

City of Westminster

FINAL LANDSCAPE PLAN CHECKLIST

A Final Landscape Plan must be approved by the Commission before a building permit may be issued. Submit copies of the Final Landscape Plan to the City of Westminster Department of Planning and Public Works.

The Final Landscape Plan shall contain the following information:

YES	NO	N/A	
___	___	___	1. Sheet title (Final Landscape Plan), name of project, including Section, Plat number, etc., as appropriate.
___	___	___	2. Building permit and site development plan numbers, if applicable.
___	___	___	3. Zoning case number and zoning landscape variance, or reclassification), if applicable.
___	___	___	4. Scale
___	___	___	5. Date
___	___	___	6. North arrow
___	___	___	7. Vicinity map 1" = 1000'
___	___	___	8. Existing topographic information, including existing contours, utilities, structures, and paving.
___	___	___	9. Proposed improvement, including proposed contours, utilities, structures, site lighting, and paving.
___	___	___	10. Existing trees to be saved, area of disturbance, and limits of disturbance, shall be indicated.
___	___	___	11. Tabulation of quantity of planting units required and quantity of planting units proposed including their distribution (major trees, minor trees, etc.) in chart form.
___	___	___	12. Location of all proposed plant material.
___	___	___	13. Proposed planting areas clearly indicated.
___	___	___	14. Delineation areas to be revegetated (wetlands, steep slopes, open space, buffers, sediment control areas).
___	___	___	15. Planting schedule containing list of size, common, and botanical names and any special comments.
___	___	___	16. Fence, wall, or berm detail, if applicable.
___	___	___	17. Special conditions specified by the Director, Commission, or Board of Zoning Appeals.
___	___	___	18. Plan preparer's title block with phone number and address.
___	___	___	19. Seal and signature of a registered Landscape Architect.
___	___	___	20. Owner/Applicant's name, address, and phone number.

YES NO N/A

21. Signed Owner's certification statement.

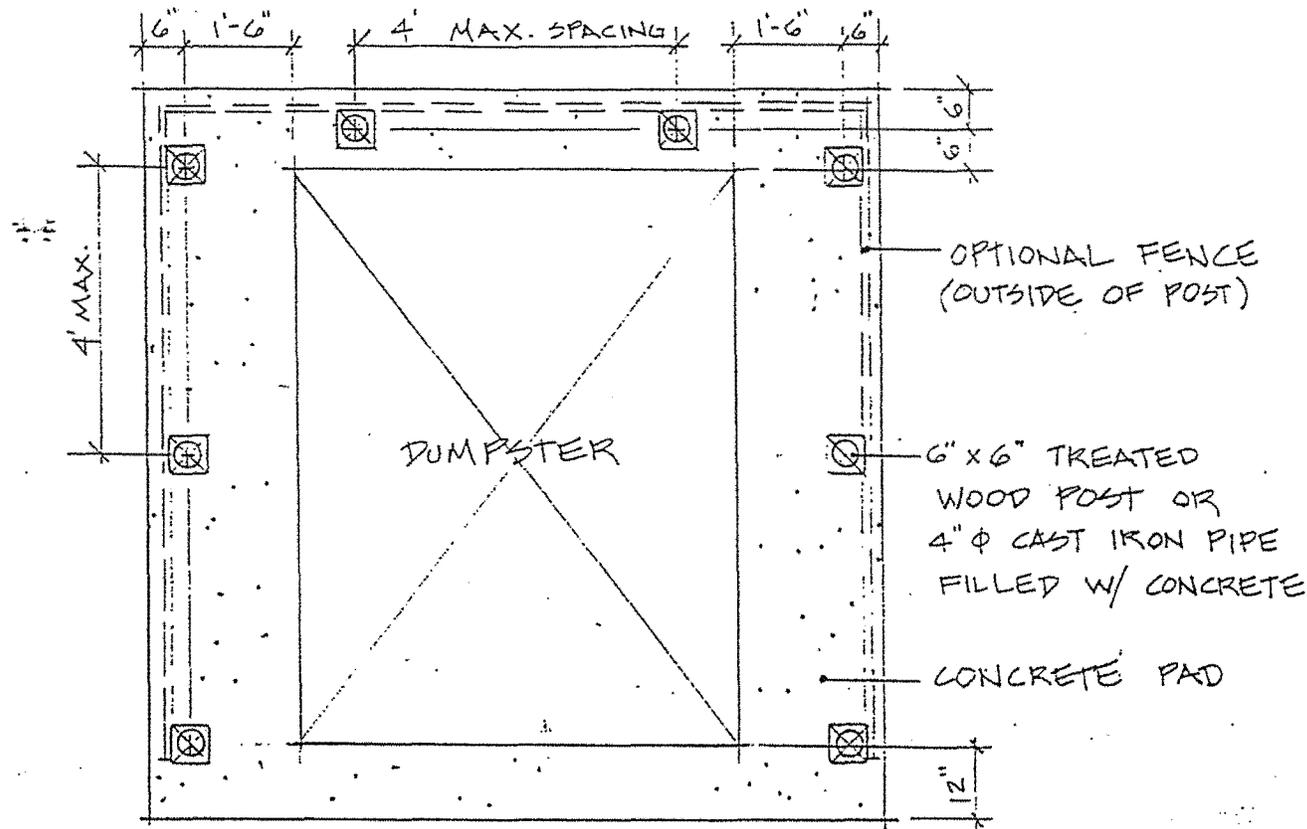
22. Provide Cost Estimate for all landscape material including plantings, fences, and walls.

23. Show the following General Notes:

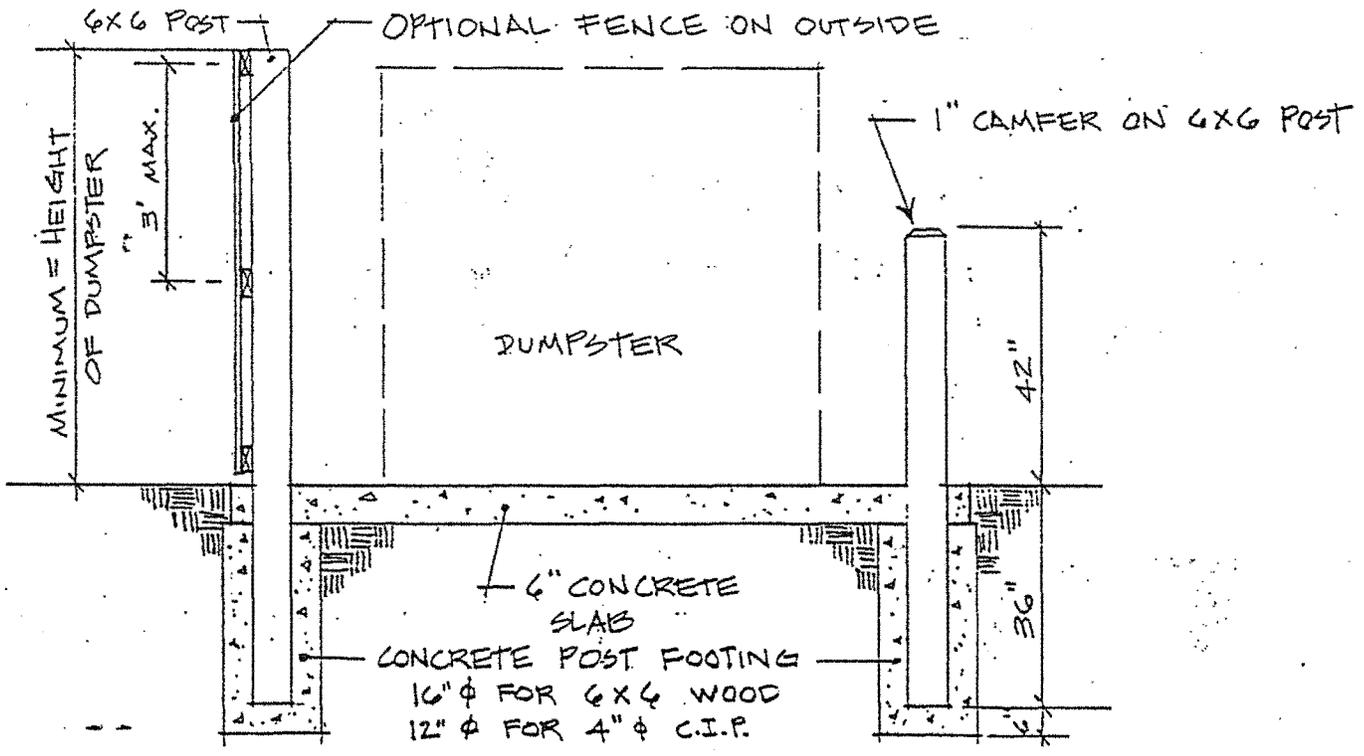
1. All plant materials shall be nursery grown and shall conform to American Association of Nurserymen, Inc. standards.
2. All planting procedures and specifications shall conform to "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area", latest edition.

NOTE:

If "NO" (information not included), explain why.



