



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov

**Town of Berlin
Planning Commission
September 10, 2025 - 5:30 PM
Berlin Town Hall – Council Chambers**

- 1. Call To Order**
- 2. Agenda Adoption**
- 3. Approval of Minutes – July 16, 2025**
- 4. (Tentative) Case # PC-9-10-25-06:** Prospect Drive, Purnell Crossing Phase 5, Preliminary Subdivision Review
- 5. Case # PC-9-10-25-07:** 534-540 Bay Street (west of Bottle Branch Rd.), Preliminary Subdivision Review
- 6. Comments from the Public**
- 7. Comments from the Staff**
- 8. Comments for the Chairman**
- 9. Comments from the Commission**
- 10. Adjournment**

Any persons with questions about the above-referenced meeting or any persons needing special accommodations should contact Kate Daub at 410-641-4002. Written materials in alternate formats for persons with disabilities are made available upon request. TTY users dial 7-1-1 in the State of Maryland.

Town of Berlin
Planning Commission
Wednesday, July 16, 2025
Meeting Minutes

Chairman Matt Stoehr called the Planning Commission meeting to order on July 16, 2025, at 5:30 PM. The members present included Vice Chairman Austin Purnell, Pete Cosby, Erich Pfeffer, Steven Scheiber, Janelle Gerthoffer, and Dirk Widdowson (arrived late). The member absent was Newt Chandler. The town staff present included Acting Planning and Zoning Director Ryan Hardesty, Code Enforcement Officer Chanita Lewis-Watson, and Special Projects Administrator Kate Daub.

Chairman Stoehr requested a motion to approve the agenda for the July 16, 2025, meeting. Mr. Purnell made the motion, which Mr. Cosby seconded, and the Commission approved the agenda unanimously.

Next, Chairman Stoehr requested a motion to approve the minutes from the meeting held on June 11, 2025. Ms. Gerthoffer noted a minor correction regarding the spelling of her name, which was acknowledged and corrected. Mr. Cosby moved to approve the minutes with corrections, and Ms. Gerthoffer seconded the motion. All members approved the minutes unanimously.

Chairman Stoehr then proceeded to the election of officers. A motion was made by Mr. Purnell, seconded by Mr. Cosby, and unanimously approved to re-elect Mr. Stoehr as Chairman. For the position of Vice Chairman, Mr. Cosby nominated Mr. Purnell. Mr. Pfeffer seconded the motion, and it passed unanimously.

Chairman Stoehr introduced Case PC-7-16-25-04, a concept site plan review for a property on Old Ocean City Boulevard, which Burley Building Company had submitted. Before the presentation began, Mr. Cosby disclosed that he had a prior relationship with the family of the applicant, Mr. Nate Reister, and clarified that there was no conflict of interest.

Mr. Reister, serving as the acting president of Burley Building Company, stood to introduce the proposed project. He began by explaining that his company, recognized for both historic restorations and new construction across Worcester County and Delaware, was now seeking to establish a permanent headquarters in Berlin. He said the new space would serve as a hub for operations, including shipping, receiving, training, and staff housing, which he said would allow his company to stay rooted in the town.

He explained that the project stemmed from an original concept by Mr. Wyatt Harrison of Plak That, which Burley Building Company had since adapted to meet their evolving needs. He described the proposal as a multi-phase site development, with Phase 1 focused on constructing a rear building, rather than the street-front portion, to function as the company's new operational base.

A central feature of the plan, he noted, was the inclusion of employee housing on the second floor. He indicated that the plan included four residential units with multiple bedrooms, specifically designed for staff and apprentices. Mr. Reister emphasized the importance of offering safe, supportive housing for young tradespeople, particularly those transitioning from school into full-time careers. He highlighted the company's active apprenticeship partnership with Worcester County Technical High School and explained that the goal was to retain local talent by offering both housing and opportunities for professional growth.

Mr. Reister went on to describe how the first floor would support the company's day-to-day business operations, including a retail component dedicated to high-end, cabinet-grade materials such as domestic hardwood and plywood. He clarified that the retail space was not designed to compete with existing local businesses but instead to fill a current gap in the regional market.

When asked about the construction style, Mr. Reister explained that the design for Phase Two, the street-facing portion of the project, had originated from Mr. Harrison and was later refined by local architect Mr. Jonathan Selway. The first-floor commercial units, he said, would be built using Insulated Concrete Form (ICF) for enhanced durability and sound insulation, an important consideration for mixed-use buildings combining retail and residential spaces. He added that the second floor would utilize lightweight, traditional materials to allow for greater flexibility and easier customization.

Mr. Reister also outlined the housing plan, which included a mix of one- and two-bedroom units. He noted that some may be designated as short-term rentals (STRs) or long-term rentals (LTRs), depending on future needs. The STR units, he said, were envisioned as intermediate-stay accommodations for patients or families visiting the nearby Jack Burbage Cancer Center. He emphasized that the units would be well-managed and tailored to meet a specific local housing need without competing with standard hotel offerings.

Mr. Reister clarified that Burley Building Company was under contract to purchase the property from Mr. Harrison, with the agreement contingent on town approval and final financial closure, both of which were already conditionally secured. He added that Burley Building intends to be the sole owner and occupant of Phase 1 and ultimately to develop the entire site, including Phase 2. He continued by saying that the site is divided into two distinct plats, the rear plat, designated for company operations and staff housing, and the front plat, planned for potential commercial and residential use. He said Phase 1 activities would be confined to the rear parcel.

Mr. Cosby raised concerns about the possibility of Phase 2 remaining undeveloped. He emphasized the need for zoning, density, and parking to be designed in a way that would still support future development if the phases were separated. In response, Mr. Reister affirmed his commitment to a unified, phased development and agreed that any significant changes or division of ownership should trigger a return to the Commission for reapproval. He emphasized that completing both phases was in line with the company's long-term strategic and professional goals.

Acknowledging the financial realities of phased development, Mr. Reister reiterated the company's intention to complete the entire project. He explained that key infrastructures such as stormwater management, entranceway improvements, curbing, and sidewalks would be installed during Phase 1 to benefit the full site and promote long-term efficiency. He also highlighted that the team had collaborated with Vista Engineering to create a viable stormwater and landscaping plan. Mr. Reister pointed out that many future residents would likely be employees, thereby reducing the need for additional parking due to shared transportation needs.

In a follow-up, Mr. Reister explained that "Item 1," a smaller parcel at the front left of the entrance, was technically on a separate plat and had initially been intended for residential development. Under the current plan, however, he said it would serve as the main entrance and infrastructure staging area.

Ms. Gerthoffer asked about compliance with the Forest Conservation Act, in which Mr. Reister acknowledged that the site's designation was still pending but assured the Commission that his company intended to fully comply with all regulations. He noted that the company, which handles site clearing in-house, aimed to preserve existing trees where possible. However, he shared that much of the current vegetation consisted of invasive or non-viable species, such as overgrown cherry trees and misidentified catalpas. He added that the team was working with local forestry experts to determine which trees could be retained. The site, he confirmed, was not considered lowland or wetlands, and the stormwater plan was designed to follow the land's natural contours, utilizing existing ditches and low-lying areas. Overall, he said, the project would transform an overgrown, underused lot into a functional and visually appealing space for the town.

Mr. Cosby asked if there was a possibility that the land supporting Phase 2 might be sold to another party, to which Mr. Reister emphasized that the intention was to keep ownership in-house. He explained that the project had been shaped by town planning feedback, such as moving buildings closer to the street and placing parking behind, to improve aesthetics and create more private space. He reiterated that Burley Building was not a landlord-driven company but a builder and community partner.

The Commission expressed strong conceptual support for the proposal, noting that it aligns with the town's goals for infill development and mixed-use zoning. Mr. Purnell praised the mixed-use elements of the project, emphasizing its contribution to Berlin's workforce housing and the inclusion of retail and business spaces. Additionally, Mr. Cosby highlighted the design's visual appeal and its potential to enhance the surrounding neighborhood.

Ms. Gerthoffer suggested adding bike racks to the project, noting they would improve accessibility for employees without vehicles. Mr. Reister responded by saying the idea aligned with Burley Building Company's broader mission to make Berlin more livable and appealing to young tradespeople. He explained that by investing in walkable infrastructure, the company hoped to attract and retain local talent.

The Commission continued to express strong support for the project's mixed-use and retail-forward design, particularly its street-facing orientation, which they said would integrate well with nearby businesses. However, Mr. Pfeffer requested more detailed visuals in the final site plan, including elevations, materials, and color palettes. Mr. Reister acknowledged this need and explained that the design for the front buildings was more developed than the rear, which still required refinement.

Turning to project phasing and financial feasibility, Mr. Reister reiterated that Phase 2 could not proceed without the successful completion of Phase 1, due to high upfront costs. He stressed that the goal was not to delay or eliminate Phase 2, but to fund it responsibly using equity generated in the first phase. He also highlighted the community-first nature of the development, noting that keeping ownership local, rather than involving outside corporate investors, was central to its value.

In response to concerns about interim site impact, Mr. Reister expressed willingness to implement temporary measures during construction, including screening or planters to maintain visual appeal and the use of temporary gravel parking to accommodate overflow and support nearby businesses. He said these steps would help ease the transition between phases without placing undue pressure on the project's financial model.

Chairman Stoehr asked for clarity concerning sidewalk infrastructure. Mr. Reister responded by confirming that sidewalks along Old Ocean City Boulevard were included in Phase 1. He stated that this aligned with Berlin's broader vision for continuous pedestrian connectivity. Additionally, Mr. Reister noted that a patio area was included in the overall site design, though he acknowledged it would likely not be completed during Phase 1. He addressed infrastructure challenges, citing issues with lighting and utility coordination due to Delmarva Power's ownership of existing overhead lines. Despite the complications, he assured the Commission that the site's entrance was designed to meet both State Highway and railroad access requirements.

Mr. Widdowson sought clarification on whether the entranceway on Ocean City Boulevard would be included in Phase One and noted that any paving completed as part of the project would be located in front of Mr. Reister's building. Mr. Reister confirmed that this was correct.

During public comment, Mr. Harrison voiced strong support for the project. He shared that he had purchased the land two and a half years earlier with plans to build his own shop on the rear parcel, the same area now designated for Burley's Phase 1 development. The primary difference between his original vision and Mr. Reister's current plan, he said, was the addition of employee housing, which he had not included.

Mr. Harrison described the financial challenges of developing the full property at once, noting that he had explored multiple models, including front-first development, rezoning, and seeking outside investment, but found them unfeasible. He concluded that phasing the project was the most viable and sustainable path forward. He reassured the Commission that he remained actively involved and was committed to helping ensure the project stayed aligned with its original community-oriented vision, avoiding subdivision or unexpected resale.

Chairman Stoehr emphasized the importance of clearly delineating Phases 1 and 2, drawing lessons from past projects like the Wawa and Fairfield Inn development. He stressed that infrastructure planning, particularly for stormwater systems, utilities, and site-wide elements, should reflect the full buildout, even if implementation is phased. This, he said, would prevent future inefficiencies or costly retrofits. Mr. Reister agreed, stating that the project had been designed with this comprehensive approach in mind. He mentioned that while Delmarva Power currently serves the area, the team was exploring a potential transition to Town of Berlin Electric. If approved, he said, conduit installation and other infrastructure would be completed during Phase 1 to avoid delays or rework later. He also noted that two sewer connections already existed on-site, offering additional flexibility and confirming coordination with town staff.

Following the discussion, the Commission expressed its support for the conceptual site plan as presented, allowing Mr. Reister to proceed with the project's design and development.

The meeting then transitioned to Comments from the Commission. Mr. Pfeffer expressed concern over the lack of progress from the West Street parking lot subcommittee. Although members had previously agreed to serve, he noted that no formal meetings had been held, creating confusion, particularly in light of recent parking changes along West Street. He emphasized that the original intent had been to shift parking restrictions toward Broad Street, not to impose new limitations on West Street itself. Mr. Pfeffer cautioned that these unexpected changes to traffic flow and access points were causing increasing frustration among both residents and local business owners.

Discussion then shifted to community concerns about the lack of sidewalks along Old Ocean City Boulevard, especially near new rental units and townhouses. Chairman Stoehr addressed the issue on behalf of concerned residents, citing safety risks for parents with strollers and children walking dangerously close to traffic. He described the road as heavily trafficked, often littered with alcohol containers, and increasingly used by school-aged children.

Mr. Purnell noted that an impact fund, reportedly established with over \$200,000 during the community's development, was intended to help address infrastructure needs like sidewalks. While the road fell under state jurisdiction, he said the town had previously used MOUs (Memorandums of Understanding) to fund sidewalk construction using local dollars while complying with state standards. He argued that Berlin had both the financial means and a clear precedent to proceed, but progress had been delayed.

Mr. Harrison joined the discussion to highlight sidewalk inconsistencies along Old Ocean City Boulevard. He pointed out that some businesses, like Bloom, were not required to install sidewalks, while others, including the Berlin Activities Depot, had been required to do so. The result, he said, was a patchwork of sidewalks that created gaps and undermined pedestrian safety. He added that his own proposed development had been designed with the town's "Rails-to-Trails" initiative in mind. Specifically, he said the corner building was intended to open up to the future trail, reinforcing walkability and the town's long-term vision for connectivity.

Despite the broader sidewalk complications, Mr. Reister confirmed that Burley Building Company would install sidewalks along their frontage. He emphasized that they were taking a proactive, self-reforming approach and did not expect sidewalk installation to be an issue for their portion of the project. Nonetheless, the Commission reiterated its commitment to advocating for comprehensive sidewalk improvements throughout Berlin, especially in high-traffic and residential areas.

With no further questions or comments, Chairman Stoehr called for a motion to adjourn. On a motion made by Mr. Cosby and seconded by Mr. Purnell, the meeting adjourned at 6:42 p.m.

Respectfully submitted,



Kate Daub

Special Projects Administrator



Mayor & Council of Berlin

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

received
7/17/2025

Agenda Item 4

PD \$750.00 dollars

berlin
and arts district
entertainment

PLANNING COMMISSION APPLICATION

DATE: 7-17-25

CASE NUMBER: PC-9-10-25-06

APPLICATION FOR (check one): ☒ SUBDIVISION ☐ SITE PLAN REVIEW ☐ OTHER

PROJECT NAME/DESCRIPTION: Purnell Crossing Phase 5

LOCATION OF PROPERTY: Prospect Drive

SIZE OF PROPERTY: 2,944+1.876 acres ZONING: PUD TOTAL LOTS: 20

PROPERTY OWNER/AGENT: Feepee Development + Windy Way Farm PHONE# 410-726-8043

ADDRESS: 411 Broad St. Berlin 21811 EMAIL: Troy.purnell@aol.com

IMPORTANT:

- Applications must be submitted at least thirty (30) days prior to a regularly scheduled meeting of the Planning Commission.
- Nine (9) copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

ADDITIONAL INFORMATION/EXPLANATION:

Continuation of next phase of
Purnell Crossing South.

The applicant, or an authorized representative, has been advised to appear at the meeting of the Planning Commission scheduled for _____ (date).

Applicant Signature: Troy Purnell managing member Date: 7-17-25

APPROVED:

Planning Commission Chair (Date)

Planning Director (Date)

\$ 750

Purnell Crossing

Existing Conditions Overlay
10-26-23

Legend



Google Earth

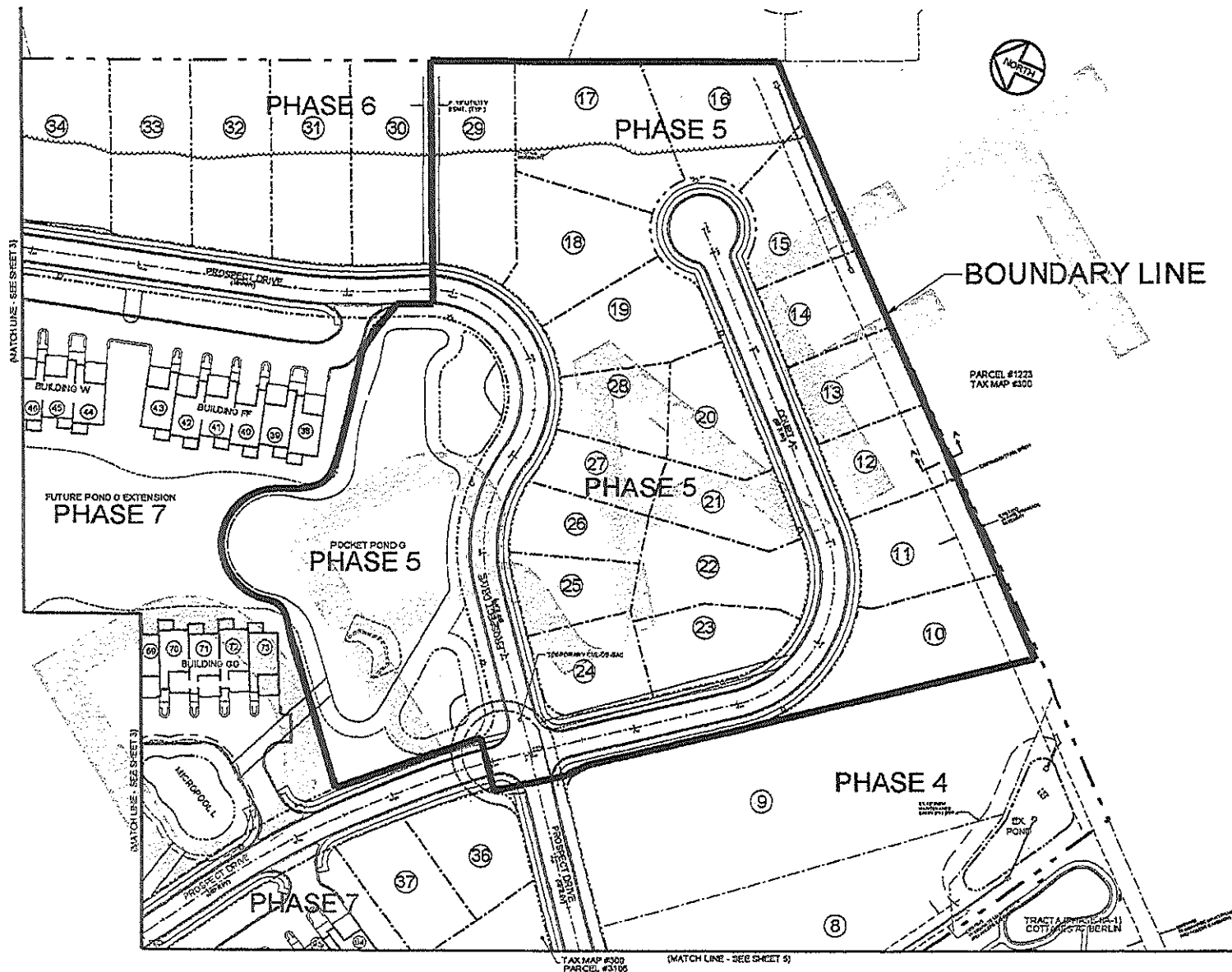
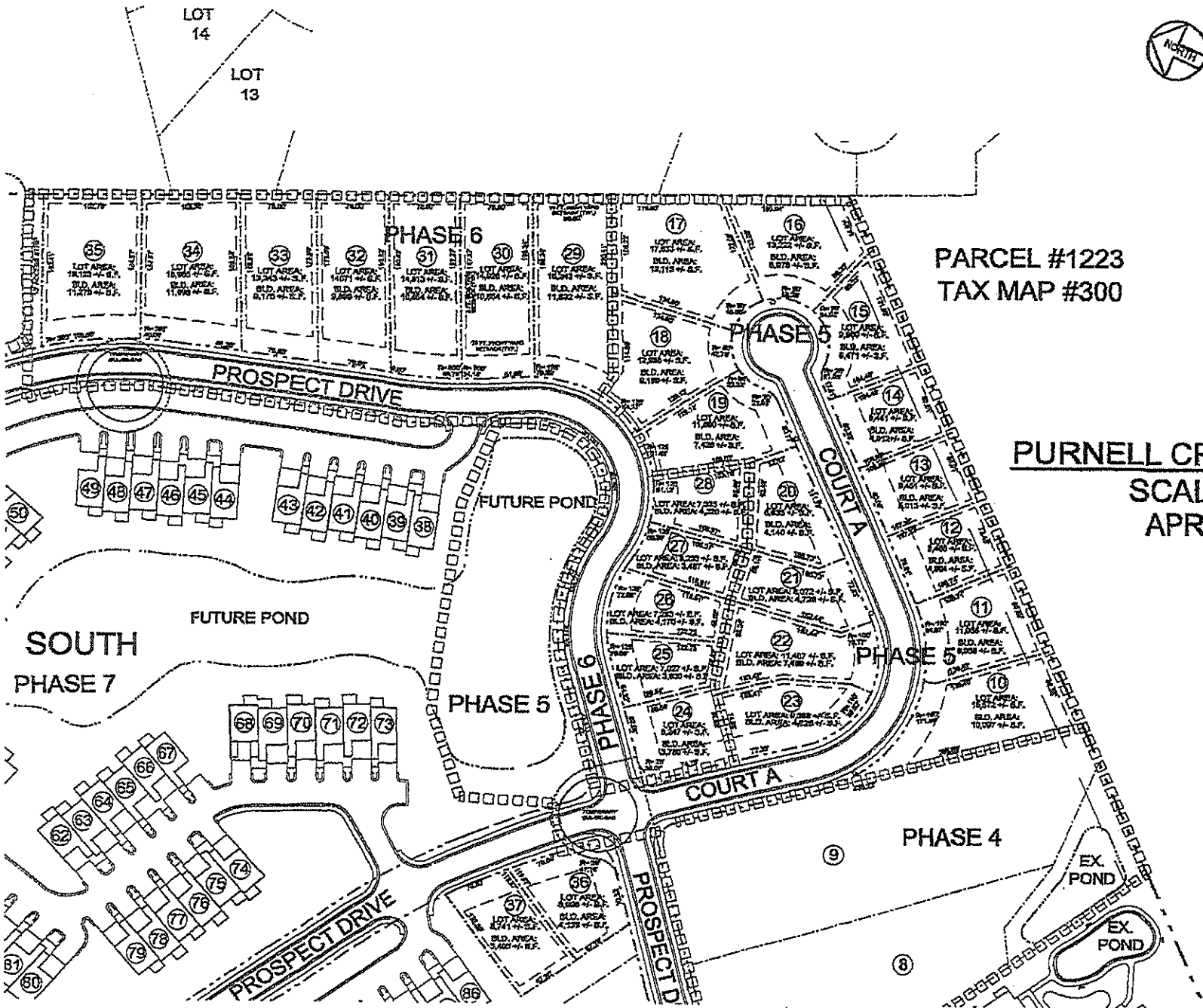


EXHIBIT A: BOUNDARY
 10/19/23
 1" = 150'



PARCEL #1223
TAX MAP #300

PURNELL CROSSING - SOUTH
SCALE : 1" = 50'
APRIL 13, 2021

NOTE: THIS PLAT REFLECTS THE DESCRIPTION OF THE LOT/PARCEL AS NOTED IN THE TITLE OF THIS PLAT AS SHOWN ON THE RECORD PLAT AND DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS OF WAY, WETLANDS, UTILITIES OR EASEMENTS PERTAINING TO THIS PROPERTY OTHER THAN THOSE AS SHOWN ON SAID RECORD PLAT. NO TITLE SEARCH OR COVENANTS PROVIDED OR STIPULATED.

MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

CREATING TRACT F AND
REVISING TRACT D & TRACT E
LANDS OF TEEPEE DEVELOPMENT
AND WINDY WAY FARM INC.
TOWN OF BERLIN
THIRD TAX DISTRICT
WORCESTER COUNTY, MARYLAND

REMAINING LANDS OF WINDY WAY FARM INC.
DEED REF: 3552/562
PLAT REF: 246/3
TAX MAP: 300 - PARCEL: 1222
IMPROVED
TAX ACCOUNT ID: 03-034992
ORIGINAL AREA = 36.795 ACRES± (PER PLAT SVH 158/11)
REMAINING AREA = 28.967 ACRES±

REVISED TRACT E
KNOWS PROSPECT DRIVE
ORIGINAL AREA = 0.503 ACRES±
REVISED AREA = 1.029 ACRES±

REVISED TRACT D
LANDS OF TEEPEE DEVELOPMENT
DEED REF: 7285/225
PLAT REF: 248/8
TAX MAP: 300 - PARCEL: 1714
VACANT
TAX ACCOUNT ID: 03-768489
ORIGINAL AREA = 3.010 ACRES±
REVISED AREA = 5.664 ACRES±

TRACT F
LANDS OF TEEPEE DEVELOPMENT
DEED REF: 7285/225
PLAT REF: 248/8
TAX MAP: 300 - PARCEL: 1714
VACANT
LOT AREA = 1.638 ACRES±

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00	32.51	30.72	N 12°31'28" E	74°30'31"
C2	18.00	17.89	17.28	N 21°52'31" E	97°11'19"
C3	154.00	154.00	106.87	N 73°29'52" E	161°48'53"
C4	35.00	45.98	42.75	S 83°39'07" E	76°18'38"
C5	156.00	38.77	38.77	S 21°11'50" E	70°02'02"
C6	73.00	9.39	9.39	S 25°38'58" E	7°08'53"
C7	125.00	19.77	18.38	N 82°42'58" W	10°02'00"
C8	73.00	160.46	131.58	S 39°14'02" W	122°35'25"
C9	120.00	116.87	116.87	N 76°23'14" E	48°18'04"
C10	150.00	126.45	122.74	N 76°23'14" E	48°18'04"
C11	125.00	169.52	120.48	N 38°46'08" E	118°32'16"

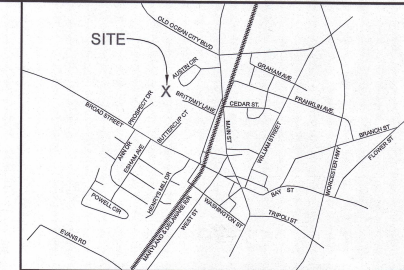
N/F
LANDS OF GEORGE A. PURNELL
DEED REF: 5833/438
TAX MAP: 300 - PARCEL: 3106
VACANT
TAX ACCOUNT ID: 03-017117

N/F
LANDS OF THOMAS P. JANSON
& KATHERINE BARRACLOUGH
DEED REF: 414/615
TAX MAP: 300 - PARCEL: 1707
IMPROVED
TAX ACCOUNT ID: 03-016129

N/F
LANDS OF JOHN FERRARI, JR.
- LOT 8 -
DEED REF: SRB 7807/399
PLAT REF: SRB 246/8
TAX MAP: 300 - PARCEL: 1728
IMPROVED
TAX ACCOUNT ID: 03-789159

N/F
LANDS OF JASON SMITH & CARA SMITH
LOT 9 -
DEED REF: SRB 7524/44
PLAT REF: SRB 248/8
TAX MAP: 300 - PARCEL: 1728
IMPROVED
TAX ACCOUNT ID: 03-769180

N/F
LANDS OF LORAH F. HICKMAN TRUSTEE
& TERESA H. HICKMAN TRUSTEE
DEED REF: SVH 5177/420
TAX MAP: 300 - PARCEL: 1223
VACANT - AGRICULTURAL
TAX ACCOUNT ID: 03-035204



WORCESTER COUNTY ENVIRONMENTAL PROGRAMS
THE SUBDIVISION AS SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH
THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING
FOR INTERMEDIATE SUPPLY AND COMMUNITY SEWERAGE

WORCESTER COUNTY - APPROVING AUTHORITY _____ DATE _____

APPROVED BERLIN PLANNING AND ZONING COMMISSION
NOT MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY SINGLE FAMILY
RESIDENTIAL LOT AND NO SUCH LOT MAY EVER BE REBUNDLED SO AS TO PRODUCE A
BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY THE
APPLICABLE ZONING REGULATIONS.

TOWN OF BERLIN CHAIRMAN _____ DATE _____

TOWN OF BERLIN PLANNING DIRECTOR _____ DATE _____

WORCESTER COUNTY FOREST CONSERVATION NOTE
THIS SITE IS SUBJECT TO WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SITE
IS SUBJECT TO FOREST CONSERVATION PLAN NO. 26-29. THIS SITE HAS BEEN SUBJECT
TO AND REGULATORY ACTIVITY UNDER THE WORCESTER COUNTY FOREST
CONSERVATION LAW. THIS SITE HAS MET COMPLIANCE WITH WORCESTER COUNTY
FOREST CONSERVATION LAW. AN OFF-SITE FOREST CONSERVATION PLAN HAS BEEN
APPROVED AND ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND
INSPECTIONS. A PLAT DEPICTING THE APPROVED OFF-SITE FOREST CONSERVATION
EASEMENT AREA IS A PERPETUAL PROTECTIVE AREA AGREEMENT. DED OF FOREST
CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND HAS BEEN RECORDED IN
THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

OWNER'S CERTIFICATION
THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN
ACCORDANCE WITH THE DESIRES OF THE OWNERS, PROPRIETORS AND TRUSTEES, IF
ANY, THEREOF. THE REQUIREMENTS OF CHAPTER 106 OF THE BERLIN TOWN CODE AND
TITLE 3 SECTION 106 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF THE
STATE OF MARYLAND, LATEST EDITION, AS FAR AS THEY RELATE TO THE MAKING OF THIS
PLAT AND THE SETTING OF THE MARKERS HAVE BEEN COMPLIED WITH.

G. TROY PURNELL
TEEPEE DEVELOPMENT LLC. (TAX MAP: 300 - PARCEL: 1714) _____ DATE _____

G. TROY PURNELL
WINDY WAY FARM INC. (TAX MAP: 300 - PARCEL: 1222) _____ DATE _____

SURVEYOR'S CERTIFICATION
I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE
REQUIREMENTS OF CHAPTER 106 OF THE BERLIN TOWN CODE AND TITLE 3 SECTION 106
OF THE ANNOTATED CODE OF MARYLAND CONCERNING THE MAKING OF THIS PLAT AND
THE SETTING OF ALL MARKERS AS WELL AS THE REQUIREMENTS OF THE COUNTY
COMMISSIONERS AND THE OTHER ORDINANCES OF WORCESTER COUNTY AND OTHER
APPLICABLE LAW HAVE BEEN COMPLIED WITH.

RUSSELL T. HAMMOND
PROFESSIONAL LAND SURVEYOR #21329 _____ DATE _____

GENERAL NOTES:
1. TRACT D AND TRACT F ARE TO BE SERVED BY PUBLIC WATER AND SEWER.
2. THERE ARE REPORTEDLY NO WETLANDS ON THIS SITE.
3. PROPERTY ZONED: R-1
4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE
RATE MAP COMMUNITY PANEL NO. 240470183H, DATED JULY 16, 2015.
THIS SUBDIVISION IS LOCATED IN FLOOD ZONE X.
5. THIS MINOR SUBDIVISION AND BOUNDARY LINE ADJUSTMENT IS
NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM
6. PER PLAT RECORDED IN SVH 328/11, TRACT E (DESCRIBED AS A 87.0 AC) SHALL BE SUBJECT
TO AN INGRESS/EGRESS EASEMENT FOR THE BALANCE OF THE PURNELL CROSSING DEVELOPMENT
AND SHALL BE TURNED OVER TO THE TOWN OF BERLIN FOR OWNERSHIP AND MAINTENANCE.

PURPOSE STATEMENT
THE PURPOSE FOR THIS PLAT IS TO REVISE THE
BOUNDARY LINES ON TRACT D AND TRACT E, WHILE
ALSO TO CREATING TRACT F, FROM TAX MAP 300,
PARCEL 1222, WINDY WAY FARM, INC.

PROFESSIONAL SEAL
RUSSELL T. HAMMOND
Surveying, LLC
SURVEYING - LAND PLANNING
10310 Hotel Road Bishopville, MD 21813
(410) 352-5674 • (410) 726-8076

DESIGNED BY: J.H. Surveying By: R.H. Date: 2024-08-01
CHECKED BY: R.T. Hammond SCALE: 1" = 60' SHEET: 1 OF 1
9.10.25 PG Meeting Packet pg. 11 of 41



STAFF REPORT

TO: Town of Berlin Planning Commission

FROM: Ryan Hardesty, Acting Planning & Zoning Director

MEETING DATE: Wednesday, September 10, 2025

SUBJECT: Phase 5 Purnell Crossing South Subdivision

SUMMARY

The Town of Berlin has received and reviewed preliminary subdivision plans for Phase 5 of the Purnell Crossing South development. Staff finds that the plans comply with the Town's subdivision and zoning standards and are consistent with the approved master development plan.

Staff recommends approval of the preliminary subdivision plans with the explicit understanding that this approval is for preliminary subdivision only. This approval does not constitute final subdivision or site plan approval.

Applicants will be required to submit final subdivision plans for additional review and approval by the Planning Commission before any construction or recordation occurs. The final submission must include detailed utility, landscaping, and other required plans for review and approval.

BACKGROUND

Purnell Crossing South is an established residential subdivision in the Town of Berlin. Phase 5 represents the next stage of the planned buildout. The applicant has submitted preliminary subdivision plans for consideration by the Planning Commission.

Town staff reviewed the submission to ensure consistency with the subdivision ordinance, zoning requirements, and master development plan. Key areas of review included:

- Conformance to subdivision standards
- Concept stormwater management plans
- Access and circulation
- Compliance with the overall master plan

Staff finds that the applicant has met the preliminary requirements and has demonstrated that adequate provisions can be made to serve this phase.

FINDINGS

- The submitted preliminary subdivision plans meet Town standards.
- The proposed layout is consistent with the previously approved master plan for Purnell Crossing South.
- Concept stormwater management plans have been reviewed and approved.
- This submission does not request variances or waivers from Town standards.

RECOMMENDATION

Staff recommends approval of the Preliminary Subdivision Plan for Phase 5 of Purnell Crossing South subject to the following conditions:

1. This approval is for preliminary subdivision only.
2. Applicants must submit final subdivision plans to the Planning Commission for review and approval before construction or recordation.
3. Final submissions must include all applicable agency approvals as well as detailed utility, landscaping, and other required plans.

CONCLUSION

The Town of Berlin supports the preliminary subdivision plans submitted for Phase 5 of Purnell Crossing South. The plans meet applicable Town standards at the preliminary stage, and concept stormwater management plans have been approved. Approval at this time is limited to preliminary subdivision only. Final subdivision and site plan approval, including review of utility, landscaping, and other required plans, must be sought through a subsequent application and review process.

paid 8/18/25

Agenda Item 5



Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov

berlin
and district

PLANNING COMMISSION APPLICATION

DATE: Aug 8, 2025

CASE NUMBER: PC-9-10-25-07

APPLICATION FOR (check one): ☒ SUBDIVISION ☐ SITE PLAN REVIEW ☐ OTHER

PROJECT NAME/DESCRIPTION: Bay Street Property Subdivision

LOCATION OF PROPERTY: Bay Street, west of Bottle Branch Road

SIZE OF PROPERTY: 2.81 Acres ZONING: R-3 TOTAL LOTS: 1

PROPERTY OWNER/AGENT ERIC and LISA DAVIS PHONE # 410-546-5019

ADDRESS 105B Williamsport Cir,
Salisbury, MD 21804 EMAIL eric@ericdavisonline.com

IMPORTANT:

- Applications must be submitted at least thirty (30) days prior to a regularly scheduled meeting of the Planning Commission.
- Nine (9) copies of the proposed subdivision or site plan must be provided with this application.
- Applicable review fees must be paid when application is submitted.

ADDITIONAL INFORMATION/EXPLANATION:

We are proposing the subdivision of the existing property into 4 residential lots

The applicant, or an authorized representative, has been advised to appear at the meeting of the Planning Commission scheduled for 9-10-25 (date).

Applicant Signature William Eric Davis Date 8/8/25

APPROVED:

Planning Commission Chair (Date)

Planning Director (Date)

534 BAY STREET, BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY



Lands of: Eric Wilson Davis & Lisa M. Davis

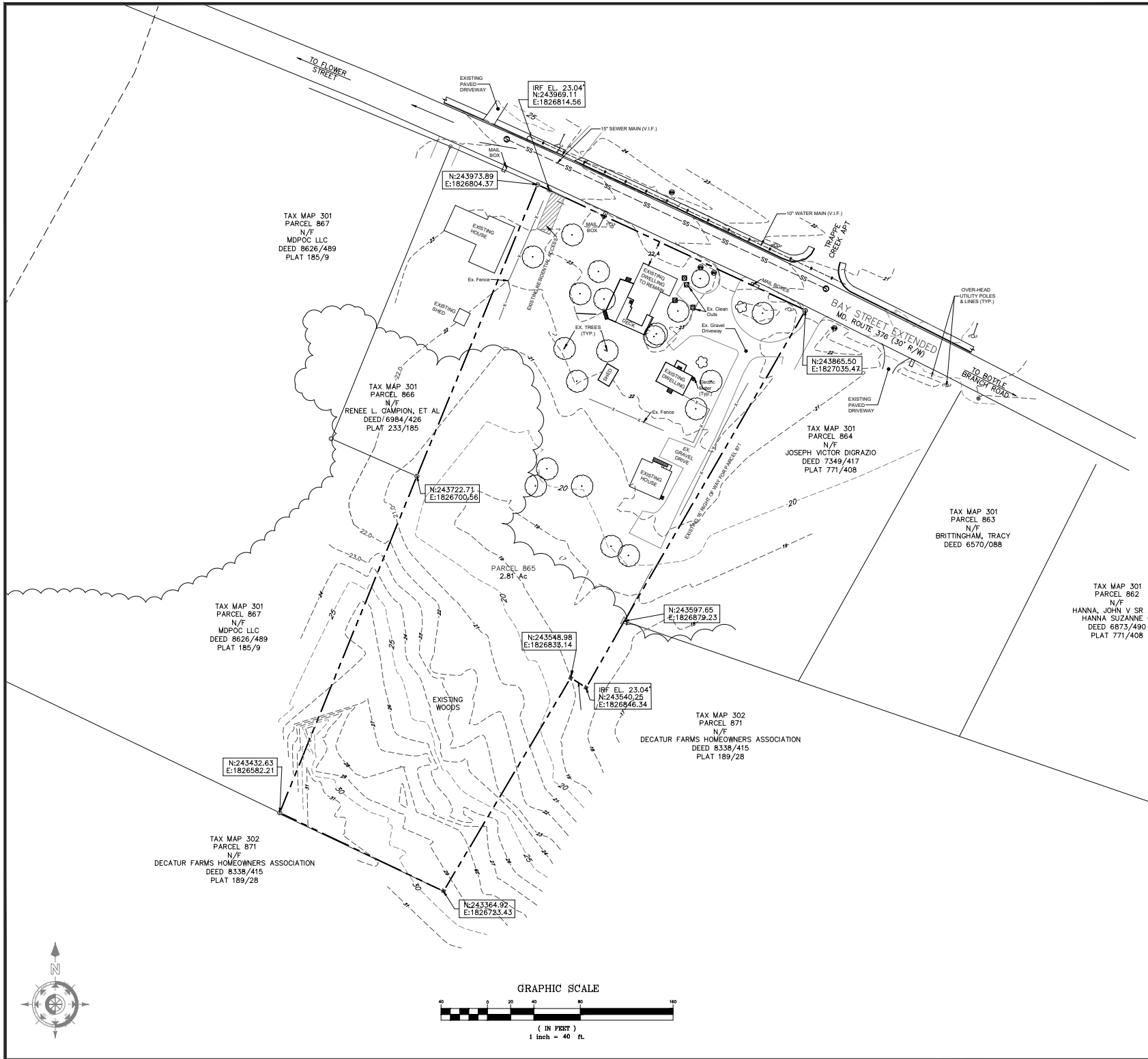
Minor Subdivision

534 BAY STREET - BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

<h1 style="margin: 0;">TITLE SHEET</h1>	
PROJECT: No.23-101	DATE: 07/09/2025
DRAWN BY: TMO	SCALE: None

CONSULTANTS	
<u>OWNER / DEVELOPER:</u>	
WILSON ERIC & LISA M. DAVIS 105 B WILLIAMSPORT CIRCLE SALISBURY, MD 21804 410-546-5019	
<u>SURVEYOR, PLANNER, CIVIL ENGINEER, LANDSCAPE ARCHITECT:</u>	
Atlantic Group & Associates, Inc. 10044 Old Ocean City Boulevard Berlin, MD 21811 Ph: (410) 629-1160	

PROFESSIONAL CERTIFICATION	
<p>"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND."</p> <p>NAME: THOMAS M. ORSICH</p> <p>LICENSE NO.: 10903</p> <p>EXPIRATION DATE: 05/22/2026</p>	<p>SEAL</p>



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
WILSON ERIC & LISA M. DAVIS
105 B WILLIAMSPORT CIRCLE
SALISBURY, MD 21804
410-546-5019

TAX MAP: MAP 301 GRID 20 PARCEL 865
EXISTING ZONING: R-3 APARTMENT DISTRICT
EXISTING SETBACKS: FRONT: 25'
REAR: 30'
SIDE: MIN 6' / SUM OF 15'

TOTAL SITE AREA: 42.81 ACRES

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.

ENVIRONMENTAL FEATURES:

NON-TIDAL WETLANDS: NONE
TIDAL WETLANDS: NONE
FLOODPLAIN PANEL: 24047CD154H,
EFFECTIVE: 7/16/2015
FLOOD ZONE: X

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

PLANS ISSUED FOR:

Review

REVISIONS:

No.	Description	Date

Lands of: Eric Wilson Davis & Lisa M. Davis

Minor Subdivision

534 BAY STREET - BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

Civil Engineers
Land Planners
Surveyors
Professional Seal

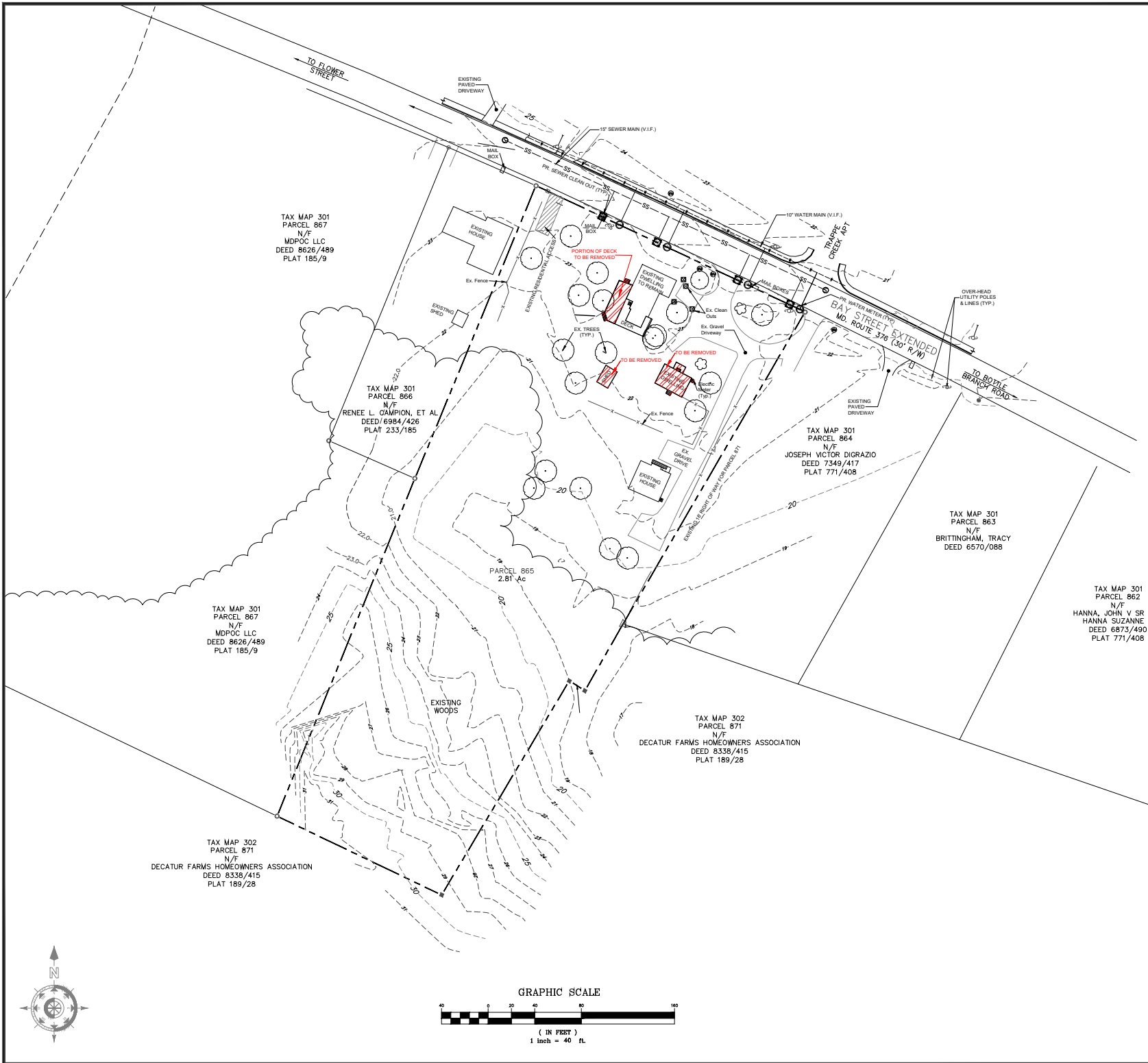
Atlantic Group
& Associates, Inc.



