



# **Mayor & Council of Berlin**

**10 William Street, Berlin, Maryland 21811**

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

**[www.berlinmd.gov](http://www.berlinmd.gov)**

## **Town of Berlin Planning Commission**

**May 11, 2022**

**5:30 PM**

**Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – March 9<sup>th</sup>, 2022**
- 4. Continuation of Case # 3-9-22-02 for West View at Purnell Crossing – Site Plan Approval**
- 5. Comments from the Commissioners**
- 6. Comments from the Chairman**
- 7. Comments from the Public**
- 8. Comments from Staff**
- 9. Adjournment**

Town of Berlin  
Planning Commission  
March 9<sup>th</sup>, 2022

Chairman Chris Denny called the Planning Commission Meeting for March 9<sup>th</sup>, 2022, to order at 5:32PM. Members present were Chris Denny, Pete Cosby, Ron Cascio, Phyllis Purnell, Matt Stoehr and Austin Purnell. Member absent was Newt Chandler. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the March 9<sup>th</sup>, 2022, agenda. Mr. Ron Cascio made the motion to adopt the March 9<sup>th</sup>, 2022, agenda. Mr. Matt Stoehr seconded the motion, and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the February 9<sup>th</sup>, 2022, minutes. Mr. Pete Cosby made the motion to approve the February 9<sup>th</sup>, 2022, minutes. Mr. Austin Purnell seconded the motion, and it was unanimously accepted by the commission.

Chairman Chris Denny called the next item on the agenda for a Public Hearing to hear the request for a Text Amendment. Mr. Mark Cropper Attorney 6200 Coastal Highway Suite 200, Ocean City Maryland. Mr. Steve Engel Bishopville, Vista Design. Mr. Jason Malone Developer was present for the text amendment. Planning Director Dave Engelhart stated they were here requesting a text amendment which is a recommendation from the Planning Commission to the Mayor & Council to amend the Town code Section 108-403 of the Berlin code to allow fee simple townhouse dwellings with the following lot and area requirements. (1) Minimum lot size would be 2000 square feet; (2) Minimum lot width would be 18 feet; (3) Front yard setbacks would be 20 feet; (4) Rear yard setback would be 25 feet; (5) Side yard setback 0 feet along party wall and 8 feet on the end units. He stated if a townhouse project is developed as allowed herein, the density shall remain calculated as set forth for "All Dwellings" (Minimum Lot Area (square feet) is 5,000). He stated this would be changes to Section 108-403.

Mr. Mark Cropper stated they had a long conversation on this October 21, 2021, when the text amendment was submitted as a result of the last meeting regarding this issue the greatest concern was that if Mayor & Council adopted this it would allow a greater density than is otherwise not permitted in the town code. He was asked to come up with language for the text amendment to address the issue. He added this language if the townhouses are allowed within and would no way impact the density calculations provided by the code. Mr. Cropper stated the difference would be if the unit owners wanted to own their yard. He stated as it stands a neighbor could come in your back yard. You would control the unit. The Condominium Association is responsible for the common areas the roofs, common areas and sidewalks. He stated but everyone has interest in the condominium. He stated this is different this is almost like buying a single-family home the difference is the home is attached to your neighbor's home. This is just another way to develop a townhouse project he stated. Mr. Cropper asked Mr. Steve Engel of Vista Design if he had done this type of project anywhere else. Mr. Engel replied yes, he had. Mr. Cropper state this is just an alternative way to develop the land. He asked Mr. Engel if he had described this accurately to the board. Mr. Engel replied yes. Mr. Cropper stated when Mr. Jason Malone the developer came to them it was a greater need for the people that purchased the townhouse to own them. But that would not stop the Homeowners Association from adopting



the restrictions that everyone would have to comply with, so it is uniform. The difference is they would own the unit and the back yards. Mr. Cropper stated the town code doesn't address this. Mr. Cropper stated while they were pursuing this had a discussion with Mr. Engelhart and that is why they must do the text amendment. Mr. Matt Stoehr asked if the setbacks for the front and rear were going to change. He stated on the front you want 25 feet where originally it is 20 ft and the rear 35 feet. His question was why it had to change. Mr. Ron Cascio asked if it was due to the driveways. Mr. Steve Engel told them they had looked at different jurisdictions and picked the least restrictive. Mr. Stoehr stated the towns setbacks have been good until today and he told them he understood why they were trying to put more townhouses. He asked so is the purpose to be able to put more units in there. Mr. Engel stated on that piece of property is a lot of restrictions. Like drainage, stormwater management and existing utilities and trying to fit everything in. He stated to achieve that they needed density. Mr. Cascio asked what the average setbacks were. He replied 20 feet. Chairman Denny asked if the roads were going to be dedicated or part of the association. Mr. Pete Cosby asked what the front and rear yard setbacks were. Mr. Engelhart replied 25 front yard and 35 rear yards. Mr. Cosby stated they don't like the pass legislation just because a project has a problem. Mr. Cosby stated he wanted them to be aware that they were tightening up the construction but not as far as the density goes. Mr. Stoehr asked if they could file for a variance. Mr. Cropper replied to the problem with a variance is it is very difficult to meet the development of the land.

