1. PZC Agenda 03 12 20

Documents:

PZC AGENDA 2020-03-12.PDF

1.I. PZC Meeting Summary 02 13 2020

Documents:

PZC MEETING SUMMARY 02 13 2020.PDF

1.II. Item A - Proposed Site Development Plan For McDaniel College

Documents:

ITEM A - PROPOSED SITE DEVELOPMENT PLAN FOR MCDANIEL COLLEGE.PDF

1.III. Item B - Stonegate - Proposed Plat For Section IV

Documents:

ITEM B - STONEGATE - PROPOSED PLAT FOR SECTION IV.PDF

1.IV. Item C - Proposed Plat For Westminster Way - PZC Staff Memo

Documents:

ITEM C - PROPOSED PLAT FOR WESTMINSTER WAY - PZC STAFF MEMO.PDF

1.V. PZC Staff Memo 2019 Planning Annual Report

Documents:

PZC STAFF MEMO 2019 PLANNING ANNUAL REPORT.PDF

PLANNING AND ZONING COMMISSION
AGENDA

Thursday, March 12, 2020, at 7 PM
City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157

I. Call to Order

II. Approval of Minutes

February 13, 2020

III. New Business

Item A – Proposed Site Development Plan for McDaniel College Decker Center – Mr. Gray

Applicant: Judith Carroll
Carroll Engineering, Inc.
215 Schilling Circle, Suite 102, Hunt Valley, Maryland 21031

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

Designer: Andrew P. Kulp, AIA, NCARB
Marshall Craft Associates, Inc.
2031 Clipper Park Road, Suite 105, Baltimore, MD 21211

Elvis J. Andino Nolasco
Carroll Engineering, Inc.
215 Schilling Circle, Suite 102, Hunt Valley, Maryland 21031

Request: Applicant requests approval of the Site Plan for McDaniel College Decker Center located on the Campus of McDaniel College.

Item B – Stonegate – Proposed Plat for Section IV – Mr. Gray

Applicant: Martin W. Hackett, President
Martin H. Rickell Jr., Executive Vice President
CLSI - Carroll Land Services, Inc.
Engineers, Surveyors, Land Planning & Environmental
439 East Main Street; Westminster, Maryland 21157

Owner: Naganwest, LLC
15 West Aylesbury Road, Suite 700, Timonium, Maryland 21093

Designer: Brian E. Wagner, P.E
CLSI - Carroll Land Services, Inc.
Engineers, Surveyors, Land Planning & Environmental
439 East Main Street; Westminster, Maryland 21157

Request: Applicant requests approval of a proposed plat for 41 new residential lots located south of Old Westminster Pike in the new Stonegate community.

Item C – Proposed Plat for Westminster Way – 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 a plat to consolidate five lots with tax account identifier numbers 07-062400, 07-064926, 07-064063, 07-058861, and 07-063016 into one lot located at the east of the terminus of West Main Street at Maryland Route 140.

Item D – Carroll County Liaison Report – Mr. Spaid

IV. Old Business

V. Information Item

VI. Planning Commission and Public Comments

Proposed Planning Annual Report Materials for Submittal to Carroll County – Mr. Gray

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.

PLANNING AND ZONING COMMISSION
MEETING SUMMARY

Thursday, February 13, 2020, at 7 PM

City Hall, 1838 Emerald Hill Lane
Westminster, Maryland 21157

A meeting of the Westminster Planning and Zoning Commission was held at City Hall, 1838 Emerald Hill Lane in Westminster, Maryland 21157, on February 13, 2020, at 7 PM.

Chair Kevin Beaver, Vice-Chair Ross Albers, Commissioner Tom Herb, and Commissioner Lyndi McNulty were present. City staff members Mark Depo, Andrew Gray, and Samantha Schlitzer were also present.

The following members of the public signed in: Stacey Tracey and Kerina Spencer.

Chair Beaver opened the meeting at 7:00 PM.

Chair Beaver requested a motion to approve the meeting summary from January 9, 2020. Commissioner McNulty made a motion to approve the meeting summary from January 9, 2020. Commissioner Herb seconded the motion. The motion passed unanimously.

Chair Beaver opened New Business Item A – Proposed Site Development Plan for Conifer Westminster Way, LLC (Westminster Way Apartments). Mr. Gray provided background information and the modifications requested by the applicant, as outlined in the staff report. He added a fifth condition of approval regarding the site layout, stating that as shown on the site layout plan in your packet, there are 13 proposed HVAC units located between the building and West Main Street. Pursuant to the original site layout plan dated May 10, 2019, these HVAC units are not shown. Pursuant to City comments dated June 11, 2019, under Development Design Preferences Manual, comment number two, rooflines to hide mechanical equipment on the roof is mentioned. No modification has been made to place HVAC units in the front yard and removal of the HVAC units are made as a condition.

Chair Beaver recognized Ms. Kelly Miller, Shaffer & Shaffer, LLP, present on behalf of the applicant, to review the modification requests in detail. She cited the 13 HVAC units as being small in size and relative to residential use rather than commercial; the units would be screened by landscaping. She requested that this requirement not be included as a condition of approval. She stated that the purpose of the Compatible Neighborhood Overlay Zone (CN Zone) was to allow for unique architectural design and flexibility in requirements. She presented an improved architectural design with color renderings to show how the proposed building will look at final construction.

Vice-Chair Albers asked for clarification that condition number one was only to simplify tax records and make one parcel identification number comprised of five current parcels. Ms. Miller affirmed.

Vice-Chair Albers requested clarification regarding the condition of varying building heights. Ms. Miller explained that it was City staffs interpretation that the applicant was not providing adequate height differences of the roofline. She added that the roofline would be stepped up in the front and have the illusion of varied heights in the rear. Mr. Andrew Hansen, Vice President of Development, Conifer, explained the 3D rendering that shows a change in elevation, texture, and colors to provide the illusion of a varied roofline.

Vice-Chair Albers requested clarification on the signage requirements. Ms. Miller explained that the requirement was just to make sure that the sign was compatible with others in the neighborhood, as there is no signage requirements outlined in the CN Zone. She provided examples of other commercial signs in the immediate area, stating that the sign designed by the applicant was smaller in size than those. Vice-Chair Albers noted that the monument-style sign was comparable to signs in other named developments.

Ms. Miller requested that the fifth condition regarding the HVAC units be removed due to the inclusion of roof-mounted solar panels prohibiting any more HVAC units to be placed on the roof.

Mr. Depo stated that the current proposed HVAC placement was in public view of anyone walking by the building. He requested they be moved to the MD 140 side instead. Ms. Miller argued that landscaping will screen the units from view and there is no requirement for residential HVAC units outlined in the Development Design Preferences Manual. In addition, the City Zoning Code only notes requirements relating to commercial units. She stated that no modification was requested because there is no requirement the applicant is not meeting. She added that BGE also provided suggestions for screening the units based on safety requirements to not obstruct access and air flow.

Chair Beaver asked why a sidewalk was not being included in the current site design. Mr. Depo stated that West Main Street will not connect to MD 140, but if a path system were developed in the future, then it will connect to this area. He also cited the limited space on the site and lack of heavy traffic to dictate the need for a sidewalk. Ms. Miller added that the applicant is providing sidewalk in a better location to connect to the surrounding neighborhood and shopping center.

Chair Beaver asked that the applicant revisit options to relocate the 13 HVAC units away from ground level to provide more screening.

Chair Beaver asked for clarification of the horizontal building variations. Mr. Depo explained that the side facing West Main Street is varied, but the side facing MD 140 was not; therefore, staff is asking that the applicant follow the same design elements all around the building. Vice-Chair Albers stated that although a varied roofline was encouraged, it was not required. All sides are varied, and, therefore, meet the request of the City. Commissioner McNulty added that the varied colors help provide for the optical illusion of height differences.

Vice-Chair Albers asked if the sign located on the building would be backlit. Mr. Hansen stated that he would find out and report back to the Commission.

Ms. Lindsey Jensen, 185 Slate Drive, raised concerns about overcrowding in schools. Ms. Miller stated that the County has approved the project to not negatively impact school capacity.

Vice-Chair Albers asked if the intent of the housing was to provide for McDaniel College students. Ms. Miller stated that the property owner and developers were hopeful that college staff would occupy some of the units. Mr. Hansen added that the financing options precluded students from renting there.

Mr. Will Dudley, 758 Mulligan Lane, voiced his concerns about parking. Chair Beaver clarified that the applicant has met the requirements as outlined in the City Code relating to parking.

Vice-Chair Albers moved to approve the proposed site development plan, conditioned upon the four requirements as outlined in the staff report, and removing the fifth condition of moving the 13 HVAC units away from ground level. Commissioner McNulty seconded the motion. The motion passed unanimously.

Chair Beaver opened New Business Item B – County Liaison Report. Mr. Cody Spaid provided the Commission with updated information on the County Zoning Code revisions that recently took effect. He also reported that Water/Sewer Master Plan amendments would be coming in the spring.

Chair Beaver opened Planning Commission and Public Comments.

Stacey Tracey, 726 Mulligan Lane, raised questions about the November 2019 meeting of the Planning and Zoning Commission regarding the Clark Farm Properties. She inquired as to how the Commission could make a decision to apply leniency to the distance requirements without seeing a formal site plan. Mr. Depo clarified that by-right site development plans do not require neighbor notification. Ms. Tracey clarified her concern about approving leniency on distance requirements without site plan review. Chair Beaver stated that the Commission approved a leniency by changing the number-specific distance requirement to simply state "reasonable" at the discretion of the Commission. Once a formal site plan is submitted, the Commission will review if the distance leniency request is, in fact, reasonable to the Commission members.

Ms. Tracey asked if neighbors would be notified and given a chance to comment before any changes were approved. Mr. Depo mentioned that staff has been collecting emails from residents to further communicate the process and will notify these residents when an actual site development plan is officially submitted. Chair Beaver added that the developer was aware of the concerns being raised and is happy to sit down with residents to discuss potential development.

Will Dudley, 758 Mulligan Lane, asked if any previous site development plans for the Clark Farm Properties have come before the Commission. Mr. Depo stated that no site development plan has been submitted for the Clark Farm Properties, and the Mayor and Common Council are encouraging multi-family dwellings due to the lack thereof within the City and the current water allocation policy.

Lindsey Jensen, 185 Slate Drive, raised concerns about school overcrowding. Chair Beaver stated that he could not speak on behalf of the County, who would review and approve of such development to prevent overcrowding schools. Mr. Depo added that Ms. Jensen's concerns would be addressed when a formal site development plan for the Clark Farm Properties is submitted for the City and County to review.

Vice-Chair Albers stated that he recently viewed a photograph of a posted letter outlining endangered species that will be effected by the potential development. He requested City staff research any environmental impact as it relates to endangered species.

Mr. Gray stated that the annual reporting information related to applicable planning related items for the City of Westminster will be provided to the Commission next month. Mr. Gray then provided a brief summary of the steps the Commission will have to take before the report is submitted to the Maryland Department of Planning.

Vice Chair Albers moved to adjourn. Commissioner McNulty seconded. The Commission adjourned at 8:14 PM.

ITEM A

PLANNING AND ZONING COMMISION

March 12, 2020

TITLE: **McDaniel College Decker Center**

REQUEST: **Site Development Plan S-19-0018 Approval**
The Applicant is requesting Site Development Plan approval for site work only including new pedestrian walkways, open patio, and a transformer unit.

PROJECT INFORMATION:
LOCATION: McDaniel College, Decker Center, 2 College Hill Drive
ZONE: R-10,000 Residential

APPLICANT/REPRESENTATIVES:
APPLICANT: Western Maryland College Inc.
OWNER: (same as above)
ENGINEER: Carroll Engineering, Inc.
ARCHITECT: Marshall Craft Associates, Inc.
ATTORNEY: N/A

STAFF: Andrew R. Gray, Comprehensive Planner
Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: Approval

ATTACHMENTS:
1. Proposed Site Development Plan for McDaniel College Decker Center

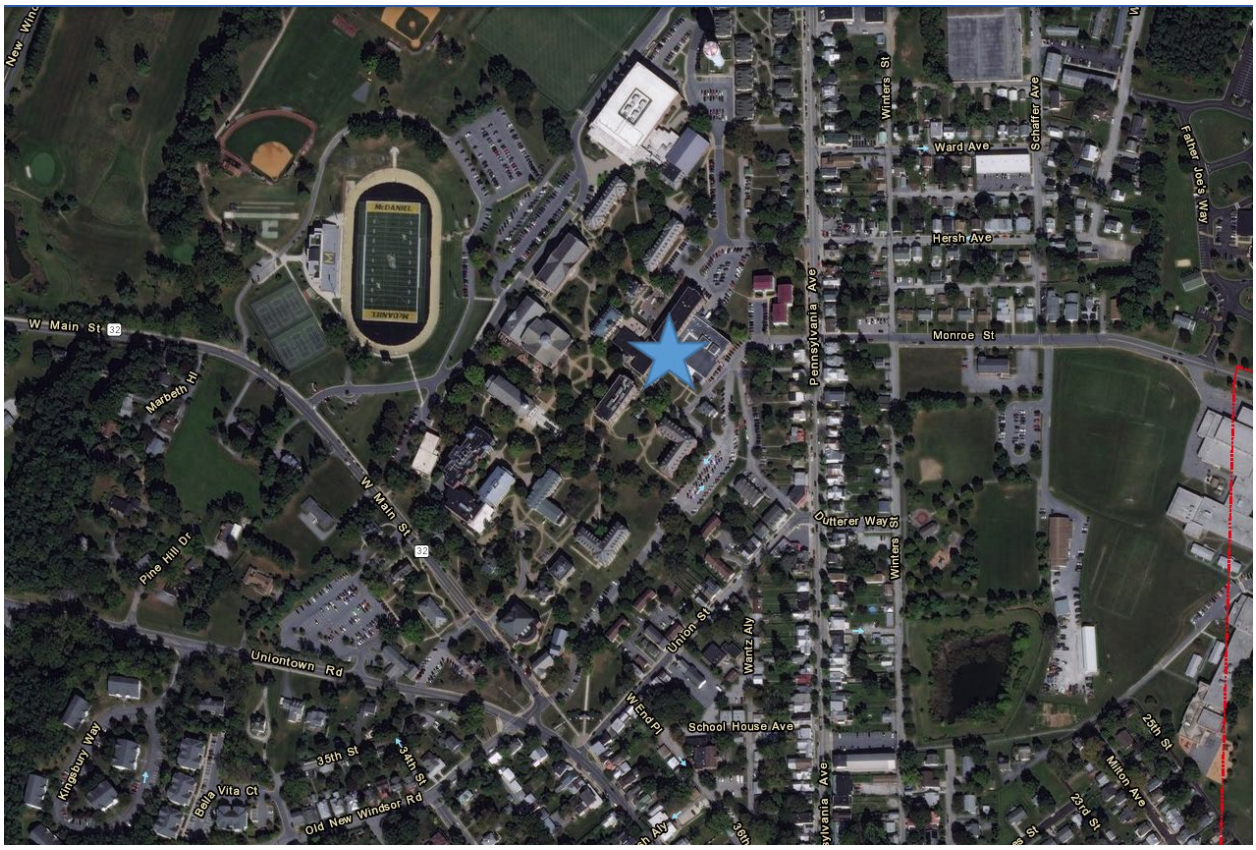
STAFF REPORT

Article XXV of the City Code requires the Planning and Zoning Commission to review and approve proposed site plans for the City.

GENERAL INFORMATION:

Western Maryland College Inc., represented by Marshall Craft Associates, Inc. and Carroll Engineering, Inc. (the Applicant) has applied for review of a proposed Site Development Plan (S-19-0018) for the McDaniel College, Decker Center. The Applicant is requesting Site Development Plan approval of site work only including new pedestrian walkways, open patio, and a transformer unit. The subject site, located at 2 College Hill Drive, is zoned R-10,000 Residential.

VICINITY MAP:



= Site

SITE DEVELOPMENT PLAN REVIEW COMMENTS:

Pursuant to Article VI R-10,000 Residential Zone, Section 164-29 D., colleges and universities is listed as a permitted use in the Zoning Ordinance. The total area of the site is indicated as 1.53 acres on sheet 1 of 21. According to the Maryland State Department of Assessments and Taxation Online records the property is indicated as 88.6043 acres.

Signs

No signage is proposed with this project.

Parking

No new parking is generated with this project.

Water

No new building additions or increases in student enrollment, that may require additional water allocation, are proposed with this project.

Landscape Manual

The addition of the proposed transformer prompted the requirement of 1.6 Planting Units that meet Class A Screening requirements as outlined in the Landscape Manual, Section V.C.1.e. There are now 13 shrubs that meet Class A Screening requirements resulting in 2.6 planting units. However, for the other proposed site improvements, in this particular Site Development Plan application, it has been determined by Community Planning and Development (CP&D) staff that additional landscaping would not be required as the proposed site improvements are located in the middle of a large college campus surrounded by existing buildings and no new buildings or structures are being proposed.

Development Design Preferences Manual

CP&D staff reviewed for applicable requirements in the Development Design Preferences Manual. All comments have been addressed and no modifications are being requested for this project. Pursuant to Section XXII Site Plans G. of the Planning and Zoning Commission (PZC) Rules and Regulations *The PZC will utilize the current version of the Development Design Preferences (DDP) in its review of plans. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.*

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 Site Development Plan S-19-0018.

RECOMMENDATION:

Staff recommends that the Commission consider approval of the proposed site development plan.

