



**Town of Berlin  
Planning Commission**

**Wednesday, April 29, 2026**

**Berlin Police Department  
129 Decatur St., Berlin, MD 21811**

**4:00 PM – REGULAR SESSION**

- 1. Call To Order**
- 2. Agenda Adoption**
- 3. Case # PC-4-29-26-06:** Purnell Crossing Phase 5 South – Preliminary Plat Approval
- 4. Case # PC-4-29-26-07:** Purnell Crossing Phase 5 South – Record Plat Approval
- 5. Comments from the Public**
- 6. Comments from the Staff**
- 7. Comments for the Chairman**
- 8. Comments from the Commission**
- 9. 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.*



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



**PLANNING COMMISSION APPLICATION**

DATE: 4/22/2026

CASE NUMBER: Case # PC-4-29-26-06

Application Type (check one)

- Concept Site Plan Review
- Preliminary Site Plan Review
- Final Site Plan Review
- Preliminary Subdivision
- Final Subdivision
- Other \_\_\_\_\_

Has this project already been to the Planning Commission? If yes, when? 9 few times

PROJECT NAME/DESCRIPTION: Purell Crossing South phase 5

LOCATION OF PROPERTY: Prospect Drive

SIZE OF PROPERTY: \_\_\_\_\_ ZONING: PUD TOTAL LOTS: 20

PROPERTY OWNER/AGENT Teepee Development PHONE # \_\_\_\_\_

ADDRESS PO Box 460 Ocean City Md. 21843 EMAIL Troy.Purnell@aol.com

**IMPORTANT:**

- Submission of an application to the Planning Commission does not guarantee placement on a specific meeting agenda. All applications first undergo an administrative and technical review by Town staff to confirm completeness, compliance with Town Code requirements, payment of applicable fees, and the ability to meet public notice requirements.
- Only after an application is determined to be complete will it be scheduled for Planning Commission consideration, at which time the applicant will be notified of the meeting date.
- 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:**

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The applicant, or an authorized representative, has been advised to appear at the meeting of the Planning Commission scheduled for Wednesday, April 29, 2026 (date).

Applicant Signature Teepee Development, LLC Date 4/22/2026  
Troy Purnell, managing member

**APPROVED:**

\_\_\_\_\_  
 Planning Commission Chair (Date)

\_\_\_\_\_  
 Planning Director (Date)



# STAFF REPORT

**TO:** Planning Commission

**FROM:** Ryan Hardesty, Acting Planning Director

**MEETING DATE:** April 29, 2026

**SUBJECT:** Purnell Crossing South phase 5- Preliminary plat

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## **SUMMARY:**

The applicant has submitted a preliminary plat for Phase 5 of the Purnell Crossing South subdivision. This phase consists of 20 residential lots on approximately 7.83 acres.

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## **BACKGROUND:**

Purnell Crossing South is a multi-phase residential subdivision project. The proposed Phase 5 is located off Prospect Drive and represents a continuation of the development. The Planning Commission approved the Master Plan for this development at its April 8, 2026 meeting.

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## **FINDINGS:**

- The proposed Phase 5 includes 20 lots on 7.83 acres.
  - The property is zoned R-1 and R-2.
  - The submitted preliminary plat is consistent with Master Plan approved at the April 8, 2026 PC meeting.
  - The layout, density, and design adhere to the conditions established during the Master Plan approval on April 8, 2026.
- 

## **RECOMMENDATIONS:**

Staff recommends approval of the preliminary plat for Phase 5 of Purnell Crossing South, as submitted, based on its consistency with the approved Master Plan and compliance with applicable zoning requirements.

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NOTE: THIS PLAN REFLECTS THE DESCRIPTION OF THE LOT/AREAS AS NOTED IN THE TITLE OF THIS PLAN AS SHOWN ON THE RECORDS 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 RECORDS. PLEASE CONSULT THE SURVEYOR OR RECORDS OFFICE FOR A COMPLETE LIST OF RECORDS.



- LEGEND**
- DENOTES IRON ROD FOUND
  - DENOTES IRON PIPE FOUND
  - DENOTES IRON ROD SET
  - DENOTES CONCRETE MONUMENT SET
  - DENOTES UNMARKED POINT
  - DENOTES CONTROL AND CONTROL LABEL (SEE GENERAL NOTE #7)