Mr. Cropper stated that Mr. Engel thinks they can meet the 25 feet setback. Mr. Cascio asked why you wanted to move them up. Mr. Cropper said Mr. Engel just looked at the site plan which is showing the 25 feet. Mr. Engel said he was not sure where the 20-foot setback came from after looking at the site plan. Mr. Cascio asked so these are 25 feet. Mr. Engel replied yes. Mr. Engelhart stated that would typically give you a better driveway for the units. Mr. Cropper stated if there was a concern the 25 feet works for the site plan. Mr. Cascio asked if they wanted a bigger back yard than what they have now and was that what is driven this. Mr. Engel replied when you see the site plan, they went from a 50 foot right of way to a 30-foot right of way. That might be how that came to be he said because of the reduced right of way. Mr. Cosby said he was not opposed to the 20 feet and people having a bigger back yard as long as they have a nice street scape. Mr. Cascio told them he thought one of the nicest streets in town was Powellton Avenue because the houses don't set back from the road. Mr. Cascio asked were they going for the 20 feet. Mr. Cropper said they can stay at the 20 and let the developer make the flexibility as needed when they come back for site plan approval. Mr. Cascio said think of them like row houses. Mr. Engelhart asked what was the reason for the minimum lot size of 2000 square feet if they were calculating 5000 minimum square feet. Mr. Engel said they would be deep lots.

Mr. Engelhart stated when you change that 108-403, you're changing the way it's worded. Mr. Cropper stated all this provides is you can develop fee simple lots or non-fee simple lots. They can be 2000 sq. ft lot size and the density does not change. This does not mandate but give an alternative that you can do this. Mr. Engelhart stated than it should be worded that way. Fee simple townhouses may be under the following parameters. Where you're not changing front rear side setbacks from the code if they are not fee simple lots. Mr. Cropper read his statement to say to allow fee simple lots not to mandate all this does is to add to the existing code. Giving the developer an option to do it this way or not. This is not meant to replace the townhouse provisions just to add a section to allow a project to be developed in a different way. Mr. Cosby

stated we are not losing density, and this is the kind of thing people are wanting these days. He thought they should do it. Mr. Matt Stoehr asked about the end lots who ever got those would have a big lot. Mr. Engelhart thought the wording should be fee simple townhouse dwellings shall be or will be permitted. That wording would be what you want in your motion. Fee simple dwellings with the following minimum lot requirements shall be permitted. Then go with the wording in the last paragraph.

Chairman Chris Denny called for public comment.

Ms. Marie Velong of 400 West Street asked if it would have a Homeowners Association and if it was required. Mr. Pete Cosby said we are not mandating a HOA. Mr. Engelhart replied, and we don't currently mandate for any townhouse project. She wanted to know what the difference would be for this project versus Decatur Farms. Mr. Engelhart replied there wouldn't be a difference. Mr. Engelhart stated you still have common elements. Discussion continued; Mr. Cascio stated you have common grounds so there is no way around it, you would have an HOA.

Mrs. Patty Corson of 510 Sunlight Lane unit 2, stated she was confused is it going to be an HOA or not. Mr. Stoehr stated it would be impossible not to because of the common areas, stormwater management. Mr. Cropper stated with the HOA you have what must be maintained sidewalks, stormwater you adopt a covenant.

Discussion occurred with Mrs. Gina Velong with Mr. Cropper about Condo Units Insurance. Ms. Melissa Esham 507 Sunlight Lane unit 7 discussed the Master Policy stated by Maryland law.

Mr. Ron Cascio made the motion to approve with the language that Mr. Engelhart expressed to commission being fee simple dwellings with the following minimum lot requirements shall be permitted. (1) Minimum lot size would be 2000 square feet; (2) Minimum lot width would be 18 feet; (3) Front yard setbacks would be 20 feet; (4) Rear yard setback would be 25 feet; (5) Side yard setback 0 feet along party wall and 8 feet on the end units. He stated if a townhouse project is developed as allowed herein, the density shall remain calculated as set forth for "All Dwellings" (Minimum Lot Area (square feet) is 5,000). Changes to Section 108-403. Mrs. Phillis Purnell seconded the motion, and it was unanimously accepted by the commission.

Chairman Chris Denny called the next item on the agenda for Site Plan Approval for Purnell Crossing North. Mr. Steve Engel stated the only difference in this site plan is that they reduced a 50 foot right of way to a 30-foot right of way. He stated he had talked with Mr. Engelhart about it and he saw no issue with it. He stated with the 2-foot curb everything fits in the right of way. By reducing it they were able to have the 25-foot setback. The cul de sac has been designed so if anyone needed to turn around in there, they could other than that it is a pretty straight forward project. Mr. Cosby asked would they be able to put a shed there or would you restrict out buildings. Mr. Jason Malone stated they would restrict them in certain areas. He said they would look to the Architectural Review Board, and they would have to match their colors.

Discussion on the tax ditch. Mr. Cropper thought the association would get assessed on the ditch. Mr. Cropper thought in the documents it would speak of easements, tax ditches, fees. Mr.



