1. Planning And Zoning Commission - February 13, 2020 Agenda
   Planning And Zoning Commission - February 13, 2020 Agenda

   Documents:

   PZC AGENDA 2020-2-13.PDF

2. Item A – Proposed Site Development Plan For Conifer Westminster Way, LLC, (Westminster Way Apartments)
   Item A – Proposed Site Development Plan For Conifer Westminster Way, LLC, (Westminster Way Apartments)

   Documents:

   ITEM A - PROPOSED SITE DEVELOPMENT PLAN FOR CONIFER WESTMINSTER WAY, LLC.PDF

CITY OF WESTMINSTER
PLANNING AND ZONING COMMISSION
AGENDA

Thursday, February 13, 2020, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157

I. Call to Order

II. Approval of Minutes

January 9, 2020

III. New Business

Item A – Proposed Site Development Plan for Conifer Westminster Way, LLC, (Westminster Way Apartments) – Mr. Gray

Applicant: Robert Pease, Project Manager
Maser Consulting P.A.
22375 Broderick Drive, Suite 110, Sterling, VA 20166

Owner: Western Maryland College Inc.
2 College Hl, Westminster, Maryland 21157

Designer: Maser Consulting P.A.
22375 Broderick Drive, Suite 110, Sterling, VA 20166

Request: Applicant requests approval of the Site Development Plan for Conifer Westminster Way Apartments (35 Multiple-family dwelling units) along with three modifications to the Development Design Preferences Manual located at the east of the terminus of West Main Street at Maryland Route 140.

Item B – Carroll County Liaison Report – Mr. Spaid

IV. Old Business

V. Information Item

VI. Planning Commission and Public Comments

VII. Adjournment

Request for decorum and order

The Chair and Commissioners would like to thank you in advance for your respectful behavior and for your thoughtful consideration of the views of your neighbors, applicants, and the Commission.

Members of the public attending meetings of the Planning and Zoning Commission are asked to maintain propriety, decorum, and good conduct. Any person making personal, impertinent, or slanderous remarks, or who may become boisterous while addressing the Commission, or who may become boisterous in the room while attending the Commission meeting, will be asked to leave the room by direction of the presiding officer. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and other similar demonstrations will not be permitted by the presiding officer. Offending parties will be asked to remove themselves from the meeting room.

ITEM A

To: Westminster Planning and Zoning Commission

From: Andrew R. Gray, Comprehensive Planner

cc: Mark A. Depo, Director of Community Planning and Development
Andrea Gerhard, Comprehensive Planner

Date: February 7, 2020

Subject: Proposed Site Development Plan for Conifer Westminster Way, LLC

Article XXV of the City Code requires the Planning and Zoning Commission to review proposed site plans for the City. The Commission also reviews proposed signs as specified in Article XVII Signs.

Background

On February 11, 2019, the Mayor and Common Council approved Resolution No. 19-05 to amend the Water and Sewer Allocation Policy to encourage the development of multi-family residential uses in the City by providing water allocations for two multi-family developments including the Conifer, Westminster Way development.

On March 14, 2019, the Planning and Zoning Commission conducted a public hearing on Local Map Amendment (LMA 19-01) proposing to apply the Compatible Neighborhood Overlay Zone (CN Zone) to the development site which is comprised of five parcels with tax account identifier numbers 07-062400, 07-064926, 07-064063, 07-058861, and 07-063016. On May 13, 2019, the Mayor and Common Council conducted a public hearing on LMA 19-01 and voted to approve LMA 19-01 for the site as it meets the standards for such use as set forth in the Code.

Conifer, represented by Maser Consulting P.A., has applied for review of a proposed Site Development Plan (S-19-0012) for the Westminster Way Apartments, which contains 35 multifamily units and ground floor parking. The site consisting of the five parcels referenced above are zoned R-10,000 Residential and have been designated in the Compatible Neighborhood Overlay Zone as part of case LMA 19-01. Please note that a plat has been submitted to the City for lot consolidation and the approval of this plat is listed as a condition to site plan approval below.

Review

Pursuant to Article VIIIC Compatible Neighborhood Overlay Zone, Section 164-45.17 E., Dwellings, multiple-family is listed as a permitted use. The total area of the site is 2.22 acres.

Parking
The site development plan shows 12 parking spaces which are at least 9 foot by 18 foot located outside the building and 30 parking spaces which are at least 9 foot by 18 foot located on the ground floor of the building. Pursuant to Section 164-45.21 D. (2) of the City Code, *the number of parking spaces required and the locations, dimensions, and setbacks of parking areas shall be determined by the Commission and the Planning Director. In all cases there shall be a minimum of one parking space per dwelling unit...* The required parking is 35 spaces (35 multiple-family dwellings). There are 42 parking spaces provided that are at least 9 foot by 18 foot.

Landscape Manual
The applicant requested Modification to Standards contained in the Landscape Manual and was granted the modifications for the following sections below:

Section	Standard
V.A.2.a	Trash dumpsters, trash pads and service areas shall be screened on three sides with Class A screening. Whenever screening material is placed around any trash collection unit which is emptied or removed mechanically a protective barrier is required. Please refer to Diagram D for standard approved barriers.
V.A.2.c	Common residential parking lots shall be screened from all public streets as defined in Section II, Definitions, "Screening - Class B".
V.B.2	A Residential Transition Buffer (RTB) is required to provide a substantial spatial and vegetative buffer between an existing residential use and proposed dissimilar residential and/or non-residential uses in accordance with the schedule found below. Residential Transition Buffers are required along the full length of the perimeter abutting the existing use, 75 feet in width on the rear and/or side yard or 50 feet where a parking lot is proposed. Topographic character such as steep slopes may diminish or enhance the buffer and therefore may be the basis for reduced or increased requirements. Site size or configuration may also make this requirement impractical. Such determination will be made by the Director pursuant to Paragraph E of Article VI…
V.D.2.	Trees may not be planted within an area which would adversely affect street lights or underground utilities. No major deciduous trees or coniferous trees may be planted under overhead power lines or within 15 feet horizontally of overhead lines. If this condition conflicts with other requirements the Director will consider and rule on alternatives which best meet the intent of the Manual.

Development Design Preferences Manual
The applicant has requested Modification of the Adopted Preferences contained in the 2016 Development Design Preferences Manual. **The Planning and Zoning Commission must decide whether to grant the following modifications:**

Modification of Adopted Preferences (2016 Development Design Preferences Manual)	
Standard	Staff Comment
Per page #25, Including building elements of various heights within the overall project design is encouraged	Please add varying heights similar to what is provided for on the West Main Street frontage.

Per page #27, Roof-lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged	Please add varying heights similar to what is provided for on the West Main Street frontage.
The City prefers that loading docks, trash collection areas, outdoor storage and similar utility facilities and functions be incorporated into the overall design of the site. These facilities should be shielded from the public eye and kept out of view of adjacent properties and streets.	Please provide screening around the proposed transformer that will not interfere with the underground utilities.

Signs

Pursuant to Section 164-45.22 B (1) of the City Code, *the proposed development would comply with the purposes, standards and regulations of the CN Zone, would provide the maximum safety, convenience and amenity to the residents of the development and would be compatible with adjacent development. In making that determination, the Commission and Planning Director shall consider the location, size and design of buildings, signs, other structures, open spaces, landscaping, pedestrian and vehicular circulation systems, parking and loading areas*. The site development plan shows one building mounted sign of 32.6 square feet and one freestanding sign of 29.4 square feet and six feet in height, which staff has deemed compatible with the adjacent neighborhood. **The Commission must decide if the signage is compatible with the adjacent neighborhood.**

Water

Pursuant to the City of Westminster Water and Sewer Allocations Policy 2018-2024, *for allocations related to any site plan, the necessary allocations will be noted on the site plan; however, allocations are only granted at the building permit stage. Site plans for property within the City are complete following the approval of the Planning and Zoning Commission. Upon such approval, tentative allocations are recognized for an additional six months to allow for the building permit review process.* A tentative water and sewer allocation in the amount of 8,225 GPD was issued for this project (WSA-19-08) and the allocation is noted on the cover page.

Process

Pursuant to the City's review process, the site plan was provided to the appropriate City and County agencies to determine readiness to present to the Westminster Planning and Zoning Commission. Plans were reviewed for compliance with City and County requirements. Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Planning and Zoning Commission shall approve, approve subject to conditions or disapprove this site development plan S-19-0012.

Recommendation

Staff recommends that the Commission consider approval of the proposed site development plan, conditioned upon the following:

1) A consolidation plat shall be approved by the Planning and Zoning Commission to consolidate the five parcels with tax account identifier numbers 07-062400, 07-064926, 07-064063, 07-058861, and 07-063016.

2) Obtain all final approvals from Carroll County Government.

3) Obtain approval from the Planning and Zoning Commission for the three submitted modification requests from the 2016 Development Design Preferences Manual and the proposed signage pursuant to Section 164-45.22 B (1).

4) Provide a ten-foot public access and maintenance easement along West Main Street. At such time that it is determined by the City of Westminster that sidewalk is needed along West Main Street, it will be the responsibility of the current property owner to provide any onsite improvements at no cost to the City of Westminster.

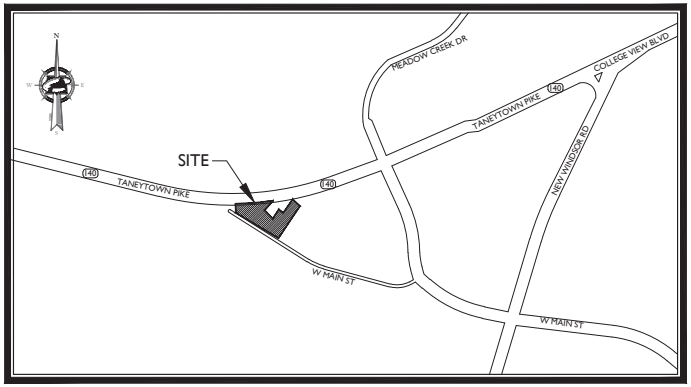
Attachments

- Proposed Site Development Plan for Conifer Westminster Way, LLC
- Proposed Modifications to the Development Design Preferences Manual

SITE DEVELOPMENT PLAN
FOR
CONIFER WESTMINSTER WAY, LLC
WESTMINSTER WAY APARTMENTS
322 W MAIN STREET
ELECTION DISTRICT 7
CITY OF WESTMINSTER
CARROLL COUNTY, MARYLAND
TAX MAP NUMBERS: 101-12-1952, 101-12-1953, 101-12-1955, 101-06-1957, AND 101-06-1958

