



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

Phone 410-641-2770 Fax 410-641-2316

www.berlinmd.gov

'America's Coolest Small Town'



Town of Berlin Planning Commission

February 12, 2020

5:30 PM

Berlin Town Hall – Council Chambers

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – January 8, 2020**
4. **Election of Chairman & Vice Chairman**
5. **Site Plan Approval – South Moon Under Offices, Franklin Ave**
6. **Site Plan Approval - Main Place Building #5 – Palmer Gillis**
7. **Subdivision Plat & Subdivision Exhibit for SonRise Church**
8. **Concept Plan- Derrickson Square - 9913 Old Ocean City Blvd**
9. **Comments from the Commissioners**
10. **Comments from the Chairman**
11. **Comments from the Public**
12. **Comments from Staff**
13. **Adjournment**

Town of Berlin
Planning Commission Meeting
January 08, 2020

The Planning Commission Meeting for January 8th, 2020 was called to order by Chairman Chris Denny at 5:31PM. Members present were Chris Denny, John Barrett, Newt Chandler, Phyllis Purnell, Ron Cascio, Pete Cosby and the newest member Matthew Stoehr. Staff present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the agenda with one correction, item #4 to be tabled to February's meeting. Mr. Pete Cosby made the motion to adopt the January 8, 2020 agenda. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the December 11th, 2019 meeting. Mr. John Barrett made the motion to approve the minutes from the December 11th, 2019 meeting. Mr. Matt Stoehr seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny introduced the newest member to the Planning Commission Mr. Matthew Stoehr.

Chairman Chris Denny called the next item on the agenda Site Plan Approval for 312 Maple Ave Willows at Berlin. Mr. David Rovansek from GMB Engineering stated he was working on the project. Mr. David Holden the developer was also present. Mr. Rovansek stated it was an 8-acre property at the end of Maple Ave. He stated it had no entrance on Bay Street. The property has 31 existing units and they are proposing 34 additional units. It is privately owned and will have a lift station put in that is to the town standards. They had added lighting and thought about a pedestrian access to Bay Street but didn't think that would be the best solution. Mr. Rovansek stated he had met with the electric department, water, public works at a staff meeting and went over every detail that they could to get comments. He thought they were moving right along on this project.

Mr. Rovansek stated what he had added to this packet was the elevations. Mr. David Holden stated they would have a community building that would have the site management present. Also added a tot lot for younger children. The existing buildings Mr. Holden stated they would dress them up adding windows and landscaping. Mr. Rovansek stated it is a private road. Mrs. Phyllis Purnell asked how they would renovate the existing units. Mr. Holden stated in a phased process. Mrs. Purnell asked if the people there would have to move. Mr. Holden stated they may have to move around on the site. They would need to get into each unit to update each one and get them more natural light. The residents have been notified about what is going to occur. They have even asked if we could incorporate the horseshoe pits.

Mr. Rovansek stated they would be rebuilding the bridge a little bit north of where it is located now. Planning Director Dave Engelhart told them it would have to be hard surface to be ADA compliant. Mr. Rovansek stated they would be putting a split rail fence up to separate the two properties around the southern part closest to the front. Mr. Rovansek stated the stormwater management had changed. They were thinking about stream restoration to meet some of the requirements but most of the issues were with the neighboring property so they will handle theirs on site. One of the neighboring property owners contacted them about redirecting the water off

his land to Hudson Branch. Mr. Matthew Stoehr asked if the renters would have to pay the cost to move. Mr. Holden stated no they would be moving them. He stated they are getting some turn over right now. Mr. Matthew Stoehr asked would the existing residents have an opportunity to go to the new units. Mr. Holden replied yes if they were moved and wanted a new unit. The units would be energy efficient and the older units would be upgraded also like new.

Chairman Chris Denny asked the public if anyone had questions for the applicant. Planning Director Dave Engelhart asked Mr. Rovansek to speak on their timeline. Mr. Rovansek stated they should have all approvals by the summer so maybe starting by mid-summer. Mr. Pete Cosby asked about the pavers. Mr. Ron Cascio asked if they had a plan to maintain the pavers overtime. Mr. Rovansek stated it would be part of their stormwater plan. Mrs. Phyllis Purnell asked if any of the units were for seniors. Mr. David Holden replied that some of the ground units would be good for seniors they have the radius and grab bars in the bathrooms. Mr. Rovansek stated that twenty-one of the units would be ADA accessible. Mr. Ron Cascio told them they were doing a great job. He asked them to go to drawing A-16 and to do something with that blank wall. Mr. Holden stated that was an existing building. Mr. Holden stated it may be difficult to add windows. Mr. Cascio asked if they could put Cedar Shake on. Mr. Holden stated he would have to check with the architect. Mr. Engelhart stated he also agreed with Mr. Cascio that they were doing a good job.

Chairman Chris Denny called for a motion. Mr. Ron Cascio made the motion to approve the site plan. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Next item on the agenda was a request for change in the zoning classification from M-1A Industrial District to B-2 Shopping District Tax Map 0025, Parcels 0004 & 0461. Mr. Chris Carbaugh from the Atlantic Group Associates stated he was present seeking a rezoning of Tax Map 0025, Parcels 0004 & 0461. Mr. Engelhart stated he had presented them with packets on the parcels he was referring too. Mr. Carbaugh stated that the project that was proposed for that property an Industrial Park had never happened. He stated the finding of fact A, B, C, D, E, F, G and H. He was requesting the board rezone parcels 0004 & 0461. Mr. Pete Cosby asked was there any residential that was proposed there. Mr. Engelhart stated on the map that had the gray for industrial the pail yellow was for residential. Mr. Carbaugh said they had been working with Mr. Houck trying to get the ditch changed and now they have offers for the parcels which allows for a better project. He stated that the lots could be ultimately consolidated, and they could end up with six lots for a commercial center. Mr. Ron Cascio asked if water and sewer was out there. He replied yes.

