

- 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 SPECIFICATION FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROAD AND STORM DRAINS" AVAILABLE TO THEM AT ALL TIMES DURING THEIR OPERATIONS.

3.

THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT".

4.

THE CONTRACTOR SHALL NOTIFY THEIR 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 THEIR CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS THAT HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.

7.

THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO THEIR 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 THEIR OPERATIONS.

8.

THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:  
HORIZONTAL: MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
VERTICAL: U.S.G.S. DATUM

9.

FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PERFORM SUCH WORK.

- GENERAL NOTES
1.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY REVEAL ADDITIONAL COUNTY EASEMENTS, RIGHT-OF-WAYS, AND BUILDING RESTRICTION LINES THAT ARE NOT SHOWN HEREON.

2.

FOR REFERENCE SEE:  
  
TAX MAP: 104, GRID: 08, PARCEL: 1720  
  
DEED REFERENCE: LIBER: 5213, FOLIO: 168

3.

THE TOPOGRAPHIC SURVEY FOR THIS PLAN WAS COMPLETED IN JANUARY, 2025, BY JRO ASSOCIATES, LLC, MIDDLE RIVER, MD.

4.

THE HORIZONTAL DATUM (NAD83/11 - MD STATE GRID) AND THE VERTICAL DATUM (NAVD/88) ARE BASED ON THE FOLLOWING NATIONAL GEODETIC SURVEY CONTROL POINTS: WESTMINSTER (JV1662) & COMFORT AS MK (AB4695)

5.

DENOTES APPROXIMATE PLACE OF AND THE BUILDING HEIGHT MEASUREMENT. ALL HEIGHTS ARE MEASURED FROM THE GROUND TO THE TOP OF ROOF, AT THE LOCATION NOTED ON PLAN.

6.

THE PROPERTY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY PERFORMED BY EXACTA LAND SURVEYORS, LLC, ABERDEEN, MD ON DECEMBER 2, 2024 AND VERIFIED BY JRO ASSOCIATES, LLC, MIDDLE RIVER, MD ON JANUARY 24, 2025.

7.

EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON BEST AVAILABLE RECORDS AND/OR FIELD LOCATION. THEY NEED TO BE VERIFIED PRIOR TO CONSTRUCTION.

8.

WATERSHED: DOUBLE PIPE CREEK (02140304)

9.

THERE ARE NO KNOWN NON-TIDAL WETLANDS ON SITE.

10.

THIS PROPERTY LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOODPLAIN MAPS 24013C0203D MADE EFFECTIVE 10/2/2015.

11.

THIS PROPERTY IS NOT WITHIN A SURFACE WATER / WELLHEAD PROTECTION AREA OR SURFACE WATER MANAGEMENT ZONE.

12.

THIS PROPERTY IS WITHIN AN AQUIFER PROTECTION AREA.

13.

THERE WILL BE NO HAZARDOUS OR REGULATED SUBSTANCES ONSITE.

14.

THERE ARE NO TIER II WATERS ONSITE.

SIMPLIFIED SITE PLAN

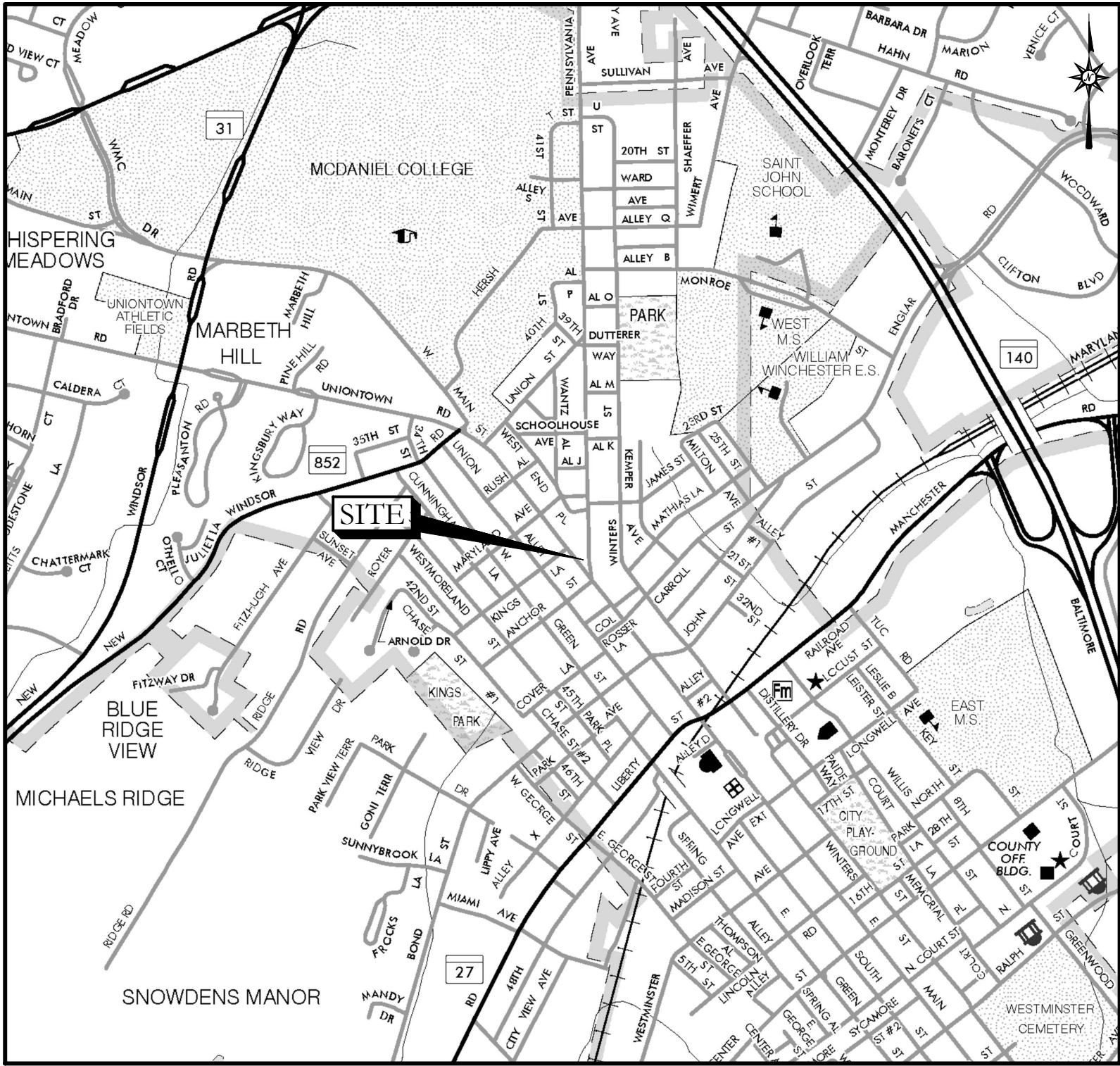
SF-25-0106

#118 W. MAIN STREET

WESTMINSTER, MD 21157

7th ELECTION DISTRICT

CARROLL COUNTY



VICINITY MAP  
SCALE: 1" = 1,000'

- SHEET INDEX
1.