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	
2	EXISTING CONDITIONS PLAN	
3	DEMOLITION/EROSION AND SEDIMENT CONTROL PHASE I PLAN	
4	SITE LAYOUT PLAN	
5	GRADING PLAN	
6	DETAILED GRADING PLAN	
7	UTILITY PLAN	
8	EROSION AND SEDIMENT CONTROL PHASE II PLAN	
9	EROSION AND SEDIMENT CONTROL DETAILS	
10	EROSION AND SEDIMENT CONTROL DETAILS	
11	EROSION AND SEDIMENT CONTROL DETAILS	
12	EXISTING DRAINAGE MAP	
13	EXISTING OFFSITE DRAINAGE MAP	
14	PROPOSED DRAINAGE MAP	
15	PROPOSED OFFSITE DRAINAGE MAP	
16	CONVEYANCE COMPUTATIONS	
17	STORMWATER MANAGEMENT DETAILS	
18	STORMWATER MANAGEMENT DETAILS	
19	STORM PROFILES	
20	UTILITY / RETAINING WALL PROFILES	
21	SIGHT DISTANCE ANALYSIS	
22	FIRE AND RESCUE PLAN	
23	TURNING TEMPLATE	
24	SITE DETAILS	
25	SITE DETAILS	
26	SITE DETAILS	
27	FOREST STAND DELINEATION PLAN	
28	FOREST CONSERVATION PLAN	
29	FOREST CONSERVATION DETAILS	
30	AFFORESTATION PLAN	
31	AFFORESTATION DETAILS	
32	FINAL LANDSCAPE PLAN	
33	LANDSCAPE NOTES AND DETAILS	
34	BIO-RETENTION FACILITY PLANTING PLAN	
35	EASEMENT PLAN	
36	SITE PLAN PHOTOMETRIC DATA	
37	SITE LIGHTING DETAILS	
38	OVERALL FLOOR PLANS	
39	OVERALL FLOOR PLANS, SECOND & THIRD	
40	EXTERIOR ELEVATIONS	
41	MAINTENANCE OF TRAFFIC PLANS	
42	MAINTENANCE OF TRAFFIC NOTES AND DETAILS	



VICINITY MAP
500 0 500
SCALE : 1" = 500'

DEVELOPER INFORMATION:
WESTMINSTER WAY ASSOCIATES, LLC
ATTN: ANDREW HANSON
ADDRESS: 5560 STERRETT PLACE
SUITE 200
COLUMBIA, MD 21044
PHONE: (443) 367-9137

OWNER INFORMATION:
WESTERN MARYLAND COLLEGE INC DBA MCDANIEL COLLEGE INC
ATTN: W. THOMAS PHIZACLEA
VICE PRESIDENT FOR ADMINISTRATION AND FINANCE
ADDRESS: 2 COLLEGE HILL
WESTMINSTER, MD 21157
PHONE: (410) 857-2200

TRAFFIC GENERATION TABLE

AVERAGE AM PEAK	18 TRIPS
AVERAGE PM PEAK	23 TRIPS
AVERAGE DAILY TRIPS	256 TRIPS
AVERAGE WEEKEND DAILY TRIPS	285 TRIPS
REFERENCE CODE (ITE TRIP GENERATION MANUAL, 10TH EDITION)	LAND USE CODE 220 (MULTIFAMILY HOUSING-LOW RISE)

WATER DEMAND & METER INFORMATION
1. **ESTIMATED WATER USAGE** 8,225 **GPD**
2. **SIZE INTERNAL WATER METER** 3"
3. **SIZE OF SPRINKLER CONNECTION** 4"
4. **NUMBER OF PRIVATE FIRE HYDRANTS** 0

NOTE: WATER METER WILL BE INSTALLED INTERNALLY, WITH EXTERIOR READER.

FOR PROJECTS WITHIN CITY BOUNDARIES

CITY OF WESTMINSTER STANDARD GENERAL NOTES

1. The construction shown on these plans shall be in accordance with the current standards and specifications for the City of Westminster. This work is subject to inspection and acceptance by the City of Westminster.
2. The contractor shall have a current copy of the City of Westminster "Standard Specifications for Construction of Public Utility Systems, Roads and Storm Drains" available to him at all times during his operations.
3. The contractor shall notify the City of Westminster "Department of Public Works" at 410-848-2592 at least 5 days in advance of starting construction and shall not interrupt existing water or sewer service without first obtaining permission from the "Department."
4. The contractor shall notify his Engineer when proposing Field Adjustments to the Type, Size, or Location of the installations specifically shown on the plan. The contractor shall obtain final approval from the City Inspector prior to commencing work on all field changes.
5. The contractor shall provide a Certified Soils Compaction Technician on site at all times during filling and back filling operations to continuously monitor soil compaction. Test results shall be provided to the City Inspector upon request.
6. The contractor shall contact "Miss Utility" at 1-800-257-7777 in advance of his construction operations. It is the contractor's responsibility to ensure that all utility owners have existing lines in the area are properly notified.
7. The locations of existing utility lines shown in these plans is approximate only, and the contractor must verify the locations to his own satisfaction. The contractor shall take the necessary precautions to protect against damage to existing lines, and shall be solely responsible for the cost of repairs incurred by his operations.
8. The Construction Layout Datums used herein are:
   HORIZONTAL: - Maryland State Grid System (NAD 83)
   VERITCAL: - U.S.G.S. Datum
9. Failure to mention specifically any work which would naturally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION
APPROVED: _____ **DATE** _____

City of Westminster, Director of Community Planning and Development
APPROVED: _____ **DATE** _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS
APPROVED: _____ **DATE** _____

CARROLL COUNTY HEALTH DEPARTMENT
APPROVED: _____ **DATE** _____

Community Water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer

ENGINEERS CERTIFICATION

I hereby certify that these construction drawings and associated computations were prepared by me or under my supervision and comply with all applicable standards and regulations of The City of Westminster. I have reviewed these documents with the Owner/Developer.

_____
NAME(S) (PRINTED) **DATE**

MARYLAND REGISTRATION NUMBER **No.** _____

_____
SIGNED **DATE**

OWNER/DEVELOPER CERTIFICATION

I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by me/us and that I/We fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the City of Westminster Planning and Zoning Commission before any change in the work is made.

_____
NAME(S) (PRINTED) **DATE**

_____
SIGNED **DATE**

SITE DEVELOPMENT PLAN INSPECTION SEQUENCE NOTES:

1. CONTRACTOR SHALL NOTIFY THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674, AT LEAST ONE DAY PRIOR TO BEGINNING ANY WORK.
2. SITE COMPLIANCE INSPECTIONS ARE REQUIRED AT THE FOLLOWING STAGES DURING CONSTRUCTION:
   (a) PROPOSED STRUCTURES STAKED OUT IN PROPER LOCATIONS AS SHOWN ON THESE APPROVED PLANS.
   (b) PROPOSED FOUNDATIONS INSTALLED FOR ALL BUILDINGS SHOWN ON THESE APPROVED PLANS.
   (c) SUB-GRADES ESTABLISHED FOR ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
   (d) COMPLETION OF ALL DRIVES, PARKING LOTS, AND SURROUNDING GRADING.
   (e) COMPLETION OF ALL WORK SHOWN ON PLANS.

   IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CARROLL COUNTY BUREAU OF PERMITS AND INSPECTIONS AT 410-386-2674 UPON COMPLETION OF EACH PHASE OF CONSTRUCTION.
3. CONTRACTOR SHALL NOTIFY CARROLL COUNTY BUREAU OF RESOURCE MANAGEMENT, ENVIRONMENTAL INSPECTION SERVICES DIVISION AT 410-386-2210 PRIOR TO BEGINNING ANY WORK. ALL FOREST CONSERVATION PLAN DEVICES MUST BE IN PLACE PRIOR TO ANY CONSTRUCTION.
4. IN ACCORDANCE WITH SECTION VI.D.2 OF THE CITY OF WESTMINSTER LANDSCAPE MANUAL, THE OWNER OR DEVELOPER SHALL ADVISE THE CITY PROMPTLY AFTER THE INSTALLATION OF THE REQUIRED LANDSCAPING AND ARRANGE FOR AN INITIAL INSPECTION BY THE CITY. AFTER ONE YEAR OF THE PLANTING ANY PLAN MATERIAL FOUND TO BE DEAD OR NOT IN ACCORDANCE WITH THE FINAL LANDSCAPE PLAN SHALL BE REPLACED OR CORRECTED. THE SECURITY REMAINING FROM THE INITIAL GUARANTEE MAY BE USED BY THE CITY TO DEFRAY THE COST OF REPLACEMENT OR CORRECTION. ALL TREE STAKING SHALL BE REMOVED BY THE DEVELOPER PRIOR TO RELEASE OF THE BOND.
5. THE CONTRACTOR SHALL NOT PROCEED TO THE NEXT PHASE OF CONSTRUCTION UNTIL GIVEN APPROVAL OF PRIOR PHASES.

GENERAL NOTES:
1. THE SUBJECT PROPERTY IS KNOWN AS WESTERN MARYLAND COLLEGE, AND IS ZONED R-10,000.
2. THIS SITE IS NOT SUBJECT TO 100 YEAR FLOOD PLAIN LIMITS, BASED ON FEMA PANEL NUMBER 24013C0184D. MAP EFFECTIVE DATE OCTOBER 2, 2015.
3. THIS SITE IS SUBJECT TO A GEOTECHNICAL INVESTIGATION. PLEASE SEE REPORT ENTITLED GEOTECHNICAL ENGINEERING STUDY WESTMINSTER WAY, PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, DATED FEBRUARY 12, 2019, PROJECT NO. 19037A.
4. THERE ARE NO WETLANDS ON THIS SITE, AS DETERMINED PER A SITE VISIT AND ASSESSMENT PERFORMED BY TNT ENVIRONMENTAL INC. ON MAY 23, 2019.
5. THERE ARE NO KNOWN ENVIRONMENTAL CONTAMINATIONS ON THIS SITE, PER A PHASE I ENVIRONMENTAL REPORT ENTITLED 'PHASE I ENVIRONMENTAL SITE ASSESSMENT 312-322 WEST MAIN STREET', PREPARED BY URBAN GREEN ENVIRONMENTAL, DATED MAY, 2018.
6. THESE PLANS HAVE BEEN PREPARED AS PART OF THE APPLICATION PROCESS FOR ALL APPLICABLE CONSTRUCTION PERMITS. PLANS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THEY ARE APPROVED AND ALL APPLICABLE PERMITS HAVE BEEN ISSUED.
7. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, IN CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

NOTES:
1. THE UNDERLYING ZONE FOR THE PARCELS SHOWN HEREON IS R 10,000. PER ARTICLE VIIIC OF THE CITY OF WESTMINSTER ZONING ORDINANCE, THE COMMON COUNCIL APPROVED THE COMPATIBLE NEIGHBORHOOD OVERLAY ZONE ON MAY 13, 2019, CASE # S-19-0012. SECTION 164-45.15 PERMITS THE REQUISITES OF THE UNDERLYING ZONE TO BE MODIFIED AND SUPERSEDED, AS INDICATED IN THE SITE, PARKING, AND LANDSCAPE TABULATIONS SHOWN HEREON. THESE MODIFICATIONS WERE MADE AT THE REQUEST OF THE APPLICANT. APPROVAL OF THIS DETAILED SITE PLAN BY THE COMMISSION AND THE PLANNING DIRECTOR CONSTITUTES APPROVAL OF THE CONDITIONS SHOWN HEREON.
2.

