



# **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**

**March 09, 2022**

**5:30 PM**

**Berlin Town Hall – Council Chambers**

- 1. Call to Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – February 9<sup>th</sup>, 2022**
- 4. Public Hearing on a Text Amendment for Code Section 108-403**
- 5. Site Plan Approval - Purnell Crossing North**
- 6. Site Plan Approval – Berlin Activities Depot**
- 7. Comments from the Commissioners**
- 8. Comments from the Chairman**
- 9. Comments from the Public**
- 10. Comments from Staff**
- 11. Adjournment**

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

Chairman Chris Denny called the Planning Commission Meeting for February 12<sup>th</sup>, 2022, to order at 5:32PM. Members present were Chris Denny, Pete Cosby, Newt Chandler, Ron Cascio, Austin Purnell, Matt Stoehr and Phyllis Purnell. Staff Present were Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the February 9<sup>th</sup>, 2022, agenda. Mr. Newt Chandler made the motion to approve the February 9<sup>th</sup>, 2022, agenda. Mr. Ron Cascio seconded the motion, and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes from the January 12<sup>th</sup>, 2022, meeting. Mr. Pete Cosby made the motion to approve the minutes from the January 12<sup>th</sup>, 2022, meeting. Mr. Matt Stoehr seconded the motion, and it was unanimously accepted by the commission.

Chairman Chris Denny stated on the agenda we have Elections for the Chairman and Vice Chairman for the Planning Commission. He called for nominations for Chairman. Mr. Newt Chandler nominated Mr. Chris Denny for Chairman. Mrs. Phyllis Purnell seconded the motion, and it was unanimously accepted by the commission. Chairman Denny called for nominations for Vice Chairman. Mr. Ron Cascio nominated Mr. Matt Stoehr for Vice Chairman. Mrs. Phyllis 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 Review for Storage in the B-2 Zoning District located on Evans Road. Mr. Newt Chandler recused himself from this case. Mr. Chris Carbaugh and Mr. Jason Linsey were present to discuss the Evans Road project. Mr. Carbaugh stated on behalf of the Evans Park project the parcel is 4.97 acres and zoned B-2 and storage is permitted in the B-2. The project would consist of 10 buildings, 28% of open space, office space, the site will be secured by a 6' fence. Chairman Chris Denny asked how much traffic would something like this generate. Mr. Carbaugh stated in his experience not a lot of traffic but thought it was not frequent. Chairman Denny asked if there was another storage facility close by you could compare to this. Mr. Carbaugh knew of none to compare besides the ones located on Route 50. Mr. Austin Purnell asked about the parking for the units. He stated you have four parking spaces. Mr. Carbaugh stated those spaces were for the people that would come to the office for assistance. Mr. Stoehr asked if they were all the same size. Mr. Jason Linsey replied they were different sizes 10x10 and 5x5. Chairman Denny asked if contractor shops could be out there. Mr. Carbaugh replied no they are self-storage units. He replied this would be a phased project. The back three buildings would be climate-controlled buildings and the ones in front would not be. Mr. Stoehr asked if they would have security there. Mr. Carbaugh replied no one would be on site all the time that is why they have the fence. Chairman Denny asked about the lighting for the buildings. Mr. Carbaugh stated there would be lighting on the corners of the building and along the drive aisles of the building. Mr. Ron Cascio stated they would like to see down lighting. He also asked about trees for forestation. Mr. Carbaugh stated he was going to try to retain some of the vegetation around the area. Also, to try and buffer where they could. Mr. Carbaugh told Mr. Cascio they were going to go out there and try to pay attention to what trees they have out there. Mr. Pete Cosby stated how important it was to



buffer Evans Road and this would be part of the approval process. Mr. Carbaugh stated they would do landscaping out in the front. Mr. Cosby stated they want them to keep the area looking clean. Mr. Cosby also asked about the signage. Mr. Carbaugh replied on the fence they have signage as you enter. He stated they had nothing designed at this point. But the intent is that the location for the sign be on the fence. Mr. Cosby replied he would really like to see the sign and the size. Mr. Carbaugh stated it would be something that fits with the character of Berlin. Mr. Cosby asked if they could agree that it would not be illuminated. Mr. Carbaugh agreed it would not be illuminated. Mr. Carbaugh stated they could make that part of the condition when they design the sign get it to Mr. Engelhart and he could send out to the members. Chairman Denny asked if the color shown on the building would be the color. Mr. Carbaugh replied to his understanding yes.

Chairman Denny asked what the color of the fence would be. Mr. Carbaugh replied black is what the proposal is. He stated it would be a chain link fence. Mr. Cosby asked where the location of the fence would be. Mr. Carbaugh replied it would be on the inside of the vegetation. Chairman Denny asked if there were any comments from the public. Ms. Marie Velong of 400 West Street asked if they were in town limits and on water & sewer. Chairman Denny replied they are not on water & sewer yet. Ms. Velong asked if it had to be annexed. Mr. Engelhart replied to her it had been annexed in 2003. Ms. Velong questioned where the stormwater was going for these buildings. Mr. Carbaugh replied to the rear of the site they would have to meet the requirements. Mr. Carbaugh stated the out fall would be along the drainage ditch but as much run off would be retained on site. Ms. Velong stated with any runoff it would go to Bottle Branch and then to West Street. Mr. Carbaugh stated again they must meet the requirements. Ms. Velong didn't feel it had helped in past situations. Planning Director Dave Engelhart stated the plan has to be submitted and reviewed by the town's stormwater guys at EA Engineering and has to be handled on site. That submission has not been given to us yet and this would be before any permitting. Mr. Engelhart stated he believed Mr. Linsey is working on the calculations right now. Just like any project in town it gets submitted for approval according to the MD Department of Environment guidelines. If they can't handle the water onsite, they must come up with a pond or submerged wetlands they must engineer that into the site. They can't discharge stormwater offsite. Mr. Carbaugh stated you can see at the rear of the site it can accommodate on site. Ms. Velong asked the commission members you guys don't review the stormwater. Mr. Cosby replied that is done by the experts the towns engineers. Ms. Velong said so the public has no say. Mr. Cosby replied to Ms. Velong you can say it right now.

Chairman Chris Denny called for a motion. Mr. Pete Cosby made the motion to approve subject to the landscaping on the Westerly and Northerly sides both sides and that you will submit a sign plan to the Planning Director to pass around to the commission members to look at. If they don't like it, they will let you know and no illuminated signs also the fence inside of the vegetation. Mr. Austin Purnell seconded the motion, and it was unanimously accepted by the commission.

Next item on the agenda was for Concept Plan Review for Berlin Activity Depot. Mr. Dave Rovansek of GMB and Mrs. Carmilla Silito Owner of the Berlin Activity Depot also attending was Mrs. Betty Tustin from the Traffic Group for traffic analysis and another consultant from GMB. Mr. Rovansek said they were proposing to add an addition, including a restaurant and a free-standing building for a private school with offices upstairs which is about 7000sq. feet. He



stated this would build out the whole site. Mr. Rovanseck stated it meets all the zoning requirements for the town. They have met with the towns stormwater engineers they are requiring them to manage the 100-year storm. They would have a submerged gravel wetland all the parking would be pervious. It would meet the 100-years management. The parking extends into the town's right of way. They have been given permission to extend about 10 feet into the town's right of way. If would be combined with the stormwater management system, being they are asked to comply with the 100-year management plan. Chairman Denny asked about stormwater what had been approved years ago. Mr. Rovanseck stated they would have two submerged gravel wetlands on site. In the past they removed the pervious area, and it is now grass so they met the requirements then. Mr. Engelhart stated that's where that change came in, they did a phase. Mr. Rovanseck stated this is considered new development. Mr. Chandler asked what they were adding. Mr. Rovanseck replied two additions and a free-standing building. Mrs. Camella Silito stated the front is staying for a family support in the process of putting a board together. It is going to be used to service young teen moms and 0-3-year-olds that can't afford services. Mrs. Silito stated they have over three years gathered a million dollars to put into the support center. The reason they will have the restaurant area is they will learn and will have cooking classes for young families and will use as a restaurant as well.

