



# Mayor & Council of Berlin

10 William Street, Berlin, Maryland 21811

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

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



*'America's Coolest Small Town'*

**Town of Berlin**

**Planning Commission**

**March 11, 2020**

**5:30 PM**

**Berlin Town Hall – Council Chambers**

1. **Call to Order**
2. **Agenda Adoption**
3. **Approval of Minutes – February 12, 2020**
4. **SonRise Church Final Subdivision Plat Approval**
5. **Homes at Berlin – Requesting Site Plan Approval**
6. **Comments from the Commissioners**
7. **Comments from the Chairman**
8. **Comments from the Public**
9. **Comments from Staff**
10. **Adjournment**

Town of Berlin  
Planning Commission  
February 12, 2020

The February 12<sup>th</sup>, 2020 Planning Commission Meeting was called to order by Chairman Chris Denny at 5:31PM. Members present were Chris Denny, Newt Chandler, Pete Cosby, Ron Cascio, John Barrett, Phyllis Purnell and Matt Stoehr. Staff present was Planning Director Dave Engelhart and Permit Coordinator Carolyn Duffy.

Chairman Chris Denny called for a motion to adopt the February 12<sup>th</sup>, 2020 agenda. Mr. Newt Chandler made the motion to adopt the February 12<sup>th</sup>, 2020 agenda. Mr. Ron Cascio seconded the motion and it was unanimously accepted by the commission. Chairman Chris Denny called for a motion to approve the minutes for the January 8<sup>th</sup>, 2020 meeting. Mr. Newt Chandler made the motion to approve the January 8<sup>th</sup>, 2020 minutes. Mrs. Phyllis Purnell seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called for the election of the Chairman and the Vice Chairman. Mr. Newt Chandler nominated Chris Denny for Chairman. Mrs. Phyllis Purnell seconded the motion. He then called for a motion to elect the Vice Chairman. Mr. Matt Stoehr nominated Mr. Pete Cosby for Vice Chairman. Mr. Newt Chandler seconded the motion.

Chairman Chris Denny called the next item on the agenda Site Plan Approval for South Moon Under. Ms. Brittany Johnson and Mr. Curtis Davis from Atlantic Group & Associates. There on behalf of Neev Properties LLC. They have plans for a new paved driveway off Franklin Ave also other parking improvements for South Moon Under. The property is zoned B-3 the acreage for the property is 15.17 acres. Ms. Brittany Johnson stated that parcels 683 & 684 are currently not developed. The only access to these parcels would be off Franklin Ave if they were to ever be developed. She stated they were trying to make better vehicular movement for the property. They are hoping to attract more business to Berlin.

Mr. Pete Cosby asked if they were proposing any landscaping out there. Ms. Johnson stated on the rendering there are small trees along the driveway. Mr. Cosby asked Planning Director if a landscaping plan is required. Mr. Dave Engelhart replies yes landscaping plan is required but at this time they are only showing the small trees. Ms. Johnson stated at this time just showing along the driveway. Mr. Cosby asked about lighting. Ms. Johnson said they are not currently proposing any lighting. For future development they would come back for landscaping and lighting. Mr. Engelhart stated he thought they should look at this because they are adding redevelopment an interior access road where there is none and preparing the parking area for future development. They have no use yet for the parcels but in the future. Mr. Cosby asked so this is for the driveways only. Mr. Engelhart replied yes for the driveways and the road. Mr. Engelhart stated the B-3 allows for a lot more uses because of the many uses thought it was best to bring to planning commission it's the potential for new development. Most of the buildings are the metal in the rear more for dry storage as they stand today.

Mr. Newt Chandler asked if they needed stormwater approval. Mr. Engelhart replied once they have a plan, they would need stormwater approval. Mr. Cosby said looking at the trees in the

pictures you had not thought of what types. Ms. Johnson stated that would be on the submittal. Mr. Cosby said they are looking at this to approve tonight and he is always the person who wants to see monumental trees. Chairman Chris Denny asked if anyone was lined up for the lots. Ms. Johnson replied this would be for future use. Chairman Chris Denny asked if there were any comments from the public. Lady from the public wanted to know how you are going to make sure the kids are safe that are in back at Bundles of Joy Daycare Center. Mr. Chris Carbaugh stated what they are trying to do is make a better driveway and vehicle circulation for cars. He stated right now its kind of tight. Hoping to make better drive aisles and parking spaces, hoping this is what this would accomplish to keep them safe.

Chairman Chris Denny called for a motion. Mr. Pete Cosby made the motion to approve with the condition they address landscaping along Route 113. Mrs. Phyllis Purnell seconded the motion.

Chairman Chris Denny called Mr. Palmer Gillis for site plan approval. Mr. Gillis stated this was the last building to be built at Main Place building #5. The building is the same as building #4 that was approved a few months ago. Drawings had been submitted. Mr. John Barrett asked if he had talked to the owner of the previous gas station. Mr. Gillis stated he has had conversations with Mr. Cox. He was not opposing the last building. Chairman Chris Denny called for a motion. Mr. Ron Cascio made the motion to approve. Mr. Newt Chandler seconded the motion and it was unanimously accepted by the commission.

Chairman Chris Denny called the next applicant SonRise Church for Subdivision Plat. Mr. Keith Hammer stated he was submitting for final subdivision plat for SonRise Church. Mr. Pete Cosby asked about the northerly property line about a road being there. Mr. Hammer stated there was a quit claim that was noted it used to be a road there, but it was divided between them. Mr. Cosby said he would think the broken line would be the middle of the road and stated it said the line would be deleted. Mr. Cosby stated he didn't understand this plat. Mr. Hammer stated that the main entrance would be shared by all the lots from 818. Mr. Cosby suggested that he talk to his surveyor to make sure whether the line should be going down the center of the road. Mr. Dave Engelhart stated it should be shown on there if there is an access road. Mr. Chandler said we need to see it on the plat. Mr. Cascio stated if we are approving this, we need to see it. Mr. Engelhart stated the final plat should show the access road. Mr. Cascio made a motion to table the approval. Mr. Chandler seconded the motion.