Malone said they would probably line it up and make it part of the association. Mr. Cropper said you could change the lot line to be around the ditch or include it with the lot. Discussion on who would maintain it. Mr. Austin Purnell asked if they had thought about putting a fence up where it bouts up to the other townhouses. Mr. Cascio thought it should be trees to separate. Mr. Engelhart replied they don't have a lighting or landscape plan. Chairman Chris Denny asked about the stormwater pond does it belong to the association. Mr. Cosby asked if they town would own the roads. Mr. Engel said he had talked to Mr. Engelhart, and he had informed him the town had moved away from accepting roads. Mr. Matt Stoehr asked about overflow parking. Mr. Cascio stated with 24 ft. street would be a problem with parking. He told them they had to make Walnut Hill parking only on one side of the street. Mr. Stoehr said State Highway was looking to bring sidewalks on state roads. Mr. Engel asked what the time frame was. Mr. Engelhart replied soon now is the time to try to get that done.

Mr. Stoehr asked what the distance or height from unit 28. Mr. Cosby thought they should address the street parking restriction now only to one side and people should know before they buy. Discussion continued the street parking. Mr. Malone said the 20 ft. setbacks are good. If so, he could widen the street. Ms. Marie Velong asked why they couldn't put in overflow parking. Mr. Cropper stated they are going to do that due to the 20-foot setbacks and they could widen the streets. Mrs. Patty Corson asked if they had a separate entrance and not using Sunlight Lanes. They replied yes separate entrance and further west than your entrance. Mr. Stoehr asked if school buses were going to come in. They replied no. Ms. Corson said they can come in, but they don't want too she shared it's up to the bus driver she stated.

Chairman Denny asked if the road was dedicated. Mr. Engelhart stated Sunlight Lane is a town road. Mr. Engelhart stated the school board makes the decision where they load. Ms. Corson said that is a good reason to have the sidewalks put in because of the children being picked up by the road. Mr. Engelhart stated they asked about a fence would there be a landscape buffer to separate. Mr. Cosby stated he would like to see a landscape plan. He thought it would be a good place to plant trees where they had talked about the tax ditch and on the lots. Mr. Cosby stated monumental trees. Mr. Cropper said Steve Engel would prepare a landscaping plan and submit to the commission. Chairman Denny asked about the lighting plan would it be similar to what's in town. Mr. Engel stated they had not got to that yet due to trying to get through the fee simple process. Mr. Engel asked what they use. Mr. Engelhart stated the town has Victorian lights they use. Mr. Cascio stated that maintenance is part of the deed. Mr. Cosby stated it is important that they let them know how the stormwater ponds are setup and who's paying for that. Mr. Cascio asked if the stone could be switched to brick 3foot up. Mr. Cascio thought the German look was odd said that it didn't fit with the town just a standard gable.

Mr. Cascio asked about D-3 didn't like that look. Mr. Malone, they have 48 to pick from. Mr. Cascio asked for the commission to see more. Mr. Cosby asked if they had attics. Mr. Malone replied there are no attics you would have to have floors added. Mr. Purnell asked if the gables were pre-determined, Mr. Engel stated this was one of many. Mr. Engelhart asked about the outside material would it be siding. Mr. Malone stated it would be vinyl. Mr. Cosby stated he would like to see the façade and gables on the end units. Chairman Chris Denny asked if they would have the same color roofs. Mr. Engel stated same color roofs different color vinyl. Mrs. Gina Velong asked how the gutters would be handled would each unit have their own gutters.

She stated in Decatur Farms where she lives, she wanted to put on gutter guards but if her neighbor didn't do the same it would not be worth it because it was one straight gutter. She also asked about the lighting. She said Ocean Pines has the solar lights they are Victorian but has the solar that would be greener she thought and asked them to investigate it. Mrs. Patty Corso of Sunlight Lane asked if they had to have vinyl due to the fact, they looked cheap. Happy that its not going to be apartments and that they are selling them. She asked could there be some brick on the townhouses to make them more comparable to what they have and to beautify the town. Chairman Denny asked the cost of the townhouse. Mr. Malone replied in the upper 300's and about 1900 to 2200 square feet. Mr. Cosby stated a rendering would help.

Mrs. Marie Velong asked about putting something over the door so you're not standing in the rain. Mr. Cascio asked about the garages with windows in them. Chairman Denny said site plan when they return with the renderings and the other items, they requested during the meeting to be forwarded landscaping and lighting plan.

Mr. Cosby leaves after this discussion.

Chairman Denny called the next item on the agenda Site Plan Approval for Berlin Activities Depot. Mr. Jesyl Silva from GMB stated he was there for Site Plan approval for the Master Plan of Activities Depot. He stated the changes from last month are minor the signage for a monumental sign and reduced the seating for the restaurant to 84 seats. He said they had provided a rendering. On the rendering he stated they had changed the roof pitch to hide the HVAC units. He stated everything else was the same they would meet the 100-year stormwater. They have the analysis by The Traffic Group. Mr. Engelhart explained the many uses and the differences in the calculations. He also stated we have not received the formal stormwater submittals yet for the town engineers to review. They have had lots of conversations with GMB. Mr. Engelhart stated the concept they want to pursue is doable but has not been reviewed yet as stated. Mr. Engelhart stated the two submerged gravel sites help to contain the water on site.