PARCEL TITLE DATA*

TAX ACCOUNT	OWNER	ACQUIRED AT	DATE
07-0630161	WESTERN MARYLAND COLLEGE, INC	DEED BOOK 1494, PAGE 701	8/20/1993
07-058861	WESTERN MARYLAND COLLEGE, INC	DEED BOOK1672, PAGE 355	2/14/1995
07-064063	WESTERN MARYLAND COLLEGE, INC	DEED BOOK1237, PAGE 936	10/11/1990
07-064926	WESTERN MARYLAND COLLEGE, INC	DEED BOOK1204, PAGE 264	4/11/1990
07-062400	WESTERN MARYLAND COLLEGE, INC	DEED BOOK 2168, PAGE 922	3/1/1999

* PARCEL TITLE DATA SHALL BE UP-DATED UPON RECORDATION OF LOT CONSOLIDATION.

3. BOUNDARY AND TOPOGRAPHY IS BASED ON A FIELD SURVEY BY MASER CONSULTING, P.A. ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR CONIFER REALTY, LLC" DATED 11/26/18.
4. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE, ONLY. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 THREE WORKING DAYS PRIOR TO BEGINNING ANY WORK. THE CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
5. THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND ANNOTATED DIMENSION SHOWN ON THESE PLANS, THE ANNOTATED DIMENSION SHALL GOVERN.
6. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
7. LAPSE OF APPROVAL: A SITE PLAN SHALL BECOME NULL AND VOID AFTER ONE YEAR FROM THE DATE OF APPROVAL UNLESS A BUILDING PERMIT HAS BEEN ISSUED AND SUBSTANTIAL WORK HAS BEGUN ON THE PROJECT.
8. THIS PLAN IS BASED UPON ARCHITECTURAL PLANS TITLED "WESTMINSTER WAY", PREPARED BY ZAVOS ARCHITECTURE + DESIGN, LLC, PROJECT #18201, DATED 09/20/19.
9. THERE ARE NO NEW FIRE HYDRANTS PROPOSED WITH THIS PLAN.
10. BENCHMARK INFORMATION: BENCHMARK #1 - 713.85 (24" ENDWALL, WEST)
    BENCHMARK #2 - 728.65 (SANITARY SEWER MANHOLE, SOUTH)
    BENCHMARK #3 - 732.96 (UTILITY VAULT, NORTH EAST)
    NOTE: BENCHMARKS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. STANDARD SURVEY PRACTICES APPLY (LEVEL LOOPS, ETC.) TO VERIFY ANY OR ALL ELEVATION IN FIELD.

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811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATION, DIGGING, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV.	DATE	DRAWN BY	DESCRIPTION
1	09/30/19	CMB	REVISED PER 1ST SUBMISSION COMMENTS
2	12/03/19	CMB	REVISED PER 2ND SUBMISSION COMMENTS
3	01/17/20	TMB	REVISED PER CITY AND COUNTY COMMENTS

STATE OF MARYLAND ROBERT P. PEASE LICENSED PROFESSIONAL ENGINEER
01/17/2020
ROBERT P. PEASE
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 18890
PROFESSIONAL ENGINEER STAMP AND SIGNATURE ON 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. 18890 EXPIRATION DATE: 12-31-2020.

SITE DEVELOPMENT PLAN
FOR
CONIFER WESTMINSTER WAY, LLC

WESTMINSTER WAY APARTMENTS
322 W MAIN ST

CITY OF WESTMINSTER
CARROLL COUNTY
MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

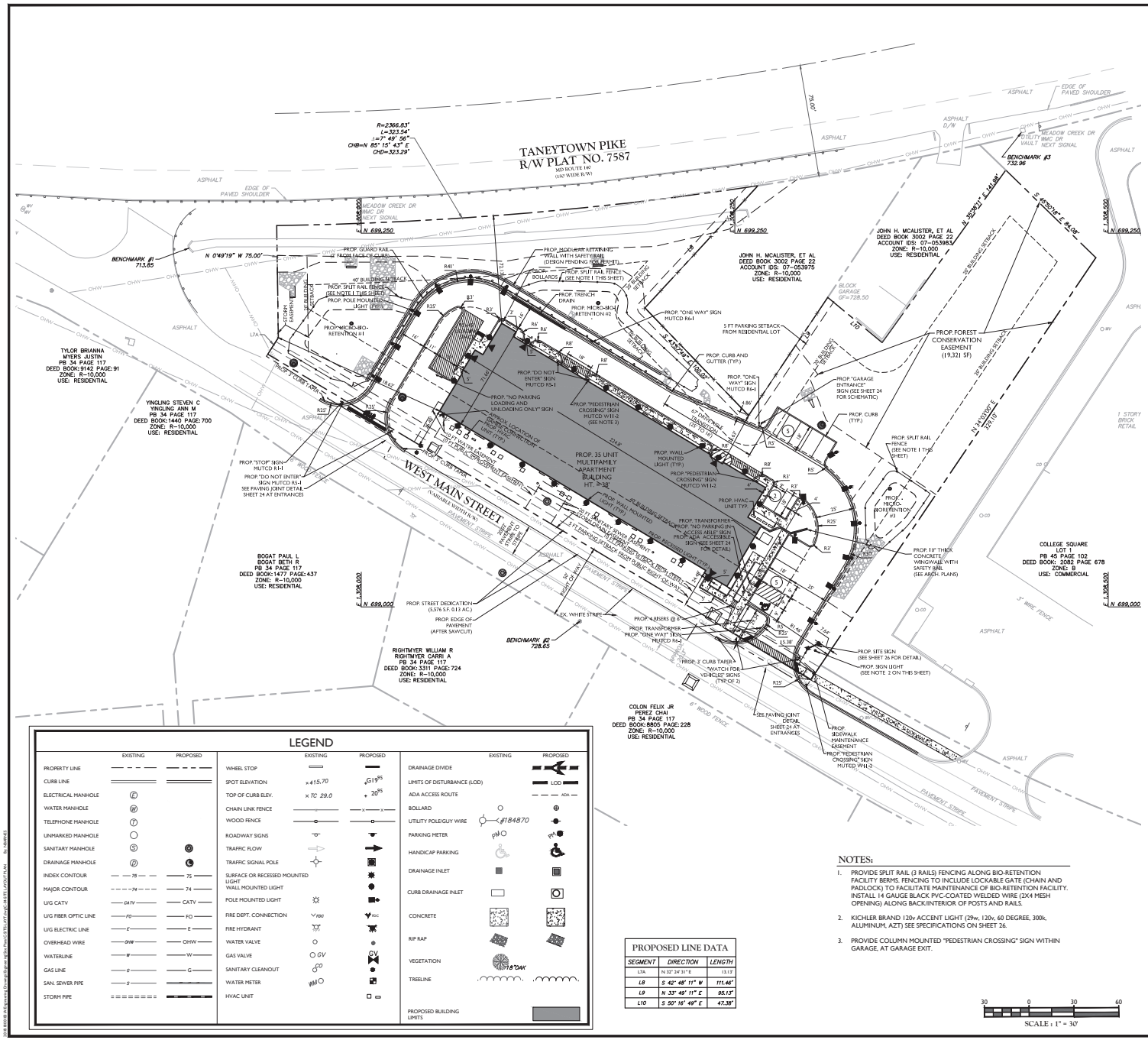
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/30/19	CMB/TB/RS	EJ/RP