TITLE SHEET
2.

SITE PLAN
3.

FINAL LANDSCAPE PLAN AND NOTES
4.

FINAL LANDSCAPE PLAN DETAILS
5.

FINAL LANDSCAPE TABULATION PLAN

- ZONING INFORMATION
- \*ZONING INFORMATION IS PROVIDED FROM THE CITY OF WESTMINSTER, MD'S WEBSITE, UNDER THE ZONING DATA SUBSECTION AND ALSO THE CITY'S INTERACTIVE PROPERTY DATA WEBSITE.

1.

ZONING DISTRICT:

D-B (DOWNTOWN BUSINESS ZONE)

2.

CURRENT USE:

118 WEST MAIN STREET  
VACANT SEAFOOD SHOP (FORMERLY VINCE'S SEAFOOD)

3.

PROPOSED USE:

COMMERCIAL RESTAURANT WITH THIRTY (16) SEATS (MAX.) AND FOUR (4) EMPLOYEES.

4.

HEIGHT REGULATION. NO STRUCTURE SHALL EXCEED AN ELEVATION OF 800 FEET IN HEIGHT BASED ON UNITED STATES GEOLOGICAL SURVEY DATUM AS SHOWN ON CARROLL COUNTY PHOTOGRAMMATIC MAPS, BUT IN NO EVENT SHALL ANY STRUCTURE EXCEED EIGHT STORIES IN HEIGHT NOR SHALL ANY BUILDING BE LESS THAN TWO STORIES IN HEIGHT.

5.

BUILDING OR USE SETBACK:

FRONT: NO FRONT YARD SETBACK IS REQUIRED. THE MAXIMUM FRONT YARD SETBACK IS FIVE (5) FEET.  
  
SIDE: WHERE THE SIDE LINE IS ALONG AN ALLEY OR PUBLIC RIGHT-OF-WAY, TEN (10) FEET OR EQUAL TO THE SETBACKS OF THE IMMEDIATELY ADJACENT BUILDINGS OR PROVIDED IN § 164-145, WHICHEVER IS LESS, BUT IN NO INSTANCE SHALL ADEQUATE SITE DISTANCES BE ENCRACHED UPON. WHERE NEITHER SIDE LINE IS LOCATED ALONG AN ALLEY OR PUBLIC RIGHT-OF-WAY, AT LEAST ONE SIDE YARD SETBACK MUST BE EQUAL TO ZERO (0) FEET. NO SETBACK IS REQUIRED FOR THE SECOND SIDE YARD; HOWEVER, IF A SIDE YARD IS PROVIDED, THE SETBACK MUST BE NO LESS THAN THREE (3) FEET AND NO GREATER THAN TEN (10) FEET.  
  
REAR: A MINIMUM SETBACK OF FIVE (5) FEET.  
  
FOR PARKING LOTS: A MINIMUM SETBACK OF FIVE (5) FEET FROM THE RIGHT-OF-WAY OR ADJACENT LOTS. PRIVATE PARKING LOTS ARE PERMITTED ONLY IN REAR YARDS.  
  
FROM RESIDENTIAL DISTRICTS: A MINIMUM SETBACK OF TWENTY (20) FEET.

6.

LIMIT OF DISTURBANCE:

786 SQ. FT.
- LEGEND

TRACT BOUNDARY LINE

ADJACENT PROPERTY LINE

BUILDING RESTRICTION LINE (BRL)

EXISTING MAJOR CONTOUR LINE

EXISTING MINOR CONTOUR LINE

EXISTING BUILDING

EXISTING PAVING

EXISTING CONCRETE WALK / ENTRANCE

PROPOSED CONCRETE WALK / ENTRANCE

EXISTING CURB & GUTTER

PROPOSED CURB & GUTTER

PROPOSED BOLLARD

EXISTING CHAIN LINK FENCE

EXISTING WOOD FENCE

EXISTING UTILITY POLE

EXISTING LIGHT POLE

EXISTING SIGN

EXISTING OVERHEAD ELECTRIC

EXISTING STORM DRAIN

EXISTING SANITARY SEWER

EXISTING WATER
- PARKING CALCULATIONS:
- \*PER ZONING ORDINANCE § 164-111 C.

PROPOSED USE: RESTAURANT

PARKING REQUIREMENTS: 1 PER 4 SEATS, PLUS 1 PER 2 EMPLOYEES

SEATS PROPOSED: 16, EMPLOYEES PROPOSED: 4

PARKING REQUIRED = 6 SPACES

SUBTOTAL:  
25% REDUCTION WITHIN DOWNTOWN PARKING AREA : 1 SPACE (6 @ 25%, ZONING ORDINANCE SECTION 164-111.D.)