LOT AREA TABLE		
LOT NUMBER	LOT AREA	BUILDABLE AREA
LOT 10	15,357 SQ. FT.±	8,747 SQ. FT.±
LOT 11	11,027 SQ. FT.±	5,550 SQ. FT.±
LOT 12	8,640 SQ. FT.±	4,080 SQ. FT.±
LOT 13	8,640 SQ. FT.±	4,080 SQ. FT.±
LOT 14	8,640 SQ. FT.±	4,080 SQ. FT.±
LOT 15	10,425 SQ. FT.±	4,116 SQ. FT.±
LOT 16	13,544 SQ. FT.±	8,350 SQ. FT.±
LOT 17	17,164 SQ. FT.±	12,726 SQ. FT.±
LOT 18	12,801 SQ. FT.±	8,194 SQ. FT.±
LOT 19	11,389 SQ. FT.±	6,215 SQ. FT.±
LOT 20	8,967 SQ. FT.±	4,222 SQ. FT.±
LOT 21	8,120 SQ. FT.±	4,771 SQ. FT.±
LOT 22	11,327 SQ. FT.±	7,320 SQ. FT.±
LOT 23	9,528 SQ. FT.±	4,708 SQ. FT.±
LOT 24	8,256 SQ. FT.±	3,797 SQ. FT.±
LOT 25	6,906 SQ. FT.±	3,772 SQ. FT.±
LOT 26	7,136 SQ. FT.±	4,012 SQ. FT.±
LOT 27	6,121 SQ. FT.±	3,426 SQ. FT.±
LOT 28	6,694 SQ. FT.±	3,836 SQ. FT.±
LOT 29	16,595 SQ. FT.±	11,600 SQ. FT.±
OUTLOTS/5W	1.586 ACRES±	N/A

CURVE TABLE				
CURVE	CHORD	ARC LENGTH	CHORD BEARING	DELTA ANGLE
101	12.00	17.89	N 41°00'00" E	37°16'19"
102	12.00	17.89	N 41°00'00" E	37°16'19"
103	12.00	17.89	N 41°00'00" E	37°16'19"
104	12.00	17.89	N 41°00'00" E	37°16'19"
105	12.00	17.89	N 41°00'00" E	37°16'19"
106	12.00	17.89	N 41°00'00" E	37°16'19"
107	12.00	17.89	N 41°00'00" E	37°16'19"
108	12.00	17.89	N 41°00'00" E	37°16'19"
109	12.00	17.89	N 41°00'00" E	37°16'19"
110	12.00	17.89	N 41°00'00" E	37°16'19"
111	12.00	17.89	N 41°00'00" E	37°16'19"
112	12.00	17.89	N 41°00'00" E	37°16'19"
113	12.00	17.89	N 41°00'00" E	37°16'19"
114	12.00	17.89	N 41°00'00" E	37°16'19"
115	12.00	17.89	N 41°00'00" E	37°16'19"
116	12.00	17.89	N 41°00'00" E	37°16'19"
117	12.00	17.89	N 41°00'00" E	37°16'19"
118	12.00	17.89	N 41°00'00" E	37°16'19"
119	12.00	17.89	N 41°00'00" E	37°16'19"
120	12.00	17.89	N 41°00'00" E	37°16'19"
121	12.00	17.89	N 41°00'00" E	37°16'19"
122	12.00	17.89	N 41°00'00" E	37°16'19"
123	12.00	17.89	N 41°00'00" E	37°16'19"
124	12.00	17.89	N 41°00'00" E	37°16'19"
125	12.00	17.89	N 41°00'00" E	37°16'19"
126	12.00	17.89	N 41°00'00" E	37°16'19"
127	12.00	17.89	N 41°00'00" E	37°16'19"
128	12.00	17.89	N 41°00'00" E	37°16'19"
129	12.00	17.89	N 41°00'00" E	37°16'19"
130	12.00	17.89	N 41°00'00" E	37°16'19"
131	12.00	17.89	N 41°00'00" E	37°16'19"
132	12.00	17.89	N 41°00'00" E	37°16'19"
133	12.00	17.89	N 41°00'00" E	37°16'19"
134	12.00	17.89	N 41°00'00" E	37°16'19"
135	12.00	17.89	N 41°00'00" E	37°16'19"
136	12.00	17.89	N 41°00'00" E	37°16'19"
137	12.00	17.89	N 41°00'00" E	37°16'19"