Chairman Chris Denny called Mr. Steven Cirile and Mr. John Derrickson to come forward for Concept Plan for 9913 Old Ocean City Blvd. Mr. Cirile stated he was the architect and the concept was for a mixed-use building located in the B-2. He stated he worked on a project for that property in 2005 for office space. At that time, they had preliminary approval for 48 parking spaces. He stated after looking at the records from LA Hacienda they have tried to rectify the situation. Mr. Cirile stated after meeting with State Highway Administration they wanted to have only one entrance on Route 818. He stated he split the buildings up because it would eliminate having to put in an elevator. On the first floor would be retail use the second floor would be apartments. He stated ADA was not necessary for the apartments above. The walkways have been increased to 14 feet. He stated in the final plans they may be able to push to 16 feet but for right now it 14 feet. They have 2 feet for plantings and access to the parking

lot. Mr. Engelhart had told them they would need twelve spaces for the tenants that they had highlighted for their parking. Mr. Cirile stated they are asking for the 48 parking spaces for this use. He stated that 48 parking spaces had been approved in April of 2005 and October of 2005. They would not have restaurant use, this would be office space and retail use. The upstairs would have three-bedroom apartments, two baths and in walking distance of downtown. They are making the building visible to the downtown even down to the awnings. Mr. John Derrickson stated they will have outside lockers for the residents to put their stuff. Mr. Cirile said 4x4 storage areas, so nothing would be hanging out. Mr. Derrickson stated they even made the back side of the building look like the front. Mr. Cirile stated when you're coming down Route 818 you can see all the way down nothing in the sight line. The signage would be on the building. The Town of Berlin wants them to keep the building back 16 feet from the powerlines and they have addressed that. Mr. Cirile stated he has been in contact with the Fire Marshall Mr. Matt Owens of Worcester County. Mr. Russell Hammond has received the soil test. Mr. Hammond would be handling landscaping and stormwater with EA Engineering. He stated there would be a stormwater retention pond that is shown on the plan on the north side also some plantings around there.

They will have room for some slow growth trees along the front still trying to keep the visual for state highway. In the back-north side and on the side, they have room for monumental trees. He stated plenty of opportunity for tall and low landscaping. He stated they have taken the visual very serious, so it is clear when you're coming down the road nothing is blocking the view. Mr. Newt Chandler asked what the red line was. Mr. Cirile stated that is the towns' five-foot easement. Mr. Derrickson would have to put in his deed the easement. Mr. Tim Lawrence Electric Director for the Town of Berlin is going to take the power off the pole and bury it bring it over to the transformer. It will be clear for the town to do what ever they have too, no plantings. He stated the alley way is where he planned to bring the water and sewer in to get to both buildings. Roof top HVAC there is a pitch top, the water will drain off and go where it needs to go. The apartment units will have a/c slim packs. Mr. Chandler asked where the dumpsters for trash were. He put it in the middle, so the neighbors won't have to look at them Mr. Derrickson replied. It would be screened from both roads. He said they could put up a gate, but they will have plenty of room to pick up trash. Discussion on where the residents would have their cans for the town to pick up. He stated they would work all that out.

Mrs. Trimble concerned about having trees. Mr. Cirile told her the parking lot in front of the two new homes would be screened by trees. He suggested they watch the animation. Mr. Derrickson told them they tried to match the building with the town. Mr. Pete Cosby asked about the sidewalks. They will have sidewalks up against the building, near the road will be grassy area because of the fire hydrants and the light poles. Mr. Cosby stated he was ok with where the sidewalks are going. Mr. Cirile stated the apartments would be 1446 sq. ft. of living space. Mr. Cascio stated that this design was the best he has seen in a while for that location. He liked what they did with the parapets. Mr. Cirile stated there is a traffic study underway.

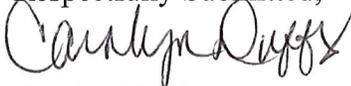
Chairman Chris Denny called Heavy Metal Playground to come forward. Mr. Mark Stevanus the Owner and his Realtor Mr. George Merritt came forward. Mr. Newt Chandler recuses himself from the commission. Mr. Cascio asked for the location of the site. Mr. Newt Chandler replied Evans Road right over the tracks. Mr. Pete Cosby asked about the noise. Mr.

Mark Stevanus stated when you are standing with the machines, they are not loud. Mr. Pete Cosby asked how many days you are looking to do this. Mr. Stevanus replied 7 days a week. Mr. John Barrett asked about the hours. He replied until about eight or nine at night. Mr. Stevanus then asked did he have concerns. Mr. Barrett replied yes that would be right behind my house. Chairman Chris Denny asked if he had another business like this some where else. Mr. Stevanus replied yes, a place called Boonsboro Maryland. He stated this is for amusement and the normal drive time is about 2 to 3 hours. He stated people come from all around. He stated they can train people to get them certified for jobs. Chairman Denny asked how close you are to a residential area. He replied its almost similar to this area could be a little further for residential. He stated they also have a place that has Go-carts that are louder. Mr. Ron Cascio questioned why this area. Mr. Stevanus stated he has always wanted to come down to this area. He said he had done some business speaking in Ocean City and this had come up. They thought it would be a tourist attraction. That kind of lead him to working with George. He then reached out to several people. They have also looked at places closer to Ocean City and off route 50. Then this came up in Berlin. Mr. George Merritt said it was B-2 zoning, so he made a call. Chairman Denny asked about the noise. Mr. Stevanus said the Bobcat has a switch that you can turn off. Mr. Stevanus said what they were going to do to start off was to leave them stationary. It can stand still and spin around like an excavator. They can do different activities without moving. Mr. John Barrett asked how many pieces of equipment would be there. Mr. Stevanus said he wanted to start off with four pieces. If there was more of a demand, he would like to add to it. Mr. Barrett thought it was a terrible location. He stated his house was across the field and this was a residential area.

Mr. Stevanus said he didn't want to be disruptive and that's why he is here. Mr. Barrett asked do you think its not in a residential area. Mr. Stevanus said where they are located in Boonsboro it is so much going on. Mr. Cosby stated he liked the idea but would have to be convinced about the noise. Mr. Cosby said he would need to have a demonstration and Mr. Stevanus would need a sound person to tell them about the noise level. Conversation continued he said he would like to bring in 8 to 10 machines. Mr. Cascio told them he loved the concept but didn't think it was for Berlin. They asked if there was another place they could think of. Mr. Stevanus told them like now they would not be running this time of year because it gets dark early. The commission told them they are not against it. Mr. Engelhart asked about the golf course. Mr. Stevanus thanked the commission for there time.

Mr. Engelhart asked about the resilience plan if they had read. Chairman Denny asked about the Air BNB. Mr. Engelhart stated they were going to have a work session before drafting of the ordinance. Meeting before Mayor & Council on February 24<sup>th</sup>, 2020 to discuss the ordinance before writing it. This would be accomplished in several steps including having a public meeting. With no other comments meeting was adjourned. Mr. Newt Chandler made motion to adjourn. Mr. Ron Cascio seconded.