TOTAL PARKING REQUIRED: 5 SPACES

TOTAL PARKING PROVIDED: 5 SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED: 1 SPACE PER 30 SPACES

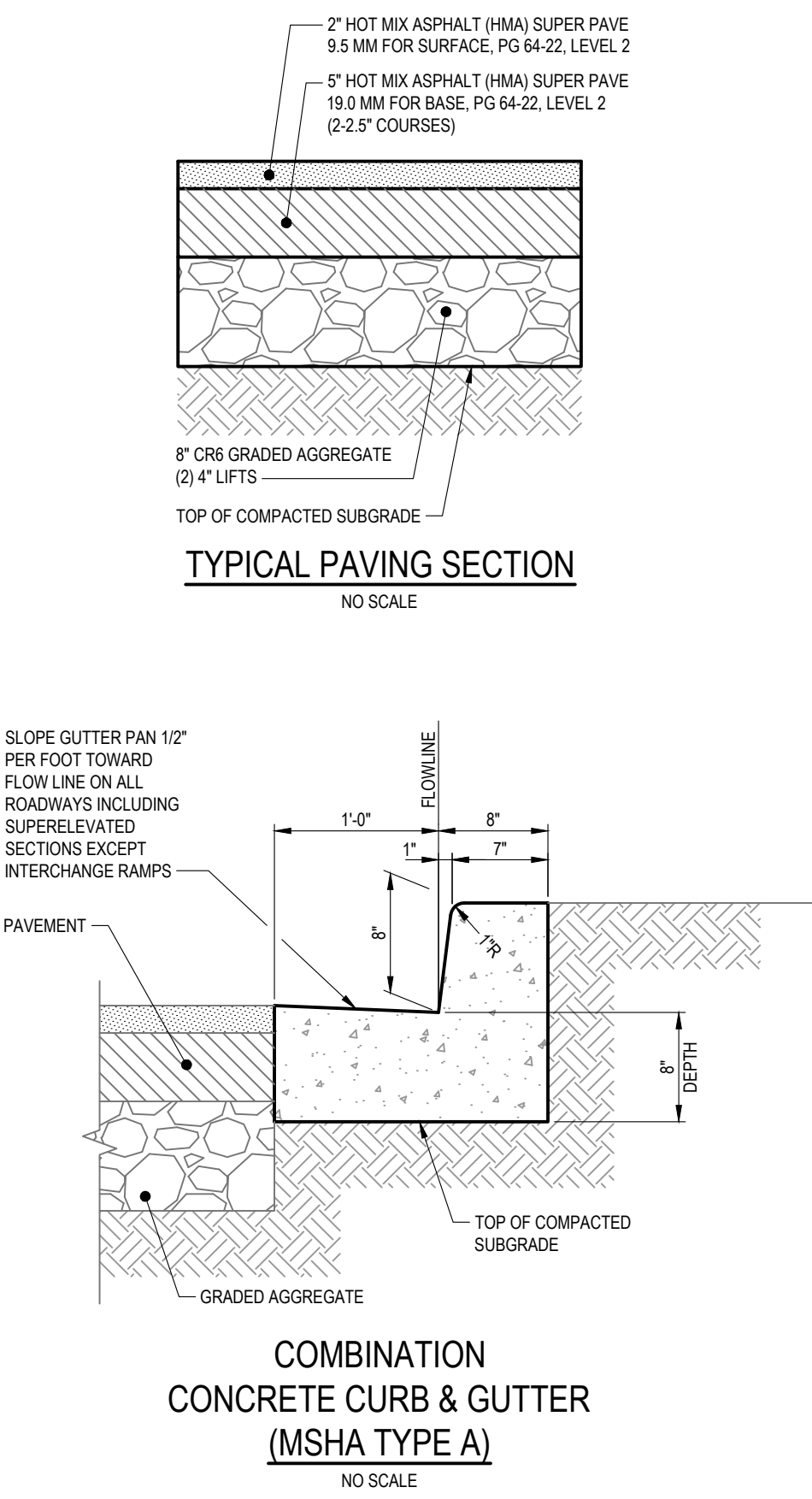
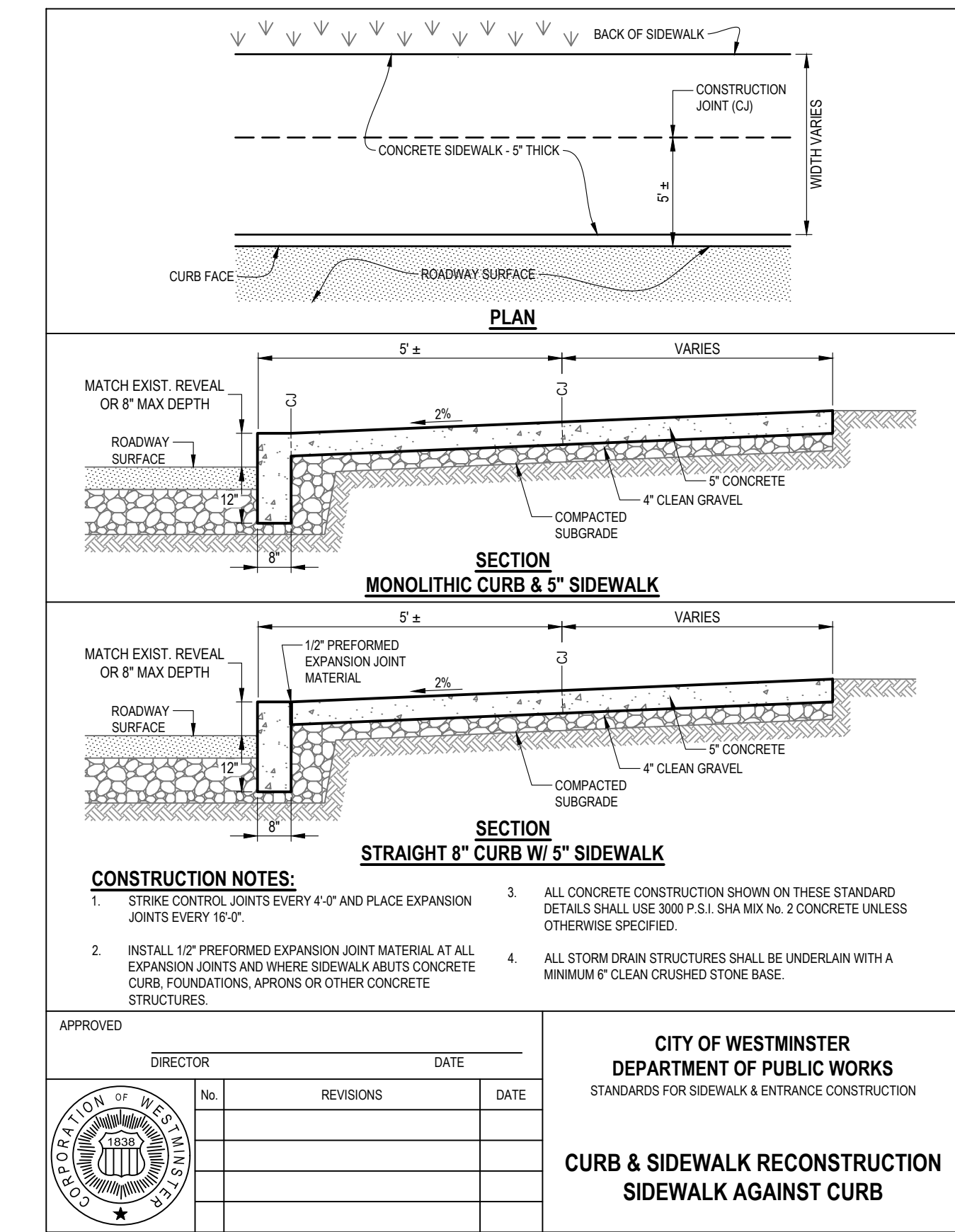
HANDICAP ACCESSIBLE PARKING PROVIDED: 1 SPACE
- OFF-SITE PARKING NOTE:  
PRIOR TO ISSUANCE OF A CITY OF WESTMINSTER ZONING CERTIFICATE AND/OR USE AND OCCUPANCY TO COMMENCE A USE OF THE PROPERTY (RESTAURANT), THE REQUIRED OFF-SITE PARKING SPACES MUST BE SECURED THROUGH A PARKING AGREEMENT, PARKING PERMITS, OR THE PAYMENT OF A ONE-TIME BENEFIT ASSESSMENT FEE AND ANNUAL MAINTENANCE FEE TO THE CITY. PURSUANT TO ZONING ORDINANCE SECTION 164-111, AS AMENDED, OR ANY COMBINATION THEREOF.
- 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.
- SIGNED: \_\_\_\_\_  
PRINT NAME: GENNADIY KHIZIN  
DATE: \_\_\_\_\_
- ENGINEERS CERTIFICATION
- I/WE 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.
- SIGNED: *Joshua Royall*  
PRINT NAME: JOSHUA ROYALL, P.E.  
DATE: 1/22/2026
- P.E. No. P.L.S. No.: 57725  
CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT
- APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS
- APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_
- TITLE SHEET
- #118 WEST MAIN STREET  
CITY OF WESTMINSTER, MD 21157  
TAX MAP: 104, GRID: 8, PARCEL: 1720  
TAX ID: 07-053207  
ELECTION DISTRICT 07 CARROLL COUNTY, MD
- |                        |                                                |                 |
|------------------------|------------------------------------------------|-----------------|
| DSTA PROJECT NO. 5090  | CLIENT: GENNADY KHIZIN<br>DEED REF.: 11008/188 | SHEET<br>1 OF 5 |
| DATE: JANUARY 22, 2026 | PLAT REF.: NONE                                |                 |
- PLAN PURPOSE NOTE:  
TO SHOW CONFORMANCE OF  
THE CITY OF WESTMINSTER  
ZONING FOR THE SPECIFIED  
USES
- 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. 57725 EXPIRATION DATE 06/10/2027  
EMAIL: JROYALL@DSTHALER.COM
- 
- GRAPHIC SCALE

