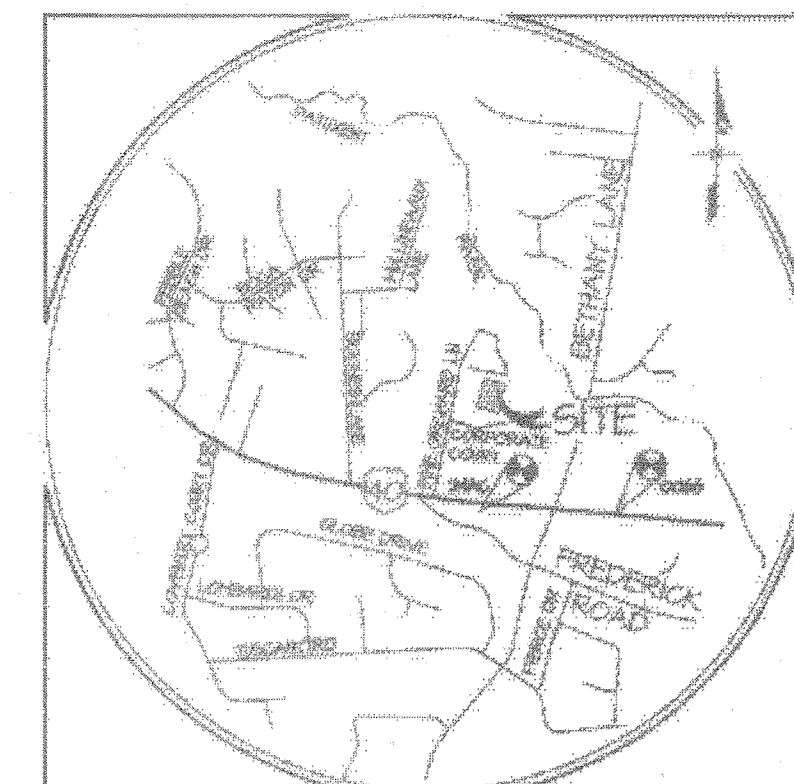


SITE DEVELOPMENT PLAN PRIMROSE SCHOOL - ELLICOTT CITY

AT PINE ORCHARD PARK SECTION 2, PARCEL F3



VICINITY MAP

SCALE: 1" = 2,000'

Point	Northing	Eastng	Elevation
0066	561360.484	1352805.505	566.512
244C	561364.550	135173.252	424.264

SITE ANALYSIS DATA CHART

I. General Data

- Present Zoning: B-4 per the October 6, 2013 Comprehensive Zoning Plan, and by approved AA Case No. 19-19.
- Applicable DPZ File References:

Previous Howard County DPZ file numbers F-00-13, F-05-05, F-05-10, F-05-15B, VP 01-01, VP 05-02, WF 00-15, SDP 05-221, SDP 06-251, F-10-01, F-12-01, AA-19-02B, and SDP 11-01B.

Stormwater management for parcels F-2 and F-3 provided under Parcel V, Pine Orchard Park, F05-02, Plat #5111, for 2 yr., 10 yr. quantity.

AA Case No. 10-001 where in a decision an order was approved March 17, 2010 granting an Administrative Adjustment to reduce the 30 foot structure and use setback from a residential district to up to 24 feet solely for a parking lot, trash dumpster, and propane tank. AA Case No. 14-006 approved July 10, 2014 for same setback reduction to 24 feet for parking lot, trash dumpster, retaining wall, and playground.

Plat subject to AA Case No. 16-13 wherein a decision and order was approved on September 24, 1998 by the Director of the Department of Planning and Zoning for Howard County, Maryland, which ordered that the plat for Alt Homebased & Associated for an administrative District Map Line Adjustment from the R-A-15 to the B-1 district be granted.

Plat subject to MP-00-15, Pine Orchard Park, Section 2, Parcels F-2 and F-3, a Re-zoning of Parcel F-1, Plat No. 6945, (F-00-1) approved September 21, 1993 requesting to waive Section 16.120(a)(1) to permit a proposed commercial parcel to be created without the required minimum frontage of 60 feet on a public road for road frontage to be provided, subject to compliance with the following conditions:
a. Shared driveway with a recorded stored access easement (24' minimum width) with a recorded maintenance agreement is required to serve the proposed parcel.

- Proposed Use of Site: Daycare/Preschool
- Proposed Plat and Sewer Systems: Public Water and Public Sewer
- Water and Sewer Contract #s: 24-1404-D, 20-0123-D, and 24-035-D
- SPM Quantity Management # F05-05

2. Area Tabulation:	
a. Total Parcel Area:	64304 SF (64 AC)
b. Area of this Plan Submission:	64304 SF (64 AC)
c. Area of Disturbed Area:	145 AC (69140 SF)
d. Area of 100 Year Floodplain:	N/A
e. Area of 20% or Greater Slopes:	0.221 AC
(Average 25% or greater over 10 vertical feet and cover contiguous on-site and off-site areas of 20,000 SF or more)	
f. Building Coverage or Site Area:	0.29 AC (12649 SF) Building/8.25% of Site Area (Proposed)
g. Floor Space per floor of proposed use on site:	Floor 1: 12649 SF