Mr. Pete Cosby wanted it known that he had consulted with Mr. Phil Houck didn't believe there was a conflict but thought he should say something to the commission members. No members objected to him being seated. Chairman Chris Denny asked for comments from the public. Mrs. Cam Bunting asked that no stop light be put on Route 50. Mr. Engelhart informed her that would be up to State Highway Administration about putting up a light at that intersection. Mr. Newt Chandler made the motion to approve the request for the change in the zoning classification from M-1A Industrial District to B-2 Shopping District. Mr. Pete Cosby seconded the motion it was unanimously accepted by the commission.

Mr. Engelhart stated he had received a letter today from the Coastal Realtors addressing the draft the town is working on short-term rental. The letter was not to prohibit the Airbnb but to state it was a property right and wanted this to be considered as the town moves forward. Mr. Engelhart stated what they are suggesting is that it be allowed in the R-1 & R-2 owner occupied districts. In the R-3 and R-4 allowed not owner occupied. B-2 & B-1 allowed on second floor residential business on first floor. Mr. Ron Cascio asked about the PUD's. The underline zoning rules over that Mr. Engelhart stated. Mr. John Barrett asked about policing the garage units that are being rented. Mr. Engelhart explained it is complaint driven. The County's ordinance took effect as of January 1st, 2020. Discussion continued.

Mrs. Cam Bunting stated that the Airbnb was a problem. She asked about the 28 days or less this fall under the short term she asked. Mr. Engelhart stated the county has a room tax that could be added. The town has not worked out how to collect that tax yet. We need a definition of short-term fee. He stated the town has a fee for a rental license. Mr. John Barrett asked does a code have to be written for rental inspections. Mr. Engelhart stated the town uses the international building code for guidelines. We have done home inspections and that was complaint driven.

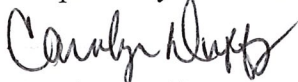
Discussion continued.

Mr. Matthew Stoehr stated there were benefits from the Airbnb. He asked Mrs. Ivy Wells about how many rooms were in town to rent. Mrs. Wells stated that at the Atlantic Hotel there were 17 rooms, 6 at the Waystead Inn and 4 at the Holland House.

Mr. Spiro Buas stated they would need a certain amount of safety for an Airbnb. He stated in case of a fire these people don't know each other and who's to say they would even knock on another person's door to let them know to get out. Mr. Buas stated those that want to do this it should be to the standards of a boarding house. Mr. Pete Cosby thought that was a good idea. Mr. Engelhart stated we are not trying to prohibit this, and it doesn't mean the town is for or against. Just trying to catch up to the 21st century. He stated the R-1 and R-2 seems to be the best bet because they are owner occupied. Mr. Barrett's thought was this was a way to try to stop it. Mr. Cosby thought they needed restrictions on how many cars could be in a driveway. No discussion on the resilience.

Mr. Newt Chandler made motion too adjourn. Mr. Pete Cosby seconded the motion. Meeting adjourned 6:40PM.

Respectfully Submitted,


Carolyn Duffy

\$ 52500
(15)

Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov

PLANNING COMMISSION APPLICATION

DATE: 1/20/19 HEARING DATE: 2/12/20 CASE NUMBER: 2-12-20-04
APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW
PROJECT NAME: South Moon Under Offices
LOCATION OF PROPERTY: 614-619 Franklin Avenue
SIZE OF PROPERTY: 15.2 ac. ZONING: B-3 TOTAL LOTS: 3
PROPERTY OWNER/AGENT Neer Properties, LLC. / Atlantic Group PHONE # 410 629 1160
ADDRESS 16044 Old Ocean City Blvd. Berlin EMAIL carbaugh@the-atlanticgrp.com
SIGNATURE OF APPLICANT [Signature]

- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

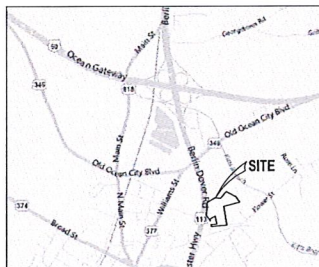
General Notes

- 1) Horizontal Datum: Maryland State Plane NAD83
- 2) Contour Interval: 1 foot
- 3) Contractor shall be responsible for obtaining all required permits for the work indicated.
- 4) The contractor shall satisfy himself as to all site conditions prior to bidding and construction.
- 5) Current Map Utility (1-800-441-4355) for existing utility locations 48 hours prior to commencing work.
- 6) Contractor shall be responsible for the coordination of construction efforts with utility companies and providers, and others as may be required.
- 7) All utility and survey data shown on the drawings have been provided by the Atlantic Group & Associates, Inc. Information has been obtained from the best available sources at the time of the survey, but is not represented as being complete and accurate. If the contractor's responsibility to locate and protect existing utilities and underground structures shall be verified by the contractor at no additional cost to the developer.
- 8) The contractor shall re-establish all property lines, monuments, water meters, drainage culverts, fences, utility poles, driveways, curbs, gutters, etc. disturbed during construction at no additional cost to the developer.
- 9) All disturbed areas shall be repaired to a condition equal to or better than those existing prior to construction, or as shown on the drawing.
- 10) The contractor shall use only new materials, parts and products. All materials shall be stored so as to assure the preservation of their quality and fitness for the work.
- 11) Should unsuitable material be encountered during construction of the utility, roadway, parking lot, and building pads, it shall be the contractor's responsibility to remove the unsuitable material and replace it with suitable material. The contractor shall be responsible for importing and material on-site suitable material is not available. Cost for the actual imported material shall be the owner's/developer's responsibility.
- 12) Any subsequent revisions, additions, or deletions shall require specific written approval of the owner.
- 13) Any discrepancies with the plans and its conditions shall be brought to the immediate attention of the engineer.
- 14) The absence of the developer or the engineer at the job site does not, in any way, relieve the contractor of the responsibility to perform the work in accordance with the drawings, contract documents, addenda, and other authorized plan revisions.
- 15) The contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any body having jurisdiction. The contractor shall be held responsible for the conditions and progress of the work, and necessary adequate safety and protection.
- 16) Any additional utilities to be installed shall be indicated at the owner's/developer's expense, including utilities with public right-of-way.

