commission from the April meeting, and noted that Planning Commission should now have access to an email from which they can receive comments from the public. Mr. Pusey asked the Commission for feedback.

Mr. Chiddenton raised the concern that receiving written letters from the public on the day of the Planning Commission meeting does not give the Commission enough time to consider those remarks. Ms. Bratten affirmed this sentiment, stating that her preference is to have these written letters forwarded to her 24 or 48 hours before the day of the meeting. Ms. Bratten and Mr. Piorunski relitigated earlier concerns that letters attached to the Staff Report, if not labelled as public comment, may serve as an endorsement of that letter's position. Ms. Bratten raised the possibility of adding a separate correspondence section to the documentation.

Mr. Chiddenton further noted that there are some development applications for which he and other Commission members would like to visit the site in person, but would not be able to do so if the corresponding documentation is only given to them on the day of the meeting. He reaffirmed his belief that public comment should be allowed for Text Amendments, to which Ms. Bratten agreed.

Mr. Drew voiced his support for public comment during Text Amendments, however he commented on the lack of consensus at the last Planning Commission meeting on the topic of general public comment at the end of meetings. He concluded that he would approve an end-of-meeting public comment period. Ms. Bratten also supported this idea, so long as speaking time was limited to three minutes. However, she expressed some concern over public comment on development applications being at the discretion of the Chair. Mr. Pusey noted that for code-compliance/development application meetings, there come times where members of the public might have false hope that they can convince the Commission to reject a development that it does not have the power to reject, as that development is a permitted use. Mr. Piorunski added the example of members of the public wishing for the Planning Commission to impose construction standards which they are not enabled by the Municipal Code to impose.

Mr. Piorunski expressed concerns with procedural matters. He then voiced his support for the end-of-meeting public comment period, and recommended making the public comment policy more visible to the public. Mr. Chiddenton brought up how City Council typically handles public comment, to which Mr. Piorunski and Ms. Bratten noted that City Council typically only allows public comment after votes on ordinances. Ms. Liberto mentioned that items typically go before City Council at least three different times, giving more opportunities for public comment. Ms. Bratten expounded upon the importance of public comment in a representative body like the Planning Commission. Ms. Rall expressed support for Ms. Bratten's position, however she also echoed Mr. Pusey's concern that public comment under certain circumstances could give speakers false hope. Ms. Bratten countered that giving the opportunity for public comment could provide an opportunity for future changes in laws or regulations, even if in the moment that is not possible. Mr. Piorunski noted that, Ms. Siggers came before Planning Commission multiple times to register her complaints about parking. Both he and Ms. Bratten noted that things in this RRMU District appear not to have improved over this time period.

Mr. Chiddenton stated that he did not believe that there was much that Planning Commission could learn from the public on a landscaping plan, to which Ms. Bratten and Mr. Piorunski expressed disagreement. Mr. Chiddenton went on to propose that they develop clear rules for when and where public comment ought to be allowed. He then brought up a previous Planning Commission hearing involving Canal Woods. He believed it was a mistake to allow the deliberations to go so long. Ms. Bratten and Mr. Piorunski expressed disagreement.

Ms. Bratten compared the public hearing process to an onion, and that the inner truth of the matter could only be arrived at by peeling away the 'outwards truth,' described as the surface level reading of the hearing items on hand, by allowing the public to speak. She also noted that failure to unravel the onion could inspire animosity amongst the public.

Mr. Piorunski noted that during that previous meeting, the public raised issues about construction practices. He then cited a personal anecdote about seeing a contractor cutting concrete and spreading dust all over the street while he was driving, an issue which he might not have seen the significance of if the public had not brought it to his attention.

Mr. Chiddenton returned to the issue that allowing end-of-session public comment would appear nonideal, as the Commission would have already passed all relevant votes by this point in the meeting. Ms. Bratten argued that public comment needs to be before, not after, the vote. She then voiced her concern that Planning Commission's recommendations for approval would be tarnished if the Commission did not adequately conduct due diligence, via public comment. Mr. Chiddenton asked, why it would be necessary for the public to come at the end of the meeting to reiterate sentiments that already would have been/should have been shared before the votes. Mr. Piorunski, Mr. Chiddenton, and Ms. Bratten engaged in a discussion over when and where public comment ought to be allowed. Consensus was not established.

Mr. Chiddenton raised the possibility that Staff should make a recommendation for what items ought to have public comment. Ms. Bratten asked what the worse case scenario for expanding public comment would be, and Mr. Drew repeated Mr. Pusey's concern that public comment could give false hope. Ms. Bratten again expressed her belief that although public comment may

not change things for a particular Planning Commission meeting, it may change things going towards City Council and onwards.

Ms. Ryan noted that the Planning Commission cannot change the process of how things are run in City Council, and clarified that Staff's request was for direction on day-to-day items, like sign plans or comprehensive development plans. Mrs. Kuntz approached the table and made the recommendation to make all relevant items have a work session with a public hearing, not necessarily an end-of-meeting general public comment section. This allows the public to consider an agenda item for a period of a month. Ms. Ryan voiced her concern that this may encourage the Planning Commission, through public comment, to make certain decisions that they are not allowed to make by the Zoning Code.

Ms. Ryan posed a question to Staff, asking if Staff wants clarification on if the Commission wants to determine a set of rules where public comment is/is not allowed or to preserve the status quo of public comment remaining at the discretion of the Chair. Mr. Chiddenton reiterated his recommendation on leaving rules for public comment at the discretion of the Staff.

Ms. Ryan suggested for this agenda item to be delayed for next month.

Mr. Piorunski voiced his opinion that he would rather a volunteer member of the Planning Commission take the heat for allowing/not allowing public comment than a member of Staff. Mr. Drew recommended that, when the Chair approves the next month's agenda, Staff work with the Chair to define which items do or do not require public comment. He made a second recommendation that, when an agenda, including whether or not public comment is allowed for certain agenda items, is introduced at the beginning of a meeting, the Commission votes on whether or not to accept or amend the agenda. This idea received general agreement amongst the Planning Commission. Several members of the Commission deferred to Ms. Ryan for legal guidance on whether this would be workable.

Mr. Piorunski stated that whatever rules they change ought to be placed in a policy document or some other place easily accessible to both the public and themselves. Mr. Piorunski and Ms. Bratten expressed a desire for a way to quickly reference the type and required verbiage of a motion passed by Planning Commission, like a template. Mr. Chiddenton noted that there is, in fact, a template for public meetings. Multiple members of the Commission and Staff asked for Mr. Chiddenton to send that template to them.

Adjournment:

Seeing as there was no more business to discuss, Ms. Bratten entered into a motion to adjourn this meeting of the Planning Commission, which was seconded by Ms. Rall. The motion carried **(6-0)** and meeting was adjourned at 6:30 P.M.

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Dave Chiddenton, Chair Date

_____ _____

Gary Pusey, City Planner Date

Infrastructure and Development
Staff Report

November 12, 2026

I. BACKGROUND INFORMATION:

Case No.:	26-015
Project Name:	Rural King Farm and Home Store
Applicant:	Gaddis Law Office, on behalf of Rural King Farm and Home Store
Property Owner:	Macy's Retail Holdings Inc.
Request:	Revised Final Comprehensive Development Plan and Paleochannel Protection District Approval
Property Location:	2304 N Salisbury Blvd. – Tax Map 119, Grid 15, Parcel 237, Lot PAR 2
Existing Zoning:	General Commercial (GC)

II. SUMMARY OF REQUEST:

An application has been submitted for a proposed Rural King Farm and Home Store for the former Macy's at the Centre at Salisbury. The application includes a Revised Final Comprehensive Development Plan ("R-FCDP") (Attachment 1) and a request for Paleochannel Protection District approval. In addition to occupying the interior of the building, the applicant is proposing to have outdoor sales and display areas within the parking lot and on the sidewalk.

III. DISCUSSION:

The applicant is proposing to revise the site of the former Macy's at the Centre at Salisbury. This project will become a Rural King Farm and Home Store, which will have outdoor sales and display areas within the existing parking lot and on the sidewalk as seen in Attachment 1, Sheet 3. The site has more than enough parking spaces to satisfy the parking requirements even with converting some of the existing parking to sales areas.

IV. APPROVAL HISTORY:

The Centre at Salisbury has a long history of approvals, dating back to 1987, when the Salisbury Board of Zoning Appeals granted a special exception for the construction of this regional shopping center. In March of 1988, a Final Comprehensive Development Plan was approved by the joint City of Salisbury and Wicomico County Planning and Zoning Commission. Since that time numerous changes and approvals have been granted by the

Planning Commission for Revised Final Comprehensive Development Plans for individual stores within the Centre and on the outparcels along the ring road (Centre Drive).

Currently, the Centre totals approximately 1,080,000 sqft of building area. The proposed Rural King will occupy approximately 139,645 sqft of building area, with another 26,462 sqft of outside display and sales area.

V. COMPREHENSIVE DEVELOPMENT PLAN REVIEW:

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

A. Site Plan (Attachment 1, Sheet 3)

1. **Parking/Access:** The City of Salisbury Zoning Code requires 1 space per 350 sqft of gross floor area, which would require a minimum of 475 parking spaces for this project. The existing parcel has 669 total parking spaces. The proposed project includes 502 general stalls and 24 ADA stalls, providing 526 parking stalls total, which more than covers the parking requirement for this parcel. It should be noted that the Centre overall has a surplus of more than 1,700 parking spaces.

2. **Refuse Disposal:** An existing trash disposal area, including a compactor, is located on the building's east side near the loading docks.

3. **Density:** Not applicable.

4. **Building Setbacks:** All building setbacks were approved in previous submittals for the Centre.

B. Building Elevations/Floor Plans

Proposed building elevations are included in Attachment 1, Sheet 6.

C. Sign Plan

Proposed wall signs are shown on the building elevation drawings, but a detailed sign plan will be submitted to the Commission indicating the size and materials of the proposed signs.

D. Landscaping Plan

A landscaping plan was included in Attachment 1, Sheet 3. The existing site includes landscaped islands and grass areas which encompasses 50,359.3 sqft (11.247%) of the total lot. The proposed outdoor sales areas total 26,462 sqft, this includes sidewalk, outdoor, and fenced in display areas

E. Development Schedule

Construction is expected to begin once all approvals have been granted and applicable permits issued.

F. Community Impact Statement

Not required, as this was included with the original approval of the Centre and has not been required for subsequent submissions.

G. Statement of Intent to Proceed and Financial Capability

Not required.

H. Fire Service

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

I. Stormwater Management

The Stormwater Management Plan has yet to be submitted for review by the Salisbury Department of Infrastructure & Development.

J. Forest Conservation Program

No further Forest Conservation review is required for this project.

K. Transportation, Streets, and Pedestrians

This project is subject to further review by the Department of Infrastructure and Development, State Highway Administration, and Wicomico County Department of Public Works.

L. Paleochannel Protection District

This property is within the Paleochannel Protection District, and the Code states that proposals for development of any lot for any use in this district shall be subject to review by the Planning Commission relative to any existing or future possibility of contamination of the paleochannel through the storage and handling of raw and waste materials or from the particular manufacturing or industrial process proposed. No manufacturing or industrial process is proposed with this use. Various types of lawn equipment will be displayed and stored in the parking lot, but Staff does not believe this proposes any greater threat to the paleochannel as vehicles currently park in the lot. The applicant has included a statement on the site plan that expressed reasonable efforts to ensure machinery displayed in the outdoor sales area are leak free.

VI. RECOMMENDATION

Staff recommends approval of the Revised Final Comprehensive Development Plan to include Paleochannel Protection District approval for Rural King with the following conditions:

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

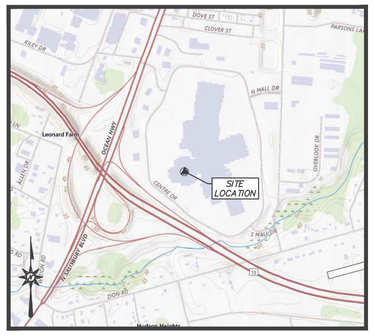
2. Provide a Sign Plan to the Department of Infrastructure and Development prior to any sign installation.

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.

ATTACHMENT 1

SHEET INDEX

SHEET 1 – PLAN, NOTES, CERTIFICATION
SHEET 2 – TITLE EXCEPTIONS



LOCATION MAP

NOT TO SCALE

GENERAL NOTES

1. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD 83 (2011) PER GPS OBSERVATIONS UTILIZING THE KEYNET RTK SYSTEM WITH A CARLSON BRX7. VERTICAL ELEVATION IS REFERENCED TO NAVD 88 (GEOID 18)
2. THE PARCEL HEREON SHOWN IS DETERMINED TO BE ZONE 'X' ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR CITY OF SALISBURY, COMMUNITY PANEL NO. 24045C0114E, EFFECTIVE DATE AUGUST 17, 2015.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF EXCAVATION.
4. THERE WAS NO EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. THERE WAS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LANDFILLS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ON THE SUBJECT PROPERTY.
6. THERE WERE NO CEMETERIES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK ON THE SUBJECT PROPERTY.
7. THE SURVEYOR WAS SUPPLIED NO ZONING REPORT OR LETTER FOR THE SUBJECT PARCEL SHOWN HEREON.
8. PARKING SPACE INFORMATION: 649 REGULAR SPACES AND 20 HANDICAPPED SPACES FOR A TOTAL OF 669 PARKING SPACES OBSERVED ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.
9. THERE IS DIRECT ACCESS TO THE SUBJECT PARCEL VIA CENTRE DRIVE VARIABLE WIDTH RIGHT–OF–WAY.
10. TO THE SURVEYOR'S KNOWLEDGE THERE ARE NO PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.
11. THE SURVEYED PROPERTY IS CONTIGUOUS WITH ITS ADJOINERS, WITH NO GAPS OR OVERLAPS ALONG THEIR COMMON BOUNDARIES
12. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF WICOMICO, STATE OF MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND SITUATE AND LYING IN THE CITY OF SALISBURY IN PARSONS ELECTION DISTRICT OF WICOMICO COUNTY, STATE OF MARYLAND, LOCATED AND BINDING UPON CENTRE DRIVE AND MORE PARTICULARLY DESCRIBED AND DEPICTED AS "PARCEL 2" ON A PLAT ENTITLED 'SUBDIVISION PLAT FOR SALISBURY–SPRINGHILL LIMITED PARTNERSHIP" PREPARED BY PETER E. LOEWENSTEIN & ASSOCIATES, INC., DATED JANUARY 1991, REVISED MAY 1993, AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN PLAT CABINET M.S.B. NO. 8, FOLIOS 75–298 THROUGH 75–300 AND 76–301 THROUGH 76–303, INCLUSIVE.

BEING THE SAME PROPERTY CONVEYED TO MACYS RETAIL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, AS EVIDENCED BY THAT AMENDMENT FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, AND BY VIRTUE OF SPECIAL WARRANTY DEED FROM SALISBURY–SPRINGHILL LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, DATED MAY 9, 1991, AND RECORDED ON AUGUST 16, 1995, IN LIBER 1450, FOLIO 288, AMONG THE LAND RECORD OF WICOMICO COUNTY, MARYLAND RECORDS.

LEGEND

	Property Line
	Easement Line
	Abutters Property Line
	Stone Wall
	Retaining Wall
	Guide Rail
	Fence
	Overhead Wires
■	Handhole
▭	Electric Meter
	Light Pole
GV	Gas Valve
GM	Gas Meter
CO	Cleanout
CB	Catch Basin
MH	Manhole
	Fire Hydrant
WV	Water Valve
WM	Water Meter
	Sign
	Bollard
	Handicap Symbol
	Irrigation Control Box
	Deciduous Tree
	Coniferous Tree
T.B.M.	Temporary Benchmark
F.I.R.	Found Iron Rebar
F.I.P.	Found Iron Pipe
F.N.	Found Magnail
F.T.P.	Found T Post
S.D.H.	Set Drill Hole
S.N.	Set Magnail
S.I.R.	Set Capped Iron #5 Rebar
R/W	Right–of–Way
N/F	Now or Formerly
P/L	Property Line
DB	Deed Book
PB	Plot Book
Stm MH	Storm Manhole
San MH	Sanitary Manhole
RCP	Reinforced Concrete Pipe
TF	Top of Frame
CB	Catch Basin
CMP	Corrugated Metal Pipe
N71°04'20"E 189.22'	Record/Measured Bearing
	Variable Width Utility Easement

POTENTIAL ENCROACHMENTS

A	BUILDING OVER EASEMENT	7.1'
B	BUILDING OVER EASEMENT	1.7'

ALTA / NSPS CERTIFICATION

TO RURAL KING REALTY, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6(A)(B), 7(A)(B1)(C), 8, 9, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/03/2026.

DRAFT

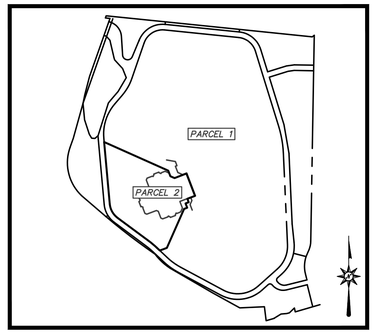
DATED: _____ SIGNED: _____
DAVID W. ANDERSON
PROFESSIONAL LAND SURVEYOR #22125

PROFESSIONAL CERTIFICATION. I HEREBY DECLARE THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 22125, LICENSE EXPIRATION DATE: 5/8/2007.

NOT A VALID SURVEY WITHOUT ALL TWO (2) SHEETS

SHOPPING CENTER INDEX

NOT TO SCALE



Line Table		
Line #	Direction	Length (ft)
L1	S20°48'53"E	53.80
L2	S66°07'05"E	40.89
L3	N68°59'59"E	114.00
L4	S69°04'20"W	73.02
L5	S20°55'52"E	33.00
L6	S69°04'20"W	30.00
L7	S20°55'52"E	41.11
L8	S69°04'08"W	29.79
L9	S69°36'30"W	67.69
L10	N46°45'44"W	36.86

LEGAL REFERENCES USED FOR THIS SURVEY-

RECORDED PLATS – (from Wicomico Co., MD, Reg. of Deeds Office)

A) 'SUBDIVISION PLAT FOR SALISBURY–SPRINGHILL LIMITED PARTNERSHIP' BY PETER E. LOEWENSTEIN & ASSOCIATES, INC., DATED JANUARY, 1991, REVISED MAY, 1993, FILED AS PLAT MSB 8, FOLIOS 75–298 THROUGH 75–300 AND 76–301 THROUGH 76–303, INCLUSIVE. 'SURVEYED PARCEL'.

DEED REFERENCES – (All deeds are warranty deeds, unless otherwise noted.)

1.) THE MAY DEPARTMENT STORES COMPANY, IN LIBER 1450, FOLIO 288 ON 8/16/1995. 'SURVEYED PARCEL'.

OTHER DEEDS–ABUTTING PROPERTIES

2.) LIBER 4811, FOLIO 43

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET
Scale 1" = 40'

Curve Table					
Curve #	Length (ft)	Radius (ft)	Delta	Chord Length (ft)	Chord Direction
C1	96.26	825.00	6°41'07"	96.21	N50°06'17"W
C2	147.48	175.00	48°17'03"	143.15	S29°18'20"E

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3420 Toringdon Way
Suite 210
Charlotte, NC 28277
(704) 565-7070

LANDS OF
MACYS RETAIL HOLDINGS, LLC, FORMERLY KNOWN AS THE
MAY DEPARTMENT STORES COMPANY (OWNER)
2304 NORTH SALISBURY BOULEVARD,
CITY OF SALISBURY, PARSONS ELECTION DISTRICT, COUNTY,
WICOMICO COUNTY, STATE OF MARYLAND

REVISIONS		
No.	Date	Descr.

Surveyed	WB
Drawn	JH
Reviewed	DB/JSH
Scale	1"=40'
Project No.	2600934
Date	07/07/2026

CAD File: AL260093401

Title

ALTA/NSPS LAND TITLE SURVEY

Sheet No.

AL-1

Sheet No. 1 of 2

Jul 10, 2026 11:56am jhayes G:\OBS\26\08\26008934\DWG\AL260093401.dwg
Layout: ALT - 24x36 - PDF(1:1)

Xref (s): XY260093401

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TITLE COMMITMENT INFORMATION