Mrs. Silito stated it would be about 13000sq ft because it has an upstairs and downstairs. Mr. Ravanseck stated the restaurant would be 2000sq ft. Mr. Ronvansek stated they are proposing to put the HVAC on top of the roof. It would be a mansard roof to hide them. They are moving the existing ones. The building on Graham will be a nonpublic school. Mr. Cosby stated a private school. Mr. Rovanseck stated 60 students. Mr. Cosby asked would there still be daycare in the other building. Mrs. Silito stated taking out the adult fitness making classrooms and the Ninja getting rid of that for classrooms. She stated they still will have the daycare. Mr. Cosby stated so classrooms in both buildings. He asked what classes she would have. She replied kindergarten, first and maybe second grade depending on the grants they can get. She stated they have four classrooms with kindergarten from Worcester County and they would like them to do more. So, it depends on the funding. Mr. Engelhart asked about the timeline. Mrs. Silito stated she would like to start right away. Mrs. Silito stated she would be visiting all the family support centers in Maryland. The Department of Education is coming to tour their facility next Friday. She stated they would like to give them the money. She stated the adult fitness will go in there. Mr. Cosby asked to see the elevations of what it would look like.

Mr. Rovanseck showed the renderings and Mrs. Silito stated she would have to change the brick because the red roof doesn't match. Mr. Cosby told her she had a nice facility. Chairman Chris Denny asked about the traffic analysis. Mrs. Betty Tustin stated that all the information on the chart shows what is needed for whatever uses and at whatever time of day. She said for Mrs. Silito her busy time is at noon, or 90 parking spaces compared to having 120 spaces. Mrs. Tustin stated she has observed the picking up of the children on different days. Mrs. Silito said she had thought about a valet to escort the children to the cars using the teachers and staff. Mr. Cosby asked Mrs. Tustin if she was okay with the parking. Mrs. Tustin replied yes. Mr. Chandler asked Mr. Engelhart if it met the code. Mr. Engelhart replied each uses had a different calculation, and they went through those. He was fine with what they came back to him with. They also had to be non- pervious and not add more stormwater to the surrounding streets they had to consider that also. He said he was satisfied they had accomplished what they needed to



for parking. Chairman Denny asked if a variance was needed. Mr. Engelhart replied no. Mr. Dave Rovanseck said the last item they were proposing was the signage. Mr. Cascio asked if it was on the building. Mr. Rovanseck replied no it's a street sign. Mr. Cascio stated it was 22 feet tall would rather see a monument sign. Mr. Rovanseck said the sign was on Old Ocean City Blvd. Mrs. Silito said she wanted the sign to be able to change to say different things. Mr. Cosby asked if they were talking about reducing the sign. Mrs. Silito agreed to a monument sign that is lower to the ground. Mr. Engelhart asked about the parking light lighting. Mr. Rovanseck said their would-be standard parking lot lighting and security lighting. Mr. Engelhart asked if the commission had questions about the landscaping. Mr. Cosby asked them to plant a big, monumental tree wherever they could. Chairman Denny asked if they would have a fence near the cafe. Mrs. Silito said they were thinking of sliding doors decorative garage doors. Mrs. Marie Velong asked about the seating capacity for the restaurant. Mr. Rovanseck stated it is shown with 38 seats inside. Mrs. Velong asked for total you have 84 shown inside 7 out. Mrs. Velong asked about the bathrooms shown and was that enough for the restaurant and the gym.

Mrs. Silito told her they have 15 total already existing toilets in the old building. Chairman Denny asked would they build all at once or phase it. Mrs. Silito said they would do the northeast side first doing it in phases 1, 2, and 3. She was not sure which would come next. Mr. Austin Purnell thought it was great to see her facility expanding with more families coming to Berlin. Mr. Cosby thought we are lucky to have this facility in town. Mrs. Silito thanked him and the commission.

Chairman Denny called next item on agenda Concept Plan Review for Evans Road. Mr. Jon Wilson and F W Jones Surveying were present. Mr. Engelhart stated this is just a conceptional concept plan. It is not located in town and would require an annexation at a later date. To date we have not received a letter to Town Administrator / Mayor & Council. That would get referred to you the Planning Commission for a recommendation. That would have a sixty-day period for the Maryland Department of Planning and the County Commissioners and County Planning they get sixty days before any public hearings. Then it would be a public meeting for the Planning Commission to make a recommendation to Mayor & Council. Then the Mayor & Council would hold a public hearing to decide if it would be annexed into town. Mr. Engelhart said it had been a while since they had done an annexation and wanted to refresh the commissions memory on the procedure for it. He stated he had received a couple of written comments but would read them into the minutes after the discussion.

Mr. Jon Wilson explained they wanted to build about 55 to 57 units single family homes. He stated he had submitted the elevations for the types of homes they would like to have there. The homes would somewhat match the homes in the development named Franklin Knoll located on Powell Circle. Mr. Wilson said Mr. Jones would explain the water & sewer to them. Mr. F W. Jones said they wanted to present what they wanted to put out there. He said they wanted to buffer the surrounding area and to provide a screening for Powell Circle so you're not looking at someone's back yard. He stated one of the concepts they were thinking about were trails for walking. Mr. Jones said they have it planned with stormwater ponds, sidewalks, landscaping, lighting would be Victorian. He asked the commission members what they would need to do to move on with the next step. Mr. Newt Chandler told them that was a lot of homes, and it was better to have more open space and a playground. Mr. Jones stated the lots are good sized lots

and they could use their own property. Mr. Chandler asked about the forest conservation. Mr. Jones stated the rest would have to be planted. Mr. Pete Cosby stated he was concerned about the traffic that would come down West Street this would dump more cars into town. He said this was more lots than he wanted to see. Mr. Engelhart stated it was in the comprehensive plan for the county. Mr. Jones asked if they would be able to do a traffic study on the 57 homes. Mr. Jones stated they were not opposed to coming back before the board.

Mr. Chandler asked them to look at the R-1 Zoning. Mr. Chandler asked if they must be in the roadbed. Mr. Engelhart stated it would be an easement. Mr. Jones stated there is no access from Franklin Knoll to have a lift station. Mr. Chandler asked what the price range was for the houses. Mr. Wilson stated they are looking at 350 to 400 thousand for the pricing of the houses. Mr. Ron Cascio said this was the classic large lot sprawl.

Mr. Cosby said they need to have a Master Plan for Berlin. He said he would like to hold the line on the westerly side of Berlin. He said this is what makes the lifestyle valuable. Discussion Continued.

Ms. Gina Velong from the public stated she was against more annexation into town. On that road there are no lines or streetlights. Mr. Edward Warren 9933 Evans Road said people would complain about the chicken farm and he raises chickens. Mr. Tony Weeg 302 Bay Street disapproved of the request. Ms. Allyssa Maloof 25 Burley Street stated she was not interested in the town annexing anymore properties in Berlin.