SOUTH MOON UNDER

619 FRANKLIN AVENUE, TOWN OF BERLIN
WORCESTER COUNTY, MARYLAND

SITE DEVELOPMENT PLAN



INDEX OF SHEETS	
SHEET NO.	TABLE OF CONTENTS
C-001	TITLE SHEET
C-100	EXISTING CONDITIONS PLAN
C-101	SITE PLAN
C-102	GRADING PLAN
C-103	HYDROLOGY AREA EXHIBIT
C-104	CONCEPT STORMWATER DRAINAGE PLAN
C-105	CONCEPT STORMWATER MANAGEMENT PLAN
C-106	LANDSCAPE PLAN
C-107	LAYOUT PLAN
C-200	DETAILS
C-201	DETAILS
C-202	DETAILS

PLANS ISSUED FOR REVIEW	
REVISIONS	
No.	Revised By

SOUTH MOON UNDER
TOWN OF BERLIN
WORCESTER COUNTY, MARYLAND

CONSULTANTS

OWNER:

NEEV PROPERTIES, LLC
31236 MEADOWVIEW SQUARE
DELMAR, DE 19940

SURVEYOR, PLANNER, CIVIL ENGINEER,
LANDSCAPE ARCHITECT:

Atlantic Group & Associates, Inc.
10044 Old Ocean City Boulevard
Berlin, MD 21811
Ph: (410) 629-1160

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME AND
THAT I AM A QUALIFIED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND.

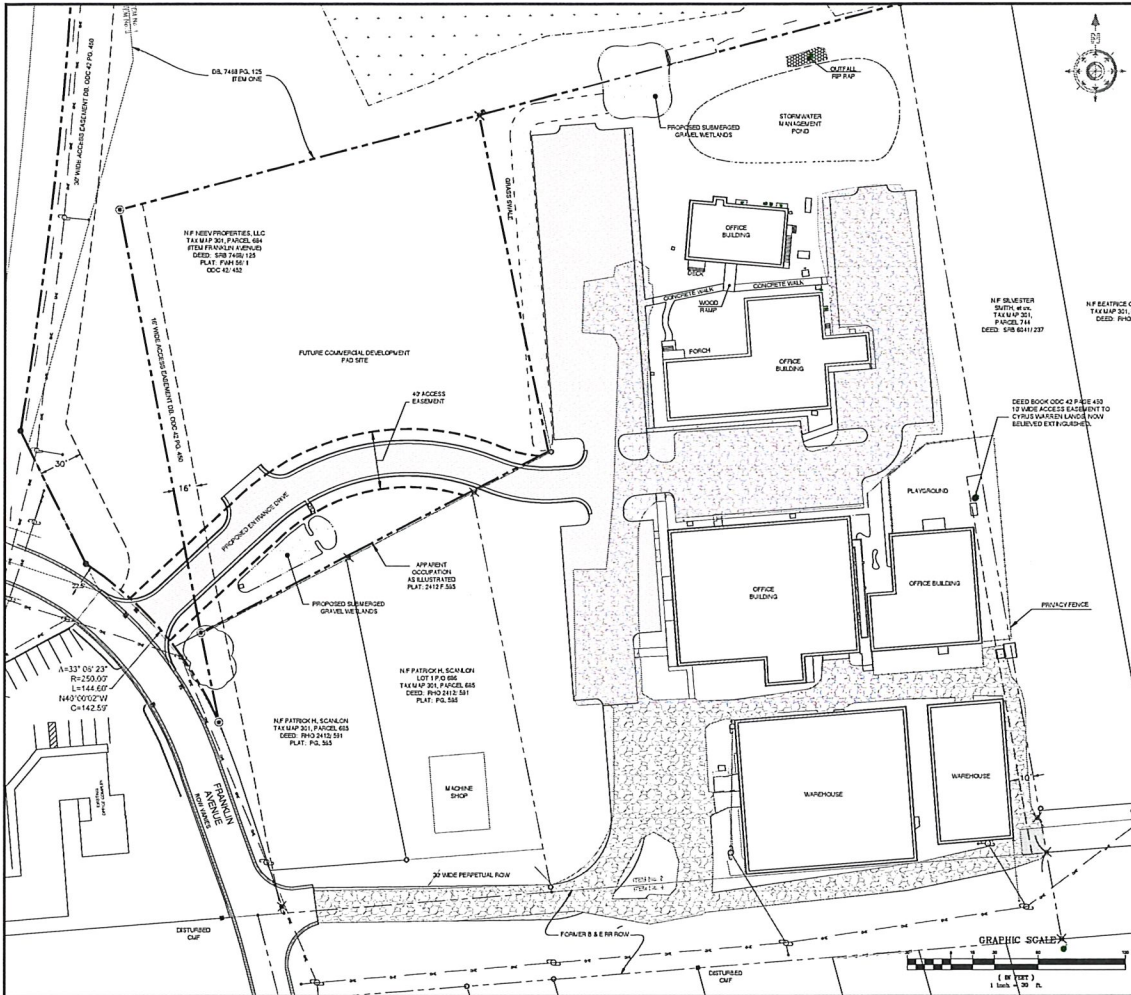
NAME:
LICENSE NO.:
EXPIRATION DATE:

SEAL

TITLE SHEET

PROJECT NO.	SHEET NO.	DATE
10044-01	C-001	10/12/11

C-001



IMPERVIOUS DATA	
EXISTING IMPERVIOUS DRIVE (GRAVEL)	53,064 SQ. FT.
PROPOSED IMPERVIOUS DRIVE (PAVEMENT: 42,000 SQ. FT.) (GRAVEL: 23,821 SQ. FT.)	73,824 SQ. FT.
PROPOSED SIDEWALK	2,649 SQ. FT.
NET IMPERVIOUS INCREASE	
	24,160 SQ. FT.