TITLE COMMITMENT REFERENCE NUMBER	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
(11)	LIBER MSB 8, SL 75–76, PG 298–303	ALL MATTERS AS SHOWN IN PLAT CABINET MSB 8, SLOT 75–76, PAGE 298–303, ENTITLED "SUBDIVISION PLAT FOR SALISBURY–SPRINGHILL LIMITED PARTNERSHIP"	LOCATED ON SURVEYED PROPERTY – SHOWN HEREON
(12)	LIBER MSB 1450, FOLIO 288	SUBJECT TO TERMS, CONDITIONS, COVENANTS, ETC. AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN LIBER MSB 1450, FOLIO 288, AFORESAID RECORDS.	LOCATED ON SURVEYED PROPERTY – SHOWN HEREON
(13)	LIBER JWTS 670, PAGE 357	SUBJECT TO LEASE AND PLAT RECORDED IN LIBER JWTS 670, PAGE 357, AS AMENDED, ETC., DATED NOVEMBER 4, 1966 FOR A 90,000 SQUARE FOOT +/– PARCEL, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(14)	LIBER JWTS 702, PAGE 460	TERMS AND CONDITIONS AS SHOWN ON STIPULATION RECORDED IN LIBER JWTS 702, PAGE 460, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(15)	BOOK 2, PAGE 244	SUBJECT TO INSTRUMENT LABELED AS "AGENCY" RECORDED ON MARCH 27, 1989 IN BOOK 2, PAGE 244. (COPY NOT AVAILABLE)	(COPY NOT AVAILABLE)
(16)	LIBER MSB 1450, FOLIO 295 LIBER MSB 2842, FOLIO 166 LIBER MSB 3278, FOLIO 352	CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER MSB 1450, FOLIO 295; AS AMENDED BY THAT FIRST AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER MSB 2842, FOLIO 16; AND AS AMENDED BY THAT SECOND AMENDMENT TO CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN LIBER MSB 3278, FOLIO 35, AFORESAID RECORDS.	LOCATED ON SURVEYED PROPERTY – BLANKET IN NATURE – RECORDED RECIPROCAL
(17)	JBM BOOK 5390, PAGE 489	SUBJECT TO WAIVER RECORDED IN JBM BOOK 5390, PAGE 489, AFORESAID RECORDS.	LOCATED ON SUBJECT PROPERTY – BLANKET IN NATURE
(18)	JBM BOOK 4811, PAGE 43	SUBJECT TO TERMS, CONDITIONS AND LIST OF SPECIAL EXCEPTIONS RECORDED WITH DEED IN JBM BOOK 4811, PAGE 43.	NOT LOCATED ON THE SURVEYED PROPERTY
(19)	LIBER MSB 1161, FOLIO 670	MAINTENANCE & INSPECTION AGREEMENT OF PRIVATE STORMWATER MANAGEMENT FACILITIES RECORDED IN LIBER MSB 1161, FOLIO 670, AFORESAID RECORDS.	LOCATED ON SUBJECT PROPERTY – BLANKET IN NATURE
(20)	LIBER MSB 1183, FOLIO 114 LIBER MSB 1183, FOLIO 122	RIGHT–OF–WAY AGREEMENTS RECORDED IN LIBER MSB 1183, FOLIO 114 AND LIBER MSB 1183, FOLIO 122, AFORESAID RECORDS. LB 1183, FL 114 RELEASED BY LB 1365, FL 42 (SEE EXC. 26)	NOT LOCATED ON THE SURVEYED PROPERTY
(21)	LIBER MSB 1192, FOLIO 23	UTILITY EASEMENT AGREEMENT WITH DELMARVA POWER & LIGHT COMPANY, RECORDED IN LIBER MSB 1192, FOLIO 23, AFORESAID RECORDS.	LOCATED ON SUBJECT PROPERTY – BLANKET IN NATURE
(22)	LIBER MSB 1233, FOLIO 294 SHA PLAT #51712 & #52128 LIBER MSB 1298, FOLIO 30 PB JWT 6, FOLIO 115	DEEDS RECORDED IN LIBER MSB 1233, FOLIO 294, WITH SHA PLAT #51712 & #52128, AND LIBER MSB 1298, FOLIO 30 RECTING SHA PLATS ADDING REFERENCE TO PLAT RECORDED IN PB JWT 6, FOLIO 115, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(23)	LIBER MSB 1274, FOLIO 812	STORM WATER MANAGEMENT AND MAINTENANCE AGREEMENT AS RECORDED IN LIBER MSB 1274, FOLIO 812, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(24)	LIBER MSB 1345, FOLIO 211	DEED TO THE CITY OF SALISBURY RECORDED IN LIBER MSB 1345, FOLIO 211, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(25)	LIBER MSB 1345, FOLIO 215	DEED OF EASEMENT UNTO THE CITY OF SALISBURY RECORDED IN LIBER MSB 1345, FOLIO 215, AFORESAID RECORDS.	LOCATED ON SURVEYED PROPERTY – SHOWN HEREON
(26)	LIBER MSB 1365, FOLIO 42	SUBJECT TO CONFIRMATORY RELEASE FOR SEVERAL RIGHTS OF WAY AND OTHER MATTERS AS RECORDED IN LIBER MSB 1365, FOLIO 42, AFORESAID RECORDS.	AFFECTS SUBJECT, NOT PLOTTABLE
(27)	LIBER MSB 1450, FOLIO 480	DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN LIBER MSB 1450, FOLIO 480, AFORESAID RECORDS.	AFFECTS SUBJECT, NOT PLOTTABLE
(28)	LIBER MSB 1397, FOLIO 481	SUBJECT TO EASEMENTS, TERMS, CONDITIONS, AS SET FORTH IN DEED RECORDED IN LIBER MSB 1397, FOLIO 481, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(29)	LIBER JWTS 469, PAGE 20	RIGHT–OF–WAY WITH THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND, AS RECORDED IN LIBER JWTS 469, PAGE 20, AFORESAID RECORDS.	NOT LOCATED ON PROPERTY AS IT IS WEST OF RT 13
(30)	LIBER JWTS 466, PAGE 469 LIBER JWTS 466, PAGE 478	SUBJECT TO IRREVOCABLE TRUST AGREEMENT, AS AMENDED OR SUPPLEMENTED, RECORDED IN LIBER JWTS 466, PAGE 469, AND DEED RECORDED IN LIBER JWTS 466, PAGE 478, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(31)	LIBER JWTS 529, PAGE 90 LIBER JWTS 529, FOLIO 95	RIGHT–OF–WAY WITH THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND AND THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND AS RECORDED IN LIBER JWTS 529, PAGE 90 AND LIBER JWTS 529, FOLIO 95, AFORESAID RECORDS.	NOT LOCATED ON PROPERTY AS IT IS WEST OF RT 13 – UNABLE TO LOCATE FROM DESCRIPTION PROVIDED THEREIN
(32)	LIBER AJS 1005, PAGE 648	DEED OF EASEMENT RECORDED IN LIBER AJS 1005, PAGE 648, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(33)	LIBER JWTS 671, PAGE 378	DEED FOR 20' WIDE STRIP FOR ACCESS, RECORDED IN LIBER JWTS 671, PAGE 378, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(34)	LIBER JWTS 663, PAGE 92 LIBER JWTS 783, PAGE 223 LIBER JWTS 711, PAGE 253 LIBER JWTS 711, PAGE 559	RIGHT–OF–WAY WITH DELMARVA POWER & LIGHT COMPANY OF MARYLAND RECORDED IN LIBER JWTS 663, PAGE 92; LIBER JWTS 711, PAGE 253; LIBER JWTS 711, PAGE 559 AND LIBER JWTS 783, PAGE 223, AFORESAID RECORDS.	NOT LOCATED ON PROPERTY AS THEY ARE ON ROBINS AVE AND NORTHWOOD DR– UNABLE TO LOCATE FROM DESCRIPTION PROVIDED THEREIN
(35)	LIBER JWTS 748, PAGE 47 SHA PLAT #38510 SHA PLAT #38511 SHA PLAT #38513	DEED TO THE STATE OF MARYLAND, TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION AS RECORDED IN LIBER JWTS 748, PAGE 47 WITH SHA PLATS #38510; #3851 AND #38513 , AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(36)	LIBER AJS 1018, FOLIO 595	SUBJECT TO DEED IN FAVOR OF DELMARVA POWER & LIGHT COMPANY, RECORDED IN LIBER AJS 1018, FOLIO 595, AFORESAID RECORDS. (DEED CONVEYING APPROXIMATELY 15.00 ACRES.	NOT LOCATED ON THE SURVEYED PROPERTY
(37)	LIBER MSB 1147, FOLIO 495	DEED OF EASEMENT UNTO THE CITY OF SALISBURY RECORDED IN LIBER MSB 1147, FOLIO 495, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(38)	LIBER JWTS 377, PAGE 36 LIBER JWTS 303, FOLIO 596 LIBER JWTS 377, PAGE 484 LIBER JWTS 377, PAGE 91 LIBER JWTS 394, PAGE 214 LIBER JWTS 358, PAGE 227	RIGHT–OF–WAY TO THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND RECORDED IN LIBER JWTS 377, PAGE 36; LIBER JWTS 303, FOLIO 596; LIBER JWTS 358, PAGE 227; LIBER JWTS 377, PAGE 484; LIBER JWTS 377, PAGE 91; LIBER JWTS 394, PAGE 214, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY – UNABLE TO LOCATE FROM DESCRIPTION PROVIDED THEREIN
(39)	LIBER JWTS 367, PAGE 439 SRC PLAT #9141	DEED TO THE STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION RECORDED IN LIBER JWTS 367, PAGE 439 WITH SRC PLAT #9141 (STATE ROADS COMMISSION PLAT NO. 9141 DEPICTING RIGHT–OF–WAY ACQUISITION, DRAINAGE, SLOPE, AND RELATED HIGHWAY INTERESTS FOR THE U.S. ROUTE 13, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(40)	LIBER MSB 1168, PAGE 40	SUBJECT TO THE MARY ELLEN CANNON IRREVOCABLE TRUST AGREEMENT RECORDED IN LIBER MSB 1168, PAGE 40, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(41)	LIBER JWS 243, FOLIO 524 LIBER JWS 243, FOLIO 526	RIGHT OF WAY EASEMENTS WITH CHOPTANK ELECTRIC COOPERATIVE, INC. RECORDED IN LIBER JWS 243, FOLIO 524 AND LIBER JWS 243, FOLIO 526, AFORESAID RECORDS.	UNABLE TO LOCATE FROM DESCRIPTION PROVIDED THEREIN
(42)	LIBER JWTS 295, FOLIO 220 SRC PLAT #7914 LIBER JWTS 295, FOLIO 323 SRC PLAT #7603	DEEDS TO THE STATE ROADS COMMISSION RECORDED IN LIBER JWTS 295, FOLIO 220 WITH SRC PLAT #7914 AND LIBER JWTS 295, FOLIO 323 WITH SRC PLAT #7603, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(43)	LIBER MSB 1183, FOLIO 114	RIGHT–OF–WAY AGREEMENT RECORDED IN LIBER MSB 1183, FOLIO 114, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(44)	PLAT CABINET MSB 9, SLOT 47, PAGE 187	PLAT RECORDED IN PLAT CABINET MSB 9, SLOT 47, PAGE 187, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(45)	LIBER MSB 1183, FOLIO 122	RIGHT–OF–WAY AGREEMENT RECORDED IN LIBER MSB 1183, FOLIO 122, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(46)	LIBER MSB 1160, FOLIO 290 LIBER MSB 1160, FOLIO 295	SUBJECT TO A 20' WIDE PRIVATE ROAD AND TOGETHER WITH RIGHTS, ETC. AS SET FORTH IN DEEDS RECORDED IN LIBER MSB 1160, FOLIO 290 AND LIBER MSB 1160, FOLIO 295, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(47)	LIBER JCK 112, FOLIO 353 LIBER JCK 112, FOLIO 352	SUBJECT TO AND TOGETHER WITH A 20' WIDE PRIVATE ROAD AS ESTABLISHED IN A PARTITION DEED RECORDED IN LIBER JCK 112, FOLIO 353 AND DEPICTED UPON A PLAT DATED 03/25/1919 RECORDED AT LIBER JCK 112, FOLIO 352, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(48)	LIBER MSB 1168, PAGE 63	SUBJECT TO TERMS, CONDITIONS, EASEMENTS, ETC. AS SET FORTH IN DEED OF GIFT RECORDED IN LIBER MSB 1168, PAGE 63, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(49)	ESTATE #3740	SUBJECT TO THE ESTATE OF DANIEL B. CANNON, DECEASED, AS FILED IN THE REGISTER OF WILLS OFFICE FOR WICOMICO COUNTY, MARYLAND AS ESTATE #3740, AFORESAID RECORDS.	NO SURVEY RELATED MATTERS
(50)	LIBER AJS 835, PAGE 852 SHA PLAT #44339	SUBJECT TO DEED TO THE STATE OF MARYLAND, TO THE USE OF THE SATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION, AS RECORDED IN LIBER AJS 835, PAGE 852 WITH SHA PLAT #44339, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(51)	LIBER IDT 161, FOLIO 256 LIBER JWTS 294, FOLIO 105 LIBER JWTS 285, FOLIO 70	SUBJECT TO PLATS RECORDED WITH TITLE CHAIN DEEDS IN LIBER IDT 161, FOLIO 25; LIBER JWTS 294, FOLIO 105 AND LIBER JWTS 285, FOLIO 70, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(52)	ESTATE #8697	SUBJECT TO THE ESTATE OF W. ALTON LANKFORD, DECEASED, AS FILED IN THE REGISTER OF WILLS OFFICE FOR WICOMICO COUNTY, MARYLAND AS ESTATE #8697, AFORESAID RECORDS.	NO SURVEY RELATED MATTERS
(53)	LIBER JWTS 731, PAGE 555 LIBER JWTS 731, PAGE 559	SUBJECT TO THE TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, ETC. TO OR FROM THE STATE OF MARYLAND, TO THE USE OF THE STATE ROADS COMMISSION, AS RECORDED IN LIBER JWTS 731, PAGE 555 AND LIBER JWTS 731, PAGE 559, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(54)	LIBER AJS 838, PAGE 431 LIBER AJS 1056, FOLIO 564	SUBJECT TO EASEMENT RECORDED IN LIBER AJS 838, PAGE 431, AS CITED AND DESCRIBED IN TITLE CHAIN DEED RECORDED IN LIBER AJS 1056, FOLIO 564, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(55)	LIBER AJS 863, PAGE 691 SHA PLAT #42490 LIBER JWTS 768, PAGE 486 SHA PLAT #42471 SHA PLAT #42472 LIBER AJS 828, PAGE 992 LIBER MSB 1233, FOLIO 295 SHA PLAT #51712 SHA PLAT #52128 PB 6 PG 115 PB 6 PG 116	SUBJECT TO THE TERMS, CONDITIONS, RIGHTS OF WAY, EASEMENTS, ETC. AS SET FORTH IN DEEDS IN, TO AND FROM THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION RECORDED IN LIBER AJS 863, PAGE 69 WITH SHA PLAT #42490; LIBER JWTS 768, PAGE 486 WITH SHA PLATS #42471 & #42472; LIBER AJS 828, PAGE 992 WITH SEVERAL SHA PLATS RECITED THEREIN AND LIBER MSB 1233, FOLIO 295 WITH SHA PLATS #51712 AND #52128 AND PB 6/115 AND PB 6/116, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(56)	LIBER MSB 1332, FOLIO 333	SUBJECT TO THE CONVEYANCE IN FEE SIMPLE OF A 20' WIDE PRIVATE ROAD AS SET FORTH IN QUIT CLAIM DEED RECORDED IN LIBER MSB 1332, FOLIO 333, AFORESAID RECORDS.	
(57)	LIBER MSB 1181, FOLIO 419	SUBJECT TO SURVEY OF LANDS TO BE CONVEYED TO PERPETUAL–SPRINGHILL ASSOCIATES LIMITED PARTNERSHIP BY THE ALLEN TRUST DATED MAY 26, 1989 AS RECITED IN LIBER MSB 1181, FOLIO 419, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(58)	LIBER JWTS 466, PAGE 478 LIBER JWTS 344, FOLIO 179	SUBJECT TO TERMS, CONDITIONS, ETC. AS SET FORTH IN DEEDS RECORDED IN LIBER JWTS 466, PAGE 478 AND LIBER JWTS 344, FOLIO 179, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(59)	LIBER JWTS 802, PAGE 208	SUBJECT TO OPTION CONTRACT RECORDED IN LIBER JWTS 802, PAGE 208, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(60)	LIBER MSB 1183, FOLIO 101	SUBJECT TO THE CONVEYANCE OF A PORTION OF A 20' WIDE PRIVATE ROAD, TERMS, CONDITIONS, EASEMENTS, ALL INTEREST OF GRANTORS IN AND TO ALL PRESENT AND FORMER PRIVATE ROADS, FIELD ROADS AND RIGHT OF WAY LEADING NORTHERLY AND SOUTHERLY FROM THE PRIVATE ROAD DESCRIBED IN ITEM TWO OF DEED RECORDED IN LIBER MSB 1183, FOLIO 101, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(61)	LIBER MSB 1183, FOLIO 119	SUBJECT TO INTENT, STIPULATIONS, RESTRICTIONS, GAPS, PRIVATE ROADS OR PORTIONS THEREOF CONVEYED AS SET FORTH IN DEED RECORDED IN LIBER MSB 1183, FOLIO 119, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(62)	LIBER JWTS 466, PAGE 478	SUBJECT TO TERMS, CONDITIONS, ETC. IN DEED RECORDED IN LIBER JWTS 466, PAGE 478, AFORESAID RECORDS.	NO SURVEY RELATED MATTERS
(63)	ESTATE #4140A	SUBJECT TO THE ESTATE OF GEORGE CANNON, DECEASED, AS FILED IN THE REGISTER OF WILLS OFFICE FOR WICOMICO COUNTY, MARYLAND AS ESTATE #4140A, AFORESAID RECORDS. (ESTATE RECORD FOR GEORGE CANNON (ESTATE NO. 4140A), REFLECTING ADMINISTRATION OF THE DECEDENT'S ESTATE AND TRANSFER OF ASSETS FOLLOWING DEATH ON JULY 20, 1954.)	NO SURVEY RELATED MATTERS
(64)	LIBER IDT 155, FOLIO 384 LIBER IDT 161, FOLIO 256 LIBER JWTS 466, PAGE 453 LIBER JWTS 285, FOLIO 70	SUBJECT TO RIGHTS OF WAY, TERMS, CONDITIONS, COVENANTS AND PLATS AS SET FORTH AND RECORDED WITH DEEDS IN LIBER IDT 155, FOLIO 384; LIBER IDT 161, FOLIO 256; LIBER JWTS 466, PAGE 453; AND LIBER JWTS 285, FOLIO 70, AFORESAID RECORDS	LOCATED ON SUBJECT PROPERTY – BLANKET IN NATURE
(66)	PC MSB 9, SLOT 49, PAGE 195	SUBJECT TO PLATS RECORDED ON JUNE 6, 1989, RECORDED IN PLAT CABINET MSB 9, SLOT 49, PAGE 195, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(67)	PC MSB 6, SLOT 91, PAGE 361	SUBJECT TO PLAT ENTITLED "PROPERTY SURVEY, THE ALLEN TRUST" RECORDED IN PLAT CABINET MSB 6, SLOT 91, PAGE 361, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(68)	PC MSB 6, SLOT 83, PAGE 331	SUBJECT TO PLAT ENTITLED "SURVEY OF THE LANDS OF THE ALLEN TRUST" RECORDED ON DECEMBER 30, 1988 IN PLAT CABINET MSB 6, SLOT 83, PAGE 331, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(69)	LIBER MSB 1182, FOLIO 850	DEED OF TEMPORARY EASEMENT RECORDED IN LIBER MSB 1182, FOLIO 850, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(70)	LIBER JWTS 542–393	RIGHT–OF–WAY WITH THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND AND THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF MARYLAND, AS RECORDED IN LIBER JWTS 542–393, AFORESAID RECORDS.	UNABLE TO LOCATE FROM DESCRIPTION PROVIDED THEREIN
(71)	LIBER JWTS 388, PAGE 438	DEED TO THE EASTERN SHORE PUBLIC SERVICE COMPANY OF MARYLAND RECORDED IN LIBER JWTS 388, PAGE 438, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY
(72)	LIBER AJS 838, PAGE 431 SHA PLATS #41736 AND #44808	SUBJECT TO THE TERMS, CONDITIONS, EASEMENTS, RESTRICTIONS, ETC. TO OR FROM THE STATE HIGHWAY ADMINISTRATION AS RECORDED IN LIBER AJS 838, PAGE 431 WHICH RECITES SHA PLATS #41736 AND #44808, AFORESAID RECORDS.	NOT LOCATED ON THE SURVEYED PROPERTY

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MDFA26–2783,
COMMITMENT DATE: JUNE 3, 2026 AT 8:00 AM

SHEET INDEX

SHEET 1 – PLAN, NOTES, CERTIFICATION
SHEET 2 – TITLE EXCEPTIONS

NOT A VALID SURVEY WITHOUT ALL TWO (2) SHEETS

© 2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

Jul 10, 2026 7:44am jhayes G:\JOBS\2600s\2600934\DWG\AL2600934401.dwg
Layout: ALT 24x36 (ANSI D)

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3420 Toringdon Way
Suite 210
Charlotte, NC 28277
(704) 565-7070

LANDS OF
MACY'S RETAIL HOLDINGS, LLC, FORMERLY KNOWN AS THE MAY DEPARTMENT STORES COMPANY (OWNER)
2304 NORTH SALISBURY BOULEVARD,
CITY OF SALISBURY, PARSONS ELECTION DISTRICT, COUNTY,
WICOMICO COUNTY, STATE OF MARYLAND

REVISIONS

No.	Date	Desc.

Surveyed	WB
Drawn	JH
Reviewed	DB/JSH
Scale	1"=40'
Project No.	2600934
Date	07/07/2026

CAD File:
AL2600934401

Title

ALTA/NSPS LAND TITLE SURVEY

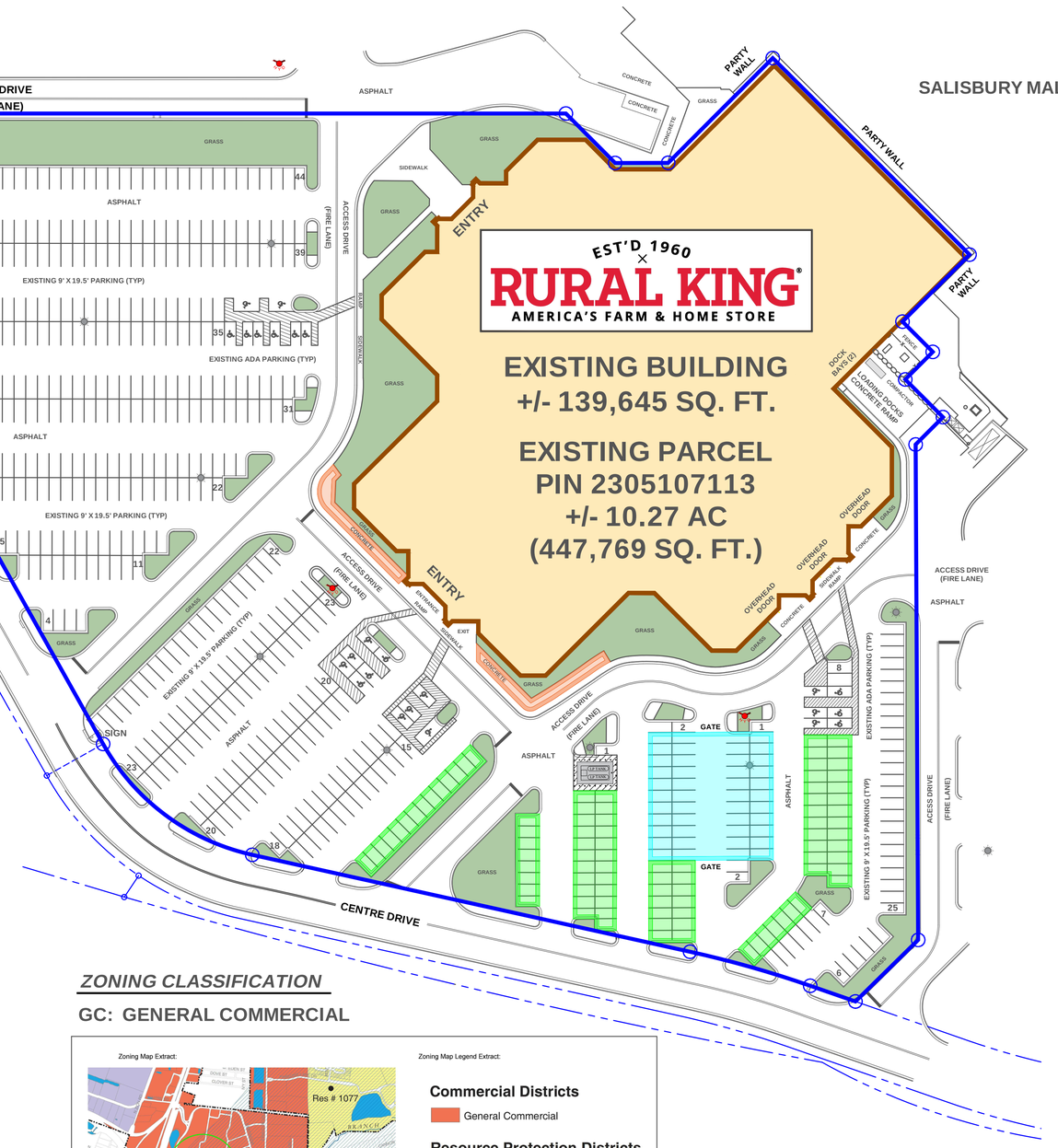
Sheet No.

AL-1

Sheet No. 2 of 2

Xref (s): JXY2600934O1

SITE USE & PARKING PLAN



LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
⌖	COMPUTED POINT
♿	HANDICAP PARKING
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
☼	LIGHT
Ⓢ	SANITARY MANHOLE
EM	ELECTRIC METER
E	ELECTRIC CABINET
WV	WATER VALVE
DG	DRAIN GRATE
Ⓓ	STORM MANHOLE
	FLAG POLE
◦	BOLLARD
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
R/W	RIGHT-OF-WAY
C/L	CENTERLINE ROAD
PS	PARKING SPACE
BHL	BUILDING HEIGHT LOCATION
NG	NATURAL GROUND
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
———	BOUNDARY LINE
—— – – ——	EASEMENT LINE
– – – – – –	RIGHT-OF-WAY LINE
——— – ———	CENTERLINE

AREA TABULATION TABLE

EXISTING PARCEL & RURAL KING SITE: — **AREA OF TOTAL LOT**
+/- 10.279 AC (447,769 SQ. FT.)

EXISTING BUILDING:
+/- 3.206 AC (139,645 SQ. FT.) — **31.187%**

EXISTING PARKING LOTS, DRIVES, PAVED & CONCRETE AREAS:
+/- 5.917 AC (257,764.7 SQ. FT.) — **57.566%**

EXISTING LANDSCAPING ISLANDS & GREEN AREAS:
+/- 1.156 AC (50,359.3 SQ. FT.) — **11.247%**

RURAL KING PARCEL & SITE PROPOSED OUTDOOR USE AREAS

SIDEWALK SALES & DISPLAY AREAS
2,381 SQ. FT. +/-

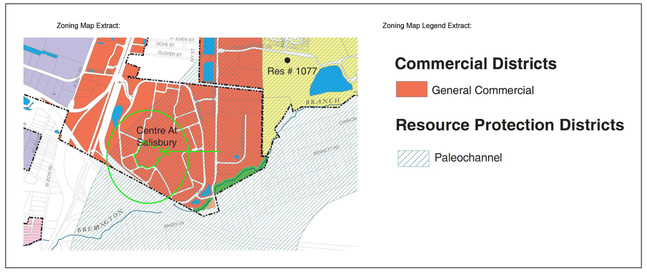
OUTDOOR SALES & DISPLAY AREAS
14,595 SQ. FT. +/-

OUTDOOR FENCED BULLPEN AREA
9,486 SQ. FT. +/-

PALEOCHANNEL AND WELLHEAD PROTECTION DISTRICT STATEMENT
APPLICANT'S USE IS PERMITTED AND DOES NOT POSE AN UNACCEPTABLE RISK OF CONTAMINATION TO THE PALEOCHANNEL OR WELLHEADS.
APPLICANT WILL USE REASONABLE EFFORTS TO ENSURE MACHINERY DISPLAYED IN OUTDOOR SALES AREA IS LEAK FREE.

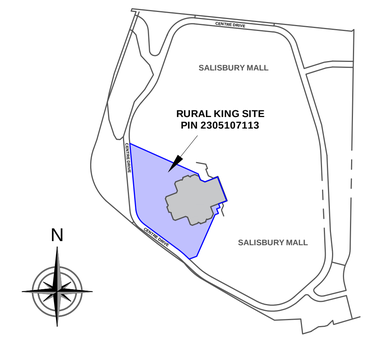
ZONING CLASSIFICATION

GC: GENERAL COMMERCIAL



GENERAL SITE PLAN NOTES:

1). SEE ATTACHED ALTA SURVEY FOR EXISTING SITE CONDITIONS, SETBACKS, UNDERGROUND SERVICES & UTILITIES, AND RECORDED PARCEL INFORMATION AND EASEMENTS.
2). PARKING, DRIVE LANES, ACCESS, ACCESSIBLE PARKING & ACCESS PATHS, SITE IMPROVEMENTS, AND DRAINAGE ARE EXISTING AND UNCHANGED.



RURAL KING SITE LOCATION INDEX

NOT TO SCALE

RECORD LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE IN THE COUNTY OF WICOMICO, STATE OF MARYLAND, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND SITUATE AND LYING IN THE CITY OF SALISBURY IN PARSONS ELECTION DISTRICT OF WICOMICO COUNTY, STATE OF MARYLAND, LOCATED AND BINDING UPON CENTRE DRIVE AND MORE PARTICULARLY DESCRIBED AND DEPICTED AS "PARCEL 2" ON A PLAT ENTITLED "SUBDIVISION PLAT FOR SALISBURY–SPRINGHILL LIMITED PARTNERSHIP" PREPARED BY PETER E. LOEWENSTEIN & ASSOCIATES, INC., DATED JANUARY 1991, REVISED MAY 1993, AND RECORDED AMONG THE LAND RECORDS OF WICOMICO COUNTY, MARYLAND IN PLAT CABINET M.S.B. NO. 8, FOLIOS 75–298 THROUGH 75–300 AND 76–301 THROUGH 76–303, INCLUSIVE.

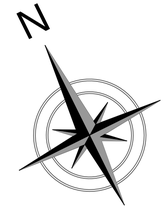
BEING THE SAME PROPERTY CONVEYED TO MACY'S RETAIL HOLDINGS, LLC, AN OHIO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS THE MAY DEPARTMENT STORES COMPANY, A NEW YORK CORPORATION, AS EVIDENCED BY THAT AMENDMENT FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND, AND BY VIRTUE OF SPECIAL WARRANTY DEED FROM SALISBURY–SPRINGHILL LIMITED PARTNERSHIP, A MARYLAND LIMITED PARTNERSHIP, DATED MAY 9, 1991, AND RECORDED ON AUGUST 16, 1995, IN LIBER 1450, FOLIO 288, AMONG THE LAND RECORD OF WICOMICO COUNTY, MARYLAND RECORDS.