Respectfully Submitted,



Carolyn Duffy

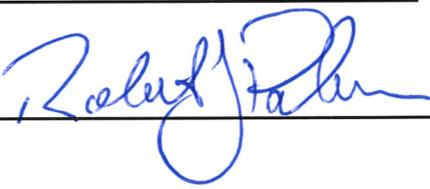


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## PLANNING COMMISSION APPLICATION

DATE: 03/04/2020 HEARING DATE: 3/11/2020 CASE NUMBER: 3-11-20-07  
APPLICATION FOR:  FINAL SUBDIVISION  SITE PLAN REVIEW  
PROJECT NAME: SonRise Church  
LOCATION OF PROPERTY: 10026 Main Street, Berlin, Maryland 21811  
SIZE OF PROPERTY: 22.09 ZONING: B-2 TOTAL LOTS: 3  
PROPERTY OWNER/AGENT SonRise Church c/o Daryl McCreedy PHONE # (410) 629-1901  
ADDRESS 10026 Main Street, Berlin, Maryland 21811 EMAIL pastord@sonrise.cc  
SIGNATURE OF APPLICANT 

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





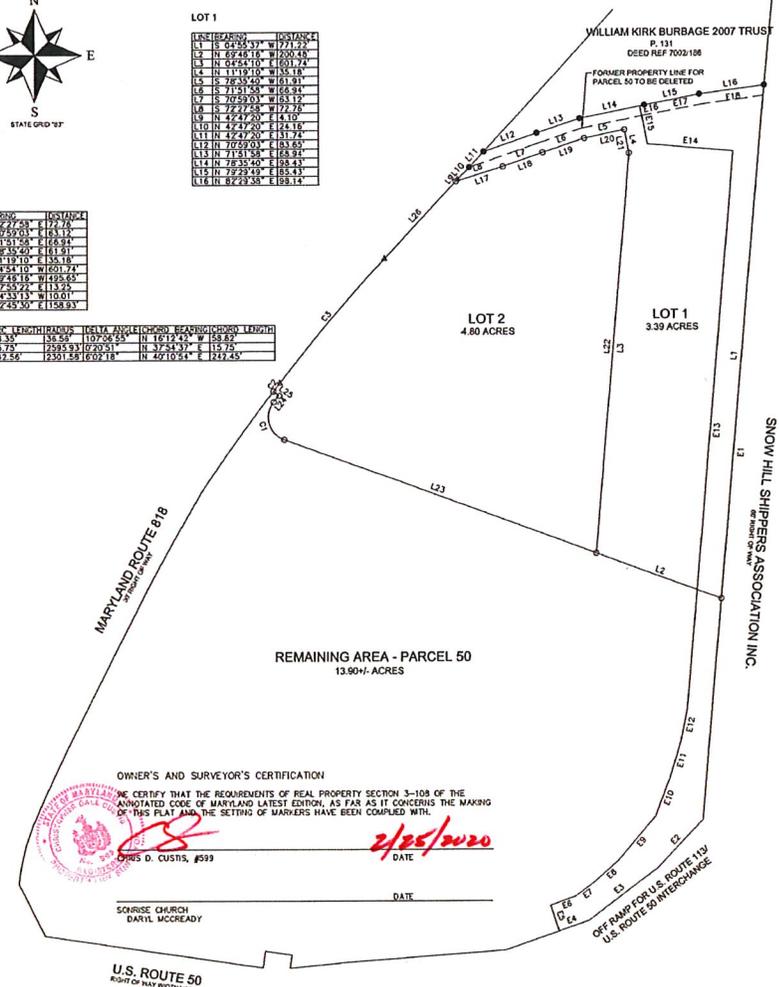
**LOT 1**

LINE/BEARING	DISTANCE
L1 S 04°55'37" W 177.12	
L2 N 89°46'16" W 700.20	
L3 N 04°54'10" W 101.72	
L4 N 11°19'10" W 55.18	
L5 S 78°35'40" W 61.91	
L6 S 71°51'53" W 65.30	
L7 S 02°59'03" W 63.12	
L8 S 72°27'58" W 72.78	
L9 N 42°47'50" E 14.10	
L10 N 42°47'50" E 14.10	
L11 N 42°47'50" E 14.10	
L12 N 70°59'03" E 183.65	
L13 N 71°51'53" E 183.30	
L14 N 78°35'40" E 193.43	
L15 N 79°29'49" E 183.43	
L16 N 82°23'40" E 193.14	

**LOT 2**

LINE/BEARING	DISTANCE
L17 N 72°27'58" E 122.78	
L18 N 70°59'03" E 183.65	
L19 N 71°51'53" E 183.30	
L20 N 78°35'40" E 193.43	
L21 N 82°23'40" E 193.14	
L22 S 04°54'10" W 101.72	
L23 N 04°54'10" W 101.72	
L24 N 37°53'22" E 113.25	
L25 N 84°53'13" W 110.01	
L26 N 42°45'32" E 1158.93	

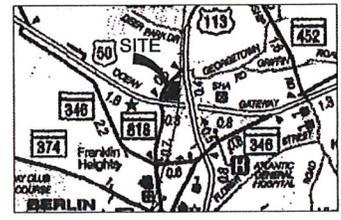
CURVE DATA	LENGTH	BEARING	CHORD	ANGLE	CHORD	CHORD BEARING
C1	88.33	S 5°59'	107.28	111°14'25"	W 58.82	
C2	115.75	S 25°53'	170.21	N 37°53'22"	E 113.25	
C3	124.59	S 51°53'	169.18	N 42°12'24"	E 124.25	



**OWNER'S AND SURVEYOR'S CERTIFICATION**  
 WE CERTIFY THAT THE REQUIREMENTS OF REAL PROPERTY SECTION 3-108 OF THE ANNOTATED CODE OF MARYLAND LATEST EDITION, AS FAR AS IT CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
 ORES D. CUSTIS, #599  
 DATE: 2/25/2020



THIS PLAT HAS BEEN PREPARED BY ORES D. CUSTIS A REGISTERED SURVEYOR FOR THE STATE OF MARYLAND AND THE SURVEYING WORK REFLECTED HEREON IS IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION 12 OF COMAR TITLE 9, SUBTITLE 13, CHAPTER 09.13.06.



**WORCESTER COUNTY ENVIRONMENTAL PROGRAMS**  
 THIS SUBDIVISION SURVEY HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE WORCESTER COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR LOCAL WATER SUPPLY AND CENTRAL TREATMENT.  
 ALL LOTS APPROVED AT THE TIME FOR ANY BUILDING CONSTRUCTION RECEIVING WATER SUPPLY AND SEWAGE SERVICE ARE SUBJECT TO WATER AND SEWER ALLOCATION BY THE TOWN OF BERLIN.