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MCDANIEL COLLEGE DECKER CENTER

CITY OF WESTMINSTER, CARROLL COUNTY, MD 21157, E.D. 7

CARROLL COUNTY FILE No. S-19-0018

LIST OF DRAWINGS

SHEET #		SHEET NAME
1	C-0.0	TITLE SHEET
2	C-1.0	EXISTING CONDITIONS PLAN
3	C-2.0	DEMOLITION PLAN
4	C-3.0	PROPOSED SITE PLAN
5	C-3.1	PROPOSED SITE PLAN DETAILS
6	C-3.2	PROPOSED SITE PLAN ARCHITECTURAL DETAILS REFERENCES
7	C-4.0	PROPOSED GRADING PLAN
8	C-5.0	PROPOSED UTILITY PLAN
9	C-5.1	PROPOSED STORM DRAIN PROFILES
10	C-5.2	PROPOSED STORM DRAIN DETAILS
11	C-5.3	PROPOSED SEWER PROFILES
12	C-5.4	PROPOSED SEWER DETAILS
13	CS-1.0	ESC COVER SHEET
14	C-6.0	EROSION SEDIMENT CONTROL PLAN
15	C-6.1	ESC PLAN DETAILS
16	C-6.2	ESC NOTES
17	C-6.3	ESC NOTES
18	C-7.0	SWM MWS-1
19	C-7.1	SWM GREEN ROOF
20	C-7.2	SWM MODULAR WETLAND SYSTEM
21	C-7.3	SWM PLAN DETAILS

CARROLL COUNTY GENERAL NOTES:

1. Existing zoning: R-10,000.
2. Total area of site: 1.53 acres.
3. Total developed area: 10,990 square feet
4. The Property shown hereon is owned by Western Maryland College Inc (McDaniel College) by deed dated 1891, recorded among the Land Record of Carroll County in Liber 72, Folio 497.
5. Tax Map/Grid/Block/Parcel 102/011/-/1945
6. Topography shown hereon is field run, dated July 2017, and prepared by MAI, LLC SURVEYORS.
7. The nearest fire protection water supply is located on site. The fire hydrant is located near the existing ramp and is indicated on C-1.0 as "EX. FIRE HYDRANT".
8. The location of existing utilities shown hereon are approximate only. Contractor shall verify the existence, location, and depth of any existing utilities and shall notify the engineer of any discrepancies prior to beginning work.
9. The contractor shall notify "Miss Utility" at 1-800-257-7777 three working days prior to beginning any work in the vicinity of existing utilities.
10. The contractor shall note that in case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimensions shall govern.
11. The Deed of Easement for Stormwater - ESD shall be recorded simultaneously.

INSPECTION SEQUENCE NOTES

1. The 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:
   - 2.a. Proposed structures staked out in proper locations as shown on these approved plans.
   - 2.b. Proposed foundations installed for all buildings shown on these approved plans.
   - 2.c. Sub-grades established for all drives, parking lots, and surrounding grading.
   - 2.d. Completion of all drives, parking lots, and surrounding grading.
   - 2.e. Completion of all work shown on plans.
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. Final landscaping inspection shall be arranged by notifying the City of Westminster at (410) 848-9000 by the contractor/developer or agent. Written approval must be obtained for any deviations from the approved plan or modification in plant material.
5. The contractor shall not proceed to the next phase of construction until given approval of prior phases.

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. A copy of the City Specifications must be available on-site at all times.
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: - NAD 83/91
   VERITCAL: - NAVD 1988
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.

VICINITY MAP
GREATER BALTIMORE ADC MAP
SCALE 1" : 2000' PAGE 139
PERMITTED USE No. 21009264

LOCATION MAP
SCALE 1" : 300'

CITY OF WESTMINSTER

REQUIRED PLAN CERTIFICATIONS

Note: Only Professional Engineers may design and certify MD-378 structures.

Engineer's Design Certification

I hereby certify that these plans have been designed according to Chapter 136 of the Charter and Code of the City of Westminster, MD and I hereby certify that these documents were prepared or approved by me, and I am a duly licensed Professional Engineer or Professional Land Surveyor, as appropriate, under the laws of the State of Maryland.

Signed__________________ Date____________
License No.______________ Expiration Date______________

Developer's Certification

I hereby certify that all proposed work shown on these construction drawing(s) will be conducted in strict accordance with these plans. I also understand that it is my responsibility to have the construction supervised and certified, including the submittal of "as - Built" plans certified by a registered Professional Engineer or Professional Land Surveyor, as appropriate, within thirty (30) days of completion of work on the stormwater management facility/facilities. I also certify that this/these stormwater management facility/facilities will be inspected during construction by a registered Professional Engineer or Professional Land Surveyor, as appropriate, in accordance with Sections § 136-22 and § 136-23 of the Charter and Code of the City of Westminster, MD.

Signed__________________ Date____________

Engineer's "As-Built" Certification

I hereby certify that, to the best of my knowledge and belief, the facility/facilities shown on this/these plans(s) was constructed as shown on the "As-Built" plans and meets the approved plans and specifications. I also certify that this/these facilities were inspected in accordance with Sections § 136-22 and § 136-23 of the Charter and Code of the City of Westminster, MD and I hereby certify that these documents were prepared or approved by me, and I am a duly licensed Professional Engineer or Professional Land Surveyor, as appropriate, under the laws of the State of Maryland.

Signed__________________ Date____________
License No.______________ Expiration Date______________

A "Stormwater Management Easement and Maintenance Agreement" is to be granted to The Mayor and Common Council of Westminster as an easement of access to The Mayor and Common Council of Westminster or authorized representatives by a deed intended to be recorded simultaneously herewith.

STORMWATER MANAGEMENT MAINTENANCE AGREEMENT SCHEDULE

1. The Stormwater Management Facility/Facilities shown on these plans shall be constructed and maintained by the owner(s).
2. Owner/his heirs or assigns shall be responsible for continuing maintenance of the facility/facilities, which shall include such items as mowing, cleaning and removing sediment, trees, shrubs and debris. Requirements and schedules for specific types of facilities and practices as listed on the plans are hereby included. The time period for this continuing maintenance shall be on "as-needed" basis but shall not be delayed longer than thirty (30) days.
3. Owner, his heirs or assigns shall be responsible for any structural damages or failure which may occur as a result of negligence, accident or misuse. In the event of structural damage, owner shall be responsible to make the necessary repairs as quickly as possible but in any case within thirty (30) days.
4. If after notice by the City to correct a violation requiring maintenance work, satisfactory corrections are not made by the owner(s) within (30) days the City may perform all necessary work to place the facility in proper working condition. The owners of the facility shall be assessed the cost of the work and any penalties. These monies shall be collected from a bond, which the developer is required to post with the City to cover such expenses until "completion of the facility". "Completion of the facility" is construed to mean that all contributory drainage areas are paved or supporting a 2" stand of dense grass and that the Carroll County Bureau of Resource Management has inspected construction and a registered professional engineer has certified that the "As-Built" plans meet the plans and specifications for construction. After "completion of the facility" the moneys may be collected by placing a lien on the property, or by including the costs and penalties on the property tax bill and collecting them as ordinary taxes by the City.
5. Owner(s) shall grant right of entry to authorized City personnel for purposes of inspection monitoring and/or repair. Site visits for inspection and/or monitoring shall be conducted only during normal County working hours (8:00 a.m. to 5:00 p.m. Monday – Friday).
6. This agreement including right-of entry for inspection/maintenance and repair shall be recorded in the Land Records of the County.

NOTE: The owner(s) must follow and review Carroll County Code §151.111(D). The code requires yearly maintenance and inspections of underground facilities. The owner(s) shall report the inspections to the County per code requirements.

SURVEYOR NOTES (BENCHMARK INFORMATION):

CARROLL COUNTY SURVEY CONTROL:

Station: WARD P.K. nail in Conc Walk
NAD 83/91 N:698,944.19 E:1,312,579.44
NAVD 1988 ELEVATION: 779.57'

Station: WARD AZ. P.K. nail in Paving
NAD 83/91 N:698,950.96 E:1,313,303.96
NAVD 1988 ELEVATION: 749.71'

OWNER/DEVELOPER INFORMATION:

WESTERN MARYLAND COLLEGE INC
(MCDANIEL COLLEGE)
2 COLLEGE HILL
WESTMINSTER, MD 21157
410-848-7000
ATTN: EDGAR SELL
ESELL@MCDANIEL.EDU

SCOPE OF THE PROJECT:

RENOVATIONS TO INTERIOR OF DECKER CENTER WILL REQUIRE THE BUILDING AND SURROUNDING AREA TO HANDLE GREATER FOOT TRAFFIC. CIVIL LAYOUT WILL PROVIDE ADDITIONAL UTILITIES SERVICES AND GREATER ACCESSIBILITY TO THE BUILDING.

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

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

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

COUNTY FILE NUMBER: S-19-0018

MCA | ARCHITECTURE.

Marshall Craft Associates, Inc.
2031 Clipper Park Road, Suite 105
Baltimore, Maryland 21211
410.532.3131 | www.mca.design

CIVIL ENGINEERING
CARROLL ENGINEERING, INC.
215 Schilling Circle, Suite 102
Hunt Valley, MD 21031
410-771-1313

STRUCTURAL ENGINEERING
SIMPSON GUMPERTZ & HEGER
1350 Connecticut Ave NW
Suite 412
Washington, DC 20036
202-223-1941

MEP ENGINEERING
ALBAN ENGINEERING, INC
303 International Circle, Suite 450
Hunt Valley, MD 21030
410-842-6411

FOOD SERVICE
ColburnGuyette foodservice design
100 Ledgewood Place, Suite 104
Rockland, MA 02370
781-826-5522

SEAL:
STATE OF MARYLAND · JUDITH A. CARROLL · No. 14446 · REGISTERED PROFESSIONAL ENGINEER

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.: 14446
EXPIRATION DATE: 05-25-2021

McDANIEL COLLEGE

DECKER CENTER ADDITION AND RENOVATION
OWNER: WESTERN MARYLAND COLLEGE INC
2 COLLEGE HILL
WESTMINSTER, MARYLAND 21157
CARROLL COUNTY; ELECTION DISTRICT 07

REVISIONS:

#	DATE:	COMMENTS:
1	10/24/2019	CB#01 CHANGE BULLETIN

MCA JOB NO.	PROJ.MANAGER:	SHEET BY:
MCA 16014.02	CSM	EAN

SHEET SET AND SHEET ISSUE DATE: CD-VE 08/15/2019

SHEET NAME: **TITLE SHEET**

SHEET NO. **C-0.0**

SHEET 1 of 21

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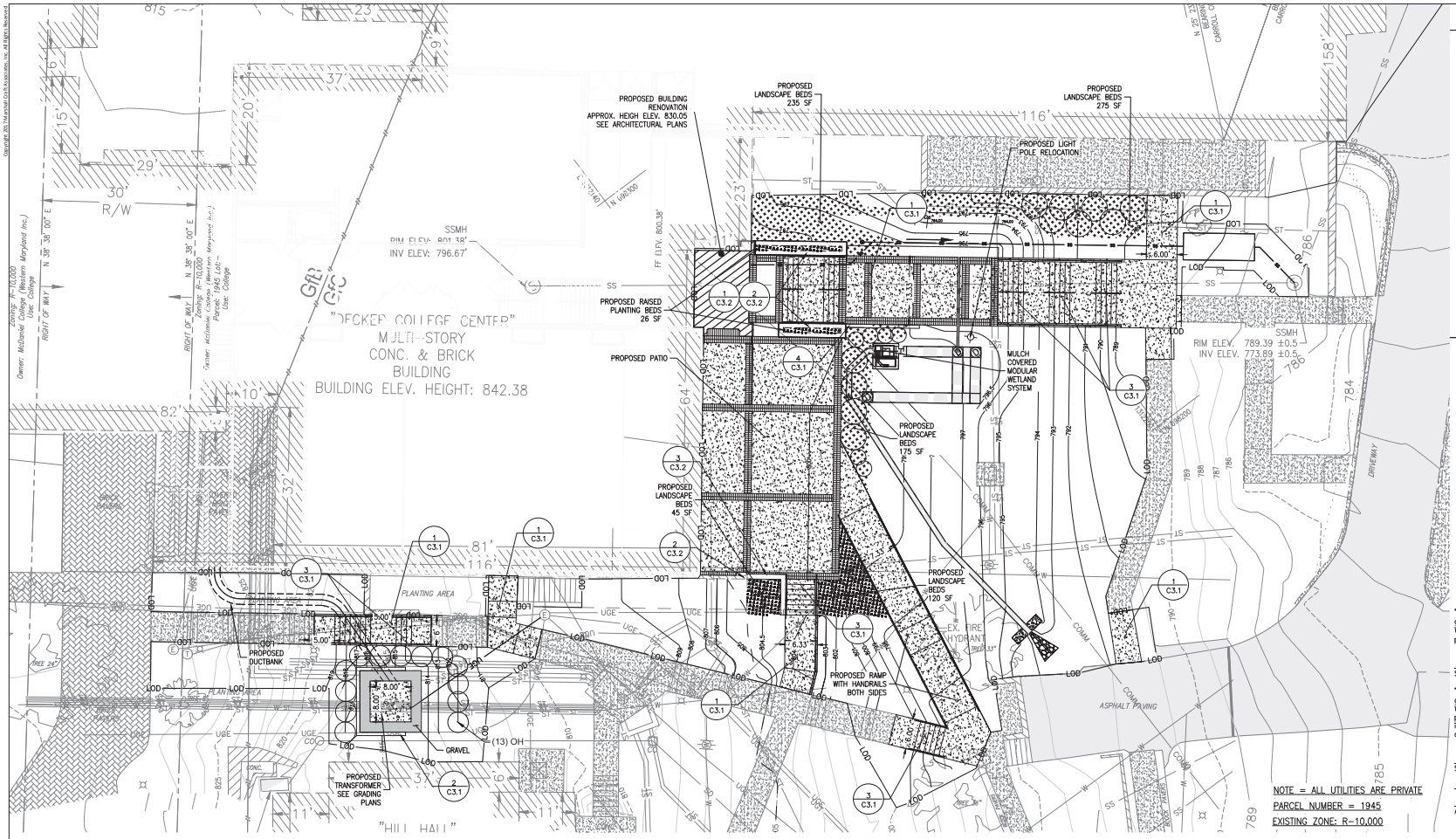


NOTE = ALL UTILITIES ARE PRIVATE

PARCEL NUMBER = 1945

EXISTING ZONE: R-10,000

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING BUILDING
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING PAVEMENT
- EXISTING SIDEWALK
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE PAVING
- EXISTING GRAVEL
- EXISTING BRICK PAVERS
- EXISTING COMMUNICATION
- EXISTING UNDERGROUND ELECTRIC
- EXISTING STEAM LINE
- EXISTING STEAM MANHOLE
- EXISTING SANITARY LINE
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY CLEANOUT
- EXISTING LIGHT POLE
- EXISTING WATER LINE
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORMDRAIN LINE
- EXISTING STORMDRAIN INLET
- EXISTING STORMDRAIN CLEANOUT
- EXISTING TELEPHONE
- EXISTING DECIDUOUS TREE
- EXISTING BUSH
- SOIL TYPE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS
- PROPOSED SANITARY LINE
- PROPOSED STORMDRAIN LINE
- PROPOSED STORMDRAIN INLET
- PROPOSED STORMDRAIN MANHOLE
- PROPOSED LIGHT POLE
- LIMIT OF DISTURBANCE
- PROPOSED LANDSCAPE BEDS
- PROPOSED RAISED PLANTING BEDS
- PROPOSED GRAVEL
- PROPOSED SHRUBS

"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 on year of occupancy.

Signature of Owner Date

Address

SURVEYOR NOTES:

1. Bearings and coordinates as shown hereon are based on the Maryland Coordinate System as established for by GPS VRS:

   1) North 698,989.8335 East 1,312,335.5653
   2) North 699,099.9354 East 1,312,223.1583
   3) North 699,055.9923 East 1,312,162.2187

2. Elevations as shown hereon are as established by GPS VRS.

   1) Rebar and Cap, Elevation = 806.80 feet
   2) Magnail, Elevation = 811.79 feet
   3) Rebar and Cap, Elevation = 816.91 feet

3. The surveyed premises as indicated hereon is located within a Zone X. Areas determined to be areas of minimal flooding, as indicated on FEMA Flood Insurance Rate Map No. 24013C 0184 D, dated 10-02-2015.

GENERAL NOTES:

1. The Contractor shall contact the Owner and the Architect 72 hours prior to commencing any work.
2. Topographic survey for this project by MAI Engineering Consultants, performed July 2017. Existing underground utilities shown on the plans are based on existing construction plans and as-builts made available by McDaniel College, and are shown for the convenience of the Contractor only. No guarantee is made or implied regarding the accuracy or completeness thereof. The Contractor is responsible for the verification of depth, size, material, and location of all underground utilities to his own satisfaction before beginning any excavation or utility installation. The Owner and Engineer disclaim any responsibility for the accuracy or completeness of said information. If the Contractor relies on said information, he does so at his own risk. The giving of information on the plans will not relieve the Contractor of this obligation to support and protect all shown or not shown existing utilities and appurtenances. Should any existing utility to remain be damaged by the Contractor, the Contractor shall repair damage caused to the utility owner's satisfaction, at the Contractor's expense.
3. The Contractor shall retain a private utility locating company prior to commencing any work. The Contractor must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.
4. The Contractor shall protect all facilities and utilities to remain from damage, whether shown hereon or not. The Contractor shall use extreme caution when working around existing trees to remain so as to not damage the trees, tree branches, or tree root system.
5. The Contractor shall verify field conditions prior to and during construction/demolition and notify the Owner immediately of any discrepancies between actual field conditions and the approved plans.
6. All abandoned utilities shall be permanently capped unless otherwise noted.
7. The Contractor shall coordinate with Owner and utility provider to minimize duration of utility outages. Utilities critical to operations and security shall have temporary service connect to provide uninterrupted service where deemed necessary by the Owner.
8. The Contractor shall maintain vehicular access to and around overall site during construction activities where deemed necessary by the owner.

LANDSCAPING NOTES:

1. The contractor shall assign a licensed landscape architect to provide landscaping design and install landscaping material in accordance with McDaniel College's standards and instructions. The licensed landscape architect must integrate xeriscaping concepts per page 40 of the ADOPTED 2016 Development Design Preferences by the City of Westminster Mayor & Common Council. The landscaping must incorporate the proposed planting screening as specified on this drawing, including type, size, and quantity. The landscaping costs shall not surpass the landscaping budget allowance in the contract documents.
2. The Modular Wetland system shall be covered with a minimum of 3" of mulch.

