



## PLANNING AND ZONING COMMISSION

April 9, 2020

**TITLE:** Heritage Honda Signage

**REQUEST:** **Application for Sign or Awning - Case No. 1755 Approval**  
The Applicant is requesting Application for Sign or Awning approval for a new freestanding monument sign exceeding 64 square feet in area and 12.5 feet in height.

**PROJECT INFORMATION:**

**LOCATION:** 580 Baltimore Boulevard (07-027834), approximately 500' northwest of the Malcolm Drive and Baltimore Boulevard (Route 97 and Route 140) intersection.

**ZONE:** B Business Zone

**APPLICANT/REPRESENTATIVES:**

**APPLICANT:** Melissa Brent, MG Permits  
**OWNER:** CAR MI MD BALT LLC  
**ENGINEER:** N/A  
**ARCHITECT:** AMMON HEISLER SACHS architects, PC  
**ATTORNEY:** N/A

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

**RECOMMENDATION:** Conditional Approval

**ATTACHMENTS:**

1. Application for Sign or Awning No. 1755

## STAFF REPORT

### RELEVANT ZONING ORDINANCE SECTIONS:

- City of Westminster Zoning Ordinance (Zoning Ordinance) Section 164-118.: “No sign may be erected in any zone, nor a permit issued therefor, unless such sign is specifically permitted by this article and complies with all of the requirements of this chapter.”
- Zoning Ordinance Section 164-123 A.: “except as provided in § 164-120 [Signs not requiring permits], no sign shall be erected, altered or relocated without a sign permit issued by the Zoning Administrator.”
- Zoning Ordinance Section 164-121 A.(5): “Any sign or signs [in the B Business Zone] for property adjacent to any divided street or highway shall be permitted as follows. Applications for signs which do not exceed 64 square feet in total area and which do not exceed 12.5 feet in height shall be approved by the Zoning Administrator. Applications for signs up to and including 125 square feet and/or up to and including 20 feet in height shall be approved by the Commission [Planning and Zoning Commission].”

### BACKGROUND INFORMATION:

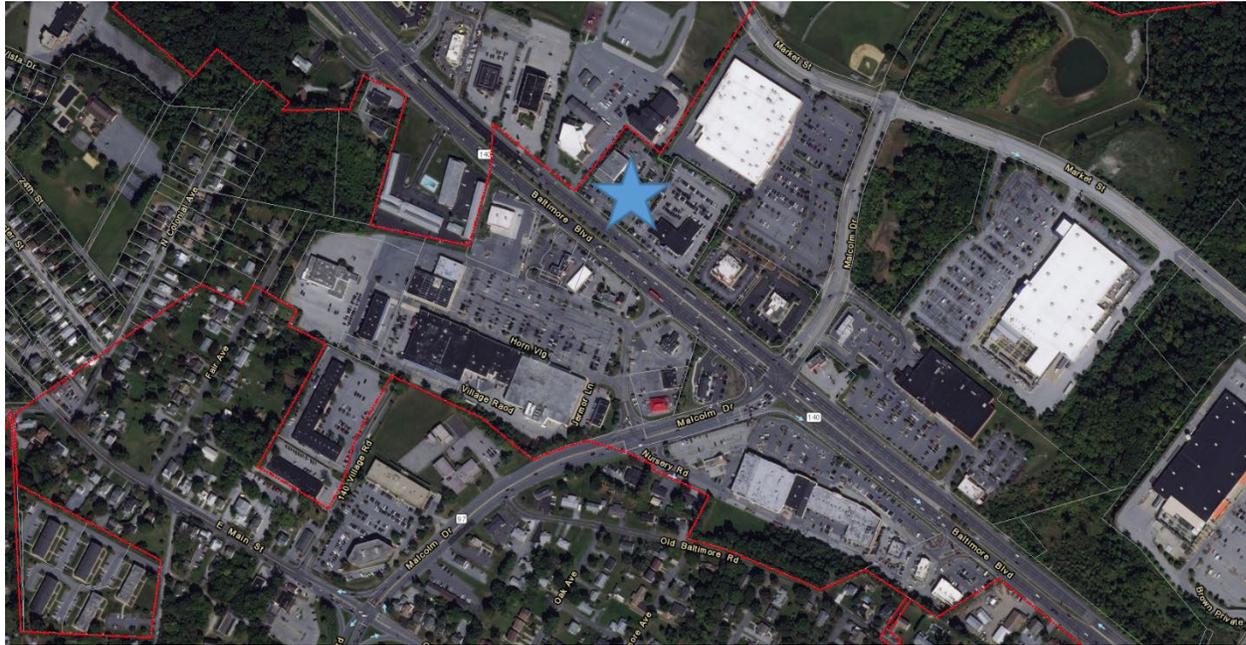
Pursuant to Zoning Ordinance Section 164-41 A.(7), “Automobile, trailer and implement sales and services, except automobile car washes and including motorcycle shops and auto accessory stores” is listed as a permitted use in the B Business Zone. Additionally, pursuant to Zoning Ordinance Section 164-121 A., “business signs pertaining to a use on the premises are permitted as an accessory use in the Business Zone”.

On March 2, 2020, Heritage Honda, represented by MG Permits, applied for an Application for Sign or Awning for a freestanding monument sign for the Heritage Honda automobile sales and service use located at the subject property 580 Baltimore Boulevard (Account Identifier Number 07-027834). The freestanding monument sign exceeds 125 square feet in area, requiring the sign to be reduced in area in order for the Commission to approve. [ZO Section 164-121.A.(5)]

A Site Development Plan, for the subject property, was conditionally approved by the Commission on November 8, 2018 and alterations to the approved building signage were approved by the Commission on December 3, 2019.

In addition to the subject property (07-027834), Heritage Honda also operates an automobile sales use on the adjacent property to the west, Account Identifier Number 07-003560, which is proposing a wall mounted sign exceeding 64 square feet as outlined in Item C of the April 9, 2020 Commission Agenda. Staff is concerned that this adjacent property to the west has the same address, 580 Baltimore Boulevard, as the subject property. Each property contains a building and a dedicated access to/from Route 140 creating safety concerns and responses related to fire and rescue and police issues/calls. Therefore, the subject property should be re-addressed to alleviate these safety issues.

**VICINITY MAP:**



★ = Site

**SIGN PERMIT REVIEW COMMENTS:**

The Application for Sign or Awning Case No. 1755 proposes a 157.5 square feet (15'-9" tall and 10' wide) freestanding monument sign. The freestanding monument sign exceeds the allowed 125 square foot requirements by 32.5 square feet. [ZO Section 164-121 A.(5)]. To obtain Commission approval, the Applicant must reduce the area of the sign by 32.5 square feet while maintaining the height of no more than 20 feet.

The area of all signs on the premises shall not exceed three square feet for each linear foot of the front building wall. Pursuant to an April 3, 2020, email from Mr. Joe Heisler, Architect, the linear feet of the existing buildings front wall length is 153 feet 2 inches. Therefore, according to the Zoning Ordinance, 459.6 square feet of signage is allowed at the subject property.