PLANS REVIEWED FOR:		
REVISIONS		
No.	Description	Date

SOUTH MOON UNDER
TOWN OF BERLIN
WORCESTER COUNTY, MARYLAND

Atlantic Group
& Associates, Inc.
1004 Old Ocean City Boulevard
Berlin, Maryland 21811
Tel: (410) 326-1100
Fax: (410) 326-1710
www.atlanticgroup.com

IMPERVIOUS AREA EXHIBIT

PROJECT	NO.	DATE	REVISION

C-103

received
12/20/19

#525 @ 12/20/19



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811
Phone 410-641-2770 Fax 410-641-2316
www.berlinmd.gov



PLANNING COMMISSION APPLICATION

DATE: 12.20.19 HEARING DATE: 01-08-2020 CASE NUMBER: 01-08-20-01

APPLICATION FOR: ☐ SUBDIVISION ☒ SITE PLAN REVIEW


PROJECT NAME: Berlin MAIN PLACE

LOCATION OF PROPERTY: 9955 N. MAIN STREET

SIZE OF PROPERTY: 3/4 ACRES ZONING: B-2 TOTAL LOTS: CONDO ASSOC

PROPERTY OWNER/AGENT PALMER GILUS PHONE # 410.749.4821

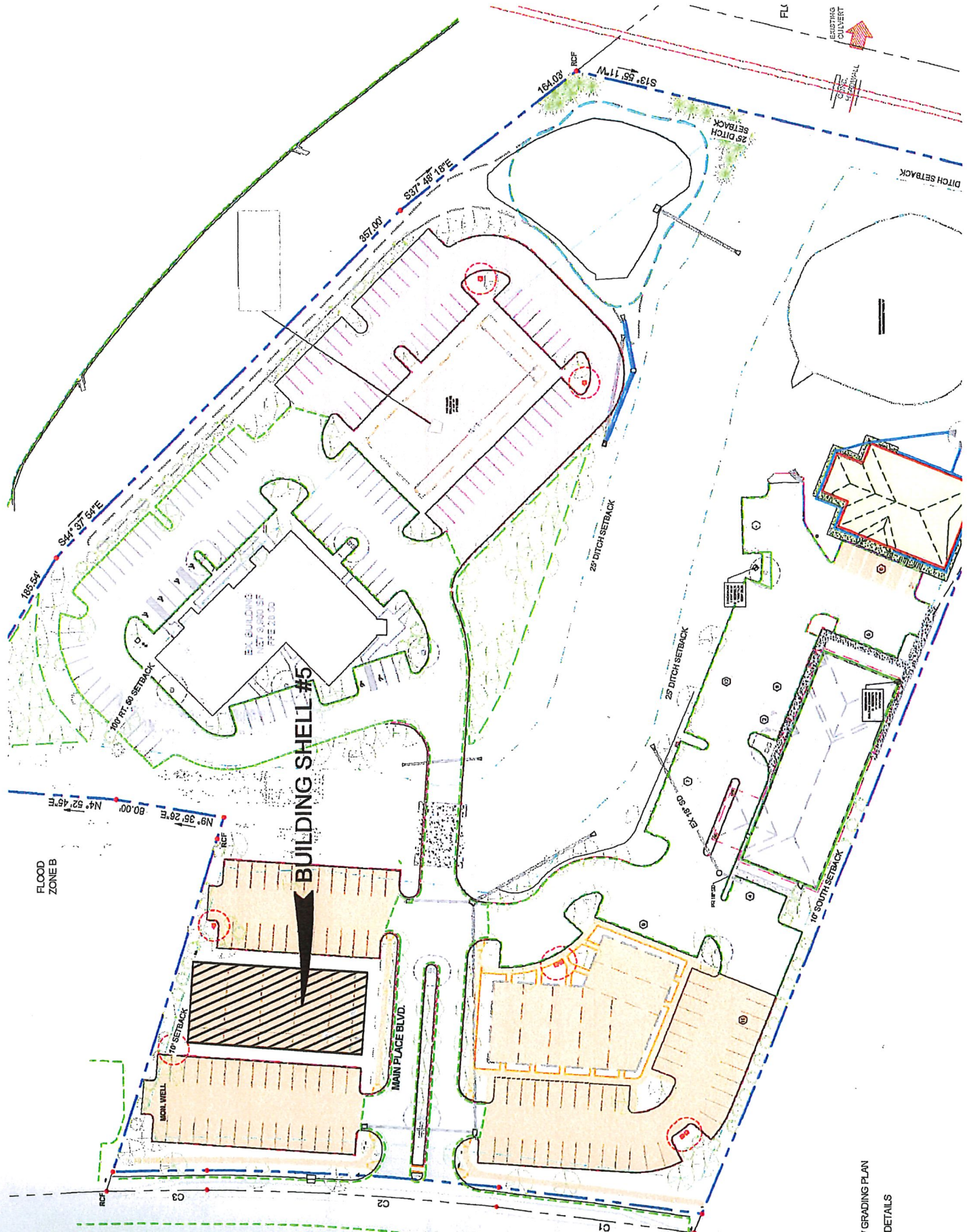
ADDRESS PO BOX 4322 SAUSBURG, MD. 21803 EMAIL PGILUS@GILBUILDS.COM