PROJECT NUMBER: 18001B31A
DRAWING NAME: C-SITE-COVER

SHEET TITLE: COVER SHEET

SHEET NUMBER: 1 OF 42

S-19-0012


TANEYTOWN PIKE
R/W PLAT NO. 7587
MD ROUTE 140
(150' WIDE R/W)
WEST MAIN STREET
(VARIABLE WIDTH R/W)
PROP. 35 UNIT MULTIFAMILY APARTMENT BUILDING
HT. 3-38'
BENCHMARK #1
713.85
BENCHMARK #2
728.65
BENCHMARK #3
732.96
TYLOR BRIANNA MYERS JUSTIN
PB 34 PAGE 117
DEED BOOK:9142 PAGE:91
ZONE: R-10,000
USE: RESIDENTIAL
YINGLING STEVEN C
YINGLING ANN M
PB 34 PAGE 117
DEED BOOK:1440 PAGE:700
ZONE: R-10,000
USE: RESIDENTIAL
BOGAT PAUL L
BOGAT BETH R
PB 34 PAGE 117
DEED BOOK:1477 PAGE:437
ZONE: R-10,000
USE: RESIDENTIAL
RIGHTMYER WILLIAM R
RIGHTMYER CARRI A
PB 34 PAGE 117
DEED BOOK:3311 PAGE:724
ZONE: R-10,000
USE: RESIDENTIAL
COLON FELIX JR
PEREZ CHAI
PB 34 PAGE 117
DEED BOOK: 8805 PAGE:228
ZONE: R-10,000
USE: RESIDENTIAL
JOHN H. MCALISTER, ET AL
DEED BOOK 3002 PAGE 22
ACCOUNT IDS: 07-053975
ZONE: R-10,000
USE: RESIDENTIAL
JOHN H. MCALISTER, ET AL
DEED BOOK 3002 PAGE 22
ACCOUNT IDS: 07-053983
ZONE: R-10,000
USE: RESIDENTIAL
COLLEGE SQUARE
LOT 1
PB 46 PAGE 102
DEED BOOK: 2082 PAGE 678
ZONE: B
USE: COMMERCIAL
PROP. FOREST CONSERVATION EASEMENT (19,321 SF)
PROP. 10' THICK CONCRETE WINGWALL WITH SAFETY RAIL (SEE ARCH. PLANS)
PROP. SITE SIGN (SEE SHEET 26 FOR DETAIL)
PROP. SIGN LIGHT (SEE NOTE 2 ON THIS SHEET)
PROP. SIDEWALK MAINTENANCE EASEMENT
PROP. "PEDESTRIAN CROSSING" SIGN MUTCD W11-2
PROP. STREET DEDICATION (5,576 S.F. 0.13 AC.)
PROP. EDGE OF PAVEMENT (AFTER SAWCUT)
EX. WHITE STRIPE
PROP. 4 BISERS @ 8'
PROP. TRANSFORMER
PROP. "ONE WAY" SIGN MUTCD R6-1
PROP. 3' CURB TAPER
WATCH FOR VEHICLES" SIGNS (TYP. OF 2)
SEE PAVING JOINT DETAIL SHEET 24 AT ENTRANCES
PROP. "NO PARKING LOADING AND UNLOADING ONLY" SIGN
PROP. "DO NOT ENTER" SIGN MUTCD R5-1
PROP. "STOP" SIGN MUTCD R1-1
PROP. "DO NOT ENTER" SIGN MUTCD R5-1
SEE PAVING JOINT DETAIL SHEET 24 AT ENTRANCES
PROP. "PEDESTRIAN CROSSING" SIGN MUTCD W11-2 (SEE NOTE 3)
PROP. "ONE WAY" SIGN MUTCD R6-1
PROP. "GARAGE ENTRANCE" SIGN (SEE SHEET 24 FOR SCHEMATIC)
PROP. CURB AND GUTTER (TYP.)
PROP. CURB (TYP.)
PROP. SPLIT RAIL FENCE (SEE NOTE 1 THIS SHEET)
PROP. HVAC UNIT TYP.
PROP. TRANSFORMER
PROP. "NO PARKING ANY ACCESS ABLE" SIGN PROP. ADA ACCESSIBLE SIGN (SEE SHEET 24 FOR DETAIL)
PROP. WALL MOUNTED LIGHT (TYP.)
PROP. "PEDESTRIAN CROSSING" SIGN MUTCD W11-2
PROP. TRENCH DRAIN
PROP. MICRO-BIO-RETENTION #2
PROP. MICRO-BIO-RETENTION #1
PROP. SPLIT RAIL FENCE (SEE NOTE 1 THIS SHEET)
PROP. GUARD RAIL (4' FROM FACE OF CURB)
PROP. MODULAR RETAINING WALL WITH SAFETY RAIL (DESIGN PENDING PER PERMIT)
PROP. SPLIT RAIL FENCE (SEE NOTE 1 THIS SHEET)
PROP. POLE MOUNTED LIGHT (TYP.)
PROP. 6' WOOD FENCE
PROP. 5' WIRE FENCE
1 STORY BRICK RETAIL
BLOCK GARAGE GF=728.50
N 0°49'19" W 75.00'
N 32°29'21" E 141.98'
S 0°20'16" E 94.08'
N 31°10'00" E 329.10'
N 699,250
N 699,000
E 1,308,500
E 1,308,500
ASPHALT
EDGE OF PAVED SHOULDER
MEADOW CREEK DR
MMC DR
NEXT SIGNAL
UTILITY VAULT
PAVEMENT STRIPE
PROPERTY LINE
40' BUILDING SETBACK
20' BUILDING SETBACK
5 FT PARKING SETBACK FROM RESIDENTIAL LOT
FRONT CURB (TYP.)
R41'
R25'
R35'
R5'
R3'
R6'
R8'
R15'
R20'
R25'
L7A
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KICHLER

ARCHITECTURAL OUTDOOR

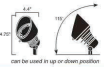
Design Pro LED Accent 29W

16204 (29W 10° Spot) 16205 (29W 35° Flood) 16208 (29W 60° Wide)

PROJECT:
TYPE:
ORDERING # :
COMMENTS:

FEATURES

- Three beam spread options put light where you want it.
- A range of Kelvin color temperature choices from pure white 3,000K to cool white 4,250K.
- Radiax™ Optics deliver the greatest lumens per watt in the industry for comparable fixtures.
- Constructed from durable, specification grade materials.



can be used in up or down position

ORDERING INFORMATION

EXAMPLE: 16204 AZT30, 16062 AZT, 16066 AMB

Product ordered is a 29W, 3000K, 10 degree spot accent light in Textured Architectural Bronze with a long cowl and an amber lens accessory.

PRODUCT	WATTAGE/STYLE	LIGHT SOURCE	FINISH	OPTIONS / ACCESSORIES
3000K PURE WHITE **10 Degree** 16204 AZT30 16204 BBR30 16204 WHT30 **35 Degree** 16205 AZT30 16205 BBR30 16205 WHT30 **60 Degree** 16208 AZT30 16208 BBR30 16208 WHT30 **4250K COOL WHITE** **10 Degree** 16204 AZT42 16204 BBR42 16204 WHT42 **35 Degree** 16205 AZT42 16205 BBR42 16205 WHT42 **60 Degree** 16208 AZT42 16208 BBR42 16208 WHT42	*29W - - 10 Degree Spot Beam Spread *29W - - 35 Degree Flood Beam Spread *29W - - 60 Degree Wide Beam Spread	**LED Specs** - Integrated LEDs & Driver - LEDs: High Output CREE® LEDs tightly binned for color uniformity - Color Temp. (CCT): 3,000K (-45/+135); Pure White 4,250K (-250/+250); Cool White - CRI: 3,000K = 80s 4,250K = High70s - 108-132V AC, 50-60 Hz - 40,000 Hours Lamp Life To L70 Specifications ** - Efficacy: 3,000K = 36Lm/W 4,250K = 47Lm/W **Wiring** - 8" of Usable 200°C 18AWG Wire Leads **Included Mounting Accessories** N/A	**Marine Grade Powdercoats** **Cast Aluminum** **AZT** - Textured Architectural Bronze **Cast Brass** **BBR** - Bronzed Brass	**Mounting Options** **Flange For Surface Mounting** **15601AZT** - Textured Bronze Finish **15601BKT** - Textured Black Finish **15601BBR** - Bronzed Brass Finish **15601WHT** - Textured White Finish **Junction Box Mounting Bracket** **15609AZT** - Textured Bronze Finish **15609BKT** - Textured Black Finish **15609WHT** - Textured White Finish **Power Post®** **10718BKT** - Textured Black Finish 19" 4.375" 3.25" 12" NPSM thd. 12" NPSM thd. **Lens Options** **16066AMB** - Amber Lens For a Warmer Hue **16066FRO** - Frosted Lens For Diffusing Light Where Needed **16066GRN** - Green Lens For Intensifying Foliage Colors **Cowl Options** **Long Cowl** **16062AZT** - Textured Bronze Finish **16062BBR** - Bronzed Brass Finish **360° Cowl** **16063AZT** - Textured Bronze Finish **16063BBT** - Bronzed Brass Finish Shown Inside Shown Inside

www.landscapelighting.com

SIGN LIGHT SPECIFICATIONS

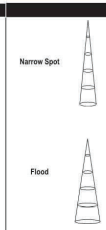
NOT TO SCALE

KICHLER

PROJECT:
TYPE:
ORDERING # :
COMMENTS:

PHOTOMETRIC INFORMATION

PRODUCT	DISTANCE	FOOTCANDLES	BEAM WIDTH
10 Degree Spot 16204	8 Feet	394.5	1.6 Feet
	12 Feet	175.3	2.5 Feet
	24 Feet	43.8	4.9 Feet
	36 Feet	19.5	7.4 Feet
	48 Feet	11	9.8 Feet
	60 Feet	7	12.3 Feet
35 Degree Floodlight 16205	4 Feet	205.8	2.4 Feet
	8 Feet	51.5	4.8 Feet
	16 Feet	13.2	9.6 Feet
	24 Feet	5.9	14.4 Feet
	32 Feet	3.3	19.2 Feet
	40 Feet	2.1	24 Feet



FCC Compliant

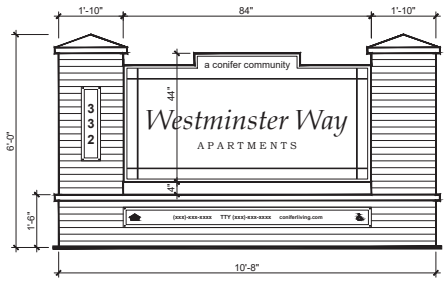
NOTES

**Definition of 40,000 hours: Voluntarily following the accepted industry standard of L70, Kichler rates the entire lighting fixture system at 40,000 hours, with engineered electronics that will last at least 40,000 hours, superior optical engineering, and finally utilizing a design that operates at the optimal temperature thresholds for the LED chips. The end result is a complete light fixture that does not require replacement parts and will provide 70% or more of its original light output for at least 40,000 hours. It has been proven that the human eye can hardly detect any difference in light output when light output is at 70% or above of its original output.

Intertek

29W is The Halogen Equivalent of a 100W PAR38 Lamp
- Fixtures Must be Used With a Kichler ANSI/UL Power Supply
IES Files & LM-79 Data is available at www.landscapelighting.com.
LM-79 data is not available on our site.

We reserve the right to revise the design or components of any product due to parts availability or change in UL standards, without assuming any obligation or liability to modify any ANSI/UL Standards products previously manufactured, and without notice.



NOTES:

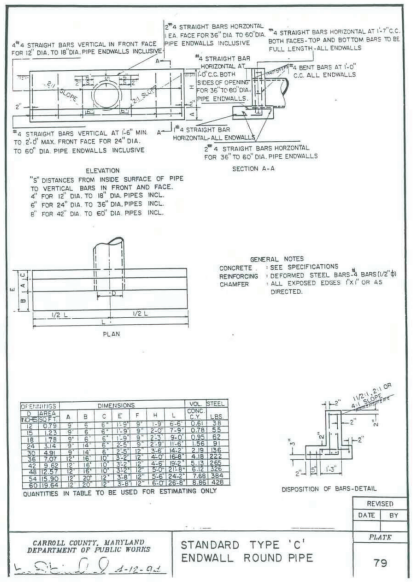
1. ALL BRICK WITH PRE-CAST SILL & CAPS.
2. SIGN IS 44"X84" SINGLE SIDED V-GROOVE ACRVED PANEL.
3. (3) COLOR FINISH, FLAT PAINTED PERIMETER BORDER.
4. ADDRESS # PANEL & CONIFER CONTACT INFO PANEL ARE ALSO PAINTED ACRVED PANELS WITH BORDER – SAME AS MAIN SIGN, POST-MOUNTED TO BRICK.
5. THE SIGN IS MOUNTED TO EACH PIER W/ ¼" THK. FLAT ALUMINUM MOUNTING BARS.
6. THE SIGN IS MOUNTED 4" OFF OF PRECAST SILL (DOES NOT REST ON IT).
7. WESTMINSTER WAY FONT IS "BOOK ANTIQUA" & APARTMENTS IS "BOOKMAN OLD STYLE". ALL OTHERS ARE ARIAL.