0 1000 2000 3000

HORIZ.: 1" = 1,000'
- SF-25-0106
- TOTAL LIMIT OF DISTURBANCE = 4,600 S.F.
- DSThaler  
& ASSOC., LLC

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS  
LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD  
P.O. BOX 47428  
BALTIMORE, MARYLAND 21244-7428  
410-944-3647 www.dsthaler.com
- 
- 
- MISS UTILITY  
LAW
- LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 911, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-18, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-257-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.
- | DATE | REVISION | BY | CITY PROJECT NO. | OWNER:                                                                                                                                    |
|------|----------|----|------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|      |          |    | ROAD: EXISTING:  | JEFFREYS HOME SERVICES LLC<br>PORT BAKU LLC<br>2 ATHERNY COURT<br>APT 204<br>TIMONIUM, MD 21093<br>C/O GENNADIY KHIZIN<br>KHIZIN@LIVE.COM |
|      |          |    | WATER: EXISTING: |                                                                                                                                           |
|      |          |    | SEWER: EXISTING: | APPLICANT / DEVELOPER<br>GENNADIY KHIZIN<br>59 CINDER ROAD<br>TIMONIUM, MD 21093<br>410-916-5745<br>KHIZIN@LIVE.COM                       |
- File name: U:\Westminster\West Main 118-000 CAD\04-110.dwg - Engineer\WALC-0500.dwg - Layout Layout1 - Jan 22, 2026 3:53pm PT
- SCALE: 1"=1' 1/2"



**DAILY STABILIZATION NOTES:**

CONTRACTOR SHALL ONLY DISTURB THAT AREA WHICH CAN BE COMPLETED AND STABILIZED BY THE END OF EACH WORKING DAY. STABILIZATION SHALL BE AS FOLLOWS:

1. FOR AREAS TO BE PAVED, THE APPLICATION OF STONE BASE
2. FOR AREAS TO BE VEGETATIVELY STABILIZED:
  - 2.1. PERMANENT SEED AND SOIL, STABILIZATION MATTING OR SOIL FOR ALL STEEP SLOPES, CHANNELS OR SWALES.
  - 2.2. PERMANENT SEED AND MULCH FOR ALL OTHER AREAS ANY AREA WHICH CANNOT BE STABILIZED BY THE END OF EACH WORKING DAY MUST HAVE SILT FENCE INSTALLED ON THE DOWNSLOPE SIDE.

**UTILITY NOTE:**

UTILITIES SHOWN HEREON ARE BASED ON FIELD RUN TOPOGRAPHY AND SUPPLEMENTED WITH DRAWINGS OF RECORD. CONTRACTOR TO TEST PIT TO VERIFY EXACT LINE AND GRADE OF PROPOSED SERVICE CONNECTIONS PRIOR TO BEGINNING CONSTRUCTION.

