



PLANNING AND ZONING COMMISSION

March 12, 2020

TITLE: McDaniel College Decker Center

REQUEST: Site Development Plan S-19-0018 Approval

The Applicant is requesting Site Development Plan approval for site work only including new pedestrian walkways, open patio, and a transformer unit.

PROJECT INFORMATION:

LOCATION: McDaniel College, Decker Center, 2 College Hill Drive

ZONE: R-10,000 Residential

APPLICANT/REPRESENTATIVES:

APPLICANT: Western Maryland College Inc.

OWNER: (same as above)

ENGINEER: Carroll Engineering, Inc.

ARCHITECT: Marshall Craft Associates, Inc.

ATTORNEY: N/A

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

RECOMMENDATION: Approval

ATTACHMENTS:

1. Proposed Site Development Plan for McDaniel College Decker Center

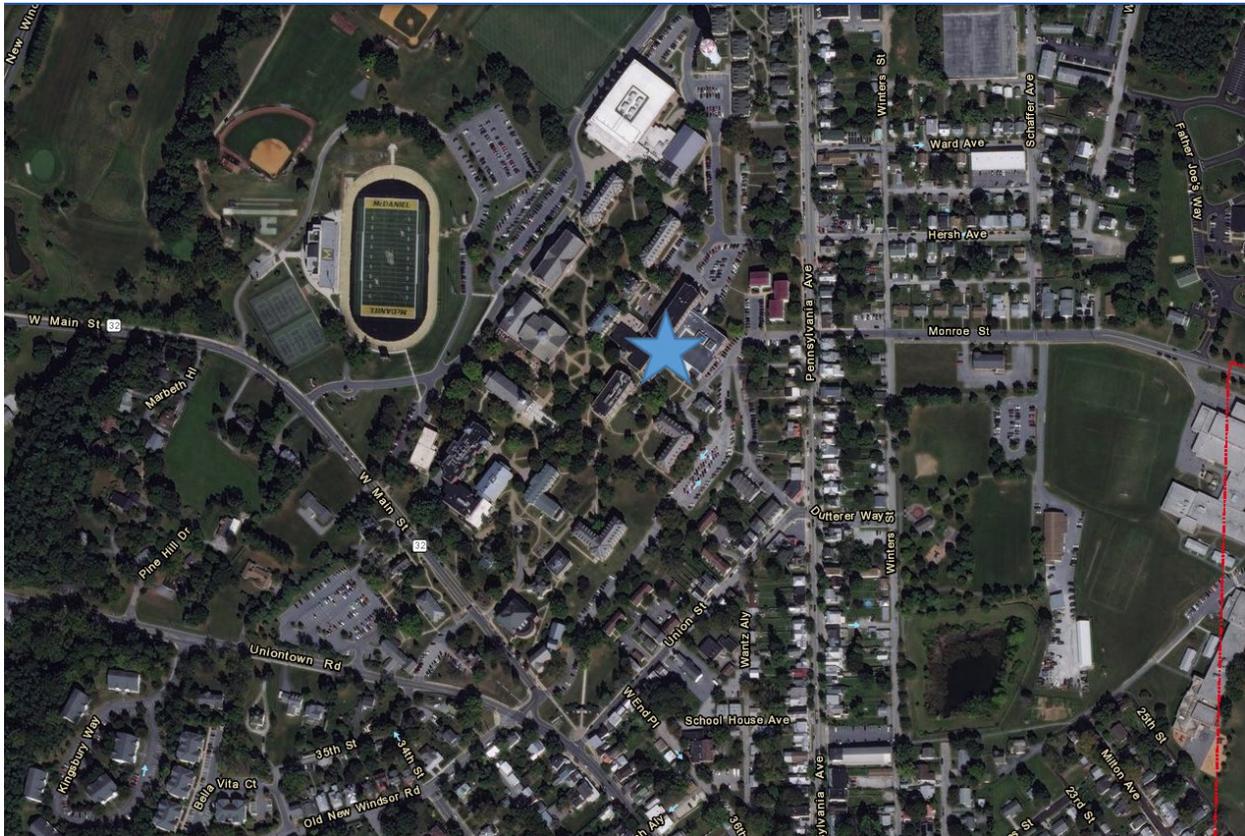
STAFF REPORT

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

GENERAL INFORMATION:

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

VICINITY MAP:



★ = Site

SITE DEVELOPMENT PLAN REVIEW COMMENTS:

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

Signs

No signage is proposed with this project.