APPROXIMATE LANDSCAPING AREAS

TYPE	AREA (SF) OR QUANTITY
PROPOSED LANDSCAPE BEDS	850
PROPOSED RAISED PLANTING BEDS	26
PROPOSED TRANSFORMER SCREENING	13 SHRUBS
GRASS	6170

NOTE:

The site is being covered by the existing fire hydrant. The fire hydrant is located near the proposed ramp and is indicated on the plan as "EX. FIRE HYDRANT".

CITY OF WESTMINSTER LANDSCAPE GENERAL 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.

SHRUBS PLANT SCHEDULE

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	COMMENT
OH	13	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	VARIEGATED FALSE HOLLY	#7	CONT.	• MINIMUM PLANTING HEIGHT: 2.5' AT INSTALLATION, 5' AT MATURITY • FULL, MATCHED SPECIMENS, EVENLY BRANCHED

LANDSCAPE REQUIREMENTS

CONDITION:	NEW PROPOSED TRANSFORMER (8'X8') ONLY THREE SIDES NEEDED TO BE SCREENED
PLANTING UNITS (PU) REQUIRED	1.6 PU TOTAL OR 8 SHRUBS (1 PU PER 15 LF TO THE AREA TO BE SCREENED) (24 LF) X (1 PU / 15 LF) = 1.6 PU
PLANTING UNITS (PU) PROVIDED	13 SHRUBS (2.6 PU)

MAG 8.1°W

10 5 0 10 20

SCALE 1" = 10'

Limit of Disturbance = 10,990 s.f. ±

COUNTY FILE NUMBER: S-19-0018

MCA | ARCHITECTURE
Marshall Craft Associates, Inc.
2031 Clipper Park Road, Suite 105
Baltimore, Maryland 21211
410.532.3131 | www.mca.design

CIVIL ENGINEERING
CARROLL ENGINEERING, INC
215 Schilling Circle, Suite 102
Hunt Valley, MD 21031
410-771-1313

STRUCTURAL ENGINEERING
SIMPSON GUMPERTZ & HEGER
1350 Connecticut Ave NW
Suite 412
Washington, DC 20036
202-223-1941

MEP ENGINEERING
ALBRN ENGINEERING, INC
303 International Circle, Suite 450
Hunt Valley, MD 21030
410-842-6411

FOOD SERVICE
ColburnGuyette foodservice design
100 Ledgewood Place, Suite 104
Rockland, MA 02370
781-826-5522

SEAL:

STATE OF MARYLAND — JUDITH A. CARROLL — No. 14446 — REGISTERED PROFESSIONAL ENGINEER

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.: 14446
EXPIRATION DATE: 05-25-2021

McDANIEL COLLEGE

DECKER CENTER ADDITION AND RENOVATION

OWNER: WESTERN MARYLAND COLLEGE INC
WESTMINSTER, MARYLAND, 21157
CARROLL COUNTY; ELECTION DISTRICT 07

REVISIONS:

#	DATE:	COMMENTS:
1	10/24/2019	CBMP/ CHANGE BULLETIN

MCA JOB NO: MCA 16014.02 | PROJ MANAGER: CSM | SHEET BY: EAN
SHEET SET AND SHEET ISSUE DATE: CD-VE 08/15/2019
SHEET NAME: PROPOSED SITE PLAN

SHEET NO: C-3.0

SHEET 4 of 21

ITEM B

PLANNING AND ZONING COMMISION

March 12, 2020

TITLE: **Stonegate, Section IV**

REQUEST: **Final Plat F-18-0078 Approval**
The Applicant is requesting Record Plat approval to create 41 new single-family detached residential lots identified as lots 98-106, 128, 138-140, 148-155 and 194-213 in Section IV of the Stonegate development.

PROJECT INFORMATION:
LOCATION: South of Old Westminster Pike in the new Stonegate Community
ZONE: R-10,000 Residential and R-20,000 Residential

APPLICANT/REPRESENTATIVES:
APPLICANT: Naganwest, LLC
OWNER: (same as above)
ENGINEER: Carroll Land Services, Inc. (CLSI)
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Andrew R. Gray, Comprehensive Planner
Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: Conditional Approval

ATTACHMENTS:
1. Proposed Plat for Section IV
2. Letter Regarding the Differences between the Revised Preliminary Plan and Final Plat

STAFF REPORT

Article XXIV of the Westminster City Code requires the Planning and Zoning Commission to review all proposed subdivisions and re-subdivisions in the City of Westminster.

GENERAL INFORMATION:

Naganwest, LLC, represented by Carroll Land Services, Inc. (CLSI), has applied for review of the proposed plat for Stonegate Section IV. The subject properties are located south of Old Westminster Pike in the new Stonegate Community. The purpose of the plat is to create 41 new single-family detached residential lots identified as lots 98-106, 128, 138-140, 148-155 and 194-213 and applicable easements and roadways.

The total area of the 41 lots is 12.7427 acres. Out of the 41 proposed lots, 30 are zoned R-10,000 Residential. Lots 128, 140, 139, 148, and 149 are zoned both R-10,000 and R-20,000 Residential. Lots 150-154 are zoned R-20,000 Residential.

Even though this plat contains 41 new single-family lots, it is noted on the plat, under general note number 17, that no more than 40 building permits for dwelling units will be issued during any calendar year…, which is consistent with Zoning Ordinance Section 164-199 F.

VICINITY MAP:

= Site

FINAL PLAT REVIEW COMMENTS:

The proposed plat complies with the Revised Preliminary Plan for the Naganna Property approved by the Planning and Zoning Commission in April 2015. Community Planning and Development (CP&D) staff did identify a couple minor inconsistencies in the planned lots sizes of the Naganna Property Revised Preliminary Plan, and the proposed lot sizes for Stonegate Section IV. As requested by CP&D staff, the Applicant did provide information explaining and comparing these inconsistencies, which has addressed staff concerns. CP&D staff has no objection to the minor inconsistencies in the planned vs final lot sizes.

Pursuant to the City staff report dated July 5, 2019, "*please note there is a pending matter regarding Redwood Drive and its connection to Woodside Drive. A revised set of construction plans will return to the Commission addressing this matter before any additional lots in Stonegate are approved beyond Section III*." It was brought to the City and County's attention that there is an ownership issue with the future connection of Redwood Drive to existing Woodside Drive related to the parcel in unincorporated Carroll County where this connection would be located. City Administrator, Barbara Matthews, Deputy Director of Public Works, John Dick, and Comprehensive Planner Andrew Gray, met with the Developer and County Staff on this issue.

Subsequent to this meeting, CP&D staff reached out to the Westminster Police Department and the Westminster Volunteer Fire Department as to whether the lack of connection of Redwood Drive to Woodside Drive would be an issue. The Westminster Police Department and Westminster Volunteer Fire Department responded that there are no apparent issues with removing the connection of Redwood Drive to Woodside Drive. However, the Westminster Volunteer Fire Department mentioned that it would be convenient to have such a connection. At this time, according to the Construction Plans for Stonegate Sections III-VI, a temporary barricade will be placed at the end of Redwood Drive. Currently, Redwood Drive is planned to extend to the boundary of the Stonegate development which is also the Westminster Corporate Boundary. In the future, if it is determined that this future connection is to be made, it will be built by whomever desires to make this future connection.

<u>Water</u>

Pursuant to the City of Westminster Water and Sewer Allocations Policy 2018-2024, Master Distribution Chart, the Stonegate project is allocated water for 225 single-family dwelling units in the one-time category.

<u>Landscape Manual</u>

The City Landscape Manual requirements were addressed during the review of the Construction Plans for Stonegate Sections III-VI, approved by the Planning and Zoning Commission at their July 11, 2019 meeting (F-18-0070). Therefore, no review of the Landscape Manual was performed by CP&D staff regarding this plat.

Development Design Preference Manual

The applicable Development Design Preferences Manual (DDP) requirements were addressed during the review of the Construction Plans for Stonegate Sections III – VI, approved by the Planning and Zoning Commission at their July 11, 2019 meeting (F-18-0070). Therefore, no review of the DDP was performed by CP&D staff regarding this plat. Pursuant to Section XX Final Plats G., of the Planning and Zoning Commission (PZC) Rules and Regulations, "*the PZC will utilize the current version of the Development Design Preferences (DDP) in its review of plats. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.*"

PROCESS:

Per the City's review process, the plat was reviewed by the appropriate City, County, and State agencies and was determined ready to present to the Planning and Zoning Commission. Plans were reviewed for compliance with City, County, and State requirements, including, setbacks, grading, utilities, stormwater management, site traffic and drainage by Carroll County. The City reviewed this project for compliance with applicable zoning requirements.

After review and approval by the Planning and Zoning Commission, the signed plat would be recorded in Carroll County's land records.

Please note that the time for an interested party to file an action for judicial review, as permitted by law, pursuant to Title 7 of the Maryland Rules of Procedure, shall run from the date on which the Commission conducts a vote constituting an action upon a matter pending before it. Upon Commission approval, the Commission Chair may sign an approved plat after the thirty-day appeal period

RECOMMENDATION:

Staff recommends that the Commission consider approval of the proposed Final Plat F-18-0078 for Stonegate Section IV with the following condition:

1. Provide a *Temporary Type "T" Turnaround* per the Standard Roadway Construction Details to be located on the property at the terminus of Redwood Drive and update the Construction Plan for Stonegate Sections III-VI, accordingly, and any temporary barricade will need to be located on the property within the Redwood Drive right-of-way.

DATA TABULATIONS:

A. TOTAL NUMBER OF BUILDING SITES: 41

B. TOTAL AREA OF LOTS: 12.7427 Ac.

C. TOTAL AREA OF PARCELS FOR ROAD WIDENING:
PARCEL 'W': 0.1839 Ac.

D. TOTAL AREA OF OTHER PARCELS: SWM
PARCEL X: 0.7000 Ac.
PARCEL Y: 0.4115 Ac.
PARCEL Z: 0.4714 Ac.

E. AREA OF EACH NEW STREET:
REDWOOD DRIVE - 0.8734 Ac.
STARRY NIGHT DRIVE - 0.2394 Ac.
NORTH CHANDLER DRIVE - 1.9748 Ac.
BLUE MOON LANE - 0.8972 Ac.
COOL WATER WAY - 0.3984 Ac.

F. TOTAL AREA OF NEW STREETS: 4.3832 Ac.

G. TOTAL AREA OF PLATS (SECTION IV): 22.5104 Ac.

CURVE TABLE

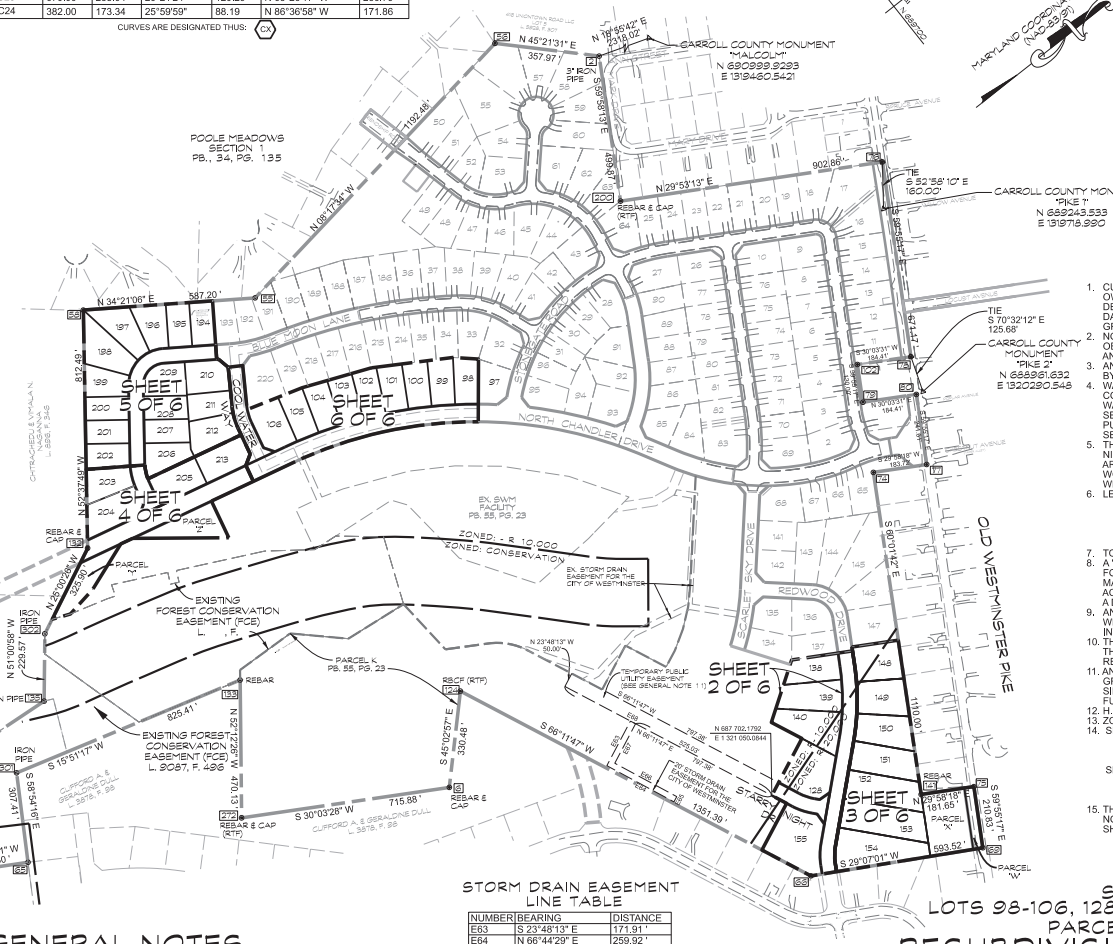
NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C22	620.00	103.99	09°36'37"	52.12	N 48°27'16" W	103.87
C23	670.00	238.04	20°21'24"	120.29	N 63°26'17" W	236.79
C24	382.00	173.34	25°59'59"	88.19	N 86°36'58" W	171.86

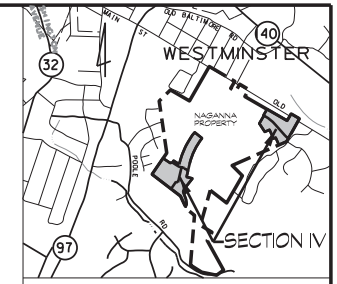
CURVES ARE DESIGNATED THUS: CX

COORDINATE TABLE

Point No.	Northing	Easting
2	688807.2589	1318708.6060
6	686857.8553	1320345.2306
55	687375.7119	1318625.8966
56	688555.7230	1318453.9015
58	686890.9249	1318294.5579
64	684714.9923	1319918.3324
65	685573.5704	1319652.8878
66	687636.7638	1321347.7771
69	688155.2803	1321636.5790
74	688658.1142	1320401.8297
75	688260.9465	1321454.1386
76	689339.8905	1319591.2609
77	688817.2660	1320493.6112
78	689003.5101	1320172.0468
79	688778.7429	1320192.1704
80	688938.3557	1320284.5407
102	688843.8973	1320079.6763
124	687091.3411	1320111.3435
132	686397.7822	1318940.2694
133	686526.3480	1319615.1512
135	685958.0060	1319256.4888
141	688103.5895	1321363.3922
200	688557.1026	1319141.3728
272	686238.2477	1319986.6656
296	685384.8346	1319544.1880
301	685732.3378	1319389.6502
302	686102.4292	1319078.0393
RW51	684897.8676	1319169.3554
RW52	684828.9777	1319247.0968
RW53	684774.0003	1319320.7466
RW54	684668.1141	1319532.5472
RW55	684639.6502	1319629.3609
RW56	684629.5061	1319800.9221

COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM (NAD-83/91) AND ARE DESIGNATED THUS: XXXX





VICINITY MAP SCALE 1" = 2,000'

GENERAL NOTES:

1. CURRENT TITLE REFERENCE:
OWNER: NAGANWEST, LLC.
DEED REFERENCE: L. 08707, F. 00399
DATE: MAY 30, 2017
GRANTOR: C& V LLC.
2. NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
4. WATER AND SEWERAGE FACILITIES:
COUNTY MASTER PLAN FOR WATER AND SEWERAGE
WATER SERVICE AREA IS W-3 PRIORITY
SEWER SERVICE AREA IS S-1 EXISTING AND S-3 PRIORITY
PUBLIC WATER AND SEWER WILL BE AVAILABLE, AND NO INDIVIDUAL WATER OR SEWERAGE SYSTEMS SHALL BE PERMITTED.
5. THE NEW STREETS AND ROADS SHOWN HEREON AS REDWOOD DRIVE, STARRY NIGHT DRIVE, NORTH CHANDLER DRIVE, BLUE MOON LANE AND COOL WATER WAY ARE TO BE CONVEYED TO THE CITY OF WESTMINSTER PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND THE CITY OF WESTMINSTER.
6. LENGTH OF EACH NEW STREET:
REDWOOD DRIVE - 761'
STARRY NIGHT DRIVE - 216'
NORTH CHANDLER DRIVE - 1,429'
COOL WATER WAY - 360'
BLUE MOON LANE - 794'
7. TOTAL LENGTH OF NEW STREETS: 3,560'
8. A "STORM WATER MANAGEMENT EASEMENT AND MAINTENANCE AGREEMENT" FOR LOTS 98-106, 128, 138-140, 148-154, & 194-213 IS TO BE GRANTED TO THE MAYOR AND COMMON COUNCIL OF WESTMINSTER AS AN EASEMENT OF ACCESS TO THE CITY OF WESTMINSTER OR AUTHORIZED REPRESENTATIVES BY A DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
9. ANY AREA IDENTIFIED AS "STORM DRAIN EASEMENT FOR THE CITY OF WESTMINSTER" IS TO BE GRANTED TO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
10. THE AREA SHOWN AS PARCEL 'W', CONTAINING 0.1596 Ac. TO BE CONVEYED TO THE COUNTY COMMISSIONERS OF CARROLL COUNTY BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
11. ANY AREA IDENTIFIED AS "TEMPORARY PUBLIC UTILITY EASEMENT" WILL BE GRANTED TO THE CITY OF WESTMINSTER BY DEED INTENDED TO BE RECORDED SIMULTANEOUSLY HEREWITH AND EXTINGUISHED UPON RECORDATION OF FUTURE RIGHT OF WAY UNDER FUTURE PHASES OF STONEGATE.
12. H.O.A. = HOME OWNERS ASSOCIATION
13. ZONING: R-10,000; R-20,000
14. SETBACKS (R-10,000):
FRONT YARD: 35 FEET
SIDE YARD: MINIMUM OF 10 FEET WITH SUM OF SIDE YARDS BEING 30 FEET
REAR YARD: 25 FEET
SETBACKS (R-20,000):
FRONT YARD: 40 FEET
SIDE YARD: 20 FEET
REAR YARD: 50 FEET
15. THERE IS A 10' WIDE DRAINAGE & UTILITY EASEMENT CENTERED ALONG NON- ROAD FRONTAGE LOT LINES AND OTHER EASEMENTS AS SPECIFICALLY SHOWN HEREON.

