



## PLANNING AND ZONING COMMISSION

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.

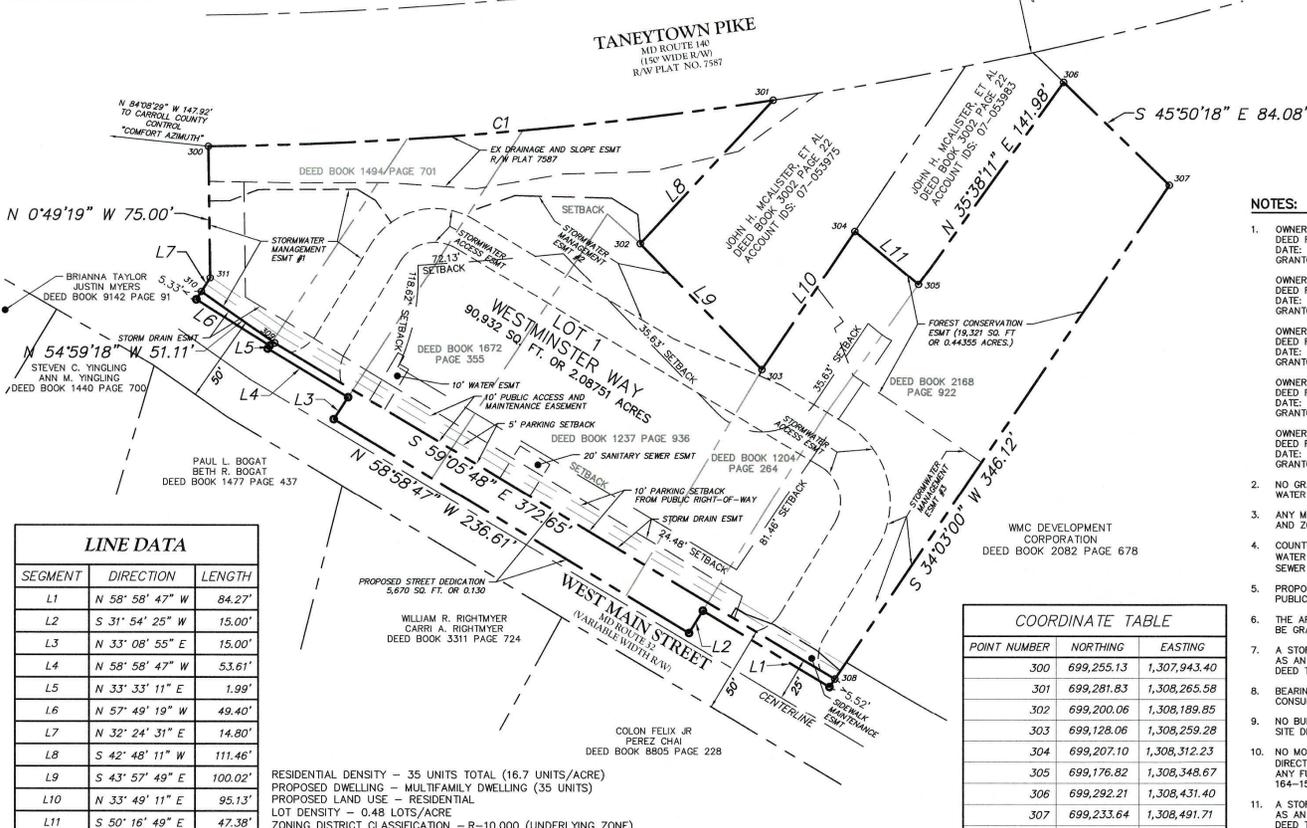
Please note that the time for an interested party to file an action for judicial review, as permitted by law, pursuant to Title 7 of the Maryland Rules of Procedure, shall run from the date on which the Commission conducts a vote constituting an action upon a matter pending before it. Upon Commission 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'