The Commission approved three Applications for Sign or Awnings for 190.5 square feet of wall mounted signage, at the subject property, in December 2019. A revised proposed freestanding monument sign of no more than 125 square feet would bring the total signage at the subject property to 315.5 square feet.

## **Commission Review**

Pursuant to Section 164-121 A. (5) (a) ...”In determining whether or not to approve an application, the Zoning Administrator or the Commission shall take into consideration the following factors: traffic and pedestrian safety; the size, configuration, elevation and location of the property; existing signs on the property and neighboring properties; aesthetics; and any other factors relating to the location, size, design, composition and specific character of the proposed sign deemed appropriate by the Zoning Administrator or the Commission. No sign shall be approved if the Zoning Administrator or the Commission finds that it would not achieve a maximum of compatibility, safety, efficiency and attractiveness.

## **Development Design Preferences Manual**

CP&D staff reviewed for applicable requirements in the Development Design Preferences Manual and found no problem with the proposal. Pursuant to Section XXIV, Signage review required per the provisions of Article XVII, B. 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 signage. Except as explicitly stated in a motion, the PZC recognizes implicitly that a motion for approval affirms the required compliance.

## **RECOMMENDATION:**

Staff recommends that the Commission consider approval of one proposed freestanding monument sign, subject to the following Conditions of Approval:

1. Obtain a new address for the subject property.
2. Maintain the design of the freestanding monument sign and reduce the total area by 32.5 square feet, to be approved by the Zoning Administrator.

## **DRAFT MOTIONS:**

1. I move that the Planning and Zoning Commission approve Application for Sign or Awning Case No. 1755 based on the Staff Report and subject to the Conditions of Approval provided at the April 09, 2020, Planning and Zoning Commission meeting.

OR

2. I move that the Planning and Zoning Commission deny Application for Sign or Awning Case No. 1755.

OR

3. I move an alternate motion.

**Application Fees per sign**  
\$50 for up to 64 square feet  
\$150 for up to 125 square feet  
Payable to City of Westminster



**CITY OF WESTMINSTER**  
56 WEST MAIN STREET  
WESTMINSTER, MD 21157

*For Office Use Only*  
Case No.: \_\_\_\_\_  
Form Received: \_\_\_\_\_  
Fee Paid: \_\_\_\_\_  
DCPD Reviewed: \_\_\_\_\_  
Appeal Received: \_\_\_\_\_  
Appeal Decision: \_\_\_\_\_

**APPLICATION FOR SIGN OR AWNING**

Please check one:  Sign not to exceed 64 square feet  Awning (graphics are also signage)  
 Sign not to exceed 125 square feet (Planning & Zoning Commission review)

Property Owner: CAR MI MD BALT LLC Daytime Phone: \_\_\_\_\_  
Mailing Address: 580 Baltimore Blvd, Westminster MD 21157  
Location of Property: 580 Baltimore Blvd, Westminster MD 21157  
Applicant Name: Melissa Brent Daytime Phone: 410-507-0605  
SDAT Map#: 0108 Parcel#: 2667 Linear feet of Front Wall: 177'-4.63"

*Honda  
Pylon  
replacement  
on existing  
base*

All proposed signs must comply with Article XVII of the City Code. Please attach documentation to indicate:

- Locations of all signs (existing and proposed) on the development site and on all of the buildings
- Dimensions of all signs (existing and proposed) on the development site and on all of the buildings
- Height from the ground of any freestanding sign (existing or proposed) on the development site
- Methods of attaching all of the proposed signs (construction drawings and electrical, if needed)

[Signature] 2-19-20 See attached letter  
Applicant Signature Date Property Owner Signature Date

Melissa Brent // \_\_\_\_\_  
Printed Name Printed Name

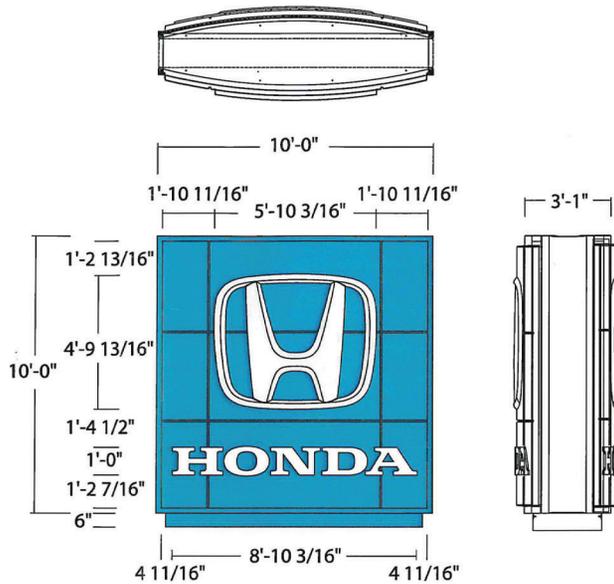
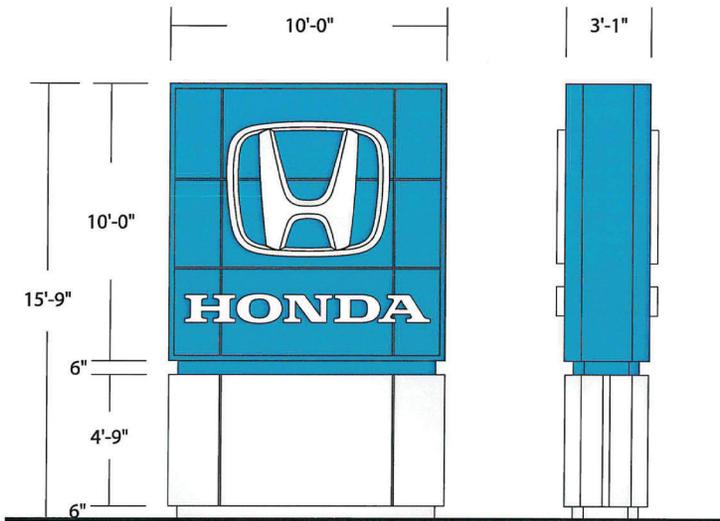
Please email signed and dated applications with all required submittals to [planning@westgov.com](mailto:planning@westgov.com)

AREA BELOW IS FOR USE BY CITY OF WESTMINSTER

Case No. \_\_\_\_\_ **RESULTS OF APPLICATION REVIEW**

Application Approved  Application Rejected

\_\_\_\_\_  
Comprehensive Planner Date : Zoning Administrator Date



**HBS-10x10x15 - GEN 3**  
**Supply & Install (1) One New Double Face Illuminated Pylon**

**Specifications:**

- Aluminum construction
- Cabinet, EX13 retainers & escutcheon painted to match Honda Blue (PMS 285c)
- Honda blue acrylic molded faces
- Honda white acrylic molded cap on logo and letters
- White LED illumination
- Blue LED recessed lighting on side of cabinet
- Electrical hook-up by others

Fiberglass cladding, joint cover and bottom escutcheon Honda white



Customer Approval:

410 N. Cedar Bluff Rd. · Suite 101 · Knoxville, TN. 37923  
 Tel (865) 693-1105 · Fax (888) 694-1106 · Toll Free (866) 218-1976

www.pattisonsign.com

Date: \_\_\_\_\_



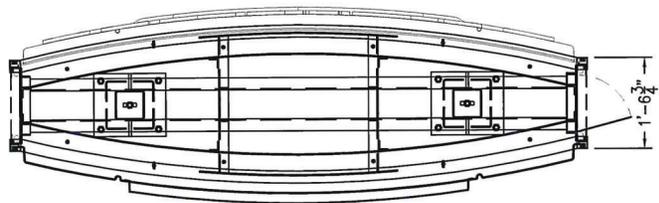
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Pattison Sign Group illuminated signs may contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury Vapor. Dispose of these lamps according to Local, State, or Federal Laws.