PLAN 3/8"=1'

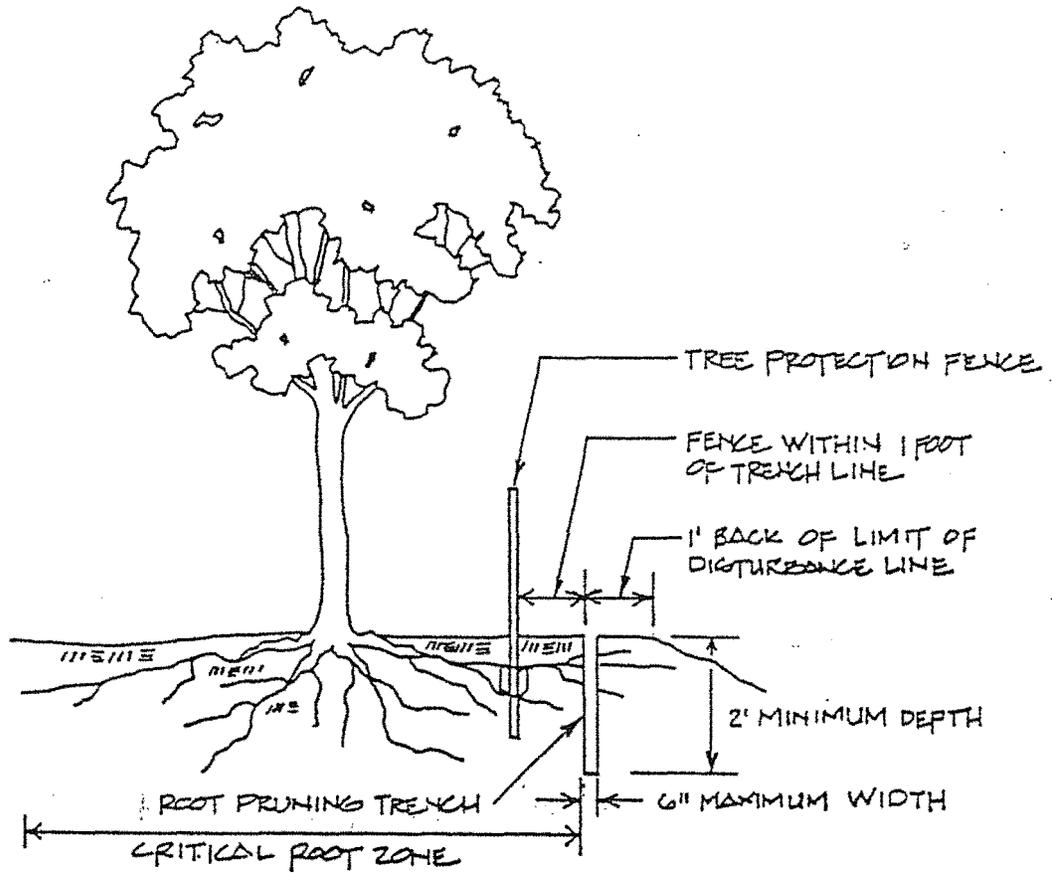


SECTION 3/8"=1'

Pad, Protective Barrier, & Optional Fence for Trash Dumpster

Figure E-1

Root Pruning



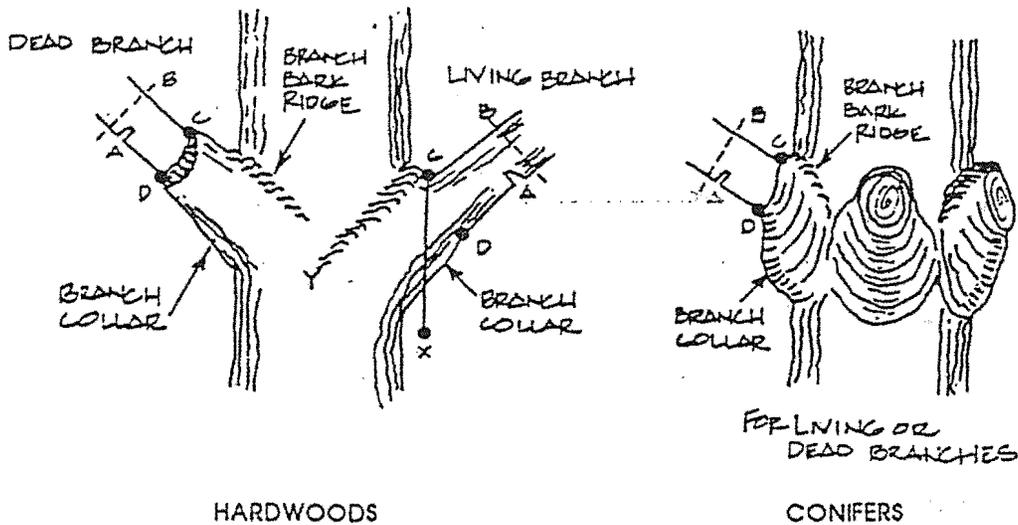
Notes:

1. Retention Areas will be set as part of the review process
2. Boundaries of Retention Areas should be staked flagged prior to trenching
3. Exact location of trench should be identified
4. Trench should be immediately backfilled with soil removed or other high organic soil
5. Roots should be cleanly cut using vibratory knife or other acceptable equipment

Source: City of Gaithersburg, Maryland: City Tree Manual

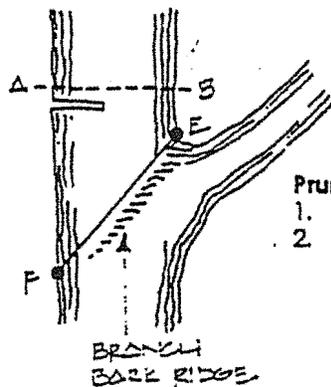
Figure E-2

Crown Reduction



Pruning a Branch

1. Remove branch weight by undercutting at A and remove limb by cutting through at B.
2. Remove stub at CD (line between branch bark ridge and outer edge of branch collar).
3. If D is difficult to find on hardwoods, drop vertical from C (line CX). Angle $XCY = XCD$.



Pruning a Leader or To Reduce Size

1. Remove top weight by cutting at A&E.
2. Remove stub at EF parallel to the Branch Bark Ridge.

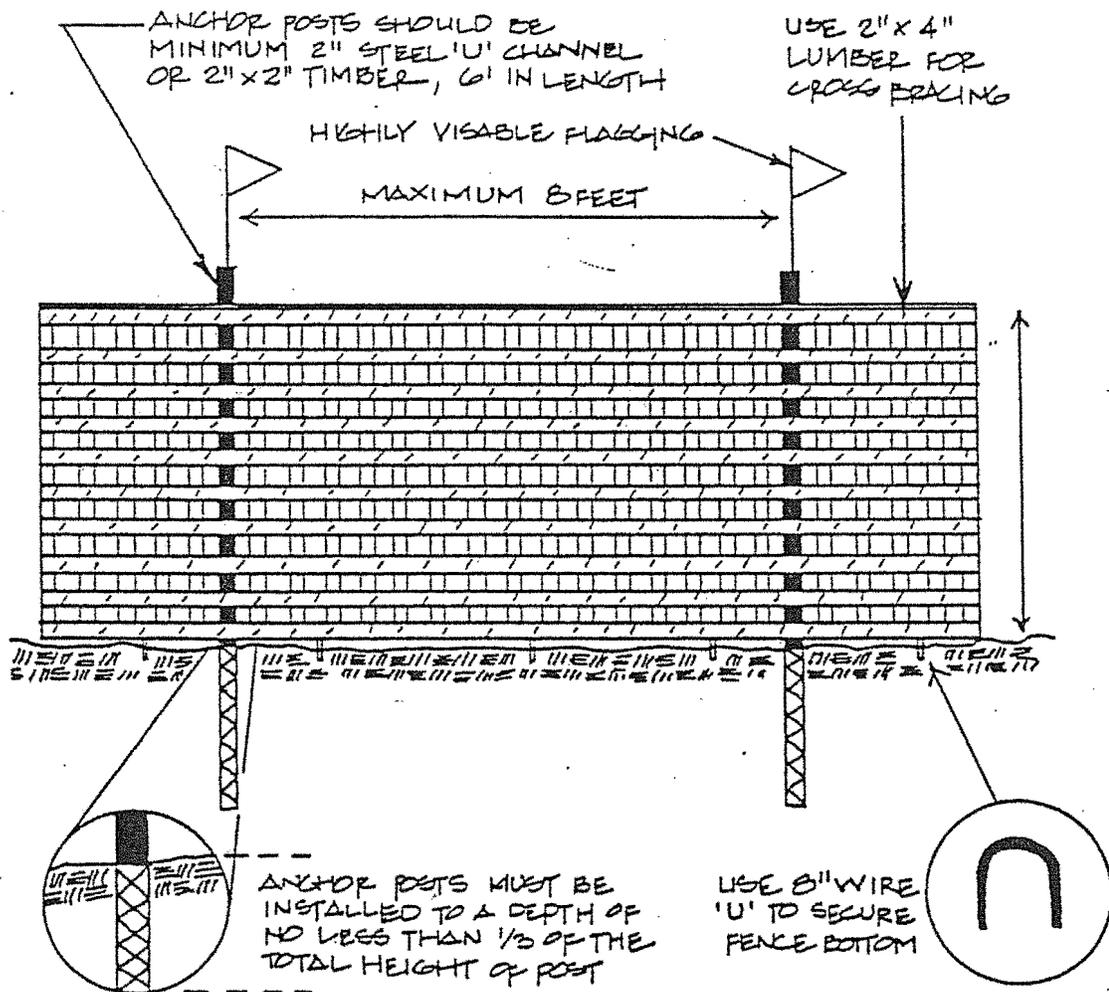
Source: Fairfax County, Virginia
Vegetation Preservation & Planting

Notes:

1. Only prune at specified times
2. No more than 30% of crown to be removed at one time.

Figure E-4

Blaze Orange Plastic Mesh



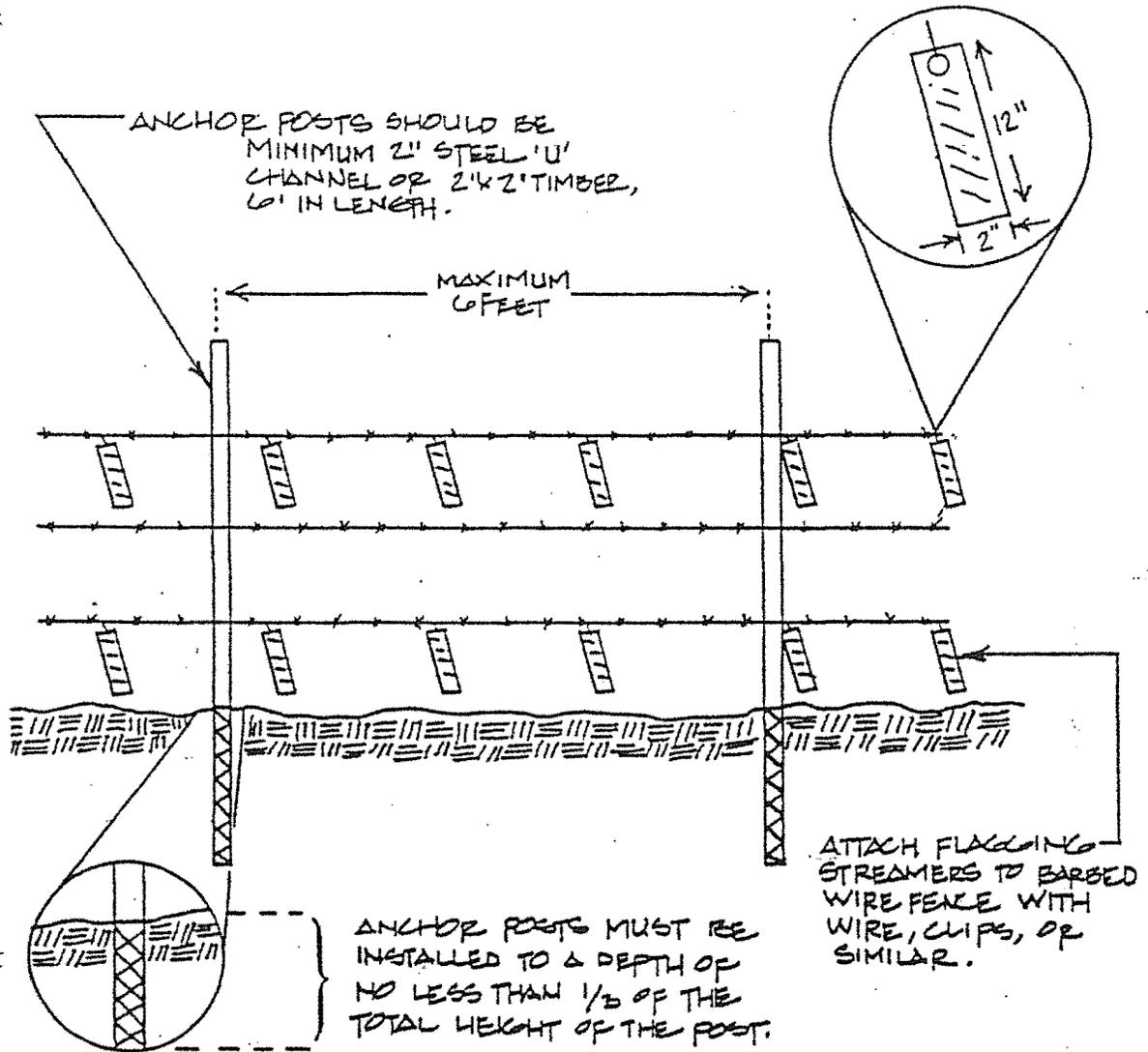
Notes

1. Forest protection device only.
2. Retention Area will be set as part of the review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Root damage should be avoided.
5. Protective signage may also be used.
6. Device should be maintained throughout construction.

Source: Prince George's County, Maryland: Woodland Conservation Manual

Figure E-5

Three Strand Barbed Wire

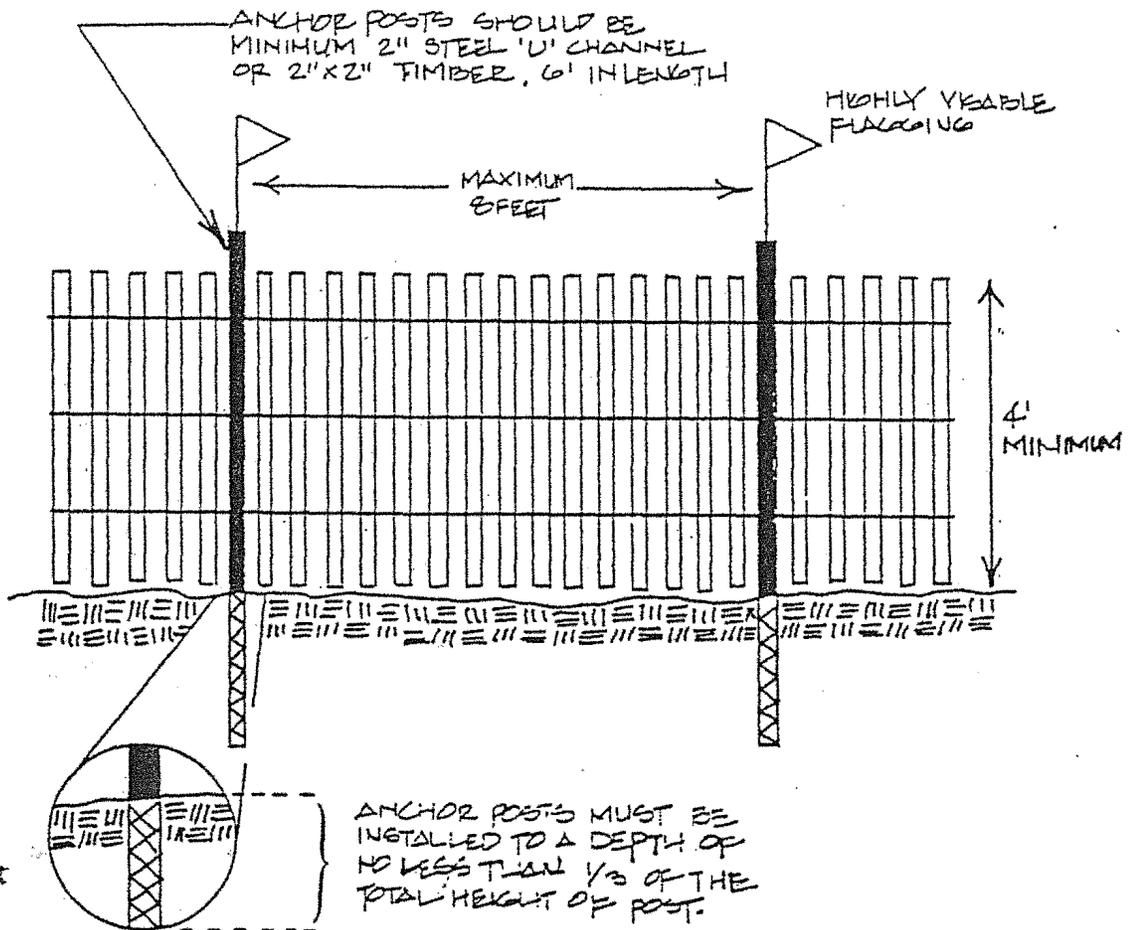


Notes

1. Forest protection device only
2. Retention Area will be set as part of the review process.
3. Boundaries of Retention Area should be staked and flagged prior to installing device.
4. Avoid root damage when placing anchor posts.
5. Barbed wire should be securely attached to posts.
6. Device should be properly maintained during construction.
7. Protective signage is also recommended.

Figure E-6

Snow Fence



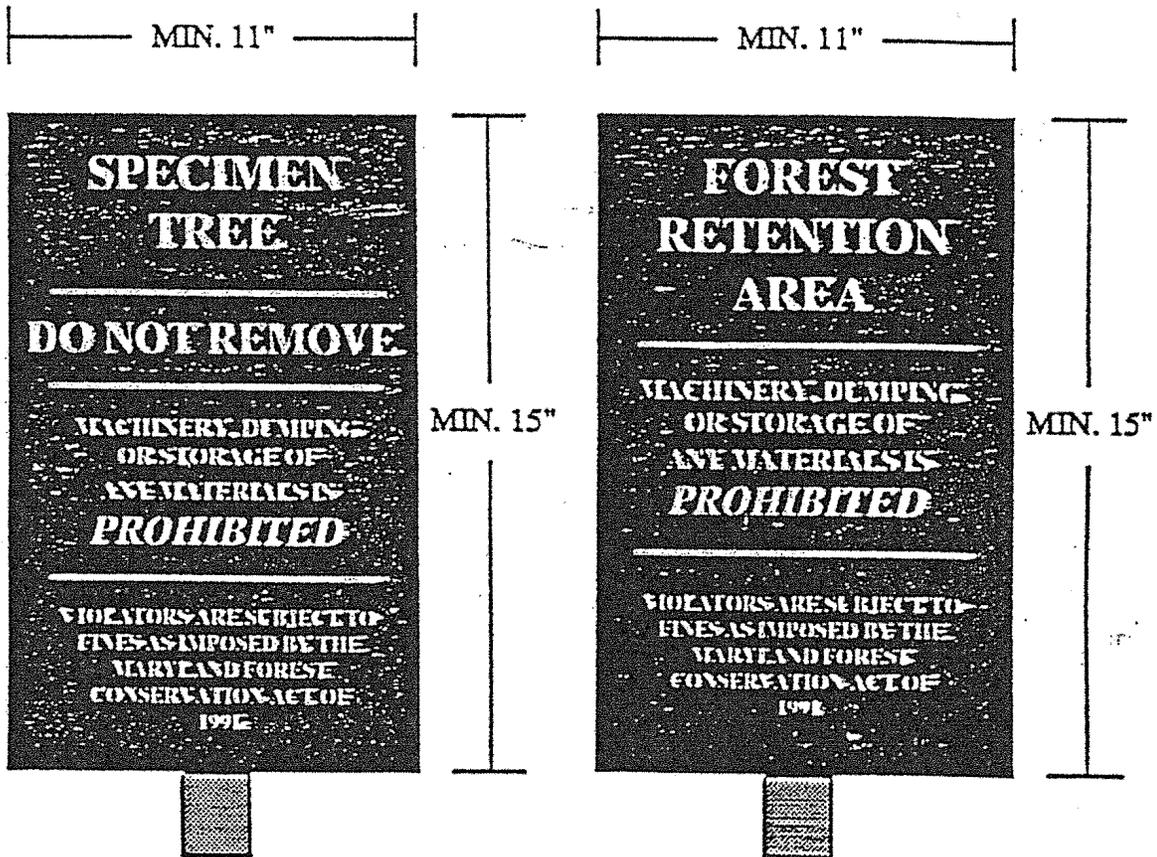
Notes:

1. Forest protection device only
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device
4. Avoid root damage when placing anchor posts
5. Device should be properly maintained during construction
6. Protective signage is also recommended