10044 Old Ocean City Boulevard
Berlin, Maryland 20811
Phone: (410) 832-1160
Fax: (410) 832-1710
www.theatlanticgrp.com

**EXISTING
CONDCTIONS**

PROJECT:	25-103	DATE:	07/09/2015
DRAWN BY:	TMO	SCALE:	1" = 40'



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
WILSON, ERIC & LISA M. DAVIS
106 B WILLIAMSPORT CIRCLE
SALISBURY, MD 21804
410-546-5019

TAX MAP: MAP 301 GRID 20 PARCEL 865
EXISTING ZONING: R-3 APARTMENT DISTRICT

EXISTING SETBACKS: FRONT: 25'
REAR: 30'
SIDE: MIN 6' / SUM OF 15'

TOTAL SITE AREA: 42.81 ACRES

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.

ENVIRONMENTAL FEATURES:

NON-TIDAL WETLANDS: NONE
TIDAL WETLANDS: NONE
FLOODPLAIN PANEL: 24047C0154H
EFFECTIVE: 7/16/2015
FLOOD ZONE: X

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

CONSTRUCTION & RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY TO COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (800-441-8395)
3. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE SITE. ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ONGOING INSPECTION AND ACCEPTANCE BY WORCESTER COUNTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT AND WORCESTER COUNTY SANITARY DISTRICT.

Atlantic Group & Associates, Inc.
Civil Engineers
Land Planners
Surveyors
10044 Old Ocean City Boulevard
Berlin, Maryland 20841
Phone: (410) 832-1710
Fax: (410) 832-1710
www.theatlanticgrp.com

DEMOLITION PLAN

PROJECT: 25-103 DATE: 07/09/2015
DRAWN BY: TMO SCALE: 1" = 40'

PLANS ISSUED FOR:
Review

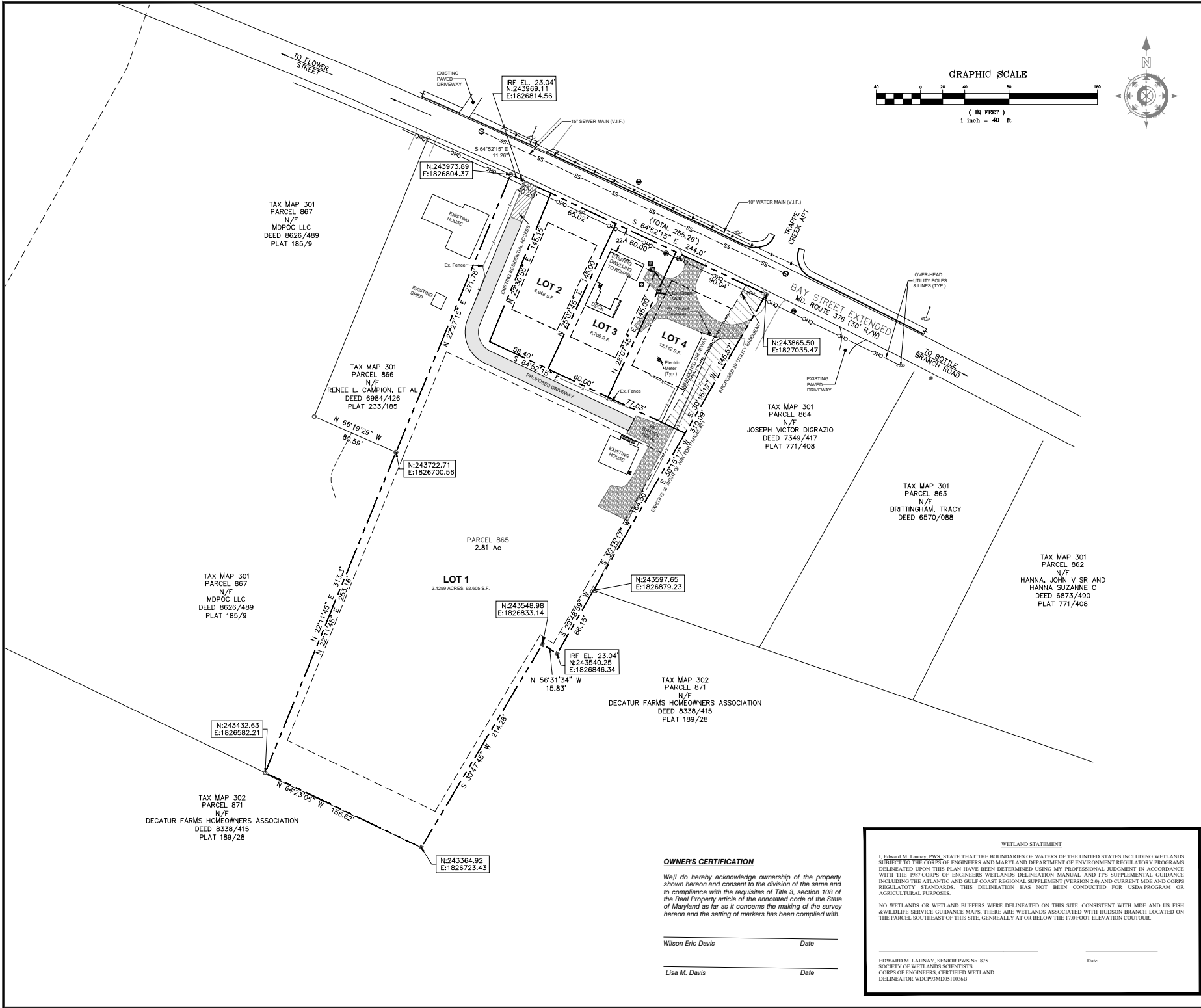
REVISIONS:

No.	Description	Date

Lands of: Eric Wilson Davis & Lisa M. Davis
Minor Subdivision

534 BAY STREET - BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

9.10.25 PC Meeting Packet pg. 17 of 41
C-101



VICINITY MAP
SCALE: 1" = 600'

GENERAL INFORMATION:

OWNER/DEVELOPER:
WILSON ERIC & LISA M. DAVIS
106 B WILLIAMSPORT CIRCLE
SALISBURY, MD 21804
410.545.5019

TAX MAP: MAP 301 GRID 20 PARCEL 865

DEED REFERENCE: 8704 / 460

PLAT REFERENCE: 63 / 58, 185 / 5, DEED 7349 / 417

EXISTING ZONING: R-3 APARTMENT DISTRICT

EXISTING SETBACKS: FRONT: 25'
REAR: 35'
SIDE: MIN 6' / SUM OF 15'

MINIMUM LOT AREA: 6000 SQ. FT.

MINIMUM LOT WIDTH: 60 FT.

TOTAL SITE AREA: ±2.81 ACRES / 130834 SQ. FT.

PROPOSED RESIDENTIAL USE:

LOT 1 = 8,948 SQ. FT.
LOT 2 = 8,700 SQ. FT.
LOT 3 = 12,112 SQ. FT.
LOT 4 = 92,608 SQ. FT.

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE PARCEL 865 INTO 4 RESIDENTIAL LOTS WITH NO REMAINING LANDS.

WATERSHED - NEWPORT BAY (#02130105)

NO AGRICULTURAL NOR ANIMAL CONTAINMENT STRUCTURES ARE LOCATED WITHIN 200 FEET OF THE SUBJECT PROPERTY.

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.

VERTICAL DATUM IS NAVD83 (U.S. FEET)

THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

ENVIRONMENTAL FEATURES:

NON-TIDAL WETLANDS: NONE

TIDAL WETLANDS: NONE

FLOODPLAIN PANEL: 24047CD154H, EFFECTIVE: 7/16/2015

FLOOD ZONE: X

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN

SEWER: TOWN OF BERLIN

ELECTRIC: TOWN OF BERLIN

SURVEYOR'S CERTIFICATION

I 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, and the survey was prepared under the surveyors direct supervision.

Given under my hand this _____ day of _____, 2025.

Thomas M. Orsich, Registered Professional Land Surveyor No. 10809
Renewal / Expiration 5/23/2028

WETLAND STATEMENT

I, Edward M. Lainay, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATORY PROGRAMS DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND CURRENT MDE AND CORPS REGULATORY STANDARDS. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

NO WETLANDS OR WETLAND BUFFERS WERE DELINEATED ON THIS SITE. CONSISTENT WITH MDE AND US FISH & WILDLIFE SERVICE GUIDANCE MAPS, THERE ARE WETLANDS ASSOCIATED WITH HUDSON BRANCH LOCATED ON THE PARCEL SOUTHEAST OF THIS SITE, GENERALLY AT OR BELOW THE 17.0 FOOT ELEVATION COUTOUR.

EDWARD M. LAINAY, SENIOR PWS No. 875
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP09MD00100068

Date _____

OWNER'S CERTIFICATION

We do hereby acknowledge ownership of the property shown hereon and consent to the division of the same and to compliance with the requisites of Title 3, section 108 of the Real Property article of the annotated code of the State of Maryland as far as it concerns the making of the survey hereon and the setting of markers has been complied with.

Wilson Eric Davis _____ Date _____

Lisa M. Davis _____ Date _____

PLANS ISSUED FOR:		
Review		
REVISIONS:		
No.	Description	Date

Lands of: Eric Wilson Davis & Lisa M. Davis

Minor Subdivision

534 BAY STREET - BERLIN, MARYLAND

TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

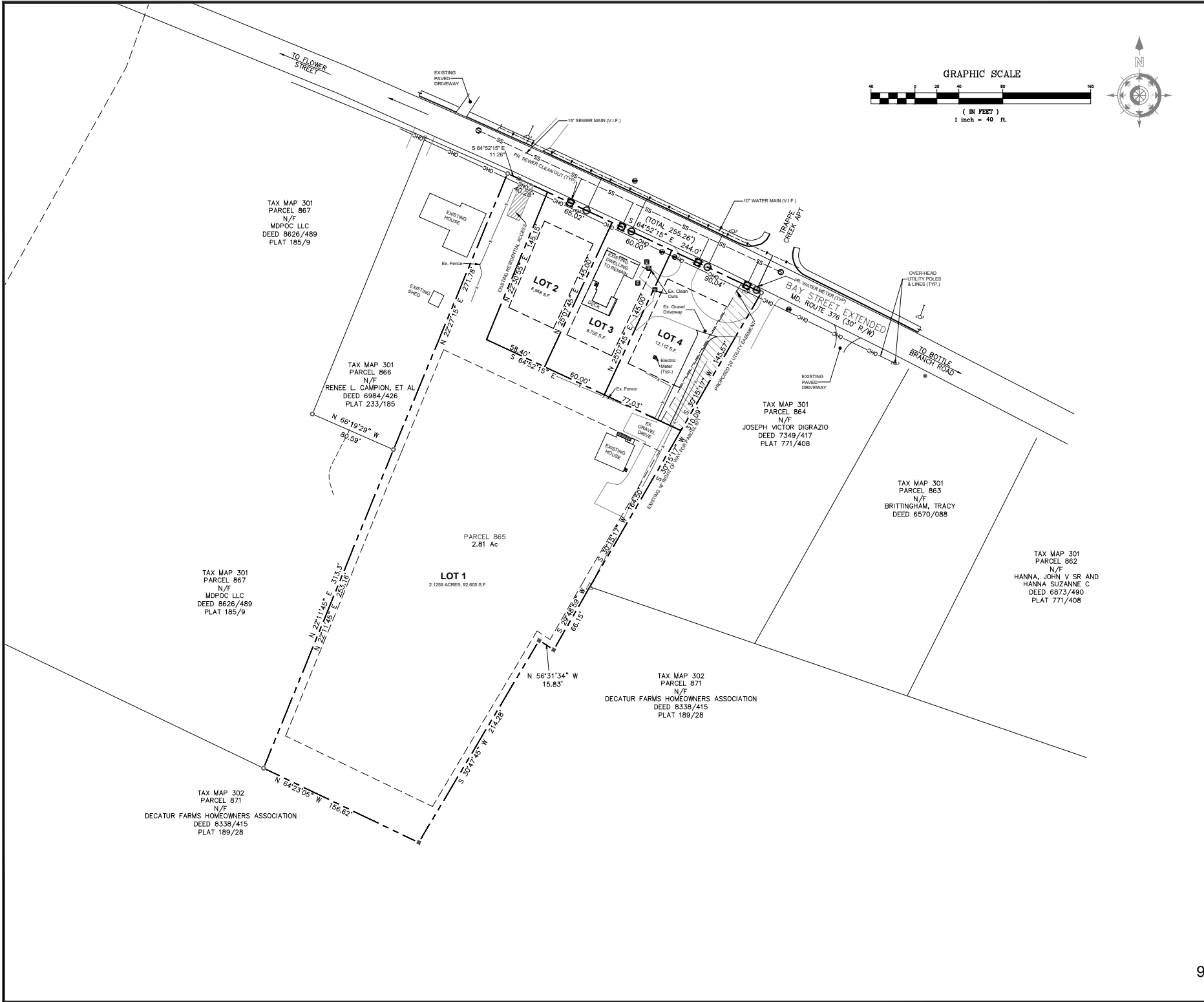
**Civil Engineers
Land Planners
Surveyors**

**Atlantic Group
& Associates, Inc.**

10044 Old Ocean City Boulevard
Berlin, Maryland 20811
Phone: (410) 825-1680
Fax: (410) 825-1710
www.theatlanticgrp.com

**PRELIMINARY
PLAT**

PROJECT:	25-103	DATE:	07/09/2025
DRAWN BY:	TMO	SCALE:	1" = 40'



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
WILSON ERIC & LISA M. DAVIS
105 B WILLIAMSPORT CIRCLE
SALISBURY, MD 21804
410.545.5019

TAX MAP: MAP 301 GRID 20 PARCEL 865

EXISTING ZONING: R-3 APARTMENT DISTRICT

TOTAL SITE AREA: 42.81 ACRES / 130834 SQ. FT.

PROPOSED RESIDENTIAL USE:

LOT 1 = 8,948 SQ. FT.
LOT 2 = 8,700 SQ. FT.
LOT 3 = 12,112 SQ. FT.
LOT 4 = 92,605 SQ. FT.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD '83.

VERTICAL DATUM IS NAVD88 (U.S. FEET)

ENVIRONMENTAL FEATURES:

CRITICAL AREA: NO

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

- UTILITY NOTES:**
1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF BERLIN CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 2. THE CONTRACTOR SHALL CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) (410-537-3510) TO COORDINATE THE REMOVAL OF THE EXISTING WELLS ON THE SITE.
 3. CONTACT MISS UTILITY (800-257-7777) FOR EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING THE WORK.
 4. WATER SERVICE LINE SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM LATERAL SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
 5. IF THE WATER SERVICE LINE CROSSES OTHER UTILITIES, IT SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 12 INCHES.
 6. WATER SERVICE LINES FROM THE WATER METERS TO THE HOMES SHALL BE 1" POLYETHYLENE TUBING, SDR 9, CTS.
 7. SEWER LATERALS SHALL BE 6" PVC SDR 35 WITH A 6" CLEANOUT AND A 1% MIN. SLOPE.
 8. SOLID COPPER WIRE SHALL BE ATTACHED TO ALL NON-METALLIC SEWER LATERAL PIPING AS IT IS INSTALLED. THE WIRE SHALL BE DUCT TAPED TO THE TOP, EACH END, AND CENTER OF EACH FACTORY LENGTH OF PIPE.
 9. TRACER WIRE SHALL BE INSTALLED ON ALL WATER SERVICES.
 10. FITTING LOCATIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATION OF THE TOWN OF BERLIN.
 11. ALL FITTINGS SHALL BE UTILIZED AS MANUFACTURER'S RECOMMENDATION.
 12. EXISTING UTILITY INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
 13. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND ELEVATION OF THE SEWER MAIN AND MANHOLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
 14. ANY DEVIATION FROM THIS DESIGN MUST BE APPROVED PRIOR INSTALLATION BY THE ENGINEER.

PLANS ISSUED FOR:		
Review		
REVISIONS:		
No.	Description	Date

Lands of: Eric Wilson Davis & Lisa M. Davis

Minor Subdivision

534 BAY STREET - BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

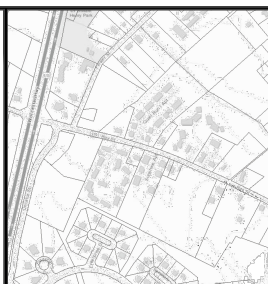
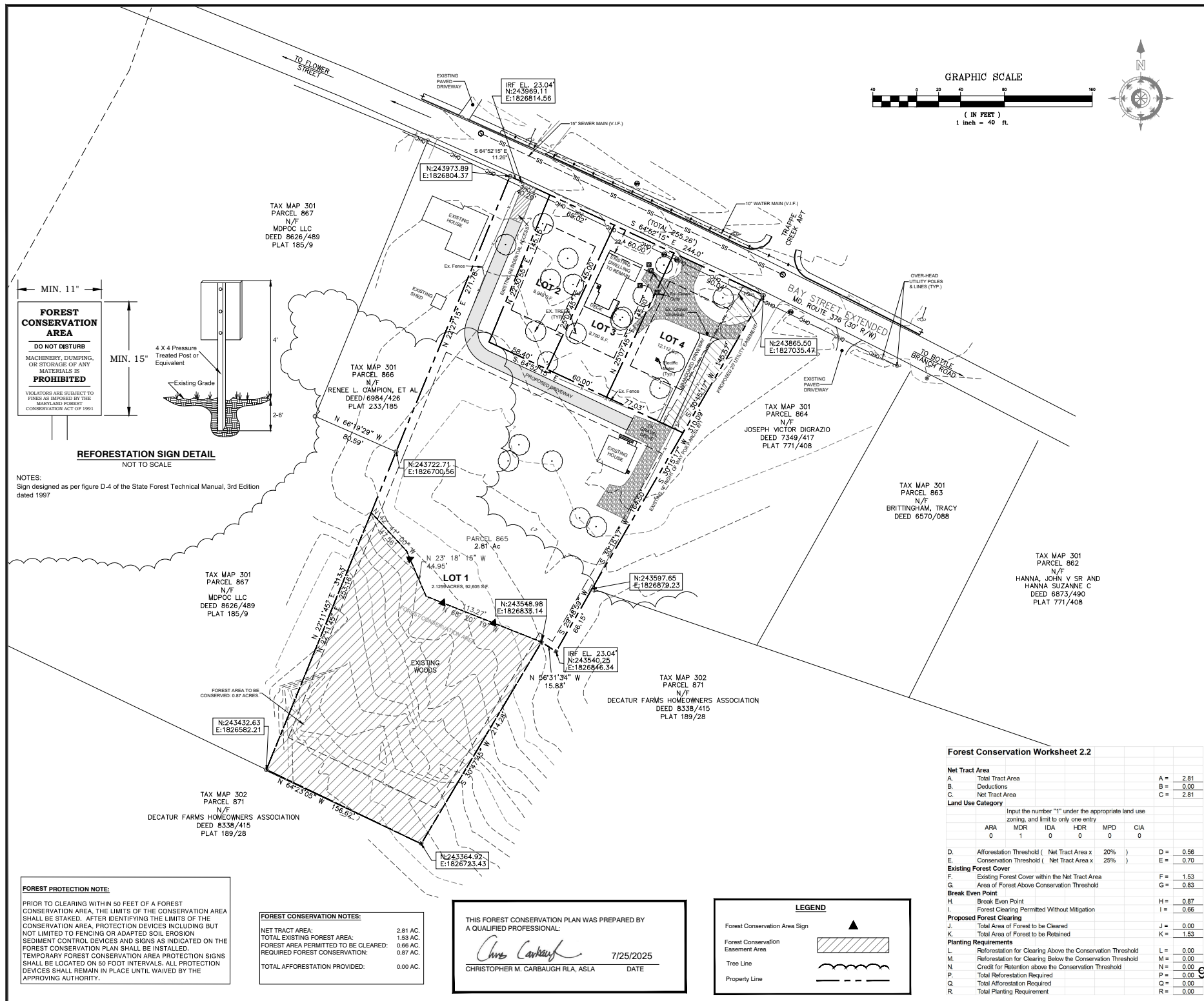
Atlantic Group & Associates, Inc.

