

SITE DATA

OWNER / DEVELOPER
Burley Building Company
34 Burley St.
Berlin, MD 21811
Contact: Mr. Nate Reister
Ph: (410) 430-3890
Email: burleybuildingco@gmail.com

SITE INFORMATION
Tax Map 0025
Parcels 0170 (Item Four) & 0193 (Items One, Two & Three)
Current Owner Willow Park, LLC
Zoning B-2 Shopping District
Existing Land Use Open & Wooded
Site Area
Parcel 170 ±1.11 Ac
Parcel 193 ±0.92 Ac
Total ±2.03 Ac
Parcel 170 & Parcel 193 to be consolidated

Setbacks
Front 30' From CL of Old Ocean City Blvd (Parcel 193)
Sides 6'
Rears 30' (Abutting an R District)
15' (Other)

WATER & SEWER PROVIDER

Public Water - Town of Berlin
Public Sewer - Town of Berlin

NON-TIDAL INTERMITTENT WATERWAY

A Non-Tidal Intermittent Waterway is present on Parcel 170. The limits have been delineated by Kenneth Redinger (WF #1 - WF #13) and are shown on Sheet C 101.

The subject property was evaluated for wetlands and waterways subject to regulation under Section 404 of the Clean Water Act and Title 26 Subtitle 23 of the Code of Maryland Regulations. A routine Level on-site investigation was conducted by Kenneth W. Redinger and a representative of the Maryland Department of the Environment on December 1, 2022 in accordance with the 1987 Corps of Engineers Wetland Delineation Manual in conjunction with the Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0 (November 2010) and associated state and federal regulatory guidance documents. No wetlands were identified within the subject property. The limits of the ordinary high-water mark within the intermittent non-tidal stream, as depicted on this site plan, was delineated by Kenneth W. Redinger Environmental Services on May 15, 2015.

FLOOD ZONE

This property is Located Within Flood Zone X Per FEMA Map # 24047C0153H Dated July 16, 2015 (Town of Berlin 240141).

WORCESTER COUNTY ATLANTIC COASTAL BAYS CRITICAL AREA LAW

This property is not located within the Worcester County Atlantic Coastal Bays Critical Area

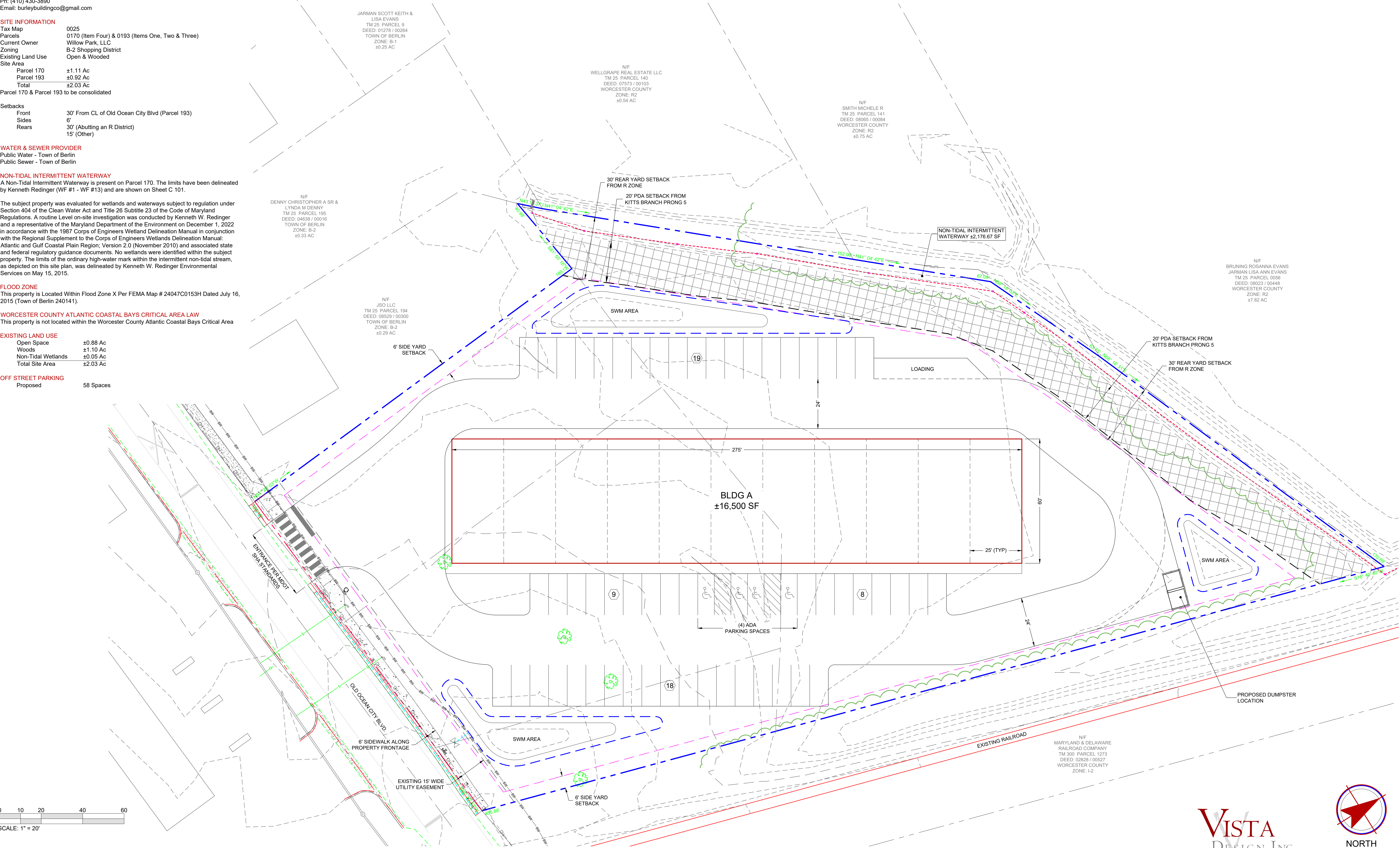
EXISTING LAND USE

Open Space ±0.88 Ac
Woods ±1.10 Ac
Non-Tidal Wetlands ±0.05 Ac
Total Site Area ±2.03 Ac

OFF STREET PARKING

Proposed 58 Spaces

ORCHARD PARK
CONCEPTUAL SITE PLAN
TOWN OF BERLIN, MARYLAND



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