SIGNATURE OF APPLICANT 

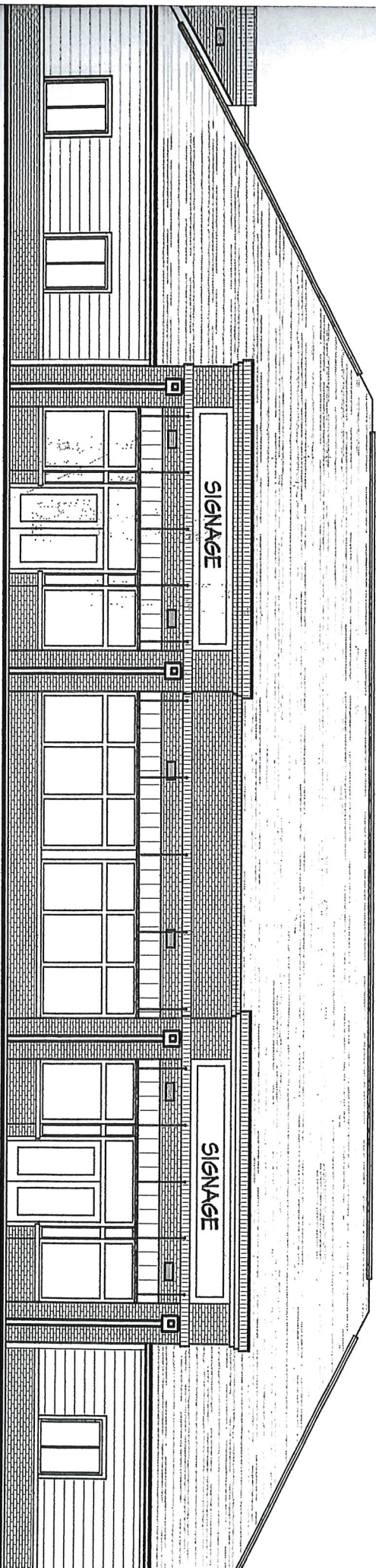
- Applications must be submitted at least two weeks prior to a regularly scheduled meeting of the Planning Commission.
- Three copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

I certify
I am a d
License

Project:



GRADING PLAN
DETAILS



BERLIN MAIN PLACE BUILDING SHELL #5

US RT. 50 & MD RT. 818, MAIN STREET. BERLIN, MARYLAND

PLANNING AND ZONING SET

DECEMBER 9, 2019

DBF # 0032A079.E01

SC
SCH
SCN
SD
SEC
SG

solid core
schedule
screen
storm drain
section
sheet glass

cabinet
(al)

LIST OF DRAWINGS



Transmittal Record

Via: _____ USPS

received
12/23/19

To:
 Town of Berlin
 10 William Street
 Berlin, MD 21811
 Attn: Mr. Dave Engelhart
 Planning Director

Date: December 17, 2019
 Project No.: SON01-02
 Project Name: SonRise Church
 Re: Subdivision Plat and Subdivision Exhibit

We are sending:		These are transmitted:	
<input checked="" type="checkbox"/> Attached	<input type="checkbox"/> Change Order	<input type="checkbox"/> For Signature	<input type="checkbox"/> Approved as Submitted
<input type="checkbox"/> Shop Drawings		<input checked="" type="checkbox"/> For Your Use	<input type="checkbox"/> Approved as Noted
<input type="checkbox"/> Specifications		<input type="checkbox"/> As Requested	<input type="checkbox"/> Revised & Resubmit
<input checked="" type="checkbox"/> Plans	<input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> For Review & Comment	<input type="checkbox"/> Rejected
			<input type="checkbox"/> Resubmit: Copies for Approval
			<input type="checkbox"/> Submit: Copies for Distribution
			<input type="checkbox"/> For Bids Due: _____
			<input type="checkbox"/> Other: _____

Copies	Date	No.	Description
9	12/17/19		Subdivision Plat
1	12/17/19		Subdivision Exhibit

Remarks:
 Mr. Engelhart:
 Please find enclosed 9 copies of the Subdivision Plat and 1 copy of the Subdivision Exhibit for your review. Our intent is to be placed on the agenda for the January Planning Commission meeting.

Thanks very much!

Copy:
 cc: Pastor Keith Hammer

By: Bob Palmer



LINE	BEARING	DISTANCE
L1	N 82°50'31" W	177.23
L2	N 69°40'16" W	200.41
L3	N 62°48'10" W	161.74
L4	N 11°19'10" W	35.48
L5	S 76°35'40" W	161.92
L6	S 41°51'58" W	166.84
L7	S 20°59'03" W	163.12
L8	S 22°27'55" W	172.77
L9	N 42°45'40" E	11.73
L10	N 42°47'19" E	128.55
L11	N 42°47'02" E	131.24
L12	N 70°59'03" E	163.55
L13	N 71°51'58" E	168.84
L14	N 76°35'40" E	168.43
L15	N 72°59'49" E	165.43
L16	N 82°29'35" E	198.14

LINE	BEARING	DISTANCE
L17	N 72°27'28" E	193.17
L18	N 70°59'03" E	163.12
L19	N 71°51'58" E	168.84
L20	N 76°35'40" E	168.43
L21	N 72°59'49" E	165.43
L22	S 04°54'10" W	161.74
L23	N 69°40'16" W	200.41
L24	N 37°25'22" E	115.25
L25	N 54°33'13" W	110.01
L26	N 42°45'50" E	1158.93

CURVE	LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	163.35	85.59	110°08'55"	N 16°14'05" W	158.87
C2	115.75	2595.93	0°20'51"	N 37°54'37" E	115.75
C3	1247.56	2301.58	16°07'18"	N 40°10'54" E	1247.49

MARYLAND ROUTE 818
Right of Way

REMAINING AREA - PARCEL 50
13.50+/- ACRES

OWNER'S AND SURVEYOR'S CERTIFICATION

WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

FOR REVIEW

CHRIS D. CUSTIS, #599

DATE

SONRISE CHURCH
DARYL MCCREARY

DATE

U.S. ROUTE 50
Right of Way



THIS PLAT HAS BEEN PREPARED BY CHRIS D. CUSTIS A REGISTERED
PROPERTY LINE SURVEYOR FOR THE STATE OF MARYLAND AND THE SURVEYING
WORK COLLECTED HEREIN IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH
IN REGULATION 12 OF COMAR TITLE 8, SUBTITLE 15, CHAPTER 09.13.06.