Civil Engineers
Land Planners
Surveyors
Architects

10044 Old Ocean City Boulevard
Berlin, Maryland 20811
Phone: (410) 824-1710
Fax: (410) 824-1710
www.theatlantagrp.com

UTILITY PLAN

PROJECT:	23-103	DATE:	07/24/2025
DRAWN BY:	TMO	SCALE:	1" = 40'



VACINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
WILSON ERIC & LISA M. DAVIS
100 B WILLAMSPORT CIRCLE
SALISBURY, MD 21804
410-546-5015

TAX MAP: MAP 301 GRID 20 PARCEL 865

EXISTING ZONING: R-3 APARTMENT DISTRICT

TOTAL SITE AREA: ±2.81 ACRES / 130634 SQ. FT.

PROPOSED RESIDENTIAL USE:

LOT 1 = 0.848 SQ. FT.
LOT 2 = 8,700 SQ. FT.
LOT 3 = 12,119 SQ. FT.
LOT 4 = 92,605 SQ. FT.

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.

VERTICAL DATUM IS NAVD83 (U.S. FEET)

ENVIRONMENTAL FEATURES:

CURRENT AREA: NO

FOREST CONSERVATION NOTES:

TOTAL SITE AREA:	2.81 ACRES
NET TRACT AREA:	2.81 ACRES
TOTAL EXISTING FOREST AREA:	1.53 ACRES
PROPOSED CLEARED FOREST:	0.76 ACRES
TOTAL PLANNING REQUIREMENT:	0.00 ACRES

PLANS ISSUED FOR:		
Review		
REVISIONS:		
No.	Revision/Issue	Date

Lands of: Eric Wilson Davis & Lisa M. Davis
Minor Subdivision
534 BAY STREET - BERLIN, MARYLAND
TAX MAP 301, PARCEL 865 - WORCESTER COUNTY

**Atlantic Group
& Associates, Inc.**

Civil Engineers
Land Planners
Landscape Architects
Surveyors

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Berlin, Maryland 21811
Ph: (410) 629-1160
Fax: (410) 629-1710
www.the-atlanticgrp.com

FOREST CONSERVATION PLAN

PROJECT: 23-103	DATE: 07/24/2025

BERLIN, MARYLAND
WORCESTER COUNTY
ENTRANCE PLAN

General Notes:

- 1.) Vertical Datum: Maryland State Plane NAVD88
- Horizontal Datum: NAD83/2011
- 2.) Contour Interval is 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.) Contact Miss Utility (1-800-441-8355) for existing utility locations 48 hours in advance of any trenching work.
- 6.) Contractor shall be responsible for the coordination of construction efforts with utility companies/ providers, and others as may be required.
- 7.) All utility and survey data shown on the drawings have been provided by the Landmark 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. It is the contractor's responsibility to locate and protect existing utilities and underground structures. Damage to existing utilities and underground structures shall be repaired by the contractor at no additional cost to the developer.
- 8.) The contractor shall re-establish all property pins, 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 must be inspected to assure the preservation of their quality and fitness for the work.
- 11.) Should unsuitable material be encountered during construction of the utilities, roadways, parking lots, and building pads, it shall be the contractor's responsibility to remove the unsuitable material and replace with suitable material. The contractor shall be responsible for importing select material if on-site suitable material is not available. Cost for the actual imported material shall be the owners/ developers responsibility.
- 12.) Any subsequent revisions, additions, and/or deletions shall require approval of the owner.
- 13.) Any discrepancies with the plans and site 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 written authorized plan revision.
- 15.) The contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any body having jurisdiction. The contractor shall erect and maintain, as required by the conditions and progress of the work, necessary barriers and safety equipment.
- 16.) Any additional utilities to be relocated shall be relocated at the owners/ developers expense, including utilities within public right-of-way.

[illegible]

CONTROL POINTS	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)	DESCRIPTION
1	243926.761	1827073.832	21.558	MAG NAIL
2	243540.204	1826846.353	18.85	MONUMENT
3	243548.942	1826833.157	19.48	MONUMENT

OWNER:
Eric Davis Rental Properties
1411 S Salisbury Blvd Suite A,
Salisbury, MD 21801
410.546.5019

**SURVEYOR, PLANNER, CIVIL ENGINEER,
LANDSCAPE ARCHITECT:**
Atlantic Group & Associates, Inc.
10044 Old Ocean City Boulevard
Berlin, MD 21811
Ph: 410.742.0238

ENVIRONMENTAL CONSULTANT:
Environmental Resources, Inc.
38173 Dupont Boulevard
Selbyville, DE 19975

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

NAME: JASON A. LINDSEY

LICENSE NO.: 19816

EXPIRATION DATE: 4/29/2023

SEAL

ANS ISSUED FOR:
Review

REVISIONS:

No.	Revision/Issue:	Date:

ASSATEAGUE LANDING
SHA PERMIT NUMBER: 24-AP-WO-007-X3

SHA PERMIT NUMBER: 24-AP-WO-007-XX

BERLIN, MARYLAND
WORCESTER COUNTY

Civil Engineers
Land Planners
Landscape Architects
Surveyors

Atlantic Group
& Associates Inc.

10044 Old Ocean City Boulevard
Berlin, Maryland 21811

4 Old Ocean City Boulevard
Berlin, Maryland 21811

Ph: (410) 629-1160
Fax: (410) 629-1710

www.the-atlanticgrp.com

TITLE
SHEET

PROJECT: 23-103	DATE: 3/25/200
DRAWN BY: TSS	SCALE: None

SHA GENERAL NOTES

Lane Closure Permits must be submitted for approval at least 2 working days (48 hours) in advance of work. To obtain a Lane Closure Permit or for more information regarding Lane Closures contact the District 1 Maintenance of Traffic Inspector at: SHA, D1, Traffic@mdot.maryland.gov or 410-677-4000. Design, Fabrication, and installation of all permanent signing shall be as outlined in the most recent version of the Maryland Standard Sign Book, found at: http://apps.roads.maryland.gov/BusinessWithSHA/bizStdSpecs/deManualStdPub/publicationsonline/ots/internet_signbook.asp.

The permittee for this project assumes all responsibility for the information contained within these plans and assumes all risk associated with such. Any agreement between the permittee and contractor does not relieve the permittee of their responsibilities associated with the Access Permit and the approved plans.

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

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

For all standards referred to on the plans the contractor must go to the book of standards which will have the most current version; the book of standards can be accessed at: <http://apps.roads.maryland.gov/businesswithshabizstdspec/deManualStdPub/publicationsonline/ohd/booksd/index.asp>

To repair distresses which may occur due to construction activity and MOT, see standard details MD 578.03 and MD 578.03-1 for Partial-Depth Patching For Partial-Depth Patching use the following: 5" SUPER PAVE ASPHALT MIX 19.0 mm for Partial-Depth Patch, PG64S-22, Level 2 (2-2.5" Lifts) or top of concrete, whichever is encountered first.

All items are to be constructed in accordance with the current version of the referenced standard at the time of construction.

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

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

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

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

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

The Maryland Manual on the Uniform Traffic Control Devices (2011 edition). https://www.roads.maryland.gov/mmutoctd/2011_rev122011_mdmutod_complete.pdf

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

Once the access permit has been secured, the contractor will immediately need to contact the SHA District 1 access permit inspector Ms. Lisa Timmons (Ltimmons@mdot.maryland.gov, phone: (410-630-3259) to initiate the construction/inspection phase of the project. Ms. Timmons will explain the steps that need to begin the process prior to any work being performed in the SHA right-of-way, a pre-construction meeting shall be held with representatives of the administration. In order to schedule the pre-construction meeting, all source of supply letters must be approved. Submit source of supply letters by mail (notifying Ms. Timmons when the letters are sent) to Mr. Marvin Coble, Lab Quality Manager, SHA, 7450 Traffic Drive, Hanover, MD 21076, or by email mcoble@mdot.maryland.gov (with MS. Timmons in copy). Ms. Timmons will serve as primary contact for District 1 throughout the construction process in the State right of way/contact Ms. Timmons at least two (2) weeks prior to the date you tend to begin construction. Once you have approved source supply letters, you must notify Ms. Timmons (48) hours before the commencement of work and prior to each successive stage of construction.

Once the access permit has been issued, any revisions to the approved plans, during or before the construction process, need to be approved through the District 1 Access Management Office

The Permittee is required to hire a Third-Party firm, approved by the MDOT-SHA, for testing and inspection of all work performed within the Maryland Department of Transportation, State Highway Administration Right of Way.

SHA LANDSCAPE NOTES

Landscape construction within rights of way of the Maryland State Highway Administration (SHA) and within SHA property, easement areas and lands to be conveyed to SHA shall conform to these notes. For guidance regarding design modifications during construction, refer to the SHA landscape design guide, SHA landscape estimating manual, and the SHA environmental guide for access and district permit applicants at <http://www.roads.maryland.gov/index.aspx?pageid=25>.

Landscape construction shall conform to sections 701 through 716, and landscape materials shall conform to section 920 of the most recent revision of the SHA Standard Specifications for Construction and Materials, including all revisions and supplements and as specified in these notes. These requirements shall supersede all other specifications for work on SHA property. All SHA specifications for landscaping and landscape materials published in 2008 have been replaced. Current specifications are at <http://www.roads.maryland.gov/index.aspx?pageid=44>.

Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an esom manager with a valid "SHA yellow card" in conformance with SHA standard specifications and any applicable erosion and sediment control permit.

Temporary stabilization shall be installed in conformance with section 704 to ensure that areas of soil disturbance are protected from wind, rainfall, and flowing water until permanent stabilization is installed.

- a. Temporary mulch, either as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
- b. Temporary straw mulch shall be installed on areas and slopes flatter than 4: 1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas with channels.
- c. Temporary seed shall be installed in lieu of temporary mulch when soil redistribution is expected more than 3() days after soil disturbance. The Required application rate shall be 100 lbs. per acre of 37-0-0 (scu) fertilizer.

Areas of roadway pavement removal shall be excavated to remove pavements, aggregate base and compacted soil to a minimum depth of 10 inches below the pavement surface, or as necessary to remove all materials unsuitable for landscaping. The excavated areas shall be restored with subsoil and topsoil as part of soil restoration.

Debris related to the demolition of sidewalks, driveways, curbs, trees, stumps, roots, fencing, pipes, and other materials that may interfere with landscape installation or future maintenance shall be excavated as necessary for their complete removal and disposal.

Areas of pavement removal, excavation or drilling in landscaped areas shall remove excavated debris and restore the subgrade with approved subsoil and topsoil placed in conformance With section 701 of the SHA Standard Specifications.

- a. A layer of approved topsoil of at least a 4-inch depth shall be placed on all disturbed areas flatter than and in all channels prior to seeding, sodding or other landscaping, unless otherwise specified.
- b. A layer of approved topsoil of at least a 2-inch depth shall be placed on all disturbed areas 2:1 and steeper prior to seeding, sodding or other landscaping, unless otherwise specified.
- c. Bio-retention soil mix (bsm) and other materials installed in conjunction with spi 319 - stormwater filtration facilities and SHA stormwater details shall be installed in conformance with SHA landscape notes and landscape plans. Plant materials and mulch shall be installed in bsm in conformance with stormwater details, section 710 or other SHA specifications.

Turfgrass establishment shall be performed in all disturbed areas, or Within the areas indicated in the plans, in conformance with section 705 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be 200 lbs. per acre, and no fertilizer shall be applied from November 15 to March 1.

Soil stabilization matting shall be installed in conformance with section 709 of the SHA Standard Specifications, in conjunction with turfgrass establishment per section 705 or meadow establishment per section 707 as follows:

- a. Area's flatter than 6:1. Type A or Type E matting may be installed in lieu of straw mulch and hydromulch binder in conjunction with turfgrass establishment.
- b. Area's steeper than 6:1 and flatter than 4:1. Type A or Type E matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with turfgrass establishment, unless delineated and noted otherwise.
- c. Channels, stormwater management facilities, and slopes and steeper. Type A soil stabilization matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with turfgrass establishment, unless delineated and noted otherwise.

UTILITY NOTES

Contractor to be responsible for the necessary relocation and/or adjustment of all existing utilities, as well as the installation of any new underground utilities to serve this development, prior to the construction of the improvements. All utility relocation work shall be accomplished under a separate permit issued to the respective Utility company by the SHA District Utilities Engineer, Mr. Milan Shah, Salisbury, Maryland, (Phone: 410-677-4095) or by the SHA Assistant District Utilities Engineer, Mr. Robbie Muir, Salisbury, Maryland, (Phone: 410-677-4037).

Notify "MISS UTILITY" (Phone: 1-800-441-8355) forty-eight (48) hours in advance of any construction so that all underground utilities can be identified in the field.

Notify the Maryland State Highway Administration Office of Traffic and Safety (Phone: 1-888-963-0307) forty-eight (48) hours in advance of excavation operation to allow any State-owned underground facility to be marked.

SHA MATERIALS LIST AT ENTRANCE

DESCRIPTION	QUANTITY	UNIT
SHA MIX 3 FOR CURB AND GUTTER	162	CUFT
SHA MIX 3 FOR SIDEWALK	100	CUFT
SUPERPAVE ASPHALT MIX 12.5MM FOR SURFACE — PG 64S-22, LEVEL 2	270	CUFT
SUPERPAVE ASPHALT MIX 19.0MM FOR BASE — PG 64S-22, LEVEL 2 (2 - 4" LIFTS)	1070	CUFT
GRADED AGGREGATE BASE	800	CUFT
SEWER MANHOLE STRUCTURE PER C-110 AND C-504	1	EA
SEWER 8" PVC PIPE PER C-110 AND C-504	56	FT
WATER MAIN 8" PVC PER C-110 AND C-503	56	FT
STORM SEWER INLET PER C-111 AND C-504	2	EA
STORM SEWER PIPE 18" HDPE PER C-111	25	FT
STOP SIGN 30" X 30" R1-1	1	EA
TUBULAR STEEL SIGN SUPPORT (802.04)	1	EA
TRAFFIC STRIPPING PAINT	-	-
DETECTABLE WARNING SURFACE	2	EA
AGGREGATE FOR STABILIZED CONSTRUCTION ENTRANCE AND AGIP	800	CUFT

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Review

REVISIONS:

No.	Revision/Date	Date

ASSATEAGUE LANDING

BERLIN, MARYLAND
WORCESTER COUNTY

Civil Engineers
Land Planners
Landscape Architects
Surveyors

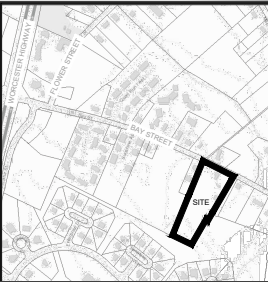
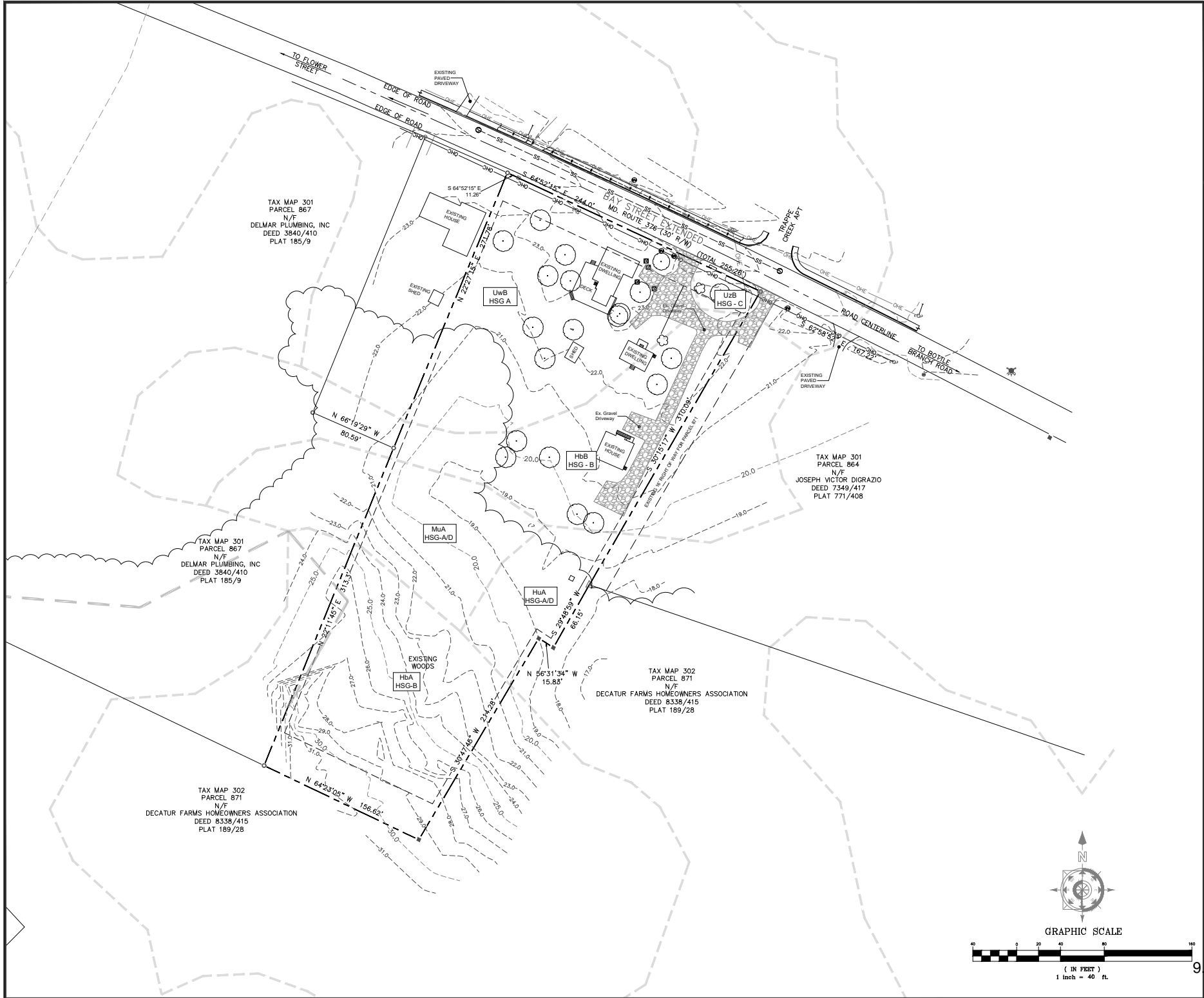
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Berlin, Maryland 21811
Ph: (410) 628-1150
Fax: (410) 628-1710
www.theatlanticgroup.com

TITLE
NOTES

PROJECT:	20-103	DATE:	12/19/2024
DRAWN BY:	TBS	SCALE:	None



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
ERIC DAVIS RENTAL PROPERTIES
1411 S SALISBURY BLVD SUITE A
SALISBURY, MD 21801
410.546.5019

TAX MAP: MAP 301 GRID 20 PARCEL 865
EXISTING ZONING: R-3 APARTMENT DISTRICT

EXISTING SETBACKS: FRONT: 25'
REAR: 35'
SIDE: MIN 6' / SUM OF 15'

TOTAL SITE AREA: 42.81 ACRES

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD '83.

ENVIRONMENTAL FEATURES:

NON-TIDAL WETLANDS: NONE
TIDAL WETLANDS: NONE
FLOODPLAIN PANEL: 2604702154H
EFFECTIVE: 7/16/2015
FLOOD ZONE: X

UTILITIES:

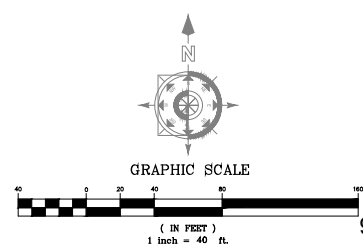
WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

SOIL LEGEND:

Map Unit	Map Unit Description	Hydrologic Soil Group
HbA	Hambrook Sandy Loam 0 to 2 percent slopes	B
HbB	Hambrook Sandy Loam 2 to 5 percent slopes	B
HuA	Hurluck Loamy Sand 0 to 2 percent slopes	A/D
MuA	Mullica-Berryland Complex 0 to 2 percent slopes	A/D
UwB	Urban Land-Udorthents Complex 0 to 5 percent slopes	D, A
UzB	Udorthents, Loamy 0 to 5 percent slopes	C

LEGEND

---	PROPERTY LINES
-35-	EXISTING CONTOUR
---	SOIL BOUNDARY LINE
UwB	SOIL MAP UNIT SYMBOL



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WORCESTER COUNTY

Civil Engineers
Land Planners
Landscape Architects
Surveyors

Atlantic Group & Associates, Inc.

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 625-1160
Fax: (410) 625-1710
www.atlanticgroup.com

EXISTING CONDITIONS

PROJECT:	25-103	DATE:	12/19/2024
DRAWN BY:	JK	SCALE:	1" = 40'

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LOT AREA TABLE	
#1	4943 sq. ft.
#2	3373 sq. ft.
#3	3308 sq. ft.
#4	3233 sq. ft.
#5	3214 sq. ft.
#6	3202 sq. ft.
#7	5113 sq. ft.
#8	4587 sq. ft.
#9	5557 sq. ft.
#10	3182 sq. ft.
#11	5237 sq. ft.
#12	3427 sq. ft.