APPROVING AUTHORITY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN OF BERLIN - PLANNING COMMISSION  
 CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**FOREST CONSERVATION AREA**

LINE/BEARING	DISTANCE
F1 S 04°54'37" W 11104.19	
F2 S 81°14'54" W 100.20	
F3 S 81°14'42" W 100.20	
F4 S 70°57'30" W 147.58	
F5 N 19°02'55" W 40.85	
F6 N 70°58'02" E 140.77	
F7 N 37°48'10" E 136.50	
F8 N 48°13'33" E 148.11	
F9 N 40°01'24" E 158.77	
F10 N 70°58'02" E 140.77	
F11 N 71°27'23" E 158.98	
F12 N 11°43'00" E 147.90	
F13 N 02°54'10" E 184.40	
F14 N 85°05'50" W 1192.22	
F15 N 11°19'10" W 55.18	
F16 N 78°35'40" E 193.43	
F17 N 79°29'49" E 183.43	
F18 N 82°23'38" E 193.14	

OWNER: SUNRISE CHURCH  
 1028 MAIN STREET  
 BERLIN, MD 21811  
 TOTAL AREA OF PARCEL 50 - 22.09 ACRES  
 ZONE B2 SHOPPING DISTRICT  
 SETBACKS:  
 FRONT YD 30'  
 SIDE YD 10'  
 REAR YD 30'  
 THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X AS SHOWN ON FEMA PANEL #24047 C 0155 H, DATED 07/16/2015.  
 PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS.  
 ALL FUTURE CONSTRUCTION WILL BE REQUIRED TO MEET CURRENT REGULATIONS AT THE TIME OF CONSTRUCTION.  
 PROPERTY IS LOCATED WITHIN THE TOWN OF BERLIN WATER AND SEWER SERVICE AREA.  
 FOREST CONSERVATION PLAN AS REVISED AND TO BE APPROVED BY WORCESTER COUNTY.  
 ALL LOTS SHOWN TO BE SERVED BY PUBLIC WATER AND SEWER.  
 ALL LOTS SHOWN ARE SUBJECT TO WATER AND SEWER ALLOCATION BY THE TOWN OF BERLIN.

TITLE		SUBDIVISION OF LANDS FOR	
COUNTY WORCESTER STATE MD		SCALE 1" = 100'	
TAX DISTRICT OS	PARCEL 50	IRON PIPE FD	410726-2074
TAX MAP GRD	RD	IRON PIPE SET	11120-2074
DEED REF. 676201 + 74761		CONC. MONY FD.	PROCESSED BY 5/25
PLAT REF. UNRECORDED 24571		CONC. MONY SET	Surveyed, Staked, and Bound
DATE: FEB 27/2019, FEB 21/2020		UNMARKED POINT	Confidentiality, Title, and Surveying
		DITCH	4/20/2019
		LICENSE EXPIRATION 05/02/21	www.oresd.com



# Mayor & Council of Berlin

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## PLANNING COMMISSION APPLICATION

DATE: 03/02/2020 HEARING DATE: 3-11-2020 CASE NUMBER: 3-11-20-09

APPLICATION FOR:  SUBDIVISION  SITE PLAN REVIEW

PROJECT NAME: Homes at Berlin - Flower St.

LOCATION OF PROPERTY: 113 & 115 Flower St.

SIZE OF PROPERTY: 2.09 ZONING: R-3 TOTAL LOTS: 2

PROPERTY OWNER/AGENT Homes at Berlin, LP PHONE # (410) 269-1222

ADDRESS 318 Sixth St. Annapolis, MD 21403 EMAIL diane@homesforamerica.org

SIGNATURE OF APPLICANT *Diane Cygan*

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

EXTERIOR FINISH KEY (A1)	
FC 01	FIBER CEMENT SIDING
BR 01	NEW BRICK VENEER

**STUDIO**  
THREE FOUR THREE

8110 FLORENCE DR  
ANNAPOLIS MD 21401  
410.270.5151  
WWW.STUDIO343.COM

**HOMES AT BERLIN**  
115 FLOWER ST  
BERLIN, MD 21811

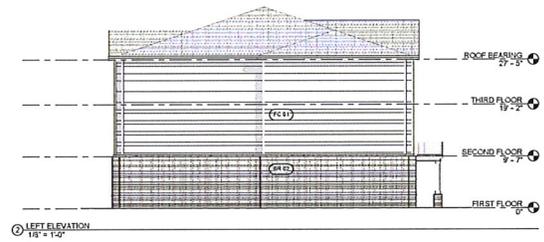
ZONING APPEALS  
DATE: JANUARY 8, 2023  
NO DESCRIPTION DATE

PROJECT # 15000

EXTERIOR ELEVATIONS

A1

STUDIO 343 COPYRIGHT 2013





**OWNER/OPERATOR:**

HOMES AT BERLIN LIMITED PARTNERSHIP  
 318 SIXTH ST. STE 2  
 ANNAPOLIS, MD 21403  
 PHONE: (410) 269-1479

**ENGINEER**

RAUCH, INC.  
 106 N. HARRISON STREET  
 EASTON, MARYLAND 21601  
 PHONE: 410-770-9081  
 FAX: 410-770-3667  
 EMAIL: casey@raucheng.com

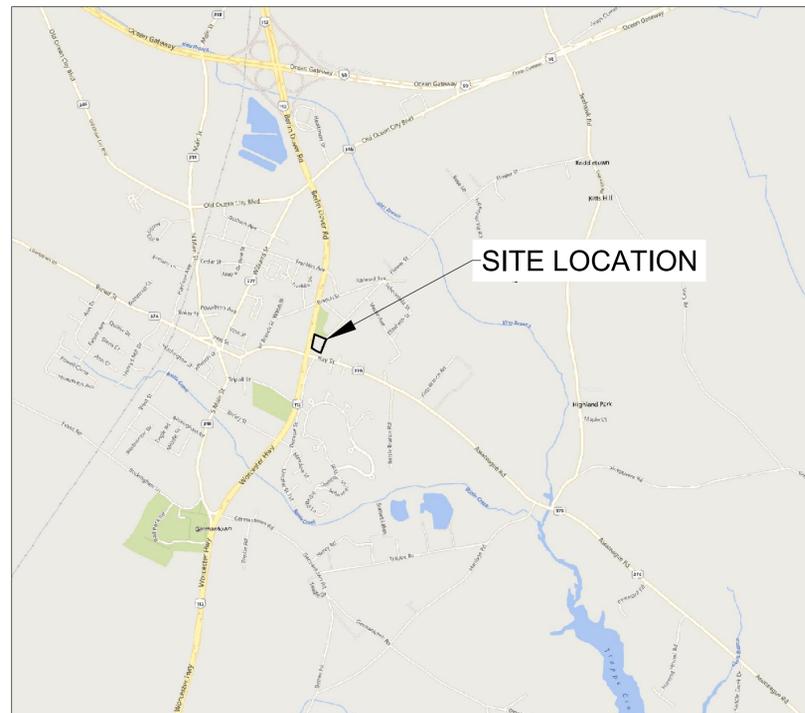
# HOMES AT BERLIN - FLOWER ST.