SITE SIGN SCHEMATIC

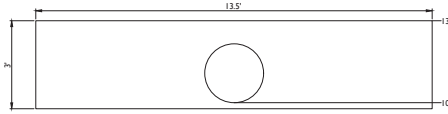
NOT TO SCALE

GENERAL NOTES:

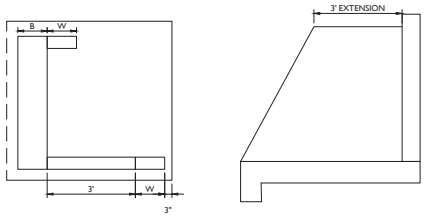
1. ALL WATER MAINS AND LATERAL SHALL HAVE A MINIMUM COVER OF 4'-0".
2. ALL CONCRETE SHALL BE SHA MIX NO. 1 UNLESS OTHERWISE NOTED.
3. WATER MAINS AND APPURTENANCES ARE SUBJECT TO INSPECTION AND TESTING IN ACCORDANCE WITH THE STANDARD PROCEDURES OF THE CITY OF WESTMINSTER AND THEIR INSPECTORS IN THE FIELD.
4. MINIMUM VERTICAL CLEARANCES AT CROSSINGS BETWEEN WATER LINES WITH OTHER UTILITIES SHALL BE 12". WATER SHALL CROSS ABOVE SANITARY SEWER. MINIMUM LATERAL CLEARANCE FROM UTILITY POLES, INLETS, CURB AND GUTTER, MANHOLES, AND OTHER MISCELLANEOUS STRUCTURES SHALL BE 36". ALL CLEARANCES SHALL BE MEASURED FROM OUTSIDE TO OUTSIDE EDGES.
5. WHERE TEES AND CROSSES ARE LOCATED BY STATION AND OFFSET ALONG THE CONSTRUCTION BASELINE, IT SHALL BE UNDERSTOOD THAT ADJACENT VALVE(S) DEPICTED ON THE PLAN SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE FIXTURES, UNLESS OTHERWISE DIRECTED BY THE CITY INSPECTOR.



STRUCTURE A-1 (TYPE 'C')

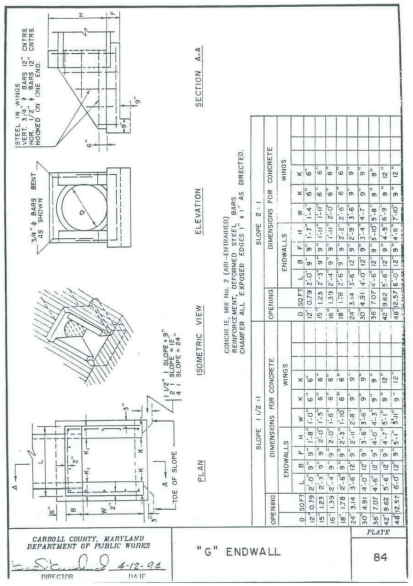


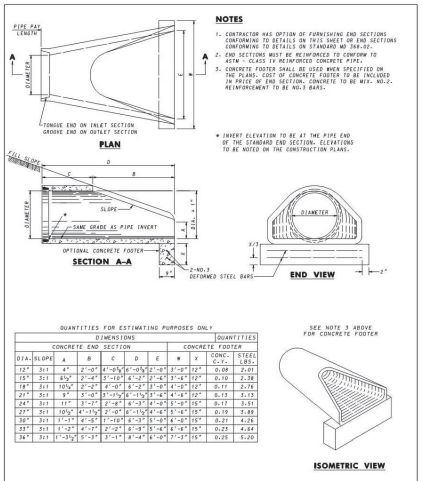
STRUCTURE D-1 ("G")



ENDWALL MODIFICATION

NOT TO SCALE





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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	09/30/19	CHE	REVISED PER 1ST SUBMISSION COMMENTS
2	12/03/19	CHE	REVISED PER 2ND SUBMISSION COMMENTS
3	01/17/20	TYB	REVISED PER CITY AND COUNTY COMMENTS

STATE OF MARYLAND ROBERT P. PEASE PROFESSIONAL ENGINEER 01/17/2020

ROBERT P. PEASE
MARYLAND PROFESSIONAL ENGINEER - LICENSE NUMBER: 18890
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND
NOW PRACTICING BY ORGANIZATION: MASER CONSULTING P.A. AS AN AFFILIATED LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 18890 EXPIRATION DATE: 12-31-2020

SITE DEVELOPMENT PLAN

FOR

CONIFER WESTMINSTER WAY, LLC

WESTMINSTER WAY APARTMENTS
322 W MAIN ST

CITY OF WESTMINSTER
CARROLL COUNTY
MARYLAND

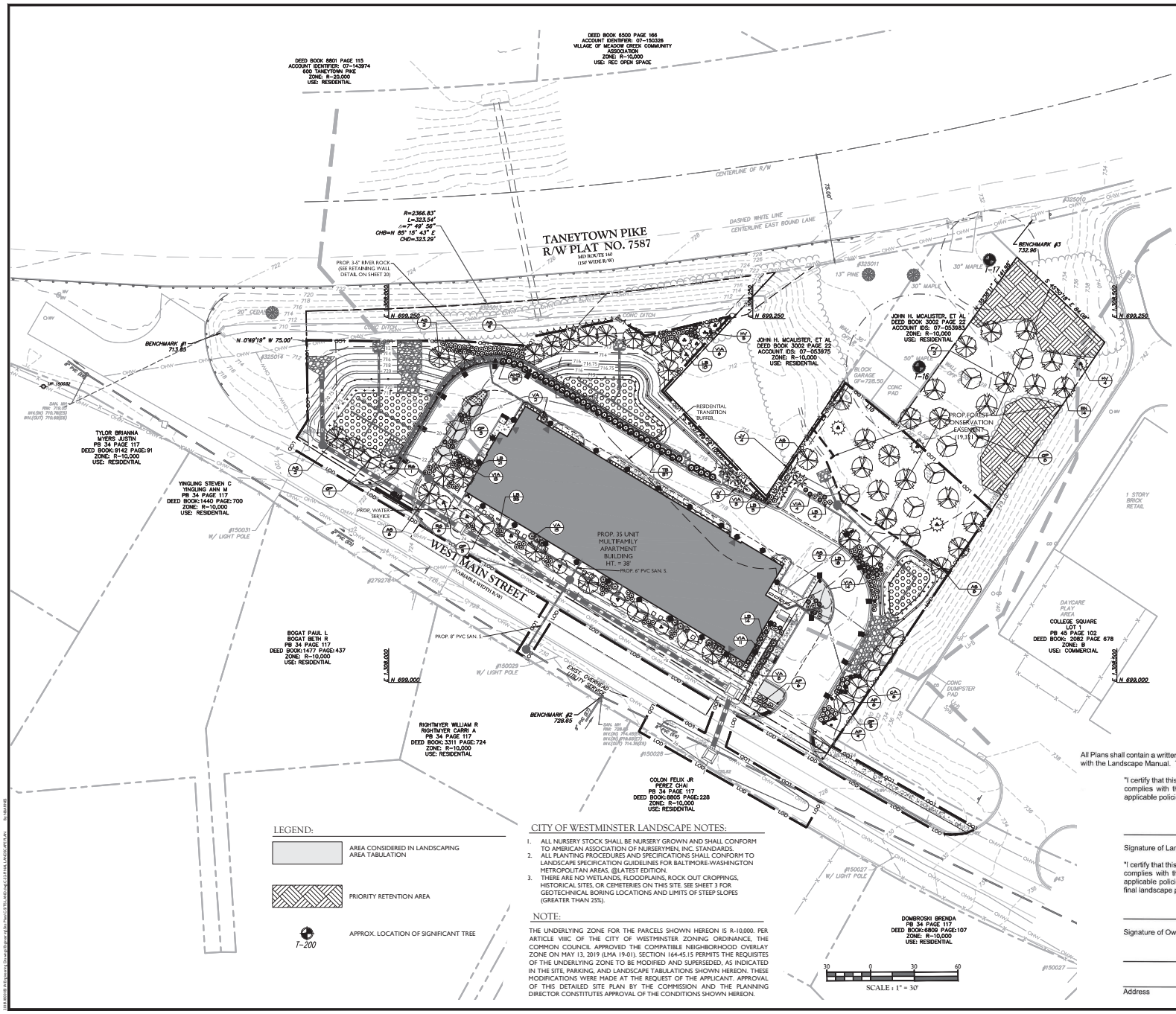
STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

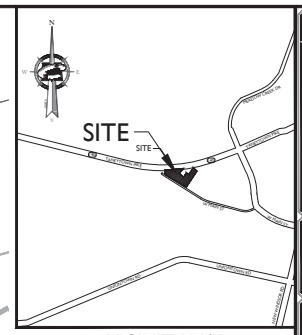
SCALE: AS SHOWN	DATE: 08/30/19	DRAWN BY: CHE/NT/BRS	CHECKED BY: EJ/RP
PROJECT NUMBER: 18001831A		DRAWING NAME: C-SITE-DTLS	

SHEET TITLE: SITE DETAILS

SHEET NUMBER: 26 OF 42

S-19-0012





VICINITY MAP

1000 0 1000

SCALE : 1" = 1000'

OWNER INFORMATION:

WESTERN MARYLAND COLLEGE INC DBA MCDANIEL COLLEGE, INC.
ATTN: W. THOMAS PHIZACLEA
VICE PRESIDENT FOR ADMINISTRATION AND FINANCE
ADDRESS: 2 COLLEGE HILL
WESTMINSTER, MD 21157
PHONE: (410) 857-2200

LEGEND:

- AREA CONSIDERED IN LANDSCAPING AREA TABULATION
- PRIORITY RETENTION AREA
- T-200 APPROX. LOCATION OF SIGNIFICANT TREE

CITY OF WESTMINSTER LANDSCAPE NOTES:

1. ALL NURSERY STOCK SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
2. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS, @LATEST EDITION.
3. THERE ARE NO WETLANDS, FLOODPLAINS, ROCK OUT CROPPINGS, HISTORICAL SITES, OR CEMETERIES ON THIS SITE. SEE SHEET 3 FOR GEOTECHNICAL BORING LOCATIONS AND LIMITS OF STEEP SLOPES (GREATER THAN 25%).

NOTE:

THE UNDERLYING ZONE FOR THE PARCELS SHOWN HEREON IS R-10,000. PER ARTICLE VIIIC OF THE CITY OF WESTMINSTER ZONING ORDINANCE, THE COMMON COUNCIL APPROVED THE COMPATIBLE NEIGHBORHOOD OVERLAY ZONE ON MAY 13, 2019 (LMA 19-01). SECTION 164-45.15 PERMITS THE REQUISITES OF THE UNDERLYING ZONE TO BE MODIFIED AND SUPERSEDED, AS INDICATED IN THE SITE, PARKING, AND LANDSCAPE TABULATIONS SHOWN HEREON. THESE MODIFICATIONS WERE MADE AT THE REQUEST OF THE APPLICANT. APPROVAL OF THIS DETAILED SITE PLAN BY THE COMMISSION AND THE PLANNING DIRECTOR CONSTITUTES APPROVAL OF THE CONDITIONS SHOWN HEREON.