Mr. Cascio told them that location is the lowest spot in town. Mr. Silva said they are going to try to keep water onsite so not to have an adverse impact on the area. Mr. Cascio asked if it would flow into the towns gravel wetland. Mr. Silva said it would not. Mr. Engelhart told Mr. Cascio the submerged wetland was for overflow not to fill up like a pond. Chairman Denny asked where would they begin first. Mr. Silva replied they would develop the restaurant and the gym first. Chairman Denny asked does the stormwater have to be done first. Mr. Engelhart replied it would depend on if the impervious surface is being added at that time. The site work would be done at the start of the restaurant and the addition or any new work that site work would be done. Mr. Engelhart said it would be required to be done so they could determine where the water and sewer lines would go. He stated he and Mr. Jamey Latchum had talked about this and after they got through this, they would go site the area for the different locations.

Mr. Austin Purnell asked about the sign height and lighting. Mr. Silva didn't have a lot of information on the sign or if the sign would be lite. Chairman Denny asked for comments from the public. Mr. Eric Fiori asked if Old Ocean City Blvd was a flood area. He stated you must address the whole issue before it can be expanded on. He stated there is a big problem on that road. He would love to see her build this building, but it is a big concern. Mr. Engelhart said he



had spoken with EA this first stormwater project was improving they removed paving. The new is adding impervious and a new building has to work for the 100-year storm. Mr. Salva told the commission the wall mounted signage would not be lit. They commented on the monument sign that it was too big looking at the base and sign. Mr. Salva said they would look at that. The commission agreed it should be no more than six feet. Mr. Purnell said he like option 2. Mrs. Marie Velong said she liked option 2 without the circles just have the sign.

Mr. Austin Purnell made the motion to approve with the changes to the sign to be 6/12. Six feet in height by 12 in width. Mr. Ron Cascio seconded the motion. Chairman Denny asked for comments from staff. Mr. Engelhart said he wanted to tell Mr. Chandler who was absent tonight he had received the court date they were looking for its April 1<sup>st</sup>, 2022. Mr. Stoehr asked about the Seven Eleven. Mr. Engelhart said he wants to start with the Seven Eleven. Mr. Engelhart said the size was changing and Mr. Buas may have to come back for Planning Commission. They are changing the gas pumps eliminating a couple pumps and adding two electric charging stations. Mrs. Phyllis Purnell asked about Maple Ave stormwater. Mr. Engelhart replied when the project is complete, and they can take the coverings off the storm drains but right now they are covered per MDE. Mr. Cascio asked about Dunkin Donuts. Mr. Engelhart said he had spoken to Mr. Buas and he is thinking about adding another lane. Mr. Engelhart told him he needed to talk to State Highway about that.

With no other comments Chairman Denny called for a motion to adjourn. Mr. Ron Cascio made the motion to adjourn. Mr. Matt Stoehr seconded the motion, and the meeting was adjourned.  
7:34PM

Respectfully Submitted,

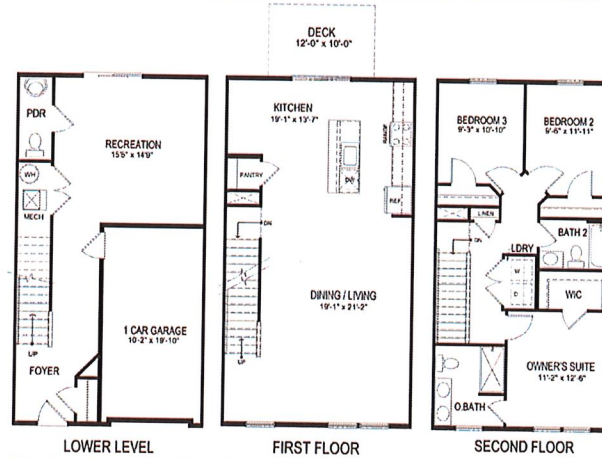


Carolyn Duffy

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NOTES:  
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**VISTA**  
DESIGN INC.

10000 Vista Drive, Suite 100, Dallas, TX 75243  
972.452.2070 Fax 972.452.2073 [info@vistadesigninc.com](mailto:info@vistadesigninc.com)



## SITE DATA

OWNER  
JULIAND HOLDING, L.L.C.  
P.O. BOX 1109  
ALLEN, MARYLAND 21810  
CONTACT: JASON MALONE

## SITE INFORMATION

TAX MAP  
PARCEL  
LOT  
ZONING  
EXISTING LAND USE  
PROPOSED LAND USE  
TOTAL SITE AREA  
PHASES 6-9  
14.80 ACRES  
PROPOSED TOWNHOMES  
(1) 4-PACK UNITS  
(2) 8-PACK UNITS  
TOTAL  
28 TOWNHOME UNITS  
MAX BLDG HEIGHT  
REQUIRED OPEN SPACE  
3 STORIES OR 50' IN HEIGHT  
41'-4" MIN 30% REQUIRED  
SETBACKS (PENDING TEXT AMENDMENT)  
FRONT  
SIDES  
REAR  
20 FT  
8 FT MIN (TOTAL 15)  
25 FT