PREPARED FOR

# HOMES FOR AMERICA

**SITE DATA**

TOTAL SITE AREA - 2.095 AC ±  
 MAP: 301 GRID: 13 PARCEL: 689 & 690  
 DEED REFERENCE: 3527/191  
 DISTURBED AREA - 55,716 SF ±  
 TOTAL CUT - ±  
 TOTAL FILL - ±



VICINITY MAP  
 SCALE: 1" = 2000'

**ABBREVIATIONS**

ADA AMERICANS WITH DISABILITIES ACT  
 AGIP AT GRADE INLET PROTECTION  
 @ AT  
 BC BACK OF CURB  
 BM BENCHMARK  
 BRL BUILDING RESTRICTION LINE  
 CES CONCRETE END SECTION  
 C/O CLEAN OUT  
 CHRD CHORD  
 CI CURB INLET  
 CIP CURB INLET PROTECTION  
 CL CENTERLINE  
 CMP CORRUGATED METAL PIPE  
 Cul CUSTOM INLET  
 CY CUBIC YARD  
 DI DUCTILE IRON  
 E EAST  
 EL/ELEV ELEVATION  
 EP EDGE OF PAVE  
 ESC EROSION AND SEDIMENT CONTROL  
 EX EXISTING  
 FES FLARED END SECTION  
 FFE FINISHED FLOOR ELEVATION  
 FH FIRE HYDRANT  
 FL FLOW LINE  
 FT FOOT  
 GFA GROSS FLOOR AREA  
 GPD GALLONS PER DAY  
 GV GATE VALVE  
 HDPE HIGH DENSITY POLYETHYLENE  
 I INLET  
 INV INVERT  
 KV KILOVOLTS  
 L ARC LENGTH  
 LF LINEAR FEET  
 LOD LIMITS OF DISTURBED AREA  
 LT LEFT  
 MAX MAXIMUM  
 MBR MICRO-BIORETENTION  
 MD MARYLAND  
 MEP MECHANICAL, ELECTRICAL, AND PLUMBING  
 MH MANHOLE  
 MHW MEAN HIGH WATER  
 MIN MINIMUM

MLW MEAN LOW WATER  
 MSHA MARYLAND STATE HIGHWAY ADMINISTRATION  
 MUTCD MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES  
 N NORTH  
 NO NUMBER  
 PC POINT OF CURVATURE  
 PE POLYETHYLENE  
 PERF PERFORATED  
 PR PROPOSED  
 PT POINT OF TANGENCY  
 PVC POLYVINYL CHLORIDE  
 PVI POINT OF VERTICAL INTERSECTION  
 Q DISCHARGE  
 R RADIUS  
 RCP REINFORCED CONCRETE PIPE  
 RCN RUNOFF CURVE NUMBER  
 ROW RIGHT-OF-WAY  
 RT RIGHT  
 S SOUTH  
 SCE STABILIZED CONSTRUCTION ENTRANCE  
 SD STORM DRAIN  
 SDMH STORM DRAIN MANHOLE  
 SF FRICTION SLOPE  
 SF SILT FENCE  
 SHA STATE HIGHWAY ADMINISTRATION  
 SIP STANDARD INLET PROTECTION  
 SQ SQUARE  
 SS SANITARY SEWER  
 SSF SUPER SILT FENCE  
 SSMH SANITARY SEWER MANHOLE  
 STA STATION  
 STD STANDARD  
 SWM STORM WATER MANAGEMENT  
 TAN TANGENT  
 TB THRUST BLOCK  
 TBR TO BE REMOVED  
 TC TOP OF CURB  
 Tc TIME OF CONCENTRATION  
 TP TAX PARCEL  
 TYP TYPICAL  
 UE UNDERGROUND ELECTRIC  
 UL UNDERGROUND LIGHT CABLE  
 UT UNDERGROUND TELEPHONE  
 V VELOCITY  
 W WEST  
 W/ WITH

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C-1	TITLE SHEET & GENERAL NOTES
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EX-1	EXISTING CONDITIONS PLAN
LS-1	LANDSCAPE PLAN
A-1	ARCHITECTURE PLAN

**NOTES:**

- ZONING CLASSIFICATION: R3 APARTMENT DISTRICT
- SETBACKS PROVIDED BY TOWN OF BERLIN PLANNING & ZONING
- N/F DENOTES NOW OR FORMERLY

TITLE SHEET AND GENERAL NOTES

FOR  
**HOMES FOR AMERICA**  
 TAX MAP 301, GRID 13, PARCEL 689 & 690  
 THIRD ELECTION DISTRICT, WORCHESTER COUNTY, MARYLAND  
 PREPARED FOR HOMES FOR AMERICA

**RAUCH**  
 INC.  
 engineering design &  
 development services

office: 410.770.9081 | fax: 410.770.3667  
 raucheng.com  
 Maryland Office: 105 N. Harrison St. - Easton, MD 21601  
 Virginia Office: 8229 Boone Blvd. Suite 625 - Vienna, VA 22182



**Professional Certification.**  
 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.  
 License No. 11024  
 Expiration Date: July 24, 2020