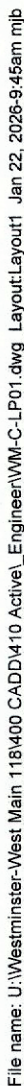
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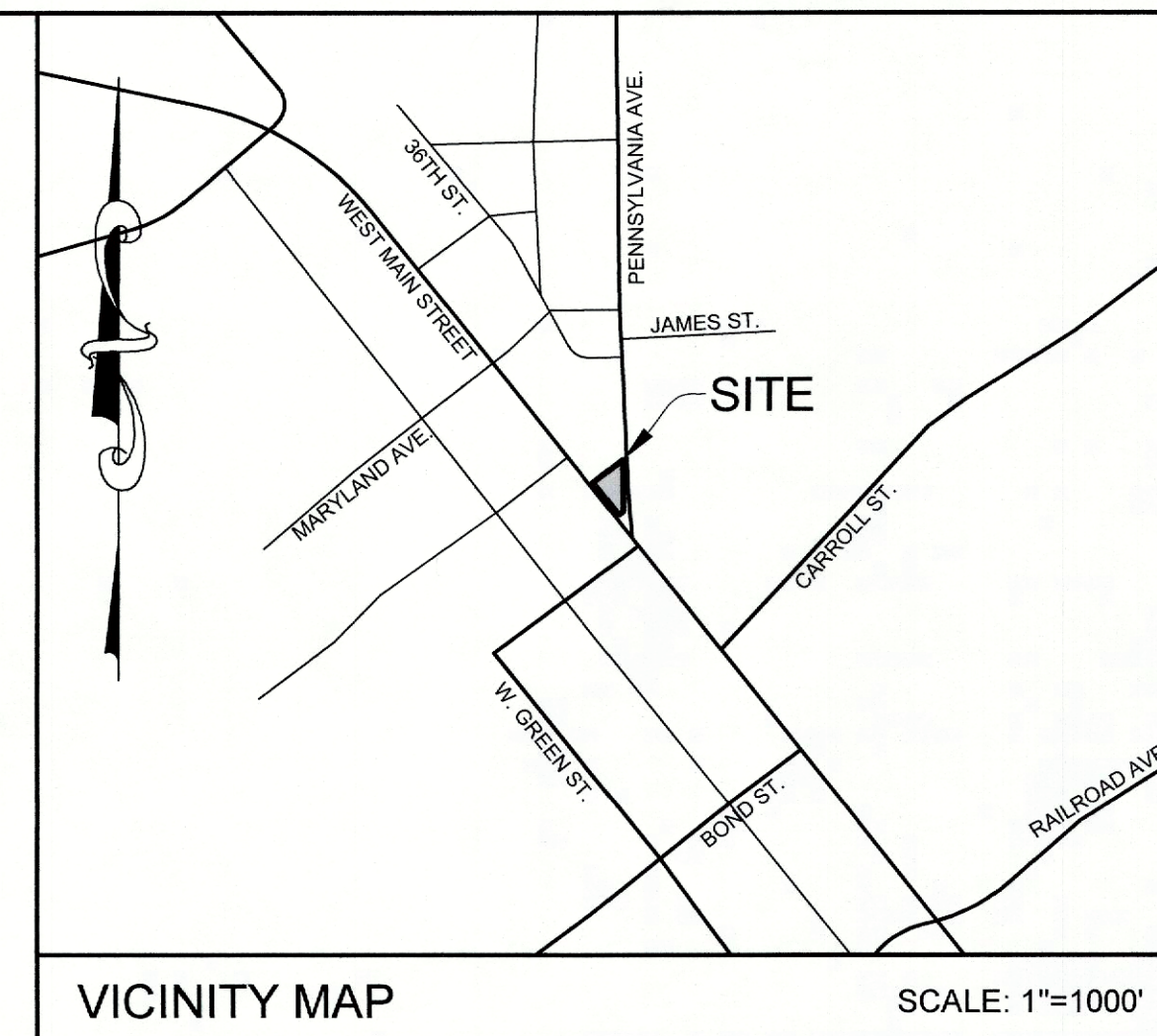
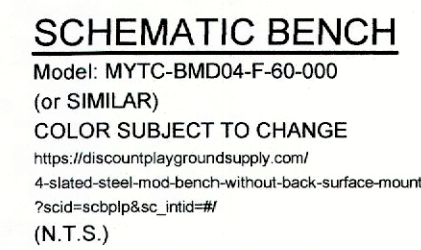
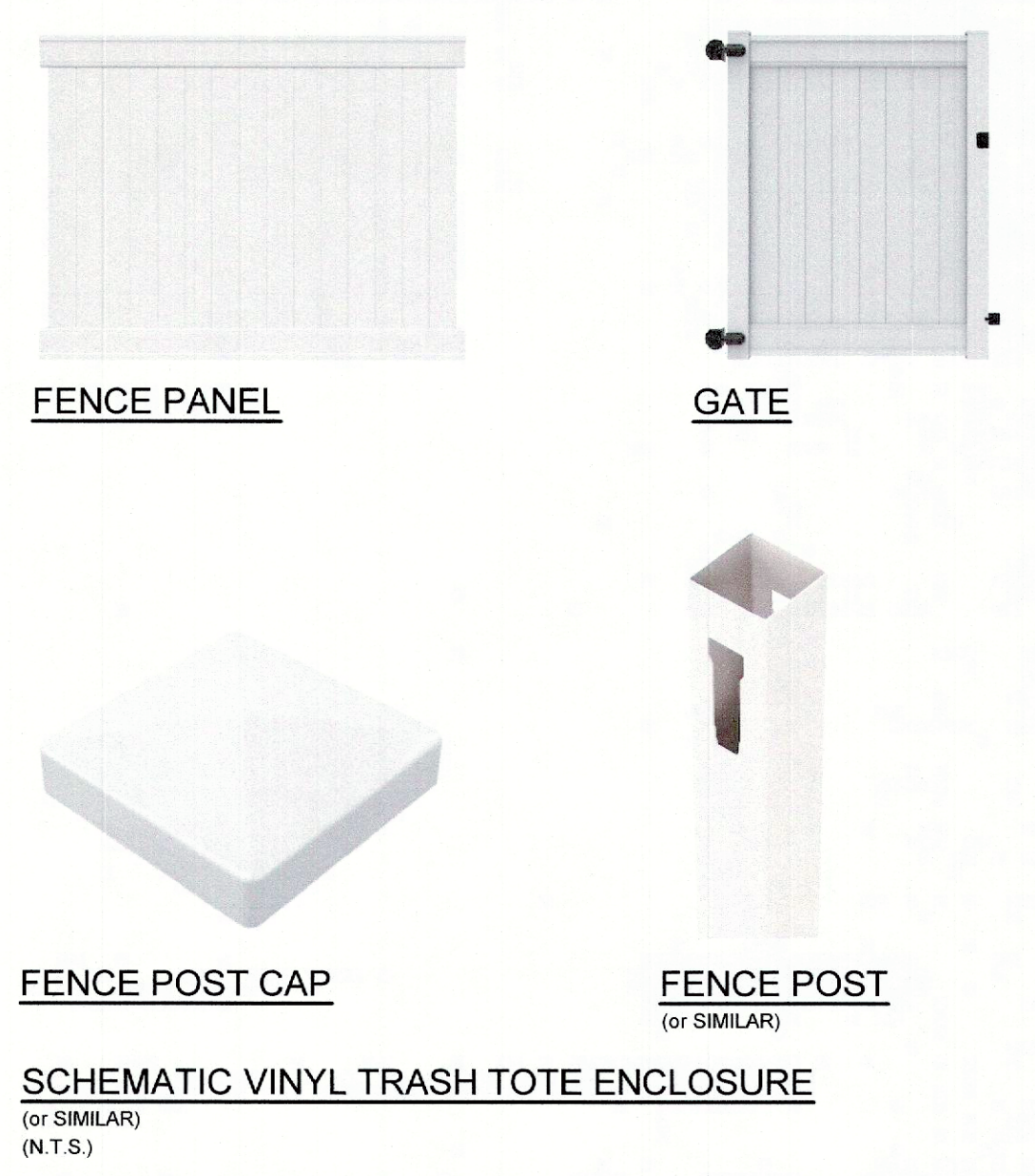