Mr. Chandler asked about Franklin Ave. Mr. Engelhart replied he had to refile. Mr. Engelhart stated the meeting in November referencing fee simple lots must be advertised to come back before the board. Mr. Stoehr stated that the front and rear setbacks would change. Why do you need to change this? Mr. Cosby stated lots of people don't want to have HOA fees. Ms. Gina Velong from the public explained the HOA Docs. Chairman Chris Denny called for a motion to adjourn. Mr. Newt Chandler made the motion to adjourn. Mr. Ron Cascio seconded the motion, and the meeting was adjourned at 7:18PM.

Respectfully Submitted,



Carolyn Duffy





## NOTICE of a Public Hearing

Pursuant to the Town of Berlin, MD Code Sections 108-214 and 108-215, the Berlin Planning Commission will hold a Public Hearing to hear the request for a Text Amendment to the Town Code at their next regularly scheduled meeting to be held on Wednesday, March 9, 2022, at 5:30 PM in the second floor Council Chambers of Berlin Town Hall, 10 William Street, Berlin, MD.

The proposed Text Amendment reads as follows:

### Proposed Text Amendment

I hereby propose to amend Section 108-403 of the Berlin code to allow fee simple townhouse dwellings with the following lot and area requirements:

1. Minimum lot size – 2,000 square feet;

2. Minimum lot width – 18 feet;

3. Front yard setback – 20 feet;

4. Rear yard setback -25 feet;

5. Side yard setback – 0 feet along party wall and 8 feet on the end units.

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).

OCD-2/24/2t



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811  
Phone 410-641-2770 Fax 410-641-2316  
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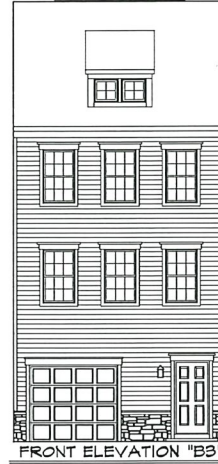
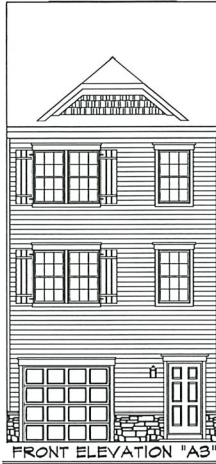
## PLANNING COMMISSION APPLICATION

DATE: 03/04/2022 HEARING DATE: 3/9/2022 CASE NUMBER: 3-9-22-02  
APPLICATION FOR: ☒ SUBDIVISION ☒ SITE PLAN REVIEW  
PROJECT NAME: West View  
LOCATION OF PROPERTY: Old Ocean City Blvd. (TM 300, Parcel 1279, Lot P1)  
SIZE OF PROPERTY: 4.80 Acres ZONING: R-4 TOTAL LOTS: 28  
PROPERTY OWNER/AGENT: Steve Engel, Vista Design PHONE #: (410) 352-3874  
ADDRESS: 11634 Worcester Hwy, Showell, MD 21862 EMAIL: sengel@vistadesigninc.com  
SIGNATURE OF APPLICANT: [Signature] (AGENT)

- 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.







NOTE:  
THIS ELEVATION MUST ALWAYS PROJECT FORWARD IN THE  
BUILDING FOR PROPER DRAINAGE AT THE TURNED GABLE

**WADE**  
ARCHITECTURE  
HAGERSTOWN, MD 24642-4828

**D.R. HORTON**  
*America's Builder*

DRAWN BY:  
G. DANNER  
DATE:  
01/30/2020  
PROJECT NO.  
DT42  
11 X 17 SCALE  
1/8" = 1'-0"  
24 X 36 SCALE  
1/4" = 1'-0"

HOUSE NAME:  
**LA FAYETTE**  
DRAWING TITLE  
QUICK VIEW

SHEET No.  
**A.O.1**

1/30/2020





## 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: 2/15/2022 HEARING DATE: 3/9/2022 CASE NUMBER: 03-09-22-03

APPLICATION FOR: ☒ SUBDIVISION ☒ SITE PLAN REVIEW

PROJECT NAME: Berlin Activities Depot

LOCATION OF PROPERTY: 10008 Old Ocean City Road, Berlin, MD 21811

SIZE OF PROPERTY: 2.94 +/- acres ZONING: B-2 TOTAL LOTS: 1

PROPERTY OWNER/AGENT Berlin Activities Depot PHONE # 410-629-1630

ADDRESS 10008 Old Ocean City Road, Berlin, MD 21811 EMAIL

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.

# BERLIN ACTIVITIES DEPOT

## BERLIN, MARYLAND

### MASTER SITE PLAN

GMB FILE NO. 210097

#### GENERAL NOTES

- EXISTING CONDITIONS WERE DERIVED FROM SURVEY CONDUCTED BY GMB, LLC, ON APRIL 19, 2021 AND FROM A DRAWING ENTITLED "BERLIN ACTIVITIES DEPOT - PHASE 1 SITE PLAN" PREPARED BY VISTA DESIGN DATED 11/24/2014. AS SETBACK BY THE TOWN OF BERLIN SWM ORDINANCE.
- PROPOSED DEVELOPMENT WILL BE EVALUATED FOR STORMWATER MANAGEMENT SWM UNDER "NEW DEVELOPMENT" CRITERIA.
- THE PROPOSED ADDITIONAL CONSTRUCTION WILL BE REQUIRED TO MEET CURRENT USE ENVIRONMENTALLY SENSITIVE DESIGN (ESD) STANDARDS.
- SWM QUALITY CONTROL FOR THE 100-YEAR STORM WILL BE REQUIRED FOR PROPOSED IMPROVEMENT AREA DUE TO THE SITE'S LOCATION WITHIN AN AREA WITH HISTORICAL FLOODING ISSUES.
- CONCEPT PLAN ASSUMES PLAT CONSOLIDATION FOR THREE(3) SEPARATE PARCELS.

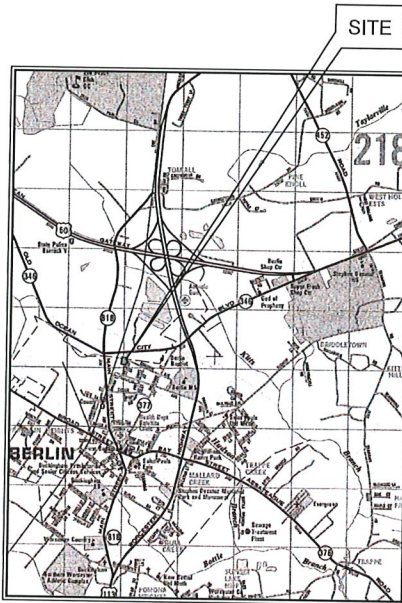
#### SITE DATA

SITE ADDRESS: 10008 OLD OCEAN CITY RD, BERLIN, MD 21811  
 TAX MAP & PARCEL: 0300 CRD 0004 PARCELS 1321, 1322, & 1323  
 DEED REFERENCE: 05404/00204  
 PLAT BOOK: 0227/0036  
 LATITUDE: N 38°19'59.8"  
 LONGITUDE: W -75°13'07.1"  
 TOTAL SITE AREA: 82.84 ACRES (128,028 SF)  
 EXISTING WATERS OF THE US: 40.03 ACRES  
 ZONING CLASSIFICATION: B-2 SHOPPING DISTRICT  
 FLOOD PLAIN: ZONE X FEMA MAP 2401410D18  
 REVISION: 7/16/2015  
 PROPOSED USE: VARIOUS  
 OPEN SPACE REQUIRED: 0.441 ACRES (155)  
 OPEN SPACE PROVIDED: +0.80 ACRES (278)  
 IMPERVIOUS AREA PROPOSED: +2.15 ACRES (738)  
 PERVIOUS PARKING PROPOSED: 80.20 ACRES