30 0 30 60

SCALE : 1" = 30'

All Plans shall contain a written certification that the plan has been prepared in compliance with the Landscape Manual. The certification shall read as follows:

"I certify that this landscape plan is consistent with the goal and intent of and complies with the City of Westminster Landscape Manual and meets all applicable policies, guidelines and ordinances."

Signature of Landscape Architect Date

"I certify that this landscape plan is consistent with the goal and intent of and complies with the City of Westminster Landscape Manual and meets all applicable policies, guidelines and ordinances and agree to implement the final landscape plan shown herein within one year of occupancy.

Signature of Owner Date

Address

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

#/REV	DATE	DRAWN BY	DESCRIPTION
1	09/30/19	CHE	REVISED PER 1ST SUBMISSION COMMENTS
2	12/03/19	CHE	REVISED PER 2ND SUBMISSION COMMENTS
3	01/17/20	EHB	REVISED PER CITY AND COUNTY COMMENTS

STATE OF MARYLAND JONATHAN M. JOLLEY NO. 3497 LANDSCAPE ARCHITECT
02/03/2020

JONATHAN JOLLEY
MARYLAND LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 3497
"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 06-30-20."

SITE DEVELOPMENT PLAN

FOR

CONIFER WESTMINSTER WAY, LLC

WESTMINSTER WAY APARTMENTS
322 W MAIN ST

CITY OF WESTMINSTER
CARROLL COUNTY
MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

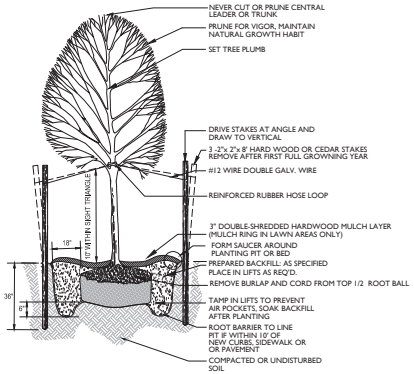
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/30/19	CMENTBIRS	EJ/RP

PROJECT NUMBER:	DRAWING NAME:
18001831A	C-SITE-LAND

SHEET TITLE:
FINAL LANDSCAPE PLAN

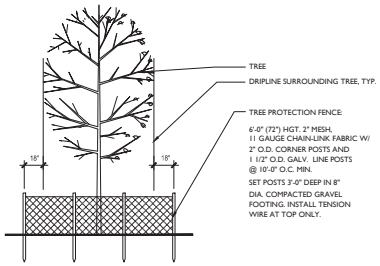
SHEET NUMBER:
32 OF 42

S-19-0012



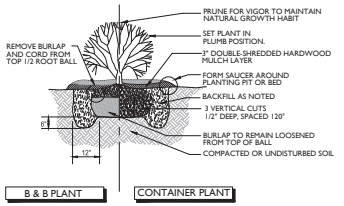
DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



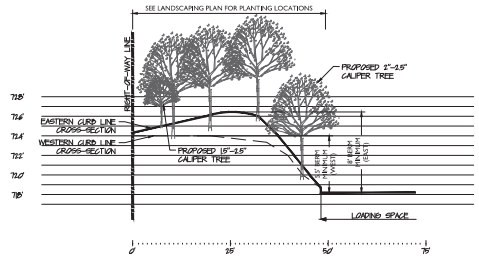
TREE PROTECTION (TP)

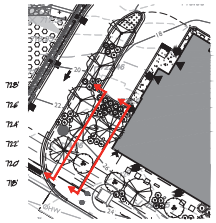
NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE





PROPOSED LOADING AREA LANDSCAPE BERM

PARKING SETBACK TABULATION		
ITEM	REQUIRED/ALLOWED BY UNDERLYING ZONE (R 10,000)	PROVIDED
PARKING SETBACK FROM PUBLIC RIGHT-OF-WAY	5 FEET	20.81 FT
PARKING SETBACK FROM STREET OR CURB	10 FEET	29.34 FT
PARKING SETBACK FROM RESIDENTIAL LOT	5 FEET WITH HEDGE NOT LESS THAN 30 INCHES IN HEIGHT	4.86 FT

LANDSCAPE TABULATION			
AFFORESTATION FOREST CONSERVATION EASE. – NET. AREA (19,321 – 4,518 = 14,803 SF OR 0.34 ACRES)			
METRIC	REQUIRED	PROVIDED	NOTES
TREES (1 – 1 ½" CALIPER) 100/ACRE =	100/.34 = 34	34	

SECTION V.B.2 RESIDENTIAL TRANSITION BUFFER (36,059 SF OR 0.83 ACRES)			
METRIC	REQUIRED	PROVIDED	NOTES
TREES 250/ACRE	208	49 TREES (28 WITHIN FOREST CONSERVATION EASE.)	MODIFICATION TO SECTION V.B.2 FILED WITH THIS APPLICATION
SHRUBS 50/ACRE	42	62 SHRUBS	

SECTION V.A.1.a MULTI-FAMILY RESIDENTIAL DEVELOPMENT			
3.5 PLANTING UNITS (P.U.) PER DWELLING UNIT	3.5 X 35 = 122.5 (123 P.U.)	SEE TOTAL, BELOW	
TYPE OF PLANTING	NUMBER PROVIDED	EQUIVALENT PLANTING UNITS	
MAJOR DECIDUOUS TREE (2" MIN. CALIPER) = 1 P.U.	60	A	**60 P.U.**
2 MINOR DECIDUOUS TREES (1" MIN. CALIPER) = 1 P.U.	16	B	**16/2 = 8 P.U.**
2 EVERGREENS (5' MIN. HEIGHT) = 1 P.U.	7	C	**7/2 = 3.5 P.U.**
5 SHRUBS (24" MIN. HEIGHT) = 1 P.U.	270	D	**270/5 = 54 P.U.**
250 SF OF GROUNDCOVER, PERENNIAL FLOWERS AND/OR ORNAMENTAL GRASS = 1 P.U.	5179SF / 250 SF=	E	**20.7 P.U.**
TOTAL (ACCUMULATED) SITE LANDSCAPING			
	REQUIRED PLANTING UNITS		**PROVIDED PLANTING UNITS**
	123		**146.2**

MISCELLANEOUS SITE LANDSCAPING			
METRIC	REQUIRED	PROVIDED	NOTES
SECTION V.A.2.b SCREENING CLASS A (REAR OR SIDE YARD ABUTTING PUBLIC STREET)	ONE PLANT UNIT/15 LF OF STREET FRONTAGE, 5 FT HIGH AT MATURITY. 5 FT FENCE OR WALL MAY BE REQUIRED.	N/A (NO SIDE YARD STREET FRONTAGE)	
SECTION V.A.2.a SCREENING CLASS A (LOADING SPACE SCREENING)	113 LF X 1 P.U. /15 LF = 7.5 P.U.	0 P.U.	MODIFICATION TO SECTION V.A.2.a FILED WITH THIS APPLICATION
SECTION V.A.2.a SCREENING CLASS A (TRANSFORMER SCREENING)	20 LF X 1 P.U. / 15 LF = 1.3 P.U.	0 P.U.	MODIFICATION TO SECTION V.A.2.a FILED WITH THIS APPLICATION
SECTION V.A.2.c SCREENING CLASS B (PARKING LOT SCREENING) ONE PLANT UNIT/15 LF, 3 FT HIGH AT MATURITY. A 3 FT FENCE OR WALL MAY BE REQUIRED	40 LF X 1 P.U. /15 LF = 2.7 P.U.	0 P.U.	MODIFICATION TO SECTION V.A.2.c FILED WITH THIS APPLICATION
SECTION V.A.2.a DUMPSTER SCREENING	SCREENED ON 3 SIDES WITH CLASS A SCREENING	N/A (DUMPSTER STORED WITHIN LOWER FLOOR OF BUILDING)	
SECTION V.A.2.d LANDSCAPE ISLANDS REQUIRED (7% OF PARKING LOT AREA)	14,915 x 0.07 = 1,045 SF	1,050 SF	
SECTION V.A.2.d PARKING LOT LANDSCAPING (1 – MIN 2" CALIPER DECIDUOUS TREE / 10 PARKING SPACES)	12 SPACES X 1 TREE / 10 SPACES = 1.2 TREES	A: 3	

NOTES:

1. FILED WITH THIS PLAN SUBMISSION ARE MODIFICATIONS TO THE STANDARDS REQUIRED FOR:
   (1) RESIDENTIAL TRANSITIONAL BUFFER
   (2) CLASS A LOADING SPACE SCREENING
   (3) CLASS A TRANSFORMER SCREENING
   (4) CLASS B PARKING LOT SCREENING

All Plans shall contain a written certification that the plan has been prepared in compliance with the Landscape Manual. The certification shall read as follows:

"I certify that this landscape plan is consistent with the goal and intent of and complies with the City of Westminster Landscape Manual and meets all applicable policies, guidelines and ordinances."

Signature of Landscape Architect Date

"I certify that this landscape plan is consistent with the goal and intent of and complies with the City of Westminster Landscape Manual and meets all applicable policies, guidelines and ordinances and agree to implement the final landscape plan shown herein within one year of occupancy.

Signature of Owner Date

Address

PLANTING SCHEDULE

DECIDUOUS TREES (MAJOR)

TYPE	QTY	BOTANICAL NAME / COMMON NAME	CONT SIZE	SPACING
AS	26	ACER SACCHARUM / SUGAR MAPLE	B & B / 2" - 2.5" CAL.	20 X 20
QP	20	QUERCUS PRINUS / CHESTNUT OAK	B & B / 2" - 2.5" CAL.	20 X 20
BN	14	BETULA NIGRA / RIVER BIRCH MULTI-TRUNK	B & B / 2" - 2.5" CAL.	20 X 20

EVERGREEN TREES (MAJOR)

TYPE	QTY	BOTANICAL NAME / COMMON NAME	CONT SIZE	SPACING
JV	7	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	B & B / 6-7' HEIGHT	20 X 20

DECIDUOUS TREES (MINOR)

TYPE	QTY	BOTANICAL NAME / COMMON NAME	CONT SIZE	SPACING
RG	7	RHUS GLABRA / SMOOTH SUMAC	B & B / 1.5" - 2.5" CAL.	20 X 20
HV	9	HAMAMELIS VIRGINIANA / AMERICAN WITCHHAZEL	B & B / 2" - 2.5" CAL.	20 X 20

SHRUBS

TYPE	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	SPACING
VA	23	VACCINIUM ANGUSTIFOLIUM / LOW BUSH BLUEBERRY	24" HT.	3' O.C.
VIA	51	VIBURNUM ACERIFOLIUM / MAPLELEAF VIBRUNUM	24" HT.	3' O.C.
LB	92	LINDERA BENZOIN / SPICEBUSH	24" HT.	3' O.C.
AMS	39	AMELANCHIER SANGUINEA / ROUNDLEAF SERVICEBERRY	24" HT.	3' O.C.
AP	21	ARONIA PRUNIFOLIA / PURPLE CHOKEBERRY	24" HT.	3' O.C.
CA	6	CORNUS AMOMUM / SILKY DOGWOOD	24" HT.	3' O.C.
TB	38	TAXUS BACCATA / ENGLISH YEW	36" HT.	3' O.C.