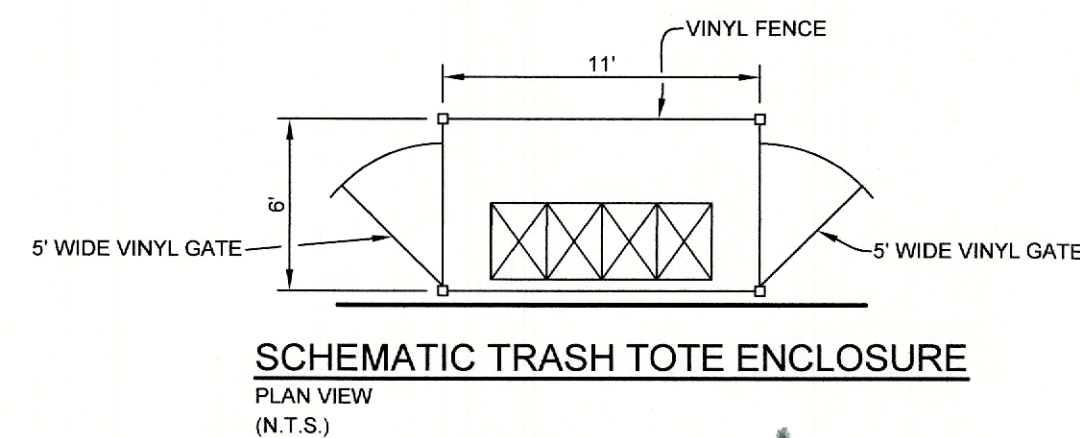
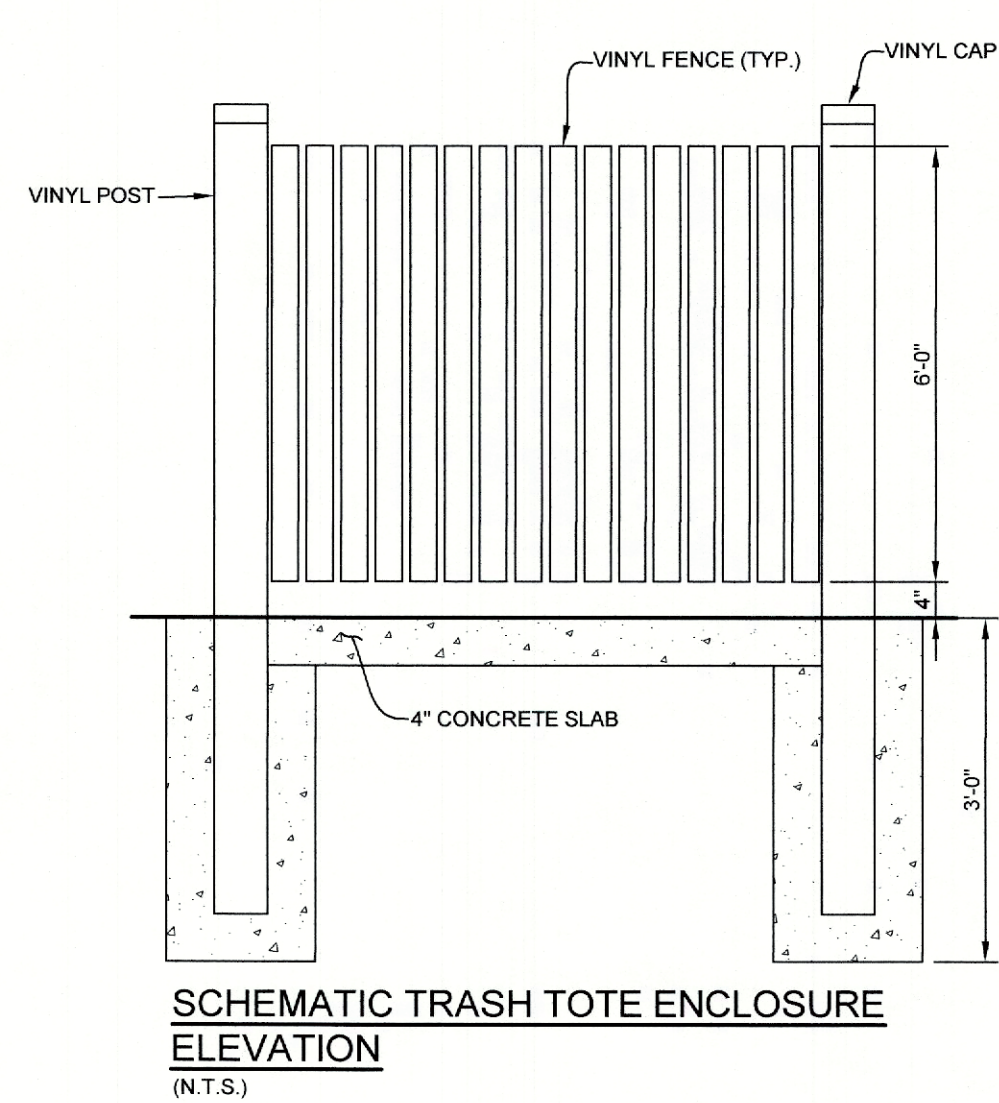
COORDINATES AND BEARINGS SHOWN REFER TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (HORIZ: NAD83/2011, VERT: NAVD88) BASED ON THE FOLLOWING TRAVERSE