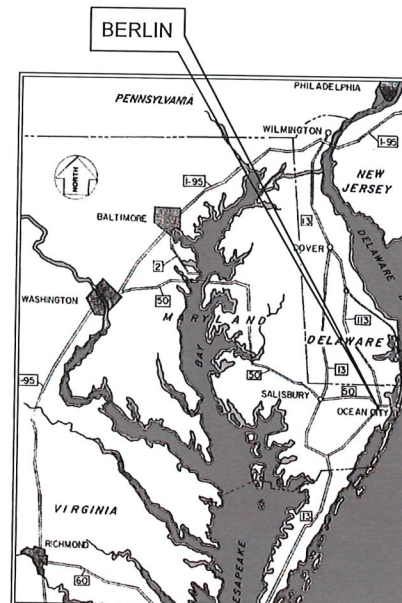
ZONING CODE:  
 FRONT SETBACK: 10'  
 REAR SETBACK: 10'  
 SIDE YARD SETBACK: 0'  
 MAX BUILDING HEIGHT: 30'  
 UTILITIES:  
 WATER: TOWN OF BERLIN  
 SEWER: TOWN OF BERLIN  
 ELECTRIC: TOWN OF BERLIN  
 (ON SITE UTILITIES ARE PRIVATELY OWNED AND UNAVAILABLE)

TOTAL SITE PLAN PARKING - (SEE SHEET PSP3.0)  
 EXISTING PARKING PROVIDED = 37  
 TOTAL PARKING REQUIRED (WITHOUT SHARED PARKING) = 105.0 (100) (SEE NOTE #1 BELOW)  
 TOTAL PARKING REQUIRED (WITH SHARED PARKING) = 50 (SEE NOTE #1 BELOW)  
 TOTAL PARKING PROVIDED = 90  
 ADA ACCESSIBLE SPACES REQUIRED @ 1 ADA SPACE/20 SPACES = 4.5 (5)  
 ADA ACCESSIBLE SPACES PROVIDED = 8  
 PARKING REQUIREMENT COMPUTATION SUMMARY:  
 TOTAL PARKING REQUIRED EXISTING BUILDING (INCLUDING ADDITIONS) 83.71  
 EXISTING DAY CARE: 12,740 SF @ 2.43/1000 SF = 31.21  
 EXISTING CMA: 11,250 SF @ 1/1000 SF = 11.25  
 PARKING REQUIRED (NORTH ADDITION REC CENTER): 11,502 SF @ 1/1000 SF = 11.50  
 PARKING REQUIRED (NORTH ADDITION RESTAURANTS, 40 SEATS @ 1/30.31 SEATS = 12.40  
 PARKING REQUIRED (SOUTH ADDITION POS): 11,570 SF @ 1/1000 SF = 11.57  
 PARKING REQUIRED (SOUTH ADDITION REC CENTER): 5,785 SF @ 1/1000 SF = 5.78  
 NEW 13,314 SF BUILDING (PARCEL 1321): 21.79 SPACES  
 PARKING REQUIRED (PRIVATE SCHOOLS 80 STUDENTS (CMA) @ 0.1 SPACES/STUDENT = 8.0 (SEE NOTE #2 BELOW)  
 PARKING REQUIRED (OFFICE): 6,607 SF @ 2.33/1000 SF = 15.79

NOTES:  
 1. COMPUTED BASED ON MAXIMUM WEEKDAY SHARED PARKING USING INSTITUTE OF TRAFFIC ENGINEERS (ITE) METHODOLOGY.  
 2. TOWN OF BERLIN CODE SECTION 108-768 (G)15). OFF-STREET PARKING RATE APPLIES FOR PRIVATE SCHOOL.  
 3. PARKING COMPUTATION WILL REQUIRE TOWN OF BERLIN APPROVAL.  
 4. ALL SPACES ARE COMPLIANT WITH TOWN CODE AND CURRENT ADA REQUIREMENTS.  
 5. SHARED PARKING SPACES ARE 9'X20'.  
 6. ADA ACCESSIBLE SPACES ARE 8'X20' WITH AN 8' WIDE ACCESS AISLE.  
 7. TOWN CODE SECTION 108-767 OFF-STREET LOADING APPLY.  
 8. MINIMUM 20' WIDE DRIVE AISLE IS MAINTAINED.



LOCATION MAP  
 SCALE: 1" = 2000'



VICINITY MAP  
 SCALE: 1" = 20 MILES

OWNER: GAC/ACC PROPERTIES, LLC  
 BERLIN ACTIVITIES DEPOT  
 10008 OLD OCEAN CITY RD  
 BERLIN, MD 21811  
 CONTACT: MARK & CARVELLA SOUTO  
 PHONE: 410-629-1830  
 DEVELOPER: THE HAVEN CO-OP  
 31400 WATERFORD PKWY, SUITE 400  
 SALISBURY, MD 21801  
 CONTACT: KIMMY SWIFT, VICE PRESIDENT  
 PHONE: 410-743-3300  
 ARCHITECT/CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
 206 WEST MAIN STREET  
 SALISBURY, MD 21801  
 CONTACT: MORGAN H. HELFRICH, RA  
 PHONE: 410-743-3115

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • SEABOARD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-743-3115, FAX 410-548-5790  
 WWW.GMBLLC.COM

FEBRUARY 2022

#### LIST OF DRAWINGS

CIVIL PLANS	PSP1.0 COVER SHEET
	PSP2.0 EXISTING SITE
	PSP3.0 PROPOSED SITE
ARCHITECTURAL NORTH ADDITION PLANS	AS1.1 ARCHITECTURAL SITE PLAN
	A1.1 FIRST FLOOR PLAN
	A1.2 SECOND FLOOR PLAN
	A2.1 ELEVATIONS
	A3.1 ENLARGED GATE PLAN AND EXTERIOR STORAGE

#### EXISTING LEGEND:

	PROPERTY LINE
	PROPERTY MONUMENT
	BUILDING SETBACK LINE
	EASEMENT
	CONTOUR
	WETLAND LINE
	SECONDARY/ CONCRETE PAD
	CULB
	CULB AND OUTLET
	EDGE OF PAVEMENT
	GRAVEL ROAD
	SANITARY SEWER MAIN AND MANHOLE
	STORM DRAIN MAIN AND CATCH BASIN
	WATER MAIN, SERVICE, VALVE, METER AND FIRE HYDRANT
	UNDERGROUND TELEPHONE LINE AND BOX
	UNDERGROUND ELECTRIC LINE AND ELECTRIC BOX
	OVERHEAD ELECTRIC LINE AND UTILITY POLE
	MAILBOX
	FENCE
	BUSHES/TREES
	STREETLIGHT

#### PROPOSED LEGEND:

	BUILDING RESTRICTION LINE
	SOIL TYPE BOUNDARY, CLASSIFICATION & HSG
	WATER MAIN
	SEWER MAIN & MANHOLE
	FORCE MAIN
	OVERHEAD UTILITY & UTILITY POLE
	PROPERTY BOUNDARY
	RETAINING WALL
	PERVIOUS PAVEMENT

PRINTS ISSUED FOR APPROVAL

DATE	REVISIONS
02/27/2022	1. REVISION FOR TOWN & PLANNING COMMISSION

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • SEABOARD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-743-3115, FAX 410-548-5790  
 WWW.GMBLLC.COM