PARKING INFORMATION

EXISTING PARCEL & SITE PARKING:
669 TOTAL PARKING SPACES

REQUIRED PARCEL & SITE PARKING:
466 TOTAL PARKING SPACES
1 PER 300 GROSS FLOOR AREA

PARCEL & SITE PROPOSED PARKING:
502 GENERAL SPACES + 24 ADA SPACES
526 TOTAL PARKING SPACES PROVIDED

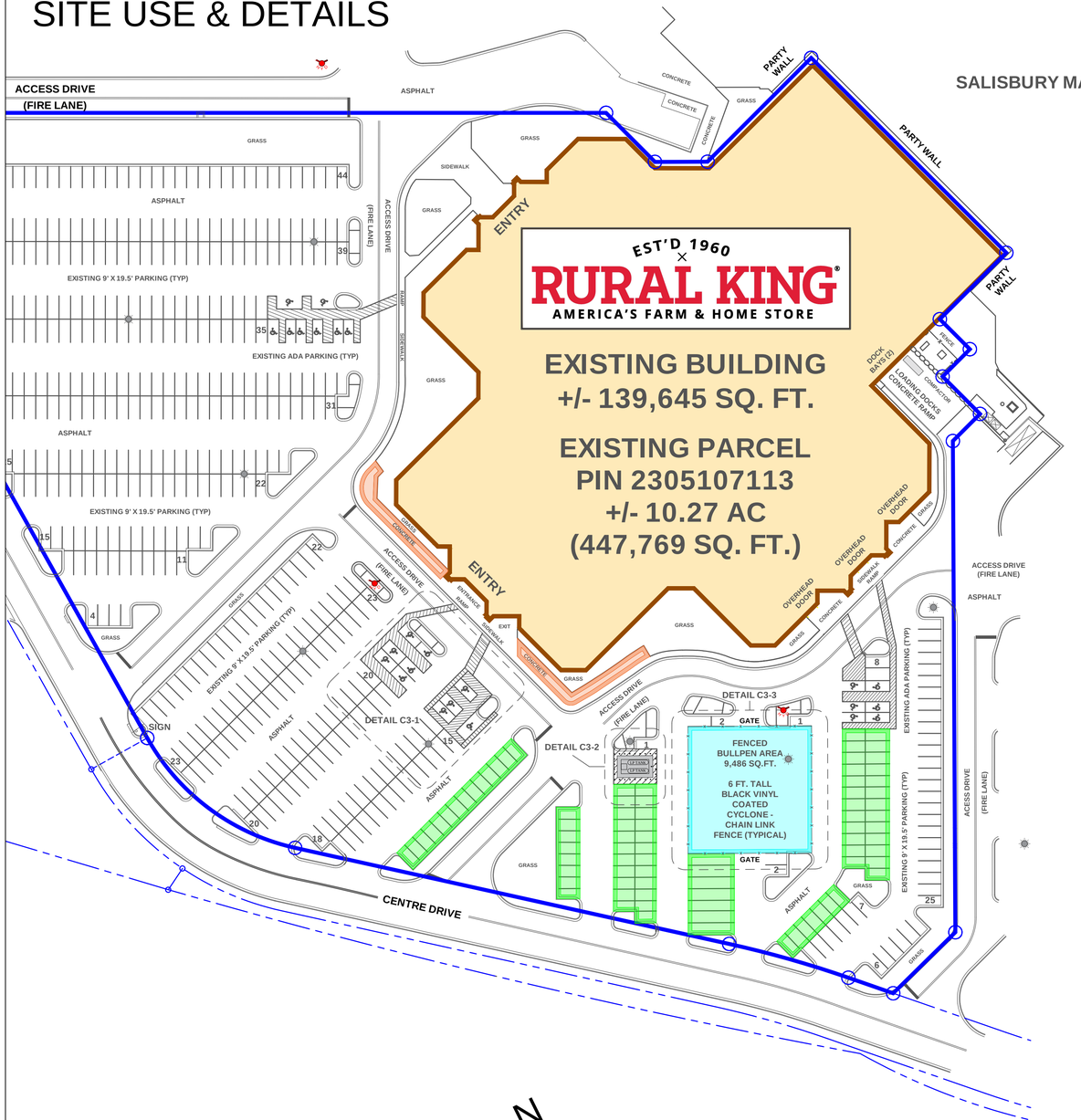


60 30 0 60 120
SCALE 1" = 60'

EXISTING PARCEL & SITE OUT-BOUNDARY LINES

	DESIGNED - T. Barnes	REVISED - OCT. 16, 2026	A to Z Consulting & Development Company	PROPOSED RURAL KING FARM & HOME STORE		SHEET NO.	TOTAL SHEETS
	DRAWN - T. Barnes	REVISED -	1000 Weddle Road, Doe Run, Missouri, 63637	2304 N. SALISBURY BLVD., SALISBURY, MD 21801		C1	3
	CHECKED - C. Barnes	REVISED -		SCALE: 1" = 60'	PROJECT: 26-052		
PLOT DATE = OCT. 16, 2026	DATE - OCT. 16, 2026	REVISED -					

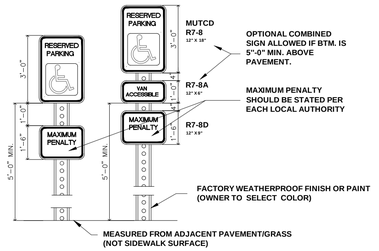
SITE USE & DETAILS



60 30 0 60 120

SCALE 1" = 60'

EXISTING PARCEL & SITE OUT-BOUNDARY LINES

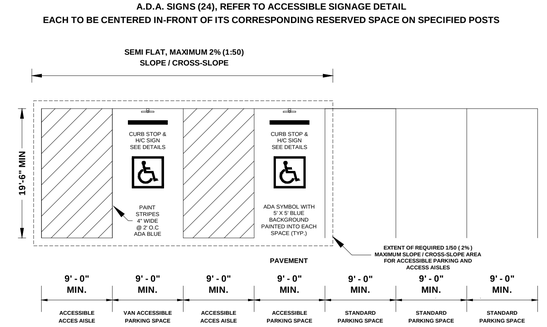


NOTES:

1. PROVIDE PROTECTION FOR POSTS MOUNTED IN SIDEWALK OR PAVEMENT SURFACES.
2. USE OR PAINT STEEL / METAL POSTS-BOLLARDS TO MATCH BUILDING, ADA BLUE, OR SAFETY YELLOW.
3. AS A MOUNTING ALTERNATIVE, ADA PARKING SIGNS MAY BE PLACED ON BUILDING TO SAME STANDARDS.

ACCESSIBLE PARKING & SIGNAGE DETAILS

A.D.A. SIGNS (24), REFER TO ACCESSIBLE SIGNAGE DETAIL
EACH TO BE CENTERED IN-FRONT OF ITS CORRESPONDING RESERVED SPACE ON SPECIFIED POSTS

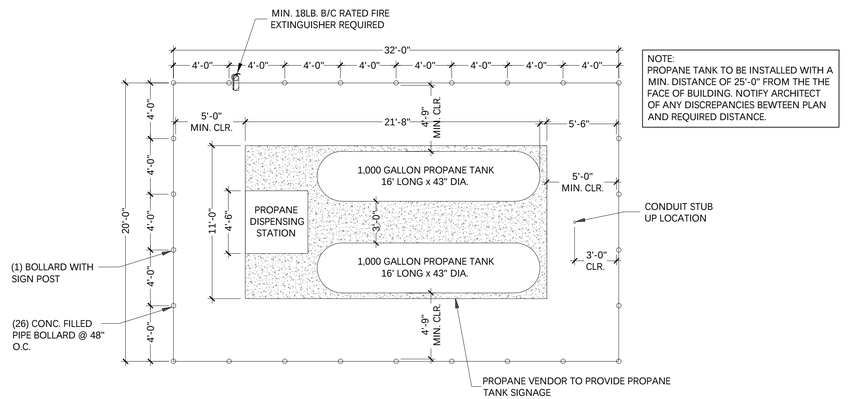


NOTE: PERPENDICULAR AND ANGLED A.D.A. SPACES AND ACCESS AISLES SHALL MAINTAIN MINIMUM WIDTHS AND DEPTHS AS REQUIRED. THE MOST RESTRICTIVE OF THE FOLLOWING ADOPTED STANDARDS STALL BE USED, ICC ANSI 117.1-2026, 2010-ACCESSIBLE STANDARDS FOR ACCESSIBLE DESIGN, AND THE MISSISSIPPI STATE BUILDING CODE, CHAPTER 11.

G.C. TO VERIFY THAT ALL FINISH GRADES AND INSTALLATIONS MEETS OR EXCEEDS ALL A.H.J. ADA / ACCESSIBLE STANDARDS & REQUIREMENTS.

PROPANE FILLING STATION NOTES

1. 1,000 GALLON TANK (16' LONG x 43" DIA.) W/ LAYOUT TO ACCOMODATE (2) 1,000 GAL TANKS.
2. CONCRETE PAD (11' x 21'-8") 6" MIN. THICKNESS W/ 6x6 - 6/6 WWF.
3. MINIMUM 18lb. B:C RATED FIRE EXTINGUISHER REQUIRED.
4. 4" DIA. CONC-FILLED PIPE BOLLARD AT 4'-0" O.C. REFER TO DETAIL 2/A1.50.
5. PUMP (1) - DEDICATED 120/240 VAC, 1 PHASE, 20 AMP BREAKER.
6. ELECTRICAL: CLASS 1/ DIVISION 1 (5' RADIUS); CLASS 1/ DIVISION 2 (15' RADIUS)
7. MUSHROOM STYLE PUSH/ PULL EMERGENCY STOP BUTTON: (NOT LESS THAN 25' AND NO MORE THAN 100' FROM DISPENSING DEVICE/ LIQUID TRANSFER. UNLESS OTHERWISE NOTED.
8. DISTANCE BETWEEN POINT OF TRANSFER AND EXPOSURES.
   - FLAMMABLE AND CLASS II COMBUSTIBLE LIQUID CONTAINERS, ABOVE/ UNDERGROUND CONTAINERS - 20ft.
   - BUILDINGS - 25ft.
   - OTHER POINTS OF TRANSFER - 25ft.
   - PROPERTY LINE - 25ft.



NOTE:
PROPANE TANK TO BE INSTALLED WITH A MIN. DISTANCE OF 25'-0" FROM THE THE FACE OF BUILDING. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEWTEEN PLAN AND REQUIRED DISTANCE.

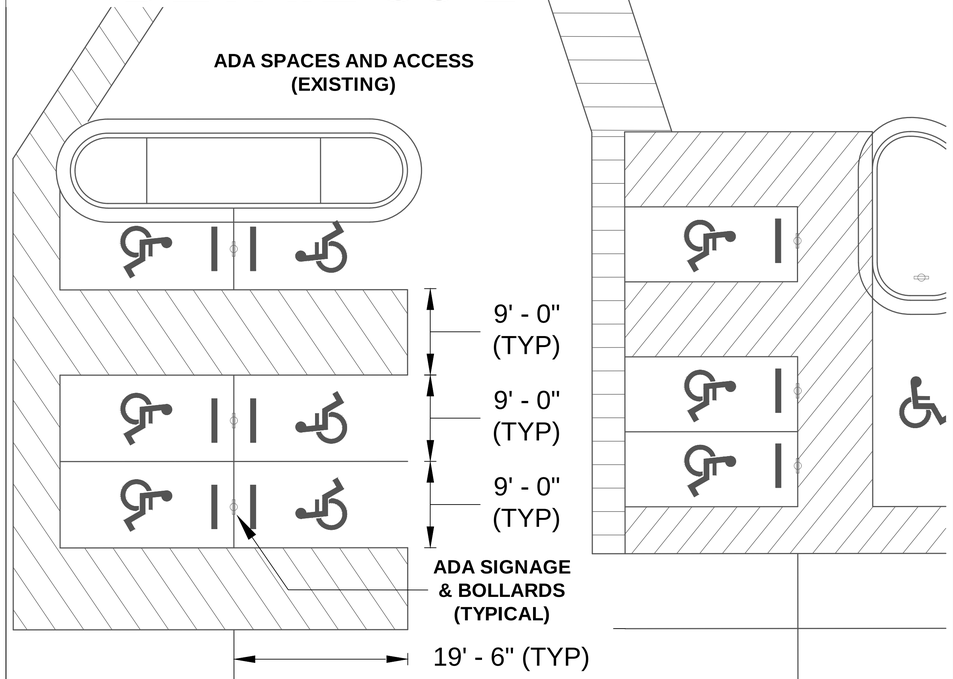
ENLARGED PROPANE STATION

GENERAL SITE PLAN NOTES:

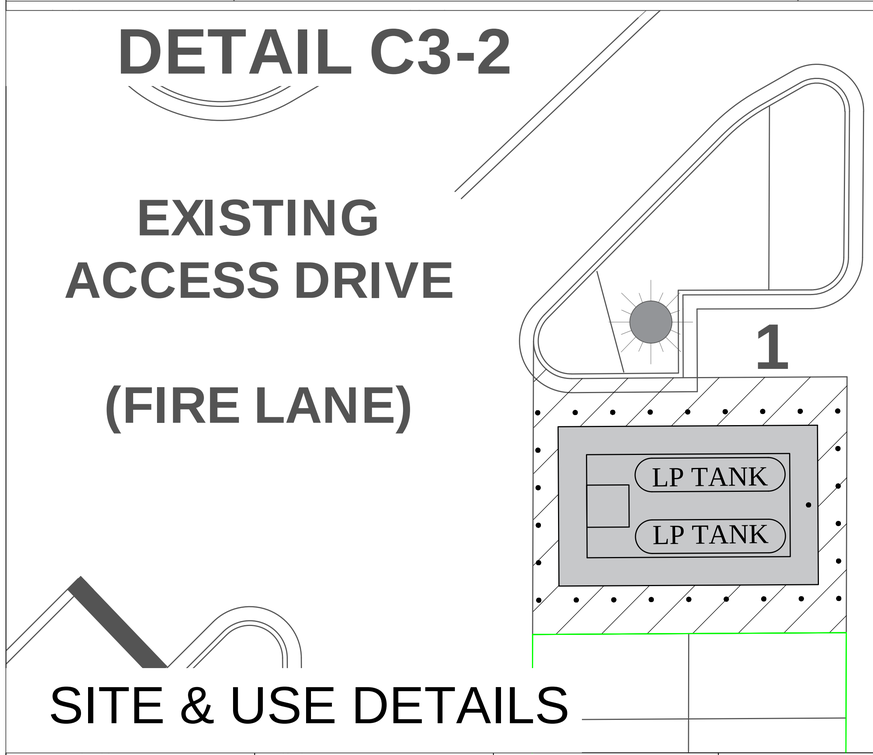
1). SEE ATTACHED ALTA SURVEY FOR EXISTING SITE CONDITIONS, SETBACKS, UNDERGROUND SERVICES & UTILITIES, AND RECORDED PARCEL INFORMATION AND EASEMENTS.
2). PARKING, DRIVE LANES, ACCESS, ACCESSIBLE PARKING & ACCESS PATHS, SITE IMPROVEMENTS, AND DRAINAGE ARE EXISTING AND UNCHANGED.

	DESIGNED - T. Barnes	REVISED - OCT. 16, 2026	A to Z Consulting & Development Company	PROPOSED RURAL KING FARM & HOME STORE	EST'D 1960 RURAL KING AMERICA'S FARM & HOME STORE	SHEET NO.	TOTAL SHEETS
	DRAWN - T. Barnes	REVISED -	1000 Weddle Road, Doe Run, Missouri, 63637	2304 N. SALISBURY BLVD., SALISBURY, MD 21801		C2	3
	CHECKED - C. Barnes	REVISED -		SCALE: 1" = 60' PROJECT: 26-052			
PLOT DATE = OCT. 16, 2026	DATE - OCT. 16, 2026	REVISED -					

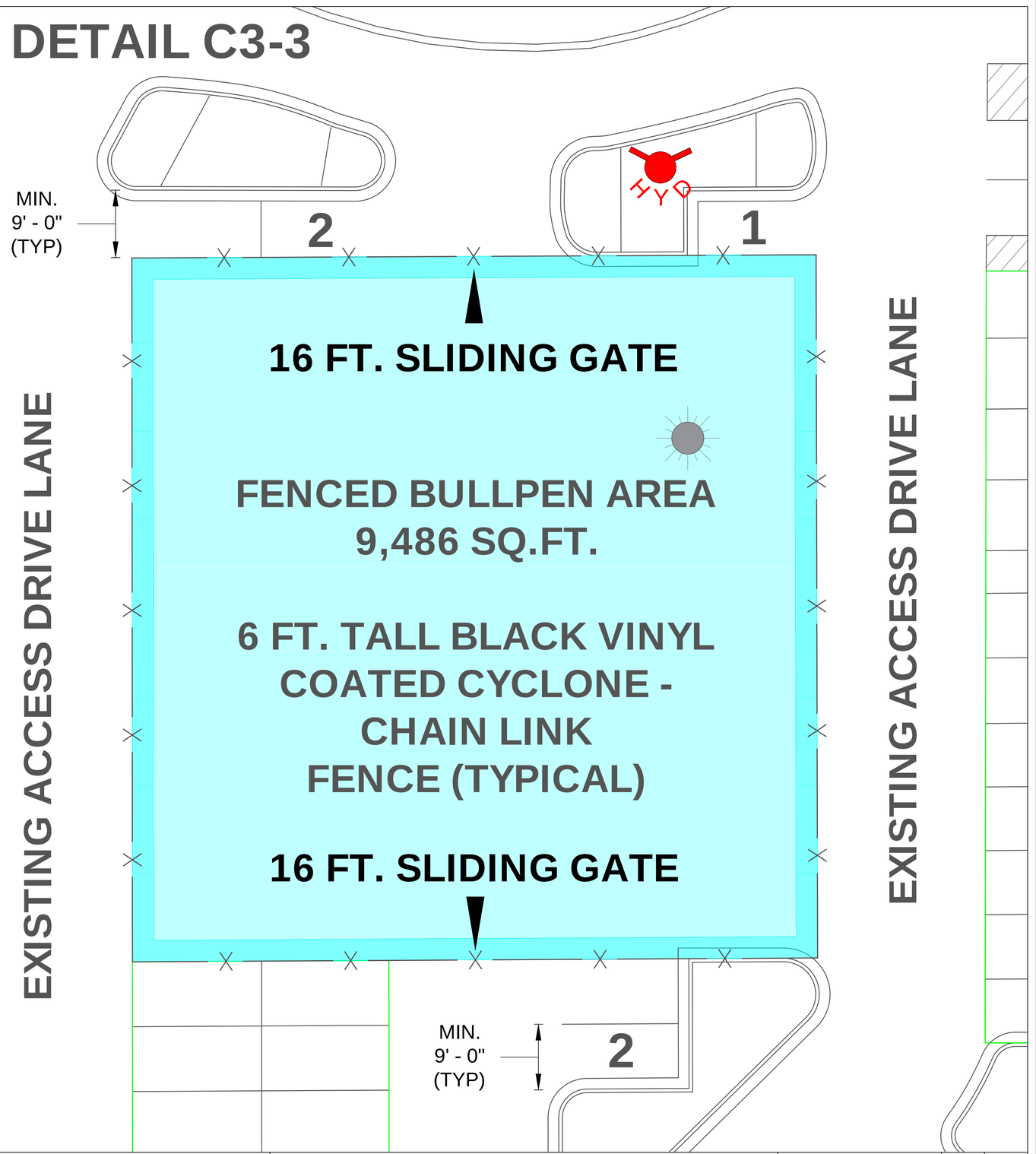
DETAIL C3-1



DETAIL C3-2



DETAIL C3-3



SITE & USE DETAILS

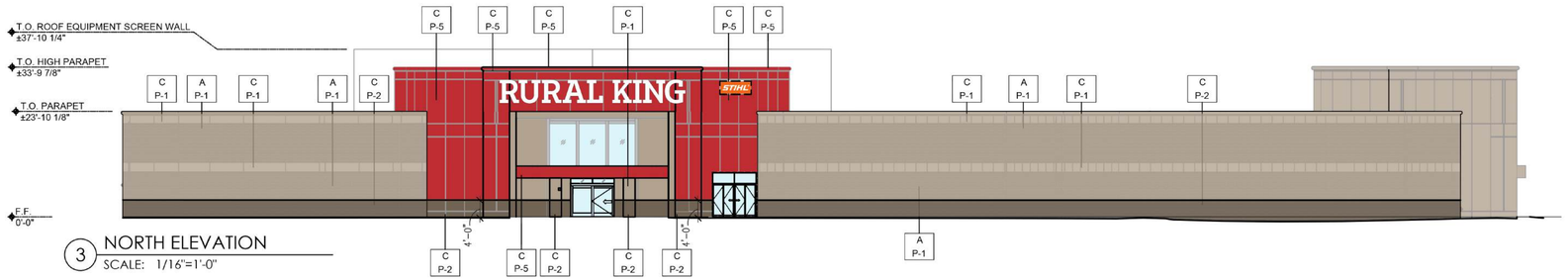
	DESIGNED - T. Barnes	REVISED - OCT. 16, 2026
	DRAWN - T. Barnes	REVISED -
	CHECKED - C. Barnes	REVISED -
PLOT DATE = OCT. 16, 2026	DATE - OCT. 16, 2026	REVISED -

A to Z Consulting & Development Company
1000 Weddle Road, Doe Run, Missouri, 63637

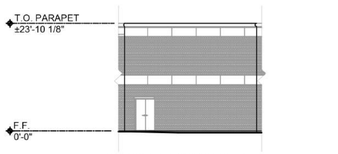
PROPOSED RURAL KING FARM & HOME STORE
2304 N. SALISBURY BLVD., SALISBURY, MD 21801
SCALE: 1" = 30'
PROJECT: 26-052

EST'D 1960 RURAL KING AMERICA'S FARM & HOME STORE

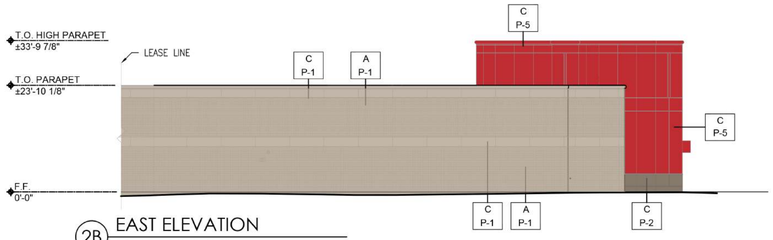
SHEET NO. C3
TOTAL SHEETS 3



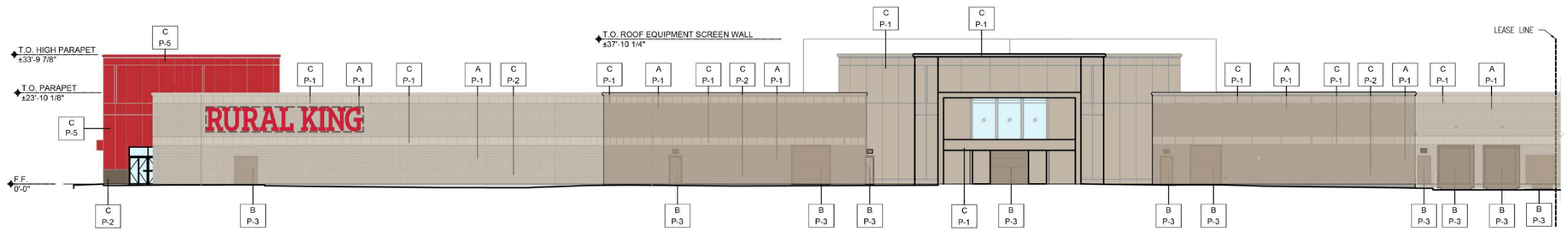
3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



2A EAST ELEVATION
SCALE: 1/16"=1'-0"



2B EAST ELEVATION
SCALE: 1/16"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

EXTERIOR FINISH SCHEDULE			
	MATERIAL		COLOR / FINISH
A	MASONRY WALL	P1	SW 7038 'TONY TAUPE' SHERWIN WILLIAMS
B	DOORS & FRAME	P2	SW 7040 'SMOKEHOUSE' (FROM GRADE TO 48" ABOVE GRADE SHERWIN WILLIAMS)
C	EIFS	P3	SW 9174 'MOTH WING' SHERWIN WILLIAMS (ACCENTS)
		P4	SW CUSTOM COLOR 701324 RURAL KING
		P5	SAFETY RED

DESIGN INTENT DRAWING: THIS DESIGN INTENT DRAWING IS PROVIDED FOR JURISDICTIONAL APPROVAL OF THE EXTERIOR APPEARANCE OF BUILDING, IT IS NOT A CONSTRUCTION DOCUMENT. ARCHITECTURAL CONSTRUCTION DRAWINGS WILL BE SUBMITTED FOR PERMIT AND CONSTRUCTION LATER, AND THOSE CONSTRUCTION DRAWINGS WILL INCORPORATE THE COLOR, MATERIAL, AND PROPORTIONAL SPECIFICATIONS DESCRIBED ON THIS DESIGN INTENT DRAWING.

EST'D 1960 RURAL KING AMERICA'S FARM & HOME STORE

RURAL KING

2304 N. SALISBURY BLVD
SALISBURY, MD 21801

PROJECT NO: 2026.0718
DATE: 10.02.26

EXTERIOR ELEVATIONS

CHECKED: DC DRAWN: ZL/DC

Infrastructure and Development
Staff Report

November 12, 2026

I. BACKGROUND INFORMATION:

Infrastructure and Development Case No.: 26-014
Project Name: Take-5 Quick Oil Change
Applicant/Owner: Two Capital Partners
Nature of Request: Paleochannel Comprehensive Site Plan
Location of Property: 101 Naylor Mill Road – Tax Map: 0101 Grid: 003 Parcel: 0026 Lot: 1
Existing Zoning: General Commercial (GC)

II. SUMMARY OF REQUEST:

The applicant has submitted an application for a Paleochannel Comprehensive Site Plan Approval for the development of a Take-5 Quick Oil Change located at 101 Naylor Mill Road. A site plan, landscaping plan, and other required documents have been submitted for the Commission's review and approval.

III. DISCUSSION:

The applicant has submitted a Paleochannel Comprehensive Site Plan for the Planning Commission's review and approval (Attachment 1). The site is within the General Commercial District, and the proposed use is a permitted use that typically would not require Planning Commission approval; however, because it is in the Paleochannel Overlay District the zoning code requires approval prior to development.

IV. APPROVAL HISTORY:

This site has been vacant since Burger King relocated in 2018.

V. COMPREHENSIVE SITE PLAN REVIEW:

As this property is in the Paleochannel Overlay District, the Zoning Code requires a Comprehensive Site Plan be submitted to the Planning Commission for approval. Specifically, the Code states that the Planning Commission shall review the proposal relative to any existing or future possibility of contamination of the paleochannel through the storage and

handling of raw and waste materials or from the particular manufacturing or industrial process proposed.

In this case, the proposed use will perform vehicle oil changes so the storage and disposal of oil and any other vehicle fluids and their possible impact on the Paleochannel will be the focus of the Commission's review.

VI. ZONING CODE REQUIREMENTS:

To comply with the Code concerning this use's possible impact on the Paleochannel, the applicant has submitted a narrative explaining the oil collection, containment, and storage (Attachment 1, Sheets 13-16). Used oil is transferred to oil tanks that are stored above ground within a concrete containment dike until the used oil is taken and recycled by OSHA certified used oil recycling companies. (See the attachment for a more detailed description of the operation)

Based on the materials submitted, the staff sees no risk to the Paleochannel with this project.

Staff notes the following for other Zoning Code requirements:

A. Zoning Code

The property is located within the General Commercial (GC) District. A service, rental or repair establishment, such as gasoline and service station are permitted uses within the General Commercial District.

B. Site Plan (Attachment 1, Sheet 3)

1. **Parking/Access:** The applicant has provided eight total parking stalls, including one accessible stall. This satisfies the City of Salisbury Zoning Code requirements for parking at a service station which is one space per pump, plus one per service bay, plus one per staff.

2. **Refuse Disposal:** An enclosed dumpster pad is provided on the project site.

3. **Density:** Not applicable.

4. **Building Setbacks/Spacing:** The code requirements for lot setbacks are as follows:
   Front yard: 25 ft (two required on a corner lot)

Side yard: Not less than 20 ft total in any combination

Rear yard: 15 ft (Not applicable on a corner lot)

The required setbacks have been met as shown on the site plan.

C. Building Elevations

Photos of existing Take-5 Quick Oil Change buildings at other locations have been submitted by the applicant (Attachment 2)

D. Sign Plan

No sign plan was submitted, this project does not require sign plan approval by the Planning Commission.