PARKING CALCULATIONS  
PARKING REQUIRED  
28 UNITS  
56 SPACES  
PARKING PROVIDED  
PROPOSED GARAGE SPACES  
PROPOSED DRIVEWAY SPACES  
PROPOSED OFF-STREET PARKING  
TOTAL PROPOSED  
28 SPACES  
28 SPACES  
18 SPACES  
74 SPACES

## SEWER & WATER NOTES

1. WATER AND SEWER SERVICES SHALL BE SUPPLIED BY THE TOWN OF BERLIN
2. WATER / SEWER USAGE CALCULATIONS ARE AS FOLLOWS  
250 GPD / UNIT (6)  
1 EDU / UNIT  
+28 EDUS
3. WATER & SEWER UTILITIES IN THE PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED BY THE TOWN OF BERLIN
4. WATER & SEWER UTILITIES ON PRIVATE PROPERTY THAT ARE LOCATED WITHIN A 20' WIDE UTILITY EASEMENT SHALL BE MAINTAINED BY THE TOWN OF BERLIN AS SHOWN ON THE PROPERTY PLAT
5. FIRE SERVICE SIZES FOR THE TOWNHOME UNITS HAVE BEEN PROVIDED BY REDDISH FIRE PROTECTION, L.L.C. ALL UNITS SERVED DIRECTLY FROM THE MAIN CAN BE SUPPLIED WITH A "1" SERVICE.

## FLOOD ZONE

THIS SITE IS LOCATED WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) PER F.I.R.M. MAP #2047C0153H, DATED JULY 16, 2015

## NON-TIDAL WETLANDS

PER PREVIOUSLY APPROVED PLANS BY J.W. SALM ENGINEERING, THERE ARE NO WETLANDS DISTURBANCES ON THE SITE.

## FOREST CONSERVATION

THIS SUBDIVISION IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. 06-29. THIS SUBDIVISION HAS MET COMPLIANCE WITH THE WORCESTER FOREST CONSERVATION LAW BY OBTAINING CREDITS FROM TWO (2) FOREST CONSERVATION MITIGATION AREAS. THIS SUBDIVISION MEETS THE AFFORESTATION REQUIREMENTS BY GETTING A CREDIT FROM MITIGATION AREAS W-06-01 ON HOLLY GROVE ROAD FOR 14.00 ACRES AND FROM MITIGATION AREAS W-06-02 ON LOGTOWN ROAD FOR 15.00 ACRES. THE FOREST CONSERVATION REQUIREMENTS FOR PHASE 1 AND PHASE 2 OF FURNELL CROSSING R.P.C. HAVE BEEN MET BY OBTAINING THESE CREDITS AT A RATIO OF 2:1, WITH 2 ACRES PROVIDED FOR EACH ACRE REQUIRED. THE FOREST CONSERVATION EASEMENT PLATS SHOWING THE MITIGATION AREAS FOR BOTH SITES HAVE BEEN APPROVED AND ARE RECORDED IN THE LAND RECORDS OF WORCESTER COUNTY PLAT BOOK S.V.H. UNDER 215. FOLIO 64. THE PERPETUAL PROTECTIVE AGREEMENT, DEED FOR FOREST CONSERVATION EASEMENT, WORCESTER COUNTY MARYLAND HAS ALSO BEEN RECORDED FOR BOTH MITIGATION SITES. THEREFORE, THIS SUBDIVISION HAS MET REQUIREMENTS OF THE WORCESTER COUNTY FOREST CONSERVATION LAW.

## SHEET INDEX

G 001 COVER SHEET  
C 101 SITE PLAN  
C 102 SITE PLAN DETAILS  
C 700 LANDSCAPE PLAN

## ARCHITECTURAL PLANS

A 1.6 LAFAYETTE FRONT ELEVATIONS

# WEST VIEW

## FEE SIMPLE TOWNHOMES

### TOWN OF BERLIN, MARYLAND



VICINITY MAP  
SCALE: 1" = 200'