BERLIN ACTIVITIES DEPOT  
 BERLIN, MARYLAND

COVER SHEET

TOWN OF BERLIN PLANNING COMMISSION APPROVAL

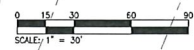
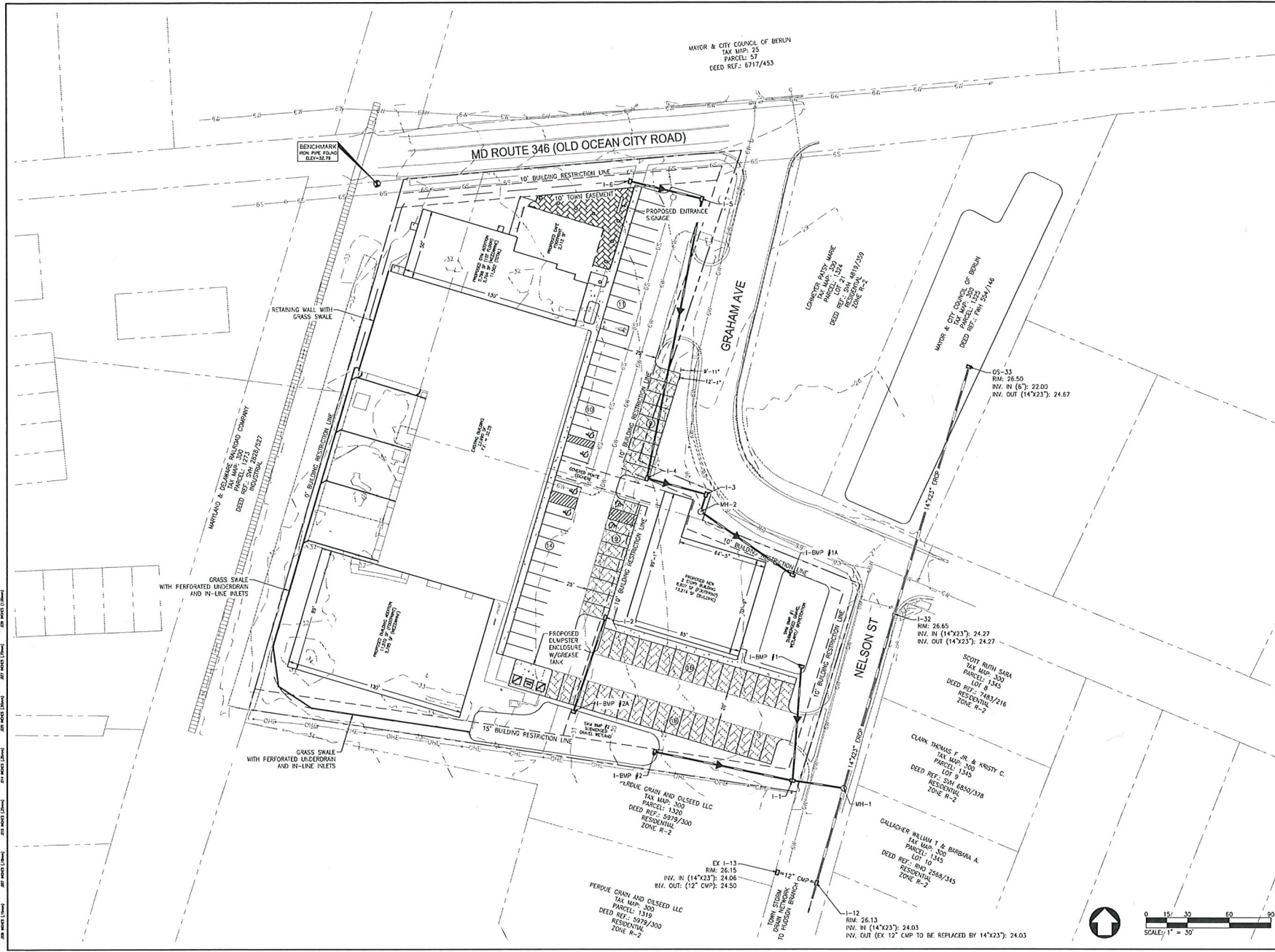
PLANNING COMMISSION CHAIRMAN'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

SCALE: AS NOTED	SHEET NO.
DESIGN BY: JLM	PSP1.0
DRAWN BY: JPT	
CHECKED BY: JPT	
DATE: 2/21/2022	
DATE: 2/21/2022	

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PRINTS ISSUED FOR APPROVAL	
NO.	REVISIONS
1	REVISED PER TOWN & PLANNING COMMISSION

DATE
12/22/2022

**GEORGE MILES & BUIR, LLC**  
ARCHITECTS & ENGINEERS  
SALISBURY, MARYLAND  
200 SOUTH MARKET STREET  
SALISBURY, MARYLAND 21801  
410-744-1110, FAX 410-344-3780  
www.gmbinc.com

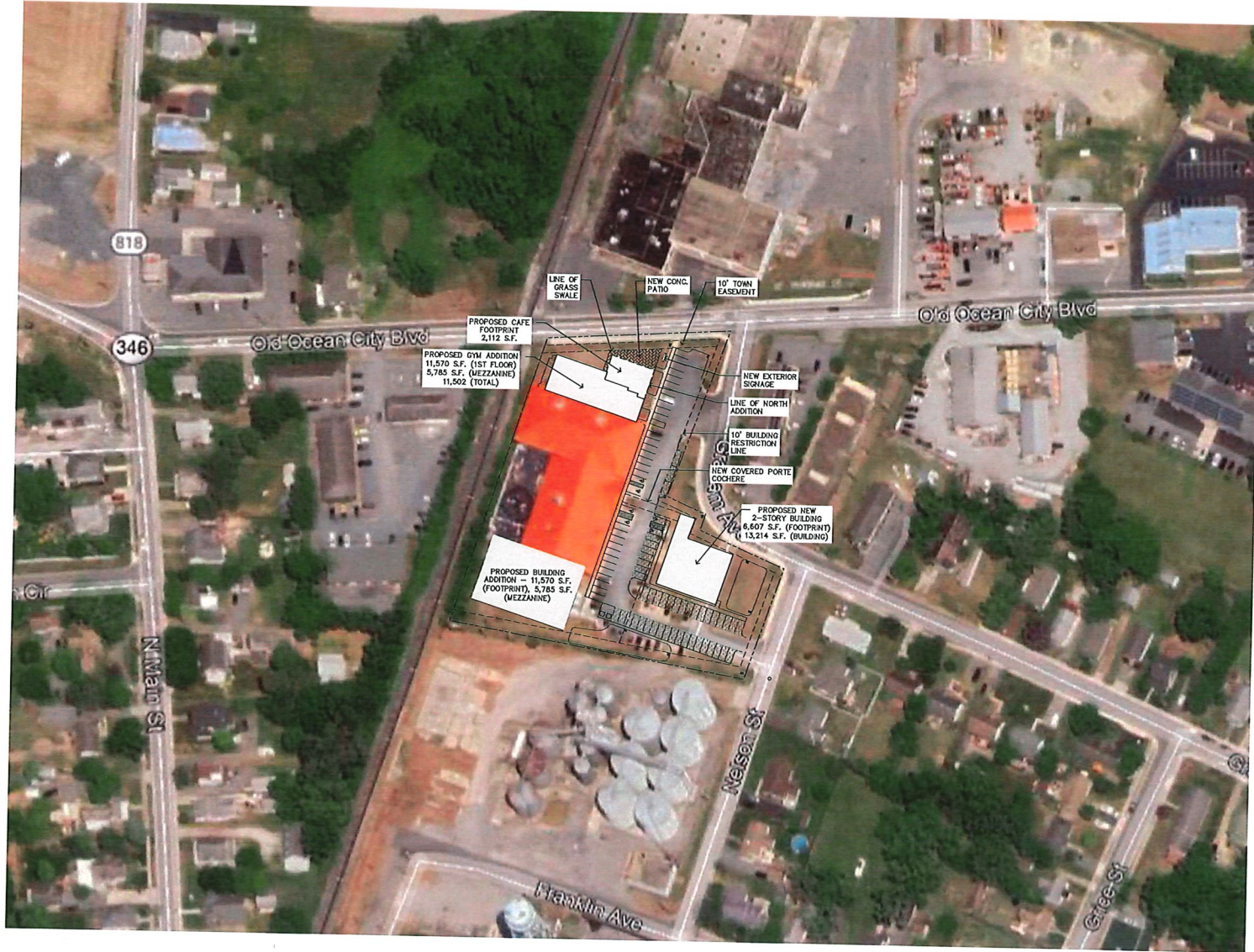
**BERLIN ACTIVITIES DEPOT**  
BERLIN, MARYLAND