E. Landscaping Plan

A landscaping plan was included in Attachment 1, Sheet 12. A stormwater basin will be located in the northeast corner of the site, there will be four different types of planting included in the stormwater basin. The site will include two canopy trees, that are heritage river birches along the intersection of Naylor Mill Road and Route 13. The shrubs that will be planted are shamrock holly and northwind switchgrass, they will be located along the exterior of the building and around the paved areas.

F. Fire Service

The Fire Marshal site plan review for the proposed commercial building is approved as it complies with all local and state fire prevention codes regarding life safety, emergency vehicle access and water supply.

G. Stormwater Management

The Stormwater Management Plan is subject to further review by the Salisbury Department of Infrastructure & Development and other agencies as appropriate.

H. Transportation, Streets, and Pedestrians

This project is subject to further review by the Department of Infrastructure and Development, State Highway Administration, and Wicomico County Department of Public Works.

VII. RECOMMENDATION

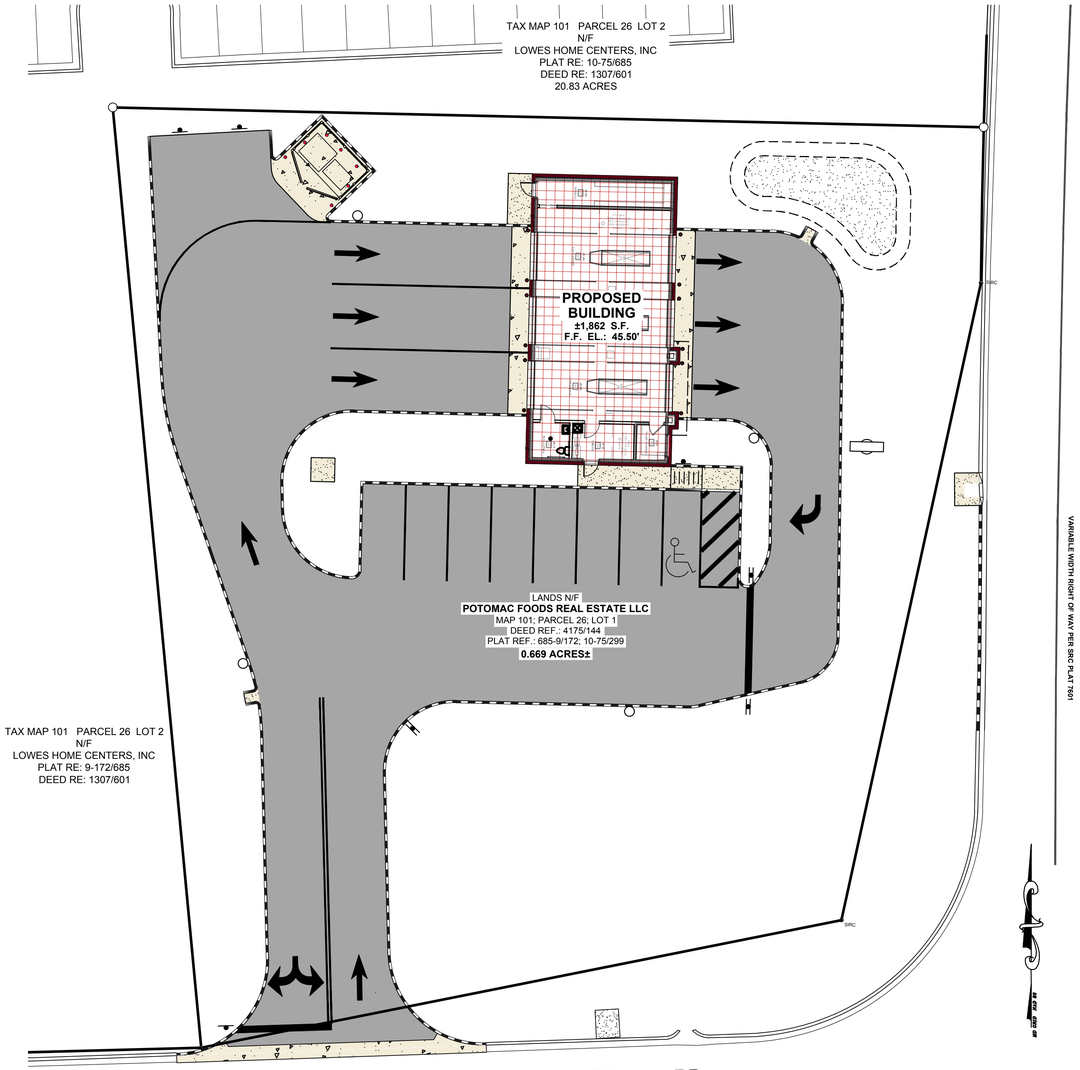
Staff recommends approval of the Paleochannel Comprehensive Site Plan for the Take-5 Quick Oil Change with the following conditions:

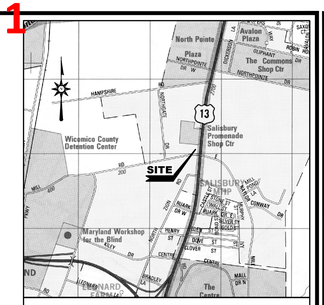
1. Provide a Sign Plan to the Department of Infrastructure and Development prior to any sign installation.

2. 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.

ATTACHMENT 1

TAKE-5 QUICK OIL CHANGE
TWO CAPITAL PARTNERS LLC
101 NAYLOR MILLS ROAD
SALISBURY
WICOMICO COUNTY, MD





VIVINITY MAP 1"=2000'

SALISBURY D.I.D. GENERAL NOTES

1. "THE CITY RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF SUCH MODIFICATIONS ARE NECESSARY."
2. "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 AND REPAVING WILL BE IN ACCORDANCE WITH RESOLUTION 2298".
3. "ALL DETERIORATED CURB, GUTTER AND SIDEWALKS, AS DETERMINED BY THE CITY, ALONG THE FRONTAGE(S) OF THE PROPERTY MUST BE REPLACED AT THE TIME OF CONSTRUCTION USING A CONCRETE CONTRACTOR WHO IS CURRENTLY APPROVED BY THE CITY. 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 AND AS DIRECTED BY SDID. SEE CITY STANDARD 100.37."
4. "ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS, INCLUDING WATER, SEWER, STORM DRAINS, CURB, GUTTER, SIDEWALKS, STREET LIGHTS, AND PAVING FOR THIS PROJECT OR PHASE OF PROJECT IN ITS ENTIRETY MUST BE ACCEPTED IN WRITING BY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SEE SECTION 16.48.030 OF THE SALISBURY SUBDIVISION REGULATIONS. REDUCTIONS IN PROJECT SURETY WILL NOT BE APPROVED PRIOR TO FINAL WRITTEN ACCEPTANCE BY THE CITY OF ALL PUBLIC INFRASTRUCTURE IMPROVEMENTS. SUB-PHASING OF THIS PROJECT SHALL NOT BE PERMITTED.
5. "A WRITTEN "NOTICE TO PROCEED" MUST BE OBTAINED FROM AND A PRE-CONSTRUCTION MEETING SCHEDULED WITH SDID, BEFORE BEGINNING CONSTRUCTION IN CITY PUBLIC R/W'S, EASEMENTS, CITY MAINTAINED UTILITIES OR ROADWAYS AND/OR CONSTRUCTION OF PRIVATE STORM WATER MANAGEMENT. CONTACT RON WELLS OF SDID, ROOM 202, 125 N. DIVISION ST., SALISBURY, MARYLAND 21801-4940, TELEPHONE 410-548-5460 OR 410-430-2547, E-MAIL RWELLS@CI.SALISBURY.MD.US, TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED". **48 HOURS NOTICE IS REQUIRED.**"
6. "STREET TREES SHALL BE PLANTED PER THE CURRENT SDID STREET TREE POLICY." PROVIDE CENTERLINE STATIONING FOR ALL PROPOSED TREES ON THE LANDSCAPE PLAN.
7. "CURRENT WICOMICO COUNTY WATER/SEWER PLAN SERVICE CATEGORY W-1 / S-1."
8. "THIS SITE PLAN IS **NOT** FOR CONSTRUCTION OF CITY OF SALISBURY PUBLIC WATER, STORMWATER AND SEWER MAINS. USE APPROVED CITY OF SALISBURY CONTRACT DRAWINGS FOR CONSTRUCTION OF PUBLIC WATER, STORMWATER AND SEWER MAINS."
9. "CONTRACTOR TO CONTACT CITY PLUMBING INSPECTOR FOR INSPECTION OF PRIVATE UTILITY MAINS."
10. "MILLING AND REPAVING SHALL BE PER RESOLUTION 2298."
11. "PRIVATE IRRIGATION LINES SHALL NOT BE INSTALLED IN CITY RIGHT-OF-WAYS OR EASEMENTS WITHOUT WRITTEN APPROVAL OF SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT."
12. "CONTRACT NUMBER - 5-17-W/S".
13. "8.1 EDU'S OF WATER AND SEWER CAPACITY EXISTS AND WILL BE RESERVED FOR THIS PROJECT; SUBJECT TO MUNICIPAL, STATE AND FEDERAL LAWS AND REGULATIONS".
14. "APPROVAL OF THE SITE PLAN AND THE CONTRACT DRAWINGS EXPIRES TWO (2) YEARS FROM THE FINAL APPROVAL DATE. CONSTRUCTION OF THE PROJECT MUST HAVE BEEN STARTED PRIOR TO THE EXPIRATION DATE. THE CITY RESERVES THE RIGHT TO EXTEND THE EXPIRATION DATE UPON WRITTEN REQUEST AND WRITTEN CONFIRMATION."
15. "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 MICRO-SCALE PRACTICE (MSP) WITH GRAVEL SUBSTRATE, INCLUDING RAIN GARDENS, MICRO-BIORETENTION, SUBMERGED GRAVEL WETLANDS, POROUS CONCRETE, ETC. THE DEVELOPER WILL BE RESPONSIBLE TO PROVIDE SALISBURY DEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT (SDID) WITH A DAILY PROGRESS REPORT SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS AS WELL AS LOCATION, SIZE, AND NUMBER OF CHAMBERS PLACED. ALSO, THE LOCATION, SIZE, AND DEPTH OF MEDIA LAYERS FOR MSPS. THE FINAL OCCUPANCY CERTIFICATE AND SURETY WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY SDID. "
16. "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 MDE'S FINAL FIELD INSPECTION REPORT FOR SEDIMENT CONTROL. SUBMIT A COPY OF THIS REPORT WITH THE AS-BUILTS. ALL APPLICABLE AS-BUILTS MUST BE SUBMITTED AT THE SAME TIME UNLESS OTHERWISE APPROVED BY SDID. PARTIAL SUBMITTALS WILL BE REJECTED. THE "AS-BUILT" DRAWINGS MUST BE SEALED BY A PROFESSIONAL LAND SURVEYOR, OR ENGINEER, CURRENTLY REGISTERED IN MARYLAND. THE INITIAL SUBMITTAL SHALL BE PAPER ONLY, FIVE (5) COPIES. THE FINAL AS-BUILTS MUST BE SUBMITTED TO THIS OFFICE ON MYLAR AND AUTO-CAD 2014 OR AN EARLIER VERSION OF AUTO-CAD. ALL COMPACT DISCS (CD) MUST BE IN A PLASTIC PROTECTIVE CASE. PROJECT SURETY WILL BE WITHHELD AND FINAL OCCUPANCY CERTIFICATE SHALL BE DELAYED UNTIL THIS AS-BUILT INFORMATION IS SUBMITTED TO AND APPROVED BY THIS OFFICE."
17. "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 DRAWING(S), 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."

DISCREPANCIES

A. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE CITY REPRESENTATIVE OR THE CONSULTANT OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
B. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY
C. THE CITY REPRESENTATIVE OR THE CONSULTANT WILL REVIEW THE CONTRACTOR'S FINDING TO CONFIRM THE DISCREPANCY.
D. 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
E. THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES."

LEGEND

ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE		
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
WETLAND BOUNDARY LINE		N/A
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 / 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (**S**) SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN (**F.M.**) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (**S.S.M.H.**)		
SANITARY SEWER CLEANOUT (**C.O.**)		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (**F.H.**)	F.H.	F.H.
WATER VALVE (**W.V.**) OR METER (**W.M.**)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (**S.D.M.H.**)		
STORM DRAIN LINE (**CMP**, **RCP**, **HDPE**)		
CATCH BASIN (**C.B.**)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (**O.T.**), ELECTRIC (**O.E.**)		
UNDERGROUND ELECTRIC (**U.E.**)	U.E.	U.E.
UNDERGROUND TELEPHONE (**U.T.**)	U.T.	U.T.
UNDERGROUND GAS MAIN (**G**)	EX. 2" G	2" G

SHEET INDEX

C-001	COVER SHEET
C-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-201	PROPOSED SITE PLAN
C-202	SITE SIGNAGE & STRIPING PLAN
C-301 - C-303	UTILITY PLAN
C-401	GRADING PLAN
C-501 & C-502	SEDIMENT & EROSION CONTROL PLAN AND DETAILS
C-901	CONSTRUCTION DETAILS
L-101	LANDSCAPING PLAN

SITE DATA

1.	OWNER(S) OF RECORD:	TWO CAPITAL PARTNERS, LLC 3284 NORTHSIDE PKWY NW, SUITE 650 ATLANTA, GA 30327
2.	SURVEYOR:	BECKER MORGAN GROUP INC. 312 W. MAIN STREET SALIBURY, MD 21801 410.546.9100
3.	PROPERTY MAP NUMBER:	TM 101 GRID 3 PARCEL 26 LOT 1
4.	ZONING CLASSIFICATION:	GC - GENERAL COMMERCIAL (City of Salisbury) - PALEO CHANNEL OVERLAY DISTRICT/WELL HEAD PROTECTION AREA
5.	DEED SUMMARY:	PARCEL 26 LOT 1 - 4175/144
6.	PLAT REFERENCE:	0009/0172
7.	PRESENT USE:	VACANT LOT (RESTAURANT PREVIOUSLY)
8.	PROPOSED USE:	AUTOMOTIVE MAINTENANCE
9.	TOTAL SITE AREA:	29,142 sf (0.669 Acres)
10.	PROPOSED BUILDING:	BUILDING: 1,862 S.F.
11.	TOTAL DISTURBED AREA:	33,024.29 S.F. (0.758 Acres)
12.	IMPERVIOUS COVERAGE:	EXISTING: 25,348.46 S.F. (0.581 Acres) PROPOSED: 15,855.95 S.F. (0.364 Acres)
13.	PARKING SUMMARY:	FILLING STN, SERVICE STN, AUTOMOTIVE REPAIR, FULL SERVICE GARAGE 1 PER PUMP, PLUS 1 PER SERVICE BAY, PLUS 1 PER STAFF - 8 TOTAL PROVIDED: 8 (1 ACCESSIBLE)
14.	SETBACKS:	GENERAL COMMERCIAL/WELLHEAD PROTECTION AREA/PALEOCHANNEL FRONT: 25 FT. SIDE: 2 SIDES NOT LESS THAN 20 FT. TOTAL IN ANY COMBINATION REAR: 15 FT.
15.	LANDSCAPE REQUIREMENT:	CITY OF SALISBURY - §17.220.020
16.	SIGNAGE	CITY OF SALISBURY - §17.216.110
17.	OUTDOOR LIGHTING:	CITY OF SALISBURY - §17.36.060.F
18.	BUILDING HEIGHT:	PERMITTED: 50' PROPOSED: +/- 28'
19.	SOURCE OF WATER:	CITY OF SALISBURY
20.	SOURCE OF SEWER:	CITY OF SALISBURY
21.	SOURCE OF GAS:	CHESAPEAKE UTILITIES
22.	SOURCE OF ELECTRIC:	DELMARVA POWER
23.	SURVEY BENCHMARK:	NGS MONUMENT DESIGNATION NORBAY & K1-107 RESET - MD STATE PLANE VERTICAL: NAVD 88 HORIZONTAL: NAD 83 (2011)
24.	MONUMENTATION:	EXISTING: 0 FOUND PROPOSED: 3 SET

EXISTING/PROPOSED TRIP CALCULATIONS

TIME	FAST FOOD RESTAURANT w/ DRIVE-THROUGH WINDOW	QUICK LUBE VEHICLE SHOP	NET REDUCTION
ADT	2017 TRIPS	125 TRIPS	1,892 TRIPS
AM PEAK-HOUR	150 TRIPS	10 TRIPS	140 TRIPS
PM PEAK-HOUR	142 TRIPS	16 TRIPS	126 TRIPS

PALEO CHANNEL OVERLAY DISTRICT/WELL HEAD PROTECTION AREA

NO ENVIRONMENTALLY SENSITIVE CONCERNS ARE PRESENT IN THE EXISTING CONDITION OF THE SITE, AND THE PROPOSED USE IS NOT LISTED AS PART OF THE EXCEPTIONS LISTED IN *§17.100.030*. THE DEVELOPMENT POSES NO UNACCEPTABLE RISK OF CONTAMINATION TO THE PALEOCHANNEL OR WELLHEADS.

OWNERS CERTIFICATION

I/WE, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER _____ DATE _____

CITY OF SALISBURY CERTIFICATION

APPROVED:
CITY OF SALISBURY
DEPARTMENT OF INFRASTRUCTURE
AND DEVELOPMENT

CITY PROJECT: _____
UTILITY CONTRACT: _____

JUDY KUNTZ
ACTING DIRECTOR

DATE _____

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
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302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
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410.546.9100

North Carolina
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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

LANDS OF
TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

COVER SHEET

ISSUE BLOCK

MARK	DATE	DESCRIPTION

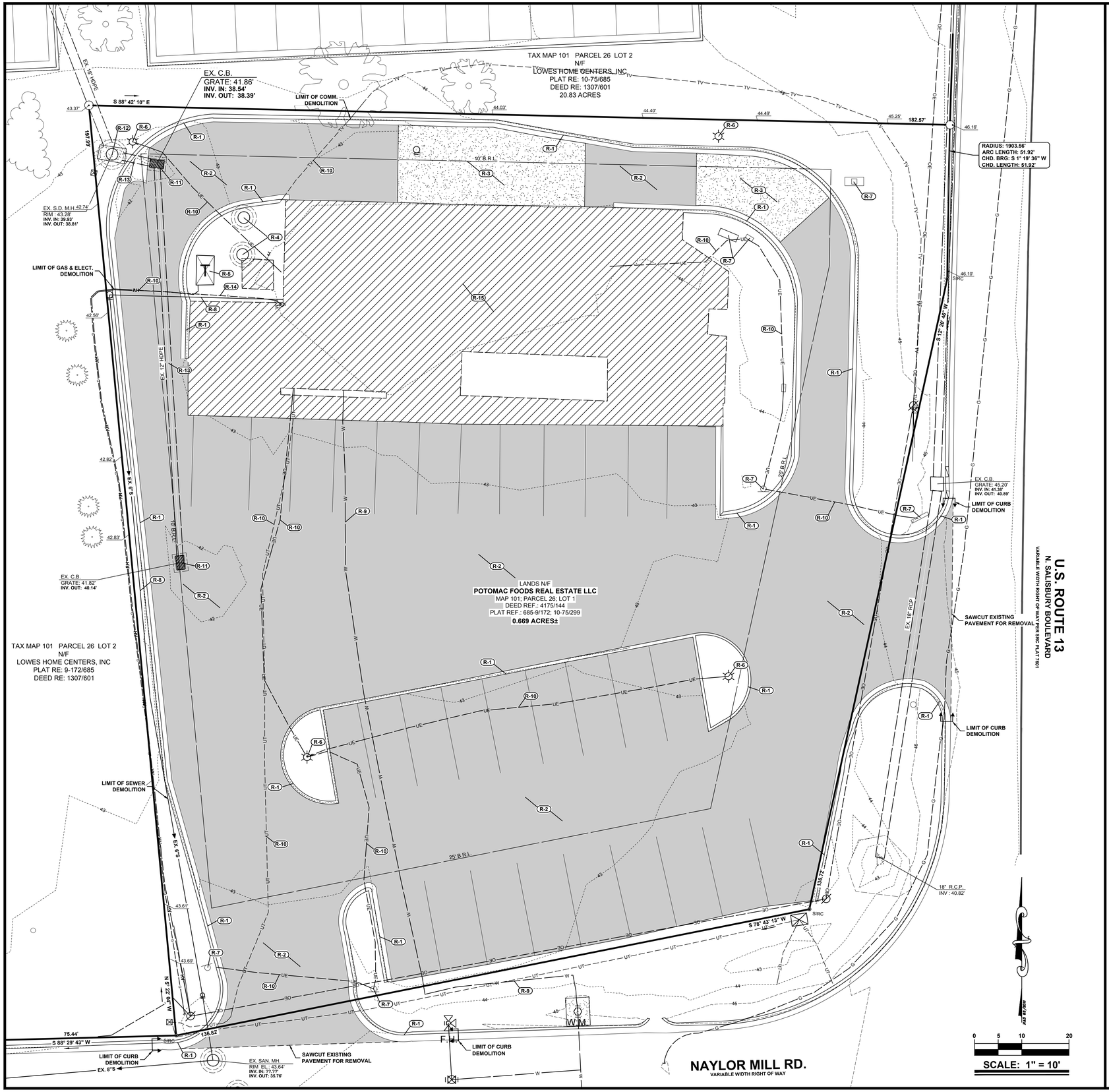
LAYER STATE: C-001

PROJECT NO.: 2026135.00
DATE: 05/08/2026
SCALE: N.T.S.
DRAWN BY: **S.D.B.** PROJ. MGR.: **S.D.B.**

SHEET
C-001

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DEMOLITION CONSTRUCTION NOTES

R-1	SAW-CUT AND REMOVE EXISTING CONCRETE CURB & CURB/GUTTER TO EXTENT SHOWN.
R-2	SAW-CUT AND REMOVE EXISTING ASPHALT PAVING TO FULL-DEPTH.
R-3	REMOVE EXISTING CONCRETE PAVING TO FULL-DEPTH.
R-4	REMOVE EXISTING GREASE TRAP (SIZE UNKNOWN) IN ACCORDANCE w/ EPA REGULATIONS.
R-5	REMOVE EXISTING ELECTRICAL TRANSFORMER & PAD. COORDINATE w/ ELECTRICAL PROVIDER.
R-6	REMOVE EXISTING LIGHT POLE & BASE.
R-7	REMOVE EXISTING SIGN AND SIGN BASE.
R-8	REMOVE EXISTING SANITARY PIPING TO CLEANOUT AT PROPERTY LINE.
R-9	REMOVE EXISTING WATER SERVICE TO EXISTING METER PIT.
R-10	REMOVE MISC. EXISTING ELECTRICAL/COMMUNICATION CONDUIT.
R-11	REMOVE EXISTING STORM DRAIN CATCH BASIN.
R-12	REMOVE EXISTING STORM DRAIN MANHOLE.
R-13	REMOVE EXISTING STORM PIPE.
R-14	REMOVE EXISTING GAS METER. TERMINATE SERVICE AT MAIN CONNECTION.
R-15	CONTRACTOR TO VERIFY DEMOLITION OF EXISTING FEATURES (BUILDING, FOUNDATIONS, PATIO, TRASH ENCLOSURE, ETC.

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TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

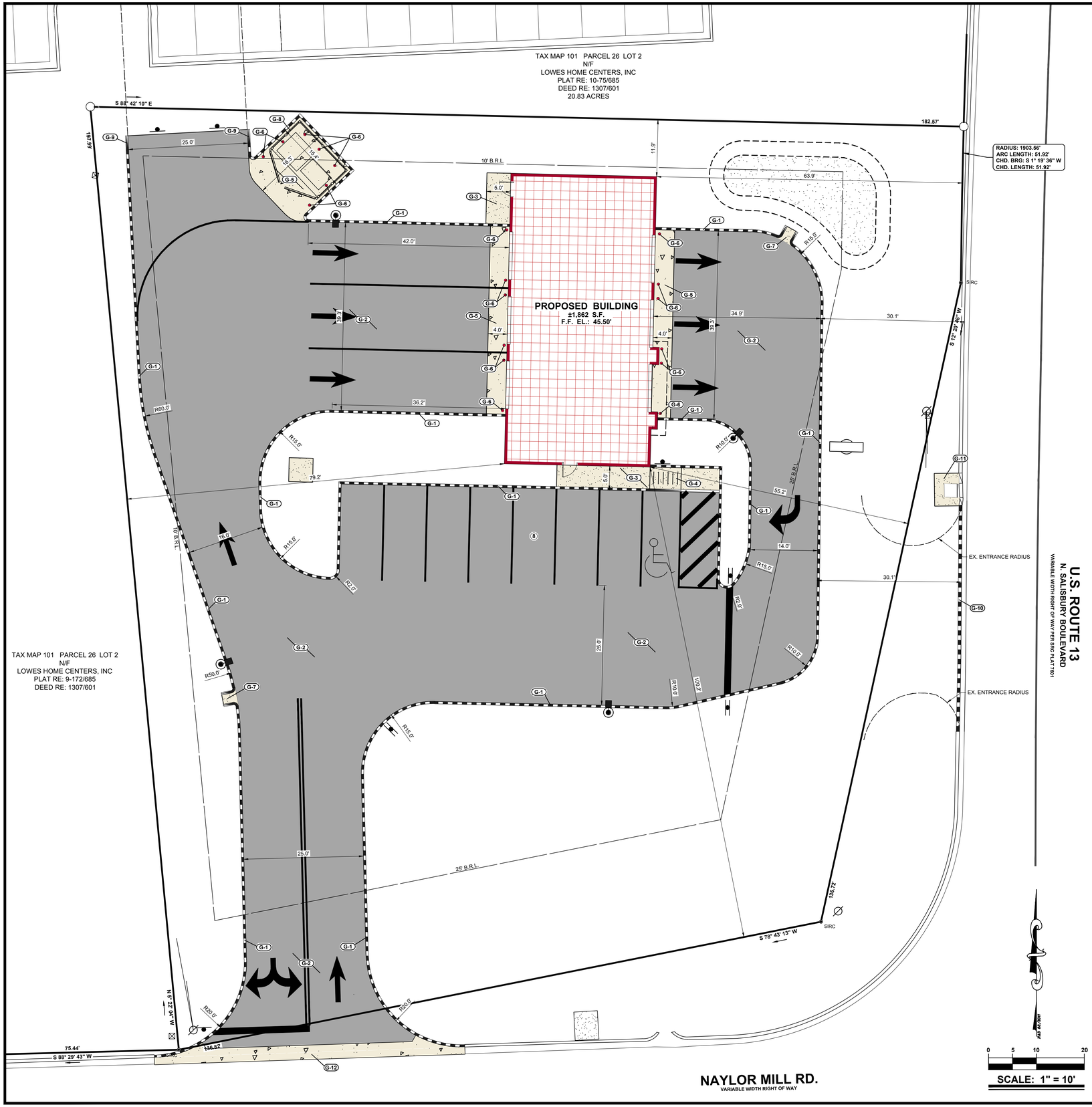
LIVE/BASE: C-SD

PROJECT NO.:	**2026135.00**
DATE:	**05/08/2026**
SCALE:	**1" = 10'**
DRAWN BY: **S.D.B.**	PROJ. MGR.: **S.D.B.**

SHEET
C-101

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GENERAL CONSTRUCTION NOTES

G-1	STANDARD 6" STAND-UP CURB*. SEE DETAIL SHEET C-901.
G-2	INSTALL PROPOSED ASPHALT PAVEMENT SECTION. SEE SHEET C-901 FOR DETAILS.
G-3	INSTALL CONCRETE PAD/SIDEWALK* (CLASS I - CONCRETE PAVING). SEE CONCRETE PAVING DETAIL SHEET C-901.
G-4	INSTALL ACCESSIBLE RAMP - TYPE 1. SEE GRADING PLAN SHEET C-401.
G-5	INSTALL CONCRETE (CLASS III) PAVING. SEE CONCRETE PAVING DETAIL SHEET C-901.
G-6	6" STEEL PIPE BOLLARD. SEE DETAIL SHEET C-901. COORDINATE FINISH w/ ARCH.
G-7	PROPOSED DRAINAGE FLUME. SEE DETAIL SHEET C-901.
G-8	DUMPSTER SCREENING. SEE ARCHITECTURAL PLANS FOR DETAILS.
G-9	3' CURB TRANSITION CURB WIDTH/HEIGHT. REFER TO GRADING PLANS FOR DETAILS.
G-10	MD-SHA STANDARD CURB & GUTTER TYPE A.
G-11	INSTALL 1' WIDE CONCRETE APRON AROUND EXISTING CATCH BASIN LID. SEE GRADING PLANS FOR ELEVATIONS.
G-12	INSTALL CONCRETE VALLEY GUTTER PER CITY OF SALISBURY STANDARD DETAIL 100.14.
G-13	
G-14	
G-15	

*NOTE: CONTRACTOR SHALL USE MONOLITHIC CURB/SIDEWALK WHEREVER THE TWO ARE DIRECTLY ADJACENT.