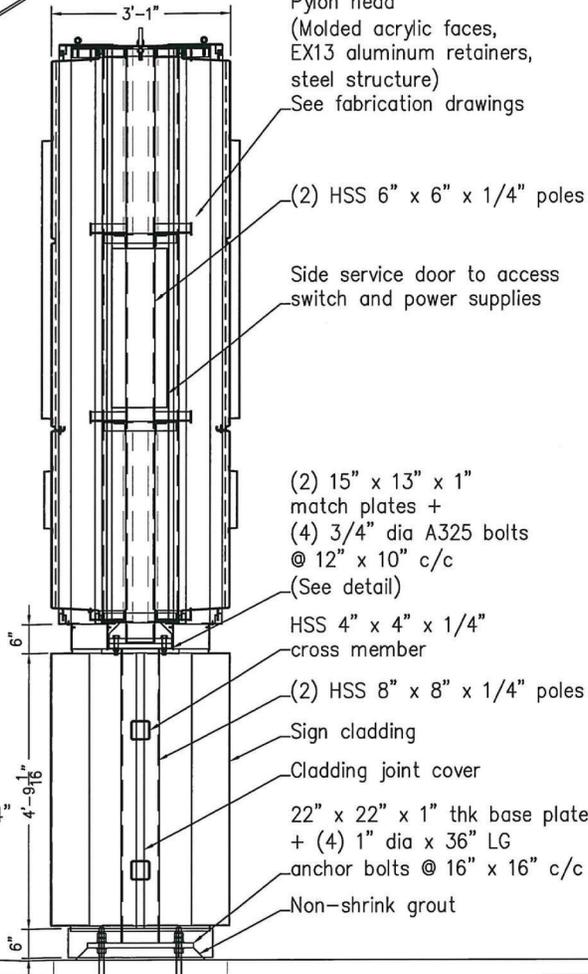
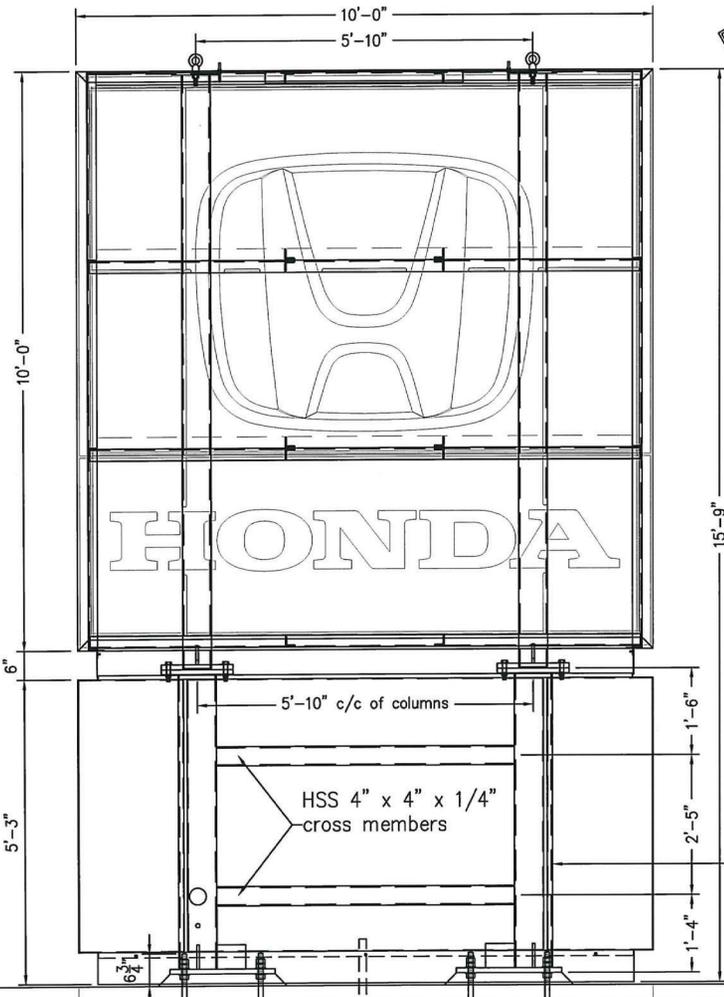
Client:	Name		
Site:	Address		
Sales Rep:	Sales Rep	Date:	00/Jan/00
Designer:	Designer	Scale:	3/16"=1'-0"
Design#:	12-0000	Rev#:	



Sign designed for wind loads up to 115 MPH

Total weight: 3110 Lbs.  
White cladding: 1200 Lbs.  
Head weight: 1910 Lbs.

10 x 10 x 15  
Honda new pylon



- Pylon head (Molded acrylic faces, EX13 aluminum retainers, steel structure) See fabrication drawings
- (2) HSS 6" x 6" x 1/4" poles
- Side service door to access switch and power supplies
- (2) 15" x 13" x 1" match plates + (4) 3/4" dia A325 bolts @ 12" x 10" c/c (See detail)
- HSS 4" x 4" x 1/4" cross member
- (2) HSS 8" x 8" x 1/4" poles
- Sign cladding
- Cladding joint cover
- 22" x 22" x 1" thk base plate + (4) 1" dia x 36" LG anchor bolts @ 16" x 16" c/c
- Non-shrink grout

NOTES

See Art for graphic details and color specs.  
Honda pylon, 10x10 head, 15'-9" OAH

ELECTRICAL

(240) GEWHSSP3-65K GE white LED modules + (6) GEPS12-180U power supplies to illuminate the faces + (4) x 9'-10 3/8" Sloan LED stripe + (1) 24Volt LED stripe transformer for the sides.  
Sign installed @ 120 Volts  
Power consumption = 8.5 Amps

Max 15 amp/120 volt circuits  
Unless otherwise specified

 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

NOTICE

THIS NOTICE THAT THE OWNERSHIP OF THE COPYRIGHT OF THE ATTACHED WORK IS VESTED IN PATTISON SIGN GROUP INC. AND FURTHER THAT NOTICE THAT PATTISON SIGN GROUP INC. IS THE SOLE OWNER OF THE WORK IS HEREBY GIVEN. IT SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP INC.

PATTISON SIGN GROUP INC.