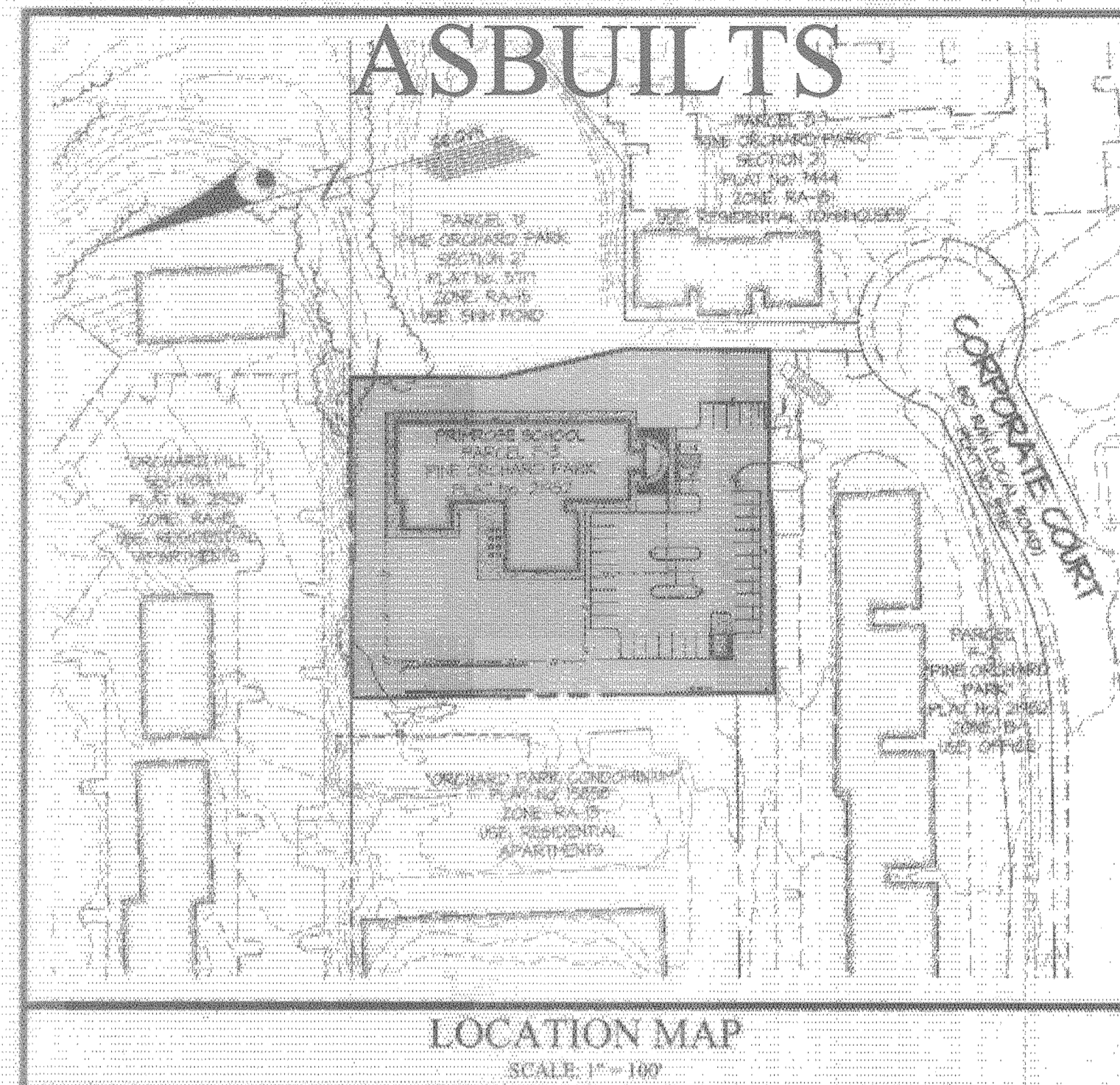
- Open Space: None Designated
- Bulk Regulations: Setbacks: Permitted Structure and Use: 30' from public right of way and 30' from a residential district, except parking shall be 10' from a public street right of way. Proposed parking 24' from residential on the east, and Parking 24' from residential on the west, and Trash dumpster 24' from residential on the west, Playground 24' from residential on west and north, retaining wall 24' from north, per AA Case 14-006.

Building Height: Permitted 40' maximum
Proposed story 1: 22' to roof peak

5. Parking Analysis:	
a. Parking Required:	30 Spaces
(2649 SF Daycare/Preschool @ 3 Spaces/1000 SF Total Required Parking Spaces)	30 Spaces
b. Total Number of Existing Parking Spaces:	0 Spaces
c. Parking Provided:	30 Spaces
Standard Parking Spaces	25 Spaces
Van Accessible Spaces	5 Spaces
Total Parking Spaces Provided:	40 Spaces