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PROJECT TITLE

LANDS OF

TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

PROPOSED SITE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

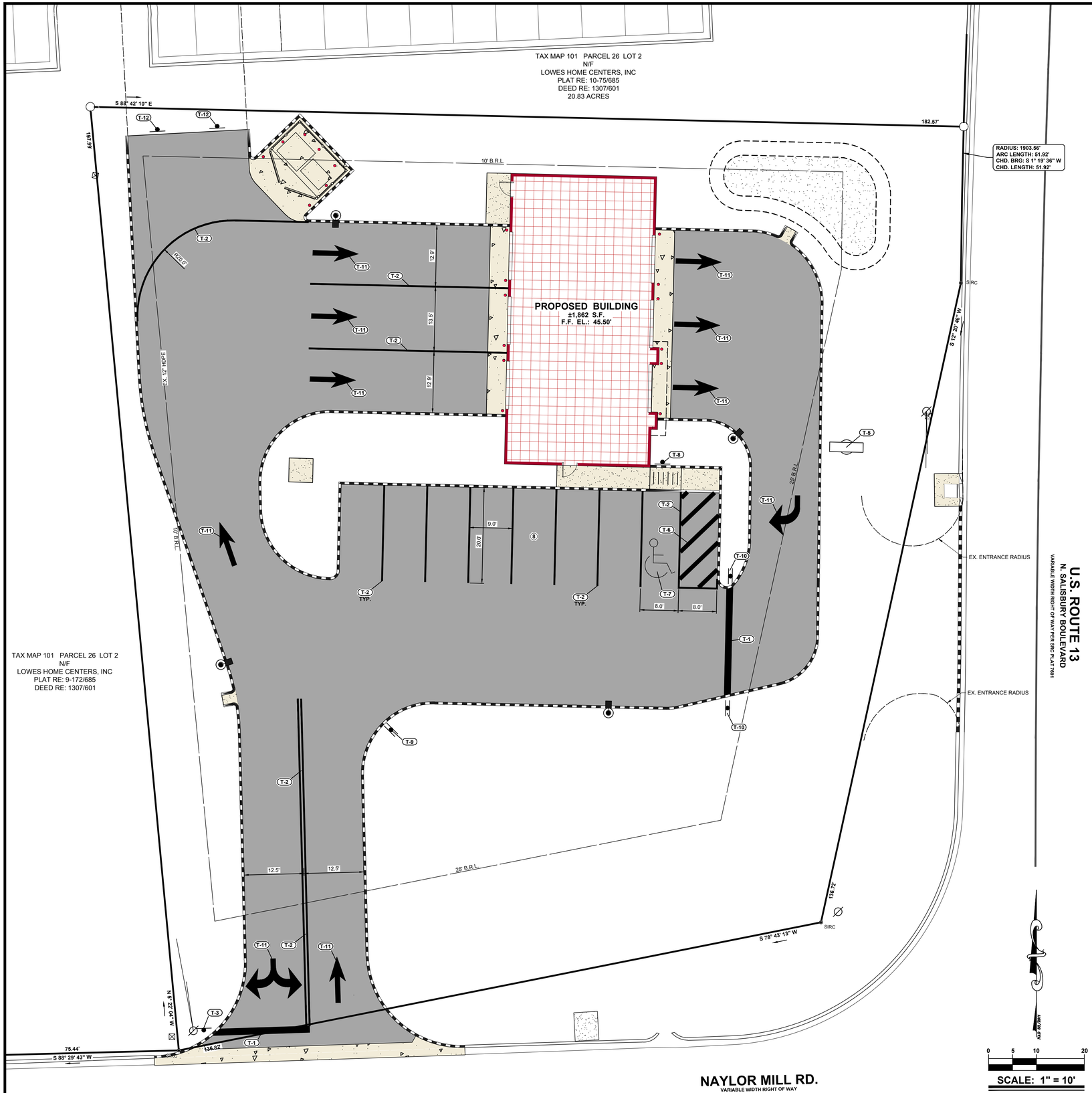
LAYER STATE: C-201

PROJECT NO.:	**2026135.00**
DATE:	**05/08/2026**
SCALE:	**1" = 10'**
DRAWN BY: **S.D.B.**	PROJ. MGR.: **S.D.B.**

SHEET

C-201

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STRIPING & SIGNAGE CONSTRUCTION NOTES

T-1	16" WIDE PAINTED STOP BAR (WHITE).
T-2	ROADWAY STRIPING - "DOUBLE YELLOW" 5" SOLID YELLOW LINES, 6" O.C.
T-3	INSTALL "STOP" SIGN 30" x 30" (R1-1 PER MD MUTCD).
T-4	PAINTED STRIPING - 4" WIDE SOLID WHITE LINE.
T-5	PROPOSED "TAKE 5" PYLON SIGN. REFER TO SIGN DETAILS BY OTHERS.
T-6	PAINTED STRIPING - 10" SOLID LINE, 45° @ 4' O.C. SPACING (WHITE).
T-7	PAINTED BLUE ACCESSIBLE SYMBOL (TYP), SEE SHEET C-901 FOR DETAILS.
T-8	PROPOSED "HANDICAP PARKING" SIGN w/ "VAN ACCESSIBLE" & "NO PARKING IN ACCESS LANE" PLATES. SEE SHEET C-901 FOR DETAILS.
T-9	PROPOSED "TAKE 5 - ENTER" SIGN. REFER TO SIGN DETAILS BY OTHERS.
T-10	PROPOSED "TAKE 5 - EXIT ONLY" SIGN. REFER TO SIGN DETAILS BY OTHERS.
T-11	PAINTED DIRECTIONAL ARROW (WHITE).
T-12	PROPOSED "NO PARKING - LOADING ZONE" SIGN. SEE SHEET C-901 FOR DETAILS.

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PROJECT TITLE

LANDS OF

TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

SITE SIGNAGE & STRIPING PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

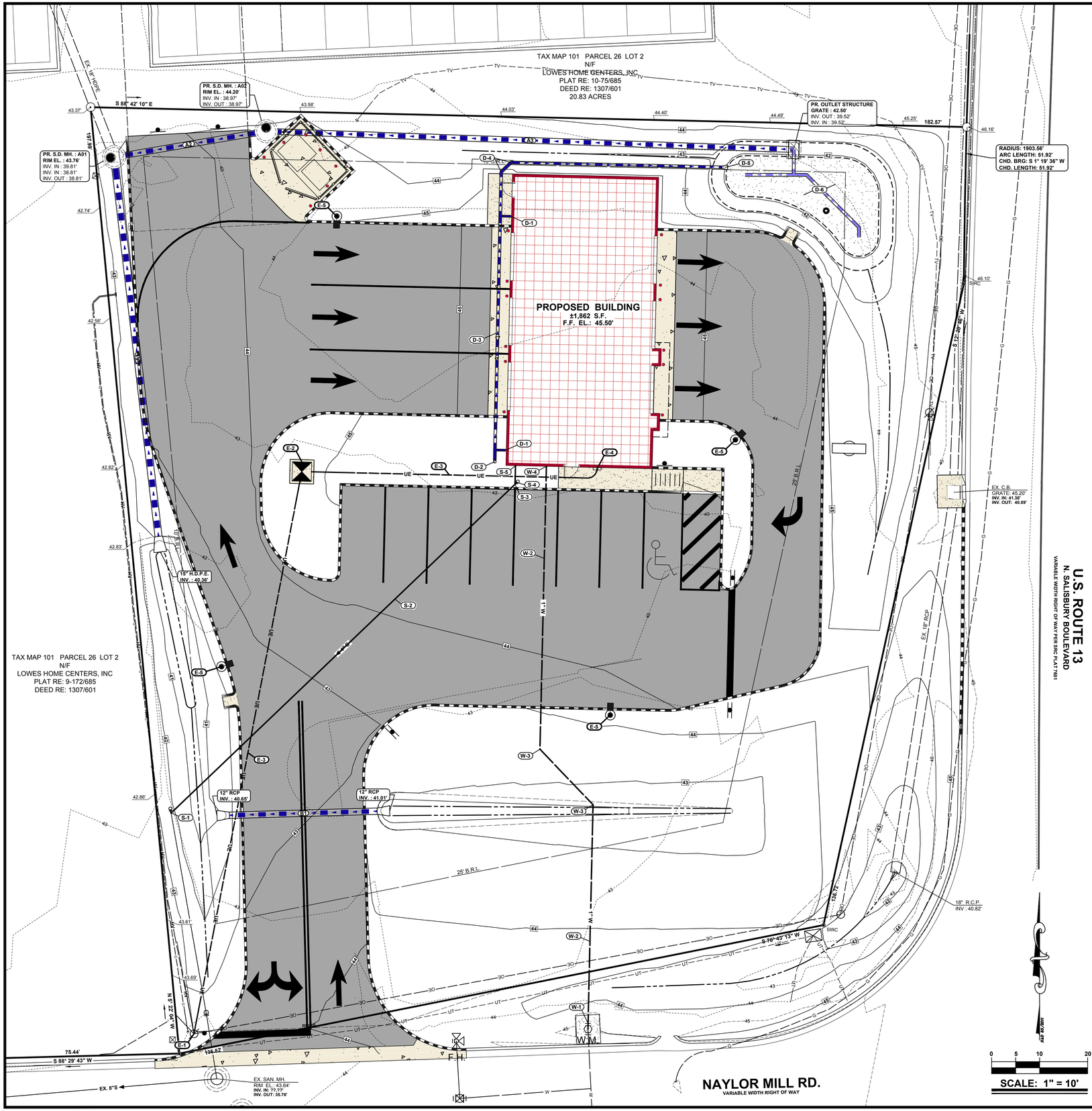
LAYER STATE: C-202

PROJECT NO.:	**2026135.00**
DATE:	**05/08/2026**
SCALE:	**1" = 10'**
DRAWN BY: **S.D.B.**	PROJ. MGR.: **S.D.B.**

SHEET

C-202

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SANITARY SEWER CONSTRUCTION NOTES

S-1	CONNECT PROPOSED SANITARY LATERAL TO SEWER PIPE w/ CLEANOUT & 4"x6" REDUCER.
S-2	INSTALL 4" SDR-35 PVC SANITARY SEWER LATERAL PER CITY OF SALISBURY UTILITIES STANDARDS.
S-3	PROPOSED SDR-35 PVC 45° HORIZONTAL BEND.
S-4	INSTALL 4" SANITARY SEWER CLEANOUT w/ CONCRETE COLLAR & CAP AT PROPOSED GRADE.
S-5	CONNECTION TO INTERNAL BUILDING PLUMBING. SEE MEP PLANS FOR CONTINUATION.

STORM SEWER CONSTRUCTION NOTES

D-1	4" PVC DOWNSPOUT CONNECTION PIPING w/ OVERFLOW AT SURFACE GRADE.
D-2	INSTALL 6" STORM DRAIN CLEANOUT w/ CONCRETE COLLAR & CAP AT PROPOSED GRADE.
D-3	INSTALL 6" PVC DOWNSPOUT COLLECTOR PIPE.
D-4	PROPOSED PVC 45° HORIZONTAL BEND.
D-5	6" MITERED DRAIN w/ RODENT SCREENING INSTALLED ON DOWNSTREAM END.
D-6	CONSTRUCT MICRO-BIORETENTION AREA. SEE SHEET C-302 FOR DETAILS.

DOMESTIC WATER SYSTEM CONSTRUCTION NOTES

W-1	CONNECT PROPOSED 1" SERVICE LINE TO METER BOX.
W-2	1" C-900 DR-18 PVC PIPE
W-3	PROPOSED C-900 PVC 45° HORIZONTAL BEND.
W-4	CONNECT TO INTERNAL WATER SYSTEM. SEE MEP PLANS FOR CONTINUATION.

ELECTRIC CONSTRUCTION NOTES

E-1	PROPOSED ELECTRICAL SERVICE CONNECTION TO EXISTING POWER POLE. COORDINATE w/ DELMARVA POWER.
E-2	PROPOSED ELECTRICAL TRANSFORMER. COORDINATE INSTALLATION w/ DELMARVA POWER.
E-3	PROPOSED ?" ELECTRICAL CONDUIT. COORDINATE INSTALLATION w/ DELMARVA POWER.
E-4	TIE TO INTERNAL ELECTRICAL SYSTEMS. SEE MEP PLANS FOR CONTINUATION.
E-5	PROPOSED LIGHT POLE w/ CONCRETE POLE BASE. SEE MEP PLANS FOR DETAILS AND CONDUIT LOCATIONS.

STORM DRAIN MANHOLE SCHEDULE

MH NO.	RIM EL.	DIA.	DEPTH	INV. IN	INV. OUT
A01	43.76'	48"	4.95'	39.81' *(A1)* 38.81' *(A2)*	38.81' *(Ex-18)*
A02	44.20'	48"	5.22'	38.97' *(A3)*	38.97' *(A2)*

OUTFALL STRUCTURE SCHEDULE

CB NO.	INLET BOX	FRAME/GRATE	GRATE EL.	INV. IN	INV. OUT
A1	?	TYPE 1	42.50'	39.53' (UD1)	39.52' *(A3)*

STORM DRAIN PIPE SCHEDULE

PIPE NO.	SIZE	PIPE TYPE	LENGTH	SLOPE	INV. IN	INV. OUT
A1	15"	H.D.P.E.	83'	0.66%	40.36'	39.81'
A2	12"	H.D.P.E.	32'	0.50%	38.97'	38.81'
A3	12"	H.D.P.E.	110'	0.50%	39.52'	38.97'
B1	12"	RCP	36'	-1.00%	41.01'	40.65'

BECKER MORGAN GROUP

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www.beckermorgan.com

PROJECT TITLE

LANDS OF

TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

UTILITY PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

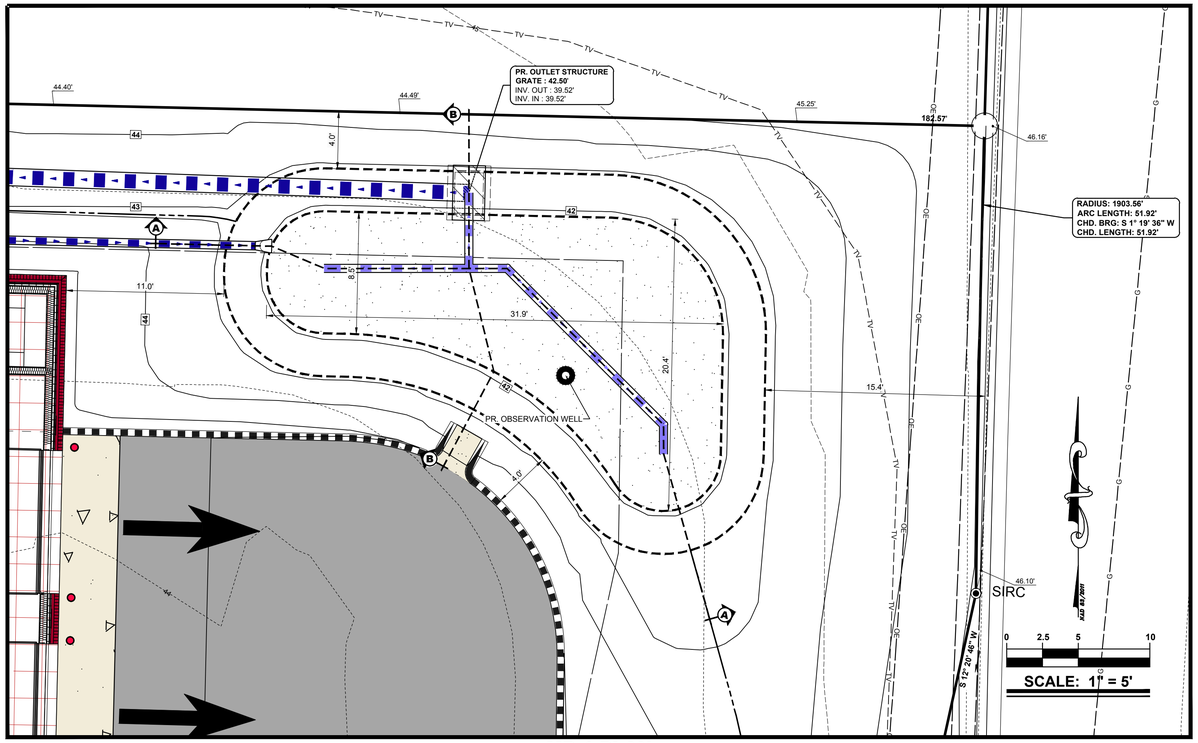
LAYER STATE: C-301

PROJECT NO.: 2026135.00
DATE: 05/08/2026
SCALE: 1" = 10'
DRAWN BY: **S.D.B.** | PROJ. MGR.: **S.D.B.**

SHEET

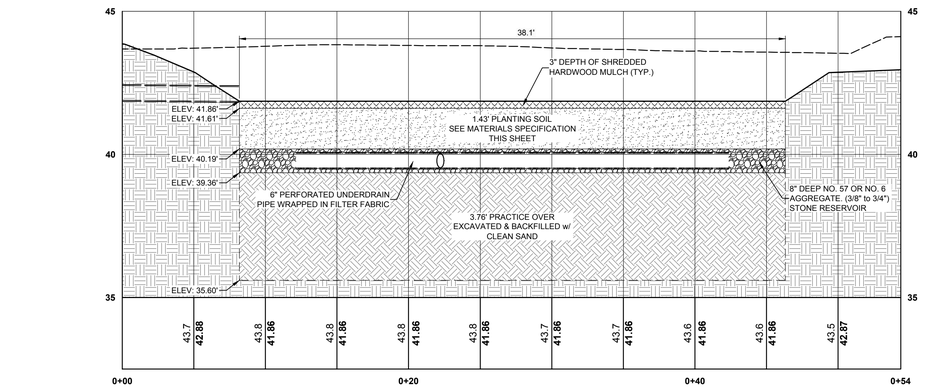
C-301

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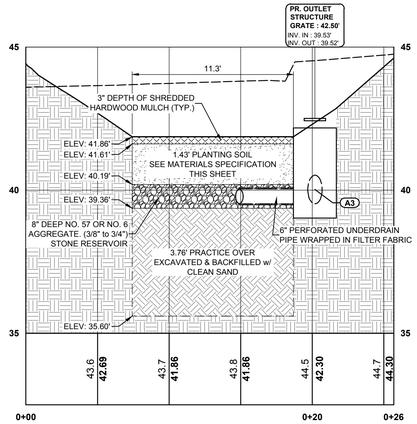
MB-1 PLAN

SCALE: 1" = 5'



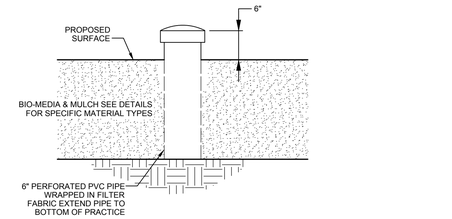
MB-1 PROFILE A-A

HORIZ. SCALE: 1" = 5'
VERT. SCALE: 1" = 2.5'



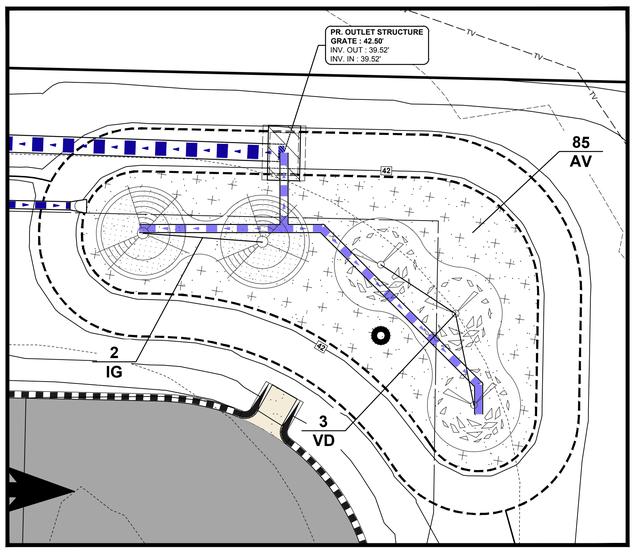
MB-1 PROFILE B-B

HORIZ. SCALE: 1" = 5'
VERT. SCALE: 1" = 2.5'



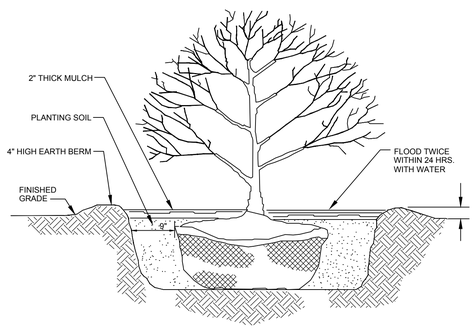
MICRO-BIORETENTION OBSERVATION WELL DETAIL

NO SCALE



MB-1 PLANTING PLAN

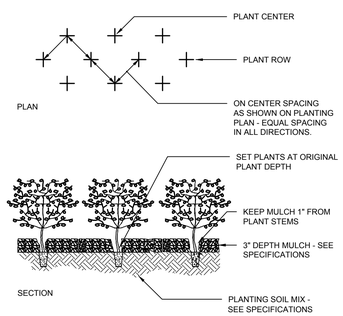
SCALE: 1" = 5'



NOTE:
SHRUBS SHALL BE PLANTED IN TILLED, MULCHED BEDS WHICH HAVE BEEN AMENDED WITH EITHER PEAT MOSS OR COMPOSTED LEAF MOLD.

SHRUB PLANTING DETAIL

NO SCALE



GROUND COVER PLANTING DETAIL

NO SCALE

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
IG	2	ILEX GLABRA	INKBERRY	3' - 4'	CONT.	24" MIN. SPREAD
VD	3	VIBURNUM DENTATUM	ARROW WOOD	3' - 4'	CONT.	
AV	85	ANDROPOGON VIRGINICUS	BROOMSEDGE	1' - 2'	CONT.	18 - 24" SPACING

CONSTRUCTION CRITERIA

1. BIORETENTION PRACTICES SHOULD NOT BE CONSTRUCTED UNTIL THE CONTRIBUTING DRAINAGE AREA IS STABILIZED. IF THIS IS IMPRACTICAL, RUNOFF FROM DISTURBED AREAS SHALL BE DIVERTED AWAY AND NO SEDIMENT CONTROL PRACTICES SHALL BE USED NEAR THE PROPOSED LOCATION.

2. EXCAVATION SHALL BE CONDUCTED IN DRY CONDITIONS WITH EQUIPMENT LOCATED OUTSIDE OF THE PRACTICE TO MINIMIZE BOTTOM AND SIDEWALL COMPACTION. ONLY LIGHTWEIGHT, LOW GROUND-CONTACT EQUIPMENT SHOULD BE USED WITHIN MICRO-BIORETENTION PRACTICES AND THE BOTTOM SCARIFIED BEFORE INSTALLING UNDERDRAINS AND FILTERING MEDIA.

3. GRAVEL FOR THE UNDERDRAIN SYSTEM SHOULD BE CLEAN, WASHED, AND FREE OF FINES. UNDERDRAIN PIPES SHOULD BE CHECKED TO ENSURE THAT BOTH THE MATERIAL AND PERFORATIONS MEET SPECIFICATIONS. THE UPSTREAM ENDS OF THE UNDERDRAIN PIPE SHOULD BE CAPPED PRIOR TO INSTALLATION.

4. BIORETENTION SOILS MAY BE MIXED ON-SITE BEFORE PLACEMENT. HOWEVER, SOILS SHOULD NOT BE PLACED UNDER SATURATED CONDITIONS. THE FILTER MEDIA SHOULD BE PLACED AND GRADED USING EXCAVATORS OR BACKHOES OPERATING ADJACENT TO THE PRACTICE AND BE PLACED HORIZONTAL LAYERS (12 INCHES PER LIFT MAXIMUM). PROPER COMPACTION OF THE MEDIA WILL OCCUR NATURALLY. SPRAYING OR SPRINKLING WATER ON EACH LIFT UNTIL SATURATED MAY QUICKEN SETTLING TIMES.

5. THE OPTIMUM PLANTING TIME IS DURING THE FALL. SPRING PLANTING IS ALSO ACCEPTABLE BUT MAY REQUIRE WATERING.

6. SEE MATERIAL SPECIFICATIONS FOR CONSTRUCTION MATERIALS - THIS SHEET.

MAINTENANCE CRITERIA

1. BIO-RETENTION AREAS SHALL BE INSPECTED BI-ANNUALLY AND AFTER ANY/ALL LARGE RAIN EVENTS TO EVALUATE FOR EXTENDED PONDING, EVALUATE PLANT SURVIVAL AND REMOVAL OF TRASH/LITTER.

2. THE TOP FEW INCHES OF THE FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH.

3. WHERE PRACTICES ARE USED TO TREAT AREAS WITH HIGHER CONCENTRATIONS OF HEAVY METALS (E.G. PARKING LOTS, ROADS), MULCH SHOULD BE REPLACED ANNUALLY. OTHERWISE, THE TOP TWO TO THREE INCHES SHOULD BE REPLACED AS NECESSARY.