FOREST CONSERVATION		
LINE TABLE		
LABEL	DIRECTION	DISTANCE
L1	N30°47'45"E	214.28'
L2	S64°23'05"E	156.62'
L3	S22°11'45"W	253.16'
L4	N42°41'00"W	47.56'
L5	N23°18'15"W	44.95'
L6	N68°20'19"W	113.27'

TAX MAP 301
PARCEL 867
N/F
DELMAR PLUMBING, INC
DEED 3840/410
PLAT 185/9

TAX MAP 301
PARCEL 866
N/F
RENEE L. CAMPION, et al
DEED 6984/426
PLAT 2333/185

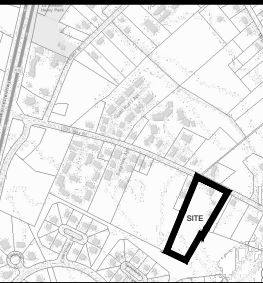
TAX MAP 301
PARCEL 867
N/F
DELMAR PLUMBING, INC
DEED 3840/410
PLAT 185/9

TAX MAP 302
PARCEL 871
N/F
DECATUR FARMS HOMEOWNERS ASSOCIATION
DEED 8338/415
PLAT 189/28

TAX MAP 302
PARCEL 871
N/F
DECATUR FARMS HOMEOWNERS ASSOCIATION
DEED 8338/415
PLAT 189/28

TAX MAP 301
PARCEL 860
N/F
BERLIN HOUSING LIHTC LLC
DEED 07881/00344
PLAT 249/60

TAX MAP 301
PARCEL 864
N/F
JOSEPH VICTOR DIGRAZIO
DEED 7349/417
PLAT 771/408



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
ERIC DAVIS RENTAL PROPERTIES
1411 S. SALISBURY BLVD SUITE A
SALISBURY, MD 21801
410.546.0019

TAX MAP: MAP 301 GRID 20 PARCEL 865
EXISTING ZONING: R-3 APARTMENT DISTRICT
PROPOSED ZONING: R-3 APARTMENT DISTRICT
TYPE OF DEVELOPMENT: RESIDENTIAL/TWO-FAMILY;
6 DUPLEX STRUCTURES -
12 RESIDENCES

CRITICAL AREA: NO
TOTAL SITE AREA: ±2.81 ACRES
OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY
THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR
EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS
PROVIDED FOR OUR USE.
SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD
'83.

LOT AREA & SETBACKS:

MINIMUM LOT AREA (R-3): 6,000 S.F.
MINIMUM LOT WIDTH: 60'
REQUIRED SETBACKS: FRONT: 25'
SIDE: 10% Least Width (Min 5')
REAR: 25% Sum of Widths (Min 15')
35'

SITE NOTES:

FOREST CONSERVATION NOTES:
TOTAL SITE AREA: 2.81 ACRES
NET TRACT AREA: 2.81 ACRES
TOTAL EXISTING FOREST AREA: 1.53 ACRES
PROPOSED CLEARED FOREST: 0.76 ACRES
TOTAL PLANTING REQUIREMENT: 0.00 ACRES

PROPOSED BUILDING UNIT WIDTH: 18'
PROPOSED BUILDING UNIT LENGTH: 37'
PROPOSED BUILDING UNIT AREA: 666 SQ. FT.

TOTAL SITE AREA: ±2.81 ACRES
PROP. BUILDING COVERAGE AREA: 0.164 ACRES / 5.8%

OPEN SPACE:

R-3 REQUIRED OPEN SPACE: MINIMUM 30%
PROPOSED AMENITIES: COMMUNITY PARK/
OPEN SPACE
PROPOSED STORMWATER POND: 0.17 AC.
PROPOSED OPEN SPACE: 1.16 AC.
TOTAL OPEN SPACE: 1.34 AC. / 47.7%

TRAFFIC CIRCULATION:

SURFACE TREATMENT: PAVED
MIN. PARKING SPACE SIZE: 9' x 20'

PARKING:

REQUIRED PARKING: (2 SPACES PER UNIT)
12 UNITS x 2 = 24 SPACES
TOTAL SPACES PROVIDED: 28 SPACES
PRIVATE SPACES: 24 SPACES
VISITOR SPACES: 4 SPACES

ENVIRONMENTAL FEATURES:

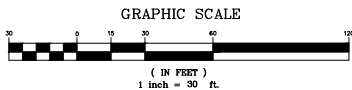
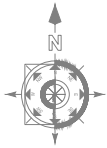
NON-TIDAL WETLANDS: NONE
TIDAL WETLANDS: NONE
FLOODPLAIN PANEL: 24047C0154H,
EFFECTIVE: 7/16/2015
FLOOD ZONE: X
SHORELINE PROTECTION: N/A

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

STRUCTURES & USE AREAS:

MAXIMUM BUILDING HEIGHT: 50' NOT TO EXCEED 3 STORIES
BUILDING CONSTRUCTION: WOOD FRAME
LIGHTING PROPOSED: UTILITY GRANVILLE
SERIES LUMINAIRE W/
BARRINGTON SERIES
POST #81016-CA/finish
HEIGHT: 12-42 FT
WATTAGE: 100W METAL
HALL LIGHTS - 100W



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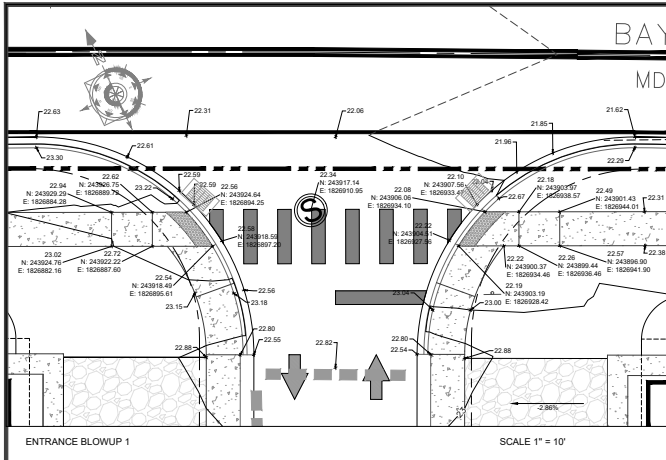
SITE PLAN

PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: JAH

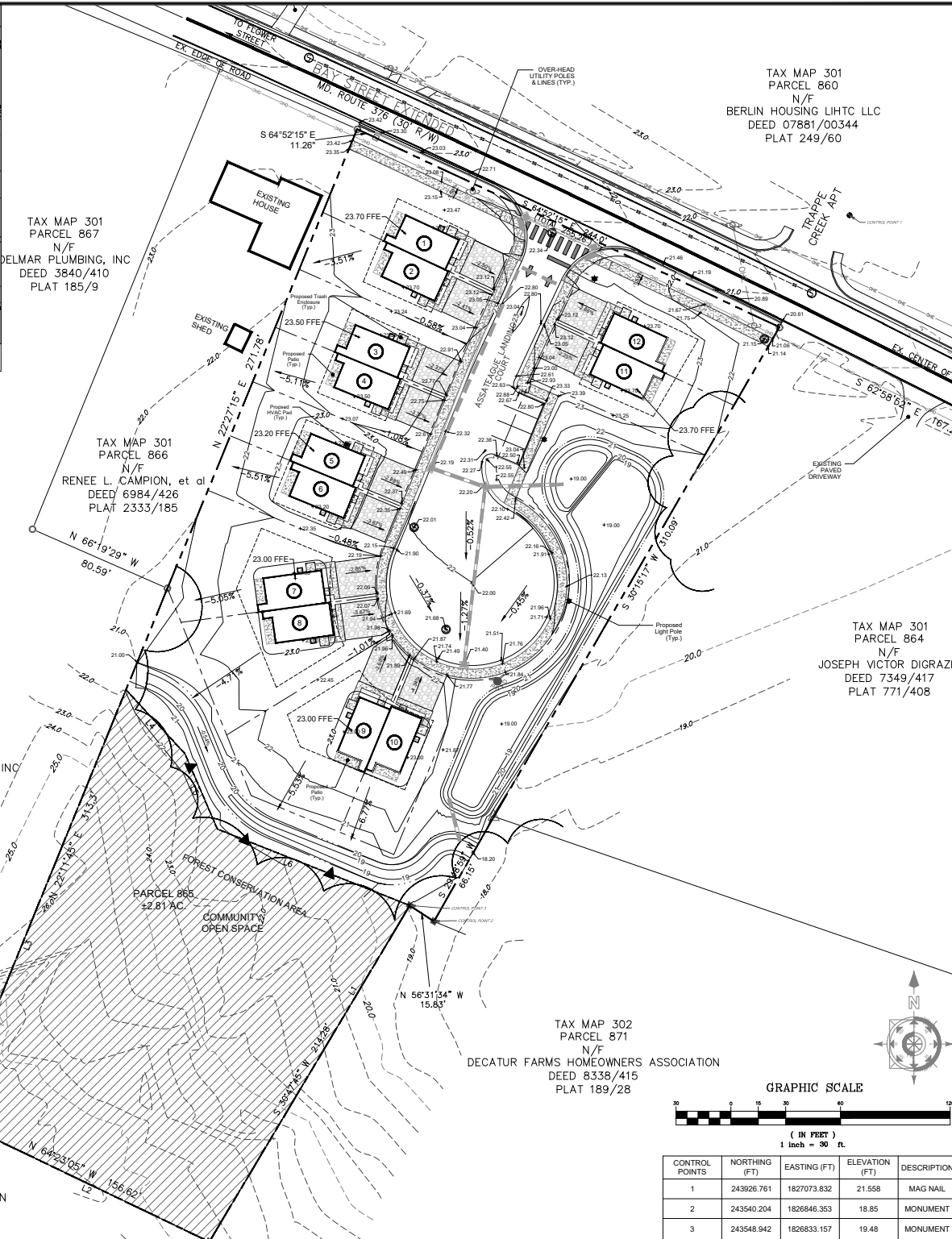
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ENTRANCE BLOWUP 1

SCALE 1" = 10'



GRAPHIC SCALE			
(IN FEET)			
1 inch = 30 ft.			
CONTROL POINTS	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)
1	243926.761	1827073.832	21.558
2	243540.204	1826846.363	18.85
3	243548.942	1826833.157	19.48
DESCRIPTION			
MAG NAIL			
MONUMENT			
MONUMENT			

PLANS ISSUED FOR:		
Review		
REVISIONS:		
No.	Revision/Issue	Date
GENERAL INFORMATION:		
OWNER/DEVELOPER:		
ERIC DAVIS RENTAL PROPERTIES		
1411 S SALESBURY BLVD SUITE A		
SALESBURY, MD 21801		
410.548.5019		
TAX MAP:		
EXISTING ZONING:		
PROPOSED ZONING:		
TYPE OF DEVELOPMENT:		
CRITICAL AREA:		
TOTAL SITE AREA:		
OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.		
SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.		
LOT AREA & SETBACKS:		
MINIMUM LOT AREA (R-3):		
MINIMUM LOT WIDTH:		
REQUIRED SETBACKS: FRONT:		
SIDE:		
REAR:		
SITE NOTES:		
FOREST CONSERVATION NOTES:		
TOTAL SITE AREA:		
NET TRACT AREA:		
TOTAL EXISTING FOREST AREA:		
PROPOSED CLEARED FOREST:		
TOTAL PLANTING REQUIREMENT:		
PROPOSED BUILDING UNIT WIDTH:		
PROPOSED BUILDING UNIT LENGTH:		
PROPOSED BUILDING UNIT AREA:		
TOTAL SITE AREA:		
PROP. BUILDING COVERAGE AREA:		
OPEN SPACE:		
R-3 REQUIRED OPEN SPACE:		
PROPOSED AMENITIES:		
PROPOSED STORMWATER POND:		
PROPOSED OPEN SPACE:		
TOTAL OPEN SPACE:		
TRAFFIC CIRCULATION:		
SURFACE TREATMENT:		
MIN. PARKING SPACE SIZE:		
PARKING:		
REQUIRED PARKING:		
TOTAL SPACES PROVIDED:		
PRIVATE SPACES:		
VISITOR SPACES:		
ENVIRONMENTAL FEATURES:		
NON-TIDAL WETLANDS:		
TIDAL WETLANDS:		
FLOODPLAIN PANEL:		
FLOOD ZONE:		
SHORELINE PROTECTION:		
UTILITIES:		
WATER SUPPLY:		
SEWER:		
ELECTRIC:		
STRUCTURES & USE AREAS:		
MAXIMUM BUILDING HEIGHT:		
BUILDING CONSTRUCTION:		
LIGHTING PROPOSED:		

ASSATEAGUE LANDING

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GRADING PLAN

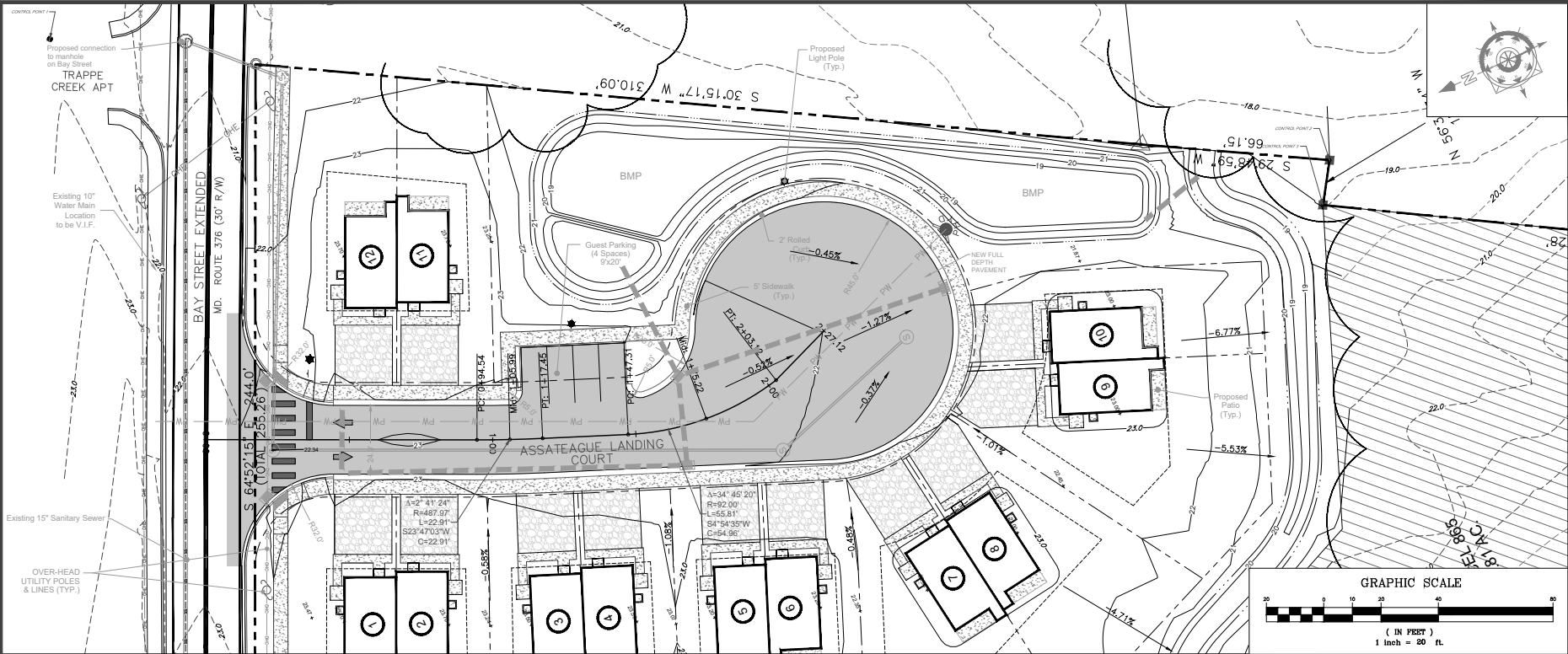
PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: DP CHECKED: JG

SCALE: 1" = 30'

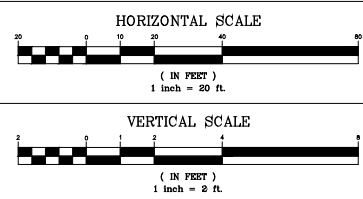
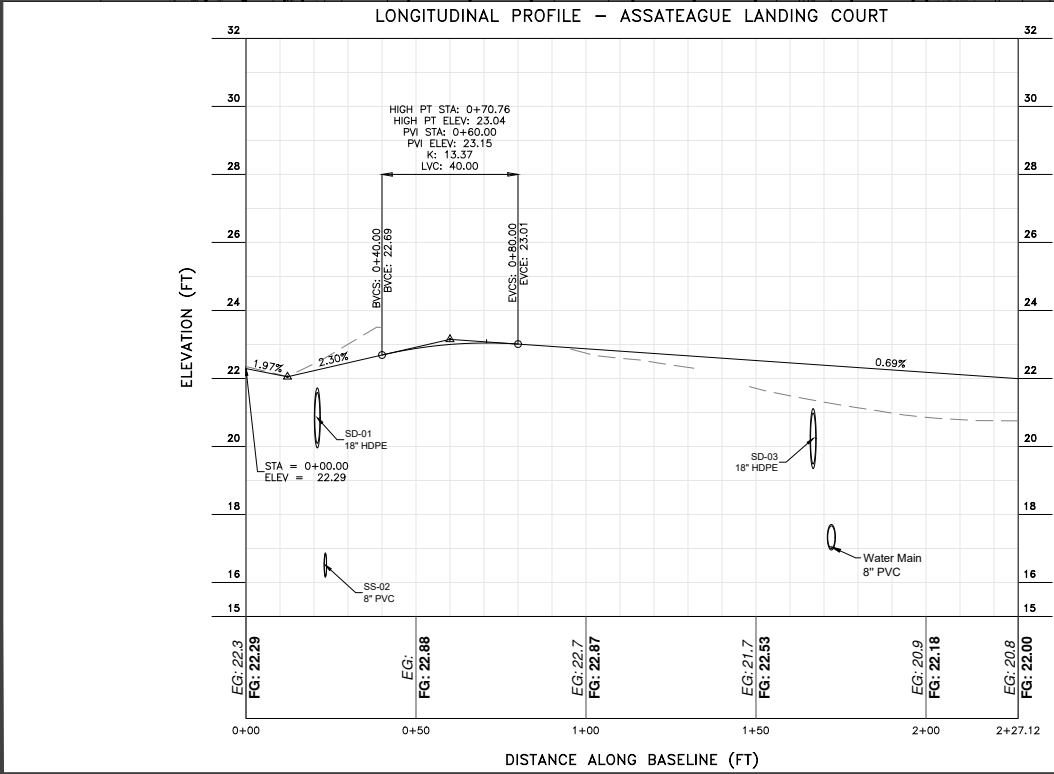
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ROAD NOTES:

- PATCHING AND REPAIR OF EXISTING COMPOSITE PAVEMENT SHALL ADHERE TO MDOT SHA GUIDELINES. SEE DETAIL MD-578.03-01 ON SHEET C-500.
- SEE TOWN OF BERLIN DETAIL 8.12 ON SHEET C-501 FOR TYPICAL MINOR COLLECTOR STREET SECTION DETAIL.
- CURBING TO BE USED FOR ENTRANCE SHALL BE MDOT SHA STANDARD TYPE "A" COMBINATION CONCRETE CURB & GUTTER. SEE DETAIL MD-620.02 ON SHEET C-500.
- CURBING TO BE USED FOR CULDE-SAC SHALL BE INTEGRAL P.C.C. SUBURBAN CURB & GUTTER. SEE TOWN OF BERLIN DETAIL 10.01 ON SHEET C-501.