Source: Prince George's County, Maryland: Woodland Conservation Manual

Figure E-7

Signage

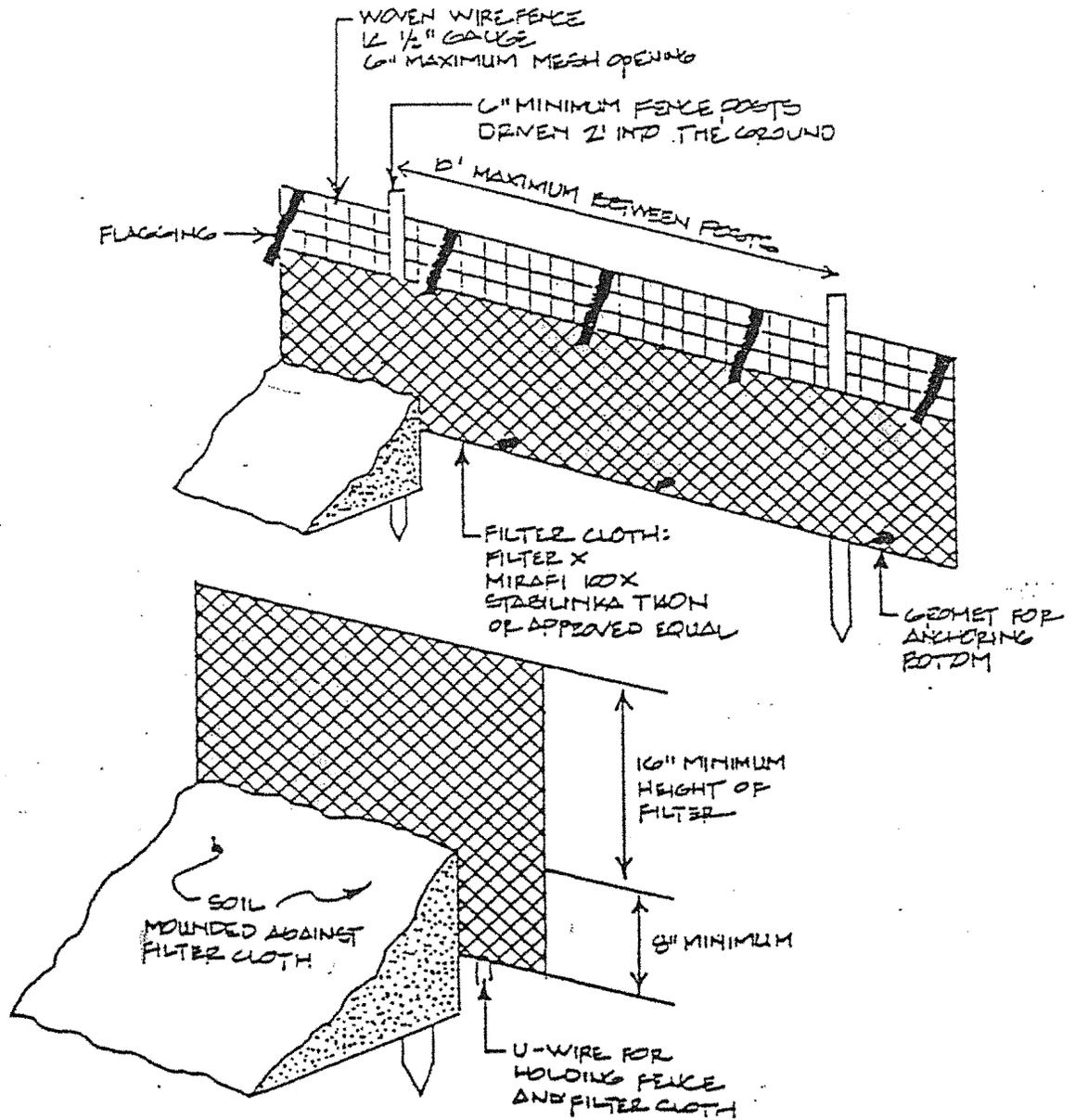


Specimen Tree signs are to be posted on no less than 2 sides of the tree.

Forest Retention Area signage is to be posted every 40 linear feet of the Conservation Area.

Figure E-8

Filter Cloth on Wire Mesh



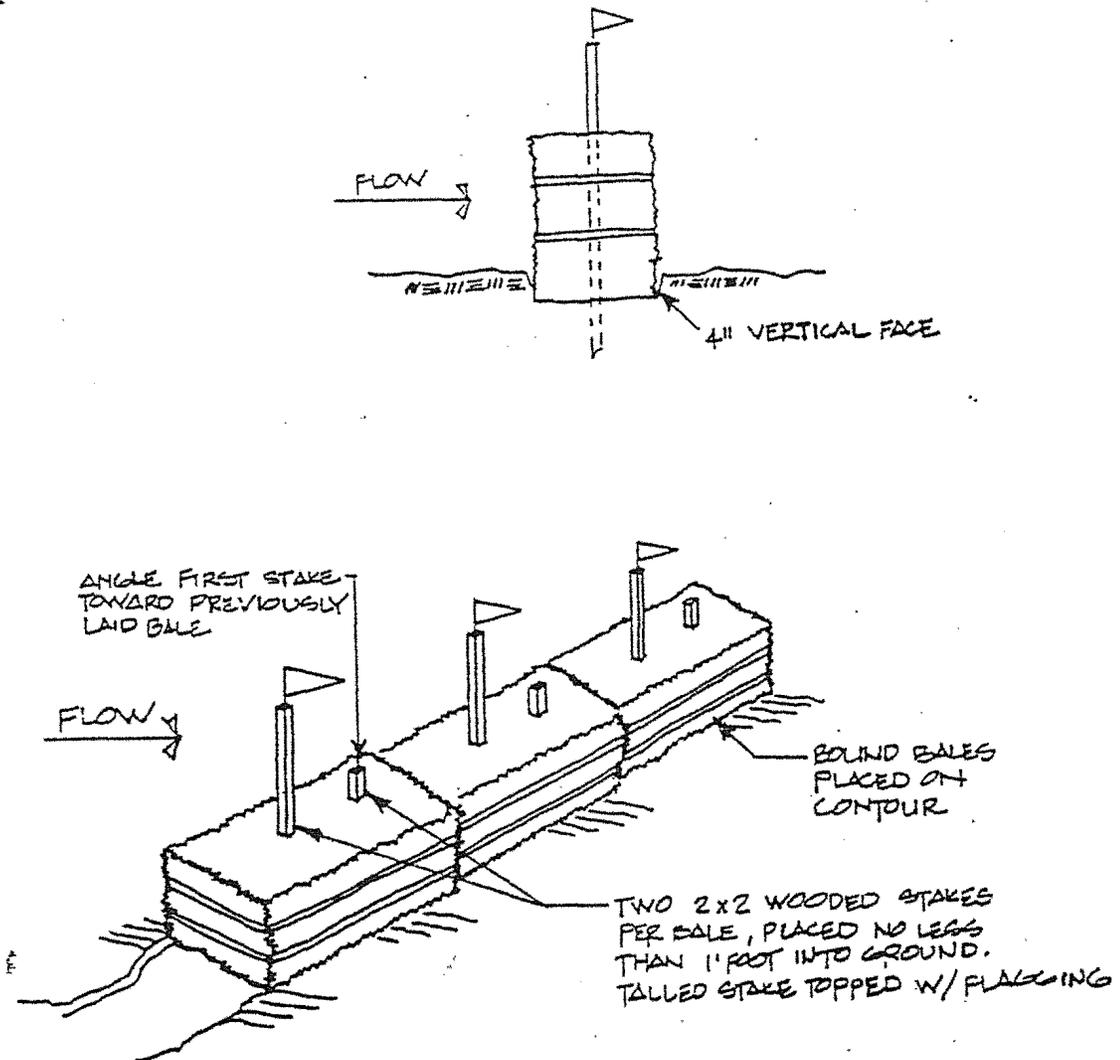
Source: Prince George's County, Maryland:
Woodland Conservation Manual

Notes:

1. Combination sediment control and protective device
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device
4. Root damage should be avoided
5. Mound soil only within the limits of disturbance
6. Protective signage is also recommended
7. All standard maintenance for sediment control devices apply to these details

Figure E-9

Staked Straw Bale Dike



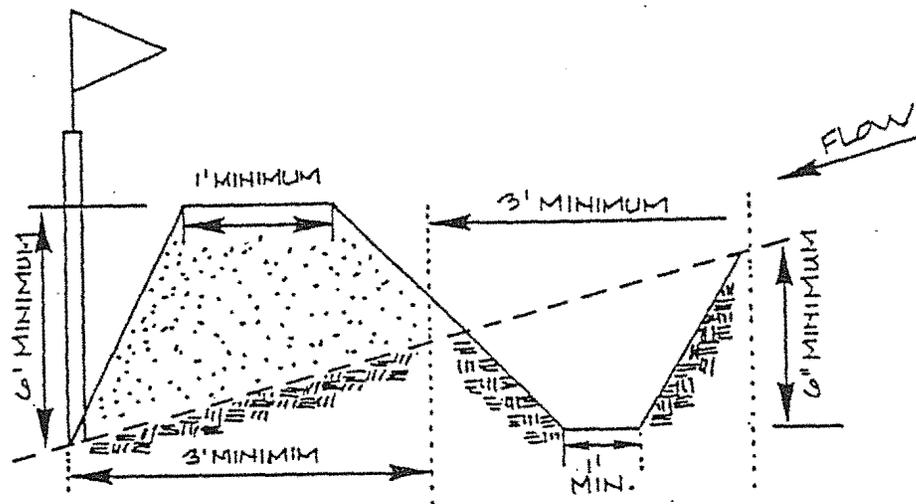
Source: Prince George's County, Maryland:
Woodland Conservation Manual

Notes:

1. Combination sediment control and protective device
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device
4. Root damage should be avoided
5. This device should only be placed within the limit of disturbance
6. Protective signage is also recommended
7. All standard maintenance for sediment control devices apply to these details