## GENERAL NOTES

1. ALL WORK REQUIRED BY THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE NEW, UNLESS OTHERWISE NOTED. WHEREVER THE WORD "PROPOSED" IS USED IT IS CONSIDERED TO BE INTERCHANGEABLE WITH THE WORD "NEW" AND IS INCLUDED IN THE REQUIRED WORK.
2. THE CONTRACTOR SHALL EXAMINE A COPY OF SAID PLANS AND VISIT THE SITE IN ORDER TO DETERMINE TO HIS SATISFACTION THE QUANTITIES OF WORK REQUIRED TO BE PERFORMED.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THESE DRAWINGS AND SPECIFICATIONS AND TO ALL APPLICABLE REQUIREMENTS OF THE TOWN OF BERLIN STANDARDS (LAW 2018 EDITION) AND THE WORCESTER SOIL CONSERVATION DISTRICT.
4. ANY DISCREPANCIES BETWEEN THE INFORMATION PROVIDED ON THESE PLANS AND THE EXISTING SITE CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER.
5. THE CONTRACTOR ASSUMES RESPONSIBILITY FOR ANY DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS AND PPE INVERTS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL PROVIDE NECESSARY STAKEOUT OF THE LINE AND GRADE FOR THE CONSTRUCTION.
8. NO INFORMATION REGARDING DEPTH TO ANY TEMPORARY OR PERMANENT GROUND WATER TABLE IS PROVIDED ON THESE DRAWINGS. THE CONTRACTOR SHALL INVESTIGATE TO HIS SATISFACTION THE SITE CONDITIONS REGARDING DEPTH TO GROUND WATER. GENERALLY, PILING, TRENCH AND STRUCTURE CONSTRUCTION SHALL BE EXECUTED IN A DE WATERED STATE, CONSISTENT WITH GOOD CONSTRUCTION PRACTICE. ALL EXCAVATIONS FOR MANHOLES AND OTHER CHAMBERS SHALL BE CONTINUALLY DE-WATERED UNTIL THE BACKFILL OPERATION HAS BEEN COMPLETED.
9. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING PARTIES, THREE (3) DAYS PRIOR TO BEGINNING ANY WORK SHOWN ON THESE DRAWINGS:  
USE RENTAL INVESTMENTS (302) 855-9337  
MESA UTILITY 1-800-332-5555  
VISTA DESIGN, INC. 410-333-3874  
TOWN OF BERLIN 410-441-4143
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS RESULTING FROM ANY EARTH MOVING AND/OR TEMPORARY EXCAVATION OF EARTH OR OTHER MATERIALS ON SITE.
11. THESE DRAWINGS, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO VISTA DESIGN, INC. AND SHALL NOT BE ALTERED OR REPRODUCED WITHOUT THEIR WRITTEN PERMISSION. COPYRIGHT, LATEST DATE HERE ON.
12. NO CONSTRUCTION SHALL BEGIN UNTIL A FIRE-CONSTRUCTION MEETING IS HELD BETWEEN THE CONTRACTOR, OWNER, ENGINEER & THE TOWN OF BERLIN PERMIT COORDINATOR.
13. THERE ARE NO STEEP SLOPES WITHIN THE LIMITS OF DISTURBANCE.
14. THERE ARE NO STREAMS OR STREAM BUFFERS WITHIN THE LIMITS OF DISTURBANCE.
15. THERE ARE NO HIGHLY ERODIBLE SLOPES WITHIN THE LIMITS OF DISTURBANCE.
16. THERE ARE NO SPRINGS, SEEPS OR INTERMITTENT STREAMS WITHIN THE LIMITS OF DISTURBANCE.

## RESPONSIBLE PERSONNEL CERTIFICATION

ALL RESPONSIBLE PERSONNEL (ONE MINIMUM) INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES, STATE OF MARYLAND, APPROVED TRAINING PROGRAM FOR SOIL EROSION AND SEDIMENT CONTROL.

JULIAND HOLDING, L.L.C. DATE  
P.O. BOX 1109  
ALLEN, MARYLAND 21810

## ENGINEER'S CERTIFICATION

I, RICHARD F. POLK OF VISTA DESIGN, INC. AM A REGISTERED ENGINEER IN THE STATE OF MARYLAND AND THE INFORMATION SHOWN ON THESE DRAWINGS HAVE BEEN PREPARED UNDER OUR SUPERVISION AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE LATEST EDITION OF THE TOWN STANDARDS AND ALL APPLICABLE LAWS OF THE STATE OF MARYLAND.

RICHARD F. POLK, P.E. DATE  
VISTA DESIGN, INC.  
11634 WORCESTER HWY.  
SHOWELL, MD 21662  
LICENSE NO. 36310 EXPIRATION DATE 11/17/2022

## PROPERTY OWNER/ DEVELOPERS CERTIFICATION

TO THE BEST OF OUR KNOWLEDGE, THESE PLANS HAVE BEEN DEVELOPED IN GENERAL CONFORMANCE WITH ALL APPLICABLE AGREEMENTS, LAWS AND REGULATIONS OF THE AGENCIES HAVING JURISDICTION OVER THE WORK AND SPECIFICALLY WITH THE REGULATIONS OF THE TOWN STANDARDS, TOWN CODE AND THE EXECUTED PUBLIC WORKS AGREEMENT.