GENERAL NOTES CONTINUED:

16. ANY AREA IDENTIFIED AS "15' LANDSCAPE EASEMENT (H.O.A.)" WILL BE GRANTED TO THE HOME OWNERS ASSOCIATION BY DEED.
17. NO MORE THAN 40 BUILDING PERMITS FOR DWELLING UNITS WILL BE ISSUED DURING ANY CALENDAR YEAR FOR THE STONEGATE PROJECT.
18. THE AREAS SHOWN HEREON AS PARCEL 'X', CONTAINING 0.7243 Acs, PARCEL 'Y' CONTAINING 0.4115 Acs. AND PARCEL 'Z' CONTAINING 0.4714 Acs. ARE TO BE CONVEYED TO THE CITY OF WESTMINSTER UPON ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY.
19. THE LOT WIDTH IS PER CHAPTER 164, ARTICLE 1, SECTION 164-3(A).
20. WATER AND SEWER ALLOCATIONS WERE APPROVED BY THE MAYOR AND COMMON COUNCIL IN THE ONE-TIME CATEGORY FOR 225 (69,325-GPD) SINGLE- FAMILY HOMES.

STORM DRAIN EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
E63	S 23°48'13" E	171.91 '
E64	N 66°44'29" E	259.92 '
E65	N 23°15'31" W	20.00 '
E66	S 66°44'29" W	240.11 '
E67	N 23°48'13" W	152.09 '
E68	S 66°11'47" W	20.00 '

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

SHEET 1 OF 6
LOTS 98-106, 128, 138-140, 148-155, 194-213
PARCELS W, X, Y & Z

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN
PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
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.

SURVEYORS CERTIFICATE
I, DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.
DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

OWNERS CERTIFICATION
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THE PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER _____ _____
RICHARD H. KRESS DATE
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 300'
300' 0 300'

CLSI Engineers • Surveyors • Land Planning & Environmental Consultants
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

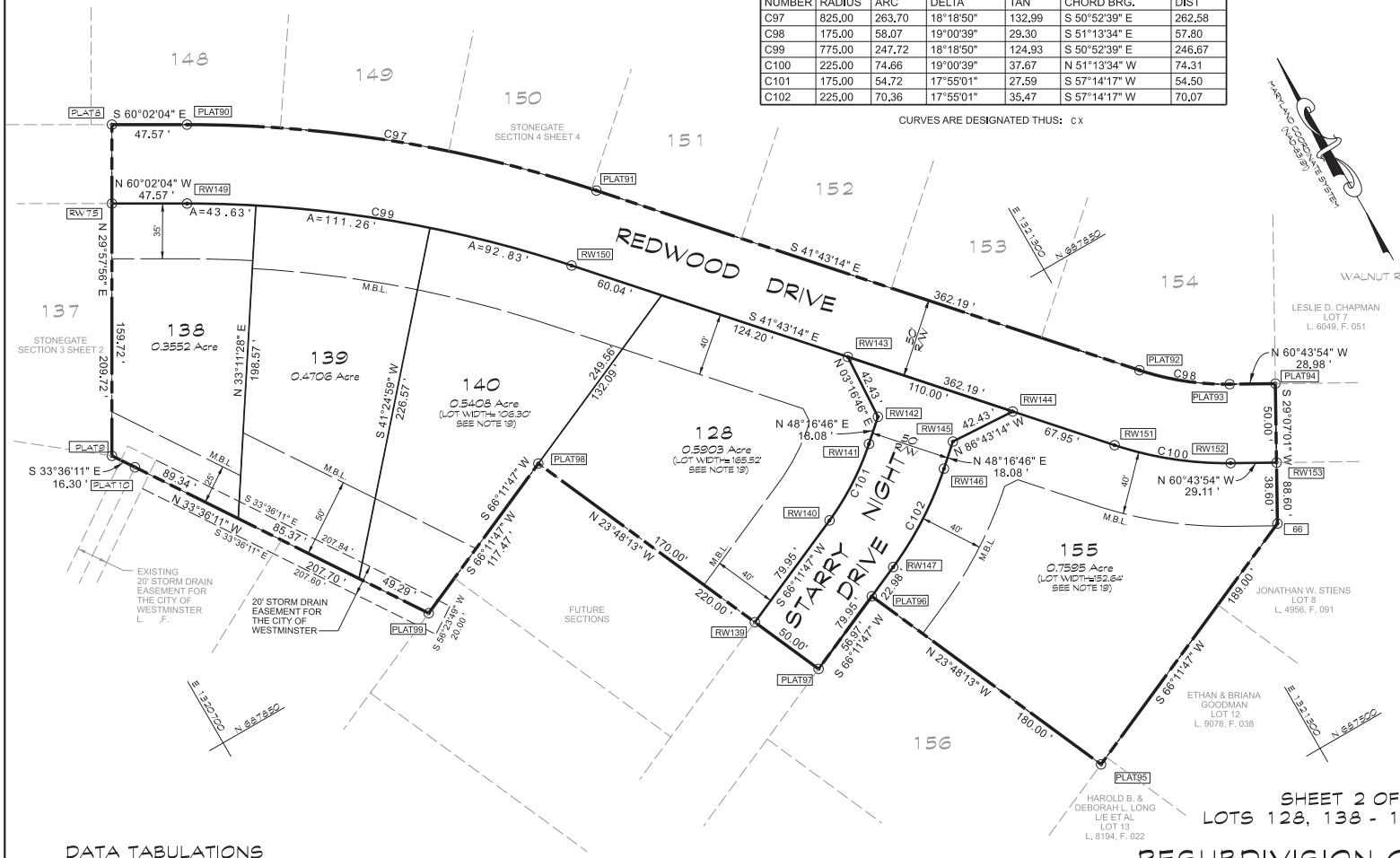
Dennis E. Meckley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/2022

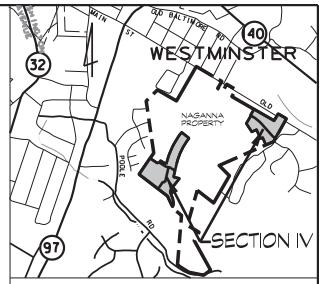
Surveyed By: CLSI	Drawn By: BM	Date: FEBRUARY 2020	
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V	
		County File No.: F-18-0078	

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C97	825.00	263.70	18°18'50"	132.99	S 50°52'39" E	262.58
C98	175.00	58.07	19°00'39"	29.30	S 51°13'34" E	57.80
C99	775.00	247.72	18°18'50"	124.93	S 50°52'39" E	246.67
C100	225.00	74.66	19°00'39"	37.67	N 51°13'34" W	74.31
C101	175.00	54.72	17°55'01"	27.59	S 57°14'17" W	54.50
C102	225.00	70.36	17°55'01"	35.47	S 57°14'17" W	70.07

CURVES ARE DESIGNATED THUS: CX





VICINITY MAP SCALE 1"=2,000'

COORDINATES

NO.	NORTHING	EASTING
66	687636.7638	1321347.7771
PLAT8	688224.3054	1320834.5989
PLAT9	688042.6193	1320729.8486
PLAT10	688029.0430	1320738.8698
PLAT90	688200.5476	1320875.8059
PLAT91	688034.8642	1321079.5164
PLAT92	687764.5295	1321320.5501
PLAT93	687728.3325	1321365.6121
PLAT94	687714.1663	1321390.8885
PLAT95	687560.4830	1321174.8541
PLAT96	687725.1713	1321102.2058
PLAT97	687702.1792	1321050.0844
PLAT98	687903.4650	1320961.2921
PLAT99	687856.0548	1320853.8167
RW75	688180.9890	1320809.6250
RW139	687747.9260	1321029.9044
RW140	687780.1930	1321103.0514
RW141	687809.6868	1321148.8834
RW142	687821.7188	1321162.3781
RW143	687864.0758	1321164.8051
RW144	687781.9719	1321238.0100
RW145	687784.3989	1321195.6531
RW146	687772.3668	1321182.1583
RW147	687734.4463	1321123.2315
RW149	688157.2313	1320850.8320
RW150	688001.5893	1321042.1964
RW151	687731.2546	1321283.2301
RW152	687684.7156	1321341.1670
RW153	687670.4847	1321366.5588

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX

SHEET 2 OF 6
LOTS 128, 138 - 140 & 155

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 5
B. TOTAL AREA OF LOTS: 2.7164 ACS.
C. AREA OF STREETS:
REDWOOD DRIVE: 0.8734 AC.
STARRY NIGHT DRIVE: 0.2394 AC.
D. TOTAL AREA OF STREETS: 1.1128 ACS.
E. TOTAL AREA OF PLAT: 3.8292 ACS.

FOR GENERAL NOTES SEE SHEET 1 OF 6

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN
PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
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.

SURVEYOR'S CERTIFICATE

I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3.108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

OWNER'S CERTIFICATION

WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER _____ _____
RICHARD H. KRESS DATE
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 50'
50 0 50

CLSI Engineers • Surveyors • Land Planning & Environmental Consultants
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

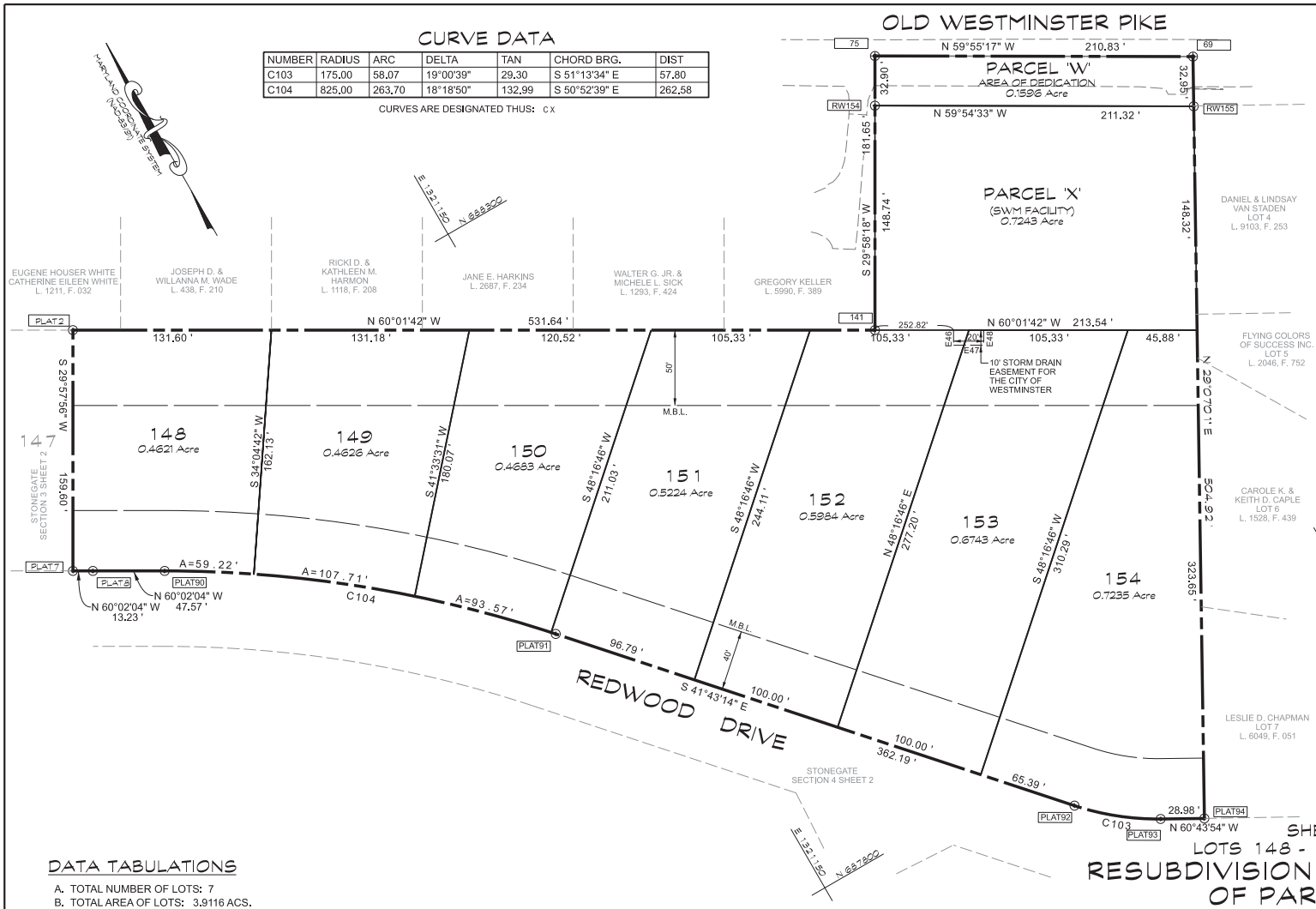
Dennis E. Meckley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/2022

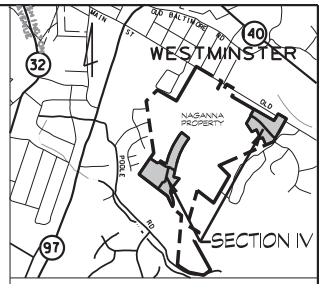
Surveyed By: CLSI	Drawn By: BM	Date: FEBRUARY 2020	
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V	
		County File No.: F-18-0078	

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C103	175.00	58.07	19°00'39"	29.30	S 51°13'34" E	57.80
C104	825.00	263.70	18°18'50"	132.99	S 50°52'39" E	262.58

CURVES ARE DESIGNATED THUS: CX





VICINITY MAP SCALE 1"=2,000

COORDINATES

NO.	NORTHING	EASTING
69	688155.2803	1321636.5790
75	688260.9465	1321454.1386
141	688103.5895	1321363.3922
PLAT2	688369.1798	1320902.8507
PLAT7	688230.9150	1320823.1347
PLAT8	688224.3054	1320834.5989
PLAT90	688200.5476	1320875.8059
PLAT91	688034.8642	1321079.5164
PLAT92	687764.5295	1321320.5501
PLAT93	687728.3325	1321365.6121
PLAT94	687714.1663	1321390.8885
RW154	688232.4421	1321437.7003
RW155	688126.4904	1321620.5437

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX

STORM DRAIN EASEMENT LINE TABLE

NUMBER	BEARING	DISTANCE
E46	N 29°58'15" E	10.00'
E47	N 60°01'42" W	20.00'
E48	N 29°58'15" E	10.00'

FOR GENERAL NOTES SEE SHEET 1 OF 6

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 7
B. TOTAL AREA OF LOTS: 3.9116 ACS.
C. TOTAL AREA OF FOR ROAD WIDENING:
PARCEL W: 0.1596 AC.
D. AREA OF PARCELS:
PARCEL X (SWM FACILITY): 0.7243 AC.
E. TOTAL AREA OF PARCELS: 0.7243 AC.
F. TOTAL AREA OF PLAT: 4.7955 ACS.

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

SHEET 3 OF 6
LOTS 148 - 154, PARCELS W & X

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN
PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
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.