138	12.00	17.89	N 41°00'00" E	37°16'19"
139	12.00	17.89	N 41°00'00" E	37°16'19"
140	12.00	17.89	N 41°00'00" E	37°16'19"
141	12.00	17.89	N 41°00'00" E	37°16'19"
142	12.00	17.89	N 41°00'00" E	37°16'19"
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148	12.00	17.89	N 41°00'00" E	37°16'19"
149	12.00	17.89	N 41°00'00" E	37°16'19"
150	12.00	17.89	N 41°00'00" E	37°16'19"
151	12.00	17.89	N 41°00'00" E	37°16'19"
152	12.00	17.89	N 41°00'00" E	37°16'19"
153	12.00	17.89	N 41°00'00" E	37°16'19"
154	12.00	17.89	N 41°00'00" E	37°16'19"
155	12.00	17.89	N 41°00'00" E	37°16'19"
156	12.00	17.89	N 41°00'00" E	37°16'19"
157	12.00	17.89	N 41°00'00" E	37°16'19"
158	12.00	17.89	N 41°00'00" E	37°16'19"
159	12.00	17.89	N 41°00'00" E	37°16'19"
160	12.00	17.89	N 41°00'00" E	37°16'19"
161	12.00	17.89	N 41°00'00" E	37°16'19"
162	12.00	17.89	N 41°00'00" E	37°16'19"
163	12.00	17.89	N 41°00'00" E	37°16'19"
164	12.00	17.89	N 41°00'00" E	37°16'19"
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167	12.00	17.89	N 41°00'00" E	37°16'19"
168	12.00	17.89	N 41°00'00" E	37°16'19"
169	12.00	17.89	N 41°00'00" E	37°16'19"
170	12.00	17.89	N 41°00'00" E	37°16'19"
171	12.00	17.89	N 41°00'00" E	37°16'19"
172	12.00	17.89	N 41°00'00" E	37°16'19"
173	12.00	17.89	N 41°00'00" E	37°16'19"
174	12.00	17.89	N 41°00'00" E	37°16'19"
175	12.00	17.89	N 41°00'00" E	37°16'19"
176	12.00	17.89	N 41°00'00" E	37°16'19"
177	12.00	17.89	N 41°00'00" E	37°16'19"
178	12.00	17.89	N 41°00'00" E	37°16'19"
179	12.00	17.89	N 41°00'00" E	37°16'19"
180	12.00	17.89	N 41°00'00" E	37°16'19"
181	12.00	17.89	N 41°00'00" E	37°16'19"
182	12.00	17.89	N 41°00'00" E	37°16'19"
183	12.00	17.89	N 41°00'00" E	37°16'19"
184	12.00	17.89	N 41°00'00" E	37°16'19"
185	12.00	17.89	N 41°00'00" E	37°16'19"
186	12.00	17.89	N 41°00'00" E	37°16'19"
187	12.00	17.89	N 41°00'00" E	37°16'19"
188	12.00	17.89	N 41°00'00" E	37°16'19"
189	12.00	17.89	N 41°00'00" E	37°16'19"
190	12.00	17.89	N 41°00'00" E	37°16'19"
191	12.00	17.89	N 41°00'00" E	37°16'19"
192	12.00	17.89	N 41°00'00" E	37°16'19"
193	12.00	17.89	N 41°00'00" E	37°16'19"
194	12.00	17.89	N 41°00'00" E	37°16'19"
195	12.00	17.89	N 41°00'00" E	37°16'19"
196	12.00	17.89	N 41°00'00" E	37°16'19"
197	12.00	17.89	N 41°00'00" E	37°16'19"
198	12.00	17.89	N 41°00'00" E	37°16'19"
199	12.00	17.89	N 41°00'00" E	37°16'19"
200	12.00	17.89	N 41°00'00" E	37°16'19"