GENERAL NOTES

- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2009 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 15-2005. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR AS APPROVED BY THE HOWARD COUNTY COUNCIL.
 - THE EXISTING TOPOGRAPHY WITHIN THE LIMIT OF DISTURBANCE IS BASED ON A FIELD SURVEY BY GUSCHICK, LITTLE & WEBER, P.A. DATED JANUARY OF 2018. THE CORNER AND COORDINATES SHOWN THEREON ARE BASED ON THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 0066 AND 244C, AS NOTED BELOW, WERE USED FOR THIS PROJECT.
- | POINT | NORTHING | EASTING | ELEVATION |
|-------|------------|-------------|-----------|
| 0066 | 561360.484 | 1352805.505 | 566.512 |
| 244C | 561364.550 | 135173.252 | 424.264 |
- THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE. THERE ARE NO WETLAND LIMITS, STREAMS, WETLAND BUFFERS, OR STREAM BUFFERS ON THIS SITE.
 - THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS, OR HISTORIC SITES OR STRUCTURES ON THIS SITE.
 - THERE ARE NO EXISTING FOREST CONSERVATION EASEMENTS ON THIS SITE.
 - A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED OCTOBER 23, 2004.
 - FOREST CONSERVATION: THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU. FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1040.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
 - THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.224 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. PROPOSED PLANTING CALCULATIONS CAN BE FOUND ON SHEET 1.
 - LANDSCAPE SURETY: FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPN DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$9,050.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER, OR TREES, PAVING AND THEN STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR FLOODPLAIN, EXCEPT AS APPROVED BY HOWARD COUNTY.
 - THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT IS CONTAINED IN REPORTS PREPARED BY PROFESSIONAL SERVICES INDUSTRIES, INC. DATED MARCH 3, 2018.
 - THE PROJECT SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - PUBLIC WATER TO BE UTILIZED. (CONTRACT NO. 24-1404-D, LITTLE PATUXENT RIVER WATERSHED)
 - PUBLIC SEWER IS TO BE UTILIZED. (CONTRACT NO. 24-1404-D, LITTLE PATUXENT RIVER WATERSHED)
 - ALL HYDRAULIC DATA IS FOR THE 10-YEAR STORM UNLESS OTHERWISE NOTED.
 - STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING STORMWATER MANAGEMENT FACILITY ON PARCEL V, PINE ORCHARD PARK, F05-05 (PLAT NO. 5111), AND PRIVATELY-MAINTAINED ON-SITE PROPOSED ENVIRONMENTAL SITE DESIGN FACILITIES, IN ACCORDANCE WITH APPROVED SDP FOR PRIMROSE SCHOOL, TAX MAP 24, PARCEL 10, LOT F3.
 - ELECTRIC, GAS, CABLE AND TELEPHONE LINES ARE DESIGNED BY OTHERS.
 - AN ADEQUATE ROAD FACILITIES TEST EVALUATION AND TRAFFIC STUDY WAS PREPARED FOR THIS PROJECT BY "THE TRAFFIC GROUP," DATED AUGUST 22, 2018, AND EXISTING ROADWAYS WERE DESIRED TO BE ADEQUATE BASED ON THE PARAMETERS USED FOR THE STUDY.
 - THE DESIGN ADVISORY PANEL REVIEWED AND HELD A MEETING JULY 10, 2019. PLAN #14-19.
 - A COMMUNITY MEETING WAS HELD ON FEBRUARY 26, 2011.
 - NEDES PERMIT 14-0046 WAS ISSUED MARCH 26, 2011.
 - AA-19-006 WAS ISSUED JULY 19, 2019 TO REDUCE THE 30' STRUCTURE AND USE SETBACK BY 20% TO BECOME A 24' SETBACK. THIS REDUCTION IN THE SETBACK ALLOWS FOR THE CONSTRUCTION OF ADDITIONAL PARKING SPACES, A TRASH DUMPSTER, RETAINING WALL, AND ADDITIONAL PLAYGROUND AREA FOR THE SCHOOL.
 - A DAP MEETING WAS HELD ON JULY 10, 2019 REGARDING THE PROPOSED PRIMROSE SCHOOL DEVELOPMENT. THE RESULTING DAP COMMENTS INCLUDED:
• THE APPLICANT REVISED THE PAVING DESIGN NEAR THE FRONT ENTRANCE TO BETTER REFLECT PEDESTRIAN ROUTES TO THE FRONT DOOR.
• THE APPLICANT ADD TWO SHADE TREES ON THE BERM BETWEEN THE SCHOOL AND OFFICE CONDOMINIUMS.
 - IN DECEMBER 2014, AN ALTERNATIVE COMPLIANCE WAS APPROVED FOR ALTERNATIVE PLANTING AS TWO OF THE PROPOSED LANDSCAPE ISLANDS DID NOT MEET THE REQUIRED 12' WIDTH REQUIRED PER CHAPTER 16, PAGE 26 OF THE LANDSCAPE MANUAL. WITH THE APPROVAL, THE TWO 4'x6' ISLANDS REMAIN IN THE PARKING LOT SINCE THEY EXCEED THE MINIMUM 200 SF AREA REQUIREMENT, BUT THE TREE SPECIES WAS REVISED FOR THE TWO AFFECTED TREES TO PROVIDE A SMALLER TREE THAT WILL SURVIVE BETTER IN THE SMALLER ISLAND.