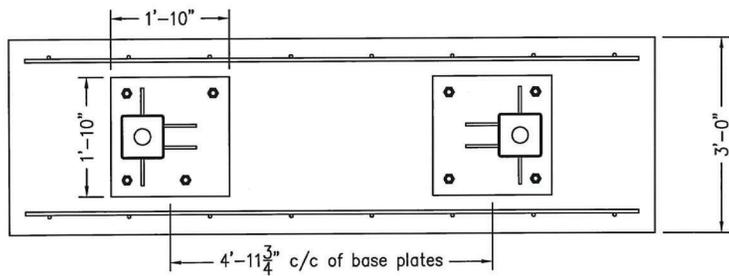
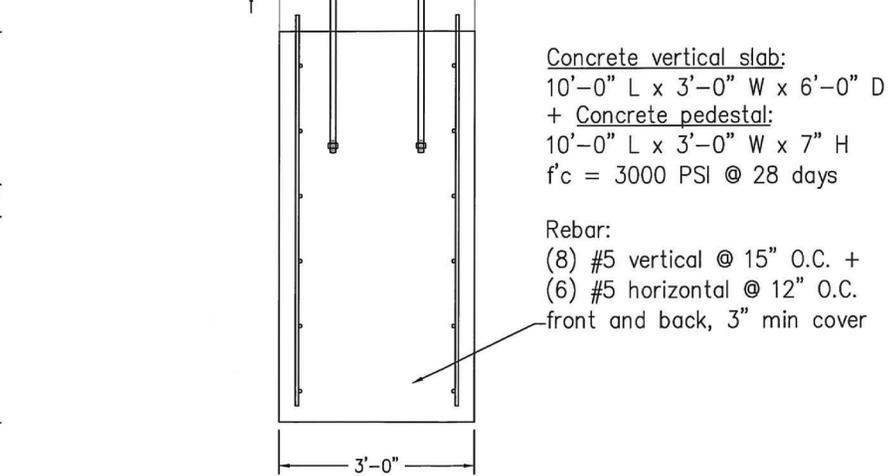
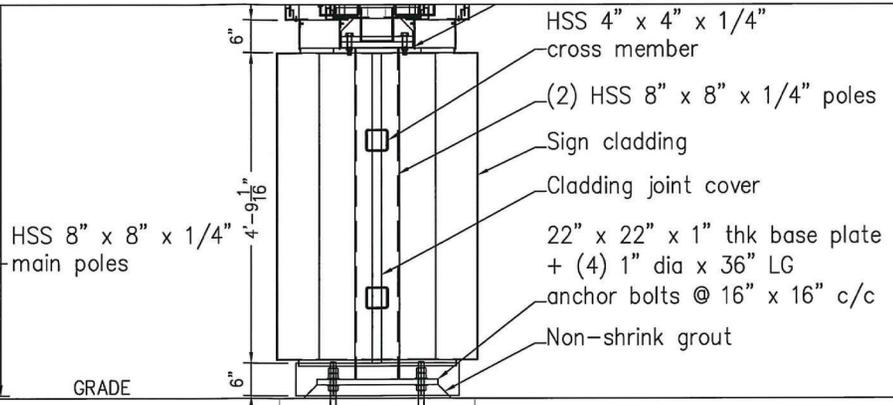
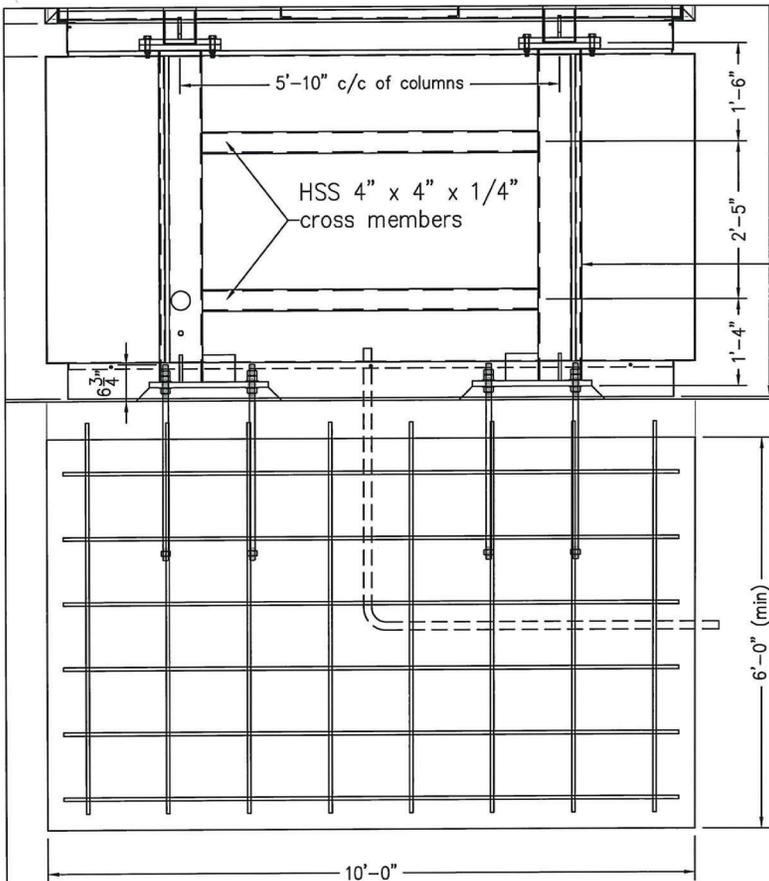
REVISIONS

REV.	DESCRIPTION	DATE
04	Title block changed	Apr 09-12
06	Height of bottom poles reduced by 2"	Apr 30-14
05	Weights added	Jul 19-12

ACCT. EXECUTIVE	
DESIGNED BY	J. Restrepo
DRAWN BY	N.T.S.
DATE	Oct 03-11
CUSTOMER	HONDA US
ADDRESS	
JOB No.	CAD.No. 10x10x15 pylon



410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923  
Tel (865) 683-1105 • Fax (865) 684-1108 • Toll Free (888) 216-1976



**Sign designed for wind loads up to 115 MPH**

**NOTES**  
 See Art for graphic details and color specs.  
 Honda pylon, 10x10 head, 15'-9" OAH

**ELECTRICAL**  
 (240) GEWHSP3-65K GE white LED modules + (6) GEPS12-180U power supplies to illuminate the faces + (4) x 9'-10 3/8" Sloan LED stripe + (1) 24Volt LED stripe transformer for the sides.  
 Sign installed @ 120 Volts  
 Power consumption = 8.5 Amps

Max 15 amp/120 volt circuits  
 Unless otherwise specified

 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

**NOTICE**  
 THE NOTICE THAT THE OWNERSHIP OF THE COPYRIGHT OF THE ATTACHED WORK IS VESTED IN PATTISON SIGN GROUP INC. AND THAT THE NOTICE THAT PATTISON SIGN GROUP INC. IS THE SIGN PROVIDER FOR THE SIGN SHALL BE PROMINENTLY REPRODUCED ON THE ATTACHED WORK OR ANY SUBSTITUTES, AND PROMINENTLY REPRODUCED ON ANY SIGN, WHETHER IT SHALL BE REPRODUCED, USED OR DISPLAYED IN ANY MANNER OR IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP INC.