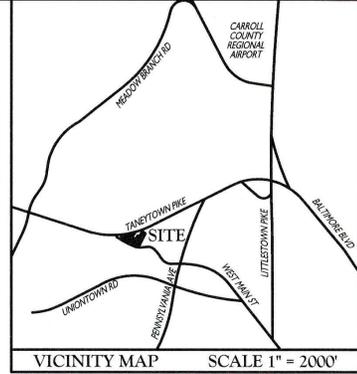
LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N 58° 58' 47" W	84.27'
L2	S 31° 54' 25" W	15.00'
L3	N 33° 08' 55" E	15.00'
L4	N 58° 58' 47" W	53.61'
L5	N 33° 33' 11" E	1.99'
L6	N 57° 49' 19" W	49.40'
L7	N 32° 24' 31" E	14.80'
L8	S 42° 48' 11" W	111.46'
L9	S 43° 57' 49" E	100.02'
L10	N 33° 49' 11" E	95.13'
L11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

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

**NOTES:**

- OWNER: WESTERN MARYLAND COLLEGE, INC.  
DEED REFERENCE: BOOK 2168 PAGE 922  
DATE: MARCH 2, 1989  
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 1872 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
- 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.
- ANY MODIFICATION OR PLAT REASSEMBLY SHALL BE SUBJECT TO APPROVAL BY THE CITY OF WESTMINSTER PLANNING AND ZONING COMMISSION.
- COUNTY MASTER PLAN FOR WATER AND SEWERAGE  
WATER - W1 - EXISTING/FINAL PLANNING  
SEWER - S1 - EXISTING/FINAL PLANNING
- 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 OF WESTMINSTER.
- 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.
- 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.
- BEARINGS AND DISTANCES OF THE PROPERTY BOUNDARY ARE BASED ON A BOUNDARY SURVEY BY MASER CONSULTING P. A.
- 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.
- 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.
- 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.
- 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 OR AUTHORIZED REPRESENTATIVES BY A DEED TO BE RECORDED SIMULTANEOUSLY HEREWITH.



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 DEVELOPMENT

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

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.

**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 MASTER 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 \_\_\_\_\_

**DATA TABULATION**

NUMBER OF LOTS: 1  
 TOTAL AREA OF LOT: 2.08751 ACRES  
 TOTAL AREA OF PARCELS FOR ROAD WIDENING: 0.13017 ACRES  
 TOTAL AREA OF PLAT: 2.21768 ACRES

**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: 5650 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:

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

**MASER CONSULTING P.A.**

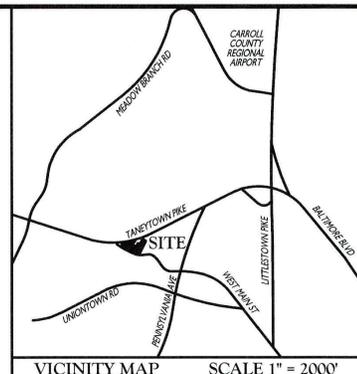
Customer Loyalty through Client Satisfaction  
 www.maserconsulting.com

Office Locations:

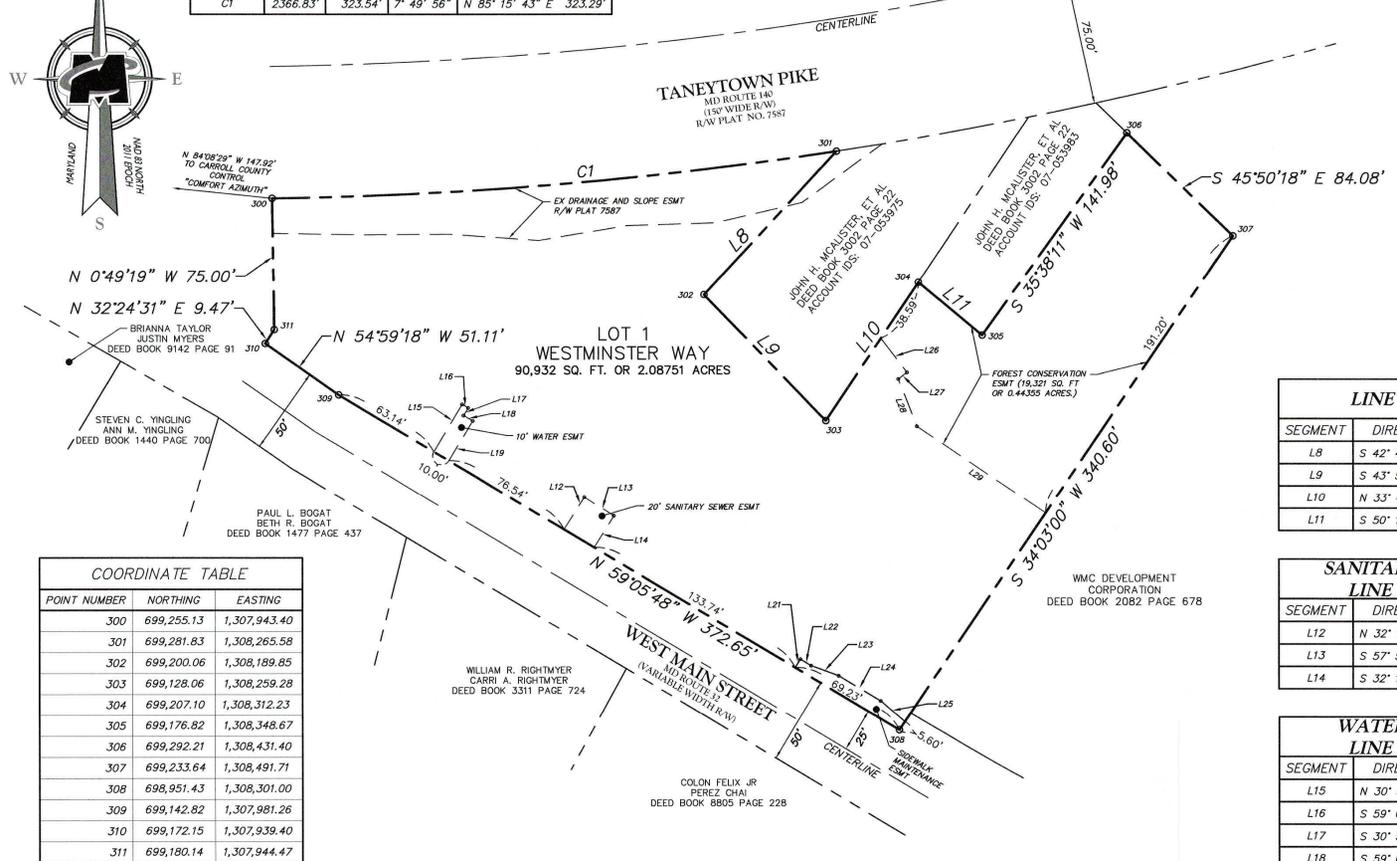
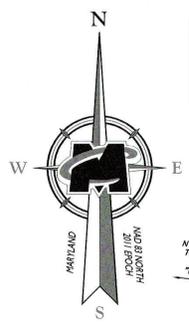
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STERLING OFFICE  
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 Fax: 703.430.4339

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CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
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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	
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FOREST CONSERVATION EASEMENT:	0.44355 ACRES
TOTAL AREA OF PLAT:	2.08751 ACRES



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

CITY 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 DEVELOPMENT

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  
 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: JGM JOB NO. 18001B31A SHEET NO. 2 OF 3

COUNTY FILE NO. AP-20-0011

REVISIONS:

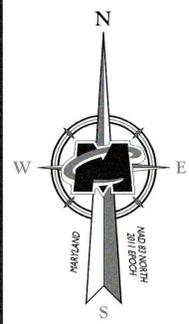
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Office Locations:

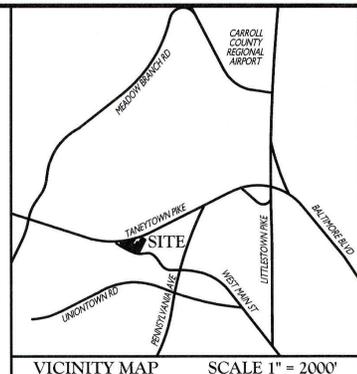
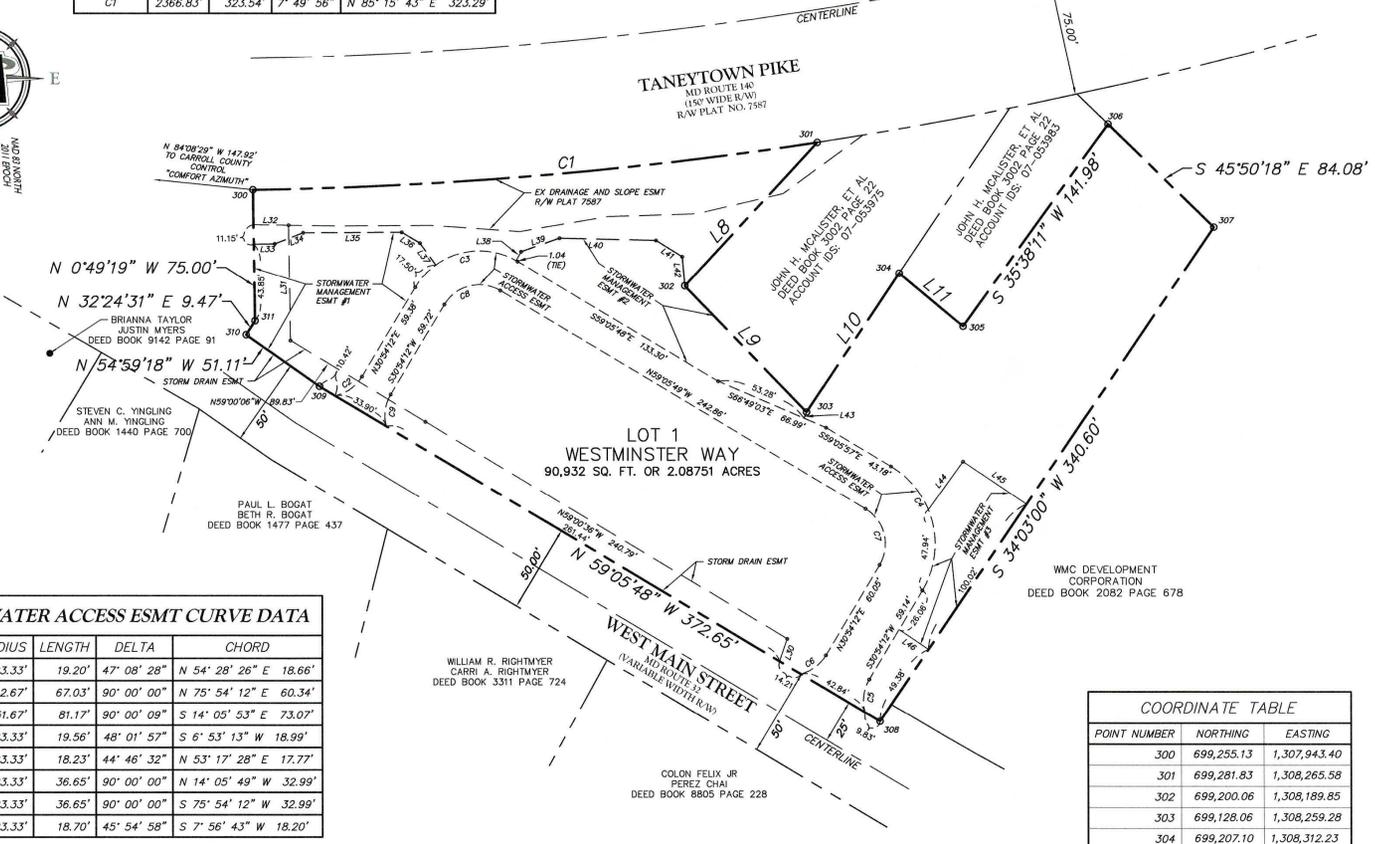
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STERLING OFFICE  
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 Fax: 703.430.4339

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CURVE DATA				
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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'

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
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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

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

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: \_\_\_\_\_

CITY 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 DEVELOPMENT

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 WATER PLAN. PUBLIC WATER AND SEWER FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WESTERN MARYLAND COLLEGE INC  
 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  
 PROPERTY LINE SURVEYOR NO. 348  
 LIC. EXP. 10-13-2020

DATE \_\_\_\_\_

**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: JGM JOB NO. 18001831A SHEET NO. 3 OF 3

COUNTY FILE NO. AP-20-0011

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