Figure E-10

Earthen Dike and Swale



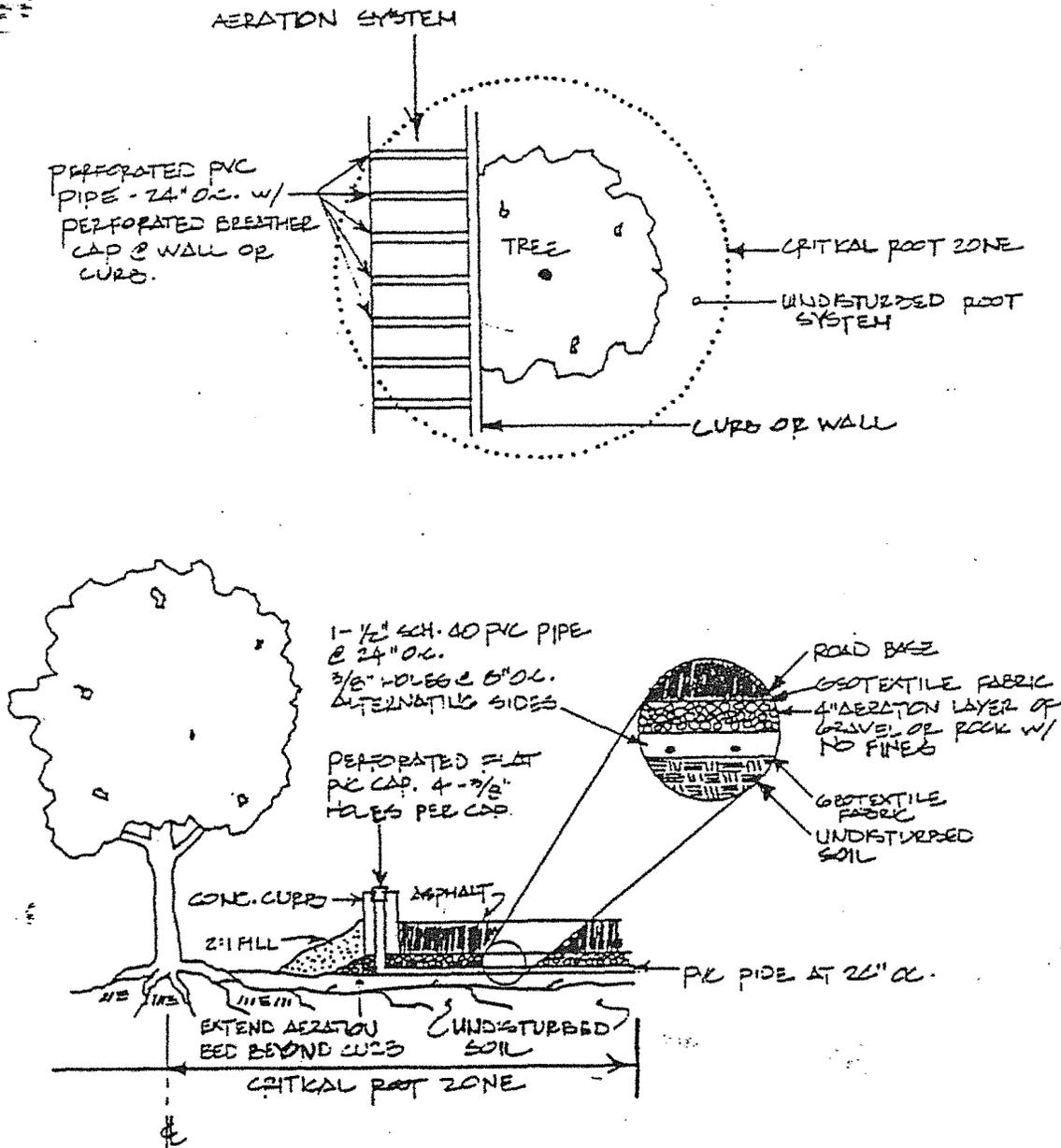
Notes:

1. Combination sediment control and protective device
2. Retention area will be set as part of the review process
3. Boundaries of Retention Area should be staked prior to installing protective device
4. Root damage should be avoided
5. The top or toe of slope should be within the limit of disturbance
6. Equipment is prohibited within critical root zone of retention area; place dike accordingly
7. All standard maintenance for earthen dikes and swales apply to these details
8. All standard reclamation practices for earthen dikes and swales shall apply to these details

Source: Prince George's County, Maryland: Woodland Conservation Manual

Figure E-11

Aeration System



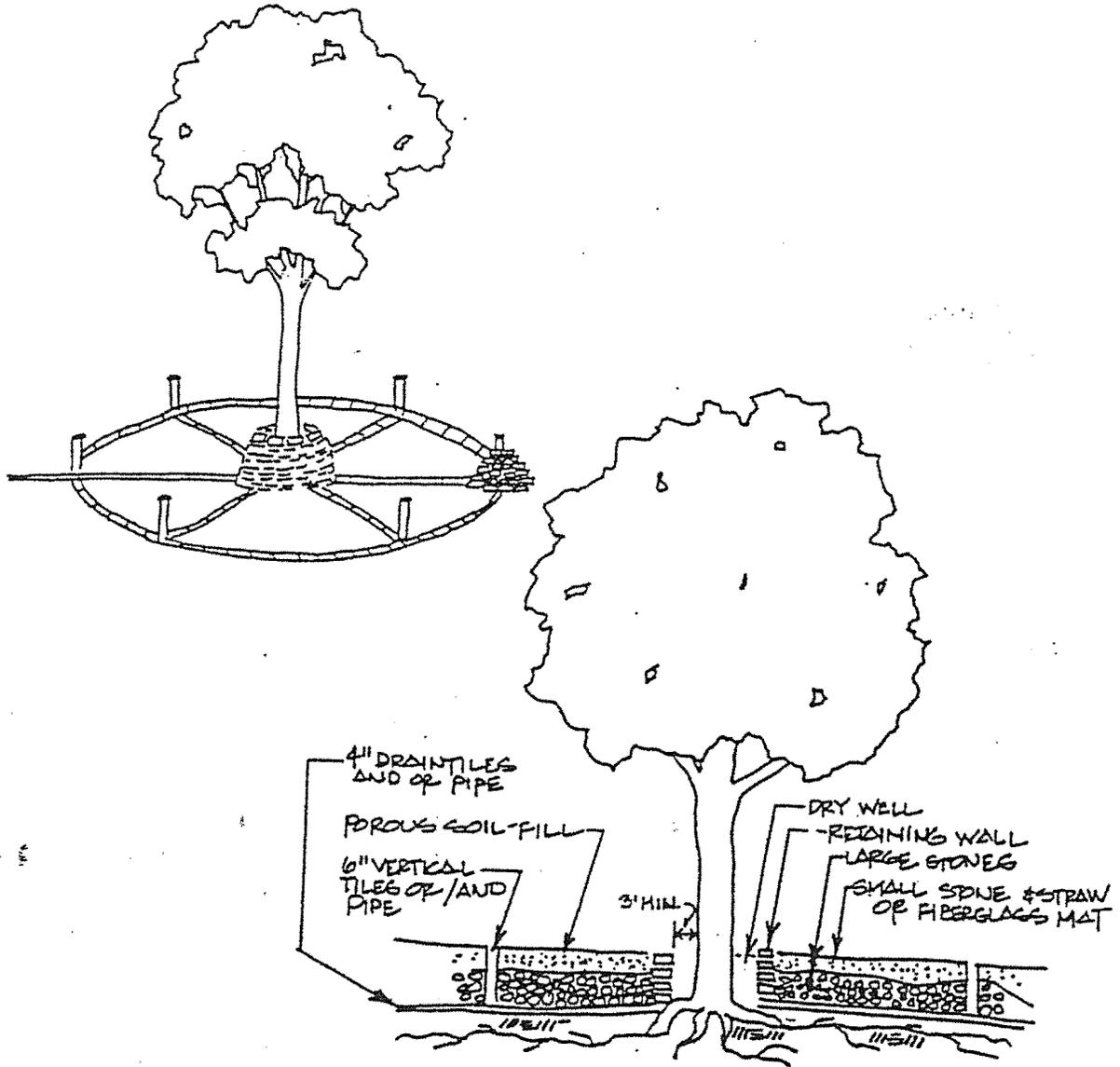
Notes:

1. Bed preparation should not exceed two inches.
2. Vertical pipe should be capped with a perforated cap with 4-3/8 inch holes per cap.
3. Gravel or rock should contain no fines.
4. Can also be used when critical root zone is covered by fill instead of asphalt.

Source: Steve Clark & Associates

Figure E-12

Tree Well



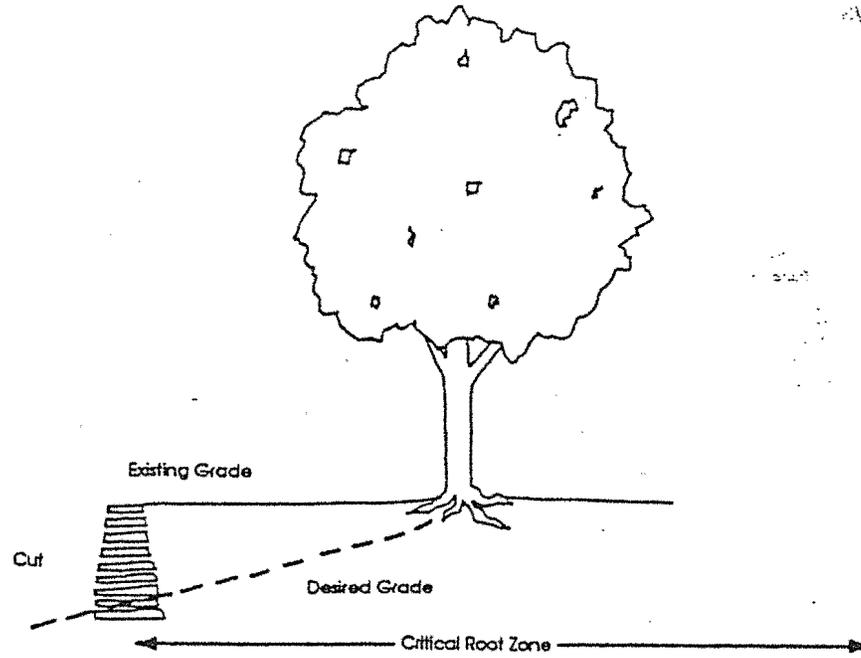
Notes:

1. Well wall should be no closer than 3 feet from tree trunk or more for smaller trees.
2. Drainage pipe layout should extend beyond the critical root zone
3. Vertical pipes shall be capped with a perforated flat cap with 4-3/8 inch holes per cap
4. Radiating spokes should be on 3 foot centers at the well wall