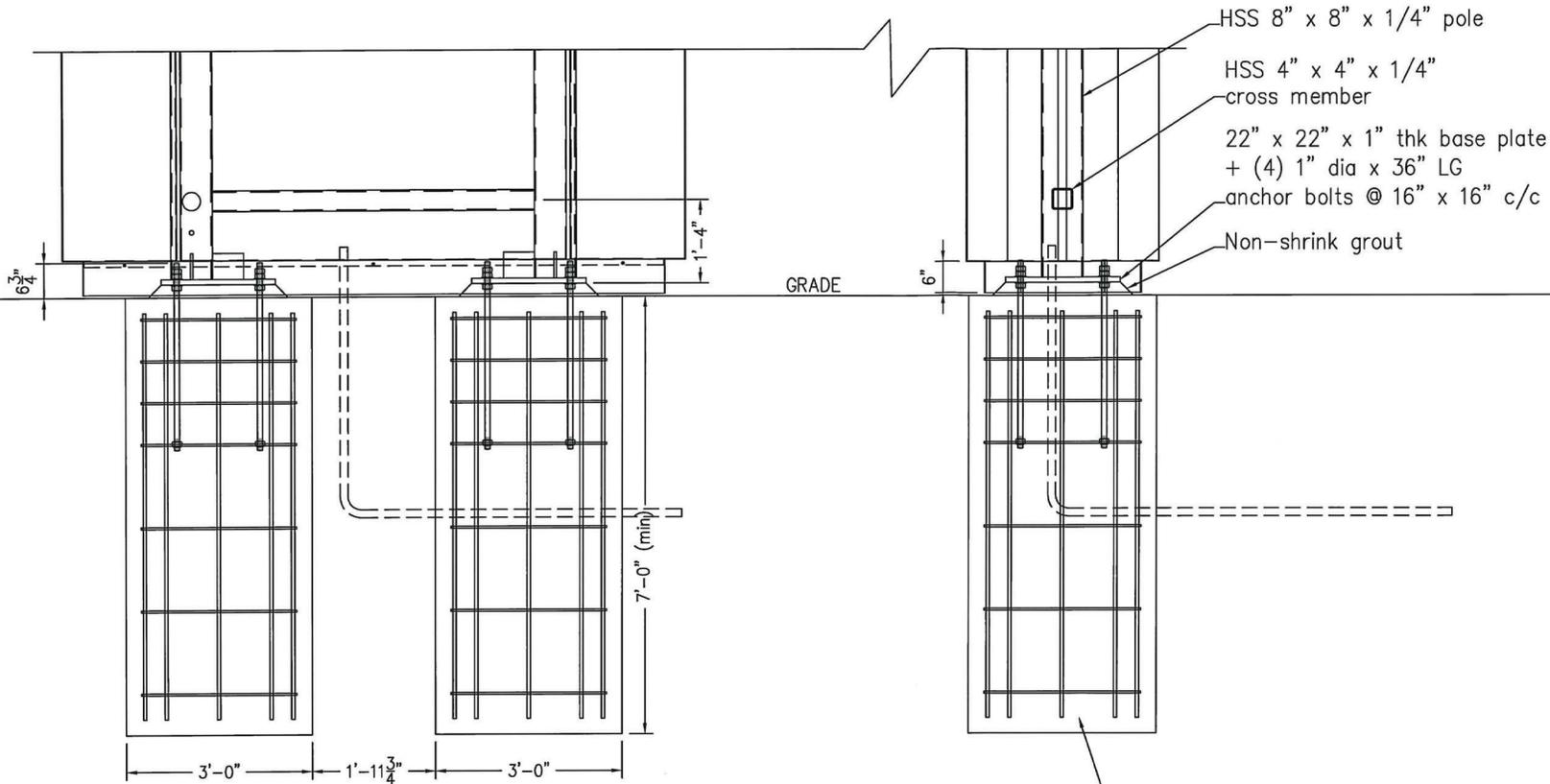
PATTISON SIGN GROUP INC.

REVISIONS		
REV.	DESCRIPTION	DATE
04	Title block changed	Apr 09-12
06	Height of bottom poles reduced by 2"	Apr 30-14
05	Weights added	Jul 19-12

DESIGNED BY: J. Restrepo  
 DRAWN BY: N.T.S.  
 SCALE: Oct 03-11  
 DATE: HONDA US  
 CUSTOMER: HONDA US  
 ADDRESS:  
 JOB No.: CAD No. 10x10x15 pylon



**PATTISON SIGN GROUP INC.**  
 410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923  
 Tel (888) 888-1105 • Fax (888) 884-1108 • Toll Free (888) 219-1978



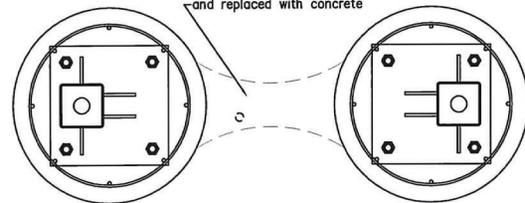
- HSS 8" x 8" x 1/4" pole
- HSS 4" x 4" x 1/4" cross member
- 22" x 22" x 1" thk base plate + (4) 1" dia x 36" LG anchor bolts @ 16" x 16" c/c
- Non-shrink grout

GRADE

Caisson option:  
 3'-0" Dia. x 7'-0" Deep min  
 f'c = 3000 PSI @ 28 days

Rebar:  
 (8) #5 x 6'-6" LG vertical  
 + (4) #3 top circular ties @ 8" O.C. +  
 (3) #3 circular ties @ 16" O.C thereafter  
 with 3" min cover

Note: in case of collapse,  
 all loose soil must be removed  
 and replaced with concrete



Sign designed for wind loads up to 115 MPH

NOTES

See Art for graphic details and color specs.  
 Honda pylon, 10x10 head, 15'-9" OAH

ELECTRICAL

(240) GEWHSSP3-65K GE white LED modules + (6) GEPS12-180U power supplies to illuminate the faces + (4) x 9'-10 3/8" Sloan LED stripe + (1) 24Volt LED stripe transformer for the sides.  
 Sign installed @ 120 Volts  
 Power consumption = 8.5 Amps

Max 15 amp/120 volt circuits  
 Unless otherwise specified

 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

NOTICE

THIS NOTICE THAT THE OWNERSHIP OF THE COPYRIGHT OF THE ATTACHED MARK IS VESTED IN PATTISON SIGN GROUP INC. AND HEREBY THE NOTICE THAT PATTISON SIGN GROUP INC. AT THE SIGNER'S OPTION THE SIGNER'S PERMISSION TO REPRODUCE THE ATTACHED MARK OR ANY SUBSTANTIAL PART THEREOF IN ANY MATERIAL, FORM OR MEDIUM, IT SHALL NOT BE REPRODUCED, USED OR COPIED TO ANY OTHER OR GROUP OF COMPANIES AND HEREBY ACCEPTS THE REPRESENTATION OF PATTISON SIGN GROUP INC.

PATTISON SIGN GROUP INC.