NOTE: THIS AS-BUILT SURVEY WAS PERFORMED BY GUSCHICK, LITTLE AND WEBER, P.A. THE INSTRUMENTS WERE USED IN PERFORMING THIS AS-BUILT SURVEY: 1 SECOND TOTAL STATION & PRISM

SHEET INDEX

No.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS
8	SOILS MAP AND DRAINAGE AREA MAP
9	STORM DRAIN PROFILES & SCHEDULES
10	WATER AND SEWER PROFILES
11	STORMWATER MANAGEMENT DETAILS
12	SITE DETAILS
13	SITE DETAILS
14	STORMWATER MANAGEMENT LANDSCAPE PLAN
15	ARCHITECTURAL ELEVATIONS

GENERAL NOTES CONT'D

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 318-1800 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MSB UTILITY" AT 1-800-257-7771 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY CONTROL POINTS ASSOCIATES, INC. & GUSCHICK, LITTLE & WEBER, P.A. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- SPOT ELEVATIONS SHOWN FOR CURBS ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIALLY BETWEEN ITEMS UNLESS NOTED OTHERWISE.
- ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2.0%, PROVIDE A MINIMUM OF (5x6) FIVE BY FIVE FOOT LEVEL LANDINGS (2.0% MAX) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING INGRESS/EGRESS POINTS.
- THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (3) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- ALL PRIVATE OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 194 OF THE HOWARD COUNTY ZONING REGULATIONS.
- TRASH COLLECTION FOR THIS SITE WILL BE PRIVATE.
- TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD 62.01, CLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
- GUTTER PAN OF CURBS SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- THE BUILDINGS SHALL HAVE INSIDE WATER METER SETTINGS AND SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM AS REQUIRED.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1995) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1985)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TREE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TREE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4 - 5' IN HEIGHT AND NO MORE THAN 6' LATERSALLY FROM THE DOOR. THE KNOX BOX LOCATION SHALL BE SHOWN ON THE PLAN AS WELL AS ADDRESSED BY GENERAL NOTE ON THE PLAN. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-1 (2012)
- A DESIGN MANUAL WAIVER WAS SUBMITTED TO THE DEVELOPMENT ENGINEERING DIVISION FOR COMPLIANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME I, SECTION 511A, RELATING TO COMPLIANCE WITH PAGE 5.8.6 OF THE 2000 MDE SHM DESIGN MANUAL, VOLUME I AND IT TO ALLOW THE FILTER BED WITHIN 41' OF THE GROUNDWATER ELEVATION.

SITE INFORMATION

- DEVELOPER/APPLICANT: ADITYA PROPERTIES LIMITED LIABILITY COMPANY
2544 SCHOLARS LANE
LAUREL, MD 20123
ATTN: FALGUREHAJ H PATEL
- PROPERTY OWNER: K2 PROPERTIES LLC
10200 LITTLE BRICK HOUSE CT.
ELLICOTT CITY, MD 21042
ATTN: KIM B. KIM
PH: 410-205-1111
- SITE ADDRESS: 3255 CORPORATE COURT
ELLICOTT CITY, MD 21042
- SITE DATA: TAX MAP 24, GRID 1
ELLICOTT CITY ELECTION DISTRICT #2
CURRENT USE: VACANT
PROPOSED USE: DAYCARE/PRESCHOOL
GROSS FLOOR AREA: 12,649 SF
BUILDING HEIGHT: 22'

ZONED: B-1
PARCEL: F-3
PROPERTY SIZE: 15410 AC, (64304 SF)

ASBUILT CERTIFICATION
I hereby certify by my seal, that to the best of my knowledge and belief the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the Approved Plans and Specifications. 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. 12415, Expiration Date: May 26, 2022.

4/21/21
DATE
Carl K. Guschick
Professional Engineer
Maryland Reg. No. 12415

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
Rafaela M. Rosman
County Health Officer
Date: 6/23/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
Director: [Signature]
Date: 7-9-2020

Chief, Division of Land Development: [Signature]
Date: 6.1.20

GLW
DESIGNERS | ENGINEERS | SURVEYORS

3600 NATIONAL DRIVE | SUITE 250 | BURTONTOWNE, MD 20866 | GLW.COM
PHONE: 301-421-4624 | FAX: 443-986-1620 | 800.834.1911-2024 | FAX: 301-421-4198

DESIGNED BY:	LMW	
DRAWN BY:	LMW	
CHECKED BY:	11/17/2019	Rev. plans to show proposed tanks & gas line
DATE:	11/17/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

PREPARED FOR:
PRIMROSE SCHOOL FRANCHISING COMPANY
3600 CEDARCREST ROAD
ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12415, EXPIRATION DATE: MAY 26, 2022