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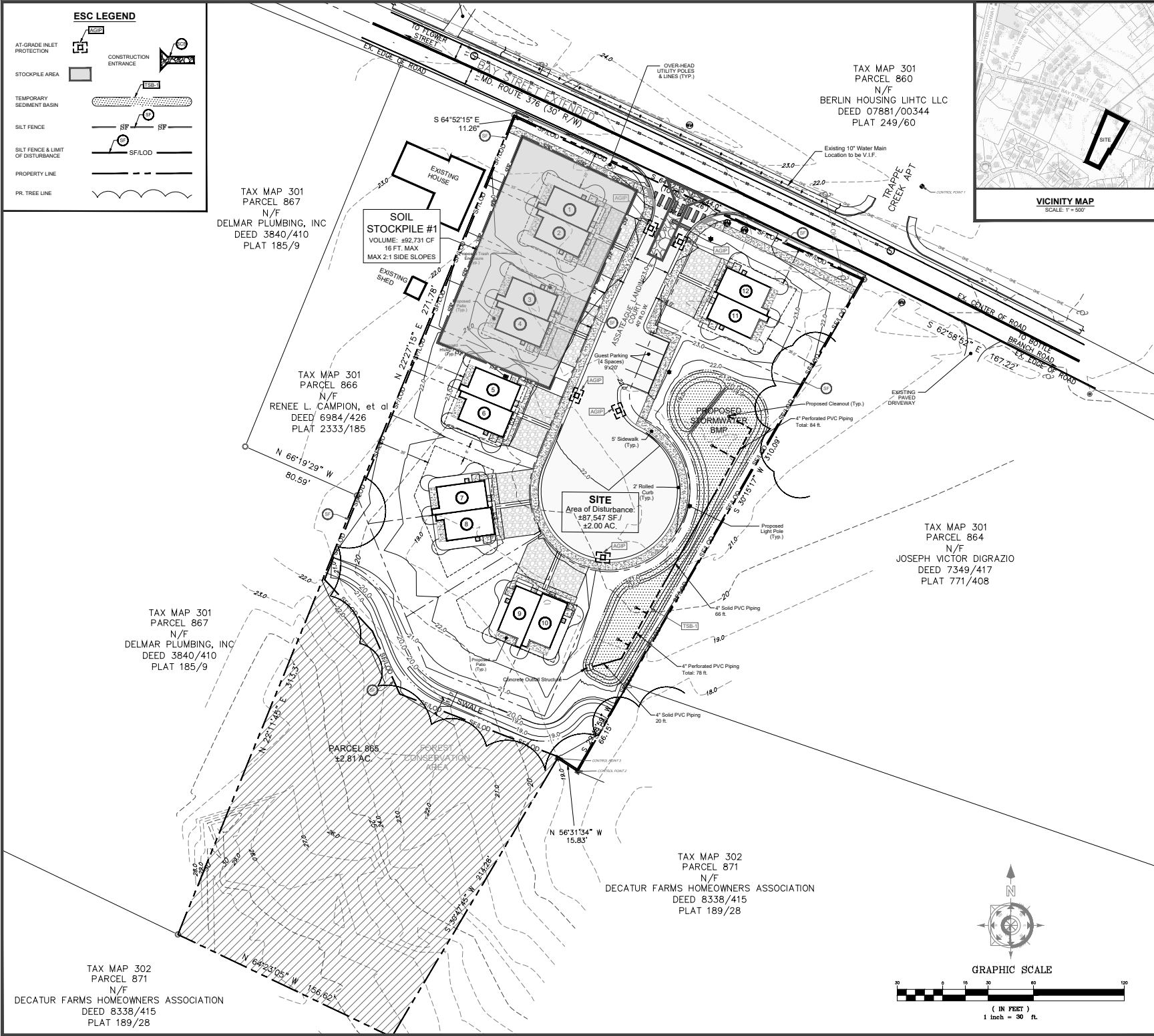
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ROAD
PLAN &
PROFILE

PROJECT:	23-03	DATE:	10/19/2024
DRAWN BY:	OP	CHECKED BY:	OP

9.10.25 PC Meeting Packet, pg. 26 of 44

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SEQUENCE OF CONSTRUCTION:

1. CONTACT TOWN OF BERLIN DEPARTMENT OF WATER RESOURCES AT (410) 641-3845 AND MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) (410-537-3810) TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING ANY SITE WORK. FAILURE TO DO SO MAY RESULT IN AN IMMEDIATE "STOP WORK ORDER".
2. CLEAR AND GRUB AREA NECESSARY TO INSTALL PERIMETER CONTROLS, AND INSTALL SILT FENCE.
3. INITIAL STABILIZED CONSTRUCTION ENTRANCE (SCE) AS SHOWN ON PLAN.
4. CONTACT MARYLAND DEPARTMENT OF THE ENVIRONMENT AT (410) 713-3684 AFTER THE INSTALLATION OF PERIMETER CONTROLS BUT PRIOR TO THE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
5. CLEAR AND GRUB THE REMAINING EXISTING VEGETATION WITHIN THE LIMITS OF DISTURBANCE, WITHOUT CLEARING EXISTING SINGLE TREES SHOWN ON THIS PLAN.
6. ROUGH GRADE SITE PER PROPOSED GRADING PLAN.
7. TEMPORARY STABILIZATION SHALL BE PROVIDED TO DISTURBED AREAS WITHIN THREE (3) CALENDAR DAYS.
8. CONSTRUCT TEMPORARY SEDIMENT BASIN TSB-1. INSTALL OUTFALL STRUCTURE, OUTFALL PIPE, AND RIPRAP STABILIZATION. INSTALL HORIZONTAL DRAW-DOWN DEVICE ON OUTFALL STRUCTURE IN ACCORDANCE WITH DETAIL B-4.4 ON SHEET C-50.
9. GRADE ENTRANCE, ROADS, AND PARKING AREAS PER PROPOSED GRADES PROVIDED.
10. FINALIZE GRADES AND PAVE AS SHOWN ON PLANS.
11. STABILIZE ALL AREAS. FLUSH STORM DRAINS AND REMOVE ACCUMULATED SEDIMENT. REMOVE ALL ACCUMULATED SEDIMENT FROM TSB-1 PRIOR TO CONVERTING TO SOW.
12. CONVERT TSB-1 INTO SUBMERGED GRAVEL WETLAND (SGW). STORM FACILITIES MUST BE INSPECTED THROUGHOUT THEIR CONSTRUCTION. MATERIAL LAYERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CROSS SECTION ON SHEET C-107.
13. EXCAVATE SOW AREA WITH LIGHTWEIGHT WIDE TRACKED EQUIPMENT TO MINIMIZE SUBGRADE DISTURBANCE AND COMPACTION. SOW AREA SHALL BE GRADED IN ACCORDANCE WITH SHEET C-105 GRADING PLAN.
14. ALL MATERIALS SPECIFIED FOR USE IN THE SOW SHALL BE APPROVED PRIOR TO INSTALLATION.
15. SUBDRAINS, CLEANOUTS, AND MONITORING WELLS SHALL BE INSTALLED IN ACCORDANCE WITH SHEETS C-106 AND C-107.
16. STABILIZE ALL REMAINING DISTURBED AREAS WITH PERMANENT VEGETATION OR SITE SPECIFIC VEGETATION AS NOTED.
17. IF CONSTRUCTION IS NOT INITIATED WITHIN SEVEN (7) DAYS, STABILIZE ALL DISTURBED AREAS NOT STABILIZED BY STONE, GRAVEL, PAVING, CONCRETE, OR LANDSCAPING ROCK AS PER PERMANENT VEGETATION STABILIZATION REQUIREMENTS.
18. PERIMETER CONTROLS TO REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED.
19. INSPECTION BY AN MDE INSPECTOR SHALL BE DONE AFTER THE SITE IS COMPLETELY STABILIZED BUT PRIOR TO THE REMOVAL OF THE PERIMETER CONTROLS.
20. FOLLOWING FINAL SITE STABILIZATION, REMOVE PERIMETER CONTROLS AND STABILIZE AREAS DISTURBED DURING THEIR REMOVAL.
21. ALL MAINTENANCE OF THE FINAL SITE SHALL BE CONTROLLED BY THE SITE OWNER. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO MAINTAIN THE STABILIZED AREAS. CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

CONSTRUCTION & RESPONSIBILITY NOTES:

1. CONTRACTOR SHALL BE REQUIRED TO PROVIDE ALL MATERIALS AND APPURTENANCE NECESSARY TO COMPLETE PROJECT CONSTRUCTION AS SHOWN ON THE DRAWINGS AND DESCRIBED IN THE SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT MISS UTILITY FOR LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. (800-441-5355)
3. THE CONTRACTOR SHALL CONFINE HIS ACTIVITIES TO THE SITE. ANY DAMAGE TO EXISTING UTILITIES, ETC. CAUSED BY THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
4. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR CONSTRUCTION PERMITS AND FEES.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORCESTER COUNTY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ONGOING INSPECTION AND ACCEPTANCE BY WORCESTER COUNTY ROADS, WORCESTER COUNTY HEALTH DEPARTMENT AND WORCESTER COUNTY SANITARY DISTRICT.
7. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL FACILITIES SHOWN HEREON, AND THEY SHALL BE APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT OR THEIR AUTHORIZED AGENTS PRIOR TO THE START OF ANY GRADING OPERATIONS OR CONSTRUCTION.
8. FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY SITE STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS ON ALL PERIMETER CONTROLS, DICES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THEN 3 HORIZONTAL TO ONE VERTICAL (3:1) AND WITHIN SEVEN (7) DAYS ON ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
9. IF DURING ANY PERIOD OF CONSTRUCTION THERE SHOULD BE A PROBLEM WITH EROSION CONTROL, THE PROPER AND NECESSARY MEASURES WILL BE TAKEN TO CORRECT THE PROBLEM BY THE OWNERS AND/OR THE CONTRACTORS.
10. ALL DISTURBED AREAS NOT PAVED OR SURFACED SHALL BE REVEGETATED AND STABILIZED FOLLOWING THE RECOMMENDATIONS SHOWN ON THE DETAIL SHEET FOR TEMPORARY AND PERMANENT SEEDING.
11. ALL PHASES OF CONSTRUCTION WILL ADHERE TO ALL EROSION AND SEDIMENT CONTROL MEASURES AS SET FORTH IN THE APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR THIS SITE. THE SEDIMENT CONTROL APPROVALS ON THIS PLAN EXTEND ONLY TO THE AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK.
12. THE APPROVAL OF THE PLAN FOR SEDIMENT EROSION CONTROL DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL/STATE/COUNTY/TOWN REQUIREMENTS PERTAINING TO ENVIRONMENTAL ISSUES.

SEDIMENT & EROSION CONTROL NOTES:

1. ON ALL SITES WITH DISTURBED AREAS, APPROVAL OF THE STATE OF MARYLAND SHALL BE REQUESTED UPON COMPLETION OF THE INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDINGS OR GRADING APPROVALS MAY NOT BE AUTHORIZED UNTIL THIS INITIAL APPROVAL BY THE STATE OF MARYLAND IS MADE.
2. APPROVAL SHALL BE REQUESTED UPON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS BEFORE REMOVAL OF CONTROLS.
3. THE DEVELOPER SHALL REQUEST THAT THE STATE OF MARYLAND APPROVED WORK COMPLETED AT THE STATES OF CONSTRUCTION SPECIFIED BELOW IN ACCORDANCE WITH THE APPROVED PLAN, THE GRADING PERMIT OR THE BUILDING PERMIT.
4. ALL SEDIMENT CONTROL DEVICES SHALL REMAIN IN OPERATION UNTIL THE CONSTRUCTION PROJECT IS FULLY STABILIZED BY VEGETATION OR PAVING AND FREE FROM ALL SEDIMENT.
5. PERIODIC INSPECTION AND REPAIR OF ALL EROSION CONTROL DEVICES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL INSPECT AND REPAIR ALL DAMAGE CAUSED BY STORM EVENTS, SUBCONTRACTORS, I.E. UTILITY COMPANIES, ETC., VANDALISM AND GENERAL DISREPAIR.
6. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE WORCESTER CO. SOIL CONSERVATION DISTRICT.
7. IF DUST CREATED TRAFFIC SAFETY PROBLEMS, HEALTH HAZARDS, OR OFF-SITE DAMAGE, THE SITE SHALL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS MOIST. REPEAT AS NECESSARY.
8. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL, EXCEPT SURFACE MINES AND LANDFILL PLANS WHICH REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL UNLESS SPECIFICALLY EXTENDED OR RENEWED BY THE APPROVAL AUTHORITY.
9. ALL WORK AREAS SHALL BE STABILIZED AT THE END OF THE DAY.
10. DOWNSIDE TO A PORTABLE SEDIMENT TANK IF NEEDED.
11. ANYTIME A SOIL EROSION OR SEDIMENT CONTROL PROBLEM OCCURS, PROMPT AND NECESSARY MEASURES WILL BE TAKEN BY THE OWNER AND/OR CONTRACTOR TO CORRECT THE PROBLEM.
12. ALL PHASES OF CONSTRUCTION WILL ADHERE TO ALL SEDIMENT AND EROSION CONTROL MEASURES AS SET FORTH IN THE APPROVED SEDIMENT AND EROSION CONTROL PLAN FOR THIS SITE.

STOCKPILE AREA:

1. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL AND BASED ON A SIDE SLOPE RATIO NO STEEPER THAN 2:1. BENCHING MUST BE PROVIDED IN ACCORDANCE WITH SECTION B-3 LAND GRADING.
2. RUNOFF FROM THE STOCKPILE AREA MUST DRAIN TO A SUITABLE SEDIMENT CONTROL PRACTICE.
3. ACCESS THE STOCKPILE AREA FROM THE UPGRADE SIDE.
4. WHERE RUNOFF CONCENTRATES ALONG THE TOE OF THE STOCKPILE FILL, AN APPROPRIATE EROSION/SEDIMENT CONTROL PRACTICE MUST BE USED TO INTERCEPT THE DISCHARGE.
5. STOCKPILES MUST BE STABILIZED IN ACCORDANCE WITH THE 37 DAY STABILIZATION REQUIREMENT AS WELL AS STANDARD B-4-1 INCREMENTAL STABILIZATION AND STANDARD B-4-4 TEMPORARY STABILIZATION.
6. IF THE STOCKPILE IS LOCATED ON AN IMPERVIOUS SURFACE, A LINER SHOULD BE PROVIDED BELOW THE STOCKPILE TO FACILITATE CLEANUP. STOCKPILES CONTAINING CONTAMINATED MATERIAL MUST BE COVERED WITH IMPERMEABLE SHEETING.

OWNERS CERTIFICATION:

1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN.
2. THE RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OR TRAINING AT THE DEPARTMENT APPROVED TRAINING PROGRAM (GREEN-CARD CERTIFICATION FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. CERTIFICATION MAY BE WAIVED BY THE APPROVAL AUTHORITY ON ANY PROJECT INVOLVING FOUR OR FEWER RESIDENTIAL UNITS) AND AS APPLICABLE PER COUNTY.
3. THE DEVELOPER WILL BE PROVIDED ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

SIGNATURE: _____

DATE: _____

PLANS ISSUED FOR:

Review

REVISIONS:

No.	Revision/Issue	Date

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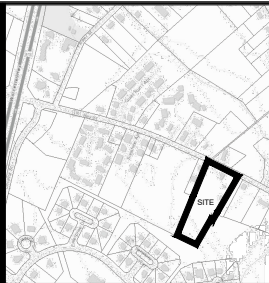
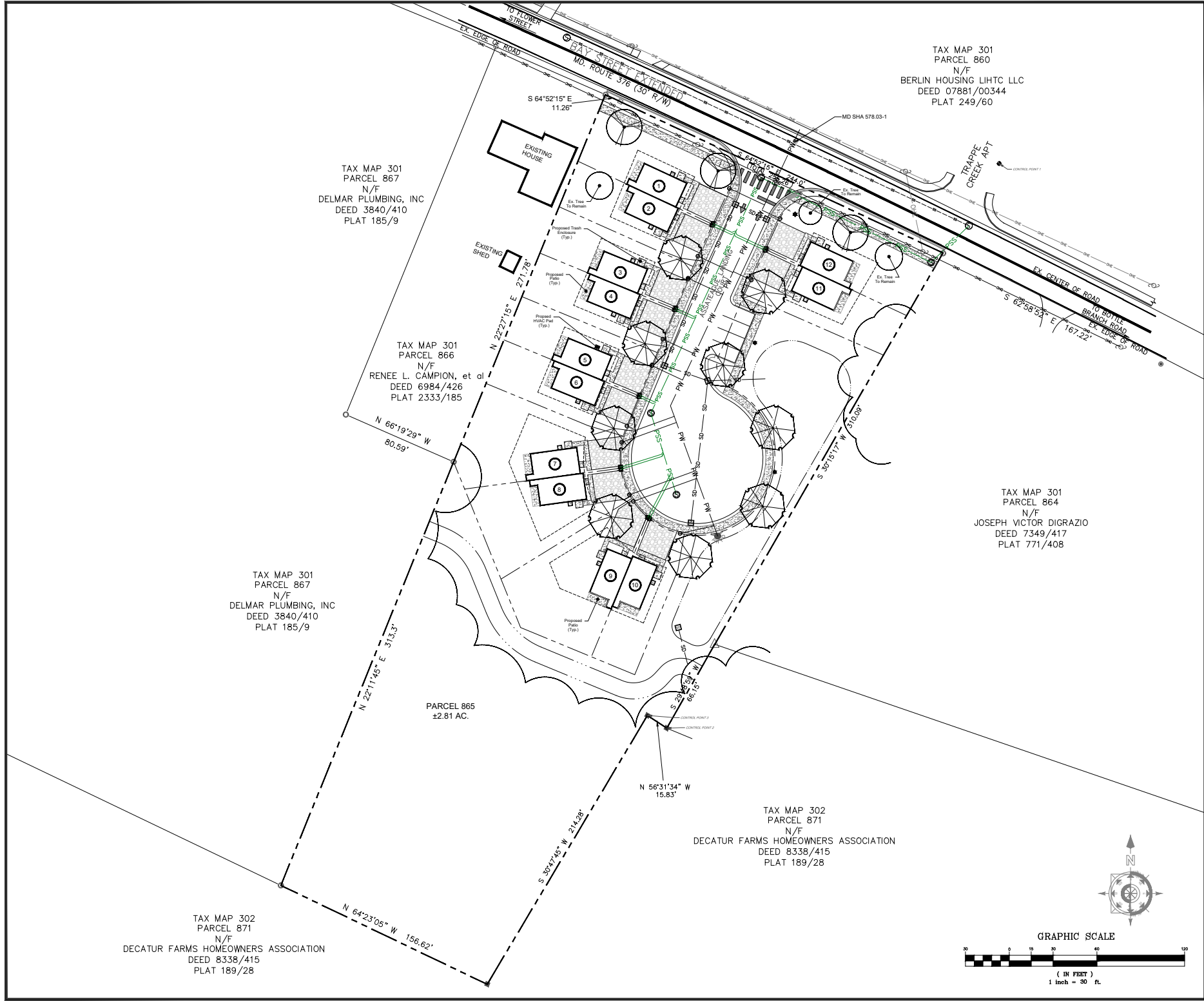
EROSION
&
SEDIMENT
CONTROL
PLAN

PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: TBI SCALE: 1" = 30'

9.10.25 PC Meeting Packet pg. 27 of 44

C-108



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
ERIC DAVIS RENTAL PROPERTIES
1411 S SALESBURY BLVD SUITE A
SALESBURY, MD 21801
410.546.0019

TAX MAP: MAP 301 GRID 20 PARCEL 865
EXISTING ZONING: R-3 APARTMENT DISTRICT
PROPOSED ZONING: R-3 APARTMENT DISTRICT
TYPE OF DEVELOPMENT: RESIDENTIAL TWO-FAMILY
6 DUPLEX STRUCTURES
12 RESIDENCES

CRITICAL AREA: NO
TOTAL SITE AREA: ±2.81 ACRES

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.
SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD '83.

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SEWER: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

UTILITY NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF BERLIN CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) (410-537-3510) TO COORDINATE THE REMOVAL OF THE EXISTING WELLS ON THE SITE.
3. CONTACT MISS UTILITY (800-257-7777) FOR EXISTING UTILITY LOCATIONS PRIOR TO COMMENCING THE WORK.
4. WATER SERVICE LINE SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM LATERAL SEWER AND SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES.
5. THE WATER SERVICE LINE CROSSING THE STORM DRAIN AND ALL OTHER UTILITIES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION OF 12 INCHES.
6. WATER SERVICE LINES FROM THE WATER METERS TO THE HOMES SHALL BE 1" POLYETHYLENE TUBING, SDR 9, CTS.
7. SEWER LATERALS SHALL BE 6" PVC SDR 35 WITH A 6" CLEANOUT AND A 1% MIN. SLOPE.
8. SOLID COPPER WIRE SHALL BE ATTACHED TO ALL NON-METALLIC SEWER LATERAL PIPING AS IT IS INSTALLED. THE WIRE SHALL BE DUCT TAPED TO THE TOP, EACH END, AND CENTER OF EACH FACTORY LENGTH OF PIPE.
9. TRACER WIRE SHALL BE INSTALLED ON ALL WATER SERVICES.
10. FITTING LOCATIONS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATION OF THE TOWN OF BERLIN.
11. ALL FITTINGS SHALL BE UTILIZED AS MANUFACTURER'S RECOMMENDATION.
12. EXISTING UTILITY INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
13. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND ELEVATION OF THE SEWER MAIN AND MANHOLE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER.
14. ANY DEVIATION FROM THIS DESIGN MUST BE APPROVED PRIOR INSTALLATION BY THE ENGINEER.