| BENCHMARK DATA |            |              |           |
|----------------|------------|--------------|-----------|
| TRAVERSE       | NORTHING   | EASTING      | ELEVATION |
| TR500RTK       | 696,333.45 | 1,312,546.34 | 740.80    |
| TR501RTK       | 696,233.46 | 1,312,621.96 | 740.46    |

|                                                                   |       |
|-------------------------------------------------------------------|-------|
| CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT |       |
| APPROVED:                                                         | DATE: |
| CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS                     |       |
| APPROVED:                                                         | DATE: |

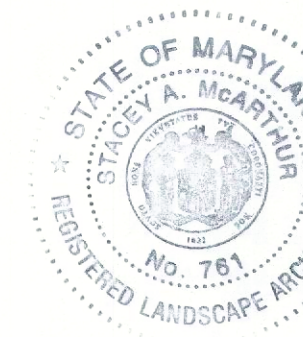
|                                                                                                                                                                                                                                                             |                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| <h2 style="margin: 0;">SITE PLAN</h2> <h3 style="margin: 0;">#118 WEST MAIN STREET</h3> <h3 style="margin: 0;">CITY OF WESTMINSTER, MD 21157</h3> <p style="margin: 0;">TAX MAP: 104, GRID: 8, PARCEL: 1720</p> <p style="margin: 0;">TAX ID: 07-053207</p> |                                                     |
| ELECTION DISTRICT 07                                                                                                                                                                                                                                        | CARROLL COUNTY, MD                                  |
| DSTA PROJECT NO.    5090                                                                                                                                                                                                                                    | CLIENT:    GENNADY KHZIN<br>DEED REF.:    11008/188 |
| DATE:    JANUARY 22, 2026                                                                                                                                                                                                                                   | PLAT REF.:    NONE                                  |





VICINITY MAP

SCALE: 1"=1000'



## BUILDING PERMIT #

"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."

Ann A. MSAV 1.22.24  
Signature of Landscape Architect Date

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

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

JEFFRY'S HOME SERVICES, INC.  
FORT BAKU LLC  
2 ATHENRY COURT  
APT 204  
TIMONIUM, MD 21093  
C/O GENNADY KHZIN  
410-916-5745  
KHIZIN@LIVE.COM

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING &amp; DEVELOPMENT

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

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

**FINAL LANDSCAPE PLAN DETAILS**  
**#118 WEST MAIN STREET**  
**CITY OF WESTMINSTER, MD 21157**  
 TAX MAP: 104, GRID: 8, PARCEL: 1720  
 TAX ID: 07-053207  
 ELECTION DISTRICT 07 CARROLL COUNTY, MD

|                           |                                                      |
|---------------------------|------------------------------------------------------|
| DSTA PROJECT NO.    5090  | CLIENT:    GENNADY KHZHIN<br>DEED REF.:    11008/188 |
| DATE:    JANUARY 22, 2026 | PLAT REF.:    NONE                                   |

SHEET  
4 OF 5

**DS<sup>T</sup>haler**  
 & ASSOC., LLC

CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS  
 LANDSCAPE ARCHITECTS & LAND PLANNERS

7115 AMBASSADOR ROAD  
 P.O. BOX 47428  
 BALTIMORE, MARYLAND 21244-7428  
 410-944-3547 [www.dsthaler.com](http://www.dsthaler.com)

MISS UTILITY  
LAW

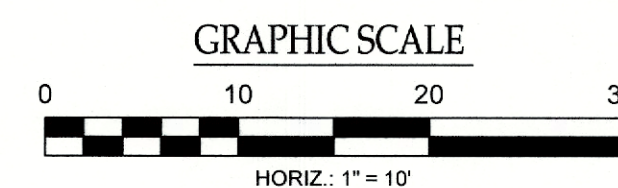
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[illegible]

|                  |          |
|------------------|----------|
| CITY PROJECT NO. |          |
| ROAD:            | EXISTING |
|                  |          |
| WATER:           | EXISTING |
|                  |          |
| SEWER:           | EXISTING |

**OWNER:**  
JEFFRYS HOME SERVICES LLC  
PORT BAKU LLC  
2 ATHENRY COURT  
APT 204  
TIMONIUM, MD 21093  
C/O GENNADLY KHZIN  
410-916-5745  
KHZIN@LIVE.COM

**APPLICANT / DEVELOPER**  
GENNADLY KHZIN  
59 CINDER ROAD  
TIMONIUM, MD 21093  
410-916-5745  
KHIZIN@LIVE.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS AS NOTED WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 761 EXPIRATION DATE: 12-11-2027