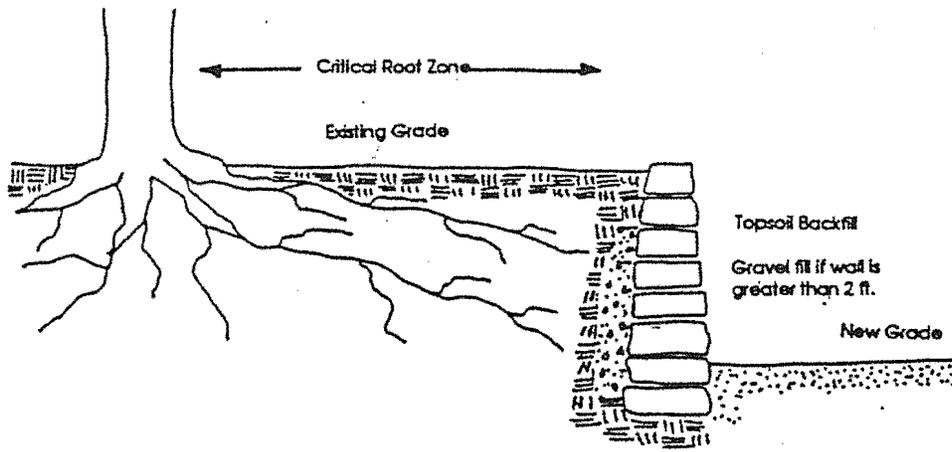
Source: Fairfax County, Virginia: Vegetation Preservation & Planting

Figure E- 13

Retaining Walls



Source: Fulton County, Georgia
Tree Preservation Ordinance



Source: Fairfax County, Virginia
Vegetation Preservation & Planting

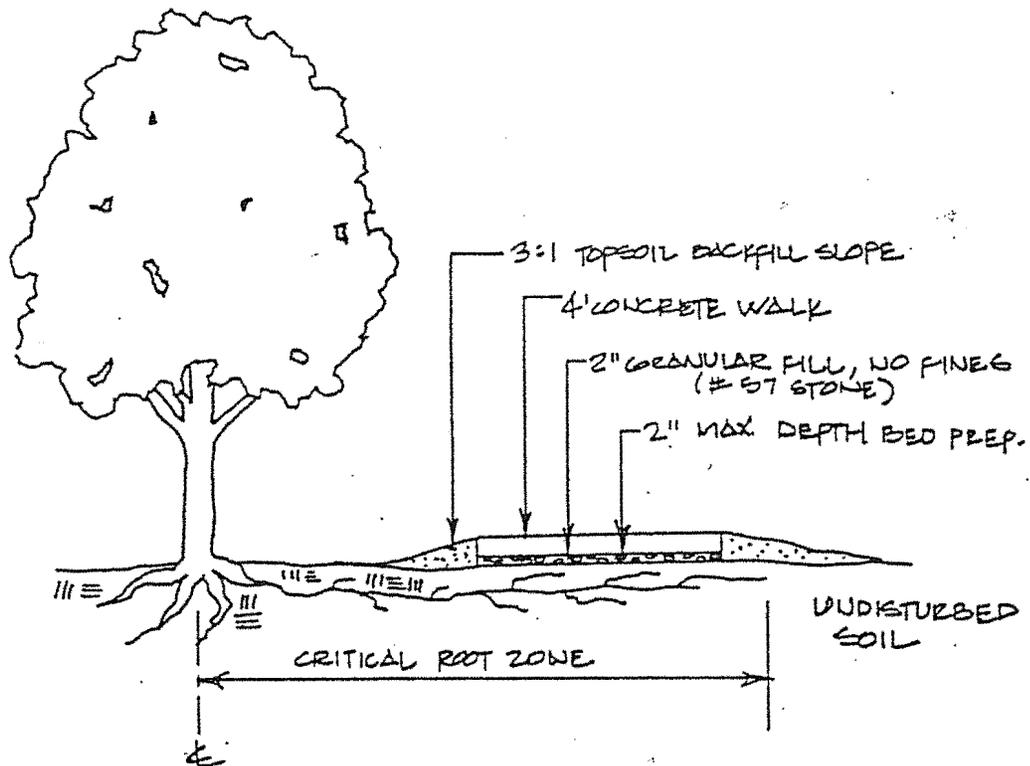
Depth of footing to be
30" minimum—any roots shall be bridged

Note:

1. Wall should be constructed outside the critical root zone.

Figure E-14

Raised Sidewalk

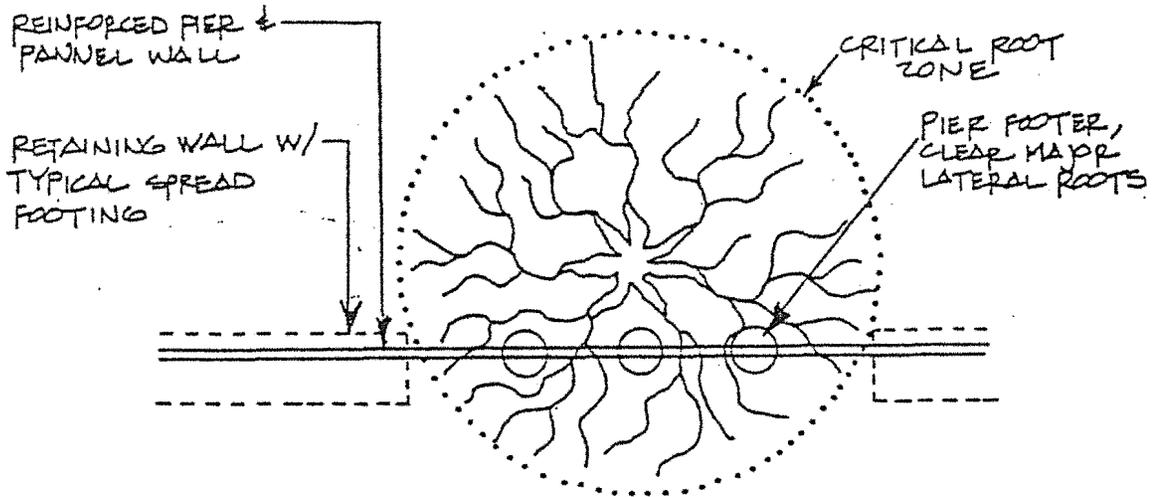


Notes:

1. Bed preparation should not exceed 2 inches
2. Granular fill should contain no fines
3. Minimize width of sidewalk; should be no wider than 4 feet

Figure E-15

Reinforced Pier and Panel Wall



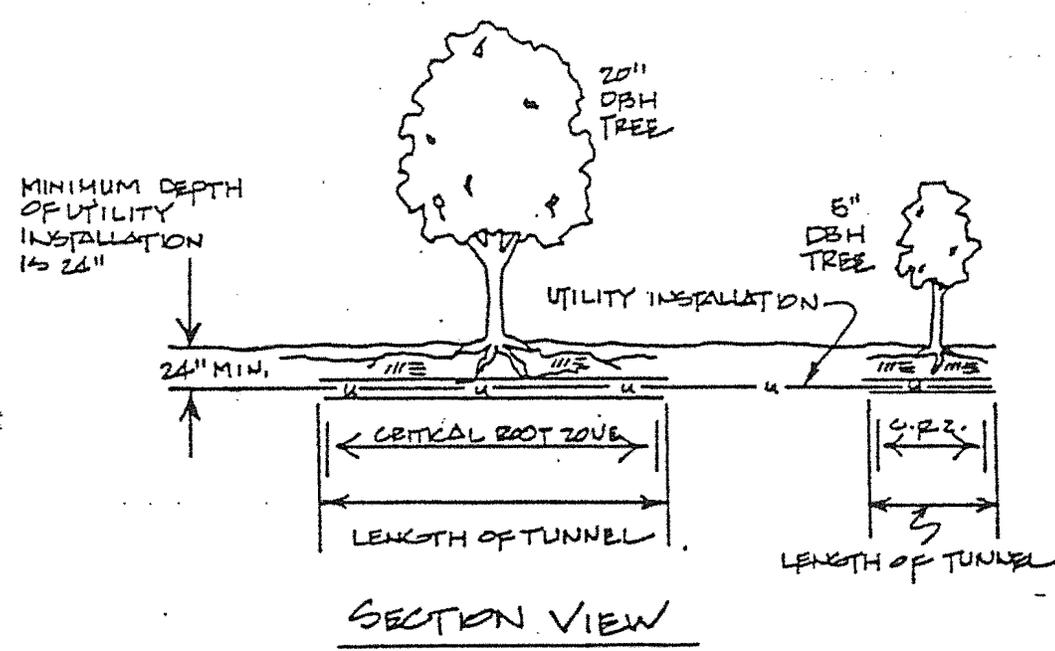
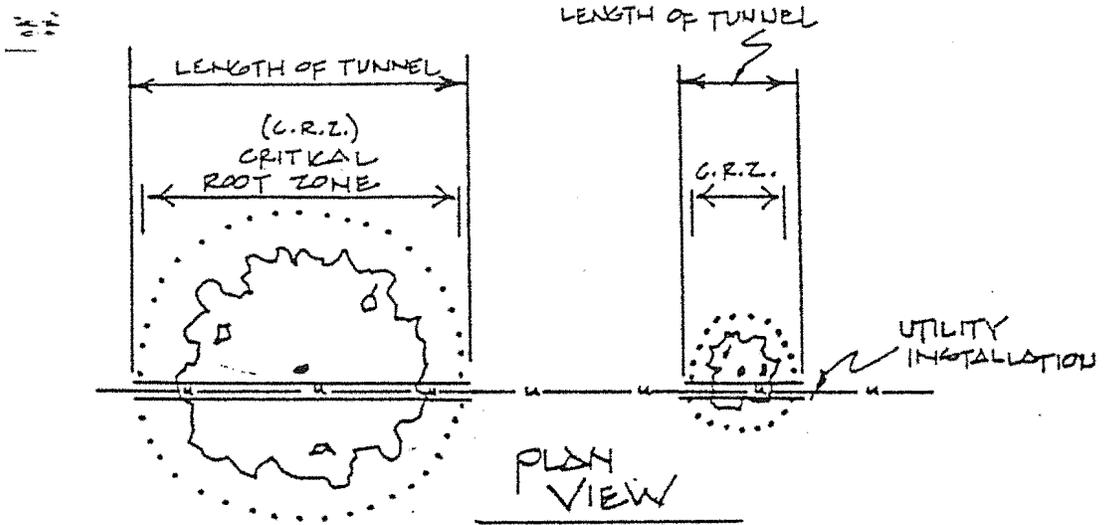
Notes:

1. Area of disturbance should be minimized
2. Care should be taken to avoid major lateral roots
3. Roots should be cleanly cut using a vibratory knife or other similar equipment

Source: Steve Clark & Associates

Figure E-16

Tunnelling



Notes:

1. Tunnel under critical root zone
2. Tunnel should be 24 inches deep at a minimum
3. When tunnelling, aim for the trunk of the tree
4. When trenching, tunnel through the critical root zone

Adapted from: Fairfax County, Virginia: Vegetation Preservation & Planting

LIST OF RECOMMENDED TREES FOR WESTMINSTER

Shade Trees (+ 60' High, Deciduous)

Best used in unrestricted areas as large scale shade trees. Use for street trees only if building setbacks are sufficiently wide and no overhead restrictions.