PLANS ISSUED FOR:
Review

REVISIONS:

No.	Revised/Issue	Date

ASSATEAGUE LANDING

BAY STREET - BERLIN, MARYLAND
WORCESTER COUNTY

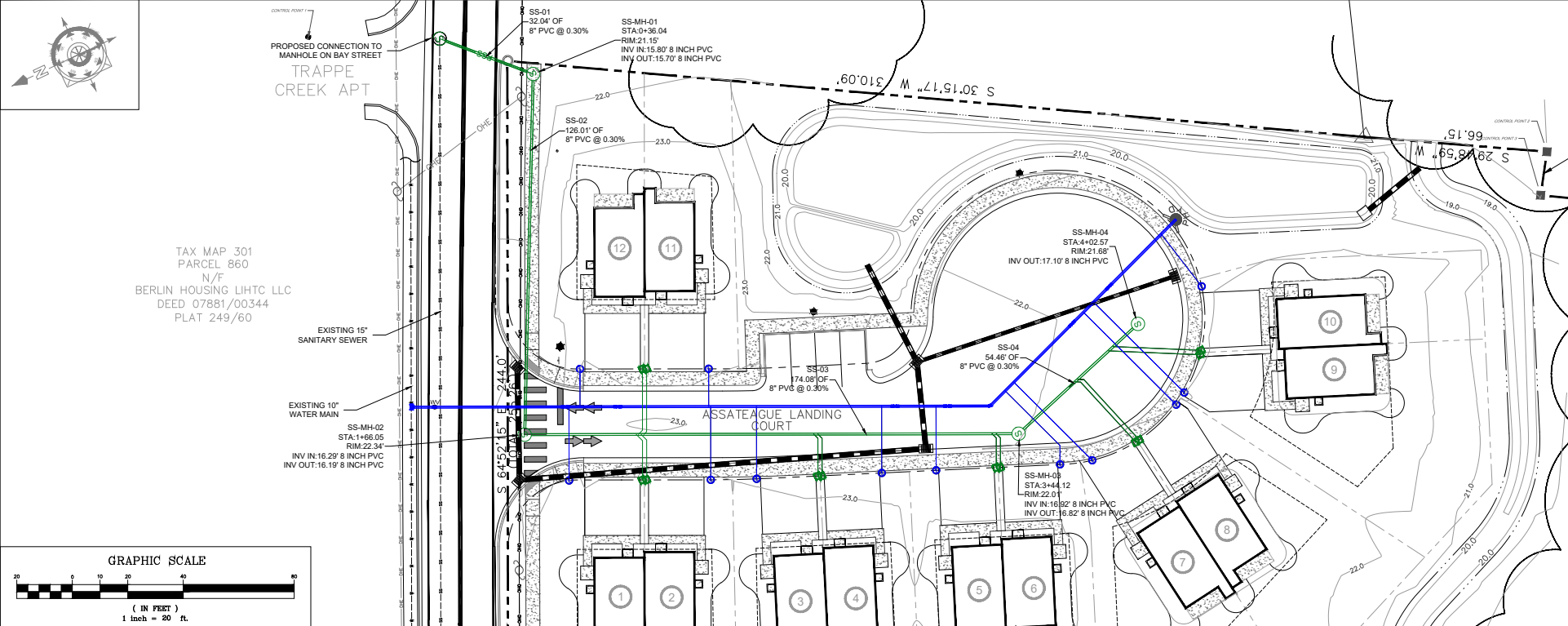
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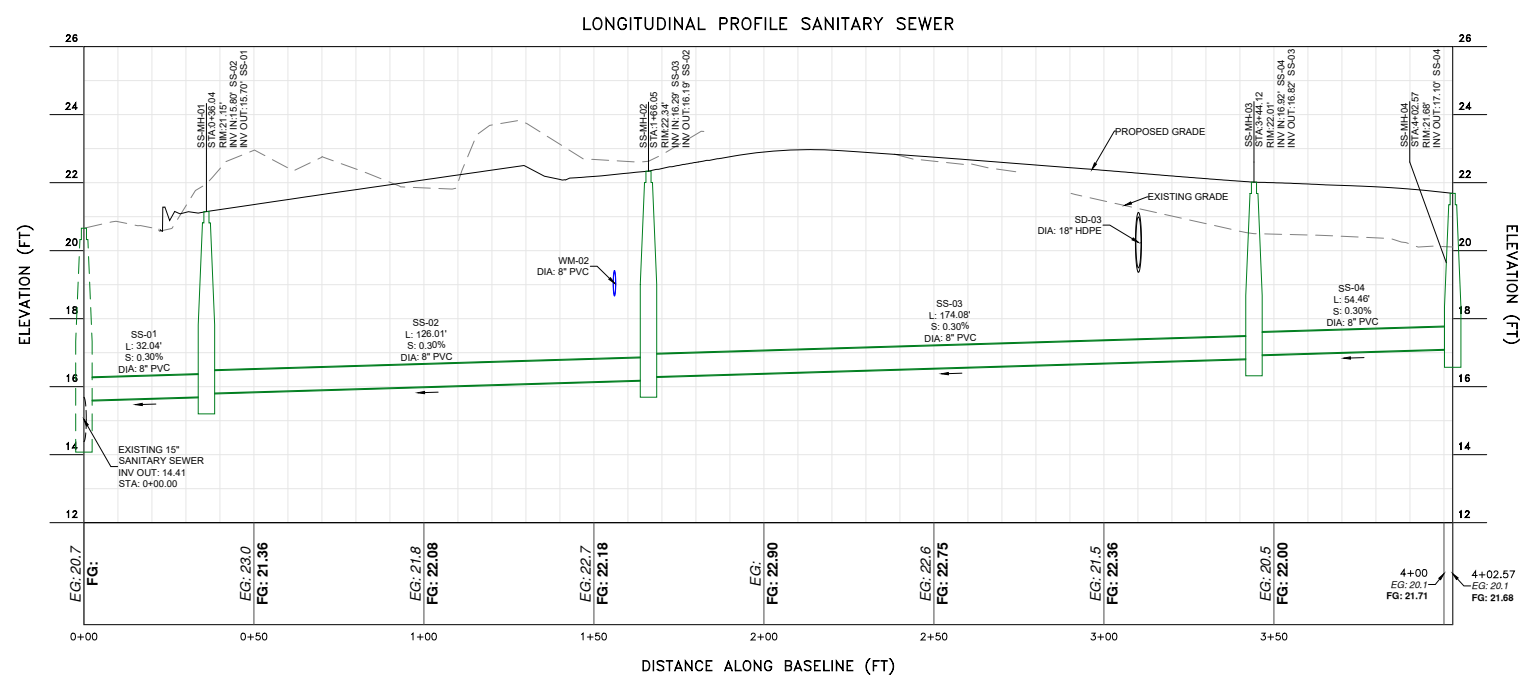
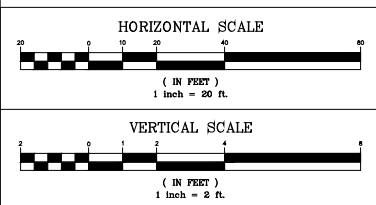
UTILITY PLAN

PROJECT: 23-03 DATE: 10/19/2024
DRAWN BY: JAL SCALE: 1" = 30'



Structure Table	
Structure Name	Structure Details
SS-MH-01	RIM = 21.15' SUMP = 15.70' SS-02 INV IN = 15.80' SS-01 INV OUT = 15.70'
SS-MH-02	RIM = 22.34' SUMP = 16.19' SS-03 INV IN = 16.29' SS-02 INV OUT = 16.19'
SS-MH-03	RIM = 22.01' SUMP = 16.82' SS-04 INV IN = 16.92' SS-03 INV OUT = 16.82'
SS-MH-04	RIM = 21.68' SUMP = 17.07' SS-04 INV OUT = 17.10'

Pipe Table			
Pipe Name	Size	Length	Slope
SS-01	8"	32.04'	0.30%
SS-02	8"	126.01'	0.30%
SS-03	8"	174.08'	0.30%
SS-04	8"	54.46'	0.30%



PLANS ISSUED FOR:
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No.	Revision/Issue	Date

ASSATEAGUE LANDING

BAY STREET - BERLIN, MARYLAND
WORCESTER COUNTY

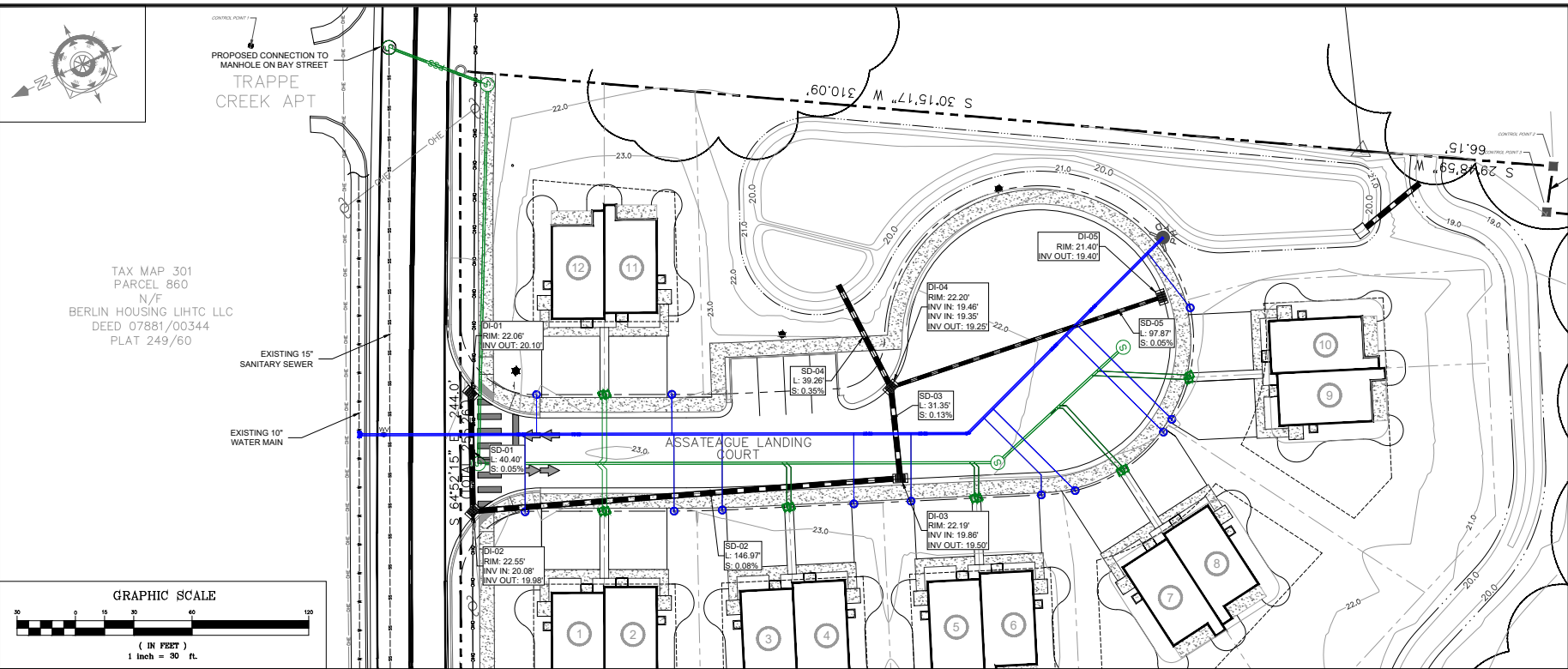
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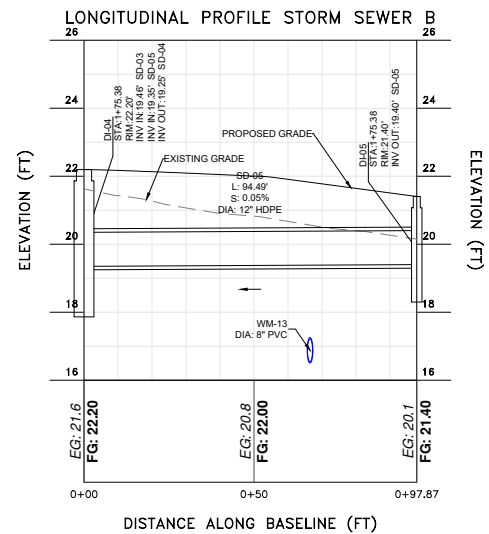
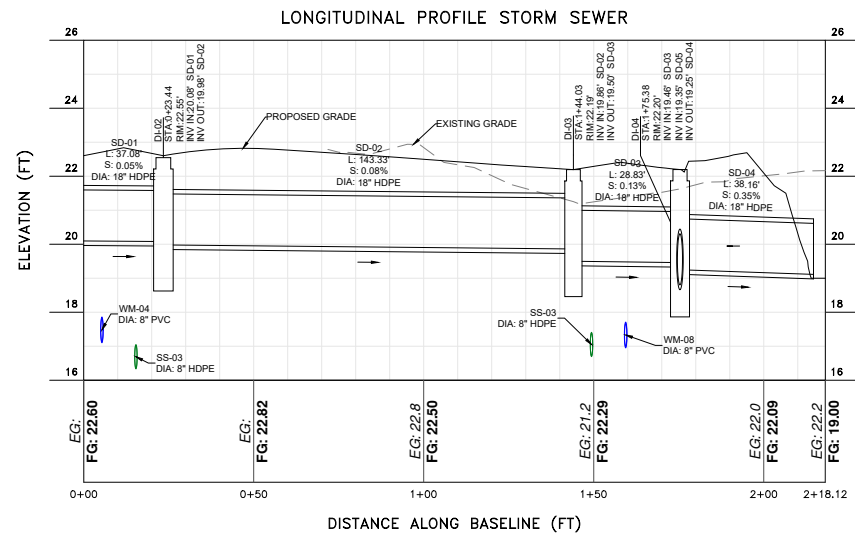
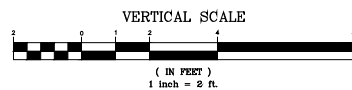
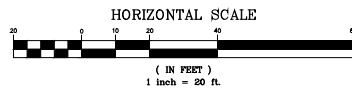
**SANITARY
SEWER
PLAN &
PROFILE**

PROJECT: 23-03 DATE: 10/19/2024
DRAWN BY: TBB SCALE: 1"=20'



Structure Table	
Structure Name	Structure Details
DI-01	RIM = 22.06' SUMP = 19.47' SD-01 INV OUT = 20.10'
DI-02	RIM = 22.55' SUMP = 19.35' SD-01 INV IN = 20.08' SD-02 INV OUT = 19.98'
DI-03	RIM = 22.19' SUMP = 19.13' SD-02 INV IN = 19.96' SD-03 INV OUT = 19.50'
DI-04	RIM = 22.20' SUMP = 18.53' SD-03 INV IN = 19.46' SD-05 INV IN = 19.35' SD-04 INV OUT = 19.25'
DI-05	RIM = 21.40' SUMP = 18.97' SD-05 INV OUT = 19.40'

Pipe Table			
Pipe Name	Size	Length	Slope
SD-01	18"	37.08'	0.05%
SD-02	18"	143.33'	0.08%
SD-03	18"	28.83'	0.13%
SD-04	18"	38.16'	0.35%
SD-05	12"	94.49'	0.05%
SD-07	18"	23.55'	1.06%



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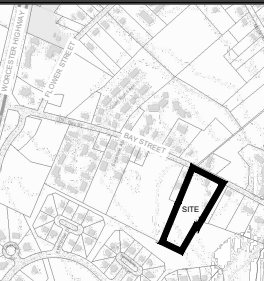
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**STORM
SEWER
PLAN &
PROFILE**

PROJECT: 23-03 DATE: 10/19/2024
DRAWN BY: TBB SCALE: 1"=20'

CONTROL POINTS	NORTHING (FT)	EASTING (FT)	ELEVATION (FT)	DESCRIPTION
1	243926.761	1827073.832	21.558	MAG NAIL
2	243540.204	1826846.353	18.85	MONUMENT
3	243548.942	1826833.157	19.48	MONUMENT

TAX MAP 301
PARCEL 860
N/F
BERLIN HOUSING LIHTC LLC
DEED 07881/00344
PLAT 249/60



VICINITY MAP
SCALE: 1" = 500'

GENERAL INFORMATION:

OWNER/DEVELOPER:
ERIC DAVIS RENTAL PROPERTIES
1411 S. SALISBURY BLVD. SUITE A
SALISBURY, MD 21801
410.546.5019

TAX MAP: MAP 301 GRID 30 PARCEL 860
EXISTING ZONING: R-3 APARTMENT DISTRICT
PROPOSED ZONING: R-3 APARTMENT DISTRICT
TYPE OF DEVELOPMENT: RESIDENTIAL/TWO-FAMILY;
12 TWO-FAMILY DWELLING

CRITICAL AREA: NO
TOTAL SITE AREA: 42.81 ACRES

OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS PROVIDED FOR OUR USE.

SURVEY PLAT DATUM IS MARYLAND STATE GRID NORTH NAD 83.

LOT AREA & SETBACKS:

MINIMUM LOT AREA (R-3): 6,000 S.F.
MINIMUM LOT WIDTH: 60'
REQUIRED SETBACKS: FRONT: 25'
SIDE: 10% Least Width (Min. 6')
REAR: 25% Sum of Widths (Min. 15')
30'

SITE NOTES:

FOREST CONSERVATION NOTES:
TOTAL SITE AREA: 2.81 ACRES
NET TRACT AREA: 2.81 ACRES
TOTAL EXISTING FOREST AREA: 1.53 ACRES
PROPOSED CLEARED FOREST: 0.78 ACRES
TOTAL PLANTING REQUIREMENT: 0.00 ACRES

PROPOSED BUILDING UNIT WIDTH: 18'
PROPOSED BUILDING UNIT LENGTH: 37'
PROPOSED BUILDING UNIT AREA: 666 SQ. FT.

TOTAL SITE AREA: 42.81 ACRES
PROP. BUILDING COVERAGE AREA: 0.164 ACRES / 5.8%

OPEN SPACE:

R-3 REQUIRED OPEN SPACE: MINIMUM 30%
PROPOSED AMENITIES: COMMUNITY PARK / OPEN SPACE

PROPOSED STORMWATER POND: 0.17 AC.
PROPOSED OPEN SPACE: 1.18 AC.
TOTAL OPEN SPACE: 1.34 AC. / 47.7%

TRAFFIC CIRCULATION:

SURFACE TREATMENT: PAVED
MIN. PARKING SPACE SIZE: 9' x 20'

PARKING:

REQUIRED PARKING: (2 SPACES PER UNIT)
12 UNITS x 2 = 24 SPACES

TOTAL SPACES PROVIDED: 28 SPACES
PRIVATE SPACES: 24 SPACES
VISITOR SPACES: 4 SPACES

ENVIRONMENTAL FEATURES:

NON-TIDAL WETLANDS: NONE
TIDAL WETLANDS: NONE
FLOODPLAIN PANEL: 24070105AH, EFFECTIVE: 7/18/2015
FLOOD ZONE: X
SHORELINE PROTECTION: N/A

UTILITIES:

WATER SUPPLY: TOWN OF BERLIN
SIDE: TOWN OF BERLIN
ELECTRIC: TOWN OF BERLIN

STRUCTURES & USE AREAS:

MAXIMUM BUILDING HEIGHT: 50'/NOT TO EXCEED 3 STORIES
BUILDING CONSTRUCTION: WOOD FRAME
LIGHTING PROPOSED: UTILITY GRANVILLE SERIES LUMINAIRE W/ BARRINGTON SERIES POST #61016-CA/finish
HEIGHT: 12.42 FT
WATTAGE: 100W METAL HALIDE VOLTS: 120V

PLANS ISSUED FOR:
Review

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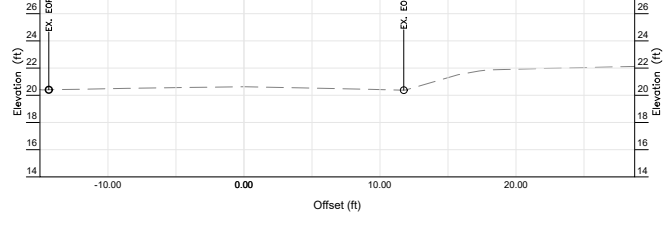
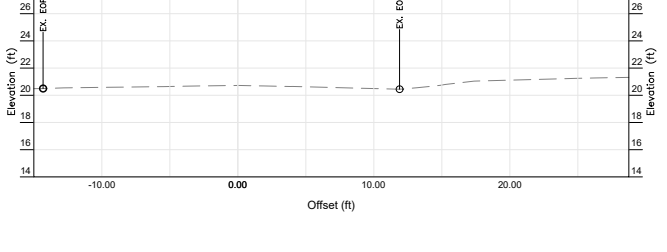
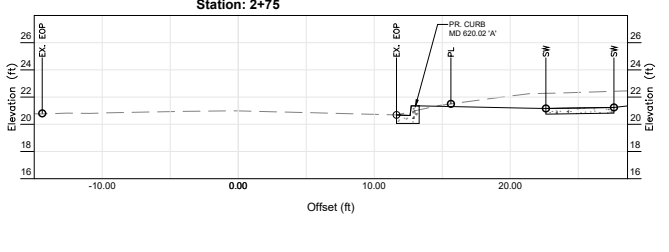
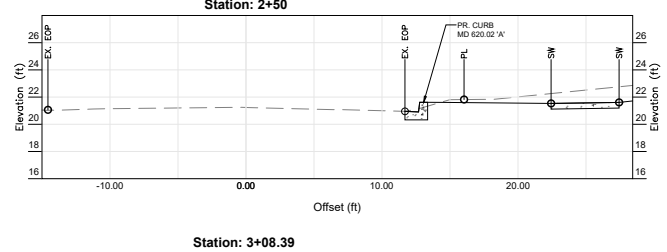
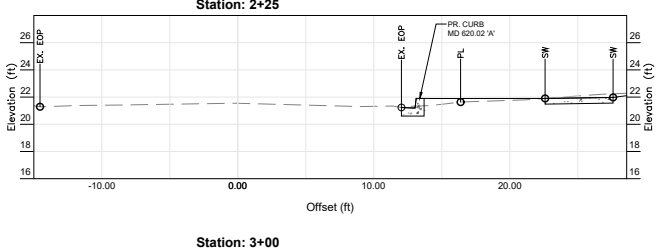
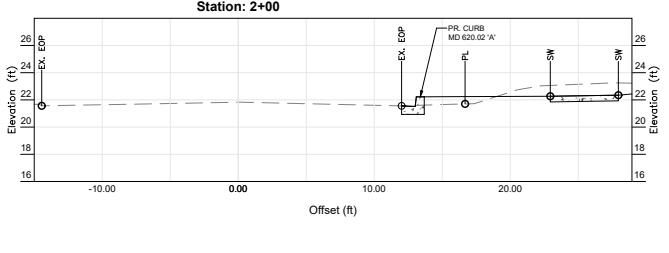
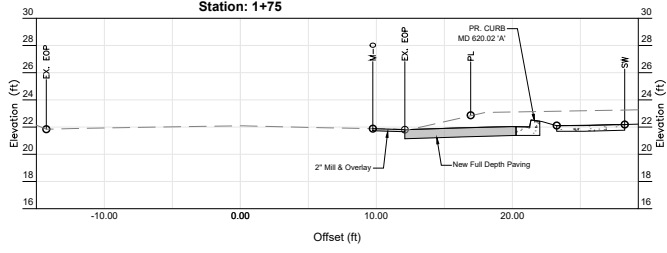
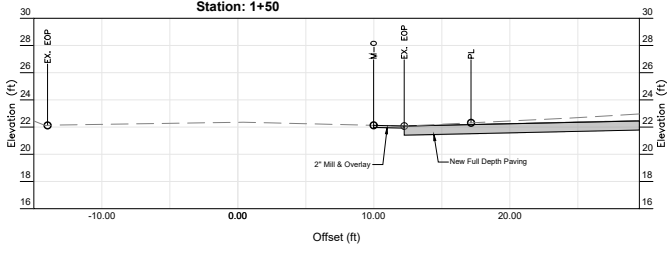
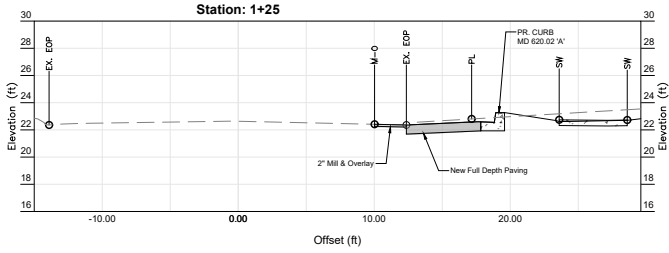
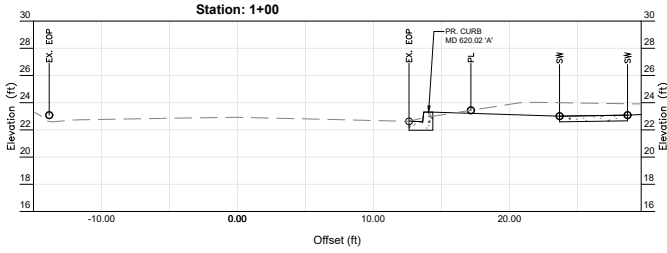
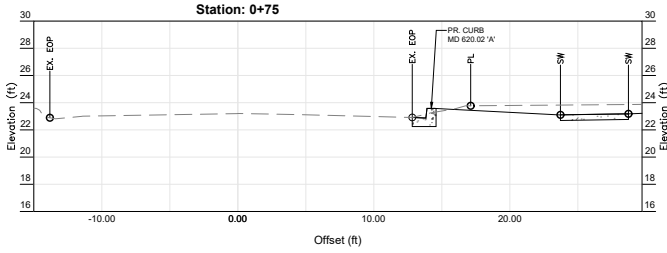
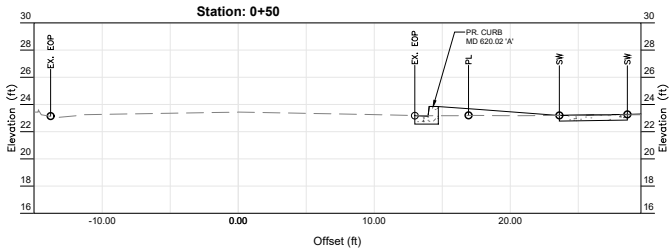
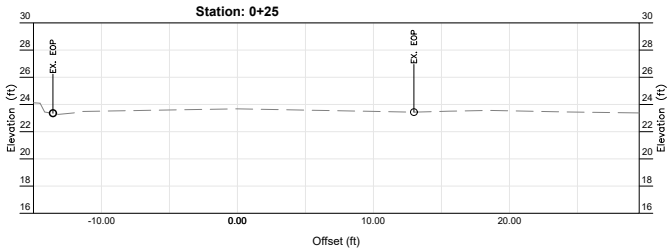
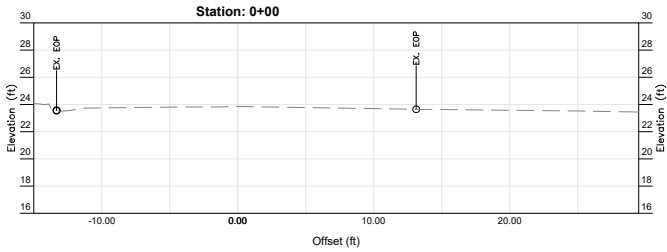
ENTRANCE
PLAN

PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: TBI

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LEGEND

EXISTING GRADE	---
PROPOSED GRADE	---
EXISTING EDGE OF PAVEMENT	EX EOP
PROPERTY LINE	PL
SIDEWALK	SW
MILL & OVERLAY	M-O

SCALE
V: 1" = 5'
H: 1" = 5'

NEW FULL DEPTH PAVING
See Detail on Sheet C-500

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PLANS ISSUED FOR:
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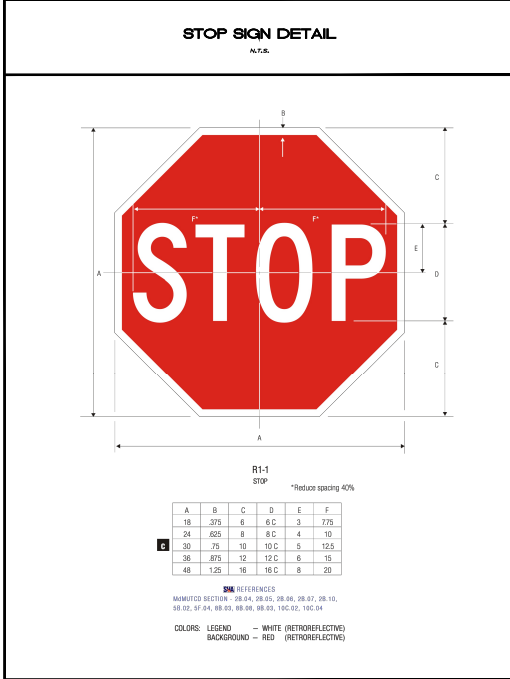
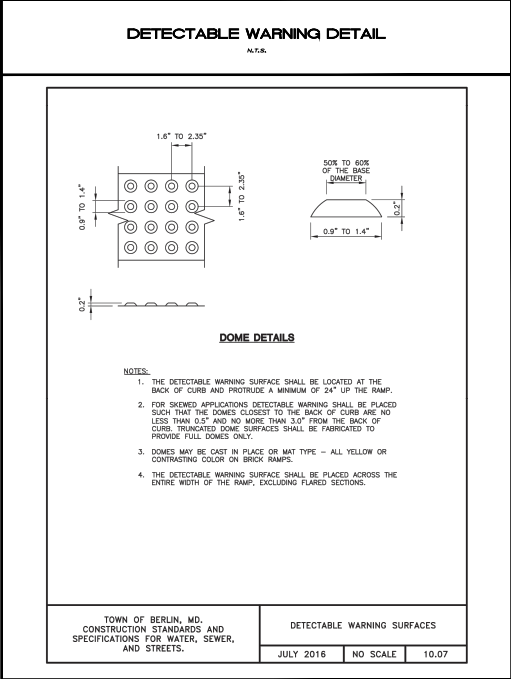
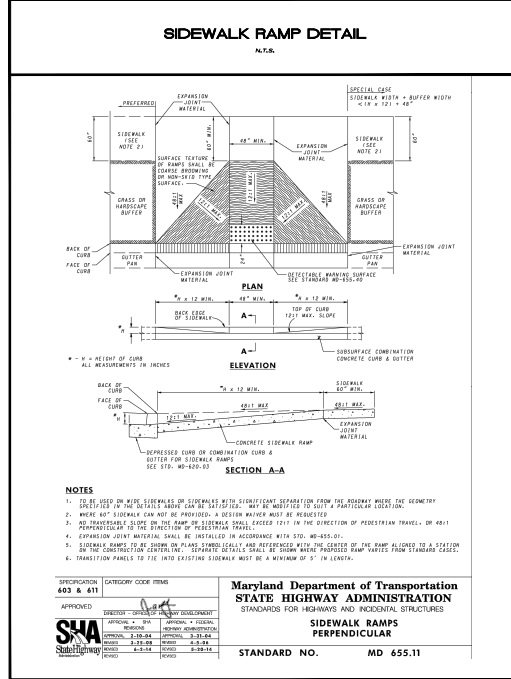
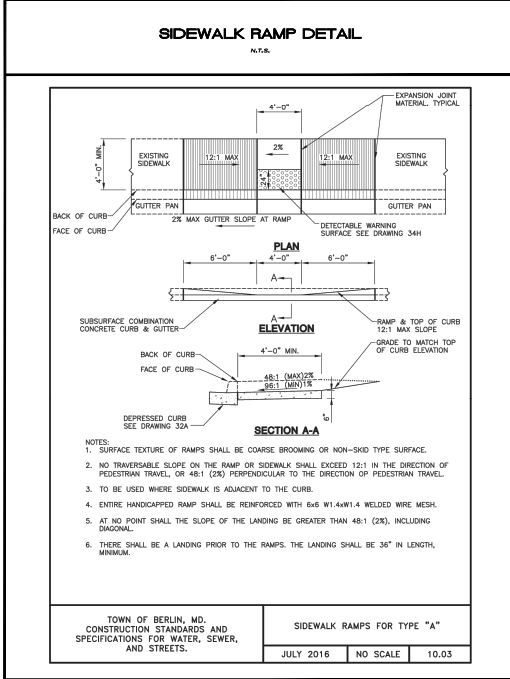
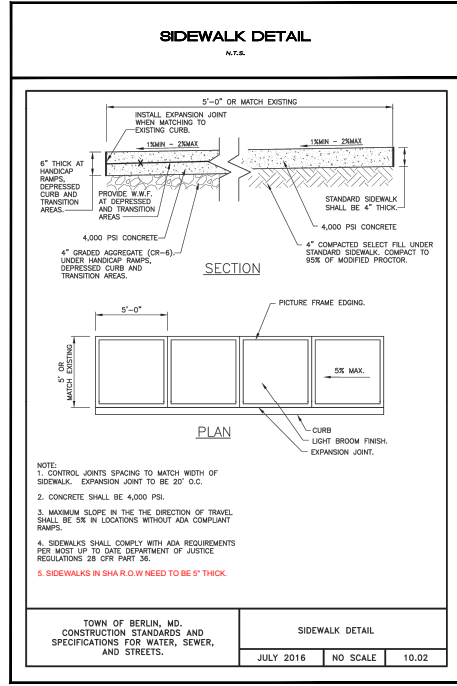
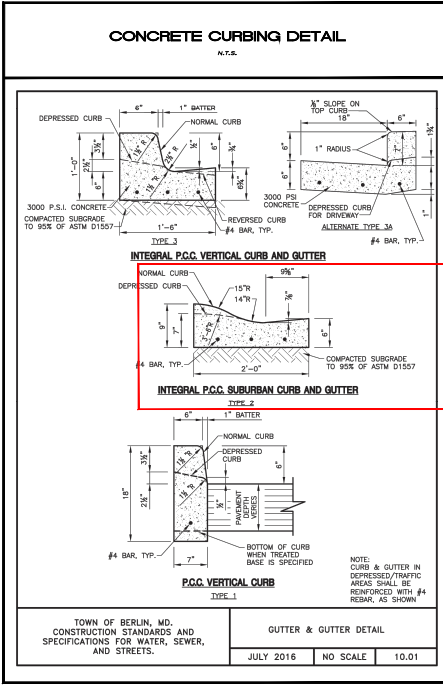
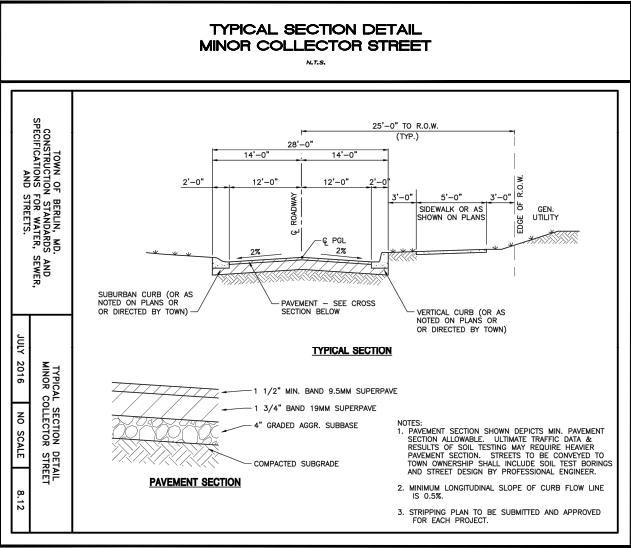
ENTRANCE
CROSS
SECTIONS

PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: DP

CHECKED BY: DP

SHA LIST OF STANDARDS FOR REFERENCE
0700
07800-01
08000
08002
08002-01
08005
08007
08008
08010
08012
08013
08014
08015



PLANS ISSUED FOR:
Review

REVISIONS:

No.	Revision/Issue	Date

ASSATEAGUE LANDING

BAY STREET - BERLIN, MARYLAND
WORCESTER COUNTY

Civil Engineers and Planners
and Surveyors

Atlantic Group & Associates, Inc.

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1180
Fax: (410) 629-1710
www.theatlantagrp.com

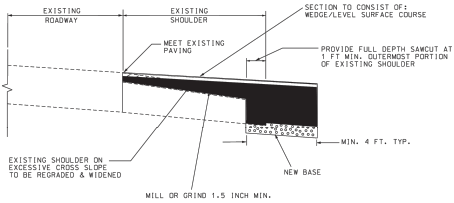
DETAILS

PROJECT: 23-03 DATE: 10/19/2024

DRAWN BY: TBR
CHECKED BY: TBR
DATE: 10/19/2024

TYPICAL SHOULDER BUILD-UP SECTION
ENGINEERING ACCESS PERMITS DETAIL

N.T.S.



NOTES:

1. ACCEPTABLE ONLY FOR EXISTING SHOULDERS THAT HAVE BEEN DEEMED TRAFFIC BEARING BY SHA.
2. REFER TO PAVING GUIDELINES IN 15.6.

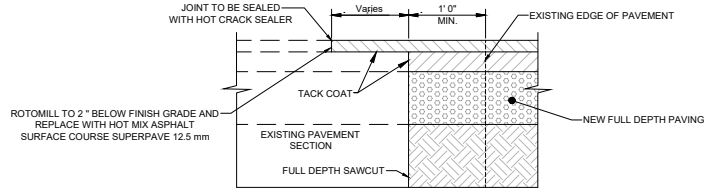
LEGEND

- NEW FULL DEPTH PAVING
- REMOVAL

TYPICAL SHOULDER BUILD-UP SECTION
ENGINEERING ACCESS PERMITS

MILL AND OVERLAY DETAIL

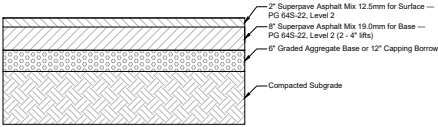
N.T.S.



Not to Scale

NEW FULL DEPTH PAVING

N.T.S.



PAVEMENT SECTION

PLANS ISSUED FOR:
Review

REVISIONS:

No.	Revision/Issue	Date

ASSATEAGUE LANDING

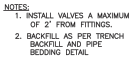
BAY STREET - BERLIN, MARYLAND
WORCESTER COUNTY

**Atlantic Group
& Associates, Inc.**
Civil Engineers
and Planners
Land Use
and Surveyors

10044 Old Ocean City Boulevard
Berlin, Maryland 21811
Ph: (410) 629-1180
Fax: (410) 629-1710
www.theatlanticgrp.com

DETAILS

PROJECT:	23-03	DATE:	10/19/2024
DRAWN BY:	TBL	CHECKED BY:	
DATE:		DATE:	



GATE VALVE DETAIL

JULY 2016	NO SCALE	4.00
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* USE OF BAGGED CONCRETE PROHIBITED.

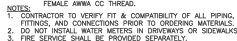
* USE OF BAGGED CONCRETE PROHIBITED.



JULY 2016	NO SCALE
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[illegible]

N.T.S.



JULY 2016	NO SCALE
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DIMENSION SCHEDULE

* USE OF BAGGED CONCRETE PROHIBITED



ION SCHEDULE

* USE OF BAGGED CONCRETE PROHIBITED.

BUTTRESS DETAIL TEES, WYES, & PLUGS

JULY 2016	NO SCALE	4.02
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NOTES:

1. SEE SPECIFIC METER DETAILS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
2. DO NOT TORQUE SADDLE WITHOUT PRESSURE IN MAIN.
3. TAPPING TOOL SHALL USE SHELL TYPE CUTTER WHICH RETAINS THE COUPON AND CHIPS. CONTRACTOR TO PROVIDE COUPONS TO RPR FOR EACH SERVICE.
4. EACH SERVICE SHALL BE BLOWN OFF PRIOR TO CONNECTION TO THE METER PIT.

WATER SERVICE TAP DETAIL

JULY 2016	NO SCALE	4.20
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VERTICAL UPWARD BEND DETAIL

JULY 2016	NO SCALE	4.03
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N.T.S.

NOTES: USE OF BAGGED CONCRETE PROHIBITED.
UTILITY DEFLECTIONS USING (4) 1/2" BENDS SHALL INCORPORATE MEGA-ROD & THREADED S.S. ROD TO RESTRAIN BENDS IN LIEU OF BUTTRESSES.



VERTICAL DOWNWARD BEND DETAIL

JULY 2016	NO SCALE	4.04
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June 10, 2025

Jason Lindsey, P.E.
Atlantic Group & Associates, LLC.
10044 Old Ocean City Boulevard
Berlin MD 21811

Dear Mr. Lindsey:

Thank you for the opportunity to review the most recent plan submittal for the proposed Assateague Landing residential neighborhood, located on the south side of Bay Street (MD 376), approximately 500 feet to the west of Bottle Branch Road, in Worcester County, MD. The plan review proposes six-duplex units containing two family units each. Access is proposed as one commercial two-way entrance from MD 376. The Maryland State Highway Administration (SHA) has reviewed the plans, and we are pleased to respond.

Based on the most recent submission, the plans are approved. Please provide two paper sets of the revised plans and the requested documentation noted in the attachment to complete your permit package. Please ensure all plans and supporting documentation are provided on CD, in PDF format, to Mr. Mark Crampton, District Engineer, at 660 West Road, Salisbury, MD 21801, attention Mr. Jeff Fritts. If you are unable to make a hard copy submission or would prefer to submit electronically, log into:

<https://mdotsha.force.com/accesspermit/login?ec=302&inst=1B&startURL=%2Faccesspermit>.

Please reference the SHA tracking number **24-AP-WO-007-XX** on future submissions.

Please keep in mind that you can view the project status and identify who conducted the review process via the SHA Access Management web page.

<http://www.roads.maryland.gov/pages/amd.aspx>.

If you have any questions or require additional information, please contact Mr. Jeff Fritts, Access Management Regional Engineer, at 410-677-4039, by using our toll-free number (in Maryland only) at 1-800-825-4742 (x4039), or via email at Jfritts@mdot.maryland.gov. Mr. Fritts will be happy to assist you.

Sincerely,



Mark Crampton
District Engineer

Attachment

Jason Lindsey, P.E.

Page Two

cc: Mr. Eric Davis, Owner/Developer
Ms. Kristen Tremblay, Zoning Administrator, Worcester County
Mr. Stuart White, Subdivisions and Site Plans, Worcester County
Mr. Jeff Fritts, Access Management Regional Engineer, District 1, SHA
Mark Gillis, EIT, Traffic Engineer, District 1, SHA
Matt Sosnowski, P.E., PTOE, Traffic Engineer (Consultant), District 1, SHA
Mr. Dan Wilson, Assistant District Engineer-Traffic, District 1, SHA

Please provide the following items with your permit package submission:

- 1. Provide two sets of revised paper plans. (Page 2 of the application asks for 14 plan sets; we only require 2)**
- 2. Provide a permit application. Please read the second page of the permit application closely, as it contains valuable information regarding your permit package submittal. The permit application can be found at:
<http://www.roads.maryland.gov/ohd2/SHAAccessPermitApplication.pdf>**
- 3. Please provide the Engineers Estimate (cost estimate sheet) via email in advance of the permit package for review and approval in order for this office to advise you of the required surety amount and to determine if inspection fees will be required.**
- 4. Surety for the work proposed within state right of way. An example can be found at:
<https://www.roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=454>**
- 5. A W9 should be submitted if inspection fees are required.**
- 6. Provide a CD, containing a comprehensive submittal of the permit package and all pertinent documentation relating to the project.**



STAFF REPORT

TO: Town of Berlin Planning Commission

FROM: Ryan Hardesty, Acting Planning & Zoning Director

MEETING DATE: Wednesday, September 10, 2025

SUBJECT: 534-540 Bay Street Property Subdivision

SUMMARY

The Town of Berlin Planning and Zoning Department has reviewed an application submitted by Atlantic Group & Associates to subdivide an existing parcel on Bay Street, west of Bottle Branch Road, into four residential lots. Staff supports approval of the preliminary subdivision. This approval, however, is preliminary only and does not constitute final subdivision approval. All required engineering, stormwater, and utility reviews must be completed prior to final subdivision approval.

BACKGROUND

The subject property is identified as Worcester County Tax Map 301, Parcel 865. The site totals approximately 2.81 acres ($\pm 130,834$ square feet) and is zoned R-3 Apartment District. The applicant proposes to create four lots with the following approximate sizes:

- **Lot 1:** 8,948 sq. ft.
- **Lot 2:** 8,700 sq. ft.
- **Lot 3:** 12,112 sq. ft.
- **Lot 4:** 92,605 sq. ft. (± 2.12 acres)

The property is served by Town of Berlin water, sewer, and electric utilities. It is located in FEMA Flood Zone X, outside the 100-year floodplain, and no tidal or non-tidal wetlands have been identified on site.

A Forest Conservation Plan has also been prepared. Of the 2.81-acre tract, 1.53 acres are existing forest, with approximately 0.76 acres proposed to be cleared. A conservation easement of 0.87 acres will be preserved in accordance with the Maryland Forest Conservation Act.

The applicant has submitted an Entrance Plan from a previous project, Assateague Landing, which was reviewed and approved by the State Highway Administration and is included in the meeting packet. Although the current subdivision is planned for the same location, it involves a reduction in the number of units. It is important to note that prior approval applied to a different subdivision concept with higher density than the four-lot subdivision currently under review.

FINDINGS

- The proposed subdivision is consistent with the R-3 zoning district, which permits residential development.
- All proposed lots meet or exceed the minimum lot size of 6,000 sq. ft. and minimum width of 60 feet required by zoning.

- Adequate water, sewer, and electric utility connections are available.
- A determination regarding stormwater management requirements cannot be made until further information is submitted. The Town requests that Atlantic Group provide a limit of disturbance plan for each lot, including:
 - Demolished items,
 - Conceptual house footprints,
 - Driveways,
 - Utility work, and
 - Associated grading and construction access.

RECOMMENDATION

Staff recommends that the Planning Commission approve the preliminary subdivision of the Bay Street property into four residential lots, with the following conditions:

1. Submission and approval of detailed engineering plans, including stormwater management and utility design.
2. Submission and approval of a limit of disturbance plan prepared by Atlantic Group, demonstrating full site disturbance for each lot, as described above.
3. Receipt of all required permits and approvals from applicable agencies before final subdivision recordation.

Note: Preliminary subdivision approval is not final approval. Compliance with all applicable conditions and regulations must occur before the subdivision can be recorded.