REV.#	DATE	DESCRIPTION
1		

DATE: 3/3/2020  
 SCALE: 1" = 20'  
 DRAWN BY: JWJ  
 DESIGNED BY: JWJ  
 APPROVED BY:  
 SHEET NO.: C-1

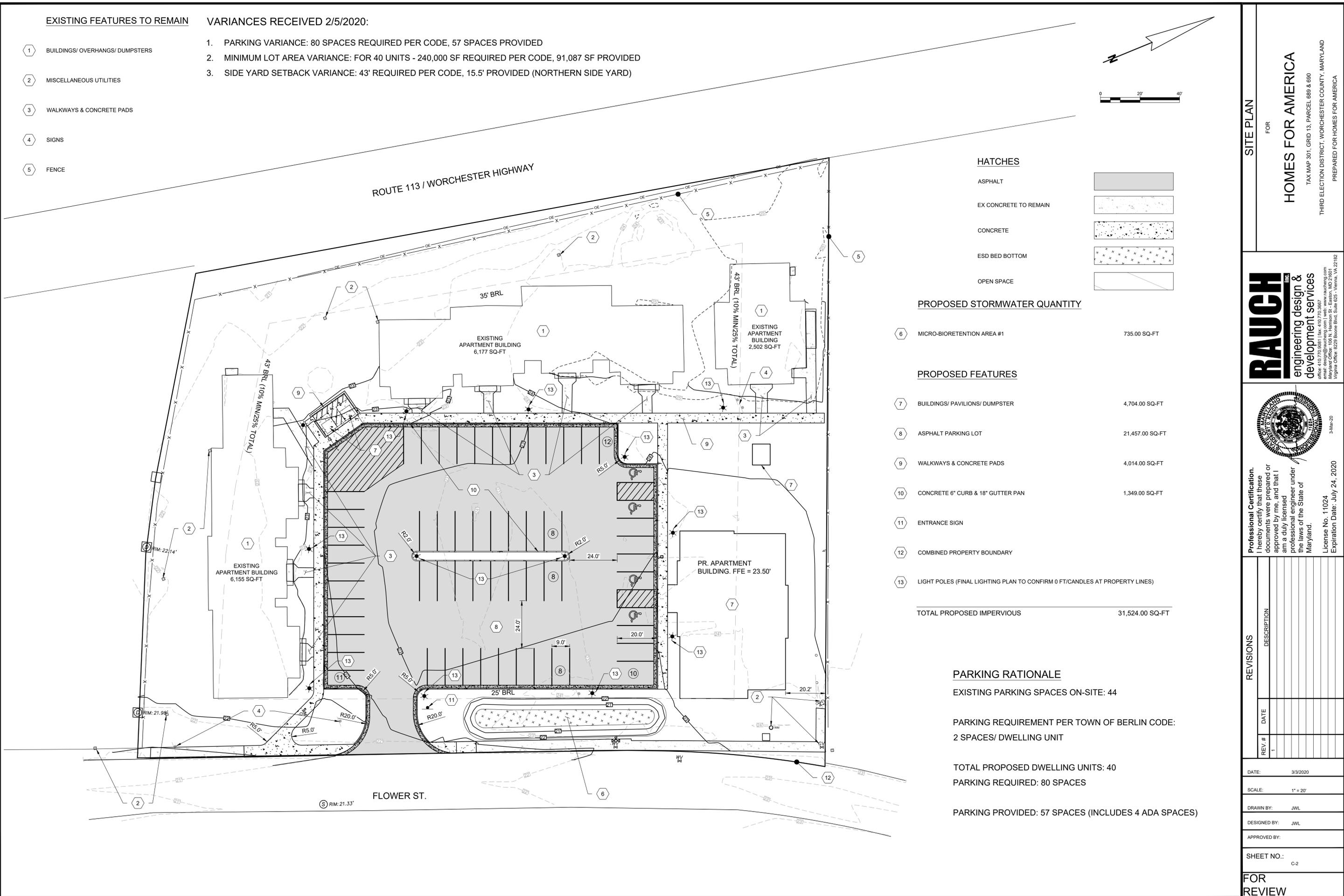
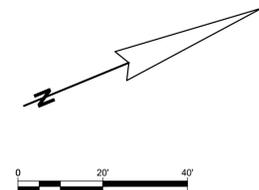
FOR REVIEW

**EXISTING FEATURES TO REMAIN**

**VARIANCES RECEIVED 2/5/2020:**

- 1 BUILDINGS/ OVERHANGS/ DUMPSTERS
- 2 MISCELLANEOUS UTILITIES
- 3 WALKWAYS & CONCRETE PADS
- 4 SIGNS
- 5 FENCE

1. PARKING VARIANCE: 80 SPACES REQUIRED PER CODE, 57 SPACES PROVIDED
2. MINIMUM LOT AREA VARIANCE: FOR 40 UNITS - 240,000 SF REQUIRED PER CODE, 91,087 SF PROVIDED
3. SIDE YARD SETBACK VARIANCE: 43' REQUIRED PER CODE, 15.5' PROVIDED (NORTHERN SIDE YARD)



**HATCHES**

- ASPHALT
- EX CONCRETE TO REMAIN
- CONCRETE
- ESD BED BOTTOM
- OPEN SPACE

**PROPOSED STORMWATER QUANTITY**

6 MICRO-BIORETENTION AREA #1	735.00 SQ-FT
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**PROPOSED FEATURES**

7 BUILDINGS/ PAVILIONS/ DUMPSTER	4,704.00 SQ-FT
8 ASPHALT PARKING LOT	21,457.00 SQ-FT
9 WALKWAYS & CONCRETE PADS	4,014.00 SQ-FT
10 CONCRETE 6" CURB & 18" GUTTER PAN	1,349.00 SQ-FT
11 ENTRANCE SIGN	
12 COMBINED PROPERTY BOUNDARY	
13 LIGHT POLES (FINAL LIGHTING PLAN TO CONFIRM 0 FT/CANDLES AT PROPERTY LINES)	

TOTAL PROPOSED IMPERVIOUS 31,524.00 SQ-FT

**PARKING RATIONALE**

EXISTING PARKING SPACES ON-SITE: 44

PARKING REQUIREMENT PER TOWN OF BERLIN CODE:  
2 SPACES/ DWELLING UNIT

TOTAL PROPOSED DWELLING UNITS: 40  
PARKING REQUIRED: 80 SPACES

PARKING PROVIDED: 57 SPACES (INCLUDES 4 ADA SPACES)

**SITE PLAN**

FOR  
**HOMES FOR AMERICA**  
TAX MAP 301, GRID 13, PARCEL 689 & 690  
THIRD ELECTION DISTRICT, WORCHESTER COUNTY, MARYLAND  
PREPARED FOR HOMES FOR AMERICA

**ROUGH**  
INC.  
engineering design &  
development services  
Office: 410.770.9881 | Fax: 410.770.9867  
www.roughinc.com  
Maryland Office: 105 N. Harrison St. - Easton, MD 21601  
Virginia Office: 8229 Boone Blvd. Suite 625 - Vienna, VA 22182