	Hgt.	Form	Growth	Remarks
<i>Acer saccharum</i> (Sugar Maple)	75'	O	S	A symmetrical form, ascending branching, dense foliage, requires good drainage, intolerant of city pollution, sensitive to salt, outstanding yellow fall color.
<i>Fagus sylvatica</i> (European Beech)	80'	R	S	A massive structure, low branching with dense foliage and surface roots, requires moisture, good drainage, intolerant of compact soils, a good lawn tree specimen.
<i>Fagus grandiflora</i> (American Beech)	90'	R	S	The same characteristics and requirements as European Beech, except taller and more open, difficult to find in nurseries.
<i>Fraxinus americana</i> (White Ash)	75'	R	MF	A symmetrical tree, offers medium dense foliage, tolerates poor soils, drought, and wind, but has problems with scale, borers, and cankers, a good lawn tree.
<i>Ginkgo biloba</i> (Ginkgo)	75'	P	S	An irregular form in youth, open habit, tolerates poor city conditions, gold fall color, disease resistant, best used in groups or as street trees, use male species only.
<i>Platanus acerifolia</i> (London Plane Tree)	90'	R	F	Pyramidal in youth, massive structure in age, yellow green foliage, coarse texture, tolerates poor conditions but prefers moist soils, susceptible to anthracnose, a good street tree.
<i>Quercus alba</i> (White Oak)	90'	R	S	Pyramidal in youth, massive structure in age, dark green, dense foliage, requires moist soils, red-brown fall color, a good lawn tree.
<i>Quercus borealis</i> (Red Oak)	75'	BO	MF	A symmetrical form, provides medium dense foliage, tolerates poor soil conditions, red fall color, a good street tree.
<i>Tilia americana</i> (American Linden)	80'	R	F	A stately tree, offers dense foliage with low branches, requires good drainage, a good lawn tree.

Shade Trees (30'-60' High, Deciduous)

Best used along streets, within parking lots or in lawn areas, for shade or deciduous buffering.

	Hgt.	Form	Growth	Remarks
<i>Acer platanoides</i> (Norway Maple)	60'	BR	M	A very dense, broad spreading tree, tolerates poor conditions, requires good drainage, yellow fall color, a good street tree, casts dense shade, many varieties available.
<i>Acer rubrum</i> (Red Maple)	45'	O	F	A spreading, symmetrical tree, tolerates poor soils, provides dense foliage and red fall color, a good street tree, but over planted.
<i>Aesculus x carnea briottii</i>	45'	O		A coarse textured tree, requires moist soil, offers dense foliage, red flowers in late spring, a good lawn tree, however, litters with seed pods.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
 Growth: S = Slow, M = Moderate, F = Fast

Shade Trees (30'-60' High, Deciduous)	Hgt.	Form	Growth	Remarks
<i>Carpinus betulus</i> (European Hornbeam)	40'	O	S	A densely foliated tree with low branches, smooth bark, tolerates poor conditions, yellow fall color, can be pruned into tall hedges.
<i>Cercidiphyllum japonicum</i> (Katsura Tree)	45'	P	M	A densely foliated tree with low branching habit, requires moist soil, yellow fall color, use as a specimen, pest resistant.
<i>Cladrastis lutea</i> (Yellow Wood)	40'	BR	M	A coarse textured tree with light green, dense foliage, low branching, beech-like bark, tolerates poor conditions but requires good drainage, white fragrant flowers in spring, yellow fall color, use as a specimen or park tree, not a street tree due to surface roots.
<i>Fraxinus p. lanceolata</i> 'Marshall's Seedless' (Marshall's Seedless Ash)	55'	O	MF	A symmetrical, medium dense tree, tolerates poor conditions, yellow fall color, use in parking lots or street.
<i>Gleditsia t. inermis</i> 'Moraine' (Moraine Honey Locust)	40'	I	MF	A light, fine textured tree, tolerates poor soils, drought, and wind, pave around base of tree to minimize web worm problems, yellow fall color, a good city tree, casts light shade.
<i>Gleditsia t. inermis</i> 'Shademaster' (Shademaster Honey Locust)	60'	U	F	A fine textured tree, tolerates poor soils, and drought, yellow fall color, disease resistant, a good city tree, casts medium shade.
<i>Liquidambar styraciflua</i> (Sweetgum)	60'	P	MS	A coarse textured, dense tree, requires moist soil, litters with seed balls, not a good street tree, attractive yellow-orange-red fall color.
<i>Nyssa sylvatica</i> ((Black Tupelo)	50'	O	M	A low branching, dense tree, requires moist, acidic soil, brilliant red-yellow fall color, use as a specimen.
<i>Phellodendron amurense</i> (Amur Cork Tree)	45'	BR	F	A low branching, broad irregular tree, tolerates a range of soils, drought, and winds, provides medium dense foliage, yellow fall color, a good city tree, use in lawn situations.
<i>Pyrus calleryana</i> (Bradford Pear)	35'	P	MF	A symmetrical, very dense tree, tolerates poor soils, drought and winds, red fall color white flowers in spring, a good street tree, but over planted, requires frequent pruning to prevent splitting off of branches.
<i>Quercus acutissima</i> (Sawtooth Oak)	40'	C	M	A symmetrical fine textured oak, dense foliage, tolerates poor soils, yellow fall color, a good street tree.
<i>Quercus palustris</i> (Pin Oak)	65'	C	MF	A symmetrical, fine textured oak, medium dense foliage with low horizontal branches which can be hazardous, requires moist soils, russet fall color, a good lawn tree, susceptible to virus diseases.
<i>Quercus phellos</i> (Willow Oak)	50'	C	MF	A symmetrical, fine textured oak with medium dense foliage, requires moist soils, yellow fall color, a good street tree, but hardiness marginal, use in sheltered locations.
<i>Salix alba</i> (White Willow)	60'	W	F	A graceful, weeping habit, pendulous bright green foliage, prefers moist conditions, subject to pest problems, avoid planting near utility pipes due to aggressive roots, best used along a stream or low wet area away from building and paving.
<i>Sophora japonica</i> (Japanese Pagoda Tree)	65'	R	MS	A fine textured tree with dense foliage, tolerates poor soils, white flowers in late summer, disease resistant
<i>Tilia cordata</i> 'Greenspire' (Littleleaf Linden)	60'	P	MS	A compact, dense tree, prefers moist soils but tolerates poor conditions, a good street tree, casts dense shade.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
Growth: S = Slow, M = Moderate, F = Fast

Shade Trees (30'-60' High, Deciduous)				
	Hgt.	Form	Growth	Remarks
<i>Ulmus parviflora</i> (Chinese Elm)	40'	R	F	A broad spreading tree with medium dense foliage, and an attractive mottled bark, tolerates poor soils, disease resistant, requires frequent pruning.
<i>Zelkova serrata</i> 'Village Green' (Zelkova)	60'	C	MF	A graceful ascending form, short trunk with medium dense foliage, tolerates poor soils, yellow fall color, disease resistant, a good street tree.
Ornamental Trees (30' High, Deciduous)				
Best used for accent/focal points or intermediate trees adjacent to buildings and outdoor spaces or where height restrictions exist such as under overhead lines.				
	Hgt.	Form	Growth	Remarks
<i>Acer palmatum</i> - Japanese Maple varieties 'Dissectum', 'Atropurpureum'	20'	R	S	A fine textured, delicate-looking tree, requires good drainage, acidic soils, and wind protection, use as a specimen.
<i>Amelanchier canadensis</i> (Serviceberry)	20'	U	MF	A graceful, slender tree, native, tolerates wet soil and shade but has some pest problems, use as a multi-stem specimen or as an understory tree, white flowers in spring which bloom before dogwoods.
<i>Betula nigra</i> (River Birch)	30'	U	M	A graceful open form, fine textured, tolerates wet soils, not seriously affected by borers, use as a multi-stem specimen, good substitute for European White Birch.
<i>Carpinus caroliniana</i> (American Hornbeam)	25'	I	S	A graceful yet strong structure, native, attractive smooth bark, tolerates wet soils, and shade, yellow fall color, can be pruned, use as a specimen or understory tree.
<i>Cercis canadensis</i> (Eastern Redbud)	25'	R	MS	A dense, coarse textured tree with bright green foliage, grows more open in shade, native, drought resistant, tolerates poor soil conditions, but has borer and canker problems, attractive pink flowers in early spring and fall color, use as a understory tree.
<i>Chionanthus virginicus</i> (Fringe Tree)	20'	R	S	A dense tree with attractive bold foliage, requires moist be well drained soil, protect from NW winter wind, white flowers in spring, use as a specimen or in groups.
<i>Cornus florida</i> (Flowering Dogwood)	25'	R	MS	A graceful native, horizontal branching habit, requires moist but well drained soil, prefers light shade, protect from NW winter winds, susceptible to borers, white flowers in spring, and red-wine fall color with berries, use as an understory tree or specimen.
<i>Cornus kousa</i> (Kousa Dogwood)	15'	R	MS	Similar to native species, requires moist but well drained soil, not as affected by borers, white flowers in late spring and scarlet fall color, use as an accent.
<i>Crataegus oxycantha</i> 'Superba' (Crimson Cloud Hawthorn)	25'	O	M	A fine textured, slender tree, tolerates poor soil, wind, and drought, some pest problems, offers year-round interest with flowers, fall color and winter fruit, best planted in groups.
<i>Elaeagnus augustifolia</i> (Russian Olive)	20'	R	F	A fine textured large shrub or small tree with low branches and silver gray foliage, tolerates dry conditions, salt and wind, best used in groups as an accent against dark green evergreens.
<i>Hamamelis mollis</i> (Chinese Witch-Hazel)	20'	B	MS	A graceful broad spreading native, coarse texture, tolerates poor soils, and wet conditions, use as a multi-stem specimen, yellow flower in late winter, yellow fall color.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
Growth: S = Slow, M = Moderate, F = Fast