GRASSES (BIO-RETENTION FACILITIES 1-3 AND ADJACENT TO THE NORTH SIDE OF THE BUILDING)

TYPE	QTY	BOTANICAL NAME / COMMON NAME	CONT SIZE	SPACING
AV	1,736	ANDROPOGON VIRGINICUS / BROOMSEDGE BLUESTEM	FLAT	18" O.C.
SL	308	SCHIZACHARIUM SCOPARIUS / LITTLE BLUESTEM	FLAT	24" O.C.

LANDSCAPE NOTES

1. GENERAL NOTES:
   1.1. THIS PLAN IS TO BE USED ONLY FOR THE PURPOSE OF LANDSCAPING.
   1.2. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES, STRUCTURES, ETC. NOTIFY MASER CONSULTING IMMEDIATELY, IN WRITING, IN REFERENCE TO DISCREPANCIES OR LOCATION CONFLICTS.
   1.3. IN THE EVENT THAT PLANT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANTING SCHEDULE, THE PLAN SHALL SUPERSEDE.
   1.4. ALL PLANTING MATERIALS AND METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCES OF THE CITY OF WESTMINSTER, MARYLAND AND ANSI Z-60.1 (CURRENT VERSION), THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. IN THE EVENT OF CONFLICT BETWEEN A.A.N. AND MUNICIPAL STANDARDS, THE MUNICIPAL REQUIREMENTS SHALL SUPERSEDE.
   1.5. ALL LANDSCAPING SHALL BE PLANTED SO AS TO NOT INTERFERE WITH UTILITY LINES, SIGHT TRIANGLES, UNDERGROUND UTILITIES OR PUBLIC WALKWAYS OR OTHER EXISTING OR PROPOSED STRUCTURES. ALL PLANT MATERIAL PROPOSED WITHIN THE REQUIRED SITE DISTANCES OR SIGHT TRIANGLES ARE SELECTED SO AS TO NOT EXCEED A MATURE GREATER THAN 30" ABOVE THE ELEVATION OF THE ADJACENT ROADWAY. STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESSES, OR WITHIN REQUIRED SIGHT DISTANCES OR SIGHT TRIANGLE EASEMENTS SHALL NOT HAVE BRANCHES ANY LOWER THAN 10'-0" ABOVE GRADE, AND MUST BE APPROPRIATELY PRUNED. NO WOODY PLANTS, EXCEPT GROUND COVERS, ARE TO HAVE THEIR CENTERS CLOSER THAN 36" TO THE BACK OF THE CURB.

2. PLANT MATERIAL
   2.1. NO PLANT SUBSTITUTION SHALL BE ALLOWED WITH REGARD TO SIZE, SPECIES, NAMED VARIETY OR CULTIVAR, WITHOUT PRIOR PERMISSION, IN WRITING, FROM MASER CONSULTING AND THE APPROVING AUTHORITY.
   2.2. ALL PLANTS SHALL BE DUG, PACKED, TRANSPORTED AND HANDLED WITH THE UTMOST CARE TO ENSURE ADEQUATE PROTECTION FROM INJURY DESICCATION.
   2.3. ALL PLANTS SHALL BE FREE FROM DISEASE AND INFESTATION, AND SHALL BEAR ALL LEGALLY REQUIRED AGRICULTURAL CERTIFICATIONS.
   2.4. ALL PLANTS SHALL BE PRUNED TO ENHANCE VIGOR PRIOR TO, OR UPON INSTALLATION, WHILE RETAINING NATURAL GROWTH HABIT OF THE PLANTS. THE CENTRAL LEADER OF TREES SHALL NOT BE CUT. PROVIDED WITH PRUNED CENTRAL LEADERS SHALL NOT BE ACCEPTED. DAMAGED, BROKEN OR CONFLICTING BRANCHES SHALL BE PRUNED CLEANLY, FLUSH WITH THE MAIN TRUNK OR BRANCH.
   2.5. ALL PLANTS SHALL BE NURSERY-GROWN AND TAGGED WITH A DURABLE LABEL INDICATING THE GENUS, SPECIES AND SPECIFIED VARIETY OR CULTIVAR.
   2.6. ALL SCREEN PLANT MATERIAL SHALL BE MINIMUM OF 3 FEET.

3. PLANTING
   3.1. SOIL MUST BE FROST-FREE, FRIABLE AND NOT MUDDY AT THE TIME OF PLANTING.
   3.2. BACKFILL MATERIAL FOR PLANTING PITS SHALL BE COMPOSED OF 70% TOPSOIL, 20% FULLY COMPOSTED COW OR HORSE MANURE AND 10% PEAT MOSS. TOPSOIL SHALL MEET MARYLAND STATE FOREST CONSERVATION MANUAL STANDARD SPECIFICATIONS AND MAY BE FROM ON-SITE OR IMPORTED SOURCES. SOIL SHALL CONTAIN NO ACIDIC MARL, NOR ANY LARGE STONES.
   3.3. PLANTS SHALL BE SET TO ULTIMATE FINISHED GRADE SO THAT THEY WILL BE LEFT IN THE RELATIONSHIP TO THE SURROUNDING GROUND AS THEY HAD PRIOR TO BEING DUG. IF EVIDENCE OF SATURATED SOILS IS ENCOUNTERED DURING EXCAVATION OF THE PLANTING PITS PLANTS SHALL BE SET SO THAT THEIR ROOT CROWNS ARE APPROXIMATELY THREE INCHES ABOVE THE FINAL GRADE, WITH TOPSOIL AND MULCH GRADUALLY MOUNDED TO AVOID EXCESSIVE DRYING AT THE SURFACE. UNDER NO CIRCUMSTANCES SHALL PLANTINGS AT RELATIVELY DRY LOCATIONS BE PERFORMED IN A MOUNDED MANNER.
   3.4. THE CORD BINDING THE BALL OF ALL BALLED AND BURLAPPED (B&B) PLANTS SHALL BE CUT AND REMOVED, AND BURLAP ON THE UPPER ⅓ OF THE ROOT BALL SHALL BE REMOVED. PLANTS WITH SYNTHETIC NON-DEGRADABLE ROOT BALL WRAPS SHALL NOT BE ACCEPTABLE.
   3.5. ALL PROPOSED TREES MULCHED TO THE LIMIT OF THEIR PLANTING PITS. ALL PROPOSED SHRUBS SHALL BE SET IN CONTINUOUS, MASSES PLANTING BEDS, RATHER THAN ISOLATED INDIVIDUALS. ALL TREE AND SHRUB BEDS SHALL RECEIVE A 3" THICK APPLICATION OF A THOROUGHLY COMPOSTED ORGANIC MULCH FREE OF ANY OBJECTIONABLE OR FOREIGN MATERIALS.
   3.6. ALL TREES GREATER THAN TWELVE FEET IN HEIGHT SHALL BE STAKED AND GUYED PER THE DETAILS.
   3.7. ALL DISTURBED AREAS BEYOND THE LIMITS OF THE MULCHED PLANTING BEDS AND AREAS OF HERBACEOUS PLANTINGS SHALL BE PERMANENTLY STABILIZED WITH TURF GRASSES PER THE SOIL EROSION AND SEDIMENT CONTROL PLANS.

4. MAINTENANCE
   4.1. ALL PLANTINGS SHALL BE WATERED AS NECESSARY FOR SOUND HORTICULTURAL PRACTICE DURING THE FIRST GROWING SEASON, TO ENSURE THEIR PROPER ESTABLISHMENT.
   4.2. IN GENERAL SHRUBS ARE TO BE PLANTED AT INTERVALS WHICH WILL ALLOW THEM TO FULLY DEVELOP INTO CONTINUOUS MASSES OF THE INDIVIDUAL SPECIES. THEREFORE, NO PRUNING TO SHAPE OR SHEARING IS DESIRABLE, UNLESS REQUIRE. WHERE DEAD OR CONFLICTING BRANCHING DEVELOPS, IT SHOULD BE PRUNED OUT.
   4.3. THE CONTRACTOR SHALL REPLACE ANY TREE OR SHRUB THAT DIES WITHIN 18 MONTHS OF THE RELEASE OF THE ESCROW. ANY TREE OR SHRUB THAT DIES WITHIN 18 MONTHS OF PLANTING OR REPLANTING IS DEEMED, IN THE OPINION OF THE CITY, NOT TO HAVE SURVIVED AND SHALL BE REPLACED. SUBSTITUTIONS FOR CERTAIN SPECIES OF PLANTS MAY BE MADE WHEN APPROVED BY THE CITY.

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Know what's below. Call before you dig.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	09/30/19	CMB	REVISED PER 1ST SUBMISSION COMMENTS
2	12/03/19	CMB	REVISED PER 2ND SUBMISSION COMMENTS
3	01/17/20	FLTB	REVISED PER CITY AND COUNTY COMMENTS
4	02/03/20	FLTB	REVISED PER MEETING WITH CITY STAFF ON JANUARY 31, 2020
5	02/06/20	FLTB	REVISED PER DIRECTION OF ARCHITECTURAL REVIEW ON JANUARY 06, 2020

STATE OF MARYLAND JONATHAN M. JOLLEY NO. 34 LANDSCAPE ARCHITECT
02/06/2020

JONATHAN JOLLEY
MARYLAND LICENSED
LANDSCAPE ARCHITECT - LICENSE NUMBER: 3497
EXPIRATION DATE: JUNE 30, 2020 (RENEWAL PENDING)
NOT VALID UNLESS PRINTED ON SEALED PAPER
THIS PLAN WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3497 EXPIRATION DATE: 06-30-20.