SF-25-0106

# FINAL LANDSCAPE PLAN DETAILS

## #118 WEST MAIN STREET

### CITY OF WESTMINSTER, MD 21157

TAX MAP: 104, GRID: 8, PARCEL: 1720

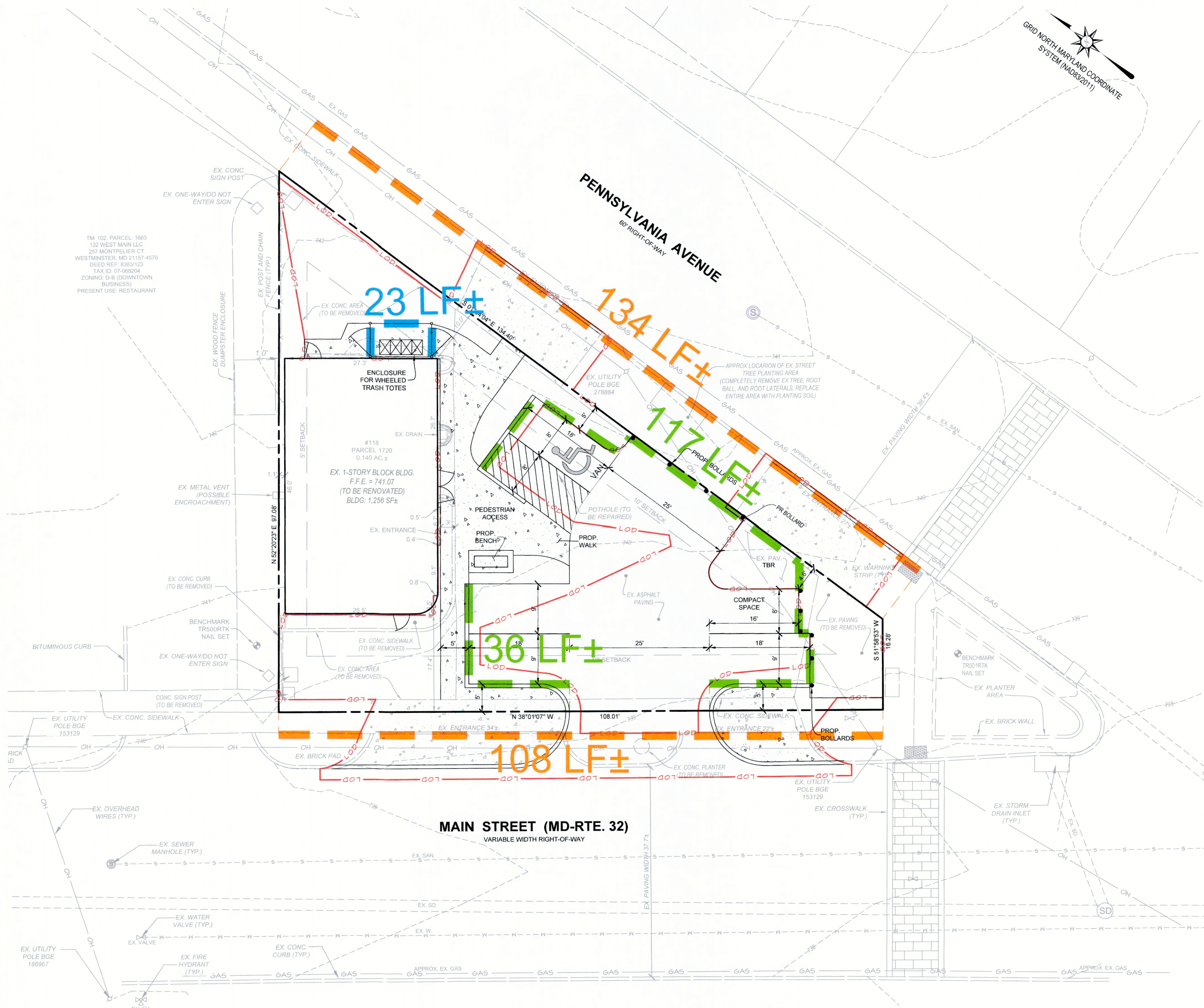
TAX ID: 07-053207

CITY DISTRICT 07 CARROLL COUNTY, MD

|                        |                                         |                 |
|------------------------|-----------------------------------------|-----------------|
| TA PROJECT NO. 5090    | CLIENT: GENNADY KHZIN                   | SHEET<br>4 OF 5 |
| DATE: JANUARY 22, 2026 | DEED REF.: 11008/188<br>PLAT REF.: NONE |                 |

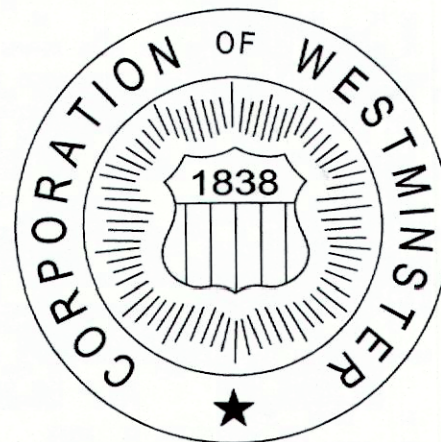
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File Name: U:\Westminster\New Main 118520 Design\2025 Calculations\DM-C-101 - TABULATIONS.dwg, Layout: 1001, Job 23, 2025, 10:58am.mdb



| TABULATION LEGEND (PER LANDSCAPE MANUAL) |                                                            |        | CREDIT        |        |                    |
|------------------------------------------|------------------------------------------------------------|--------|---------------|--------|--------------------|
| (SOLID LINETYPE INDICATES CREDIT)        |                                                            |        |               |        |                    |
| —                                        | CONDITION A - ADJACENT STREET                              | 242 LF | CONDITION A = | 242 LF | LF / 40 = 6.1 PUs  |
| —                                        | CONDITION B - PARKING LOT R/W FRONTAGE (CLASS B SCREENING) | 153 LF | CONDITION B = | 153 LF | LF / 15 = 10.2 PUs |
| —                                        | CONDITION E - TRASH CAN STORAGE (CLASS A SCREENING)        | 23 LF  | CONDITION E = | 23 LF  | LF / 15 = 1.5 PUs  |
|                                          |                                                            |        | TOTAL:        |        | 17.8 PUs           |

**DS Thaler & ASSOC., LLC**  
CIVIL AND ENVIRONMENTAL ENGINEERS, SURVEYORS  
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**MISS UTILITY LAW**

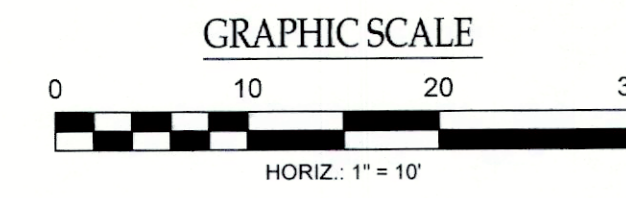
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE, DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF MARYLAND SENATE BILL 911, KNOWN AS THE MISS UTILITY LAW, WHICH WENT INTO EFFECT ON 10-1-18, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE-CALL SYSTEM, 1-800-251-7777, NO LESS THAN 2 DAYS, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

| DATE | REVISION | BY |
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| CITY PROJECT NO. | EXISTING: |
|------------------|-----------|
| ROAD:            |           |
| WATER:           |           |
| SEWER:           |           |

**OWNER:**  
JEFFREYS HOME SERVICES LLC  
PORT BAKU LLC  
2 ATHERNY COURT  
APT 204  
TIMONIUM, MD 21093  
C/O GENNADY KHZIN  
410-916-5745  
KHZIN@LIVE.COM

**APPLICANT / DEVELOPER**  
GENNADY KHZIN  
58 CINDER ROAD  
TIMONIUM, MD 21093  
410-916-5745  
KHZIN@LIVE.COM



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS AS NOTED WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED REGISTERED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 761 EXPIRATION DATE: 12-11-2027

SF-25-0106

CITY OF WESTMINSTER, DIRECTOR OF COMMUNITY PLANNING & DEVELOPMENT

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

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS

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

| FINAL LANDSCAPE TABULATION PLAN     |                                         |                    |
|-------------------------------------|-----------------------------------------|--------------------|
| #118 WEST MAIN STREET               |                                         |                    |
| CITY OF WESTMINSTER, MD 21157       |                                         |                    |
| TAX MAP: 104, GRID: 8, PARCEL: 1720 |                                         |                    |
| TAX ID: 07-053207                   |                                         |                    |
| ELECTION DISTRICT 07                |                                         | CARROLL COUNTY, MD |
| DSJA PROJECT NO. 5090               | CLIENT: GENNADY KHZIN                   | SHEET 5 OF 5       |
| DATE: JANUARY 22, 2026              | DEED REF.: 11008/188<br>PLAT REF.: NONE |                    |