REMAINING LANDS OF WINDY WAY FARM INC.  
 DEED REF: 35520982  
 PLAT REF: 246/3  
 TAX MAP: 300 - PARCEL 1222  
 IMPROVED  
 TAX ACCOUNT ID: 03-034892  
 ORIGINAL AREA = 30.796 ACRES± (PER PLAT SV# 236(11))  
 REMAINING AREA = 31.088 ACRES±  
 ZONED: R-2

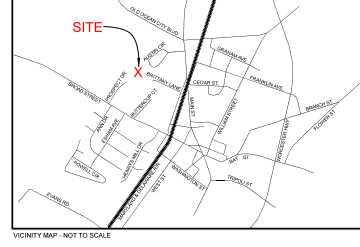
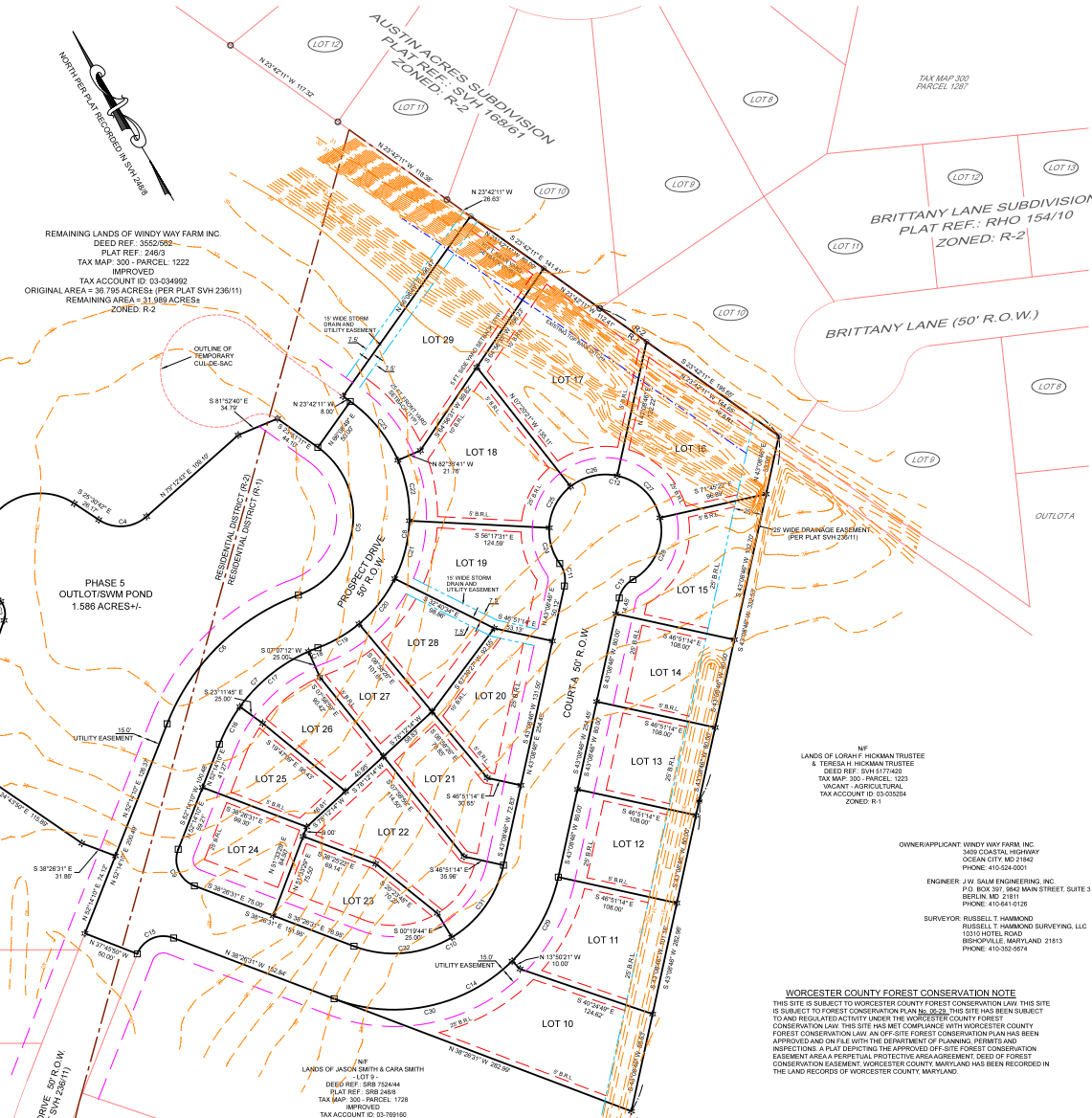
LANDS OF GEORGE A. PURNELL  
 DEED REF: 653448  
 TAX MAP: 300 - PARCEL: 3156  
 VACANT  
 TAX ACCOUNT ID: 03-017117  
 ZONED: R-2

LANDS OF THOMAS P. ANSON & KATHERINE BARRACLOUGH  
 DEED REF: 414815  
 TAX MAP: 300 - PARCEL: 1707  
 IMPROVED  
 TAX ACCOUNT ID: 03-016126  
 ZONED: R-2

LANDS OF JASON SMITH & CARA SMITH  
 DEED REF: 58812444  
 PLAT REF: 58812448  
 TAX MAP: 300 - PARCEL: 1728  
 IMPROVED  
 TAX ACCOUNT ID: 03-709190  
 ZONED: R-1

LANDS OF JOHN FERRARI, JR.  
 DEED REF: 58817099  
 PLAT REF: 58812483  
 TAX MAP: 300 - PARCEL: 1728  
 IMPROVED  
 TAX ACCOUNT ID: 03-706193  
 ZONED: R-1

REVISION	DATE
REVISED PHASE 5 SWIM OUTLET & LOT 29 ADDED TEMPORARY CUL-DE-SAC OUTLINE	11/10/2025
REVISED PER GENERAL COMMENT LETTER, DATED 11/20/2025	12/02/2025
REVISED PER GENERAL NOTE #8	01/09/2026
REVISED SIDE YARD SETBACKS TO REFLECT PLANNING COMMISSION APPROVED PLAN ON MAY 12, 2021	04/02/2026



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

APPROVED BERLIN PLANNING AND ZONING COMMISSION  
 NOT MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY SINGLE FAMILY ACCIDENTAL LOT AND NO SUCH LOT MAY EVER BE REDEVELOPED SO AS TO PROVIDE 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 \_\_\_\_\_

OWNER'S CERTIFICATION  
 THE SUBDIVISION OF LAND AS SHOWN ON THIS PLAT WITH FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE OWNERS' PROMISES AND TRUSTS OF ANY THEREOF, THE REQUIREMENTS OF CHAPTER 105 OF THE BERLIN TOWN CODE AND TITLE SECTION 105 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 HAS BEEN COMPLIED WITH.