4. OCCASIONAL PRUNING AND REPLACEMENT OF DEAD VEGETATION IS NECESSARY. IF SPECIFIC PLANTS ARE NOT SURVIVING, MORE APPROPRIATE SPECIES SHOULD BE USED. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.

MICRO-BIORETENTION CONSTRUCTION & MAINTENANCE CRITERIA

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
planting soil [2.5' to 4' deep]	sand 35 - 60% silt 30 - 55% clay 10 - 25%	n/a	USDA soil types loamy sand, sandy loam or loam
mulch	shredded hardwood		aged 6 months, minimum
pea gravel diaphram and curtain drain	pea gravel: ASTM-D-448 ornamental stone: washed cobbles	pea gravel: No. 6 stone: 2" to 5"	
geotextile	Class "C" - apparent opening size (ASTM-D-4751), grab tensile strength (ASTM-D-4632), puncture resistance (ASTM-D-4833)	n/a	for use as necessary beneath underdrains only
underdrain gravel	AASHTO M-43	0.375" to 0.75"	
underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	3/8" perf. @ 6" on center, 4 holes per row, minimum of 3" of gravel over pipes, not necessary underneath pipes
poured in place concrete (if required)	MSHA Mix No. 3; F_c = 3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
snad [1' deep]	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

BIORETENTION & MICRO-BIORETENTION MATERIAL SPECIFICATIONS

BECKER MORGAN GROUP

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PROJECT TITLE

LANDS OF

TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

UTILITY PLAN - BIO-RETENTION DETAILS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

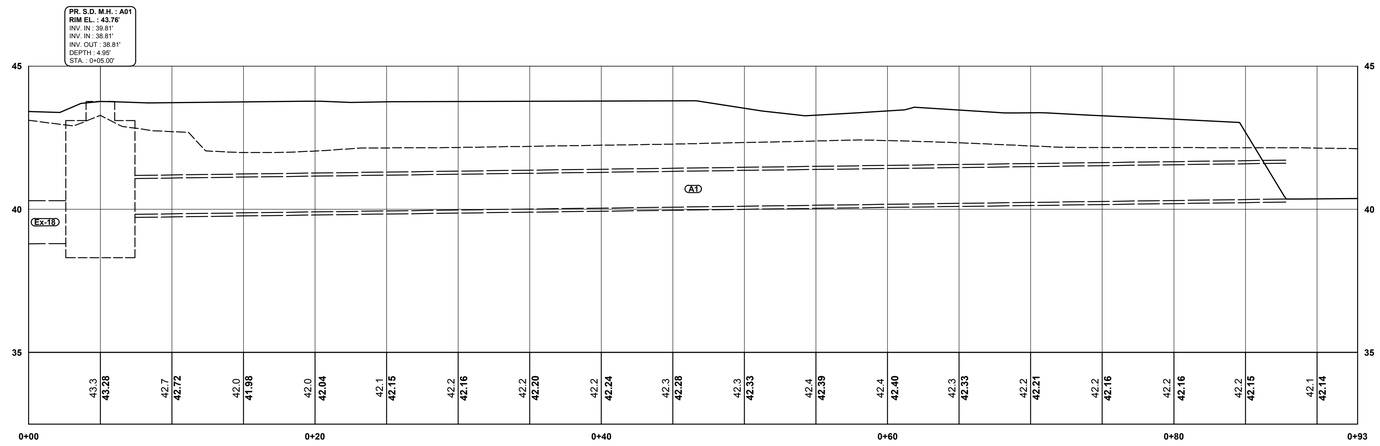
LAYER STATE: C-302

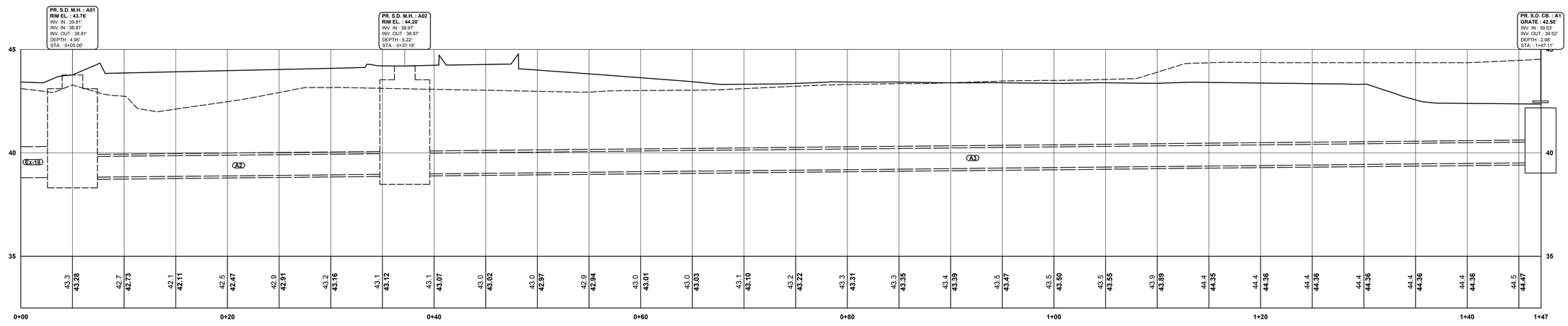
PROJECT NO.: 2026135.00
DATE: 05/08/2026
SCALE: 1" = 10'
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PROJECT TITLE

LANDS OF
TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

UTILITY PLAN - STORM DRAIN PROFILES

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAWRSTATE: C-303

PROJECT NO.:	**2026135.00**
DATE:	**05/08/2026**
SCALE:	**1" = 10'**
DRAWN BY: **S.D.B.**	PROJ. MGR.: **S.D.B.**

SHEET
C-303

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TAX MAP 101 PARCEL 26 LOT 2
N/F
LOWES HOME CENTERS, INC
PLAT RE: 10-75/685
DEED RE: 1307/601
20.83 ACRES

TAX MAP 101 PARCEL 26 LOT 2
N/F
LOWES HOME CENTERS, INC
PLAT RE: 9-172/685
DEED RE: 1307/601

PROPOSED BUILDING
±1,862 S.F.
F.F. EL.: 45.50'

PR. S.D. MH. : A02
RIM EL. : 44.20'
INV. IN : 38.97'
INV. OUT : 38.97'

PR. S.D. MH. : A01
RIM EL. : 43.76'
INV. IN : 39.81'
INV. IN : 38.81'
INV. OUT : 38.81'

PR. OUTLET STRUCTURE
GRATE : 42.50'
INV. OUT : 39.52'
INV. IN : 39.52'

RADIUS: 1903.56'
ARC LENGTH: 51.92'
CHD. BRG: S 1° 19' 36" W
CHD. LENGTH: 51.92'

EX. 18" HDPE

S 88° 42' 10" E 182.57'

S 12° 29' 46" W

10' B.R.L.

25' B.R.L.

EX. C.B.
GRATE: 45.20'
INV. IN: 41.38'
INV. OUT: 40.89'

EX. 6" RCP

18" R.C.P.
INV. : 40.82'

12" RCP
INV. : 40.65'

12" RCP
INV. : 41.01'

15" H.D.P.E.
INV. : 40.38'

EX. SAN. MH.
RIM EL. : 43.64'
INV. IN: 77.77'
INV. OUT: 38.76'

S 88° 29' 43" W 75.44'

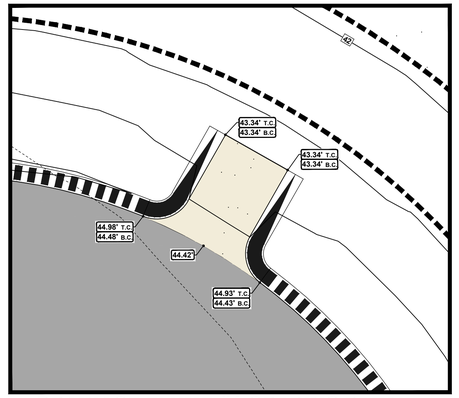
N 9° 22' 44" W 136.82'

S 76° 40' 13" W 138.72'

U.S. ROUTE 13
N. SALISBURY BOULEVARD
VARIABLE WIDTH RIGHT OF WAY PER SRC PLAT 7901

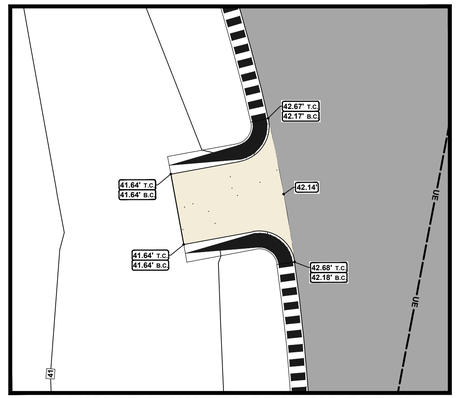
NAYLOR MILL RD.
VARIABLE WIDTH RIGHT OF WAY

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SCALE: 1" = 10'



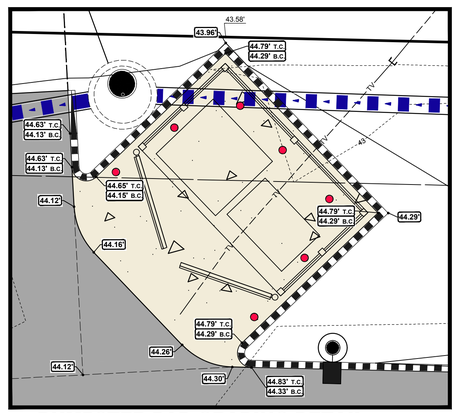
DRAINAGE FLUME #1 GRADING DETAIL

SCALE: 1" = 2'



DRAINAGE FLUME #2 GRADING DETAIL

SCALE: 1" = 2'



DUMPSTER PAD GRADING DETAIL

SCALE: 1" = 5'

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PROJECT TITLE

LANDS OF
TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

GRADING PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

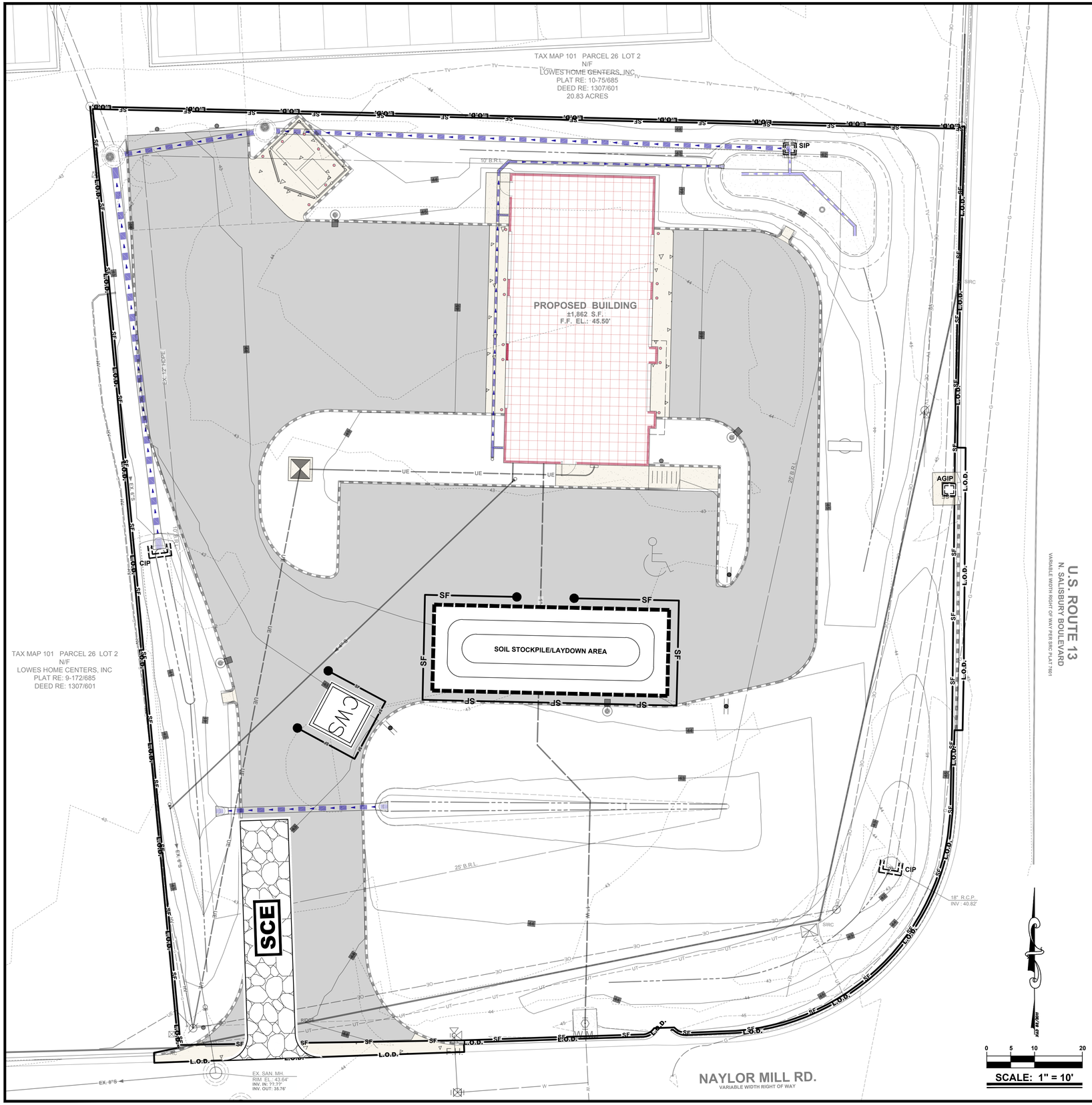
LAYER STATE: C-401

PROJECT NO.:	2026135.00
DATE:	05/08/2026
SCALE:	1" = 10'
DRAWN BY: S.D.B.	PROJ. MGR.: S.D.B.

SHEET
C-401

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F:\Projects\2026\2026135000\10_Civil\DWG\2026135000-SITE-C3D21-MD_Rev.dwg, Sep 21, 2026 - 2:34pm



EROSION SEDIMENT CONTROL LEGEND

INLET PROTECTION	AGIP SIP CIP
SILT FENCE	SF
LIMIT OF DISTURBANCE	L.O.D.
STABILIZED CONSTRUCTION ENTRANCE	SCE
CONCRETE WASHOUT STRUCTURE	CWS

EROSION & SEDIMENT CONTROL DATA:

1. TOTAL DISTURBED AREA: 33,024.29 sf (0.758 Acres)

2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE SALISBURYDEPARTMENT OF INFRASTRUCTURE & DEVELOPMENT (SDID), BEFORE BEGINNING CONSTRUCTION IN PUBLIC R/WS, EASEMENTS AND/OR CITY MAINTAINED UTILITIES OR ROADWAYS. CONTACT SDID, 125 N. DIVISION ST, SALISBURY MD 21801. TELEPHONE 410-548-3170. TO SCHEDULE A PRE-CONSTRUCTION MEETING. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.

3. EARTHWORK QUANTITIES:

TOTAL CUT:	192.42 cy
TOTAL FILL:	960.81 cy
NET:	768.38 cy (CUT) ***

*** ESTIMATED EARTHWORK QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL PERFORM HIS/HER OWN EARTHWORK QUANTITY ESTIMATES FOR BIDDING & CONSTRUCTION PURPOSES.

SOILS LEGEND :

ENTIRE SITE: Up - URBAN LAND
HSG: *NONE* [100.00% OF SITE]

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE, NATIONAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.

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PROJECT TITLE

LANDS OF
TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: C-501

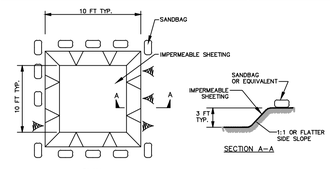
PROJECT NO.: 2026135.00
DATE: 05/08/2026
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DRAWN BY: **S.D.B.** | PROJ. MGR.: **S.D.B.**

SHEET
C-501

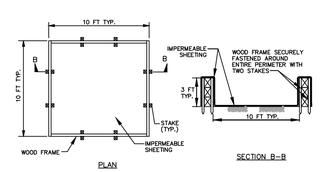
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DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



EXCAVATED WASHOUT STRUCTURE



WASHOUT STRUCTURE WITH WOOD PLANKS

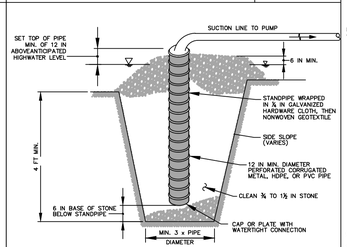
1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL F-2 SUMP PIT

STANDARD SYMBOL: SP



CONSTRUCTION SPECIFICATIONS

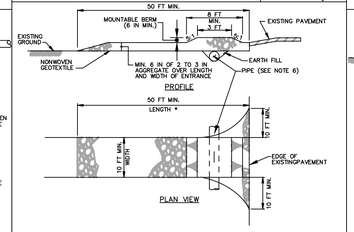
1. USE 12 INCH OR LARGER DIAMETER CORRUGATED METAL, HDPE, OR PVC PIPE WITH 1 INCH DIAMETER PERFORATIONS, 6 INCHES ON CENTER, BOTTOM OF PIPE MUST BE CAPPED WITH WATERTIGHT SEAL.
2. WRAP PIPE WITH ¾ INCH GALVANIZED HARDWARE CLOTH AND WRAP NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS, OVER THE HARDWARE CLOTH.
3. EXCAVATE PIT TO THREE TIMES THE PIPE DIAMETER AND FOUR FEET IN DEPTH. PLACE ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE, 6 INCHES IN DEPTH PRIOR TO PIPE PLACEMENT.
4. SET TOP OF PIPE MINIMUM 12 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
5. BACKFILL PIT AROUND THE PIPE WITH ¾ TO 1½ INCH CLEAN STONE OR EQUIVALENT RECYCLED CONCRETE AND EXTEND STONE A MINIMUM OF 6 INCHES ABOVE ANTICIPATED WATER SURFACE ELEVATION.
6. DISCHARGE TO A STABLE AREA AT A NONEROSIVE RATE.
7. A SUMP PIT REQUIRES FREQUENT MAINTENANCE. IF SYSTEM CLOGS, REMOVE PERFORATED PIPE AND REPLACE GEOTEXTILE AND STONE. KEEP POINT OF DISCHARGE FREE OF EROSION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

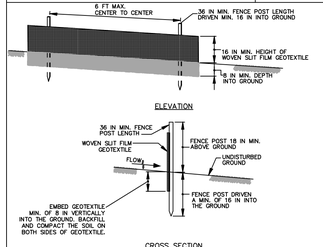
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAIN POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH A 5:1 SLOPE AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H–1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

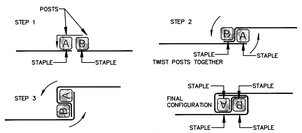
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF





JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

1 OF 2

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1⅜ X 1⅜ IN. ± ¾ INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID–SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H–1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

2 OF 2

EROSION & SEDIMENT CONTROL NOTES:

1. PRIOR TO THE START OF WORK, THE CONTRACTOR IS TO OBTAIN MDE AND WICOMICO SOIL CONSERVATION DISTRICT APPROVAL OF ANY PROPOSED PLAN CHANGES AND SEQUENCE OF CONSTRUCTION, SPECIFICALLY RELATING TO INSTALLATION, INSPECTION, MAINTENANCE AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES.
2. SEDIMENT CONTROL MEASURES ARE NOT TO BE REMOVED UNTIL THE AREAS SERVED HAVE ESTABLISHED VEGETATIVE COVER, OR WITH THE PERMISSION OF THE WICOMICO SEDIMENT CONTROL INSPECTOR.
3. WHEN PUMPING SEDIMENT LADEN WATER, THE DISCHARGE MUST BE DIRECTED TO AN APPROVED SEDIMENT TRAPPING MEASURE PRIOR TO RELEASE FROM THE SITE.
4. ALL TEMPORARY STOCKPILES ARE TO BE LOCATED WITHIN AREAS PROTECTED BY SEDIMENT CONTROL MEASURES, AND ARE TO BE TEMPORARILY STABILIZED.
5. ALL SEDIMENT CONTROL DIKES, SWALES, BASINS AND FLOW LINES TO BASINS WILL BE TEMPORARILY SEEDED IMMEDIATELY UPON INSTALLATION TO REDUCE THE CONTRIBUTION TO SEDIMENT LOADING.
6. DISPOSAL OF EXCESS EARTH MATERIALS ON STATE OR FEDERAL PROPERTY REQUIRES MDE APPROVAL, OTHERWISE MATERIALS ARE TO BE DISPOSED OF AT A LOCATION APPROVED BY THE LOCAL AUTHORITY.
7. TEMPORARY SOIL EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED AS PER THE APPROVED PLAN PRIOR TO GRADING OPERATIONS. LOCATION ADJUSTMENTS ARE TO BE MADE IN THE FIELD AS NECESSARY. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMUM POSSIBLE TIME.
8. IF GRADING IS COMPLETED OUT OF A SEEDING SEASON, GRADED AREAS ARE TO BE TEMPORARILY STABILIZED BY MULCH AND MULCH ANCHORING. MULCH MATERIAL SHALL BE UNWEATHERED, UNCHOPPED SMALL GRAIN STRAW SPREAD AT THE RATE OF 1 1/2 TO 2 TONS PER ACRE. MULCH ANCHORING TO BE ACCOMPLISHED BY AN APPROVED METHOD, USE OF A MULCH ANCHORING TOOL IS RECOMMENDED WHERE POSSIBLE.
9. IMPLEMENTATION OF THE SEDIMENT CONTROL PLAN SHALL BE IN ACCORDANCE WITH "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTATION AND MAINTENANCE OF THE APPROVED PLAN, AND ALL OTHER MEASURES NECESSARY TO CONTROL, FILTER, OR PREVENT SEDIMENT FROM LEAVING THE SITE.
11. IN CASE WHERE STORMWATER MANAGEMENT STRUCTURES ARE A PART OF SITE DEVELOPMENT, REMOVAL OF SEDIMENT CONTROL STRUCTURES MAY NOT BE ACCOMPLISHED BEFORE THE CONTRIBUTING DRAINAGE AREA TO THE STORMWATER MANAGEMENT STRUCTURE IS STABILIZED. ALSO, PROPER DEWATERING OF THE SEDIMENT FROM THE SITE.
12. ON SITES WHERE INFILTRATION TECHNIQUES ARE UTILIZED FOR THE CONTROL OF STORMWATER, EXTREME CARE MUST BE TAKEN TO PREVENT ALL RUNOFF FROM ENTERING THE STRUCTURE DURING CONSTRUCTION.
13. SEDIMENT CONTROL FOR CONSTRUCTION IN AREAS OUTSIDE OF DESIGNED CONTROLS:
    (A) EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF THE TRENCH.
    (B) IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY.
    (C) TEMPORARY SILT FENCE OR STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.
    (D) REMOVE ONLY LENGTH OF SIDEWALK THAT CAN BE REPLACED DURING THE SAME WORKING DAY.
14. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
15. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, DETAILS OF TEMPORARY OR PERMANENT STABILIZATION SHALL BE COMPLETED AS FOLLOWS:
    (A) WITHIN THREE CALENDAR DAYS ON ALL SURFACES OF PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1).
    (B) WITHIN SEVEN DAYS FOLLOWING FINAL GRADING, ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT WILL BE PERMANENTLY STABILIZED BY SEEDING OR MULCH. PERMANENT MULCH CAN INCLUDE BUT IS NOT LIMITED TO STONE, GRAVEL, BLACKTOP, OR CONCRETE SURFACING.

    THE REQUIREMENTS OF SECTION B-4 (VEGETATIVE STABILIZATION) DO NOT APPLY TO THOSE AREAS WHICH ARE SHOWN ON THE PLAN AND ARE CURRENTLY BEING USED FOR MATERIAL STORAGE OR FOR THOSE AREAS ON WHICH ACTUAL CONSTRUCTION ACTIVITIES ARE CURRENTLY BEING PERFORMED OR TO INTERIOR AREAS OF A SURFACE MINE SITE WHERE THE STABILIZATION MATERIAL WOULD CONTAMINATE THE RECOVERABLE RESOURCE. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
16. STABILIZATION OF ALL DISTURBED AREAS ARE TO MEET THE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL - SECTION B-4 VEGETATIVE STABLIZATION".

TEMPORARY SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): 7A
SEED MIXTURE (FROM TABLE B.1):

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20)	LIME RATE
1	ANNUAL RYEGRASS	40	2/15 TO 4/30 8/15 TO 11/30	1/2"	436 lb/ac (10 lb/1000 sf)	2 ton/ac (90 lb/1000 sf)

PERMANENT SEEDING SUMMARY

HARDINESS ZONE (FROM FIGURE B.3): 7A
SEED MIXTURE (FROM TABLE B.3):

NO.	SPECIES	APPLICATION RATE (lb/ac)	SEEDING DATES	SEEDING DEPTHS	FERTILIZER RATE (10-20-20) N	FERTILIZER RATE (10-20-20) P_2O_5	FERTILIZER RATE (10-20-20) K_2O	LIME RATE
8	TALL FESCUE	100	2/15 TO 4/30 5/1 TO 5/31	1/4" - 1/2"	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60 40 20	2/15 TO 4/30 5/1 TO 5/31	1/4" - 1/2"	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)
9	HARD FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	40 40 20	2/15 TO 4/30 5/1 TO 5/31	1/4" - 1/2"	45 lbs per acre (1.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	90 lbs per acre (2.0 lb/1000sf)	2 ton/ac (90 lb/1000 sf)

17. THE OWNER/DEVELOPER OR REPRESENTATIVE IS TO CONTACT THE APPROPRIATE ENFORCEMENT AUTHORITY OR ITS AGENT AT THE FOLLOWING STAGES OF THE PROJECT:
    A. PRIOR TO THE START OF EARTH DISTURBANCE.
    B. UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
    C. PRIOR TO THE START OF ANOTHER PHASE OF CONSTRUCTION OR OPENING OF ANOTHER GRADING UNIT.
    D. PRIOR TO THE REMOVAL OF SEDIMENT CONTROL PRACTICES.
18. CONTRACTOR SHALL CONTACT THE SITE INSPECTOR FOR APPROVAL OF ANY MINOR REVISIONS TO THIS SITE PLAN A MINIMUM OF 5 DAYS PRIOR TO MAKING FIELD CHANGES. ANY MAJOR CHANGE TO THESE PLANS WILL REQUIRE REVISED DRAWINGS BE SUBMITTED AND APPROVED.
19. FOR DEWATERING SMALL TEMPORARY EXCAVATIONS, THE CONTRACTOR MAY OPT TO INSTALL EITHER A TEMPORARY PUMPING PIT AND STILLING BASIN OR USE A SILT BAG DEVICE TO REMOVE SEDIMENTS FROM THE PUMPED WATER.
20. SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SHALL BE IN ACCORDANCE WITH SECTION B-4-2 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
21. DUST CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION H-5 OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
22. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THAT STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION & SEDIMENT CONTROL.
23. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
24. A MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) NOTICE OF INTENT (NOI) GENERAL PERMIT FOR CONSTRUCTION ACTIVITY IS REQUIRED FOR ALL CONSTRUCTION ACTIVITY IN MARYLAND WITH A PLANNED TOTAL DISTURBANCE OF 1 ACRE OR MORE.
25. AS MANDATED BY THE NOTICE OF INTENT (NOI) GENERAL PERMIT ISSUED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE), AN INSPECTION MUST BE PERFORMED ONSITE OF ALL SEDIMENT CONTROLS ON A WEEKLY BASIS AND AFTER EVERY RAINFALL EVENT. ALL SELF INSPECTIONS MUST BE MAINTAINED ALONG WITH ALL APPLICABLE GOVERNING AGENCY INSPECTION REPORTS IN A LOG BOOK, TO BE KEPT ONSITE AT ALL TIMES.
26. MODIFICATIONS TO AN APPROVED PLAN MAY BE REQUESTED BY THE OWNER/DEVELOPER OR REQUIRED BY THE APPROVAL OR ENFORCEMENT AUTHORITY. MODIFICATION OF AN APPROVED PLAN MUST BE MADE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL CRITERIA CONTAINED IN THE STANDARD AND/OR AS DIRECTED BY THE ENFORCEMENT AUTHORITY. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED.