SURVEYORS CERTIFICATE

I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3.108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

OWNERS CERTIFICATION

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OWNER _____ _____
RICHARD H. KRESS DATE
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 50'
50 0 50

Engineers • Surveyors
CLSI
www.clsi-civileng.com
Land Planning & Environmental Consultants
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(410) 848-1790 FAX (410) 848-1791

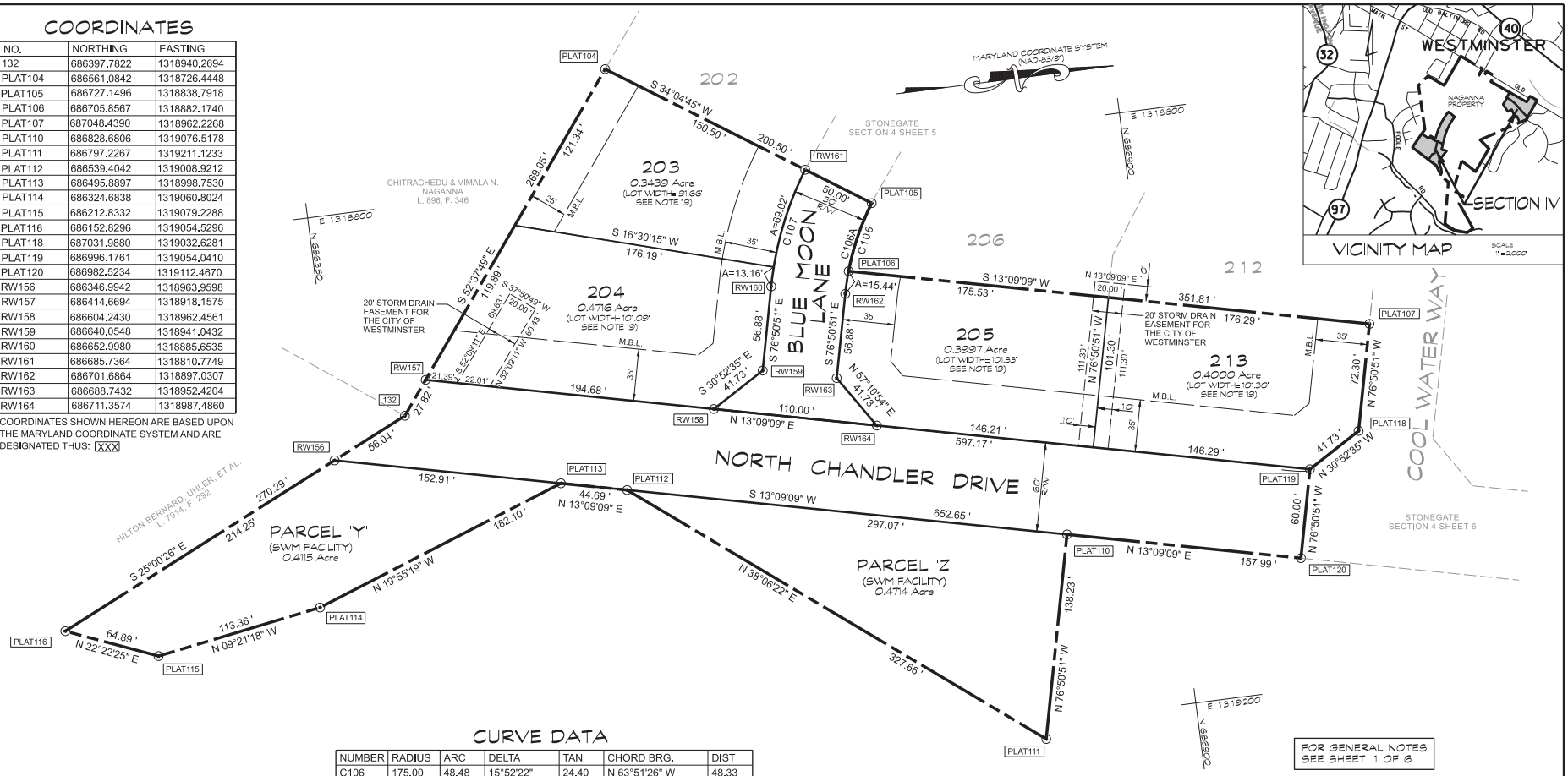
Dennis E. Meckley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/2022

Surveyed By: CLSI	Drawn By: BM	Date: FEBRUARY 2020	
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V	
		County File No.: F-18-0078	

COORDINATES

NO.	NORTHING	EASTING
132	686397.7822	1318940.2694
PLAT104	686561.0842	1318726.4448
PLAT105	686727.1496	1318838.7918
PLAT106	686705.8567	1318882.1740
PLAT107	687048.4390	1318962.2268
PLAT110	686828.6806	1319076.5178
PLAT111	686797.2267	1319211.1233
PLAT112	686539.4042	1319008.9212
PLAT113	686495.8897	1318998.7530
PLAT114	686324.6838	1319060.8024
PLAT115	686212.8332	1319079.2288
PLAT116	686152.8296	1319054.5296
PLAT118	687031.9880	1319032.6281
PLAT119	686996.1761	1319054.0410
PLAT120	686982.5234	1319112.4670
RW156	686346.9942	1318963.9598
RW157	686414.6694	1318918.1575
RW158	686604.2430	1318962.4561
RW159	686640.0548	1318941.0432
RW160	686652.9980	1318885.6535
RW161	686685.7364	1318810.7749
RW162	686701.6864	1318897.0307
RW163	686688.7432	1318952.4204
RW164	686711.3574	1318987.4860

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX



VICINITY MAP SCALE 1"=2,000'

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C106	175.00	48.48	15°52'22"	24.40	N 63°51'26" W	48.33
C107	225.00	82.18	20°55'36"	41.55	N 66°23'03" W	81.72
C106A	175.00	63.92	20°55'36"	32.32	N 34°04'45" E	63.56

CURVES ARE DESIGNATED THUS: CX

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 4
B. TOTAL AREA OF LOTS: 1.6152 ACS.
C. AREA OF STREETS:
NORTH CHANDLER DRIVE: 0.8525 AC.
BLUE MOON LANE: 0.2024 AC.
D. TOTAL AREA OF STREETS: 1.0549 ACS.
E. TOTAL AREA OF OTHER PARCELS: 0.8829 AC.
PARCEL Y (SWM FACILITY): 0.4115 AC.
PARCEL Z (SWM FACILITY): 0.4714 AC.
F. TOTAL AREA OF PLAT: 3.5530 ACS.

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

SHEET 4 OF 6
LOTS 203 - 205, 213 & PARCELS Y & Z

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
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.

SURVEYOR'S CERTIFICATE
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DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

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OWNER _____ _____
RICHARD H. KREISS DATE
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 50'
50 0 50

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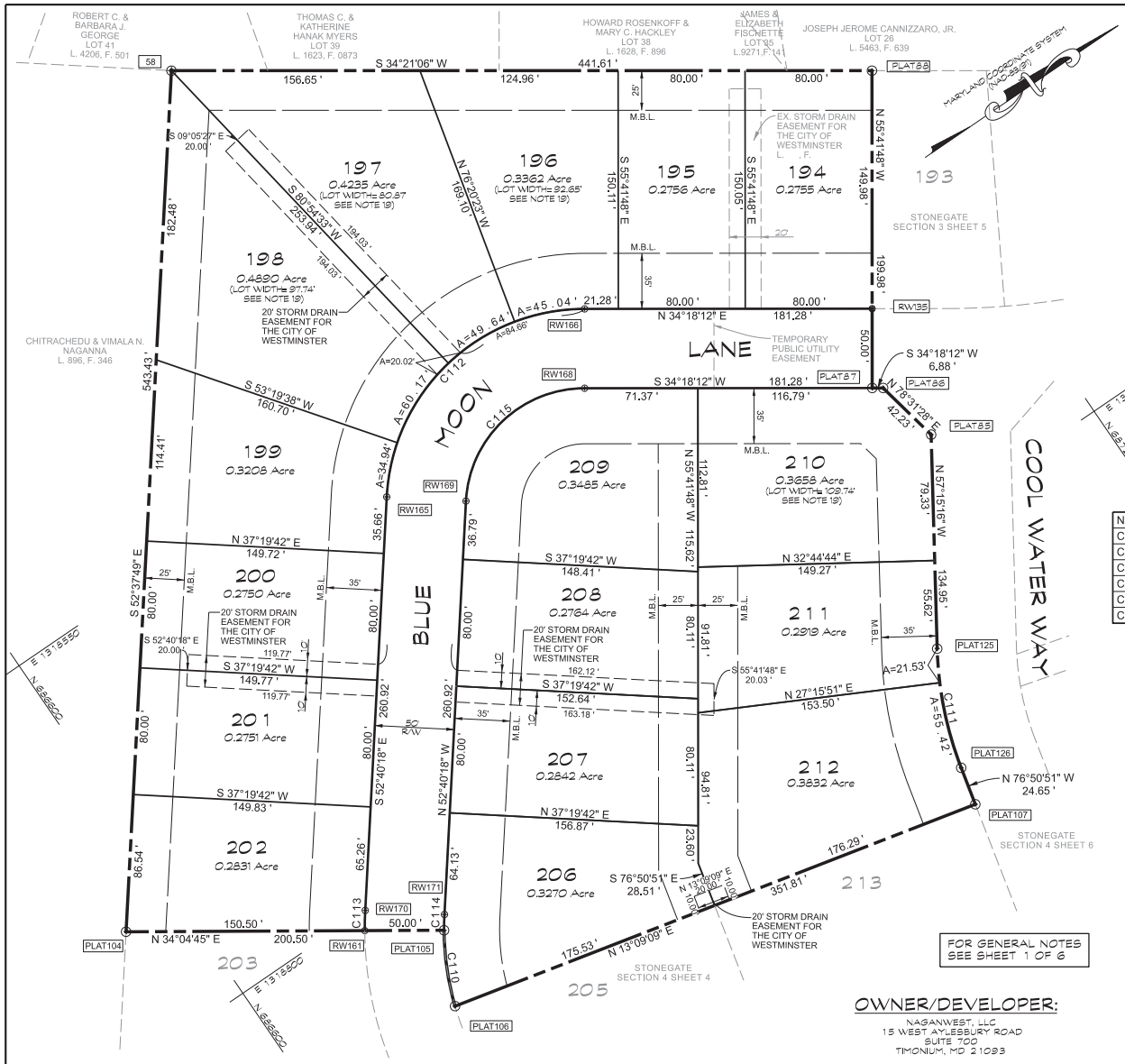
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V
		County File No.: F-18-0078



COORDINATES

Point No.	Northing	Easting
58	686890.9249	1318294.5579
PLAT85	687156.9006	1318754.2069
PLAT86	687148.4988	1318712.8209
PLAT87	687142.8143	1318708.9427
PLAT88	687255.5171	1318543.7467
PLAT104	686561.0842	1318726.4448
PLAT105	686727.1496	1318838.7918
PLAT106	686705.8567	1318882.1740
PLAT107	687048.4390	1318962.2268
PLAT125	687083.9032	1318867.7134
PLAT126	687054.0487	1318938.2204
RW135	687170.9930	1318667.6394
RW161	686685.7364	1318810.7749
RW165	686851.4003	1318592.9357
RW166	687021.2438	1318565.4750
RW168	686993.0651	1318606.7783
RW169	686891.1591	1318623.2547
RW170	686693.1814	1318800.4155
RW171	686732.9401	1318830.7345

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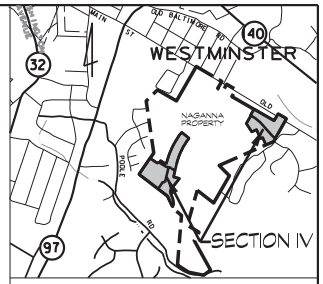

VICINITY MAP SCALE 1"=2,000'

CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C110	175.00	48.48	15°52'22"	24.40	S 63°51'26" E	48.33
C111	225.00	76.94	19°35'35"	38.85	N 67°03'03" W	76.57
C112	125.00	189.75	86°58'30"	118.57	S 09°11'03" E	172.05
C113	225.00	12.76	03°14'56"	6.38	S 54°17'47" E	12.76
C114	175.00	9.92	03°14'56"	4.96	N 54°17'47" W	9.92
C115	75.00	113.85	86°58'30"	71.14	N 09°11'03" W	103.23

CURVES ARE DESIGNATED THUS: CX

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 16
B. TOTAL AREA OF LOTS: 5.2308 ACS.
C. AREA OF STREETS:
BLUE MOON LANE; 0.6948 AC.
D. TOTAL AREA OF STREETS; 0.6948 AC.
E. TOTAL AREA OF PLAT: 5.9256 ACS.

FOR GENERAL NOTES SEE SHEET 1 OF 6

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

SHEET 5 OF 6
LOTS 194 - 202 & 206 - 212

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELOPMENT
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APPROVED:_____ DATE:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
DATE _____

CARROLL COUNTY HEALTH DEPARTMENT
APPROVED:_____ DATE:_____

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SURVEYOR'S CERTIFICATE

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DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

OWNER'S CERTIFICATION

WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER _____ DATE
RICHARD H. KRESS
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 50'
50 0 50

CLSI Engineers • Surveyors • Land Planning & Environmental Consultants
www.clsi-civileng.com
439 East Main Street Westminster, MD 21157-5539
(410) 848-1790 FAX (410) 848-1791

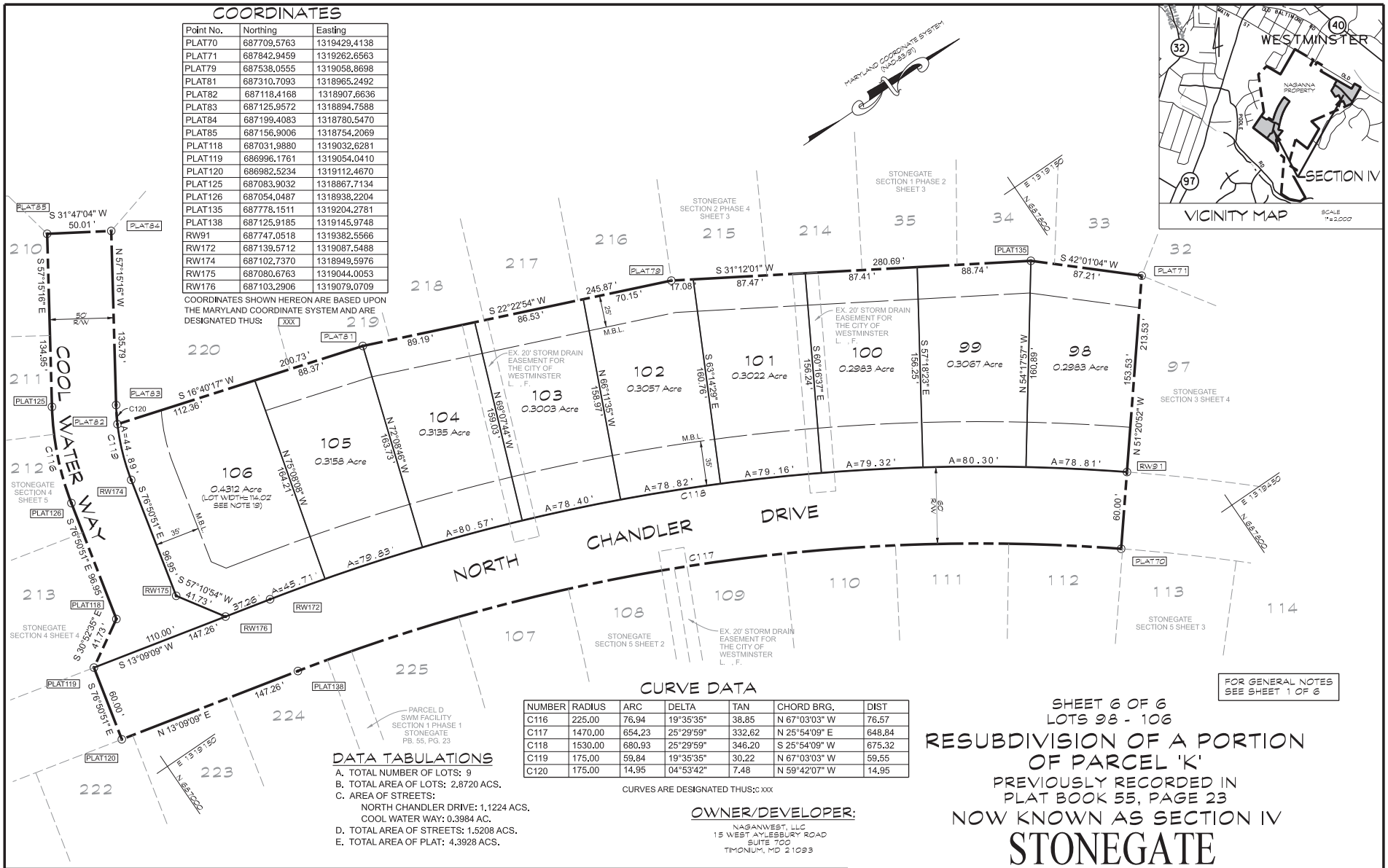
Dennis E. Meckley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/2022

Surveyed By: CLSI	Drawn By: BM	Date: FEBRUARY 2020	
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V	
		County File No.: F-18-0078	

COORDINATES

Point No.	Northing	Easting
PLAT70	687709.5763	1319429.4138
PLAT71	687842.9459	1319262.6563
PLAT79	687538.0555	1319058.8698
PLAT81	687310.7093	1318965.2492
PLAT82	687118.4168	1318907.6636
PLAT83	687125.9572	1318894.7588
PLAT84	687199.4083	1318780.5470
PLAT85	687156.9006	1318754.2069
PLAT118	687031.9880	1319032.6281
PLAT119	686996.1761	1319054.0410
PLAT120	686982.5234	1319112.4670
PLAT125	687083.9032	1318867.7134
PLAT126	687054.0487	1318938.2204
PLAT135	687778.1511	1319204.2781
PLAT138	687125.9185	1319145.9748
RW91	687747.0518	1319382.5566
RW172	687139.5712	1319087.5488
RW174	687102.7370	1318949.5976
RW175	687080.6763	1319044.0053
RW176	687103.2906	1319079.0709

COORDINATES SHOWN HEREON ARE BASED UPON THE MARYLAND COORDINATE SYSTEM AND ARE DESIGNATED THUS: XXX



CURVE DATA

NUMBER	RADIUS	ARC	DELTA	TAN	CHORD BRG.	DIST
C116	225.00	76.94	19°35'35"	38.85	N 67°03'03" W	76.57
C117	1470.00	654.23	25°29'59"	332.62	N 25°54'09" E	648.84
C118	1530.00	680.93	25°29'59"	346.20	S 25°54'09" W	675.32
C119	175.00	59.84	19°35'35"	30.22	N 67°03'03" W	59.55
C120	175.00	14.95	04°53'42"	7.48	N 59°42'07" W	14.95

CURVES ARE DESIGNATED THUS: C XXX

DATA TABULATIONS

A. TOTAL NUMBER OF LOTS: 9
B. TOTAL AREA OF LOTS: 2.8720 ACS.
C. AREA OF STREETS:
NORTH CHANDLER DRIVE: 1.1224 ACS.
COOL WATER WAY: 0.3984 AC.
D. TOTAL AREA OF STREETS: 1.5208 ACS.
E. TOTAL AREA OF PLAT: 4.3928 ACS.