G. TROY PURNELL \_\_\_\_\_ DATE \_\_\_\_\_  
 TERRY DEVELOPMENT LLC (TAX MAP: 300 - PARCEL: 1714)  
 P.O. BOX 460  
 OCEAN CITY, MD 21842

G. TROY PURNELL \_\_\_\_\_ DATE \_\_\_\_\_  
 WINDY WAY FARM INC. (TAX MAP: 300 - PARCEL: 1222)  
 P.O. BOX 460  
 OCEAN CITY, MD 21842

SURVEYOR'S CERTIFICATION  
 I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF CHAPTER 105 OF THE BERLIN TOWN CODE AND TITLE SECTION 105 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 \_\_\_\_\_ DATE \_\_\_\_\_  
 PROFESSIONAL LAND SURVEYOR #21329

GENERAL NOTES:  
 1. PURNELL CROSSING SOUTH - P.U.D. IS TO BE SERVED BY PUBLIC WATER AND SEWER  
 2. NO WETLANDS DELINEATED OR FIELD LOCATED  
 3. PROPERTY ZONED: R-1 & R-2 (AS SHOWN)  
 4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240410133H, DATED JULY 16, 2015.  
 5. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A.  
 6. PER PLAT RECORDED IN S.V.H. 26011, TRACT E (PROSPECT DRIVE) SHALL BE SUBJECT TO AN INDEFEASIBLE EASEMENT FOR THE BALANCE OF THE PURNELL CROSSING DEVELOPMENT AND SHALL BE TURNED OVER TO THE TOWN OF BERLIN FOR OWNERSHIP AND MAINTENANCE.  
 7. ALL ELEVATIONS, TOPOGRAPHY AND ALIGNMENTS SHOWN ARE BASED UPON THE PRELIMINARY PLATS PREPARED BY E. BENTLEY SERVICES, INC. GATED MARCH 2024 AND THE PUD CONCEPT PLAN AS PREPARED BY LAWRENCE T. WHITLOCK, F.O.R.A. ALL HORIZONTAL DATUM OF THE TOWN OF BERLIN SURVEY CONTROL POINT #28 IS NAD83 AND THE VERTICAL DATUM IS NAVD83. THE POINT IS A CONCRETE POST WITH A BRASS DISC STAMPED 125 2001 SET AT AN ELEVATION OF 34.451 NAD 83.  
 8. PROPOSED LOTS TO MEET THE REQUIRED SETBACKS AS PROVIDED ON THE APPROVED MASTER PLAN FOR THE PROJECT IN EFFECT AT THE TIME OF APPROVAL OF THE PHASE.

**PRELIMINARY SUBDIVISION PLAT**  
 PURNELL CROSSING - SOUTH, P.U.D.  
 TOWN OF BERLIN  
 THIRD TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL

**RUSSELL T. HAMMOND**  
*Surveying, LLC*  
 SURVEYING - LAND PLANNING  
 10310 Road Road, Bethesda, MD 20813  
 (440) 352-5674 - (440) 726-8076

DESIGNED BY	INA	DATE	10/26/2025	TITLE #	2024-3051
DRAWN BY	R. SAUSAGE	DATE	10/26/2025		
CHECKED BY	R.T. Hammond	SCALE	1" = 50'		

SHEET 1 OF 1



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

www.berlinmd.gov



## PLANNING COMMISSION APPLICATION

DATE:

4/22/2026

CASE NUMBER:

Case # PC-4-29-26-07

### Application Type (check one)

- Concept Site Plan Review
- Preliminary Site Plan Review
- Final Site Plan Review
- Preliminary Subdivision
- Final Subdivision
- Other \_\_\_\_\_

Has this project already been to the Planning Commission? If yes, when? a few times

PROJECT NAME/DESCRIPTION: Ruell Crossing Path phase 5

LOCATION OF PROPERTY: Prospect Drive

SIZE OF PROPERTY: 7.83 acres ZONING: PUD TOTAL LOTS: 20

PROPERTY OWNER/AGENT: Teepae Development PHONE #: 410-726-8043

ADDRESS: PO Box 460, DC, MD 21813 EMAIL: traypune@aol.com

### IMPORTANT:

- Submission of an application to the Planning Commission does not guarantee placement on a specific meeting agenda. All applications first undergo an administrative and technical review by Town staff to confirm completeness, compliance with Town Code requirements, payment of applicable fees, and the ability to meet public notice requirements.
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- 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The applicant, or an authorized representative, has been advised to appear at the meeting of the Planning Commission scheduled for Wednesday, April 29, 2026 (date).

Applicant Signature

Teepae Development, LLC  
Troy Russell managing member

Date

4/22/2026

### APPROVED:

\_\_\_\_\_  
Planning Commission Chair

(Date)

\_\_\_\_\_  
Planning Director

(Date)



# STAFF REPORT

**TO:** Planning Commission

**FROM:** Ryan Hardesty, Acting Planning Director

**MEETING DATE:** April 29, 2026

**SUBJECT:** Purnell Crossing South Phase 5- Record plat approval

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**SUMMARY:** The applicant is seeking approval of a Record Plat for Phase 5 of the Purnell Crossing South subdivision. The property is located off Prospect Drive, is zoned R-1 and R-2, and consists of 20 residential lots on approximately 7.83 acres.

**BACKGROUND:** The Purnell Crossing South development received Master Plan approval from the Planning Commission at the April 8, 2026 meeting. The proposed Record Plat for Phase 5 is consistent with the approved Master Plan and adheres to the conditions established during that approval.

**FINDINGS:** The proposed subdivision layout is consistent with the approved Master Plan, however, there are outstanding outside agency approvals.