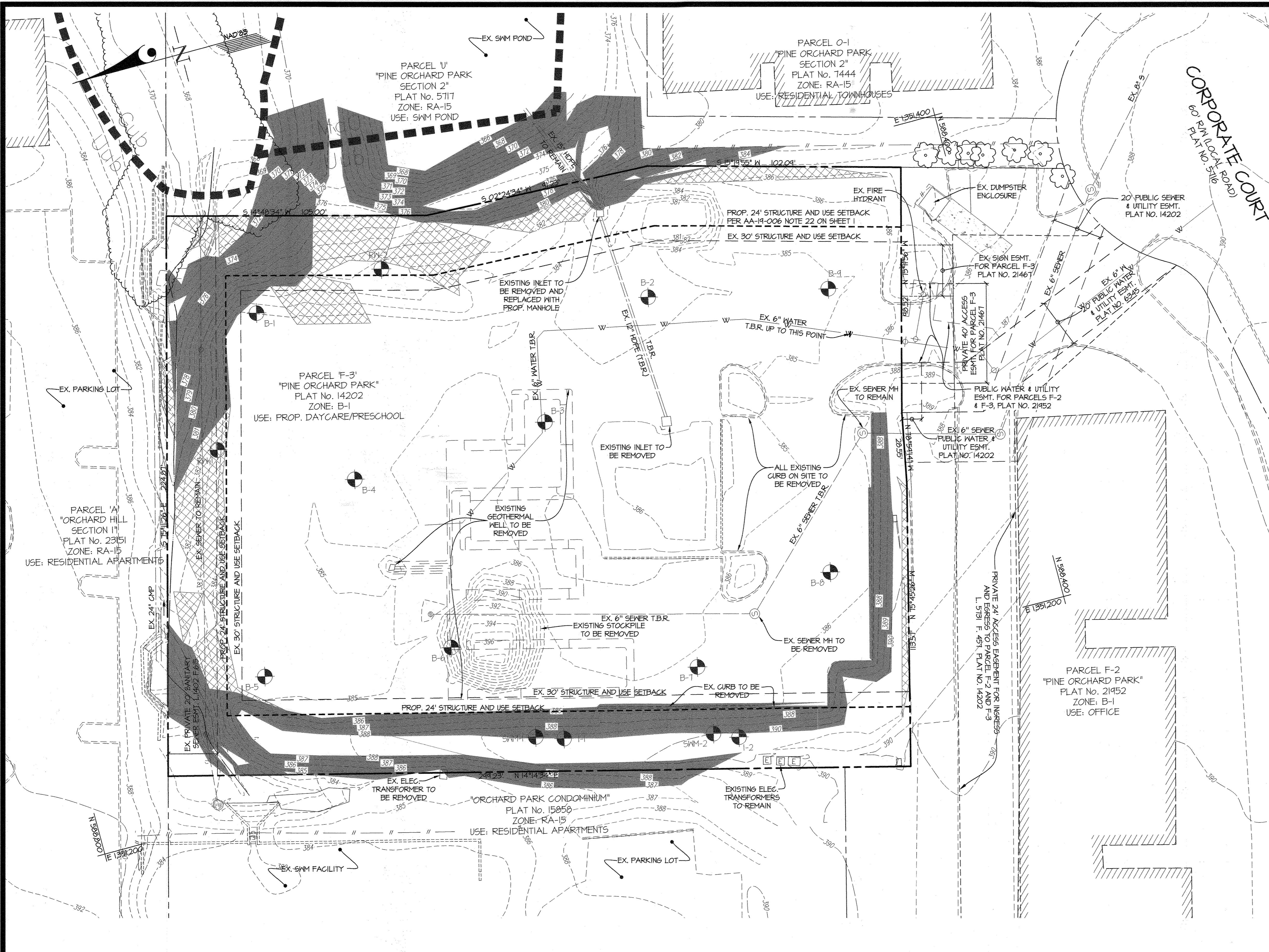
Carl K. Guschick
Professional Engineer
Maryland Reg. No. 12415

REVISED ASBUILTS
COVER SHEET
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3

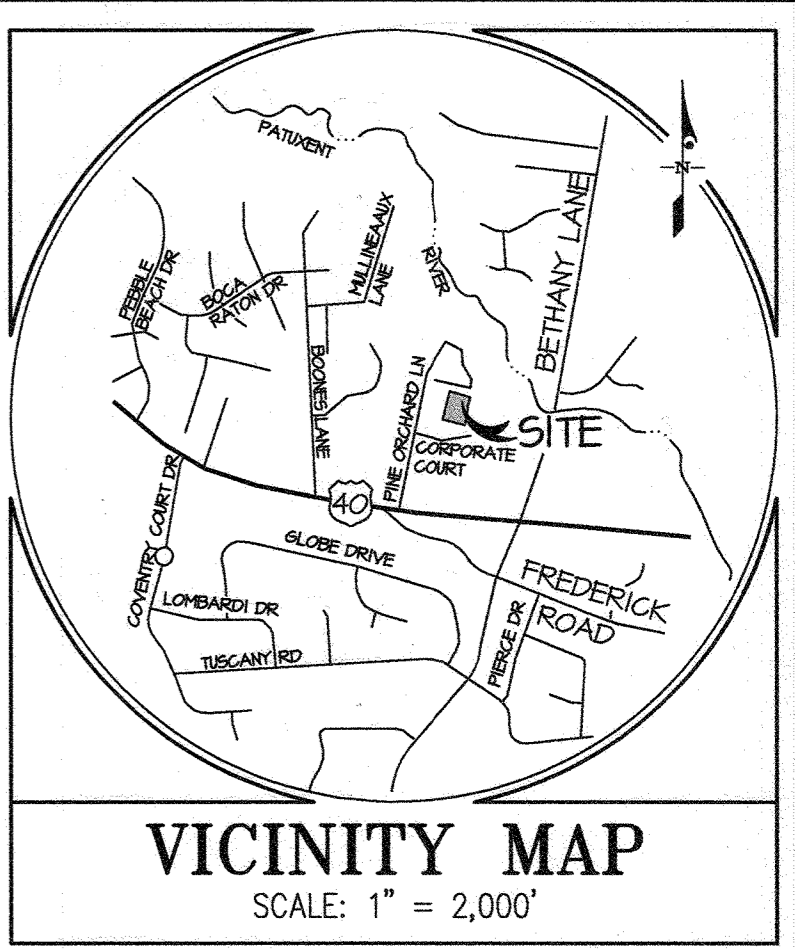
ELLICOTT CITY ELECTION DISTRICT No. 02
L 12884, F 003