WILLIAM KIRK BURBAGE 2007 TRUST
P 131
DEED REF 7002/166

PROPERTY LINE TO
BE DELETED

SNOW HILL SHIPPERS ASSOCIATION INC.
Right of Way

FOREST CONSERVATION AREA

LINE	BEARING	DISTANCE
E1	S 04°50'37" W	1104.19
E2	S 41°14'58" W	1160.20
E3	S 53°13'43" W	1130.09
E4	S 20°57'50" W	1147.58
E5	N 12°07'39" W	1140.85
E6	N 70°28'09" E	1140.77
E7	N 54°48'10" E	1138.24
E8	N 48°14'33" E	1148.11
E9	N 40°04'55" E	1159.27
E10	N 29°39'49" E	1162.26
E11	N 17°17'37" E	1155.95
E12	N 11°43'59" E	1147.95
E13	N 04°54'10" E	1161.40
E14	N 85°05'50" W	1129.22
E15	N 11°19'10" W	1158.27
E16	S 76°35'40" E	1151.11
E17	N 72°29'49" E	1165.43
E18	N 82°29'35" E	1198.14

VICINITY MAP

WORCESTER COUNTY ENVIRONMENTAL PROGRAMS

THIS SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE
WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR CENTRAL
WATER SUPPLY AND CENTRAL SEWERAGE.
ALL LOTS APPROVED AT THIS TIME FOR ANY BUILDING CONSTRUCTION REQUIRING WATER
SUPPLY AND SEWER DISPOSAL ARE SUBJECT TO WATER AND SEWER ALLOCATION BY THE
TOWN OF BERLIN.

APPROVING AUTHORITY

DATE

TOWN OF BERLIN - PLANNING COMMISSION

CHARMAN

DATE

PLANNING DIRECTOR

DATE

OWNER

SONRISE CHURCH
1028 MAIN STREET
BERLIN, MD 21811

TOTAL AREA OF PARCEL 50 - 22.09 ACRES

ZONE B2 SHOPPING DISTRICT

SETBACKS

FRONT YD 30'

SIDE YD 15'

REAR YD 50'

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON
FEMA PANEL #24547 C 0153 H, DATED 07/16/2015.

PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.

ALL FUTURE CONSTRUCTION WILL BE REQUIRED TO MEET CURRENT
REGULATIONS AT THE TIME OF CONSTRUCTION.

PROPERTY IS LOCATED WITHIN THE TOWN OF BERLIN WATER AND SEWER
SERVICE AREA.

FOREST CONSERVATION PLAN AS REVISED AND TO BE APPROVED BY
WORCESTER COUNTY.

ALL LOTS SHOWN TO BE SERVED BY PUBLIC WATER AND SEWER.

ALL LOTS SHOWN ARE SUBJECT TO WATER AND SEWER ALLOCATION BY THE
TOWN OF BERLIN.

TITLE

SUBDIVISION OF LANDS
FOR
SONRISE CHURCH

COUNTY WORCESTER STATE MD

TAX DISTRICT 03

TAX MAP 25 GRID 03 PARCEL 50

DEED REF. 67621 & 74761

PLAT REF. UNRECORDED & 24671

DATE 12/12/15

SCALE 1"= 100'

IRON PIPE TD

IRON PIPE SET

CONC. MONU. FD.

CONC. MONU. SET

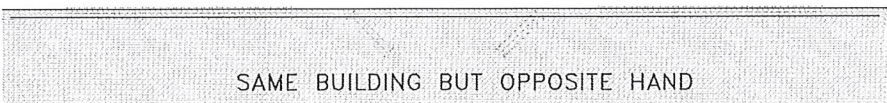
UNMARKED POINT

DITCH

LICENSE EXPIRATION 05/01/21







SAME BUILDING BUT OPPOSITE HAND

2ND LEVEL PLAN (APARTMENTS)

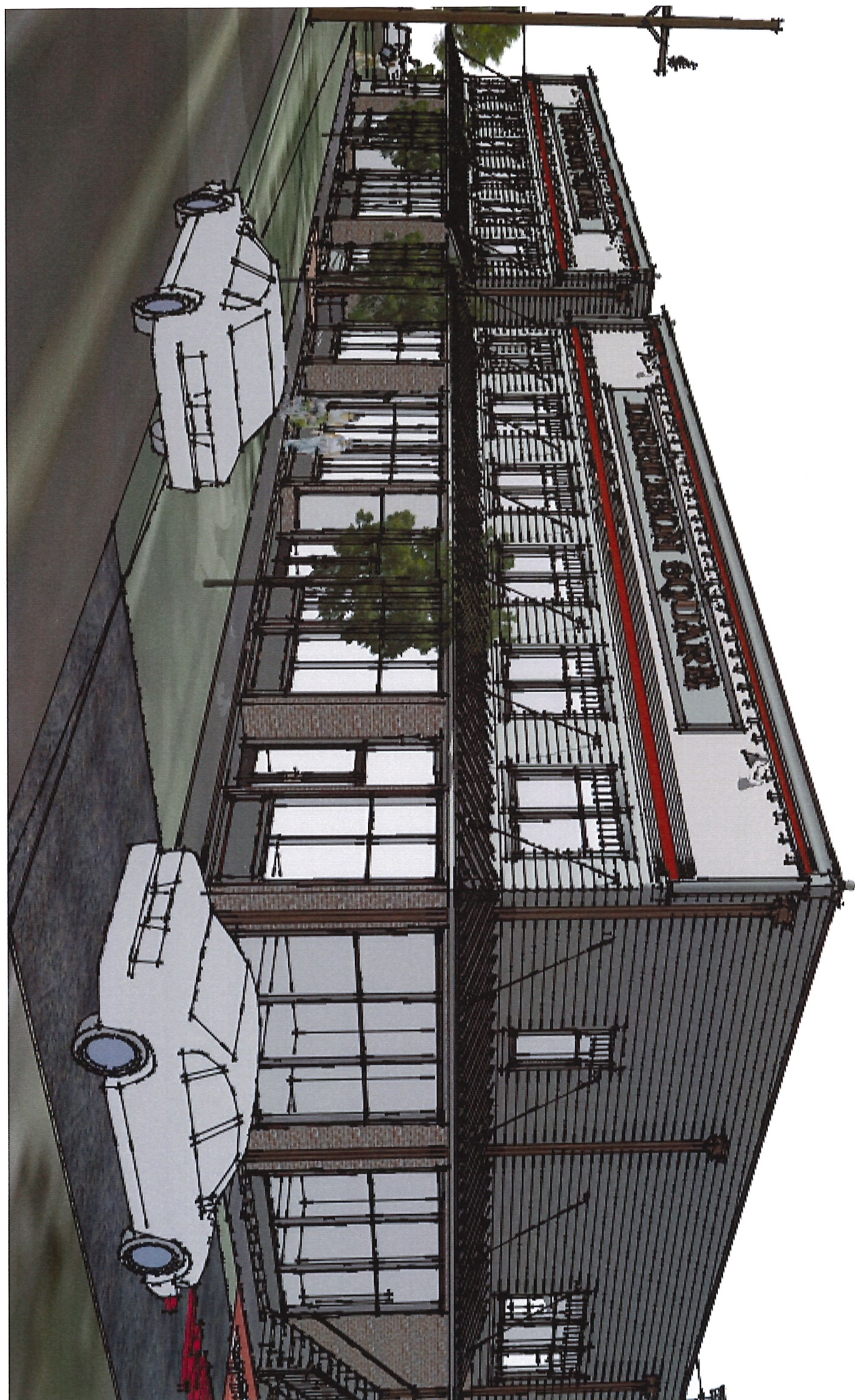
SCALE: 1/4"=1'-0"