At this time, the applicant has obtained the following approvals:

- Final Stormwater Management approval through EA
- Approved utilities review by DBF

The following items remain outstanding and are required prior to the Town signing the Record Plat:

- Executed Public Works Agreement
- Stormwater Maintenance and Inspection Agreement
- Worcester County Soil Conservation District approval
- Fire Marshal approval
- Homeowners Association Documents

If the Record Plat is approved at this meeting, all outstanding items listed above must be submitted to and accepted by the Town prior to the Town executing the plat.

**RECOMMENDATIONS:** Staff recommends conditional approval of the Record Plat for Phase 5 of Purnell Crossing South, subject to the applicant obtaining all required outside agency approvals and submitting all necessary agreements prior to recordation and Town signature.

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



- LEGEND**
- DWOVES IRON ROD FOUND
  - DWOVES IRON PIPE FOUND
  - DWOVES IRON ROD SET
  - DWOVES CONCRETE MONUMENT SET
  - DWOVES UNMARKED POINT

LOT AREA TABLE		
LOT NUMBER	LOT AREA	BUILDABLE AREA
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LOT 21	8,120 SQ. FT.±	4,771 SQ. FT.±
LOT 22	11,327 SQ. FT.±	7,320 SQ. FT.±
LOT 23	9,528 SQ. FT.±	4,708 SQ. FT.±
LOT 24	8,256 SQ. FT.±	3,797 SQ. FT.±
LOT 25	6,906 SQ. FT.±	3,772 SQ. FT.±
LOT 26	7,136 SQ. FT.±	4,012 SQ. FT.±
LOT 27	6,121 SQ. FT.±	3,426 SQ. FT.±
LOT 28	6,694 SQ. FT.±	3,836 SQ. FT.±
LOT 29	16,595 SQ. FT.±	11,600 SQ. FT.±
OUTLOTS#W	1,586 ACRES±	N/A

CURVE TABLE				
CURVE	RAIUS	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	12.00	17.89	N 41°08'33" E	37°16'18"
C2	12.00	17.89	N 48°51'27" W	37°16'18"
C3	35.00	48.98	S 83°00'00" E	75°32'36"
C4	35.00	48.98	N 15°58'53" W	75°32'36"
C5	150.00	198.90	S 36°33'19" W	48°15'02"
C6	150.00	198.90	N 53°26'41" W	48°15'02"
C7	125.00	271.38	N 38°38'36" E	124°22'27"
C8	125.00	271.38	S 51°21'47" W	124°22'27"
C9	100.00	177.76	N 17°38'30" E	88°24'43"
C10	100.00	177.76	N 72°19'30" W	88°24'43"
C11	50.00	84.19	S 49°11'41" E	27°12'26"
C12	50.00	84.19	N 40°48'19" W	27°12'26"
C13	120.00	264.64	N 31°38'36" W	88°24'43"
C14	120.00	264.64	N 58°21'24" E	88°24'43"
C15	120.00	264.64	N 38°11'41" E	14°24'30"
C16	120.00	264.64	N 51°48'19" W	14°24'30"
C17	150.00	336.81	S 31°17'18" E	33°20'04"
C18	150.00	336.81	N 58°42'42" W	33°20'04"
C19	125.00	271.38	N 38°38'36" E	27°12'26"
C20	125.00	271.38	N 51°21'47" W	27°12'26"
C21	100.00	177.76	N 17°38'30" E	33°20'04"
C22	100.00	177.76	N 72°19'30" W	33°20'04"
C23	50.00	84.19	N 14°11'00" E	38°40'00"
C24	50.00	84.19	N 75°49'00" W	38°40'00"
C25	50.00	84.19	S 1°20'48" E	50°20'00"
C26	50.00	84.19	N 88°39'12" W	50°20'00"
C27	100.00	168.38	S 34°28'38" W	13°43'50"
C28	100.00	168.38	N 55°31'22" E	13°43'50"
C29	150.00	252.57	N 11°02'18" W	65°35'33"
C30	150.00	252.57	N 78°57'42" E	65°35'33"
C31	100.00	168.38	N 26°28'11" W	64°33'00"
C32	100.00	168.38	N 63°31'07" W	64°33'00"

REMAINING LANDS OF WINDY WAY FARM INC.  
 DEED REF: 3552052  
 PLAT REF: 246/3  
 TAX MAP: 300 - PARCEL 1222  
 IMPROVED  
 TAX ACCOUNT ID: 03-034892  
 ORIGINAL AREA = 38.796 ACRES± (PER PLAT SV# 236(11))  
 REMAINING AREA = 31.989 ACRES±  
 ZONED R-2

PHASE 5  
 OUTLOTS#W POND  
 1.586 ACRES±

RESIDENTIAL DISTRICT (R-1)  
 RESIDENTIAL DISTRICT (R-1)

PROSPECT DRIVE  
 30' R.O.W.