ADDRESS AND PERMIT INFORMATION CHART

BUILDING ADDRESS:	3255 CORPORATE COURT, ELLICOTT CITY, MARYLAND 21042		
SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL No.:	F-3
PINE ORCHARD PARK:			
PLAT No.:	ZONING:	TAX MAP:	GRID:
4959	B-1	24	1
WATER CODE:	SEWER CODE:	THIS IS A REVISION TO THE ORIGINAL SDP-1029 AND ALL SHEETS HAVE BEEN REFILED.	
		SCALE:	1"=100'
		ZONING:	B-1
		TAX MAP - GRID:	24-1
		DATE:	MARCH 2021
		DATE:	JAN., 2020
		SHEET:	1 OF 15



- LEGEND**
- - - 280 - - - EXISTING CONTOURS
 - - - 278 - - - EXISTING CURB
 - - - EXISTING EDGE OF PAVING
 - □ □ □ EXISTING STORM DRAIN
 - ⊕ ⊕ ⊕ ⊕ EXISTING WATER
 - ⊖ ⊖ ⊖ ⊖ EXISTING SEWER
 - - - EXISTING FENCE
 - ⊗ EXISTING TREES
 - EXISTING BUILDING
 - ▨ EX. STEEP SLOPES 15% - 24.9%
 - EX. STEEP SLOPES 25-4%
 - MaC SOIL BOUNDARY & TYPE
 - Uub
 - B-0 SOIL BORING



SOILS (on site)

Map Unit Symbol	Map Unit Name	Type	K Factor
Uub	Urban land-Urborthents complex, 0 to 8 percent slopes	U	N/A**

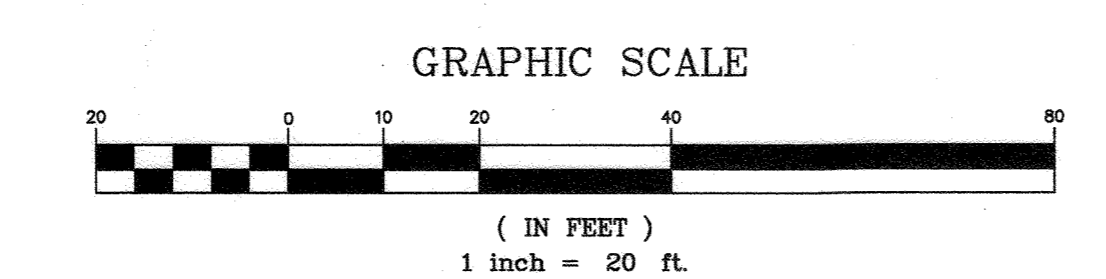
NOTES: * Soils classified as B soils per geotech recommendation from soil borings.
 ** Uub soils do not have a listed K value and are not indicated to be erodible.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 7-9-2020

Chief, Division of Land Development: *[Signature]* Date: 7/8/2020

Chief, Development Engineering Division: *[Signature]* Date: 6-1-20



GLW
 PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	LMW	DATE:	
DRAWN BY:	LMW	DATE:	
CHECKED BY:	MAJ	DATE:	11/11/19
REVISION:		BY:	GLW
		APPR:	