Ornamental Trees (30' High, Deciduous)	Hgt.	Form	Growth	Remarks
<i>Koelreutaria paniculata</i> (Goldenrain Tree)	30'	R	MF	A fine textured tree with symmetrical form, tolerates poor soils, wind and drought, yellow flowers in summer, which persist into winter, a good city tree, use as a lawn or street tree.
<i>Lagerstroemia indica</i> (Crepe Myrtle)	15'	O	MF	A fine textured, small tree with attractive smooth bark, tolerates poor soils, but prefers good drainage, avoid cold areas, protect from NW winter winds, use as a multi-stem specimen or in groups, white and pink flowering varieties, late summer bloom.
<i>Magnolia x soulangiana</i> ((Saucer Magnolia)	20'	BR	M	An open structure, coarse texture, light green foliage, requires moist soil, protect from NW winds, white-pink flowers in early spring, use as a specimen.
<i>Magnolia stellata</i> (Star Magnolia)	15'	BR	M	An open structure, coarse texture, requires moist soil, protect from NW winter winds, white flowers in early spring, use as a specimen.
<i>Magnolia virginiana</i> (Sweetbay Magnolia)	25'	O	M	An open structure, coarse texture, requires moist soil, protect from winter winds, white blossoms, inconspicuous but very fragrant.
<i>Malus species</i> (Crab Apple)	20'	BR	F	A broad crown with many stiff branches, tolerates poor soils, wind and drought, but has pest problems, many varieties available, plant away from sidewalks due to fruit, or use fruitless varieties.
<i>Oxydendrum arboreum</i> (Sourwood)	25'	O	S	A slender, upright tree with coarse texture, requires moist but well drained soil, attractive white flowers in summer, which persist through winter, brilliant red fall color, best planted in groups.
<i>Prunus cerasifera</i> 'Atropurpurea' (Purpleleaf Plum)	20'	BR	MF	A dense, medium textured tree, short-lived, tolerates poor soils but has pest problems, attractive purple foliage with pink flowers in spring, must be carefully sited to avoid color clash.
<i>Prunus serrulata</i> 'Kwansan' (Kwansan Cherry)	30'	V	F	A dense spreading form, short-lived tree, requires good drainage, protect from winds, has pest problems, attractive double pink flowers in spring, with no fruit, low branching.
<i>Prunus yedoensis</i> (Yoshino Cherry)	30'	BR	F	Tidal Basin Cherry, requires good drainage, protect from winds, pest problems, white flowers in spring.
<i>Sorbus alnifolia</i> (Korean Mountainash)	30'	O	F	A dense yet fine textured tree, tolerates poor soils but has borer and beetle problems, white blooms in spring, orange-red fall color, red fruits in winter, a good city tree.
<i>Stewartia pseudocamellia</i> (Japanese Stewartia)	30'	R	MS	A densely foliated, graceful tree, requires acidic, moist soil and some shade, protect from winds, white flowers in summer, use as a specimen.
<i>Styrax japonicum</i> (Japanese Snowbell)	20'	O	S	A densely foliated, graceful tree, requires well drained, moist soil, protect from winds, attractive white flowers in spring, yellow fall color, use as a specimen.

Evergreen Trees and/or Conifers

Best used for screening, as a wind break or as a large scale specimen within the landscape. Do not plant close to building or within restricted areas.

	Hgt.	Form	Growth	Remarks
<i>Cedrus atlantica glauca</i> (Blue Atlas Cedar)	120'	P	M	A horizontally branching pyramid with stiff blue needles, requires good soil but tolerates dry conditions, use as an accent or park tree.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
Growth: S = Slow, M = Moderate, F = Fast

Evergreen Trees and/or Conifers	Hgt.	Form	Growth	Remarks
<i>Cedrus deodara</i> (Deodar Cedar)	100'	P	MS	A graceful tree with pendulous branches, bluish green needles, requires good drainage, pest resistant, use as an accent or park tree, the cultivar 'Kashmir' is hardier. Protect from winter wind.
<i>Cryptomeria japonica</i> (Japanese Cedar)	60'	C	F	A conical form with attractive green foliage, requires moist, acidic soil, and good drainage, protect from winds, pest resistant, use as an accent, lower foliage often turns brown.
<i>Cupressocyparis leylandii</i> (Leyland Cypress)	50'	P	F	A pyramidal form, dense scale-like foliage, tolerates poor soils, a good wind break and screen because it holds onto lower limbs.
<i>Metasequoia glyptostroboides</i> * (Dawn Redwood)	100'	P	MF	A dense, pyramidal tree, with a massive trunk, a deciduous conifer, disease resistant, a good park tree.
<i>Picea abies</i> (Norway Spruce)	100'	P	MF	A pyramidal form with stiff pendulous branches, dark green needles, requires moist, well-drained soils, a good screen and wind break.
<i>Picea pungens</i> (Colorado Spruce)	80'	P	S	A symmetrical form, stiff horizontal branches, blue needles, tolerates poor, dry soil conditions, a good specimen or park tree.
<i>Pinus nigra</i> (Austrian Pine)	50'	P	MF	Pyramidal in youth, broad spreading in age, dense dark green needles, tolerates poor, dry soils but avoid hot areas, a good windbreak and screen.
<i>Pinus resinosa</i> (Red Pine)	70'	C	F	Conical in youth, open form in age, not dense, loses lower limbs with age, requires well-drained soils, a good wind break, or screen if used with tall shrubs.
<i>Pinus strobus</i> (White Pine)	100'	C	F	Symmetrical form, graceful whitish blue-green needles, requires good drainage, tolerates poor soils, loses lower limbs with age, a good windbreak or screen if used with tall shrubs.
<i>Pinus thunbergi</i> (Japanese Black Pine)	35'	I	S	An attractive picturesque, small conifer, requires moist, but well-drained soil, dark green needles, tolerates salt, use as a small specimen.
<i>Pseudotsuga menziesii</i> (Douglas Fir)	80'	P	F	An open pyramid with pendulous branches, tolerates dry, poor soil conditions, loses lower limbs with age, a good wind break or screen with tall shrubs.
<i>Thuja occidentalis</i> 'Nigra' (American Arborvitae)	50'	C	S	A dense, narrow conical with dark green foliage, tolerates wet conditions, suffers from scale bagworm problems, over planted but it is an effective screen.
<i>Tsuga canadensis</i> (Canadian Hemlock)	40'	P	MS	A graceful pyramidal form, glossy green needles, requires moist, well-drained soil, use as an accent tree or screen, can be pruned into tall hedge.
<i>Tsuga caroliniana</i> (Carolinia Hemlock)	35'	P	MS	A dense pyramidal form similar to Canadian Hemlock, yet more density foliated, requires moist well-drained soil, tolerates shade, use as a screen.

* This tree is a deciduous conifer.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
Growth: S = Slow, M = Moderate, F = Fast

Evergreen Trees (Broad Leaf)

Best used for accent or screening. Do not use as a wind break.

	Hgt.	Form	Growth	Remarks
Ilex aquifolium (English Holly)	20'	P	M	A dense symmetrical tree with low branches and deep green foliage, requires moist, well-drained soil, red berries in fall, a good lawn tree.
Ilex opaca (American Holly)	40'	P	M	A dense, low branching tree with dull green foliage, requires moist, well-drained soil, red berries, a good lawn tree.
Magnolia grandiflora (Southern Magnolia)	60'	P	M	A coarse textured tree, massive structure, dark glossy green foliage, low branching, requires moist, well-drained soil, large white flowers in June, avoid windy areas, a good specimen. Bracken's variety more hardy.

Form: B = Broad, C = Conical, I = Irregular, O = Oval, P = Pyramid, R = Round, U = Upright, W = Weeping, V = Vase-shaped
 Growth: S = Slow, M = Moderate, F = Fast



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March 11, 1997

INTERPRETATION #1- City of Westminster Landscape Manual dated January 1, 1993 and adopted by The Mayor and Common Council of Westminster by Ordinance No. 570 on March 22, 1993.

Issue: Conflict in size requirements for "shrubs."

Comment: A *shrub* is defined in Article II. Definitions, as a "low, multi-stemmed woody plant with a mature height of 18 inches to 15 feet." A *Planting Unit* (P.U.) is a "unit of measure for determining the quantity of plant materials required" whereas one major deciduous tree is equal to one planting unit. Additionally, one planting unit can also consist of two minor deciduous trees or two evergreen trees. Five shrubs are also the equivalent of one planting unit. However, under the definition of *planting unit* any shrub counted as such must be at least 24 inches in height at the time of planting. There is a conflict in the definitions between the height of a plant defined as a shrub, which is a minimum of 18 inches, and the height of a shrub which can be counted towards the planting unit requirements.

Interpretation by the Director of Planning and Public Works: It appears that the Landscape Manual intended to allow a wide variety of shrubs to be counted towards the planting unit requirement. However, some shrubs may only have a mature height of 18 inches as described in the definition. Therefore, it would be impossible to find these plants with a minimum height of 24 inches for planting on a project site. Hence, until such time as comprehensive amendments to the Landscape Manual can be adopted, I hereby issue the following interpretation:

Shrubs must be a minimum height of 18 inches at the time of planting. Any plant material which is less than 18 inches at the time of planting will be counted as groundcover, where 250 square feet of groundcover is equal to one planting unit. All Landscape Plans must include the minimum height of any shrub utilized. Any such shrub that is less than 18 inches at the time of site inspection shall be replaced prior to release of any posted surety.

Issued this 11th day of March in the year 1997.

By:

Thomas B. Beyard, Director of Planning and Public Works