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

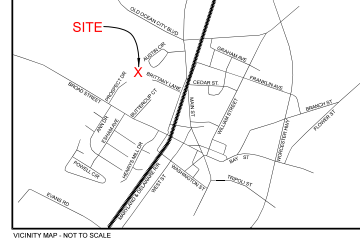
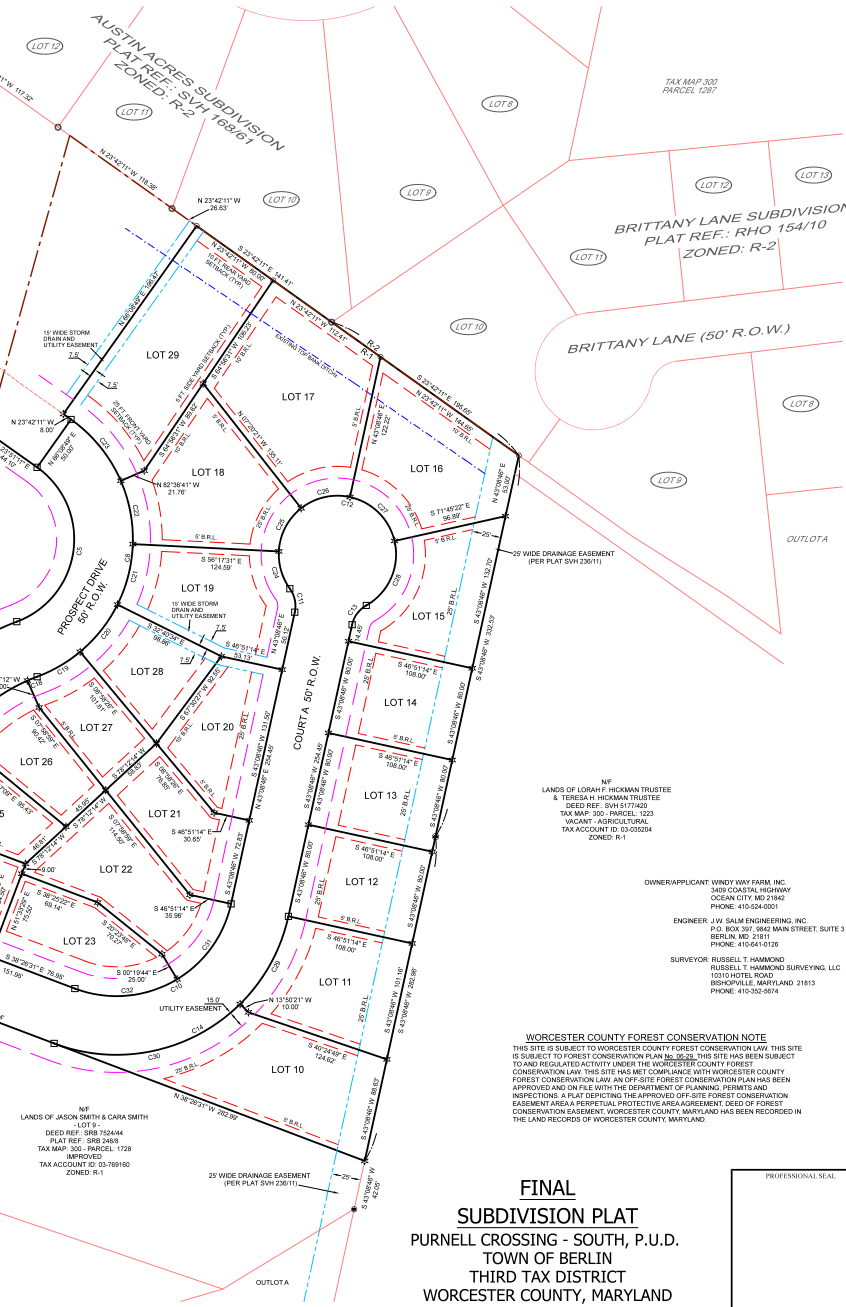
UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'

UTILITY EASEMENT  
 15.0'



**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**  
 THE SUBDIVISION AS SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDED FOR INTER WATER SUPPLY AND COMMUNITY SEWERAGE.

**APPROVED BERLIN PLANNING AND ZONING COMMISSION**  
 NOT MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY SINGLE FAMILY ACCIDENTAL LOT AND NO SUCH LOT MAY EVER BE REDEVELOPED SO AS TO PROVIDE 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 \_\_\_\_\_

**OWNER'S CERTIFICATION**  
 THE SUBDIVISION OF LANDS AS SHOWN ON THIS PLAT WITH FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE DEEDS, INSTRUMENTS AND TRUSTS OF ANY KIND, THE REQUIREMENTS OF CHAPTER 105 OF THE BERLIN TOWN CODE AND TITLE 1 SECTION 105 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 HAS BEEN COMPLIED WITH.