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975

EXPIRATION DATE: MAY 26, 2022

[Signature] 4/28/20

REVISED

EXISTING CONDITIONS AND DEMOLITION PLAN

PRIMROSE SCHOOL - ELLICOTT CITY CHILD DAY CARE CENTER

3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3

ELLICOTT CITY ELECTION DISTRICT No. 02

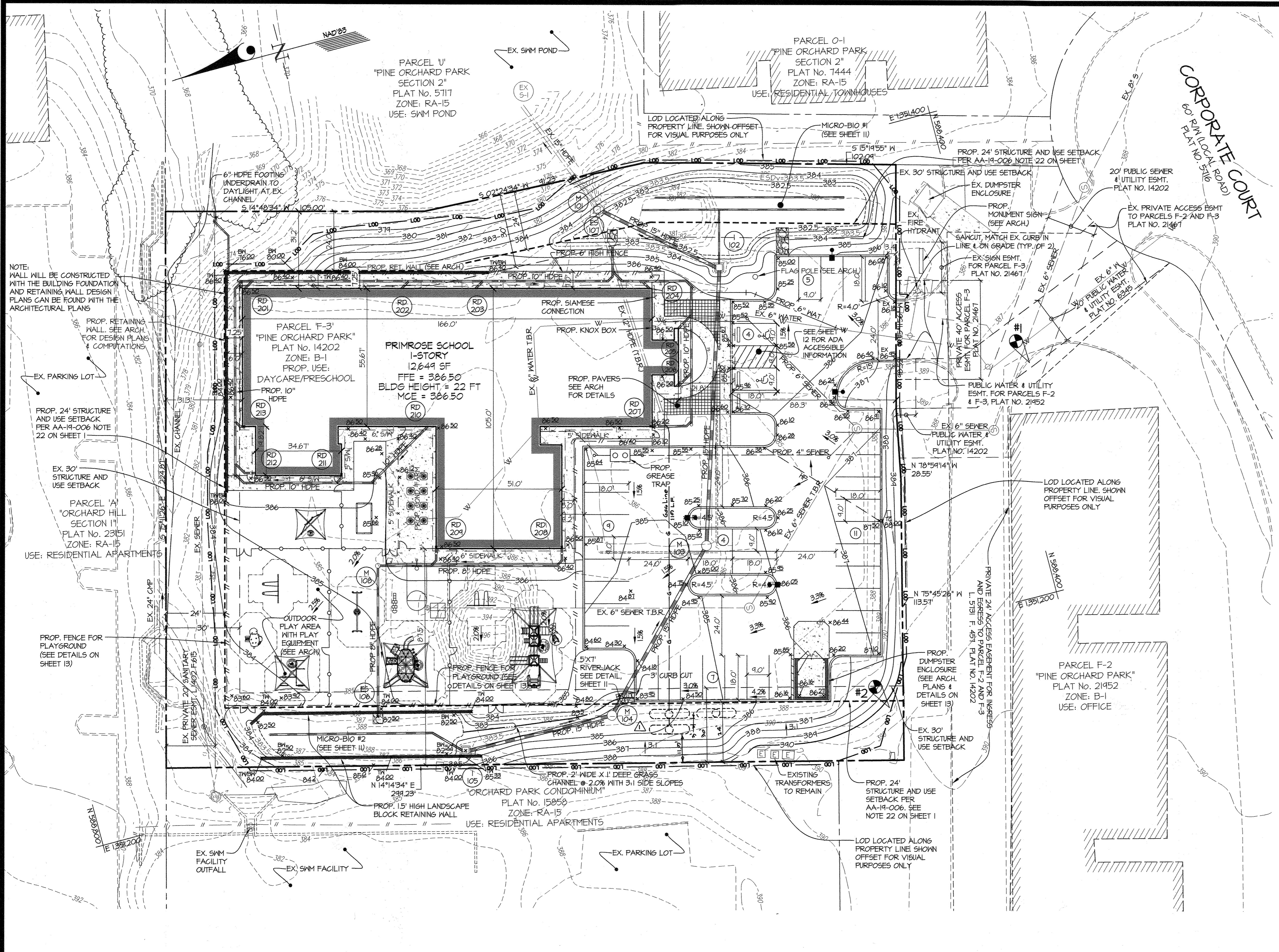
NO ASBUILT INFORMATION 04/21/2021

L 11984, P. 003

SCALE	1"=20'	ZONING	B-1	G. L. W. FILE No.	18090
DATE	JAN, 2020	TAX MAP - GRID	24 - 1	SHEET	2 OF 15

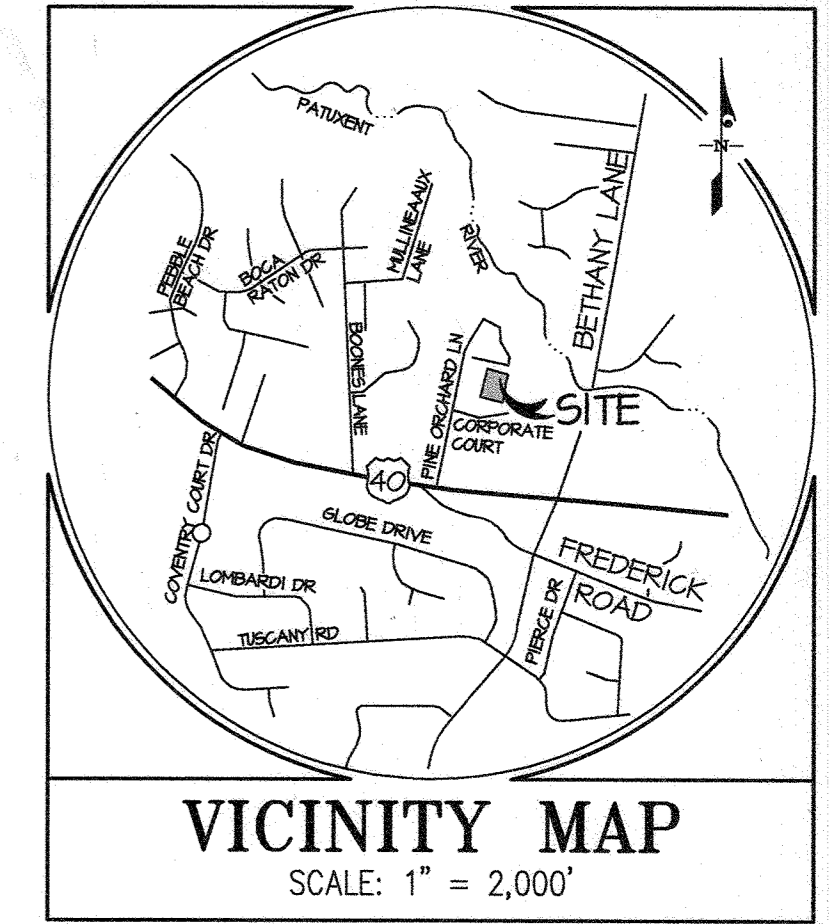
THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

L:\CAD\DRAWINGS\18090\PLANS BY GLW\SDP\18090 SDP-02-Ex Cond & Demol.dwg, PLOTTED: 3/18/2020, 3:46 PM, LAST SAVED: 2/18/2020, 1:24 PM, PLOTTED BY: Mark Johnson



BENCHMARK DATA

BENCHMARK #1 IRON PIPE AND CAP N: 508,306.74 E: 1,351,242.58 ELEV: 300.31	BENCHMARK #2 IRON PIPE AND CAP N: 508,471.51 E: 1,351,123.37 ELEV: 341.07
---	---