THE COURT SHALL VERIFY AND FILE WITHIN THE SPECIFIED TIME PERIODS PRIOR TO THE START OF ANY WORK, AND SHALL REJECT ALL CLAIMS FOR ANY CONDITIONS THAT MAY AFFECT HIS WORK, AND REPORT TO THE ADJUDICATOR AND OR EMPLOYER ANY CONDITION OR DISCAPACITIES AFFECTING HIS WORK, INCLUDING TO REPORT SUCH CONDITIONS OR DISCAPACITIES IN WRITING AND RECORD A CERTIFICATION PRIOR TO THE START OF ANY WORK, IS A MATTER TO BE CLAIMED BY THE CONTRACTOR FOR ADDITIONAL EXPENSE MADE NECESSARY BY REASON OF LATER INTERPRETATION OF THE AGREEMENT.

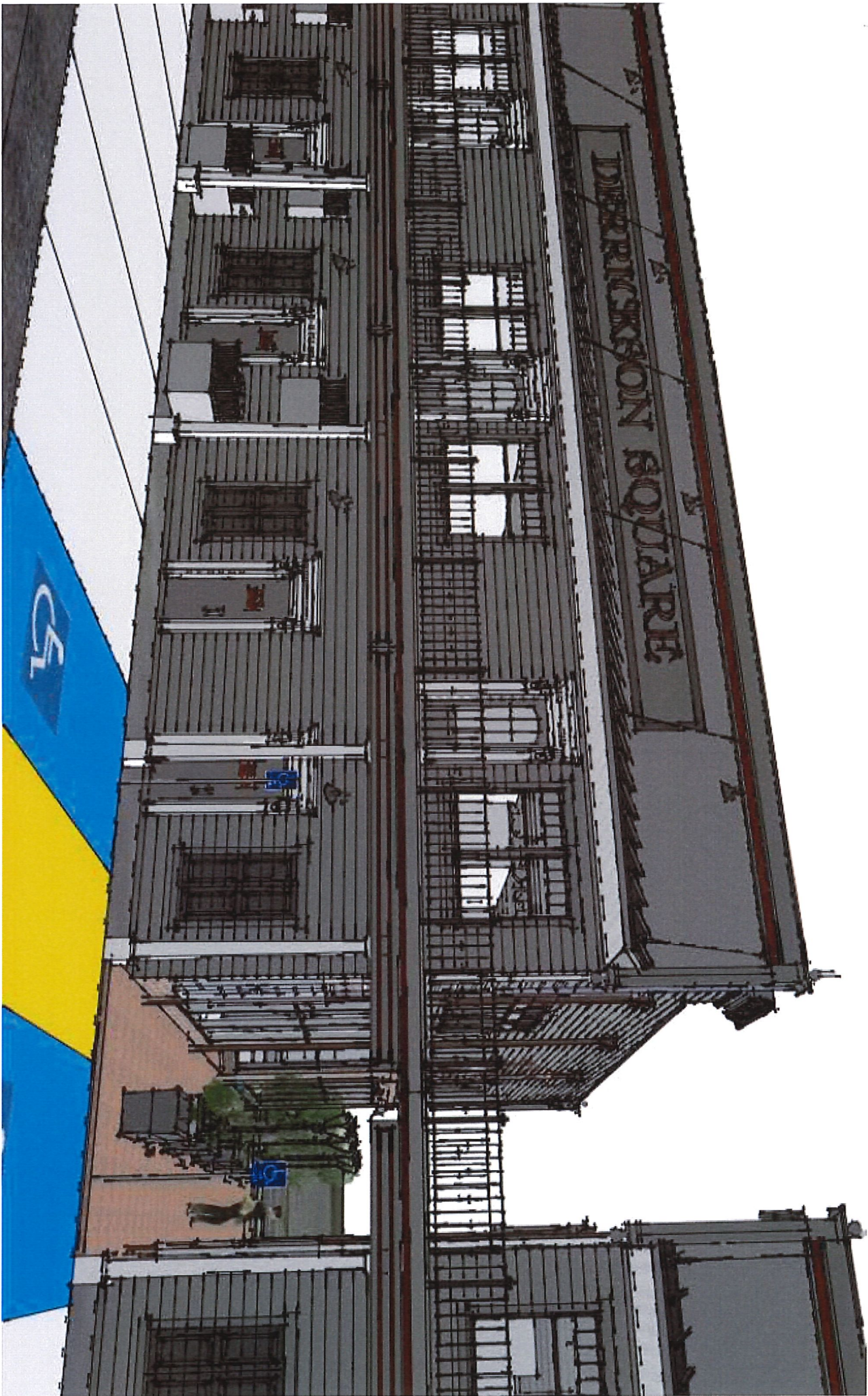
[illegible]











Heavy Metal Playground is a very unique business. It's so unique that there are only a few companies like it in the nation. Heavy Metal Playground provides a fun and safe environment where people can learn to operate and play on heavy equipment. We have three categories of business which are amusement, corporate events and certified heavy equipment training. Plus we are heavy into community involvement.