OWNER / DEVELOPER CERTIFICATION:

I, THE UNDERSIGNED CERTIFY THAT: 1) ANY CLEARING, GRADING, CONSTRUCTION, OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN; 2) THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION) BEFORE BEGINNING THE PROJECT; 3) THE DEVELOPER WILL PROVIDE ONE COPY OF RED LINE AS-BUILT DRAWINGS OF EACH FACILITY REQUIRING A STATE POND PERMIT.

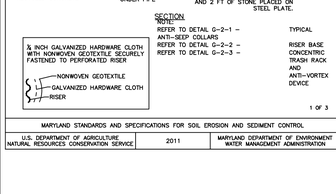
OWNER _____ DATE _____

PRINTED NAME _____ TITLE _____

PHONE NUMBER _____

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

STANDARD SYMBOL: CWS



NOTE: CAN BE TWO STACKED BALES OR INITIALLY EXCAVATED TO REACH 3 FT DEPTH

WASHOUT STRUCTURE WITH STRAW BALES

CONSTRUCTION SPECIFICATIONS

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET–VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

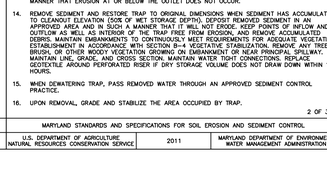
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL F-4 FILTER BAG

STANDARD SYMBOL: FB



CONSTRUCTION SPECIFICATIONS

1. TIGHTLY SEAL SLEEVE AROUND THE PUMP DISCHARGE HOSE WITH A STRAP OR SIMILAR DEVICE.
2. PLACE FILTER BAG ON SUITABLE BASE (E.G., MULCH, LEAF/WOOD COMPOST, WOODCHIPS, SAND, OR STRAW BALES) LOCATED ON A LEVEL OR 5% MAXIMUM SLOPING SURFACE. DISCHARGE TO A STABILIZED AREA, EXTEND BASE A MINIMUM OF 12 INCHES FROM EDGES OF BAG.
3. CONTROL PUMPING RATE TO PREVENT EXCESSIVE PRESSURE WITHIN THE FILTER BAG IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS. AS THE BAG FILLS WITH SEDIMENT, REDUCE PUMPING RATE.
4. REMOVE AND PROPERLY DISPOSE OF FILTER BAG UPON COMPLETION OF PUMPING OPERATIONS OR AFTER BAG HAS REACHED CAPACITY, WHICHEVER OCCURS FIRST. SPREAD THE DEWATERED SEDIMENT FROM THE BAG IN AN APPROVED UPLAND AREA AND STABILIZE WITH SEED AND MULCH BY THE END OF THE WORK DAY. RESTORE THE SURFACE AREA BENEATH THE BAG TO ORIGINAL CONDITION UPON REMOVAL OF THE DEVICE.
5. USE NONWOVEN GEOTEXTILE WITH DOUBLE STITCHED SEAMS USING HIGH STRENGTH THREAD. SIZE SLEEVE TO ACCOMMODATE A MAXIMUM 4 INCH DIAMETER PUMP DISCHARGE HOSE. THE BAG MUST BE MANUFACTURED FROM A NONWOVEN GEOTEXTILE THAT MEETS OR EXCEEDS MINIMUM AVERAGE ROLL VALUES (MARV) FOR THE FOLLOWING:

GRAB TENSILE	250 LB	ASTM D–4632
PUNCTURE	150 LB	ASTM D–4833
FLOW RATE	70 GAL/MIN/FT²	ASTM D–4491
PERMITTIVITY (SEC⁻¹)	1.2 SEC⁻¹	ASTM D–4491
UV RESISTANCE	70% STRENGTH @ 500 HOURS	ASTM D–4355
APPARENT OPENING SIZE (AOS)	0.15–0.18 MM	ASTM D–4751
SEAM STRENGTH	90%	ASTM D–4632

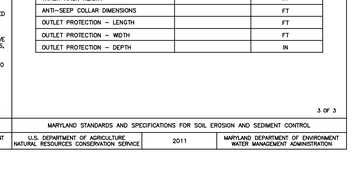
6. REPLACE FILTER BAG IF BAG CLOGS OR HAS RIPS, TEARS, OR PUNCTURES. DURING OPERATION KEEP CONNECTION BETWEEN PUMP HOSE AND FILTER BAG WATER TIGHT. REPLACE BEDDING IF IT BECOMES DISPLACED.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP



CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H–1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

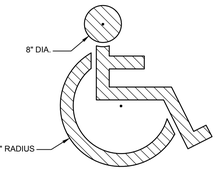
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSSMC – * lb/ft² (* INCLUDE SHEAR STRESS)

CONSTRUCTION SPECIFICATIONS

1. USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
2. USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON–DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON–LEACHING AND NON–TOXIC TO VEGETATION AND SEED GERMINATION AND NON–INJURIOUS TO THE SKIN. I

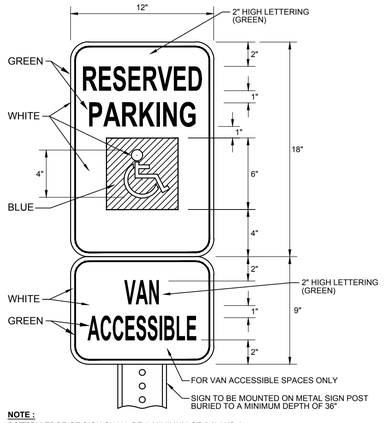


NOTES :

1. SYMBOL SHALL BE 3" WIDE (MIN.) AND PAINTED ON EACH HANDICAPPED SPACE.
2. HANDICAPPED SPACES SHALL BE 8'0" WIDE.

HANDICAPPED SYMBOL DETAIL

NO SCALE BMG NO. : SW-4E

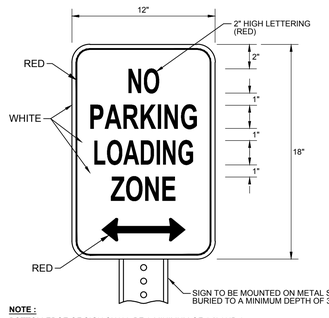


NOTE :

BOTTOM EDGE OF SIGN SHALL BE A MINIMUM OF 5.0' AND A MAXIMUM OF 7.0' ABOVE FINISHED GRADE. CONTRACTOR SHALL INSTALL ONE SIGN PER HANDICAP PARKING SPACE. SIGNS ARE TO BE CENTERED ON STALL WIDTH, FACING PARKING.

HANDICAPPED PARKING SIGN DETAIL

NO SCALE BMG NO. : SW-4C

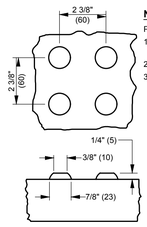


NOTE :

BOTTOM EDGE OF SIGN SHALL BE A MINIMUM OF 5.0' AND A MAXIMUM OF 7.0' ABOVE FINISHED GRADE.

NO PARKING - LOADING ZONE SIGN

NO SCALE



NOTES :

PER CURRENT ADAAG:

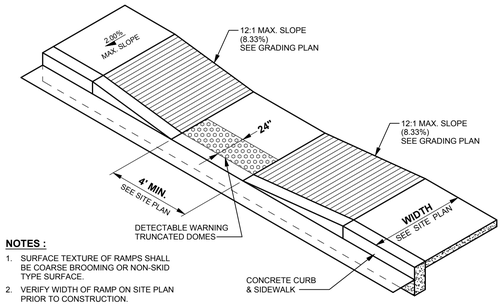
1. DETECTABLE WARNINGS MUST HAVE A LIGHT-TO-DARK CONTRAST WITH THE SIDEWALK MATERIAL.
2. LIGHT REFLECTANCE VALUE CONTRAST MUST BE AT LEAST 70%.
3. THE COLOR OF DETECTABLE WARNINGS TO BE USED FOR VARIOUS SIDEWALK MATERIALS ARE AS FOLLOWS:

SIDEWALK / CURB RAMP MATERIAL	DETECTABLE WARNING SYSTEM COLOR
CONCRETE	BROWN CONCRETE, DARK GRAY, BRIGHT RED, ORANGE (BRICK) RED OR BLACK
HOT-MIX	WHITE, LIGHT GRAY, WHITE CONCRETE, FEDERAL YELLOW OR PALE YELLOW
RED BRICK	WHITE, WHITE CONCRETE, FEDERAL YELLOW OR PALE YELLOW

** IF USING A DIFFERENT SIDEWALK MATERIAL THAN SHOWN ABOVE OR IF THE SIDEWALK MATERIAL IS A DIFFERENT COLOR THAN NORMAL (I.E., CONCRETE OR HOT-MIX WITH A PIGMENT SO THAT IT IS NOT THE "NATURAL" OFF-WHITE OR BLACK RESPECTIVELY), CONTACT DELDOT CONSISTENCY CONTROL, QUALITY PROGRAM MANAGER AT (302) 760-2342 FOR COLOR CHOICES.

4. REFER TO CITY OF SALISBURY STANDARD DETAIL 100.37 FOR ADDITIONAL DETAILS.

DETECTABLE WARNINGS - TRUNCATED DOME



NOTES :

1. SURFACE TEXTURE OF RAMPS SHALL BE COARSE BROOMING OR NON-SKID TYPE SURFACE.
2. VERIFY WIDTH OF RAMP ON SITE PLAN PRIOR TO CONSTRUCTION.
3. NOTE THAT THIS DETAIL APPLIES TO BOTH THE STRAIGHT THROUGH AND NINETY DEGREE ACCESSIBLE RAMPS SHOWN ON THIS PLAN. SEE SITE PLAN FOR SPECIFIC CONFIGURATIONS.
4. REFER TO CITY OF SALISBURY STANDARD DETAIL 100.43 FOR ADDITIONAL DETAILS.

ACCESSIBLE RAMP DETAIL - TYPE 1

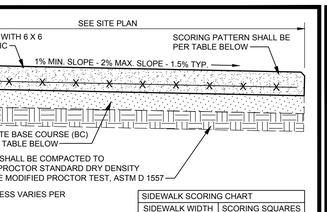
NO SCALE

NOTES :

1. WHEN ADJACENT TO PORTLAND CEMENT PAVEMENT AND THERE IS A SEPARATION, USE APPROVED JOINT FILLER.
2. DEPRESS CURB AT DRIVEWAYS AS DETAILED
3. DEPRESS CURB FLUSH WITH PAVEMENT AT CURB RAMPS

6" CONCRETE CURB

NO SCALE



SIDEWALK SECTION DEPTH CHART		
SECTION ID	BC THICKNESS	CONCRETE THICKNESS
CLASS I	6"	4"
CLASS II	6"	6"
CLASS III	8"	8"

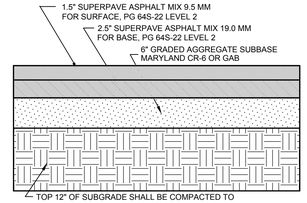
SIDEWALK SCORING CHART	
SIDEWALK WIDTH	SCORING SQUARES
4'	4' X 4'
5'	5' X 5'
6'	6' X 6'
7'	3.5' X 3.5'
8'	4' X 4'
9'	4.5' X 4.5'
10'	5' X 5'
11'	5.5' X 5.5'
FOR ALL SIDEWALK WIDTHS NOT SHOWN IN TABLE, CONTRACTOR SHALL PROVIDE SCORING PATTERN TO ENGINEER FOR APPROVAL PRIOR TO CONCRETE CONSTRUCTION.	

NOTES:

1. USE PREMOLDED EXPANSION JOINTS AT INTERVALS NO GREATER THAN 20.0'.
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER SPECIFICATIONS.
3. CONCRETE IN LOADING AREA AND DUMPSTER ENCLOSURE SHALL BE SEALED w/ GHOSTSHIELD TRANSPARENT CONCRETE SEALER, OR APPROVED EQUAL.

CONCRETE PAVING

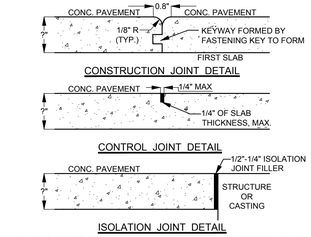
NO SCALE



NOTE: PAVEMENT SECTION AS SHOWN IS AS RECOMMENDED IN LETTER DATED MARCH 19, 2022 TITLED "GEOTECHNICAL INVESTIGATION FOR MARGARITAVILLE HOTEL AND RESORT" AS PROVIDED BY HARDIN KIGHT ASSOCIATED, INC.

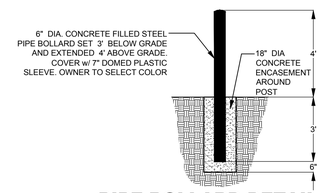
ASPHALT PAVEMENT SECTION DETAIL

NO SCALE



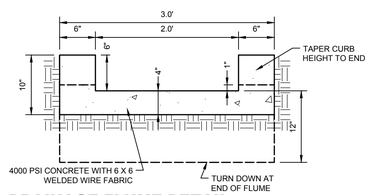
CONCRETE PAVING DETAILS

NO SCALE BMG NO. : SW-04D



PIPE BOLLARD DETAIL

NO SCALE BMG NO. : SW-06A



DRAINAGE FLUME DETAIL

NO SCALE

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The Tower at STAR Campus
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Newark, DE 19713
302.369.3700

Maryland
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

LANDS OF

TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

TAX MAP 101
PARCEL 26 LOT 1
101 NAYLOR MILL ROAD
SALISBURY ELECTION DISTRICT
WICOMICO COUNTY, MARYLAND

SHEET TITLE

CONSTRUCTION DETAILS

ISSUE BLOCK

MARK	DATE	DESCRIPTION

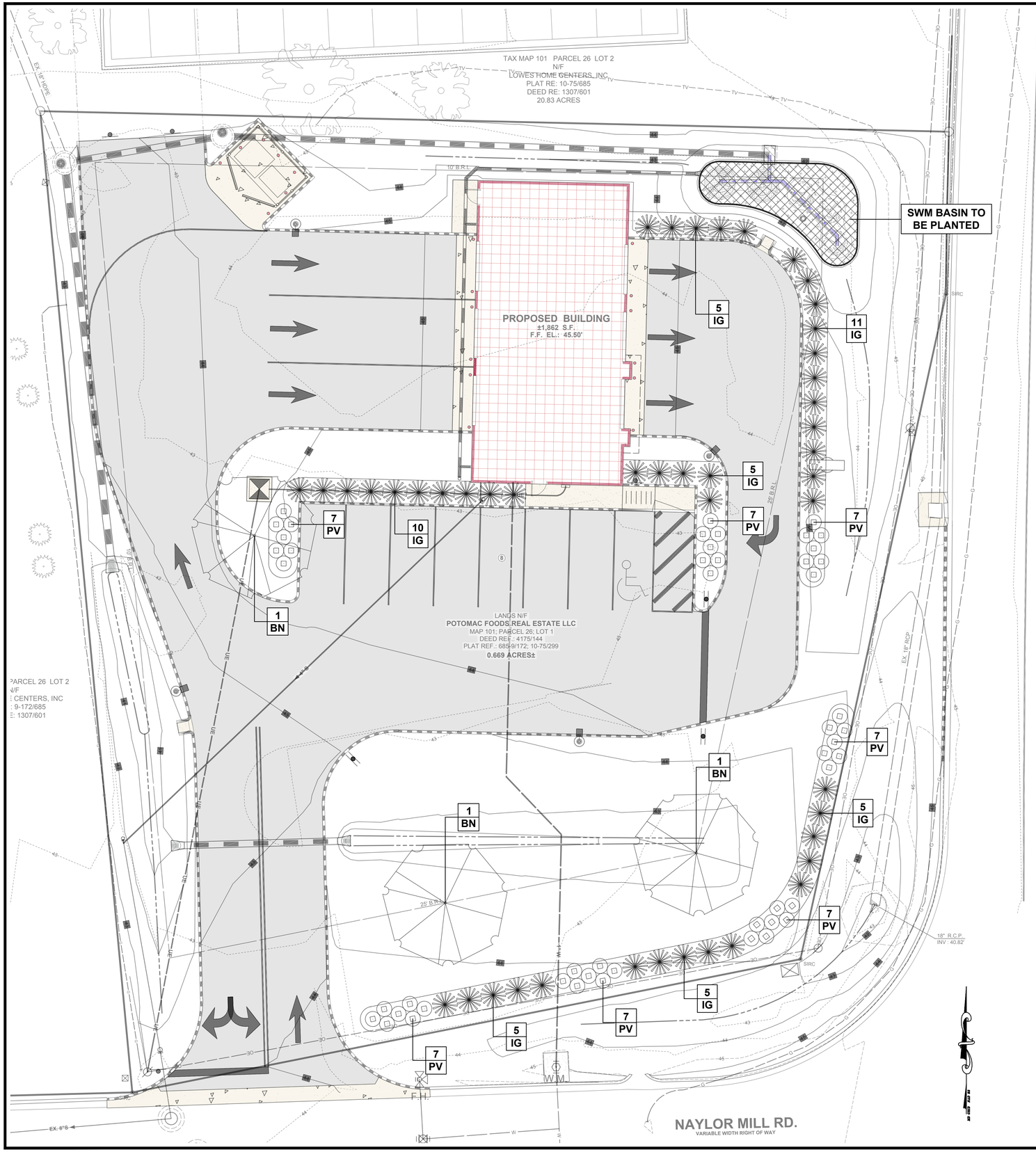
LAYER STATE: C-901

PROJECT NO.:	**2026135.00**
DATE:	**05/08/2026**
SCALE:	**1" = 10'**
DRAWN BY: **S.D.B.**	PROJ. MGR.: **S.D.B.**

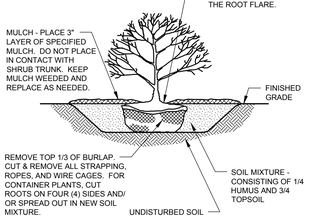
SHEET

C-901

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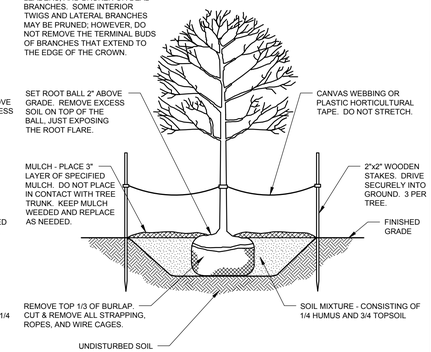
NOTE:
PRIOR TO MULCHING, APPLY APPROVED PRE-EMERGENT WEED CONTROL ON ALL SHRUB BEDS.



SHRUB PLANTING DETAIL

NO SCALE BMG NO. : L-03

NOTE:
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.



DECIDUOUS TREE PLANTING DETAIL

NO SCALE BMG NO. : L-01

GENERAL LANDSCAPE NOTES :

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."

   EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

   ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.

   PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.

   UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLUSED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.

2. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.

   MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF ½", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.

3. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)

4. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

5. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

7. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.

8. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.

9. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.

10. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.

11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.

12. TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.

13. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

14. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.

15. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES						
BN	3	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' - 10'	B&B	MULTI-TRUNK
SHRUBS						
IG	47	ILEX GLABRA 'SHAMROCK'	SHAMROCK HOLLY	24-36"	CONT.	
PV	54	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	5 GAL	CONT.	
TOTAL:	3 TREES, 101 SHRUBS					
STORMWATER PLANTINGS						
AN	TBD	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	2"	PLUG	18" O.C.
CS	TBD	CAREX STRICTA	TUSSOCK SEDGE	2"	PLUG	18" O.C.
MV	TBD	MERTENSIA VIRGINICA	VIRGINIA BLUEBELLS	2"	PLUG	18" O.C.
RL	TBD	RUDBECKIA LACINIATA	CUT-LEAF CONEFLOWER	2"	PLUG	18" O.C.
TOTAL:	TBD					

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The Tower at STAR Campus
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3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

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PROJECT TITLE

LANDS OF
TAKE-5 QUICK OIL CHANGE TWO CAPITAL PARTNERS LLC.

SHEET TITLE

LANDSCAPE PLAN

0 5 10 20

SCALE: 1" = 10'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER/STATE: L-101

PROJECT NO.: 2026135.00
DATE: 05/08/2026
SCALE: 1" = 10'
DRAWN BY: C.D.C. | PROJ. MGR.: S.D.B.

SHEET
L-101

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F:\Projects\2026\2026135000\10_Civil\DWG\202613500-LSCAPE-C3D21-MD_Rev.dwg, Sep 21, 2026 - 2:39pm

RE: Take 5 Oil Change

The following is in response to requests for information regarding the used oil collection system and oil separator to be installed at the proposed Take 5 Oil Change.

1. **Used Oil Collection System**

   The used oil collection system consists of a drain pan in each bay, 3 steel tanks (330 gallons each), and a transfer pump. A Take 5 technician directs and guides the customer over a shallow trench in the bay. The used oil is then drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the rolling drain pan. When necessary, the drain pans are emptied to the designated oil tanks via a ¾" steel-braided, gasoline rated hose, routed through chases to the storage tanks. The hoses are connected to the tanks via an air-operated, vacuum diaphragm pump so the system is totally non-pressurized and hands-free. 100% of Take 5's used oil and oil filters are reclaimed and recycled by OSHA certified used oil recycling companies.

   Secondary Containment

   The steel tanks are placed in a separate room adjacent to the bay area, on the floor, within a concrete containment dike. The tanks are single walled, UL Rated, industry standard. This area is connected via 3" chases to the shallow trenches (the same chase that the hose described above is running through), providing secondary containment. The Secondary Containment System can handle 100% of the system's storage capacity, as each trench measures 10' x 3' x 30", yielding a total volume of 1,683 gallons.

2. **Oil Separator**

   The oil separator is installed in the same room as the used oil tanks mentioned above and is connected directly to the shop utility sink. The oil separator will be a 10-gpm unit, more than adequate capacity for the single sink. The sink will be used for both, hand washing and mop rinsing.

   Notes:

   1. Type of liquids being stored are Class IIIB lubricants only.
   2. All used oil tanks are above ground, steel, single wall, UL Certified.

3. Take 5 does not incorporate drains in their shop, shallow trench, or storage areas. The only drain in a Take 5 is in the restroom.
4. Take 5 mops their floors, rinsing the mop in a sink that is connected directly to an oil separator.
5. The oil separator is cleaned/emptied/maintained by the OSHA certified recycling company that collects and recycles the used oil and filters.
6. The standard oil separator specified for Take 5 Oil Change is a JR Smith model 8599-10-5 with a 10-gpm flow rate.

The combined processes above assure that no oil can be released into the sewer or stormwater systems.

Please let me know if you need any additional information at this time.

Henry Robert
Director of Franchise Construction
Driven Brands, Inc.

Take 5 Oil Change – Oil Containment Statement

1. Our buildings have a built-in spill containment system for our new and used oil tanks. (The pits themselves)
2. We recycle all our used oil and filters via certified used oil providers.
3. During shop hours, we have a commercial spill kit that can be used to contain any floor spills.
4. Finally, there is an SPCC Plan template that can be utilized

Attached are some files that add additional info:

Storage System Review— A description of how we store new and used oil. NOTE tank sizes vary by location.

Used oil collection— Another document that includes the oil/water separator and a description of the liquids we store.

Spill Prevention— A screenshot from the Playbook describing maintenance of various systems within the shops.

Inspections— Another screenshot describing monthly inspection of shop equipment and systems to prevent spills.

Note— All tanks are above ground tanks and UL certified and in secondary containment. We do not use floor drains except in the bathroom. All mop water is emptied into the mop sink and flows through the OWS. We do not use corrosive cleaners on the floor and walls. It is usually a neutral cleaner like Dawn.

The key to keeping the shop clean is the shallow pit design and its unique coating.

Take 5 Oil Change
Storage System Review

Systems are divided into 2 separate processes.

1. **Used Oil –**
   After a Take 5 technician directs and guides the customer over a shallow trench the used oil is drained into a rolling drain pan that is positioned under the vehicle. The oil filter is also changed above the drain pan. When necessary, the drain pans are emptied to designated oil tanks via ¾" gasoline-rated hose, routed through chases to the storage room. The hoses area connected via a vacuum diaphragm pump, so the system is totally non-pressurized. 100% of Take 5's used oil and oil filters are reclaimed and recycled by OSHA Certified used oil recycling companies.

2. **New Oil –**
   New oil is stored in the store in Rhino gravity feed systems. These systems have no pumps or pressure, are approved by OSHA and DOT, and are located within the bay area to minimize travel distance. Take 5 also carries a minimum amount of retail bottled oils for specialty vehicles as necessary.

Notes –

1. Type of liquids being stored are Class IIIB Lubricants only.
2. All tanks are above ground and are high-density polyethylene.
3. Volume of tanks:
   Three (3) used oil tanks of 330 gallons each
   Three (3) new oil Rhino tanks of 80 gallons each
   Three (3) new oil Rhino tanks of 120 gallons each
   Three (3) new oil Rhino tanks of 220 gallons each
4. For containment – Used oil tanks are placed within recessed areas. The recessed areas are connected via 3" chases to the shallow trenches, providing secondary containment. Each trench measures 10' X 3' X 30", yielding a total extra volume of 1,683 gallons, in addition to the recessed areas where the tanks are located.
5. Take 5 <u>DOES NOT</u> incorporate drains in their shop, shallow trench, or storage areas. The only drain in a Take 5 is located in the restroom.
6. We mop our floors, rinsing the mop in a mop sink that is connected directly to an oil separator.
7. The oil separator is cleaned/emptied/maintained by the OSHA Certified recycling company that collects and recycles the used oil.