**PROPOSED SITE PLAN**

SCALE: 1" = 30'	SHEET NO.
DRAWN BY: JRM	PSP3.0
CHECKED BY: JRM	
DATE FILED: 12/10/2022	
DATE: FEB 2022	

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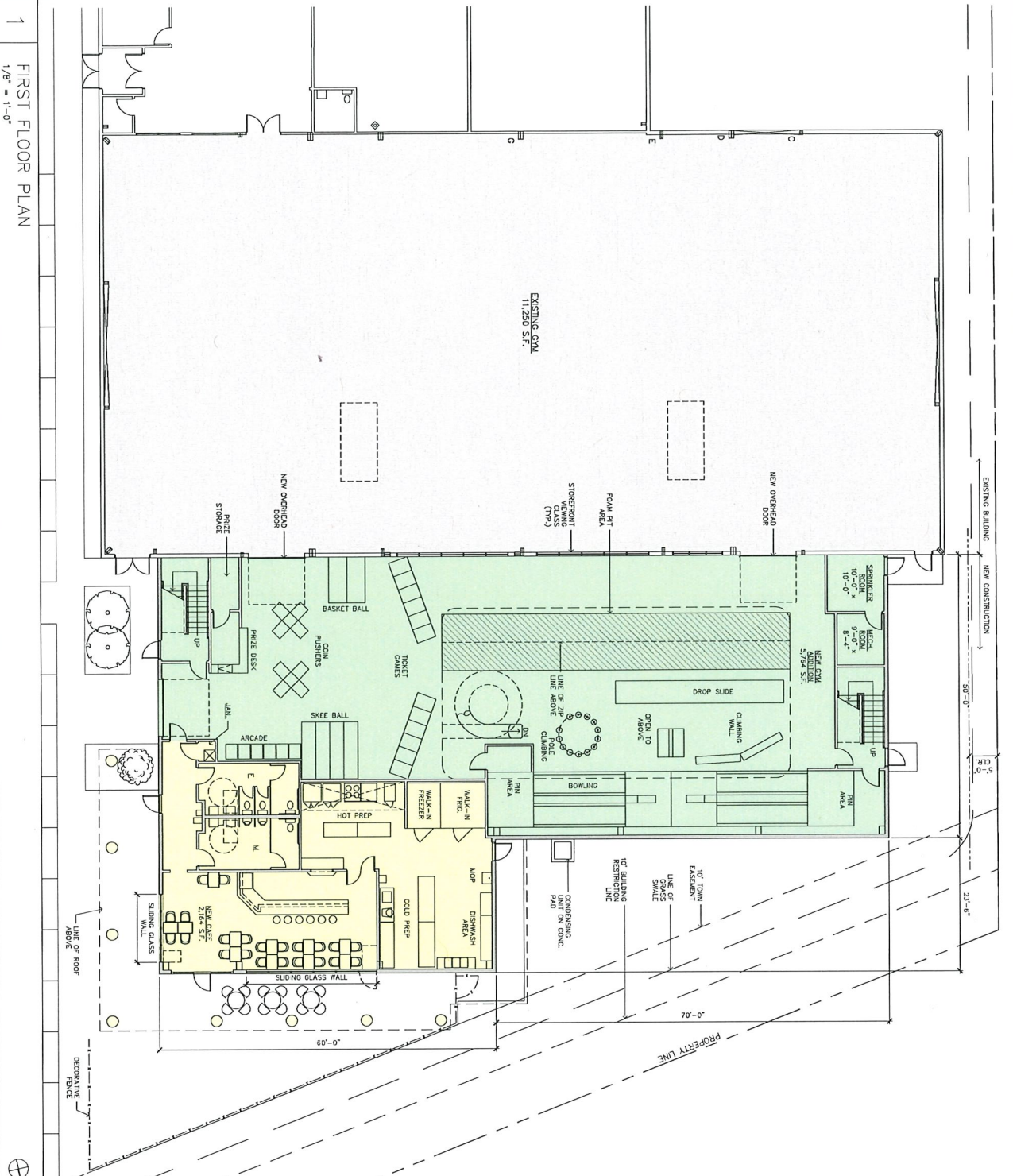


1

# ARCHITECTURAL SITE PLAN 1/64" = 1'-0"

<p><b>EMTB</b> GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS 10000 WOODBINE BLVD SUITE 100 BETHESDA, MD 20814 www.gmb.com</p>		<p>NO.</p>	<p>REVISION CLIENT MEETING</p>	<p>DATE 12-2-21</p>
<p>NORTH BUILDING ADDITION FOR: BERLIN ACTIVITIES DEPOT BERLIN, MARYLAND</p>				
<p>ARCHITECTURAL SITE PLAN</p>				
<p>SCALE: 1/64" = 1'-0" DRAWN BY: LKH CHECKED BY: MHH DATE FILE: 2/10/21-A DATE: 8-18-21</p>				
<p>AS1.1</p>				





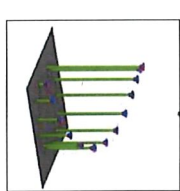
1  
FIRST FLOOR PLAN  
1/8" = 1'-0"

**LEGEND:**

- EXISTING GYM - 11,250 S.F.
- NEW GYM ADDITION - 5,798 S.F.
- NEW CAFE - 2,112 S.F.
- NEW 2ND FLOOR - 5,704 S.F.



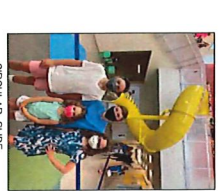
DROP SLIDE



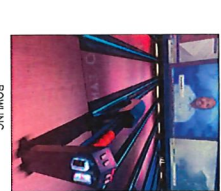
POLE CLIMBING



CLIMBING WALL



CIRCULAR SLIDE



BOWLING

NO.	REVISION	DATE
1	CLIENT MEETING	12-2-21

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
BALTIMORE • BALTICORE • SEAFORD  
www.gmbteam.com

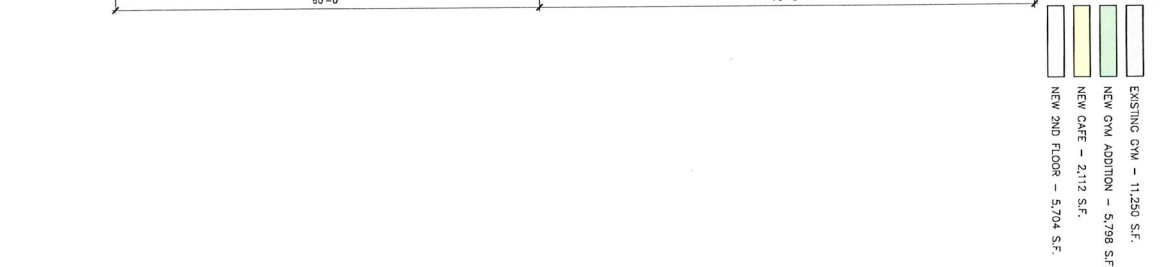
NORTH BUILDING ADDITION FOR:  
BERLIN ACTIVITIES DEPOT  
BERLIN, MARYLAND

FIRST FLOOR  
PLAN

Scale: 1/8" = 1'-0"
Drawn by: LMB
Check by: LMB
Plot Date: 7/10/21-A
Plot: 15-B-21