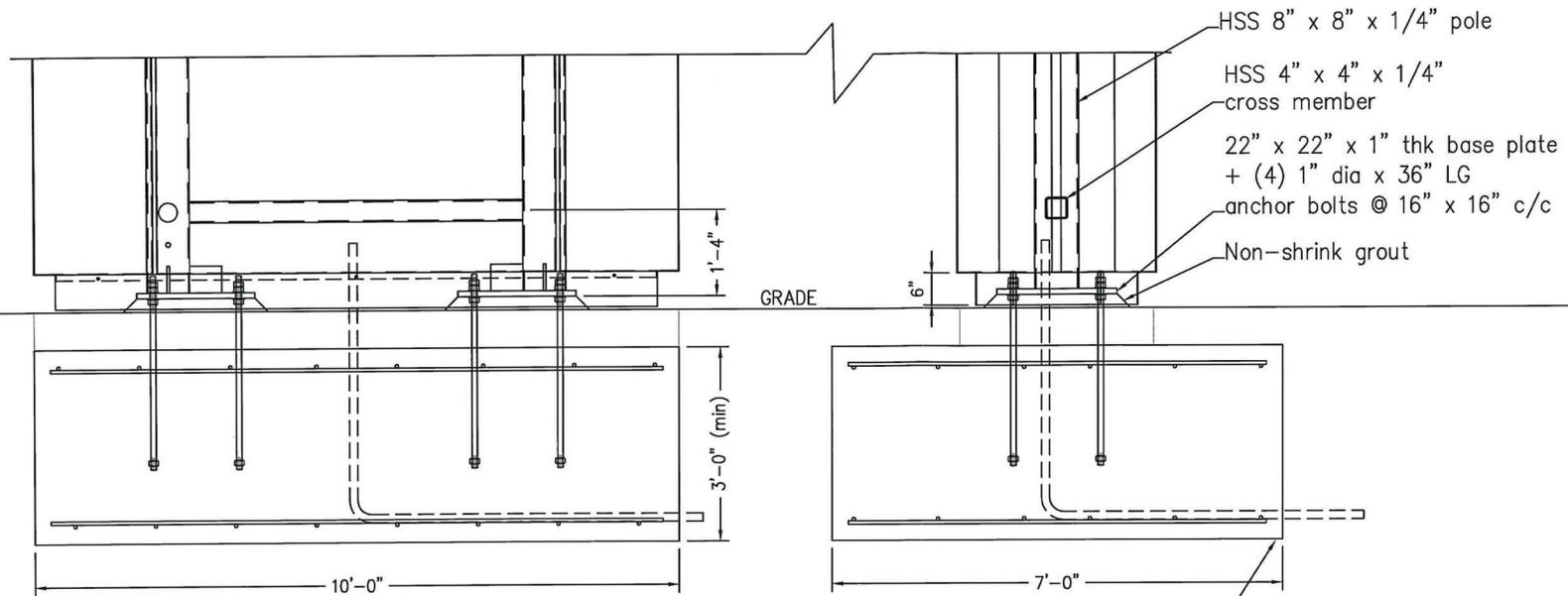
REVISIONS

REV.	DESCRIPTION	DATE
04	Title block changed	Apr 09-12
06	Height of bottom poles reduced by 2"	Apr 30-14
05	Weights added	Jul 19-12

ACCT. EXECUTIVE	
DRAWN BY	J. Restrepo
SCALE	N.T.S.
DATE	Oct 03-11
CUSTOMER	HONDA US
ADDRESS	
JOB No.	CAD.No. 10x10x15 pylon



410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923  
 Tel (865) 683-1105 • Fax (865) 684-1106 • Toll Free (866) 219-1976

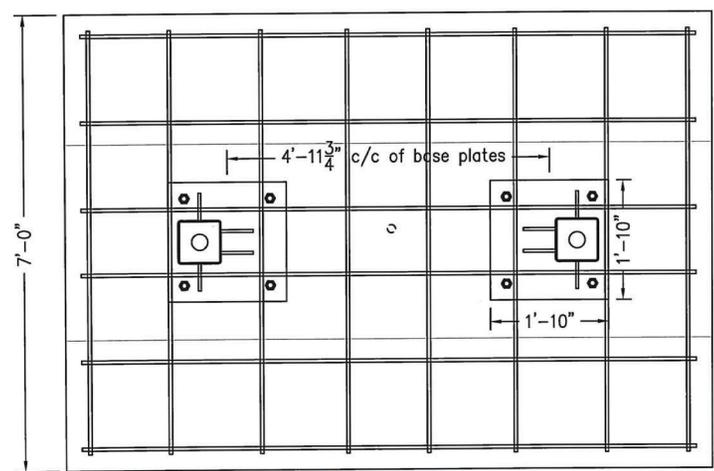


HSS 8" x 8" x 1/4" pole  
 HSS 4" x 4" x 1/4" cross member  
 22" x 22" x 1" thk base plate  
 + (4) 1" dia x 36" LG anchor bolts @ 16" x 16" c/c  
 Non-shrink grout

GRADE

Concrete block footing:  
 10'-0" L x 7'-0" W x 3'-0" D  
 + Concrete pedestal:  
 10'-0" L x 3'-0" W x 7" H  
 f'c = 3000 PSI @ 28 days

Rebar:  
 (8) #5 x 9'-6" LG @ 16" O.C. +/-  
 + (6) #5 x 6'-6" LG @ 16" O.C. +/-  
 top and bottom, with 3" min cover



Sign designed for wind loads up to 115 MPH

**NOTES**  
 See Art for graphic details and color specs.  
 Honda pylon, 10x10 head, 15'-9" OAH

**ELECTRICAL**  
 (240) GEWHSSP3-65K GE white LED modules + (6) GEPS12-180U power supplies to illuminate the faces + (4) x 9'-10 3/8" Sloan LED stripe + (1) 24Volt LED stripe transformer for the sides.  
 Sign installed @ 120 Volts  
 Power consumption = 8.5 Amps

Max 15 amp/120 volt circuits  
 Unless otherwise specified

 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

**NOTICE**  
 THE NOTICE THAT THE OWNERSHIP OF THE COPYRIGHT OF THE ATTACHED MARK IS VESTED IN PATTISON SIGN GROUP INC. AND FURTHER THAT PATTISON SIGN GROUP INC. AS THE SOLE OWNER, HAS THE SOLE RIGHT REPRODUCED OR REPRODUCE THE ATTACHED MARK OR ANY SUBSTANTIAL PART THEREOF IN ANY MEDIUM, FORM OR MATTER, IT SHALL NOT BE REPRODUCED, USED OR DEPENDENT TO ANY MEDIUM OR FORM OR MATTER WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP INC.

PATTISON SIGN GROUP INC.