OWNER/DEVELOPER:

NAGANWEST, LLC
15 WEST AYLESBURY ROAD
SUITE 700
TIMONIUM, MD 21093

FOR GENERAL NOTES SEE SHEET 1 OF 6

SHEET 6 OF 6
LOTS 98 - 106

RESUBDIVISION OF A PORTION OF PARCEL 'K'

PREVIOUSLY RECORDED IN PLAT BOOK 55, PAGE 23
NOW KNOWN AS SECTION IV

STONEGATE

CITY OF WESTMINSTER
7th Election District • Carroll County, Maryland

CITY OF WESTMINSTER, MAYOR
APPROVED:_____ DATE:_____

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:_____

PLATBOOK H.S.D. NO. _____ PAGE _____
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.

SURVEYOR'S CERTIFICATE
I DENNIS E. MECKLEY, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3.108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

DENNIS E. MECKLEY PROP. L.S. #10844. DATE
LICENSE EXPIRES 03/29/2022

OWNER'S CERTIFICATION
WE, OWNERS OF THE PROPERTY SHOWN HEREON, AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF THE SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN, AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS AMENDED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. NEW STREETS, ROADS, OPEN SPACES AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT. AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING, OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MASTER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

OWNER _____ _____
RICHARD H. KRESS DATE
GENERAL MANAGER

WITNESS _____

Date	Revision	By

Scale: 1" = 50'
50 0 50

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Dennis E. Meckley
Property Line Surveyor
Registration No. 10844
License Expires 03/29/2022

Surveyed By: CLSI	Drawn By: BM	Date: FEBRUARY 2020
Computed By: BM	Checked By: BEW/LDA	Drawing No.: 94083V
		County File No.: F-18-0078

439 East Main Street, Westminster, MD 21157-5539
v. 410.848.1790 ~ f. 410.848.1791

March 3, 2020

City of Westminster
56 West Main Street
Westminster, MD 21157

Attn: Mr. Andrew Gray, Comprehensive Planner

RE: Stonegate- Section IV
CLSI Job No.: 94083V

Dear Mr. Gray,

Per your request, we compared the submitted Final Plat for Stonegate Section IV with the approved Preliminary Plan for the project. According to the City of Westminster Code §164-3, "a Preliminary Plan shall be a master drawing of the subdivision prepared for the overall planning of the property desired to be subdivided. The Final Plat is a drawing of the subdivision showing lots, streets, and other information which may be required in this chapter, which is desired to be made an official record in the Office of the Clerk of the Circuit Court." Therefore, when a project is at the Preliminary Plan phase the actual surveyed property boundary is not completed. Once the Preliminary Plan (the planning document) is approved, mathematical computations and extensive field and office calculations are performed for the project which adhere to the preliminary plan as closely as possible, however the exact square footages of the lots may vary between the planning document and the Final Plat.

In most cases the differences in lot area between the Preliminary Plan and that Final Plat are 2 sq.ft. ±. The main area of differences beyond 2 sq.ft. ± is due to meeting the lot width requirements. The approved Preliminary Plan had several lots where the lot width needed to be adjusted to meet the current interpretation of the City Code. This caused a domino effect of changes in lot area for lots 196-198, 202-204, 206-212.

Lot Number	Preliminary Plan (sq.ft.)	Plat (sq.ft.)	Difference (sq.ft.)
196	11,813	14,645	+2,832
197	19,148	18,448	-700
198	23,432	21,301	-2,131
202	12,834	12,332	-502
203	14,529	14,980	+451
204	20,993	20,543	-450

439 East Main Street, Westminster, MD 21157-5539
v. 410.848.1790 ~ f. 410.848.1791

Lot Number	Preliminary Plan (sq.ft.)	Plat (sq.ft.)	Difference (sq.ft.)
206	15,767	14,244	-1,523
207	12,339	12,380	+41
208	12,291	12,040	-251
209	13,449	15,181	+1,732
210	14,328	15,934	+1,606
211	12,617	12,715	+98
212	18,400	16,692	-1,708

In the review of the Plat parcels we noted the following adjustments:

Plat Parcel	Preliminary Parcel	Preliminary Plan (acs.)	Plat (acs.)	Difference (acs.)	Reason for Difference
W	L	0.1584	0.1596	-0.0012	Adjustment to the dedication area based as a result of a boundary survey.
X	C	0.7191	0.7243	+0.0052	
Y/Z	D	0.9850	0.8829	-0.1021	Revised to work with SWM facilities

Please note that the parcels were adjusted from the Preliminary Plan to actual mathematical computed survey parcels/boundary and geometry for the construction of the road improvements and stormwater management facilities.

We believe the Final Plat adheres to the approved Preliminary Plan. Should you have any questions, or need any further clarification, please do not hesitate to contact us.

Sincerely,

Brian E. Wagner, P.E.
Senior Associate

Cc: File

I:\DOC\JOB\94\94083V\Doc\COW_Gray Preliminary Adjustments_20200303.docx

ITEM C

PLANNING AND ZONING COMMISION

March 12, 2020

TITLE: **Westminster Way**

REQUEST: **Consolidation Plat AP-20-0011 Approval**
The Applicant is requesting Consolidation Plat approval to consolidate five lots with tax account identifier numbers 07-062400, 07-064926, 07-064063, 07-058861, and 07-063016 into one lot.

PROJECT INFORMATION:

LOCATION: Northeast side of W. Main Street at the terminus of W. Main Street at Route 140

ZONE: R-10,000 Residential and CN Compatible Neighborhood Overlay

APPLICANT/REPRESENTATIVES:

APPLICANT: Conifer
OWNER: (same as above)
ENGINEER: Maser Consulting P.A.
ARCHITECT: N/A
ATTORNEY: N/A

STAFF: Andrew R. Gray, Comprehensive Planner
Mark A. Depo, Director of Community Planning and Development

RECOMMENDATION: Conditional Approval

ATTACHMENTS:

1. Proposed Consolidation Plat for Westminster Way

STAFF REPORT

Article XXIV of the Westminster City Code requires the Planning and Zoning Commission to review all proposed subdivisions and re-subdivisions in the City of Westminster.

GENERAL INFORMATION:

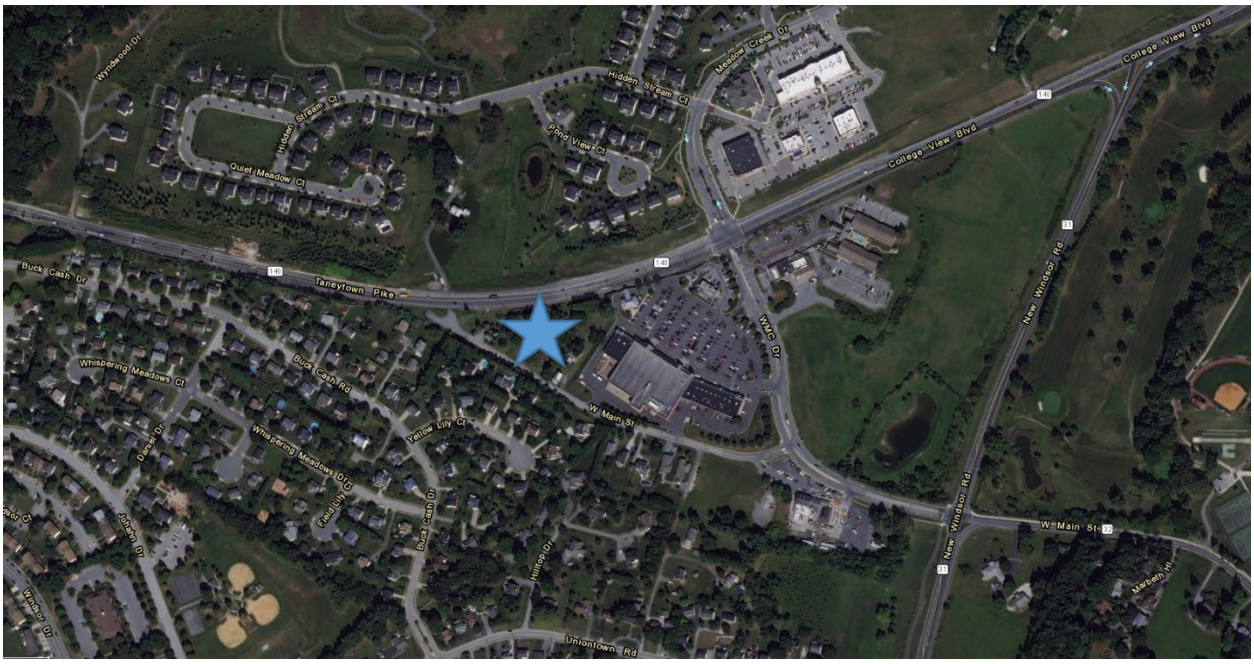
On February 11, 2019, the Mayor and Common Council approved Resolution No. 19-05 to amend the Water and Sewer Allocation Policy to encourage the development of multi-family residential uses in the City by providing water allocations for two multi-family developments including the Conifer, Westminster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

On February 13, 2020, the Planning and Zoning Commission reviewed and approved a proposed Site Development Plan for Conifer Westminster Way, LLC, (Westminster Way Apartments). One of the conditions for approval was 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.

Conifer, represented by Maser Consulting P.A., has applied for review of a proposed plat (AP-20-0011), for Westminster Way, to consolidate the five parcels with tax account identifier numbers listed above. The site currently consists of the five parcels and is zoned R-10,000 Residential and designated in the CN Zone as part of LMA 19-01.

VICINITY MAP:



= Site

FINAL PLAT REVIEW COMMENTS:
Pursuant to Zoning Ordinance Section 164-45.17 E., "Dwellings, multiple-family" is a permitted use in the CN zoning district. The total area of the plat is 2.22 acres.

Development Design Preference Manual

The applicable Development Design Preferences Manual (DDP) requirements were addressed during the review of Site Development Plan S-19-0012, approved by the Planning and Zoning Commission at their February 13, 2020 meeting. Pursuant to Section XX Final Plats G. of the Planning and Zoning Commission (PZC) Rules and Regulations, "*the PZC will utilize the current version of the Development Design Preferences (DDP) in its review of plats. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.*"

PROCESS:

Per the City's review process, the plat was reviewed by the appropriate City, County, and State agencies and was determined ready to present to the Planning and Zoning Commission. Plans were reviewed for compliance with City, County, and State requirements, including, setbacks, grading, utilities, stormwater management, site traffic and drainage by Carroll County. The City reviewed this project for compliance with applicable zoning requirements.

After review and approval by the Planning and Zoning Commission, the signed plat would be recorded in Carroll County's land records.

Please note that the time for an interested party to file an action for judicial review, as permitted by law, pursuant to Title 7 of the Maryland Rules of Procedure, shall run from the date on which the Commission conducts a vote constituting an action upon a matter pending before it. Upon Commission approval, the Commission Chair may sign an approved plat after the thirty-day appeal period

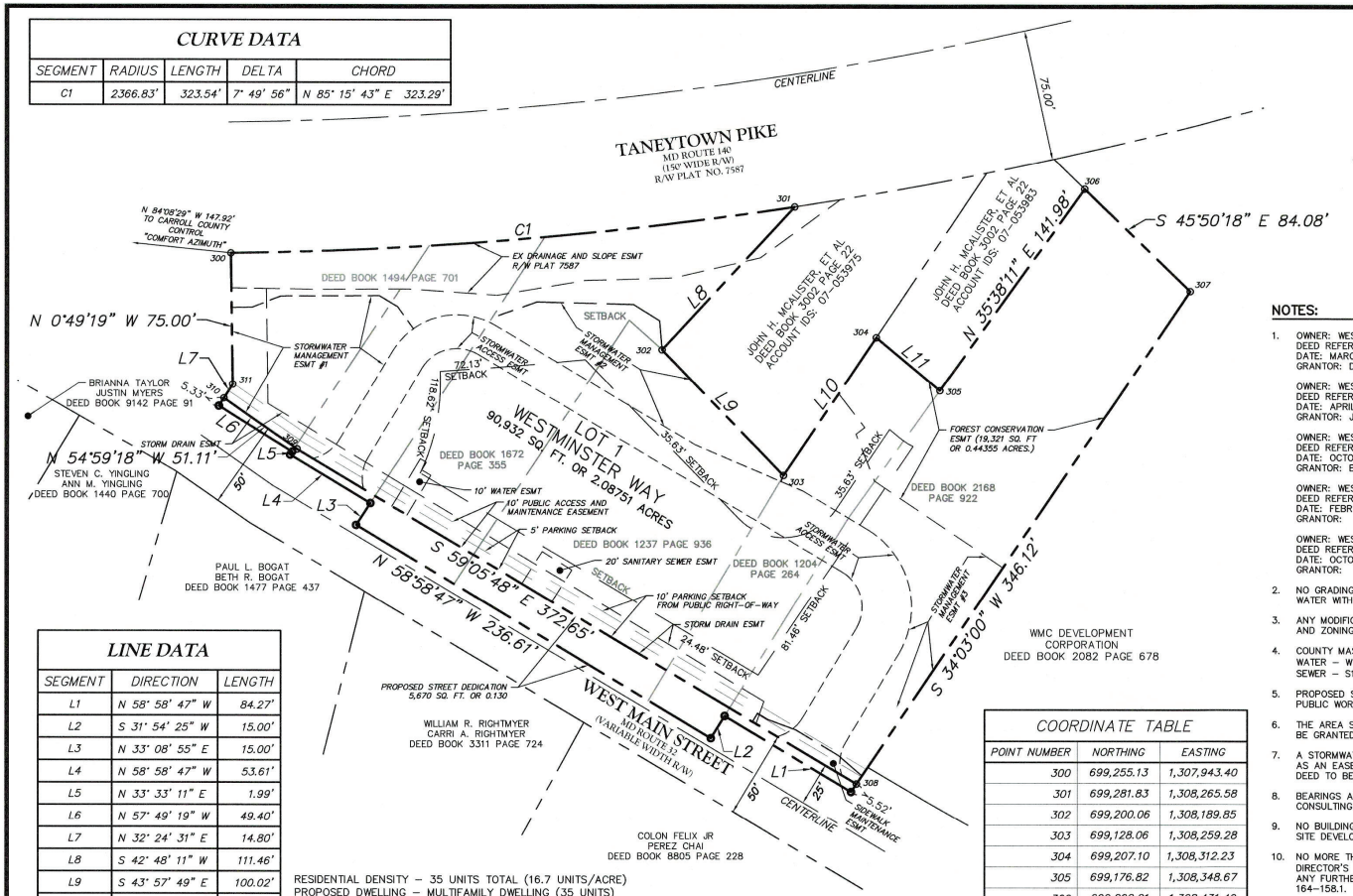
RECOMMENDATION:

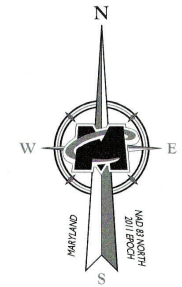
Staff recommends that the Commission consider approval of Consolidation Plat AP-20-0011, conditioned upon the following:

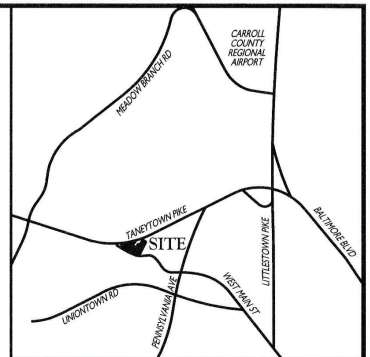
1) Obtain all final approvals from Carroll County Government.
2) Obtain all final approvals from the City of Westminster engineering consultant.

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	2366.83'	323.54'	7° 49' 56"	N 85° 15' 43" E 323.29'







VICINITY MAP SCALE 1" = 2000'

NOTES:

1. OWNER: WESTERN MARYLAND COLLEGE, INC.
   DEED REFERENCE: BOOK 2168 PAGE 922
   DATE: MARCH 2, 1999
   GRANTOR: DAVID MILLER GREEN

   OWNER: WESTERN MARYLAND COLLEGE, INC.
   DEED REFERENCE: BOOK 1204 PAGE 264
   DATE: APRIL 12, 1990
   GRANTOR: JOHN E. PRETTYMAN AND TANYA S. PRETTYMAN

   OWNER: WESTERN MARYLAND COLLEGE, INC.
   DEED REFERENCE: BOOK 1237 PAGE 936
   DATE: OCTOBER 12, 1990
   GRANTOR: BRIAN A. GOODMAN, THE TRUSTEE FOR THE BANKRUPT ESTATE OF PATRICIA ANN WAH

   OWNER: WESTERN MARYLAND COLLEGE, INC.
   DEED REFERENCE: BOOK 1672 PAGE 355
   DATE: FEBRUARY 15, 1995
   GRANTOR: RICHARD ERIC LYONS AND DEBRA L. LYONS AND THOMAS J. STERNER

   OWNER: WESTERN MARYLAND COLLEGE, INC.
   DEED REFERENCE: BOOK 1494 PAGE 701
   DATE: OCTOBER 23, 1993
   GRANTOR: WILLIAM JACOB MAUS AND MERLE M. MAUS
2. NO GRADING, FILLING, OR CONSTRUCTION SHALL BE PERMITTED WHICH OBSTRUCTS OR INHIBITS THE SURFACE FLOW OF WATER WITHIN DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.
3. ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
4. COUNTY MASTER PLAN FOR WATER AND SEWERAGE
   WATER – W1 – EXISTING/FINAL PLANNING.
   SEWER – S1 – EXISTING/FINAL PLANNING.
5. PROPOSED STREET DEDICATION SHOWN HEREON IS TO BE CONVEYED TO THE CITY OF WESTMINSTER PURSUANT TO A PUBLIC WORKS AGREEMENT ENTERED INTO BETWEEN THE OWNER AND THE CITY OR WESTMINSTER.
6. THE AREA SHOWN HEREON AS FOREST CONSERVATION EASEMENT, WITH A TOTAL ACREAGE OF 0.44355 ACRES, SHALL BE GRANTED TO THE CARROLL COUNTY COMMISSIONERS BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
7. A STORMWATER MANAGEMENT EASEMENT SHALL BE GRANTED TO THE MAYOR AND COMMON COUNCIL OF WESTMINSTER AS AN EASEMENT OF ACCESS TO PARCEL FOR THE CITY OF WESTMINSTER OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
8. BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY ARE BASED ON A BOUNDARY SURVEY BY MASER CONSULTING P. A..
9. NO BUILDING PERMIT OR ZONING CERTIFICATE SHALL BE ISSUED FOR ANY LOT SHOWN HEREON UNTIL SUCH TIME AS A SITE DEVELOPMENT PLAN HAS BEEN APPROVED BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
10. NO MORE THAN 40 RESIDENTIAL LOTS MAY BE CONTAINED ON A SINGLE PLAT, PROVIDED THAT UPON RECEIPT OF THE DIRECTOR'S RECOMMENDATION, THE COMMISSION MAY ADJUST SAID NUMBER UPWARD UP TO 20% FOR GOOD CAUSE. ANY FURTHER UPWARD ADJUSTMENT SHALL REQUIRE AN ADMINISTRATIVE ADJUSTMENT PURSUANT TO SECTION 164-158.1.
11. A STORM DRAIN EASEMENT AND A STORMWATER ACCESS EASEMENT SHALL BE GRANTED TO THE CITY OF WESTMINSTER AS AN EASEMENT OF ACCESS TO PARCEL FOR THE CITY OF WESTMINSTER OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.
12. A 10' PUBLIC ACCESS AND MAINTENANCE EASEMENT, 10' WATER EASEMENT, 20' SANITARY SEWER EASEMENT, AND SIDEWALK MAINTENANCE EASEMENT SHALL BE GRANTED TO THE CITY OF WESTMINSTER AS AN EASEMENT OF ACCESS TO PARCEL FOR THE CITY OF WESTMINSTER OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.

LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N 58° 58' 47" W	84.27'
L2	S 31° 54' 25" W	15.00'
L3	N 33° 08' 55" E	15.00'
L4	N 58° 58' 47" W	53.61'
L5	N 33° 33' 11" E	1.99'
L6	N 57° 49' 19" W	49.40'
L7	N 32° 24' 31" E	14.80'
L8	S 42° 48' 11" W	111.46'
L9	S 43° 57' 49" E	100.02'
L10	N 33° 49' 11" E	95.13'
L11	S 50° 16' 49" E	47.38'

RESIDENTIAL DENSITY – 35 UNITS TOTAL (16.7 UNITS/ACRE)
PROPOSED DWELLING – MULTIFAMILY DWELLING (35 UNITS)
PROPOSED LAND USE – RESIDENTIAL
LOT DENSITY – 0.48 LOTS/ACRE
ZONING DISTRICT CLASSIFICATION – R-10,000 (UNDERLYING ZONE)
COMPATIBLE NEIGHBORHOOD
OVERLAY ZONE (CASE# LMA 19-01)

50 0 50 100
SCALE : 1" = 50'

COORDINATE TABLE

POINT NUMBER	NORTHING	EASTING
300	699,255.13	1,307,943.40
301	699,281.83	1,308,265.58
302	699,200.06	1,308,189.85
303	699,128.06	1,308,259.28
304	699,207.10	1,308,312.23
305	699,176.82	1,308,348.67
306	699,292.21	1,308,431.40
307	699,233.64	1,308,491.71
308	698,951.43	1,308,301.00
309	699,142.82	1,307,981.26
310	699,172.15	1,307,939.40
311	699,180.14	1,307,944.47

CARROLL COUNTY HEALTH DEPARTMENT

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

APPROVED: _____ DATE: _____

PURPOSE NOTE:
THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE EXISTING PARCELS, TO DEDICATE 5,576 SQUARE FEET FOR PUBLIC STREET PURPOSES, AND TO DEDICATE VARIOUS EASEMENTS.

DATA TABULATION

NUMBER OF LOTS: 1
TOTAL AREA OF LOT: 2.08751 ACRES
TOTLA AREA OF PARCELS FOR ROAD WIDENING: 0.13017 ACRES

TOTAL AREA OF PLAT: 2.21768 ACRES

CONSOLIDATION PLAT
WESTMINSTER WAY
CITY OF WESTMINSTER
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

COUNTY CLERK

PLAT BOOK H.S.D. NO _____ PAGE _____ DATE _____

CITY OF WESTMINSTER, MAYOR

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELPOMENT

APPROVED: _____ DATE _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

APPROVED: _____ DATE _____

OWNER'S CERTIFICATE

I, WESTERN MARYLAND COLLEGE INC, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPILED WITH. NEW STREETS, ROADS, OPEN SPACES AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING OR OTHER REGULATIONS. USE OF THE CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MATER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WESTERN MARYLAND COLLEGE INC _____ DATE _____
W. THOMAS PHIZACLEA (VICE PRESIDENT FOR ADMINISTRATION AND FINANCE)

WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I, ALAN R. DRAGOO, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

ALAN R. DRAGOO _____ DATE _____
PROPERTY LINE SURVEYOR NO. 348
LIC. EXP. 10-13-2020

OWNER

WESTERN MARYLAND COLLEGE INC DBA MCANIEL COLLEGE INC
ATTN: W. THOMAS PHIZACLEA
VICE PRESIDENT FOR ADMINISTRATION AND FINANCE
ADDRESS: 2 COLLEGE HILL
WESTMINSTER, MD 21157

DEVELOPER

WESTMINSTER WAY ASSOCIATES, LLC
ATTN: ANDREW HANSON
ADDRESS: 5560 STERRETT PLACE
SUITE 200
COLUMBIA, MD 21044

DRAWN BY: JLM	DATE: 01/14/2020	SCALE: 1" = 50'
CHECKED BY: IGM	JOB NO. 18001831A	SHEET NO. 1 OF 3
COUNTY FILE NO. AP-20-0011		
REVISIONS:		

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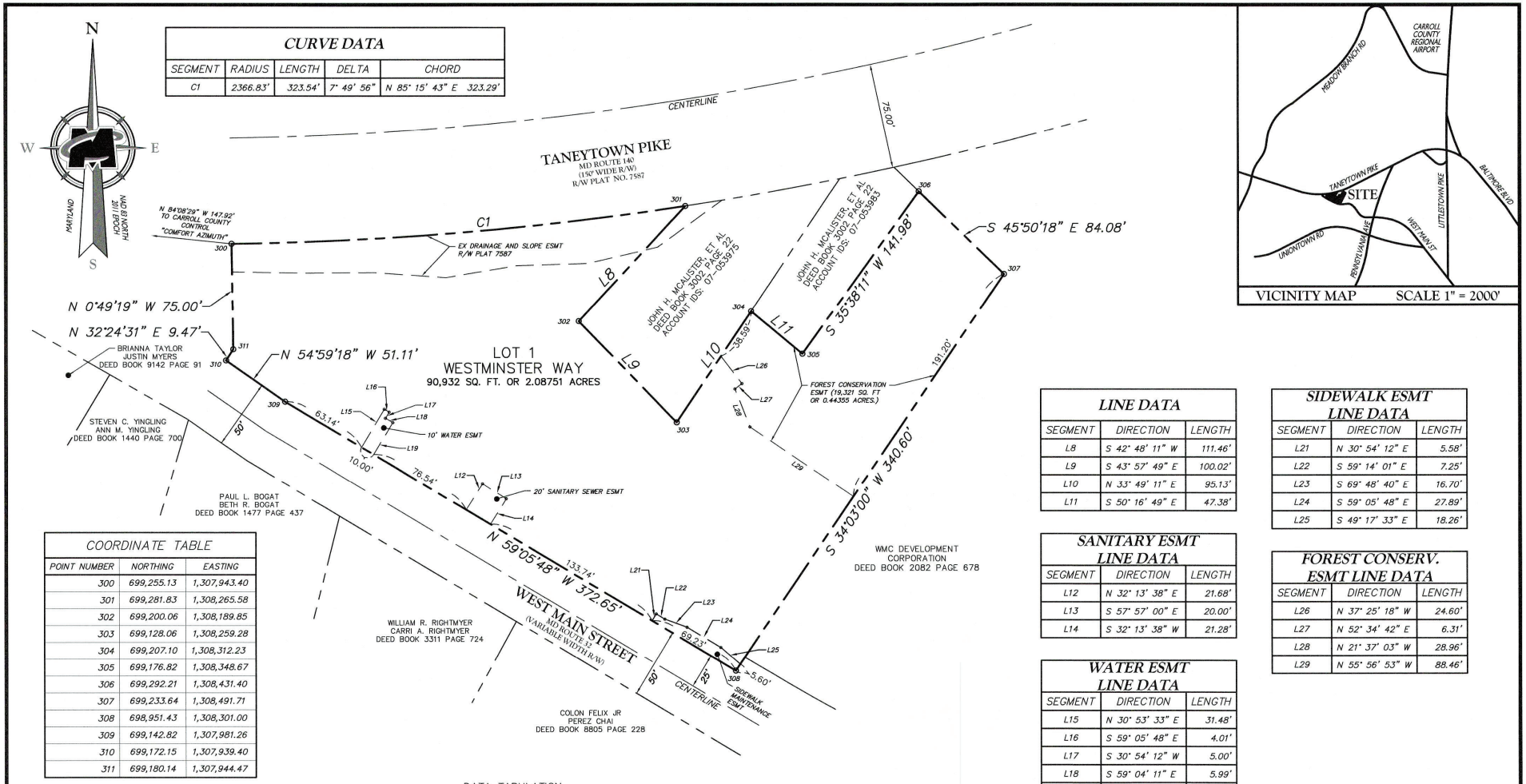

CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1	2366.83'	323.54'	7° 49' 56"	N 85° 15' 43" E 323.29'

VICINITY MAP SCALE 1" = 2000'

COORDINATE TABLE

POINT NUMBER	NORTHING	EASTING
300	699,255.13	1,307,943.40
301	699,281.83	1,308,265.58
302	699,200.06	1,308,189.85
303	699,128.06	1,308,259.28
304	699,207.10	1,308,312.23
305	699,176.82	1,308,348.67
306	699,292.21	1,308,431.40
307	699,233.64	1,308,491.71
308	698,951.43	1,308,301.00
309	699,142.82	1,307,981.26
310	699,172.15	1,307,939.40
311	699,180.14	1,307,944.47

LINE DATA

SEGMENT	DIRECTION	LENGTH
L8	S 42° 48' 11" W	111.46'
L9	S 43° 57' 49" E	100.02'
L10	N 33° 49' 11" E	95.13'
L11	S 50° 16' 49" E	47.38'

SIDEWALK ESMT LINE DATA

SEGMENT	DIRECTION	LENGTH
L21	N 30° 54' 12" E	5.58'
L22	S 59° 14' 01" E	7.25'
L23	S 69° 48' 40" E	16.70'
L24	S 59° 05' 48" E	27.89'
L25	S 49° 17' 33" E	18.26'

SANITARY ESMT LINE DATA

SEGMENT	DIRECTION	LENGTH
L12	N 32° 13' 38" E	21.68'
L13	S 57° 57' 00" E	20.00'
L14	S 32° 13' 38" W	21.28'

FOREST CONSERV. ESMT LINE DATA

SEGMENT	DIRECTION	LENGTH
L26	N 37° 25' 18" W	24.60'
L27	N 52° 34' 42" E	6.31'
L28	N 21° 37' 03" W	28.96'
L29	N 55° 56' 53" W	88.46'

WATER ESMT LINE DATA

SEGMENT	DIRECTION	LENGTH
L15	N 30° 53' 33" E	31.48'
L16	S 59° 05' 48" E	4.01'
L17	S 30° 54' 12" W	5.00'
L18	S 59° 04' 11" E	5.99'
L19	S 30° 53' 33" W	26.48'

CARROLL COUNTY HEALTH DEPARTMENT

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

APPROVED: _____ DATE: _____

DATA TABULATION

TOTAL AREA OF LOT: 2.08751 ACRES
FOREST CONSERVATION EASEMENT: 0.44355 ACRES

TOTAL AREA OF PLAT: 2.08751 ACRES

50 0 50 100

SCALE : 1" = 50'

CONSOLIDATION PLAT
WESTMINSTER WAY
CITY OF WESTMINSTER
7TH ELECTION DISTRICT
CARROLL COUNTY, MARYLAND

COUNTY CLERK

PLAT BOOK H.S.D. NO _____ PAGE _____ DATE _____

CITY OF WESTMINSTER, MAYOR

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELPOMENT

APPROVED: _____ DATE _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

APPROVED: _____ DATE _____

OWNER'S CERTIFICATE

I, WESTERN MARYLAND COLLEGE INC, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE BUILDING LINES AS SHOWN AND CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPILED WITH. NEW STREETS, ROADS, OPEN SPACES AND MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE LAND SO SHOWN IS EXPRESSLY RESERVED IN THE PRESENT OWNERS(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NO MORE THAN ONE PRINCIPAL BUILDING SHALL BE PERMITTED ON ANY RESIDENTIAL LOT, AND NO SUCH LOT MAY EVER BE RESUBDIVIDED SO AS TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY APPLICABLE HEALTH, ZONING OR OTHER REGULATIONS. USE OF THE CITY OF CITY OF WESTMINSTER WATER SUPPLY AND CITY SEWERAGE SYSTEM IS IN CONFORMANCE WITH THE CARROLL COUNTY WATER AND SEWER MATER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

_____ _____
WESTERN MARYLAND COLLEGE INC DATE
W. THOMAS PHIZACLEA (VICE PRESIDENT FOR ADMINISTRATION AND FINANCE)

_____ _____
WITNESS DATE

SURVEYOR'S CERTIFICATE

I, ALAN R. DRAGOO, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS AMENDED, PERTAINING TO THE PREPARATION OF RECORD PLATS.

_____ _____
ALAN R. DRAGOO DATE
PROPERTY LINE SURVEYOR NO. 348
LIC. EXP. 10-13-2020

OWNER

WESTERN MARYLAND COLLEGE INC DBA MCANIEL COLLEGE INC
ATTN: W. THOMAS PHIZACLEA
VICE PRESIDENT FOR ADMINISTRATION AND FINANCE
ADDRESS: 2 COLLEGE HILL
WESTMINSTER, MD 21157

DEVELOPER

WESTMINSTER WAY ASSOCIATES, LLC
ATTN: ANDREW HANSON
ADDRESS: 5560 STERRETT PLACE
SUITE 200
COLUMBIA, MD 21044

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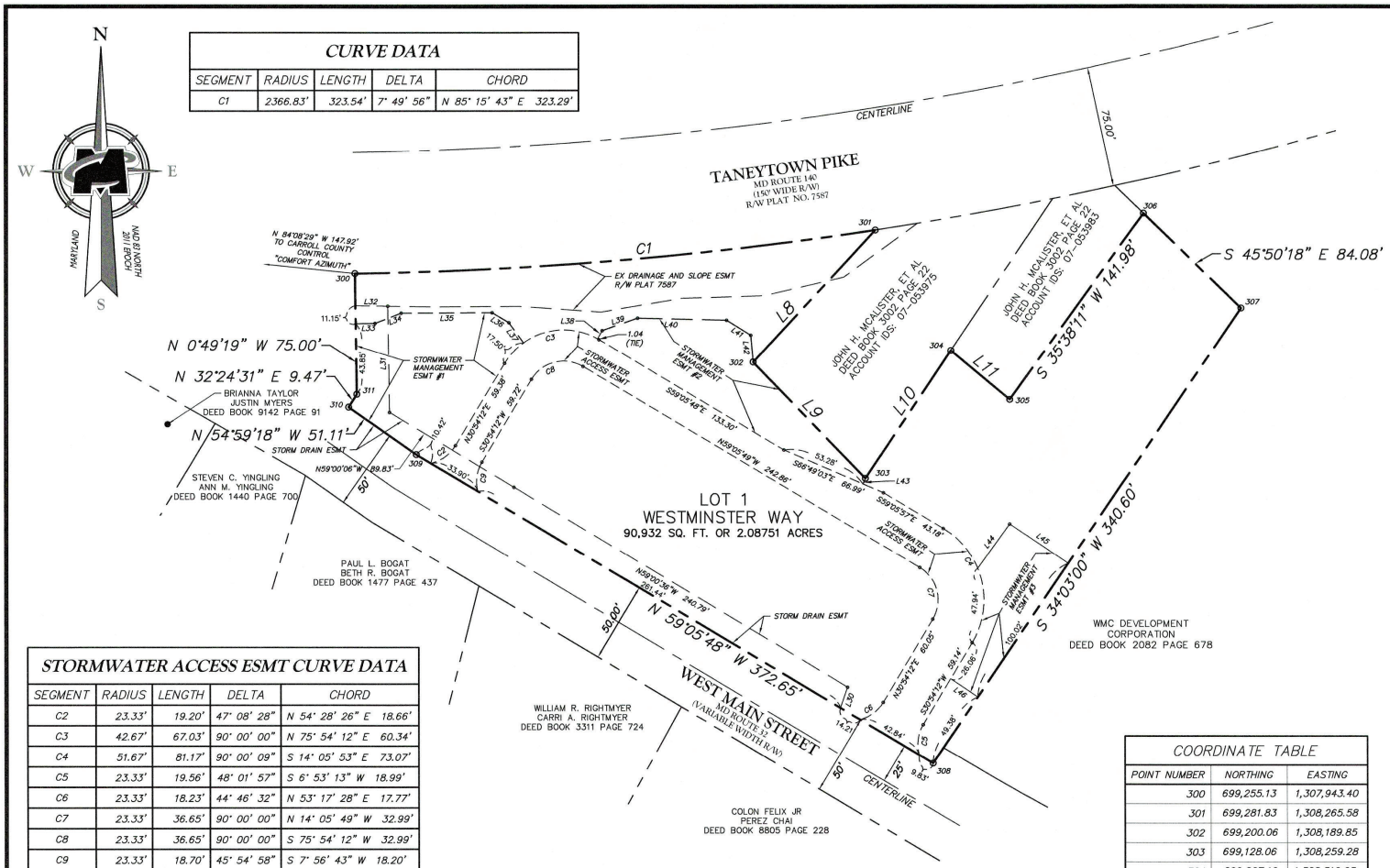