## A1.2

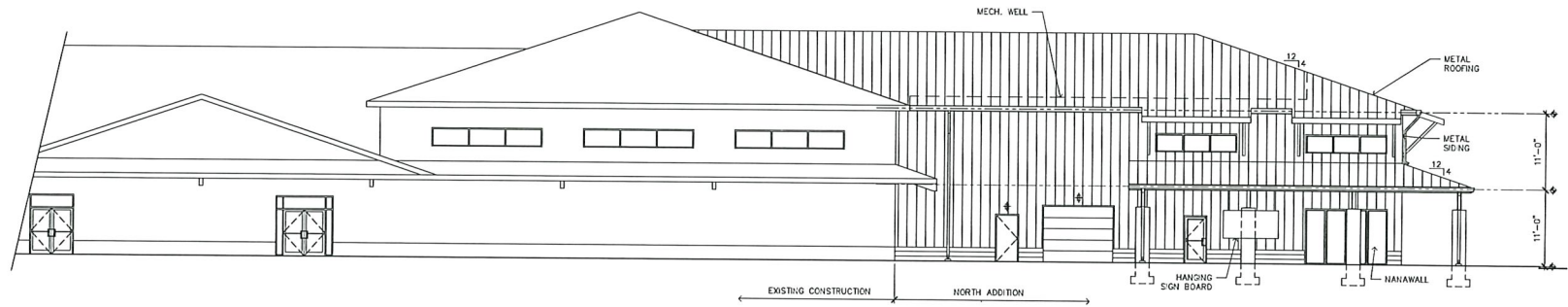


NO.	REVISION	DATE
	CLIENT MEETING	12-2-21

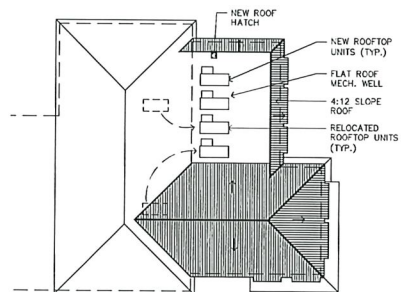
SECOND FLOOR  
PLAN

NORTH BUILDING ADDITION FOR:  
BERLIN ACTIVITIES DEPOT  
BERLIN, MARYLAND

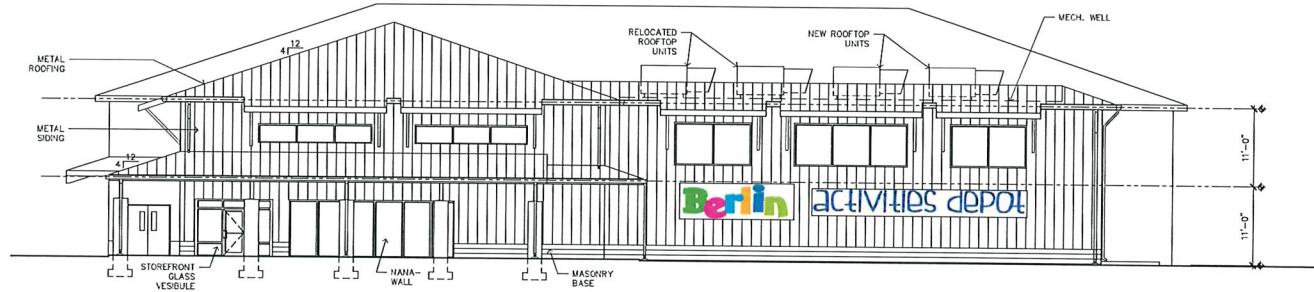




FRONT ELEVATION  
1/8" = 1'-0"



ROOF PLAN  
1/32" = 1'-0"



SIDE ELEVATION  
1/8" = 1'-0"

1

SCHEMATIC ELEVATIONS  
1/8" = 1'-0"

DATE	12-2-21
REVISION	CLIENT MEETING
NO.	
<b>GMB</b> GEORGE MILES & BURR, LLC ARCHITECTS - INTERIORS SAULSBURY - BALTIMORE - BOWEN	

NORTH BUILDING ADDITION FOR:  
BERLIN ACTIVITIES DEPOT  
BERLIN, MARYLAND

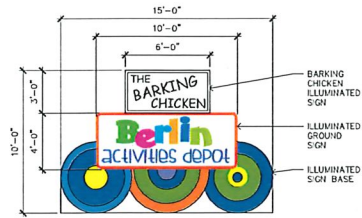
ELEVATIONS

SCALE	1/8" = 1'-0"
DESIGN BY	MBB
DRAWN BY	LCW
CHECKED BY	MBB
DATE FILED	2100097-A
DATE	18-18-21

A2.1

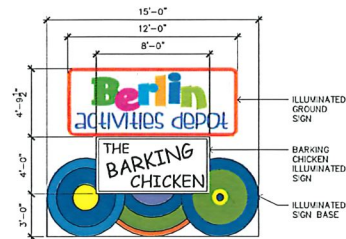
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TOTAL SIGNAGE S.F. = 110 S.F.

OPTION 1



TOTAL SIGNAGE S.F. = 148 S.F.