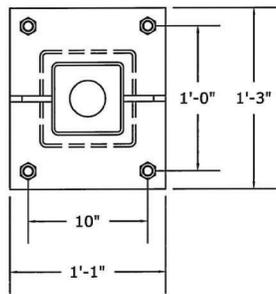
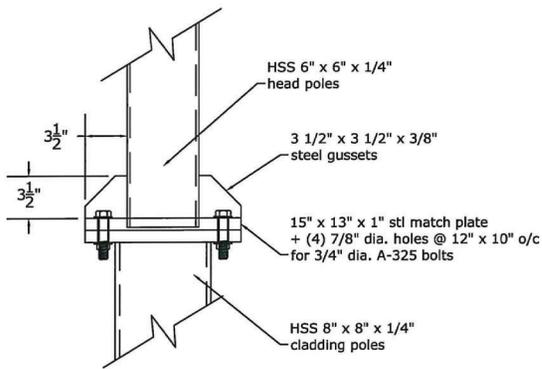
REVISIONS		
REV.	DESCRIPTION	DATE
04	Title block changed	Apr 09-12
06	Height of bottom poles reduced by 2"	Apr 30-14
05	Weights added	Jul 19-12

<b>ACT. EXECUTIVE</b>	
DESIGNED BY	J. Restrepo
SCALE	N.T.S.
DATE	Oct 03-11
<b>CUSTOMER</b> HONDA US	
<b>ADDRESS</b>	
JOB No.	CAD.No. 10x10x15 pylon

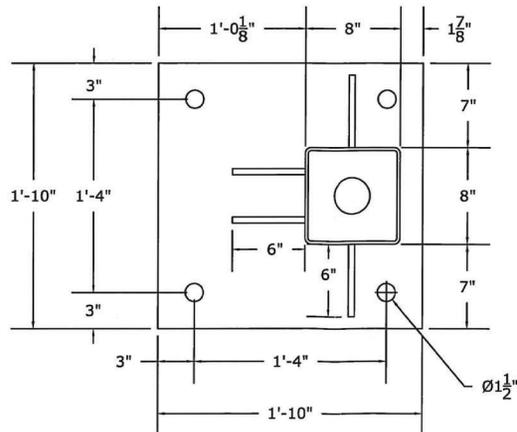
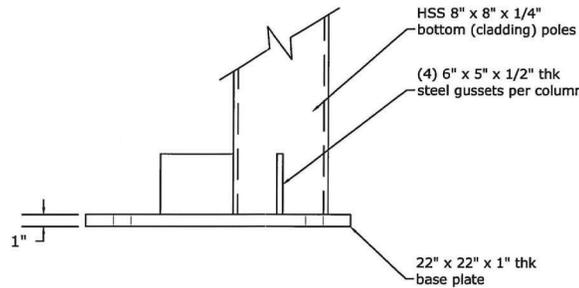


410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923  
 Tel (615) 884-1105 • Fax: (615) 884-1108 • Toll Free (888) 218-1878

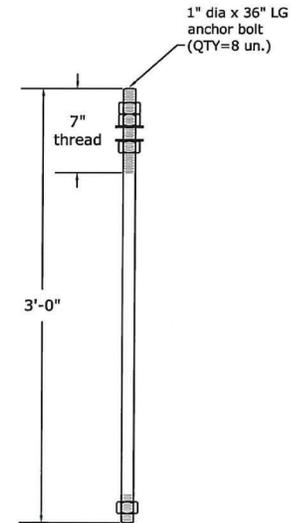
# DETAILS



MATCH PLATES



BASE PLATES



ANCHOR BOLTS

## NOTES

See Art for graphic details and color specs.  
Honda pylon, 10x10 head, 15'-9" OAH

## ELECTRICAL

(240) GEWHSP3-65K GE white LED modules + (6) GEPS12-180U power supplies to illuminate the faces + (4) x 9'-10 3/8" Sloan LED stripe + (1) 24Volt LED stripe transformer for the sides.  
Sign installed @ 120 Volts  
Power consumption = 8.5 Amps

Max 15 amp/120 volt circuits  
Unless otherwise specified

 Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, State, Provincial or Federal Laws.

## NOTICE

TAKE NOTICE THAT THE OWNERSHIP OF THE COPYRIGHT OF THE ATTACHED WORKS IS VESTED IN PATTISON SIGN GROUP INC. ANY REPRODUCTION, IN WHOLE OR IN PART, OF ANY PART OF THESE WORKS WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP INC. IS STRICTLY PROHIBITED. ANY REPRODUCTION OF THESE WORKS WITHOUT THE WRITTEN PERMISSION OF PATTISON SIGN GROUP INC. SHALL BE AT THE REPRODUCER'S RISK AND WITHOUT LIABILITY TO PATTISON SIGN GROUP INC.

PATTISON SIGN GROUP INC.

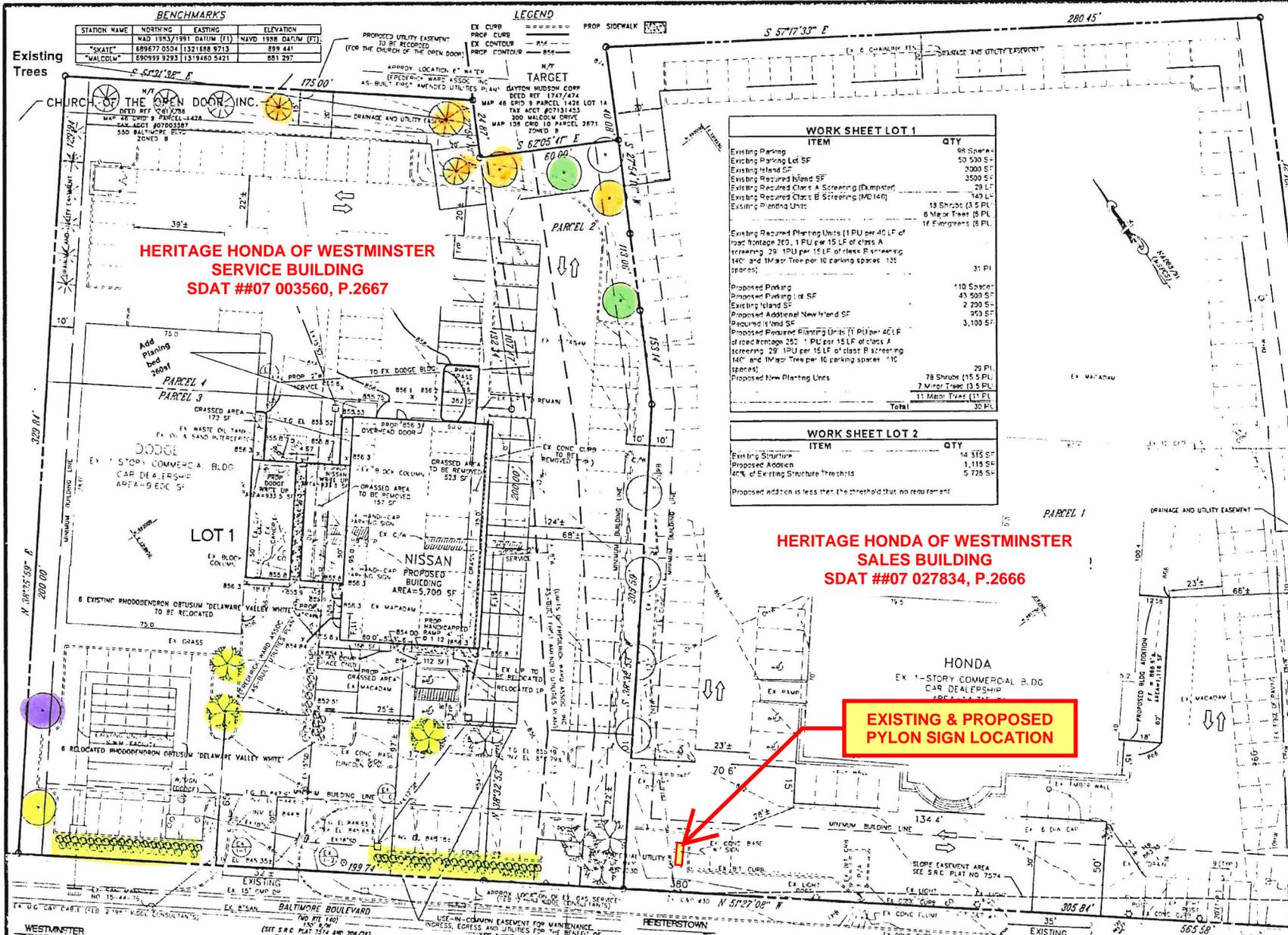
## REVISIONS

REV.	DESCRIPTION	DATE
04	Title block changed	Apr 09-12
06	Height of bottom poles reduced by 2"	Apr 30-14
05	Weights added	Jul 19-12