Parking

No new parking is generated with this project.

Water

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

Landscape Manual

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

Development Design Preferences Manual

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

PROCESS:

Pursuant to the City's review process, the site plan was provided to the appropriate City and County agencies to determine readiness to present to the Westminster Planning and Zoning Commission. Plans were reviewed for compliance with City and County requirements. Carroll County reviewed the plans for grading, utilities, stormwater management, site traffic, and drainage. The City reviewed this project for compliance with applicable, zoning, landscaping, and items contained in the Development Design Preference Manual. The Planning and Zoning Commission shall approve, approve subject to conditions, or disapprove Site Development Plan S-19-0018.

RECOMMENDATION:

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

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Owner: McDaniel College (Westminster Maryland Inc.)
Use: College

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Use: College

SURVEYOR NOTES:

- Bearings and coordinates as shown hereon are based on the Maryland Coordinate System as established by GPS VRS:
 - North 698,989.8335 East 1,312,335.5653
 - North 699,099.9354 East 1,312,223.1583
 - North 699,055.9923 East 1,312,162.2187
- Elevations as shown hereon are as established by GPS VRS.
 - Rebar and Cap, Elevation = 806.80 feet
 - Magnoli, Elevation = 811.79 feet
 - Rebar and Cap, Elevation = 816.91 feet
- The surveyed premises as indicated hereon is located within a Zone X Area determined to be areas of minimal flooding, as indicated on FEMA Flood Insurance Rate Map No. 24013C 0184 D, dated 10-02-2015.

GENERAL NOTES:

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

LANDSCAPING NOTES:

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

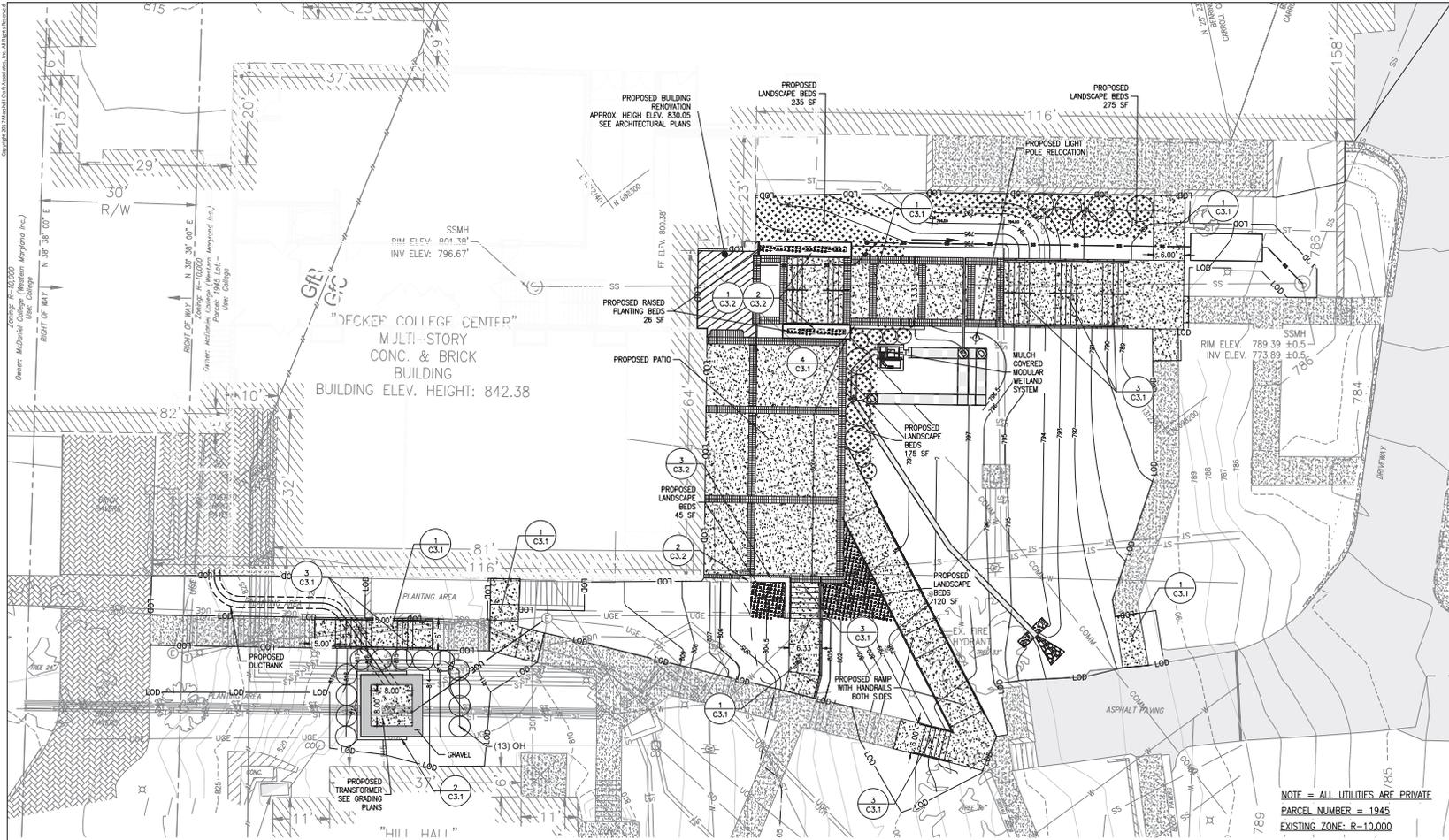
APPROXIMATE LANDSCAPING AREAS		
TYPE	AREA (SF)	OR QUANTITY
PROPOSED LANDSCAPE BEDS	850	
PROPOSED RAISED PLANTING BEDS	26	
PROPOSED TRANSFORMER SCREENING	13 SHRUBS	
GRASS	6170	