SITE DEVELOPMENT PLAN
FOR
CONIFER WESTMINSTER WAY, LLC

WESTMINSTER WAY APARTMENTS
322 W MAIN ST

CITY OF WESTMINSTER
CARROLL COUNTY
MARYLAND

STERLING OFFICE
22375 Broderick Drive
Suite 110
Sterling, VA 20166
Phone: 703.430.4330
Fax: 703.430.4339

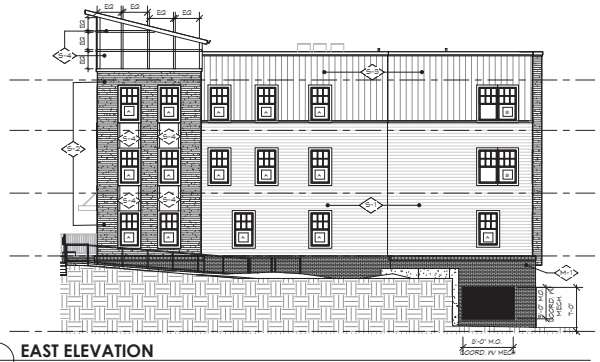
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	08/30/19	CMB/TB/RS	EJ/RP

PROJECT NUMBER: 18001B31A
DRAWING NAME: C-SITE-LAND

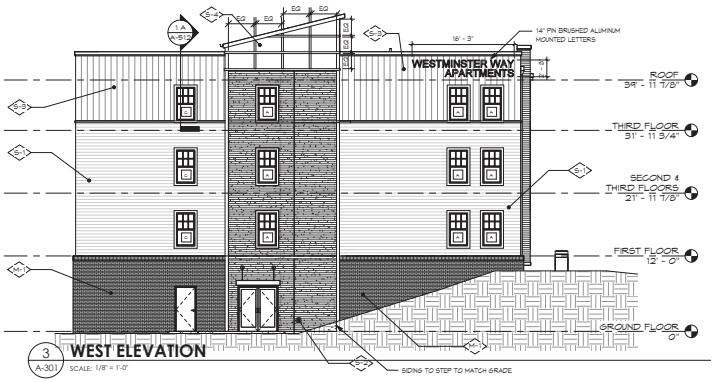
SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:
33 OF 42

S-19-0012



2 A-301 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



3 A-301 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

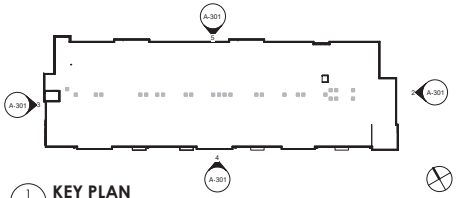
4 A-301 **SOUTH ELEVATION**
SCALE: 1/8" = 1'-0"

5 A-301 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL LEGEND

KEY		MATERIAL	MANUFACTURE	STYLE	COLOR	NOTES
S-1		FIBER CEMENT SIDING	JAMES HARDIE OR EQUAL	6" HORIZONTAL LAP	TBD	
S-2		FIBER CEMENT SIDING	JAMES HARDIE OR EQUAL	4" HORIZONTAL LAP	TBD	
S-3		VINYL SIDING	CERTAINTEED OR EQUAL	8" BOARD/BATTEN	TBD	
S-4		FIBER CEMENT OR PVC	JAMES HARDIE/AZEK OR EQUAL	PANEL W/ 6" TRIM	WHITE	
S-5		FIBER CEMENT SIDING	JAMES HARDIE OR EQUAL	4" HORIZONTAL LAP	TBD	
M-1		BRICK	TBD	TBD	TBD	

NOTES:
ALL TRIM TO BE PVC OR FIBER CEMENT.
6" AT MATERIAL TERMINATIONS/TRANSITIONS
4" AT WINDOWS
LINEAR FASCIA TO BE PVC, FIBERCEMENT OR ALUMINUM



1 A-301 **KEY PLAN**
SCALE: 1/32" = 1'-0"

ZA+D design
ZA+D interiors
ZA+D passiv
Redefining the Building Potential

PRINTS ISSUED		
NO.	DESCRIPTION	DATE
1	SCHEMATIC PACKAGE	05/18/18
3	65% PROGRESS	06/27/19
4	PERMIT	10/24/19
6	PERMIT COMMENTS 1	01/24/2020

ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DIMENSIONS. ALL REQUIRED PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCEMENT OF WORK. ARCHITECT HEREBY EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF ZAVOS ARCHITECTURE + DESIGN, LLC. NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT.

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QUALITY CONTROL REVIEW

DD REVIEWER INITIALS: DZ DATE: 4/13/19
CD REVIEWER INITIALS: DZ DATE: 9/13/19

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NUMBER 5980, EXPIRATION DATE 05-14-20

WESTMINSTER WAY

PROJECT ADDRESS:
322 WEST MAIN STREET
WESTMINSTER MD, 21157

SHEET TITLE:
EXTERIOR ELEVATIONS

JOB NUMBER: 18201
DRAWING NUMBER:

A-301

323 WEST PATRICK ST
FREDERICK, MD 21701
P:301.698.0020 F:301.698.0920
www.za-d.com

S-19-0012

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F: 703.430.4339
www.maserconsulting.com

February 7, 2020

VIA DELIVERY

Mr. Mark A. Depo
Director of Community Planning and Development
City of Westminster
56 W. Main Street, Suite 1
Westminster, MD 21157

RE: Development Design Preferences Manual Modification Request
Westminster Way Apartments
322 W. Main Street
Westminster, MD 21158
MC Project No.: 18001831A

Dear Mr. Depo,

We hereby request the following modifications to the 2016 Design Preference Manual as adopted by the City of Westminster Mayor and Common Council.

The first item for consideration can be found on page 17 of the Manual and is listed under the heading of "Dumpsters & Trash Enclosures". In this section, the Manual states that "loading docks, trash collection, outdoor storage, and similar utility facilities and functions be incorporated into the overall design of the site".

This modification request is specifically for the proposed electric transformer, located at the east end of the building. The transformer has been located to minimize interference with basic site design criteria (pedestrian access to parking, vehicular sight distance, ADA access, etc.) as well as to provide a siting in proximity to the mechanical room, which is located at the eastern end of the building. Due to these space limitations and the additional work zone clearance requirements around the transformer (see attached excerpt from BGE's "Natural Gas and Electric Service Guide"), we hereby request a modification to incorporate the transformer fully into the overall design of the site.

The second item is covered on Page 25 of the Manual under "Building Siting", specifically that "building elements of various heights within the overall project design is encouraged."

The building has varying context as designed with different materials at the north and south elevations including two colors of concrete siding, one color of vinyl siding run horizontally, one color of siding run vertically, brick as well as paneling at the towers and at the bump outs. If further varied context (siding/façade) is required, please consider a modification request for this

design preference. (Color elevation is attached to this request, and we are providing a view from all sides for Planning Commission if not sooner)

The final item is covered on Page 27 of the Manual under "Building Façade and Roof Articulation" and states that "roof-lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged."

The building has varying heights on all sides with the book end towers on the far east and west sides providing relief to the east and west elevations. However due to the solar panel collector design, we do not believe any further building height modification can be achieved.

Please consider this request for modifications from the design preferences.

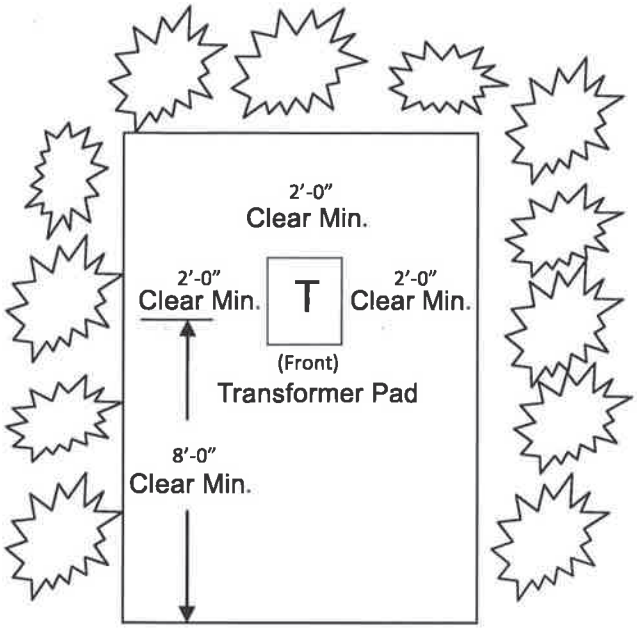
Should you have any questions or require any additional information, please do not hesitate to contact our office at (703) 430-4330.

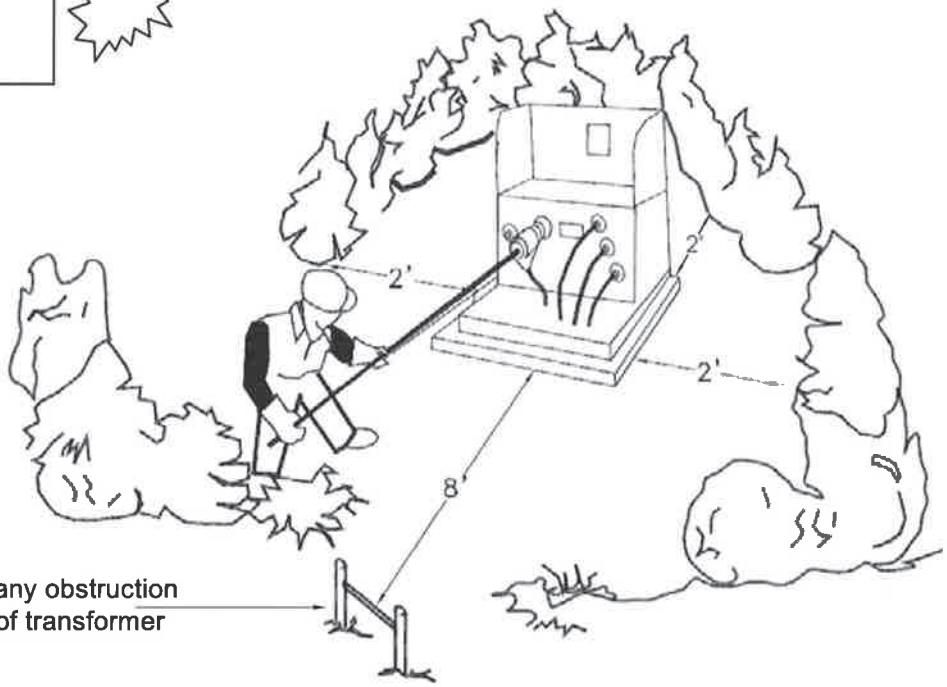
Sincerely,

MASER CONSULTING P.A.

Robert Pease, P.E.
Project Manager

TRANSFORMER LOCATION REQUIREMENTS





Note:
8' from any obstruction
in front of transformer

Note: Minimum clearances are from the edge of mature plants, not from the stem of planting stock.

The transformer pad shall be installed on a level, compacted area with a minimum of eight feet (8') of clear and level operating space in front of the transformer pad. Obstructions cause delays when restoring electric service and WILL BE REMOVED.

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