G. TROY PURNELL \_\_\_\_\_ DATE \_\_\_\_\_  
 TERRESE DEVELOPMENT LLC (TAX MAP: 300 - PARCEL 1714)  
 P.O. BOX 440  
 OCEAN CITY, MD 21842

G. TROY PURNELL \_\_\_\_\_ DATE \_\_\_\_\_  
 WINDY WAY FARM INC. (TAX MAP: 300 - PARCEL 1222)  
 P.O. BOX 440  
 OCEAN CITY, MD 21842

**SURVEYOR'S CERTIFICATION**  
 I DO HEREBY ATTEST THAT, TO THE BEST OF MY BELIEF AND KNOWLEDGE, THE REQUIREMENTS OF CHAPTER 105 OF THE BERLIN TOWN CODE AND TITLE 1 SECTION 105 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 \_\_\_\_\_ DATE \_\_\_\_\_  
 RUSSELL T. HAMMOND SURVEYING, LLC  
 10310 HOTEL ROAD  
 BRISPHOPVILLE, MARYLAND 21813  
 PHONE: 410-532-9874

- GENERAL NOTES:**
1. PURNELL CROSSING SOUTH - P.U.D. IS TO BE SERVED BY PUBLIC WATER AND SEWER
  2. NO UTILITIES DELINEATED OR FIELD LOCATED
  3. PROPERTY ZONED: R-1 & R-2 (AS SHOWN)
  4. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 240412113H, DATED JULY 16, 2015
  5. THIS MAJOR SUBDIVISION IS NOT WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA PROGRAM
  6. PER PLAT RECORDED IN SV# 236(11), TRACT E (PROSPECT DRIVE) SHALL BE SUBJECT TO AN INDEFEASIBLE EASEMENT FOR THE BALANCE OF THE PURNELL CROSSING DEVELOPMENT AND SHALL BE TURNED OVER TO THE TOWN OF BERLIN FOR OWNERSHIP AND MAINTENANCE.
  7. ALL ELEVATIONS, TOPOGRAPHY AND ALIGNMENTS SHOWN ARE BASED UPON THE PRELIMINARY PLANS PREPARED BY E. BENTLEY SERVICES, INC. DATED MARCH 2014 AND THE PUD CONCEPT PLAN AS PREPARED BY LAWRENCE T. WHITELOCK, F.O.R.A. ALL HORIZONTAL DATUM OF THE TOWN OF BERLIN SURVEY CONTROL POINT #28 IS NAD83 AND THE VERTICAL DATUM IS NAVD83. THE POINT IS A CONCRETE POST WITH A BRASS DISC STAMPED 125 2001 SET AT AN ELEVATION OF 34.451 NAD 83.
  8. PROPOSED LOTS TO MEET THE REQUIRED SETBACKS AS PROVIDED ON THE APPROVED MASTER PLAN FOR THE PROJECT IN EFFECT AT THE TIME OF APPROVAL OF THE PHASE.

**FINAL  
 SUBDIVISION PLAT**  
 PURNELL CROSSING - SOUTH, P.U.D.  
 TOWN OF BERLIN  
 THIRD TAX DISTRICT  
 WORCESTER COUNTY, MARYLAND

PROFESSIONAL SEAL	
<b>RUSSELL T. HAMMOND</b> <i>Surveying, LLC</i>	
SURVEYING - LAND PLANNING 10310 HOTEL ROAD Brisphopville, MD 21813 (410) 532-9674 - (410) 726-8076	
DESIGNED BY: N/A	PROJECT NO: RSC271
DRAWN BY: R. SAUSAGE	DATE: 10/26/2025
CHECKED BY: R.T. Hammond	SCALE: 1" = 50'
SHEET 1 OF 1	

REVISION	DATE
REVISE PHASE 5 SIMIL OUTLOT & LOT 29, ADDED TEMPORARY CUL-DE-SAC OUTLINE	11/10/2025
REVISED PER GENERAL COMMENT LETTER, DATED 11/20/2025	12/02/2025
REVISED PER GENERAL NOTE #8	01/09/2026
REVISED SIDE YARD SETBACKS TO REFLECT PLANNING COMMISSION APPROVED PLAN ON MAY 12, 2021	04/02/2026

LANDS OF JASON SMITH & CARA SMITH  
 LOT 9  
 DEED REF: SRB 12444  
 PLAT REF: SRB 2484  
 TAX MAP: 300 - PARCEL 1728  
 IMPROVED  
 TAX ACCOUNT ID: 03-769190  
 ZONED: R-1

LANDS OF JOHN FERRARI, JR.  
 LOT 8  
 DEED REF: SRB 7807099  
 PLAT REF: SRB 2463  
 TAX MAP: 300 - PARCEL 1222  
 IMPROVED  
 TAX ACCOUNT ID: 03-769199  
 ZONED: R-1

LANDS OF THOMAS P. ANSON & KATHERINE BARRACLOUGH  
 DEED REF: 414815  
 TAX MAP: 300 - PARCEL 1707  
 VACANT  
 TAX ACCOUNT ID: 03-017117  
 ZONED: R-2

LANDS OF GEORGE A. PURNELL  
 DEED REF: 653448  
 TAX MAP: 300 - PARCEL 3156  
 VACANT  
 TAX ACCOUNT ID: 03-017117  
 ZONED: R-2