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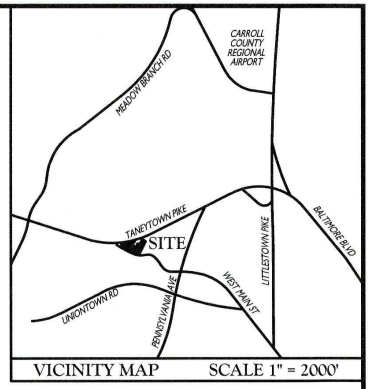
C1	2366.83'	323.54'	7° 49' 56"	N 85° 15' 43" E 323.29'



VICINITY MAP SCALE 1" = 2000'

STORM DRAIN ESMT LINE DATA

SEGMENT	DIRECTION	LENGTH
L30	S 19° 08' 20" W	13.54'
L31	S 0° 49' 19" E	66.02'
L32	S 89° 09' 24" E	20.01'

LINE DATA

SEGMENT	DIRECTION	LENGTH
L8	S 42° 48' 11" W	111.46'
L9	S 43° 57' 49" E	100.02'
L10	N 33° 49' 11" E	95.13'
L11	S 50° 16' 49" E	47.38'

STORMWATER ACCESS ESMT CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C2	23.33'	19.20'	47° 08' 28"	N 54° 28' 26" E 18.66'
C3	42.67'	67.03'	90° 00' 00"	N 75° 54' 12" E 60.34'
C4	51.67'	81.17'	90° 00' 09"	S 14° 05' 53" E 73.07'
C5	23.33'	19.56'	48° 01' 57"	S 6° 53' 13" W 18.99'
C6	23.33'	18.23'	44° 46' 32"	N 53° 17' 28" E 17.77'
C7	23.33'	36.65'	90° 00' 00"	N 14° 05' 49" W 32.99'
C8	23.33'	36.65'	90° 00' 00"	S 75° 54' 12" W 32.99'
C9	23.33'	18.70'	45° 54' 58"	S 7° 56' 43" W 18.20'

COORDINATE TABLE

POINT NUMBER	NORTHING	EASTING
300	699,255.13	1,307,943.40
301	699,281.83	1,308,265.58
302	699,200.06	1,308,189.85
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50 0 50 100

SCALE : 1" = 50'

CARROLL COUNTY HEALTH DEPARTMENT

COMMUNITY WATER AND/OR SEWERAGE SYSTEMS ARE IN CONFORMANCE WITH THE CARROLL COUNTY MASTER PLAN FOR WATER AND SEWER

APPROVED: _____ DATE: _____

COUNTY CLERK

PLAT BOOK H.S.D. NO _____ PAGE _____ DATE _____

CITY OF WESTMINSTER, MAYOR

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION

APPROVED: _____ DATE: _____

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING AND DEVELPOMENT

APPROVED: _____ DATE _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

APPROVED: _____ DATE _____

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WESTERN MARYLAND COLLEGE INC _____ DATE _____
W. THOMAS PHIZACLEA (VICE PRESIDENT FOR ADMINISTRATION AND FINANCE)

WITNESS _____ DATE _____

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ALAN R. DRAGOO _____ DATE _____
PROPERTY LINE SURVEYOR NO. 348
LIC. EXP. 10-13-2020

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DEVELOPER

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Staff Information Item

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: March 6, 2020

Subject: Draft City of Westminster Annual Reporting Information

BACKGROUND

Every year around this time, the Department of Community Planning and Development forwards the State-required reporting information to the Carroll County Department of Planning for inclusion in the Carroll County Planning Annual Report (Annual Report). The Annual Report is required by Section 1-207 of the Land Use Article of the Annotated Code of Maryland. County Planning coordinates, collects, and assembles the reporting information from the eight municipalities and the County into a combined Report. The Annual Report is then sent to the Maryland Department of Planning.

Please note, the attached draft 2019 City of Westminster Planning Annual Reporting Information was provided to the Carroll County Department of Planning on Friday March 6, 2020, in order for County staff to format and combine the information into Countywide maps, Countywide data calculations, and the Annual Report.

The County will be presenting the draft Annual Report during the Commission's April meeting to allow time for the Commission and City staff to provide County staff feedback. The final Annual Report will be presented to the Commission in May for approval. If approved, the Commission Chair will subsequently sign a letter acknowledging Planning and Zoning Commission approval, which will be included in the final Annual Report with the other eight municipal approval letters.

ATTACHMENT

1. 2019 City of Westminster Planning Annual Reporting Information

2019 City of Westminster, Maryland
Planning Annual Report Material

The following information is requested by the Carroll County Department of Planning for the yearly report related to development measures and indicators, as required in the Land Use Article Section 1-208 of the Annotated Code of Maryland

Subdivision & Site Plan Approvals

1. Residential Subdivisions that received Final Approval from Planning Commission in 2019

Name	Stonegate Sections III-VI
Number of lots	140 Single Family Lots
Number of Units	140 Proposed Single Family Units
Acres	99.90
Zoning	R-10,000 and R-20,000

Net density (total area of residential lots, not including open space, roads, stormwater management, etc., divided by number of lots)

If possible please provide the following information for each site plan approved:

- Record ID # — Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

2. Commercial & Industrial Site Plans that received Final Approval from Planning Commission in 2019

Name	Westminster Technology Park Lot 5A
Acres	9.529
Square Footage of Building	80,000
Zone	P-I: Planned Industrial
P&ZC Approval	January 10, 2019

Floor-area ratio (total lot area not including open space, roads, stormwater management, etc., divided by total building area)

Lot area	415,083.24
Total Building area	80,000
Total floor-area ration	0.19 F.A.R.

If possible please provide the following information for each site plan approved:

- Record ID # — Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

Name	City of Westminster Administration Offices
Acres	0.8961
Square Footage of Building	10,500
Zone	MUI: Mixed Use Infill and C-B: Central Business
P&ZC Approval	May 9, 2019

Floor-area ratio (total lot area not including open space, roads, stormwater management, etc., divided by total building area)

Lot area	39,034.116
Total Building area	10,500
Total floor-area ration	0.27 F.A.R. (Existing Building)

If possible please provide the following information for each site plan approved:

- Record ID # Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

Name	Westminster Library Basement Improvements
Acres	1.3057
Square Footage of Building	4,250 Addition of New Construction
Zone	C-B: Central Business
P&ZC Approval	August 8, 2019

Floor-area ratio (total lot area not including open space, roads, stormwater management, etc., divided by total building area)

Lot area	56,876.292
Total Building area	39,998 (Including 4,250 Addition)
Total floor-area ration	0.70 F.A.R.

If possible please provide the following information for each site plan approved:

- Record ID # Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

Name	Shoppes at Meadow Creek Parcel C-7
Acres	2.42922
Square Footage of Building	884.42 Addition of New Construction
Zone	NC: Neighborhood Commercial
P&ZC Approval	September 12, 2019

Floor-area ratio (total lot area not including open space, roads, stormwater management, etc., divided by total building area)

Lot area	105,816.8232
Total Building area	45,684.42 (Including 884.42 Addition)
Total floor-area ration	0.43 F.A.R.

If possible please provide the following information for each site plan approved:

- Record ID # Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

Name	Final Plat of K & G Properties, LLC
Acres	5.2655
Square Footage of Building	No New Construction
Zone	B: Business
P&ZC Approval	October 10, 2019

Floor-area ratio (total lot area not including open space, roads, stormwater management, etc., divided by total building area)

Lot area	229,365.18
Total Building area	No New Construction
Total floor-area ration	No New Construction

If possible please provide the following information for each site plan approved:

- Record ID # Please see Staff Report Attached
- Map #
- Block/Grid #
- Parcel #

3. **Residential Preliminary Plans Approved by the Planning Commission in 2019**
    - Name None Approved
    - Total acreage of subdivision plan
    - Number of lots
    - Number of residential units (if applicable)
    - Average lot size
    - Zoning
    - PFA (Priority Funding Area?)
    - MGA/DGA (Municipal Growth Area/ Designated Growth Area?)

    If possible please provide the following information for each residential preliminary plan approved:
    - Record ID #
    - Map #
    - Block/Grid #
    - Parcel #

Zoning Map & Text Amendments

1. **Rezonings & Annexations** None Approved
    - Resolution number and date passed
    - Description of change
    - Map of affected area

2. **Zoning Map & Text Amendments**

Ordinance number and date passed	Resolution 19 -13 - A May 20, 2019
Summary of amendment (Brief Description)	A RESOLUTION REGARDING LOCAL ZONING MAP AMENDMENT NO. LMA 19-01, APPROVING AN APPLICATION FOR THE ESTABLISHMENT OF A COMPATIBLE NEIGHBORHOOD OVERLY DISTRICT UPON CERTAIN PROPERTY LOCATED IN THE CITY'S "R-10,000" RESIDENTIAL ZONE AND ADOPTING THE ACCOMPANYING WRITTEN DECISION
Map of affected area (if applicable)	

Ordinance number and date passed	Resolution 19-15 July 22, 2019
Summary of amendment (Brief Description)	A RESOLUTION REGARDING LOCAL ZONING MAP AMENDMENT NO. LMA 19-02, APPROVING AN APPLICATION FOR THE ESTABLISHMENT OF A COMPATIBLE NEIGHBORHOOD OVERLY DISTRICT UPON CERTAIN PROPERTY LOCATED IN THE CITY'S "R-7,500" RESIDENTIAL ZONE, KNOWN AS 7 SCHOOLHOUSE A VENUE, AND ADOPTING THE ACCOMPANYING WRITTEN DECISION
Map of affected area (if applicable)	

Ordinance number and date passed	Ord. No. 901 January 14, 2019
Summary of amendment (Brief Description)	AN ORDINANCE AMENDING CHAPTER 164, "ZONING", OF THE WESTMINSTER CITY CODE, ARTICLE VII, "R-7,500 RESIDENTIAL ZONE", § 164-35, "USES PERMITTED", TO PERMIT CERTAIN PREGNANCY AND NEWBORN CARE RELATED USES UNDER CERTAIN CIRCUMSTANCES.
Map of affected area (if applicable)	NA

Ordinance number and date passed	Ord. No. 903 January 14, 2019
Summary of amendment (Brief Description)	AN ORDINANCE AMENDING CHAPTER 164, "ZONING", OF THE WESTMINSTER CITY CODE, ARTICLE VIIIB, "D-B DOWNTOWN BUSINESS ZONE", SECTION 164-45.9, "SPECIAL EXCEPTIONS", TO PERMIT FIREARMS SALES SUBJECT TO CERTAIN CONDITIONS AND TO ADD ARTICLE XX, "SPECIAL PROVISIONS," SECTION 164-155.3, "FIREARMS SALES IN THE D-B DOWNTOWN BUSINESS ZONE."
Map of affected area (if applicable)	NA

Ordinance number and date passed	Ord. No. 907 May 13, 2019
Summary of amendment (Brief Description)	AN ORDINANCE AMENDING CHAPTER 164, "ZONING", OF THE WESTMINSTER CITY CODE, ARTICLE I, "GENERAL PROVISIONS", § 164-3, "DEFINITIONS AND WORD USAGE", TO AMEND THE DEFINITION OF "BOARDING (LODGING) OR ROOMING HOUSES" AND THE DEFINITION OF "DWELLING"; AMENDING CHAPTER 164, ARTICLE VI, R-10,000 RESIDENTIAL ZONE", SECTION 164-30, "SPECIAL EXCEPTIONS", ARTICLE VIII, "B BUSINESS ZONE", SECTION 164-41, "USES PERMITTED," ARTICLE VIIIB, "D-B DOWNTOWN BUSINESS ZONE", SECTION 164-45.8, "USES PERMITTED', ARTICLE IX, "C-B CENTRAL BUSINESS ZONE", SECTION 164-47, "USES PERMITTED", AND ARTICLE XV, "PLANNED REGIONAL SHOPPING CENTER ZONE", SECTION 164-101, 'SPECIAL EXCEPTIONS", TO DELETE ROOMING HOUSES AS A USE PERMITTED BY RIGHT OR BY SPECIAL EXCEPTION IN THE RESPECTIVE ZONES; AND AMENDING CHAPTER 164, ARTICLE XVIII "REGULATIONS APPLICATION IN ALL DISTRICTS" TO ADD SECTION 164-132.1, "BOARDING (LODGING) AND ROOMING HOUSES", TO PROHIBIT BOARDING AND ROOMING HOUSES IN ALL ZONES FROM AND AFTER JANUARY 1, 2026.
Map of affected area (if applicable)	NA

Ordinance number and date passed	Ord. No. 910 May 13, 2019
Summary of amendment (Brief Description)	AN ORDINANCE AMENDING CHAPTER 164, "ZONING", OF THE CODE OF THE CITY OF WESTMINSTER ARTICLE XIA, "N-C NEIGHBORHOOD COMMERCIAL ZONE", SECTION 164-64.2, "USES PERMITTED", TO ADD PLACES OF WORSHIP AS PERMITTED USES AND TO AMEND THE CHAPTER GENERALLY TO SUBSTITUTE THE PHRASE "PLACES OF WORSHIP" FOR TERMS SPECIFICALLY RELATED TO ANY INDIVIDUAL RELIGION
Map of affected area (if applicable)	NA

Ordinance number and date passed	Emergency Ord. No. 918 December 9, 2019
Summary of amendment (Brief Description)	AN EMERGENCY ORDINANCE AMENDING CHAPTER 164, "ZONING", OF THE CODE OF THE CITY OF WESTMINSTER, ARTICLE V, "R-20,000 RESIDENTIAL ZONE" AND ARTICLE VI, "R- 10,000 RESIDENTIAL ZONE" TO PERMIT AS OF RIGHT SINGLEFAMILY DWELLINGS LAWFULLY EXISTING IN SAID ZONES ON OR BEFORE DECEMBER 1, 2019, SUBJECT TO THE DIMENSIONAL REQUIREMENTS SET FORTH HEREIN
Map of affected area (if applicable)	NA

Facilities

1. **New Parks** **None for 2019**
   - Name
   - Acres
   - Facilities available
   - Map of area

2. **New Roads or Substantial Changes in Roads or Other Transportation Facilities**

   - Description of project (See table)
   - Map of area (See Attached)

New Roadway Construction			
Road Name	From	To	Type of Change
Buckshot Road (Recorded as Meadowbranch Road)	Meadowbranch Road	End	New Roadway
Kriders Church Road	Meadowbranch Road	Kriders Church Road	New Roadway

3. **PFA & APFO – if an APFO results in a restriction in a PFA**
    - Location of the restriction
    - Infrastructure affected by the restriction
    - The proposed resolution of the restriction (if available)
    - Estimated date for resolving the restriction (if available)
    - Date a restriction was lifted (if applicable)
    - Terms of the resolution that removed the restriction

On February 11, 2019, the Mayor and Common Council of Westminster passed and approved Resolution No. 19-05, amending the adopted Water and Wastewater Allocations Policy for 2018-2024 to encourage the development of multi-family residential uses in the City by increasing the allocations available for that purpose by 12,225 GPD to accommodate the projects currently known as Conifer and the Willows and to make certain minor text clarifications to address the day-to-day processing of applications.

On August 12, 2019, the Mayor and Common Council of Westminster passed and approved Resolution No. 19-16, amending the adopted Water and Sewer Allocations Policy for 2018-2024 further to create separate categories for commercial and industrial uses inside and outside the City, to create separate category for food and beverage-related uses for inside the City only, and to allow long-term queuing of the annual, single-residential-unit allocations.

On November 11, 2019, the Mayor and Common Council of Westminster passed and approved Resolution No. 19-18, amending the adopted Water and Sewer Allocations Policy for 2018-2024 by creating a provision to allow property owners that possess an assigned, tentative water and/or sewer allocation to utilize said allocation at a temporary location, subject to certain conditions.

Comprehensive Plans & Plan Elements (*this would also include Tiers & Planning Areas)

1. **Newly adopted Comprehensive Plan & Plan Elements**
    - Resolution number and date passed None for 2019
    - Summary of main concepts
    - Plan map
2. **Amendments to Comprehensive Plan & Plan Elements**

Resolution number and date passed	Resolution No. 19-02
Summary of main concepts	AMENDING THE CITY'S 2009 COMPREHENSIVE PLAN TO ADD A GROWTH TIER MAP ADOPTED ADMINISTRATIVELY ON DECEMBER 7, 2012, AND INCLUDING LANDS ANNEXED SINCE THAT TIME
Plan map	Please see attached

Other Changes in Development Patterns

1. **PFA Amendments** None for 2019
    - Date of amendment
    - Summary of amendment
    - Map of affected area

Other

On January 28, 2019, Resolution No. 19-03 was adopted by the Mayor and Common Council to approve procedural guidelines for detailed site plans for properties designated as Compatible Neighborhood Overlay Zones.

Attachments in Email:

1. Item A (New Business) – Stonegate Construction Plans and Section III plat
2. Item A - Proposed Site Development Plan for Westminster Tech Park Lot 5A
3. Item D - Proposed Site Plan for 45 West Main Street
4. Item A (New Business) - Library Expansion S-19-0005
5. Item A – Proposed Amended Site Plan for the Shoppes at Meadow Creek…
6. Item B – Proposed Final Plat of K&G Properties, LLC
7. Resolution No. 19-13 – A (LMA 19-01)
8. Resolution No. 19-15 (LMA 19-02)
9. Ordinance No. 901
10. Ordinance No. 903
11. Ordinance No. 907
12. Ordinance No. 910
13. Emergency Ordinance No. 918
14. New Road Deed
15. Resolution 19-05
16. Resolution 19-16
17. Resolution 19-18
18. Resolution 19-02
19. Resolution 19-03