TAKE 5
OIL CHANGE
OIL CHANGE • STAY IN YOUR CAR
25% OFF


TAKE 5
OIL CHANGE • STAY IN YOUR CAR
25% OFF
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12

ATTACHMENT 3

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CHARLOTTE, NORTH CAROLINA 28204
980.270.9100

314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919.243.1332

www.beckermorgan.com

November 2, 2026

Mr. Mark Crampton
District Engineer
Maryland State Highway Administration (SHA) District 1
660 West Road
Salisbury, Maryland 21801

Re: **TAKE 5 – Quick Oil Change – P2**
Salisbury, Maryland
BMG Project #2026135.00

Dear Mr. Crampton:

We have revised our plans and stormwater management report in accordance with the MDSHA comment letter dated 9/29/26 as well as comments received from the City of Salisbury dated 9/30/26.

Below are the MDSHA comments along with responses to each for your continued review. The developer is anxious to get through the approval process and move into the construction phase, so any considerations that MDSHA can provide would be greatly appreciated.

ACCESS COMMENTS

1. C-001, Add permit number 26-AP-WI-003-XX
Response: MDSHA permit # has been added to the cover sheet.

2. Legend, label R.O.W. as SHA R.O.W. call out SHA R.O.W. on all appropriate sheets
Response: Labels have been added to ROW as requested.

3. C-201, G-10 Type A Curb/gutter, add use State concrete Mix 13
Response: Added concrete notation to construction note.

4. C-202, T-1 thermoplastic stop bar should be 24"
Response: Width of stop bar increased.

5. Call out materials, work to be done after US 13 access is removed. (topsoil, seed/sod etc.)
Response: Construction note added. See note "G-15".

6. Add SHA proposed pavement detail section to sheet C-90.
   2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
   8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)
   6" Graded Aggregate Base or 12" Capping Borrow
Response: A separate MD-SHA paving detail has been added; however, it is the intent of the design to not have to do full depth paving on either US13 or Naylor Mill Road. The contractor will attempt to saw-cut the existing paving and install new curb/gutter without removing any existing pavement.

7. Provide MOT plan showing lane closures for work on US 13 and Naylor Mill Rd.
Response: MOT will be handled using typical cases MD104.03-05 & MD104.03-11. Refer to traffic control notes on cover sheet.

8. Add SHA General Notes
   Reference appropriate SHA Standards by placing the following note:

The following standards (construction and temporary traffic control) are required for this project (list them out as shown below):

a) **MD-xxx.xxx – Name of standard**
b) **MD-xxx.xxx – Name of standard**

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For all standards referred to in the plans the contractor must go to the Book of Standards which will have the most current version. The Book of Standards can be accessed at: http://apps.roads.maryland.gov/businesswithsha/bizStdsSpecs/desManualStdPub/publicationsonline/ohd/bookstd/index.asp

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.
Response: MDSHA standards note has been added to cover sheet.

9. Lane Closure Permits must be submitted for approval at least 5 working days (120 hours) in advance of work. To obtain a Lane Closure Permit or for more information regarding Lane Closures contact the District 1 Maintenance of Traffic Inspector at, JManning.consultant@mdot.maryland.gov or JMoon.consultant@mdot.maryland.gov or call 410-677-4000. Design, Fabrication, and Installation of all permanent signing shall be as outlined in the most recent version of the Maryland Standard Sign Book, found at: http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationsonline/oots/internet_signbook.asp

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

10. An additional note should be placed on the drawings which clearly denotes that "The permittee for this project assumes all responsibility for the information contained within these plans and assumes all risk associated with such. Any agreement between the permittee and contractor does not relieve the permittee of their responsibilities associated with the Access Permit and the approved plans."

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

11. Vehicular access to and from the subject site by the public, for the purpose of conducting business for the permitted use of the property, shall not be allowed until all improvements within the Access Permit and as shown on the approved permit plans have been completed to the satisfaction of SHA.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

12. If existing pavement markings are temporarily or permanently altered, perform mill, and overlay at those locations. Also, show these resurfacing on the typical sections and other applicable sheets.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

13. Provide reference to standard details MD 578.03 & 578.03-1 for any partial-depth patching that may occur during construction and add the following note:
    a) To repair distresses which may occur due to construction activity and MOT, see standard details MD 578.03 and MD 578.03-1 for Partial-Depth Patching. For Partial-Depth Patching use the following: 5" SUPERPAVE ASPHALT MIX 19.0mm for Partial-Depth Patch, PG64S-22, Level 2 (2-2.5" Lifts) or top of concrete, whichever is encountered first.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

14. Design, fabrication, and installation of all permanent signing shall be as outlined in the Maryland standard sign book (latest edition).

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

15. No work in the SHA right of way can begin until an approved access permit has been issued from SHA District 1 Access Management.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

16. The contractor must have a copy of the approved commercial access permit, and the SHA approved site plans at all times during any work being performed in the SHA right of way.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

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17. Design firm will provide as-built drawings or a professional engineers certification to SHA District 1 Access Management upon completion of this project, as a condition of the release of the surety bond.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

18. All work in the SHA right of way shall conform to:- the SHA access manual (revised august 2016), at: https://www.roads.maryland.gov/mdotsha/pages/index.aspx?pageid=393-

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

19. The Maryland manual on the uniform traffic control devices (2011 edition). https://www.roads.maryland.gov/mmutcd/2011_rev122011_mdmutcd_complete.pdf

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

20. The Maryland Department of Transportation State Highway Administration Standard Specifications for construction and materials (revised 2020), at: https://www.roads.maryland.gov/mdotsha/pages/sscm.aspx?pageid=853&lid=ssp

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

21. Once the access permit has been secured, the contractor will immediately need to contact the SHA District 1 Access Permits Inspector **Jon Chullin**, JChullin.consultant@mdot.maryland.gov or phone 443-365-7255 to initiate the construction/inspection phase of the project. Mr. Chullin will explain the steps that need to begin the process. Prior to any work being performed in the SHA right-of-way, a pre-construction meeting shall be held with representatives of the administration. In order to schedule the pre-construction meeting, all sources of supply letters must be approved. Submit source of supply letters by mail (notifying Mr. Chullin when the letters are sent) to Mr. Marvin Coble, Lab Quality Manager, SHA, 7450 traffic drive, Hanover, MD 21076, or by email mcoble@mdot.maryland.gov (with Mr. Chullin in copy). Mr. Chullin will serve as primary contact for District 1 throughout the construction process in the state right of way. Contact Mr. Chullin at least two (2) weeks prior to the date you tend to begin construction. Once you have approved source supply letters, you must notify Mr. Chullin (48) hours before the commencement of work and prior to each successive stage of construction.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

22. Once the access permit has been issued, any revisions to the approved plans, during or before the construction process, need to be approved through the district 1 access management office.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

23. Add the following SHA Landscape Notes to this sheet:
    a) Landscape construction within rights of way of the Maryland State Highway Administration (SHA) and within sha property, easement areas and lands to be conveyed to SHA shall conform to these notes. For guidance regarding design modifications during construction, refer to SHA Landscape design guide, SHA landscape estimating manual, and SHA Environmental guide for access and district permit applicants at *http://www.roads.maryland.gov/index.aspx?pageid=25*.
    b) Landscape construction shall conform to sections 701 through 716, and Landscape materials shall conform to section 920 of the most recent revision of sha standard specifications for construction and materials, including all revisions and supplements as specified in these notes. These requirements shall supersede all other specifications for work on SHA property. All SHA specifications for landscaping and landscape Materials published in 2008 have been replaced. Current specifications are at *http://www.roads.maryland.gov/index.aspx?pageid=44*.
    c) Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an ESCM Manager with a valid "SHA yellow card" in conformance with SHA standard specifications and any applicable erosion and sediment control permit.

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d) Temporary stabilization shall be installed in conformance with section 704 to ensure that areas of soil disturbance are protected from wind, rainfall and flowing water until permanent stabilization is installed.
    a) Temporary mulch, such as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
    b) Temporary straw mulch shall be installed on areas and slopes flatter than 4:1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas with channels.
    c) Temporary seed shall be installed in lieu of temporary mulch when soil re-disturbance is expected more than 30 days after soil disturbance. The required application rate shall be 100 lbs. per acre of 37-0-0 (scu) Fertilizer.
e) Areas of roadway pavement removal shall be excavated to remove pavements, aggregate base and compacted soil to a minimum depth of 10 inches below the pavement surface, or as necessary to remove all Materials unsuitable for landscaping. The excavated areas shall be restored with subsoil and topsoil as part of soil restoration.
f) Debris related to the demolition of sidewalks, driveways, curbs, trees, stumps, roots, fencing, pipes, and other materials that may interfere with landscape installation or future maintenance shall be excavated as necessary for their complete removal and disposal.
g) Areas of pavement removal, excavation or drilling in landscaped areas shall remove excavated debris and restore the subgrade with approved subsoil and topsoil placed in conformance with section 701 of the SHA Standard specifications.
    a) A layer of approved topsoil of at least a 4-inch depth shall be placed on all disturbed areas flatter than 2:1 and in all channels prior to seeding, sodding or other landscaping, unless otherwise specified.
    b) A layer of approved topsoil of at least a 2-inch depth shall be placed on all disturbed areas 2:1 and steeper prior to seeding, sodding or other landscaping, unless otherwise specified.
    c) Bioretention soil mix (bsm) and other materials installed in conjunction with spi 319 - stormwater filtration facilities and sha stormwater details shall be installed in conformance with SHA landscape notes and landscape plans. Plant materials and mulch shall be installed in bsm in conformance with stormwater details, section 710 or other SHA specifications.
h) Turfgrass establishment shall be performed in all disturbed areas, or within the areas indicated in the plans, in conformance with section 705 of the SHA standard specifications. The required application rate of 20-16-12 Fertilizer shall be 200 lbs. per acre, and no fertilizer shall be applied from November 15 to March 1.
i) Soil stabilization matting shall be installed in conformance with section 709 of the SHA standard specifications, in conjunction with turfgrass Establishment per section 705 or meadow establishment per section 707 as Follows:
    a) Area's flatter than 6:1. Type a or type e matting may be installed in lieu of Straw mulch and hydro-mulch binder in conjunction with turfgrass Establishment.
    b) Area's steeper than 6:1 and flatter than 4:1. Type a or type e matting Shall be installed in lieu of straw mulch and hydro-mulch binder in Conjunction with turfgrass establishment, unless delineated and noted Otherwise.
    c) Channels, stormwater management facilities, and slopes 4:1 and steeper. Type a soil stabilization matting shall be installed in lieu of straw mulch and hydro-mulch binder in conjunction with turfgrass establishment, unless delineated and noted otherwise.

Response: MD-SHA landscape notes have been added to cover sheet.

24. Add the following standards to general notes sheet:
    MDE detail h-6 onsite concrete washout structure

Response: Appropriate ESC details are included on sheet C-502, this includes Detail H-6.

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25. In order to avoid vertical seam at the joint of the new full-depth section, saw cut and tack coat existing pavement, existing pavement shall be saw cut 1' into existing roadway and the surface layer of the shoulder section shall be extended over this newly milled surface. Please add a note and also show them on the pavement section to reflect this on the plans.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

26. Add to general notes, Permittee is required to hire a Third-Party firm, approved by the MDOT-SHA (**MARCTP Card Cert.**), for testing and inspection of all work performed within the Maryland Department of Transportation, State Highway Administration Right of Way.

Response: Note added in "MD-SHA Standard Notes" block on cover sheet.

TRAFFIC COMMENT

C-001

1. Add SHA maintenance of traffic notes.

Response: "Traffic Control notes" have been added to cover sheet.

2. Delete the Trip Calculation table.

Response: Trip table has been removed.

C-202

1. Stop line (T-1) should be 24" thermoplastic.

Response: Width of stop bar increased.

2. Clarify double yellow in T-2 callout. Some on-site markings should only be single lines.

Response: A separate note has been added for single line lane markings.

3. Double yellow (T-2) markings should have minimum 5" spacing between lines.

Response: Double yellow striping has been modified and note updated accordingly.

OFFICE OF HIGHWAY DEVELOPMENT

Please see the PDF attachment, which lists OHD comments on the initial plan review submission for this project. Please address these comments in the point-by-point response and in the revised plans with your next submission.

Response: Existing storm drain utilities have been revised per OHD markups, and the proposed sidewalk has been added for reference. Developer has agreed to import fill necessary for northern section of proposed sidewalk. The grading plan has been revised accordingly.

PLATS AND SURVEY COMMENT

1. Provide 3 travers and vertical control points, showing Northing, Easting and Elevation in both table form and graphically.

Response: 3 benchmarks have been added in both table and graphical format as requested.

2. Make font for bearings and distance larger.

Response: Size of labels has been increased as requested.

3. How were property/ROW lines established?

Response: Property and ROW lines were drawn based on field surveyed monumentation and per the referenced SRC Plat 7601.

4. Provide coordinates at extents of proposed entrance.

Response: Coordinates of both the existing and proposed entrance on Naylor Mill have been added accordingly.

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5. Proposed construction activities within SHA ROW. Are there any agreements or permission that need approval for this to occur?

Response: BMG assumes that the work required within the SHA-ROW is covered under the issuance of the entrance permit. Please clarify if additional agreements/permissions are required.

6. SHA has a project in design that could affect this area. RPG has forwarded this plan set to the PM Alexis Pincus in case her or the design team has any comments.

Response: BMG attended a virtual meeting with Ms. Pincus and the rest of the OHD group involved with the sidewalk project. It was agreed that the developer would fill/grade as much of the proposed sidewalk area as possible without having to construct any of the required drainage improvements. Ms. Pincus provided CAD files for the proposed sidewalk improvement plan which have been incorporated into the site design.

OMT – OFFICE OF MATERIALS TECHNOLOGY

Add SHA proposed pavement detail for Naylor Mill Road.

Response: A separate MD-SHA paving detail has been added; however, it is the intent of the design to not have to do full depth paving on either US13 or Naylor Mill Road. The contractor will attempt to saw-cut the existing paving and install new curb/gutter without removing any existing pavement.

Sincerely,

BECKER MORGAN GROUP, INC.

Jeffrey A. Harman, P.E.
Senior Associate

JAH/mrc

enc:

- Revised Set Construction Improvement Plans
- Revised Stormwater management report
- Copy of SDID Response Letter

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Infrastructure and Development
Staff Report

November 12, 2026

I. SUMMARY OF REQUEST:

Planning staff are recommending a text amendment to the City of Salisbury Zoning Code, specifically the following chapter and section

- 17.168.050 – Design Standards and Restrictions (Apartment Standards)
- 17.224.030 – Design Standards and Restrictions (Townhouse Development)

The proposed amendment would add provisions clarifying that all central refuse disposal areas provided by an apartment or townhouse development must contain provisions for disposal of recyclable materials. This is scheduled as a Work Session agenda item in order to get feedback from the Planning Commission before moving forward with a Public Hearing.

II. PROCEDURE:

The City of Salisbury Code Chapter 17.228.020A requires all text amendments to be referred to the Salisbury Planning Commission for review and recommendation to the City Council.

III. REQUEST:

Pursuant to §9-1711 of the Maryland Code, all property owners or managers of an apartment building or condominium that contains 10 or more dwelling units are obliged to provide for recycling, including collection and regular removal. This section was added by House Bill 1 (Md. 2012), which went into effect in October 2014 (See Attachment 2).

The Salisbury Municipal Code has provisions that address these requirements. Section 8.16.100 of the Salisbury Municipal Code (See Attachment 3) states that the "managing authority of any residential dwelling unit located in the multi-family sector shall allow its residents to participate in the city's recycling program." Under this Chapter, "Multi-Family Sector" is defined as "all residential units intended for multiple-family use, including, but not limited to, apartments, condominiums and other ownership arrangements physically located in buildings joined together or situated in groups or clusters." The final clause of this definition describes how townhouse developments are typically arranged.

Although the existing provisions of Chapter 8.16 satisfy the Maryland Code, it is the opinion of Staff that recycling enforcement would benefit from several modifications to the Zoning Code to clarify that these development types are bound by the recycling requirements of local code and state law.

IV. PLANNING & ZONING ANALYSIS:

As per Chapter 17.168 of the Zoning Ordinance, areas for central refuse disposal are an explicit requirement for all apartment developments. Specific refuse provisions are necessary for these kinds of developments because their density and physical arrangement makes standard residential curbside garbage pickup service unfeasible in most cases. Townhouse developments, due to their density, also sometimes plan for centrally-located garbage disposal. In each of these cases, whether or not the property manager is required to provide for recycling in concert with garbage disposal is unclear.

Nonindustrial recycling is only mentioned twice in the Zoning Ordinance; once in Chapter 17.04, under the definition of a Comprehensive Site Plan, and once in Chapter 17.180, which defines the requirements for a Comprehensive Development Plan. In both of these cases, recycling is only mentioned as a possible element of a complete plan submission, and no action is compelled.

Although apartment and townhome developments are in fact compelled to provide for recycling as per Section 8.16.100 of the Municipal Code, one would not be able to find this information by reviewing the standards in the Zoning Ordinance. Garbage standards for apartments are written under Section 17.168.50.H, which stipulates that refuse areas must be provided for "in accordance with the requirements of the director of infrastructure and development." This creates ambiguity that an explicit reference to recycling could correct. Furthermore, the Zoning Code does not list any rules for garbage or recycling in Townhouse developments, so adding a similar clause to Townhouse development standards under Section 17.224.030 may also prove beneficial.

Recycling is an inherent requirement as per State and local laws, so it would benefit both the City and potential developers to make specific reference to recycling in these development standards. A draft of proposed development standard changes is copied below as Attachment 1.

ATTACHMENT 1 – PROPOSED DEVELOPMENT STANDARDS

New additions are **bolded and underlined.**

Chapter 17.168 – Apartment Standards

17.168.050 - Design standards and restrictions.

[…]

H. Refuse Disposal. Refuse areas, **including receptacles for garbage and recycling**, shall be provided for in accordance with the requirements of the director of infrastructure and development **and all relevant local and State statutes, and** shall be shown on the final plan and screened in accordance with chapter 17.220.

[…]

Chapter 17.224 – Townhouse Development

17.224.030 - Design standards and restrictions.

[…]

N. Refuse Disposal. If refuse disposal is located at a central area or dumpster, this area shall include receptacles for garbage and recycling, shall be provided for in accordance with the requirements of the director of infrastructure and development and all relevant local and State statutes, and shall be shown on the final plan and screened in accordance with chapter 17.220.

ATTACHMENT 2 – MARYLAND STATE CODE §9-1711

Effective: October 1, 2013

MD Code, Environment, § 9-1711

§ 9-1711. Recycling provided for residents of dwelling units

Currentness

(a)(1) Except as provided in paragraph (4) of this subsection, this section applies only to:

(i) A property owner or manager of an apartment building that contains 10 or more dwelling units; and

(ii) A council of unit owners of a condominium that contains 10 or more dwelling units.

(2) This section does not affect the authority of a county, municipality, or other local government to enact and enforce recycling requirements, including establishing civil penalties, for an apartment building or a condominium that are more stringent than the requirements of this section.

(3) This section does not require a county to manage or enforce the recycling activities of an apartment building or condominium that is located within the boundaries of a municipality.

(4) This section does not apply in Ocean City.

(b)(1) On or before October 1, 2014, each property owner or manager of an apartment building or a council of unit owners of a condominium shall provide for recycling for the residents of the dwelling units, including:

(i) The collection of recyclable materials from residents of the dwelling units; and

(ii) The removal for further recycling of recyclable materials collected from residents of the dwelling units.

(2) A county may require a property owner or manager of an apartment building or a council of unit owners of a condominium that provides for recycling for the residents of the dwelling units in accordance with paragraph (1) of this subsection to report to the county on recycling activities in a manner determined by the county.

(c) The recycling required under subsection (b) of this section shall be carried out in accordance with the recycling plan required under § 9-1703 of this subtitle for the county in which the apartment building or condominium that contains 10 or more dwelling units is located.

(d) A person that violates subsection (b) or (c) of this section is subject to a civil penalty not exceeding $50 for each day on which the violation exists.

(e) An enforcement unit, officer, or official of a county, municipality, or other local government may conduct inspections of an apartment building or condominium to enforce subsection (b) of this section.

(f) Any penalties collected under subsection (d) of this section shall be paid to the county, municipality, or other local government that brought the enforcement action.

Credits

Added by Acts 2012, c. 191, § 2, eff. Oct. 1, 2012; Acts 2012, c. 192, § 2, eff. Oct. 1, 2012. Amended by Acts 2013, c. 602, § 1, eff. Oct. 1, 2013.

MD Code, Environment, § 9-1711, MD ENVIR § 9-1711
Current with legislation effective through July 1, 2026, from the 2026 Regular Session of the General Assembly. Some statute sections may be more current, see credits for details.

ATTACHMENT 3 – SALISBURY MUNCIPAL CODE 8.16.100

8.16.100 - Recycling.

A. The City Council finds that undertaking a long-term commitment to remove Recyclable Materials from the solid waste stream is a necessary part of the City's integrated solid waste management system of recycling, resource recovery and land filling. The City Council also finds that the objectives of the comprehensive solid waste management plan adopted under state law will be promoted by establishing a recycling program.

B. Recycling service is available to Residential Units. Recyclable Materials and corrugated cardboard will be collected weekly on the same day as Garbage collection.

C. The managing authority of any residential dwelling unit located in the multi-family sector shall allow its residents to participate in the city's recycling program. The city shall provide the managing authority with a recycling container for each unit. Alternatively, the managing authority may provide a centralized location and containers as approved by the Sanitation Supervisor, and as designated by the Director of Field Operations.

D. The City shall collect the Recyclable Materials in the Multi-Family Sector where it is regularly collecting Garbage. In those places that a private contractor collects the Garbage. it will be the obligation of the Managing Authority to provide the containers and pick up the Recyclable Materials.

E. A Managing Authority that violates subsections (C) or (D) of this section shall be issued a written notice of the violation which shall be delivered via first class U.S. mail, postage prepaid. to the Managing Authority's last known address on file with the City. The notice shall contain specific corrective measures to be taken to correct the violation. If the Managing Authority does not comply within seven days of the written notice, the Managing Authority shall be guilty of a municipal infraction and shall be subject to a fine pursuant to the City Code and state law, and fines levied hereunder shall be payable to the City of Salisbury and mailed to the Department of Internal Services within twenty (20) days of service of the municipal infraction. Notice and service of a citation shall be as directed under the Local Government Article of the Maryland Annotated Code § 6-101, et seq. and § SC5-1(38). as amended. concerning municipal infractions.

(Ord. 1874, 2003; Ord. No. 2270, 11-25-2013; Ord. No. 2446, 10-9-2017; Ord. No. 2529, 3-11-2019)

Editor's note— Ord. No. 2270, adopted November 25, 2013, amended the title of § 8.16.100 to read as set out herein. Previously § 8.16.100 was titled recycling in the multi-family sector.

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To: Salisbury Planning Commission
From: Gary Pusey, City Planner
Date: November 3, 2026
Subject: Discussion – Public Comments

BACKGROUND

At the Oct. 8, 2026, Planning Commission meeting, discussion continued about the process to allow public comment on various projects. The attached chart that summarizes the various types of projects the Commission reviews was provided to help with the discussion.

AGREEMENT TO ALLOW PUBLIC COMMENT

There was agreement that public comment should be allowed during Work Sessions for text amendments (or perhaps any Work Session for any type of project), and public comment is required by the zoning code for any item that has an advertised Public Hearing, such as rezonings, text amendments and ordinance permits.

ONGOING DISCUSSION FOR OTHER TYPES OF PROJECTS

There was also discussion on other types of projects that the Commission reviews (i.e., site plans, comprehensive development plans, sign plans, landscaping plans, subdivisions, zoning recommendations for annexations, etc.) but there was not a consensus on whether public comment should be allowed for these items that are generally considered code-compliant, and if there should be public comment, when it should occur.

SUGGESTIONS FOR THE COMMISSION'S CONSIDERATION

For these cases, public comment could be allowed:

(1) At the beginning of a meeting with comment limited to any item that appears on the agenda (as an example, this is the process the Worcester County Commissioners follow);
(2) While the project is being considered by the Commission but before a decision is made;
(3) At the end of the meeting as a regular agenda item that appears every month (similar to what the City Council does now);
(4) The decision to allow public comment for these Code-compliant projects can remain at the discretion of the Chair; or
(5) It was suggested that when Staff meets with the Chair to review the agenda, Staff and the Chair can discuss which items should have public comment, and when the Planning Commission meets, the entire Commission can vote on allowing public comment (or not) for each item. This option appeared to have general consensus from the Commission members.

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OTHER ITEMS FOR DISCUSSION

The last issue concerns when written comments received by Staff from the public are provided to the Commission members, as receiving written comments the day of the meeting does not allow adequate time for review. It was mentioned in October that receiving the comments no later than 24-48 hours in advance of the meeting is preferable. Staff will send written comments received from the public after the mailout to Commission members as soon as they are received, but that still leaves the question of what to do with written comments received the night before or the day of the meeting. Staff can let those know who send comments late that the comments were received too late to be provided to the Commission, or Staff is open to suggestions from the Commission members with how these should be handled.

STAFF RECOMMENDATION

Staff understands that public input is important and necessary for the Commission to perform its duties; as noted, the Code requires public input for any project that needs a Public Hearing, and the Commission appears to be in agreement that Work Sessions, regardless of the topic (i.e., text amendment, possible rezoning, comprehensive plan matters) should also allow public comment.

Staff recommends the following:

(1) Public input will be encouraged for all Work Session items;
(2) For other types of projects, allowing public comment during the meeting will be at the discretion of the Chair;
(3) Written comments from the public on any type of project will be encouraged, and those received by Noon the day before the Planning Commission meeting will be forwarded to all Commission members;
(4) Written comments received after Noon the day before the meeting will be provided to all Commission members the day of the meeting, but Staff will inform the sender of the written comment that the deadline was not met and due to time constraints, the comment may not be considered.

PROJECTS REVIEWED BY PLANNING COMMISSION

PROJECT TYPE	CODE-COMPLIANT REVIEW?	PUBLIC HEARING REQUIRED?	WORK SESSION?
Rezoning	No	**Yes**	No
Text Amendment	No	**Yes**	Recommended
Ordinance Permit	No	**Yes**	No
Subdivision	**Yes**	No	No
Comprehensive Development Plan	**Yes**	No	No
Comprehensive Site Plan	**Yes**	No	No
Sign Plan	**Yes**	No	No
Landscaping Plan	**Yes**	No	No
Parking Waiver Request	No	No	No
Cert. of Design & Site Plan Approval	No	No	No
Determination of Use	No	No	No
MDP Annual Report	No	No	No
Annexation zoning recommendation	No	No	No
Comprehensive Plan	No	No	Recommended