NOTE:

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

CITY OF WESTMINSTER LANDSCAPE GENERAL NOTES:

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



LEGEND

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

I certify that this landscape plan is consistent with the goal and intent of and complies with the City of Westminster Landscape Manual and meets all applicable policies, guidelines and ordinances.

Signature of Landscape Architect _____ Date _____

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

Signature of Owner _____ Date _____

Address _____

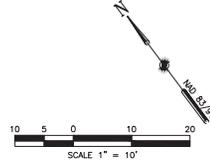
NOTE = ALL UTILITIES ARE PRIVATE
PARCEL NUMBER = 1945
EXISTING ZONE: R-10,000

SHRUBS PLANT SCHEDULE

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

LANDSCAPE REQUIREMENTS

CONDITION:	NEW PROPOSED TRANSFORMER (8'x8')
PLANTING UNITS (PU) REQUIRED	ONLY THREE SIDES NEEDED TO BE SCREENED (1 PU PER 15 LF TO THE AREA TO BE SCREENED) (24 LF) X (1 PU / 15 LF) = 1.6 PU
PLANTING UNITS (PU) PROVIDED	13 SHRUBS (2.6 PU)



Limit of Disturbance = 10,990 s.f. ±
COUNTY FILE NUMBER: S-19-0018

MCA ARCHITECTURE.

Marshall Craft Associates, Inc.
2031 Clipper Park Road, Suite 105
Baltimore, Maryland 21221
410.532.3131 | www.mca-design.com

CIVIL ENGINEERING
CARROLL ENGINEERING, INC.
115 Seaboard Circle,
Suite 102
Hunt Valley, MD 21081
410.771-1313

STRUCTURAL ENGINEERING
SIMPSON QUARTERS & HIGGS
1360 Connecticut Ave NW
Suite 412
Washington, DC 20036
202.223-1941
SEP ENGINEERING

FOOD SERVICE
ALBAN
303 International Centre, Suite 450
Hunt Valley, MD 21083
410-842-6411

CELEBRITYGUYETTE
100 Leidenwood Plaza, Suite 104
Rockland, MA 02370
781-826-5222

STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER

PROFESSIONAL CERTIFICATE
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
EXPIRATION DATE: 05-25-2021

MCDANIEL COLLEGE

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

PROPOSED SITE PLAN
SHEET 4 of 21
C-3.0