JULIAND HOLDING, L.L.C. DATE  
P.O. BOX 1109  
ALLEN, MARYLAND 21810

0 25 50 100 150  
SCALE: 1" = 50'

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11634 Worcester Hwy, Ste 100, MD 21662  
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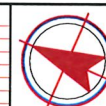
WEST VIEW

COVER SHEET

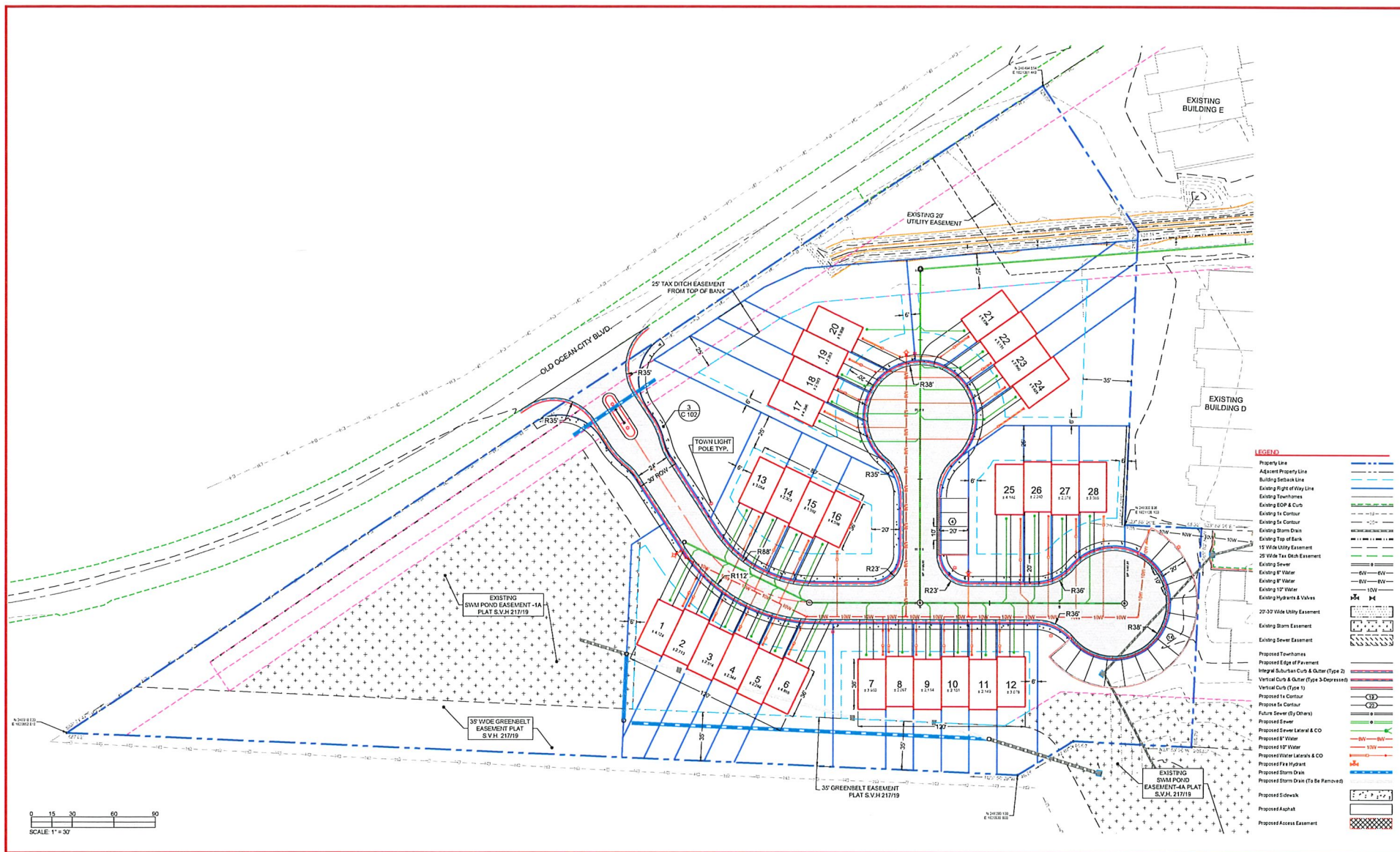
## PROJECT DATA

Tax Map: 800 Parcel: 1275  
TOWN OF BERLIN  
WORCESTER COUNTY MARYLAND  
Drawn By: JSM Checked By: JDE  
Date: 01/14/22  
Scale: 1" = 50'

## REVISIONS



Project No: 21-115A  
File Name: SP\_042922.dwg  
Sheet No: G 001



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Tulsa, Oklahoma 74104 • Phone: 918.462.3074 • Fax: 918.462.3075 • www.vistadesign.com