ACCT. EXECUTIVE	
DRAWN BY	J. Restrepo
SCALE	N.T.S.
DATE	Oct 03-11
CUSTOMER	HONDA US
ADDRESS	
JOB No.	CAD.No. 10x10x15 pylon



410 N. Cedar Bluff Rd. • Suite 101 • Knoxville, TN, 37923  
Tel (615) 683-1105 • Fax (615) 684-1108 • Toll Free (888) 216-1878



**BENCHMARKS**

STATION NAME	NORTHING	EASTING	ELEVATION
"SKATE"	889877.0504	132188.9713	889.441
"MALCOLM"	889853.9283	1319460.8421	881.297

**LEGEND**

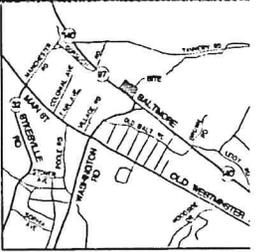
EX CURB	=====
PROP CURB	-----
TO BE RECORDED	-----
EX CONTOUR	-----
PROP CONTOUR	-----

**WORK SHEET LOT 1**

ITEM	QTY
Existing Parking	98 Spots
Existing Parking Lot SF	50,500 SF
Existing Island SF	2,000 SF
Existing Required Island SF	3,500 SF
Existing Required Class A Screening (Dumpster)	29 LF
Existing Required Class B Screening (MD140)	140 LF
Existing Planting Units	18 Shrubs (8.5 PL)
	6 Major Trees (8 PL)
	14 Evergreens (8 PL)
Existing Required Planting Units (1 PU per 40 LF of road frontage 300, 1 PU per 15 LF of class A screening 29, 1 PU per 15 LF of class B screening 140) and 1 Major Tree per 10 parking spaces 125 spaces)	31 PL
Proposed Parking	110 Spots
Proposed Parking Lot SF	43,500 SF
Existing Island SF	2,200 SF
Proposed Additional New Island SF	900 SF
Proposed Island SF	3,100 SF
Proposed Required Planting Units (1 PU per 40 LF of road frontage 250, 1 PU per 15 LF of class A screening 29, 1 PU per 15 LF of class B screening 140) and 1 Major Tree per 10 parking spaces 110 spaces)	29 PL
Proposed New Planting Units	78 Shrubs (15.5 PL)
	7 Major Trees (8 PL)
	11 Minor Trees (11 PL)
<b>Total</b>	<b>30 PL</b>

**WORK SHEET LOT 2**

ITEM	QTY
Existing Structure	14,375 SF
Proposed Addition	1,115 SF
60% of Existing Structure Threshold	5,725 SF
Proposed addition is less than the threshold that no requirement	



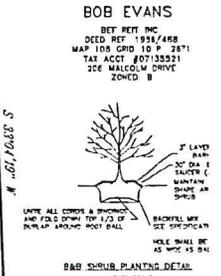
**PLANTING REQUIREMENTS**

TOTAL EXISTING DODGE/NISSAN BUILDING FLOOR AREA: 143,315 SF x 24% = 3,439 SF  
 PROPOSED DODGE WHITE-LIP AREA: 108,877 x 20% = 21,775 SF  
 PROPOSED NISSAN BUILDING (FIRST FLOOR): 800 x 85% = 68,000 SF  
 PROPOSED NISSAN BLDG (TOP FLOOR FLOOR): 800 x 13.75% = 110,000 SF  
 TOTAL PROPOSED BUILDING FLOOR AREA: 83,775 SF

SINCE THE HEIGHT OF THE COMMERCIAL FLOOR AREA IS GREATER THAN THE LOT IS REQUIRED TO COMPLY THE STANDARDS OF THE CITY OF WESTMINSTER LANDSCAPE CERTIFICATION (EX-1)

**PLAN CERTIFICATION**  
 I CERTIFY THAT THIS LANDSCAPE PLAN IS CONSISTENT WITH THE CITY OF WESTMINSTER LANDSCAPE CERTIFICATION (EX-1) AND MEETS ALL APPLICABLE REQUIREMENTS.  
 DATE: 6/19/20  
 SIGNATURE OF LANDSCAPE ARCHITECT: [Signature]

I HEREBY STATE THAT THIS LANDSCAPE PLAN IS AN EMBODIMENT OF MY OWN DESIGN AND I AM NOT EMPLOYED BY THE CITY OF WESTMINSTER. I AM NOT PROVIDING ANY SERVICES TO THE CITY OF WESTMINSTER. I AM NOT PROVIDING ANY SERVICES TO THE CITY OF WESTMINSTER.  
 DATE: 6/19/20  
 SIGNATURE OF OWNER: [Signature]



**PLANTING SCHEDULE**

SYMBOL	QUANTITY	BOTANICAL NAME	COLUMN NAME	SIZE	REMARKS
⊙	78	Juniperus chinensis var. scopulorum	Sargent Juniper	2 gal	3' o.c.
⊕	7	Amelanchier canadensis (tree form)	Serviceberry (tree form)	2" cal	15' o.c.
⊙	11	Acer rubrum 'October Glory'	October Glory Red Maple	2 1/2" cal	20' o.c.



**Colbert Matz Rosenfelt, Inc.**  
 Engineers • Surveyors • Planners  
 2835 SMITH AVENUE, SUITE G  
 BALTIMORE, MARYLAND 21209  
 Telephone: (410) 653-3838  
 Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY

OWNER/DEVELOPER  
**AUTO PROPERTIES LLC**  
 DEC. REF: 2146/481  
 22 WALKER AVENUE  
 BALTIMORE, MARYLAND 21208-4004  
 TELEPHONE: (410) 662-6177

**FINAL LANDSCAPE PLAN**  
 FOR PROPOSED BUILDING ADDITIONS TO  
**EXISTING HERITAGE DODGE AND HONDA BUILDINGS**  
 AND CONSTRUCTION OF NEW HERITAGE NISSAN BUILDING  
 2820 BALTIMORE BOULEVARD, CITY OF WESTMINSTER MD  
 ELECTION DISTRICT NO. 7  
 CARROLL COUNTY, MARYLAND

10/8/20  
 SCALE  
 1" = 30'  
 SHEET NO. 2  
 TOTAL SHEETS: 2  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]

**HERITAGE HONDA OF WESTMINSTER**  
**3/16/2020 AHSa #18081**