How It Works

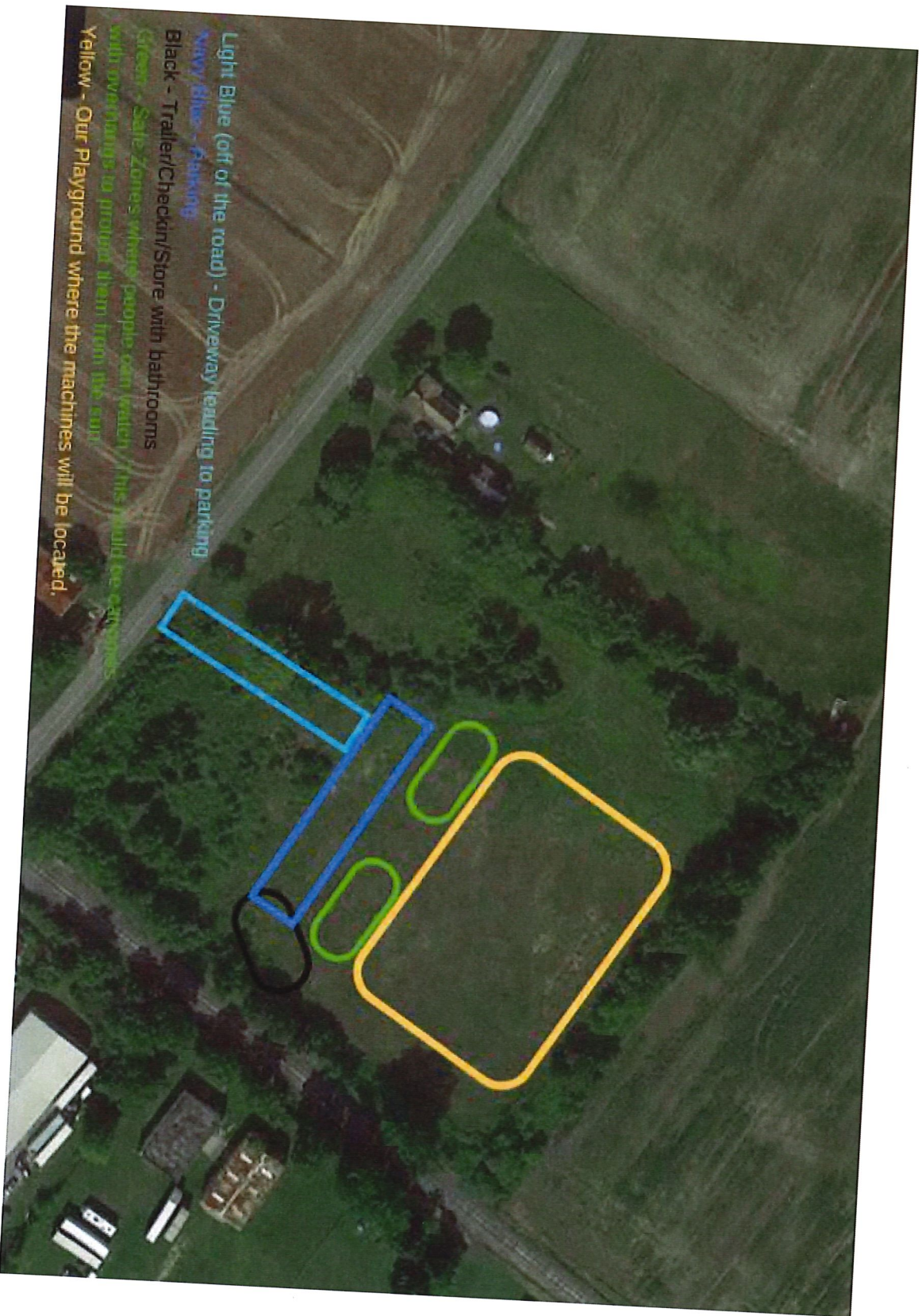
We always stress safety in everything we do. We lay out the area so that everyone is safe from walking to and from the equipment to operation of the equipment. We have a safety talk before each session explaining equipment operation. Everyone wears headsets and we are in constant communication with our customers throughout their experience. Machines are heated and air conditioned so that we keep them out of the elements to not only provide a great customer experience but to keep them safe. We do not operate during heavy storms with lightning in the area. During the experience, customers learn how to operate the machines and do fun activities like digging in the dirt, stacking tires and play our basketball game where we teach them to pick up a basketball and drop into a tire. All customers then compete with each other for the final activity. Machines are stationary and in no way can they hit each other. Spectators are welcomed to watch and we have safe zones that allow them to see the activities but also provide shade to keep them out of the hot sun.

Corporate events are a large part of our business and we have had groups from Google, Amazon, Procter & Gamble, Volvo, Cisco and many more. We have also had youth groups and non-profits including Wounded Warriors, American Cancer Society and more come to our facility.

Something we are very proud of is we have created certified heavy equipment training classes. We saw the need for people to gain experience in the trades which leads to jobs in construction, landscaping, electric companies, plumbing companies and more. We work with the community to provide discounted classes to non-profits and have held training classes with homeless groups, underprivileged adults, teens and veterans to help them better their lives with certifications.

We draw many people from far and wide. The average time that people drive to our facility is 2 to 3 hours. We have had people drive over 6 hours (from places like Detroit and Boston) just to come to our facility for half hour sessions. Our business has created tourism with people coming to the area and booking hotels for the weekend. We also work with local businesses by providing coupons and suggestions for people to stay, eat and do other activities (shopping, etc.) while in the area.

Our business setup so that we do not have an overflow of people at any given time. In most cases customers book ahead through our website and activities are scheduled in advance. This helps cut down on too many people showing up at one time. In our marketing we stress to book ahead to be guaranteed a time slot. This helps us control the flow of people.



Light Blue (off of the road) - Driveway leading to parking
Navy Blue - Parking
Black - Trailer/Checkin/Store with bathrooms
Green - Safe Zones where people can watch (this should be employees with overhangs to protect them from the sun)
Yellow - Our Playground where the machines will be located.