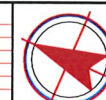
WEST VIEW

SITE PLAN

**PROJECT DATA**

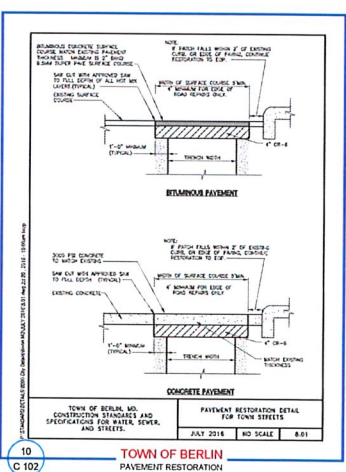
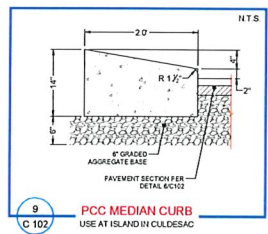
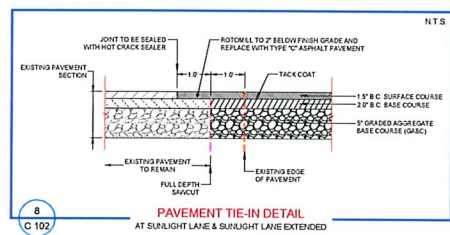
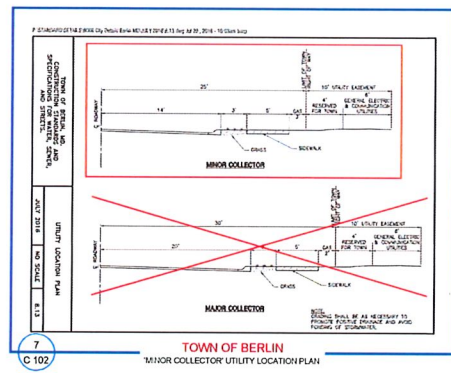
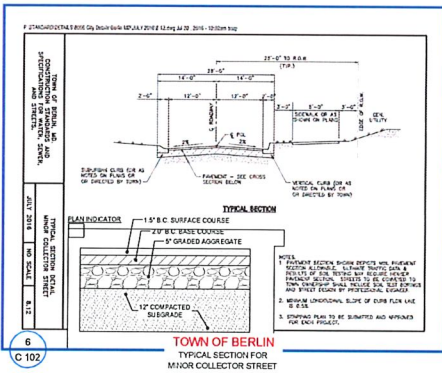
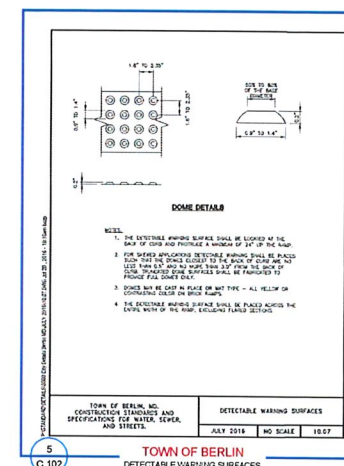
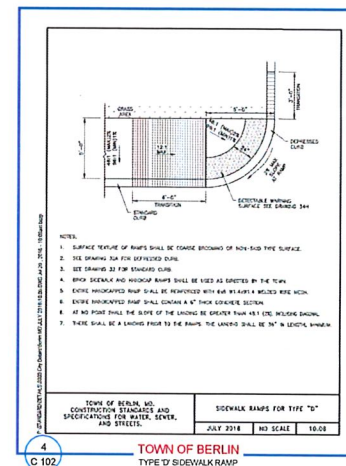
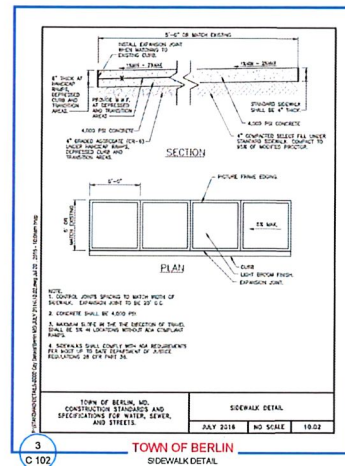
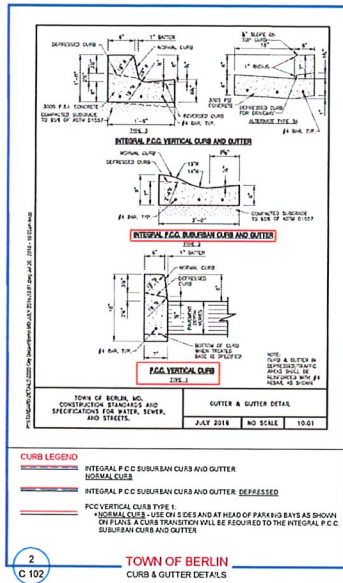
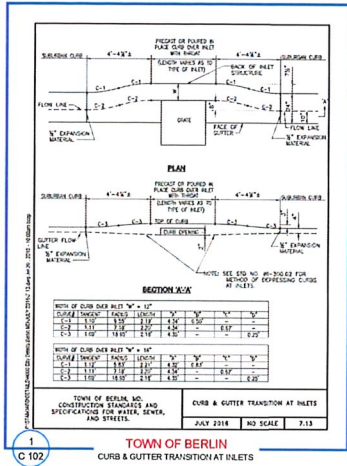
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TOWN OF EDLEY  
WESTVIEW SUBDIVISION  
Drawn by: MLD Checked by: JDC  
Date: 05/03/22  
Scale:

**REVISIONS**



Project No. 21-115A  
File Name SP 042922.dwg  
Sheet No. C 101





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WEST VIEW

SITE PLAN DETAILS

PROJECT DATA			REVISIONS		
Worksheet	NO	Page 127			
Project Name	TOWN OF BERLIN				
Client Name	TOWN OF BERLIN				
Drawn By	304	Checked By	304		
Date	07/10/22				
Scale					

**21-115A**  
SP 042922.dwg  
C 102

C 602

SCALE: NTS

Project Name	2I-II5A
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