OPTION 2

#### EXTERIOR SIGNAGE CODE (BERLIN ARTICLE X SIGNS)

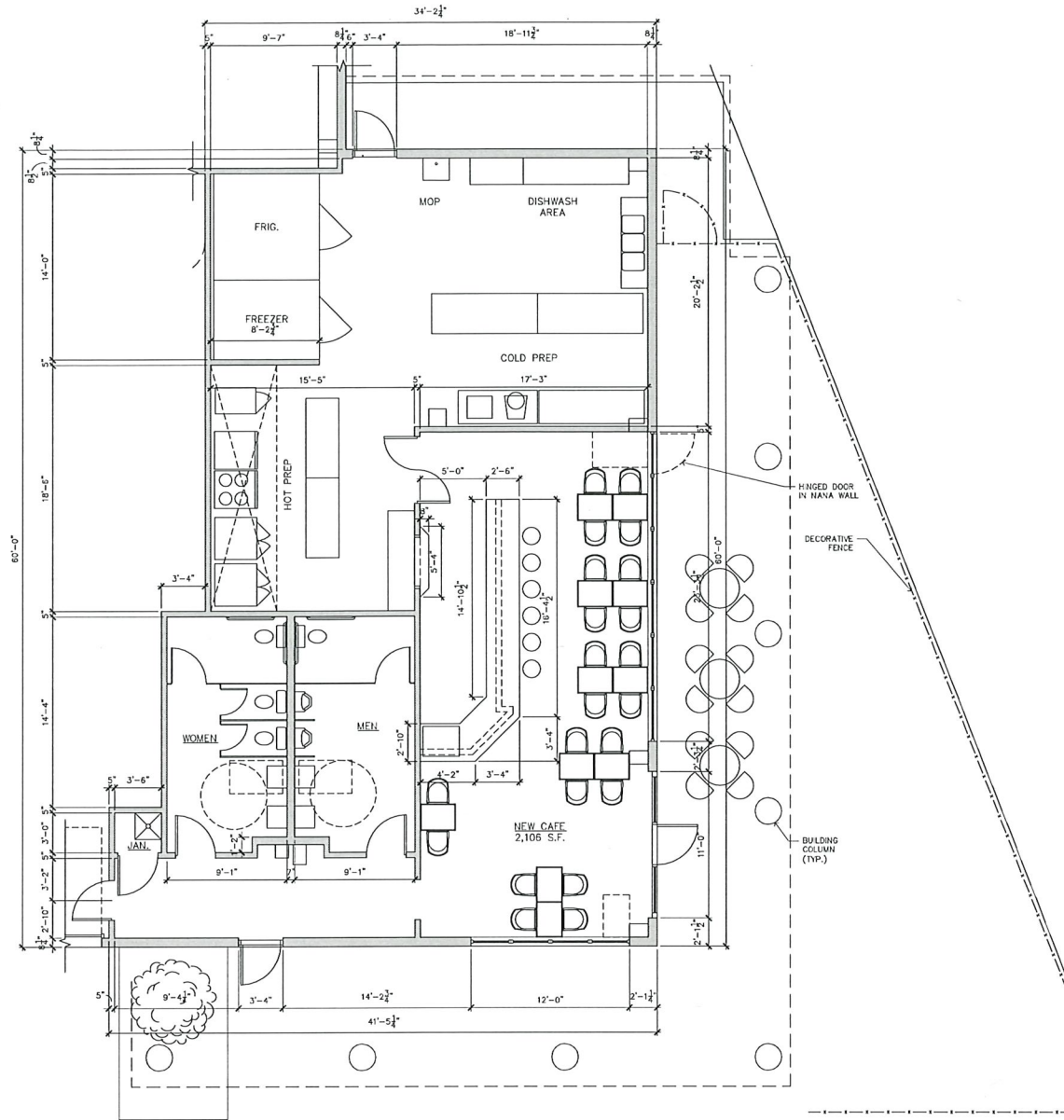
SEC. 108-901(2) a. - MAXIMUM SIGNAGE IN AGGREGATE SHALL NOT EXCEED  $\frac{1}{2}$  SQUARE FEET FOR EACH HORIZONTAL LINEAR FOOT OF BUILDING. NO ONE SIGN SHALL EXCEED THE TOTAL SQUARE FEET FOR EACH BUSINESS. HOWEVER, NO ONE SIGN SHALL EXCEED 200 SQUARE FEET.

SEC. 108-902.

(1) SIGN ILLUMINATION. ALL SIGN ILLUMINATION SHALL BE FROM THE INTERIOR OR FROM FLOODLIGHT PROJECTION SHIELDED TO PRECLUDE GLARE VISIBLE FROM PUBLIC RIGHT-OF-WAY AND RESIDENTIAL PROPERTIES.

(4) MEASUREMENT OF SIGN AREA. THE SQUARE FOOTAGE OF SIGN... SHALL BE DETERMINED FROM THE OUTSIDE EDGE OF THE FRAME. DOUBLE-FACED SIGNS SHALL BE CALCULATED AS THE AREA OF ONE SIDE ONLY.

(6) ELECTRONIC MESSAGE SIGNS. ELECTRONIC MESSAGE SIGNS WHICH DISPLAY THE TIME AND TEMPERATURE OR PROVIDE CHANGING MESSAGES ARE PERMITTED, PROVIDED THAT SUCH SIGNS DO NOT BULK.



2

EXTERIOR SIGNAGE  
1/4" = 1'-0"

1

ENLARGED CAFE FLOOR PLAN  
1/4" = 1'-0"

DATE	12-2-21
REVISION	001
NO.	
<b>EMB</b> GEORGE MILES & BUHR, LLC ARCHITECTS & ENGINEERS SUITE 100 • BALTIMORE • MARYLAND WWW.EMBLLC.COM	

NORTH BUILDING ADDITION FOR:  
BERLIN ACTIVITIES DEPOT  
BERLIN, MARYLAND

ENLARGED CAFE  
PLAN AND  
EXTERIOR SIGNAGE

SCALE	1/4" = 1'-0"
DESIGN BY	EMB
DRAWN BY	LEW
CHECKED BY	MDH
END FILE	210997-A
DATE	8-18-21

A6.1

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## WEEKDAY SHARED PARKING ANALYSIS - Reduced rate for rec center - Town rates for school



### Land Use

Existing day care	12,740	sq.ft.
Existing Gym	11,250	sq.ft.
North addition rec center	11,502	sq.ft.
restaurant	40	seats

Private School	60	students
Office	6,607	sq.ft.
South addition rec center	5,785	sq.ft.
South addition pool	11,570	sq.ft.

### Parameters:

Existing day care	2.45	spaces/1000 sq.ft.
Existing Gym	1	spaces/1000 sq.ft.
North addition rec center	1	spaces/1000 sq.ft.
restaurant	0.31	spaces/seat

Private School	0.1	spaces/student.
Office	2.39	spaces/1000 sq.ft.
South addition rec center	1	spaces/1000 sq.ft.
South addition pool	1	spaces/1000 sq.ft.

### Parking Spaces:

Total Spaces for day care=	31	spaces
Total Spaces for gym =	11	spaces
Total Spaces for rec ctr =	12	spaces
Total Spaces for Restaurant =	12	spaces

Total Spaces for Private School =	6	spaces
Total Spaces for Office =	16	spaces
Total Spaces for rec ctr =	6	spaces
Total Spaces for rec ctr =	12	spaces

### Weekday

Time of Day	EXISTING BUILDING				NORTH ADDITION				NEW BUILDING				SOUTH ADDITION				Total
	Day Care		Existing Gym		Rec Center		Restaurant		Private School		Office		Rec Center		Rec Center		
	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	%	Needed	
7:00 AM	80%	25	58%	7	58%	7	2%	0	0%	0	13%	2	58%	3	58%	7	51
8:00 AM	90%	28	72%	8	72%	8	5%	1	60%	4	48%	8	72%	4	72%	8	69
9:00 AM	90%	28	95%	11	95%	11	14%	2	100%	6	88%	14	95%	5	95%	11	88
10:00 AM	80%	25	94%	11	94%	11	17%	2	96%	6	100%	16	94%	5	94%	11	87
11:00 AM	80%	25	95%	11	95%	11	18%	2	95%	6	100%	16	95%	5	95%	11	87
12:00 PM	80%	25	83%	9	83%	10	100%	12	96%	6	85%	13	83%	5	83%	10	90
1:00 PM	80%	25	65%	7	65%	7	75%	9	94%	6	84%	13	65%	4	65%	8	79
2:00 PM	80%	25	56%	6	56%	6	45%	6	96%	6	93%	15	56%	3	56%	6	73
3:00 PM	80%	25	64%	7	64%	7	31%	4	96%	6	94%	15	64%	4	64%	7	75
4:00 PM	90%	28	75%	8	75%	9	23%	3	74%	4	85%	13	75%	4	75%	9	78
5:00 PM	90%	28	84%	9	84%	10	49%	6	52%	3	56%	9	84%	5	84%	10	80
6:00 PM	75%	23	100%	11	100%	12	77%	10	29%	2	20%	3	100%	6	100%	12	79
7:00 PM	75%	23	99%	11	99%	11	69%	9	0%	0	11%	2	99%	6	99%	11	73
8:00 PM	0%	0	0%	0	0%	0	28%	3	0%	0	0%	0	0%	0	0%	0	3
9:00 PM	0%	0	0%	0	0%	0	20%	2	0%	0	0%	0	0%	0	0%	0	2
10:00 PM	0%	0	0%	0	0%	0	11%	1	0%	0	0%	0	0%	0	0%	0	1
11:00 PM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0
12:00 AM	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0%	0	0

Maximum WEEKDAY Hourly Demand = 90 parking spaces

107

# spaces needed if not shared