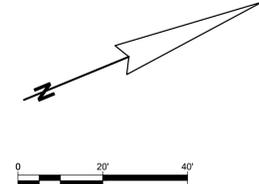
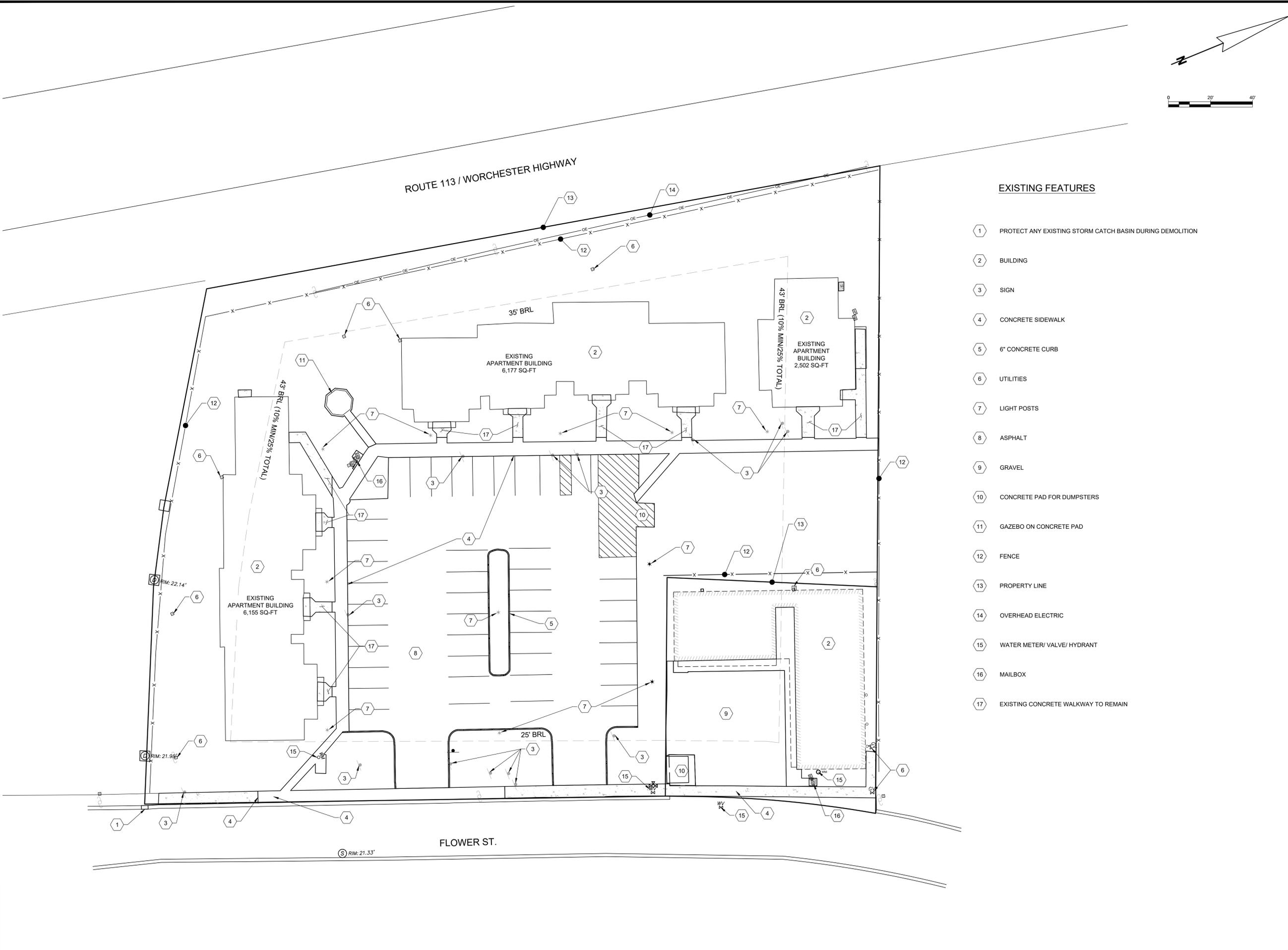
**Professional Certification.**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.  
License No. 11024  
Expiration Date: July 24, 2020

**REVISIONS**

REV.#	DATE	DESCRIPTION
1		

DATE:	3/3/2020
SCALE:	1" = 20'
DRAWN BY:	JWL
DESIGNED BY:	JWL
APPROVED BY:	
SHEET NO.:	C-2

**FOR REVIEW**



**EXISTING FEATURES**

- 1 PROTECT ANY EXISTING STORM CATCH BASIN DURING DEMOLITION
- 2 BUILDING
- 3 SIGN
- 4 CONCRETE SIDEWALK
- 5 6" CONCRETE CURB
- 6 UTILITIES
- 7 LIGHT POSTS
- 8 ASPHALT
- 9 GRAVEL
- 10 CONCRETE PAD FOR DUMPSTERS
- 11 GAZEBO ON CONCRETE PAD
- 12 FENCE
- 13 PROPERTY LINE
- 14 OVERHEAD ELECTRIC
- 15 WATER METER/ VALVE/ HYDRANT
- 16 MAILBOX
- 17 EXISTING CONCRETE WALKWAY TO REMAIN

EXISTING CONDITIONS PLAN  
 FOR  
**HOMES FOR AMERICA**  
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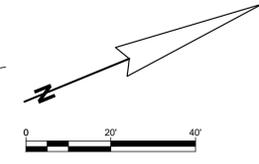
REV.#	DATE	DESCRIPTION
1		

DATE: 3/3/2020  
 SCALE: 1" = 20'  
 DRAWN BY: JWL  
 DESIGNED BY: JWL  
 APPROVED BY:

SHEET NO.: EX-1  
**FOR REVIEW**

**HATCHES**

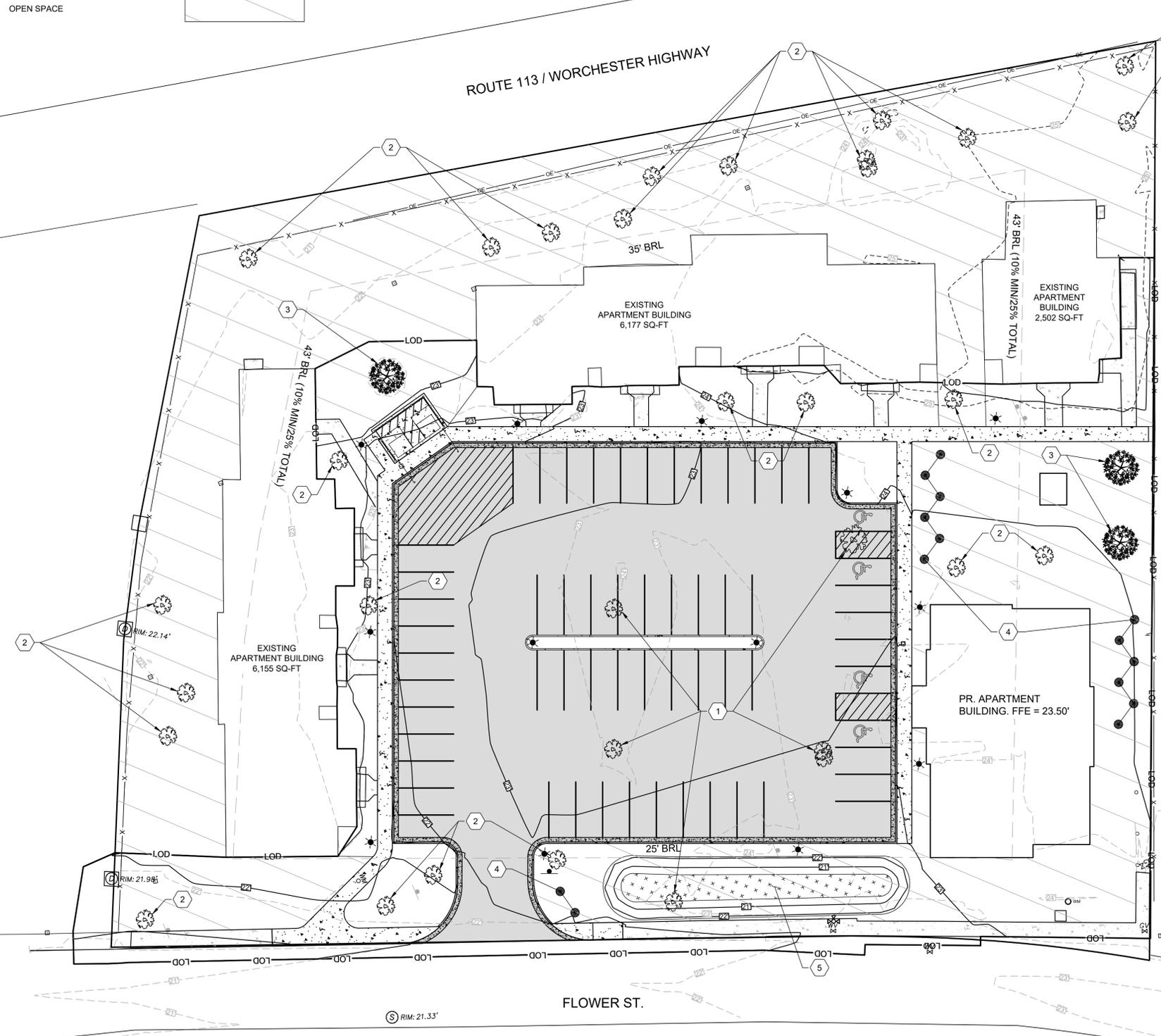
ASPHALT	
EX CONCRETE TO REMAIN	
CONCRETE	
ESD BED BOTTOM	
OPEN SPACE	



ROUTE 113 / WORCHESTER HIGHWAY

**LANDSCAPING FEATURES**

- 1 EXISTING TREES TO BE REMOVED DUE TO PROPOSED SITE CONFLICTS.
- 2 EXISTING TREES TO REMAIN.
- 3 PROPOSED UNDERSTORY TREES (SEE TABLE ON THIS SHEET FOR INFORMATION).
- 4 PROPOSED SHRUBS (SEE TABLE ON THIS SHEET FOR INFORMATION).
- 5 PROPOSED MICRO-BIORETENTION #1 PLANTINGS (SEE TABLES ON THIS SHEET FOR INFORMATION).



**GENERAL SITE LANDSCAPING PLANTING TABLE**

LARGE SHRUB - 1 GALLON AND 4 FEET HIGH			
SYM	LATIN NAME	COMMON NAME	QUANTITY
MCe	MORELLA CERIFERA	WAX MYRTLE	14
<b>TOTAL</b>			<b>14</b>

UNDERSTORY TREE - 3/4 INCH CALIPER AND 6 FEET TALL			
SYM	LATIN NAME	COMMON NAME	QUANTITY
MV	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	3
<b>TOTAL</b>			<b>3</b>

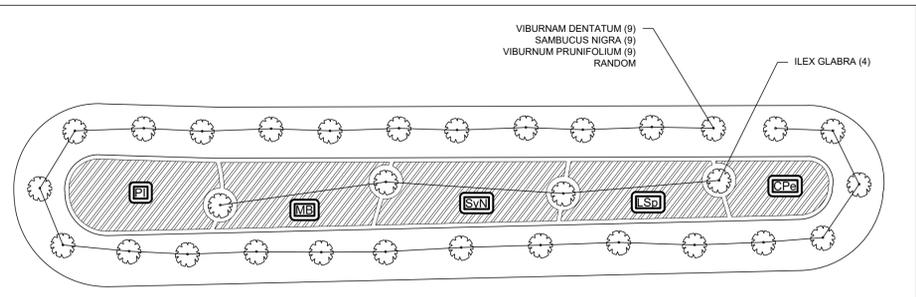
**OPEN SPACE REQUIREMENTS**  
 PER MULTIFAMILY REQUIREMENTS 500 SF/UNIT = 20,000 SF  
 OR  
 PER ZONE R-3: 30% OF TOTAL LOT AREA = 27,326 SF  
 OPEN SPACE PROVIDED = 37,580 SF

**MICRO-BIORETENTION #1 PLANTING TABLE**

MICRO-BIORETENTION AREA 1 - SHRUBS (2 gallon size)			
SYM	LATIN NAME	COMMON NAME	QUANTITY
IG	ILEX GLABRA	INKBERRY	4
VD	VIBURNUM DENTATUM	SOUTHERN ARROWWOOD	9
SaN	SAMBUCUS NIGRA SSP. CANAD	COMMON ELDERBERRY	9
VIP	VIBURNUM PRUNIFOLIUM	BLACK HAW	9
<b>TOTAL</b>			<b>31</b>

MICRO-BIORETENTION AREA 1 - 2" PLUGS			
SYM	LATIN NAME	COMMON NAME	QUANTITY
PI	PYCNANTHEMUM INCANUM	HOARY MOUNTAIN MINT	132
MB	MONARDA BRADBURIANA	WILD BERGAMOT	131
SyN	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	139
LSp	LIATRIS SPICATA	GAYFEATHER	112
CPe	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	70
<b>TOTAL</b>			<b>584</b>



MICRO-BIORETENTION #1 PLANTING PLAN



**LANDSCAPING PLAN**

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REV. #	DATE	DESCRIPTION
1		

DATE: 3/3/2020  
 SCALE: 1" = 20'  
 DRAWN BY: JWJ  
 DESIGNED BY: JWJ  
 APPROVED BY:  
 SHEET NO.: LS-1

**FOR REVIEW**



1 FLOWER STREET SITE

EXTERIOR FINISH KEY		AA 01
FC 01	FIBER CEMENT SIDING	
BR 01	NEW BRICK VENEER	



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



3 LEFT ELEVATION  
1/8" = 1'-0"



4 REAR ELEVATION  
1/8" = 1'-0"



5 RIGHT ELEVATION  
1/8" = 1'-0"

HOMES AT BERLIN

115 FLOWER ST  
BERLIN, MD 21811

PLANNING AND  
COMMISSIONING,  
DATE FEBRUARY 27, 2020

NO	DESCRIPTION	DATE

PROJECT # 19500

EXTERIOR  
ELEVATIONS

A1