NOTE: WALL WILL BE CONSTRUCTED WITH THE BUILDING FOUNDATION AND RETAINING WALL DESIGN PLANS CAN BE FOUND WITH THE ARCHITECTURAL PLANS

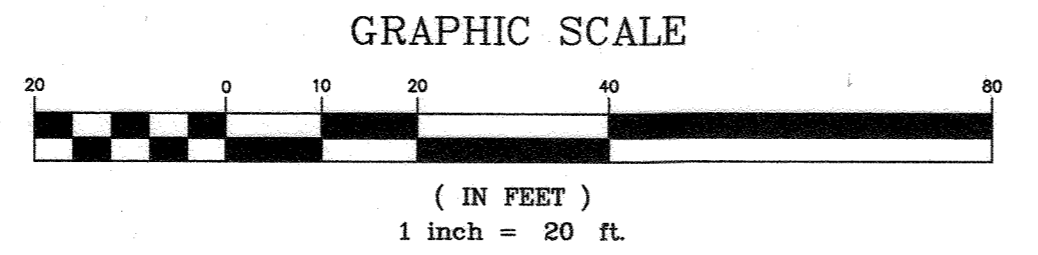
LEGEND

EX.	EXISTING
PROP.	PROPOSED
-280-	EXISTING CONTOURS
-278-	EXISTING CONTOURS
- - - - -	EXISTING CURB & GUTTER
- - - - -	EXISTING EDGE OF PAVING
⊠	EXISTING STORM DRAIN
W	EXISTING WATER WITH VALVE
⊕	EXISTING FIRE HYDRANT
⊞	EXISTING SEWER
E	EXISTING TRANSFORMER
x 44.40	EXISTING SPOT ELEVATION
x 44.40	PROPOSED SPOT ELEVATION
▨	EXISTING BUILDING
~	EXISTING TREELINE
380	PROPOSED CONTOURS
378	PROPOSED CONTOURS
—	PROPOSED CURB & GUTTER
—	PROPOSED STORM DRAIN
—	PROPOSED FENCES (SEE DETAILS ON SHEET 13)
+	SIGN
♿	HANDICAP SPACE
▨	PROPOSED RIP RAP
▭	PROPOSED BUILDING
▨	PROPOSED CONCRETE
▭	PROPOSED ASPHALT PAVEMENT
—	PROPOSED RETAINING WALL
100	PROPOSED LIMIT OF DISTURBANCE
---	PROPERTY LINE
- - - - -	PROPOSED 24 FT STRUCTURE AND USE SETBACK PER AA-19-006 (SEE NOTE 22 ON SHEET 1)
- - - - -	EXISTING 30 FT STRUCTURE AND USE SETBACK

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 7-9-2020

Chief, Development Engineering Division: *[Signature]* Date: 6-1-20



GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLW.PA.COM
PHONE: 301-421-4024 | FAX: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	MAJ
DRAWN BY:	LMW
CHECKED BY:	klp
DATE:	11/17/19
REVISION:	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

PREPARED FOR:
PRIMROSE SCHOOL FRANCHISING COMPANY
3600 CEDARCREST ROAD
ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
TEL: 617.901.9015

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12875, EXPIRATION DATE: MAY 25, 2022

[Signature]
4/28/20

REVISD

SITE DEVELOPMENT PLAN

PRIMROSE SCHOOL · ELLICOTT CITY CHILD DAY CARE CENTER

3255 CORPORATE COURT
PINE ORCHARD PARK · SECT. 2, PAR. F3

NO ASSAULT INFORMATION
04/21/2021

ELLICOTT CITY ELECTION DISTRICT No. 02
L 11984, F. 003

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

SCALE	ZONING	G. L. W. FILE NO.
1"=20'	B-1	18090
DATE	TAX MAP - GRID	SHEET
JAN., 2020	24 - 1	3 OF 15

L:\CADD\DRAWINGS\18090\PLANS BY G.L.W.\SDP\18090 SDP-03-Site Plan.dwg, PLOTTED: 3/15/2020 3:35 PM, LAST SAVER: 2/19/2020 5:14 PM, PLOTTED BY: Mark Johnston
 © GLW 2019

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

DEFINITION: THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION. PURPOSE: TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. CRITERIA: A. SOIL PREPARATION 1. TEMPORARY STABILIZATION

B. TOPSOILING 1. TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. 2. TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE PROVIDED IF IT MEETS THE CRITERIA SET FORTH IN THESE SPECIFICATIONS. 3. TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:

C. SOIL AMENDMENTS FERTILIZER AND LINE SPECIFICATIONS 1. SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LINE AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. 2. FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING Director Date 7-9-2020

B-4-3 STANDARDS AND SPECIFICATIONS FOR SEEDING AND MULCHING

DEFINITION: THE APPLICATION OF SEED AND MULCH TO ESTABLISH VEGETATIVE COVER. PURPOSE: TO PROTECT DISTURBED SOILS FROM EROSION DURING AND AT THE END OF CONSTRUCTION. CRITERIA: A. SEEDING 1. SPECIFICATIONS

B. MULCHING 1. MULCH MATERIALS (IN ORDER OF PREFERENCE) a. STRAW CONSISTING OF THOROUGHLY THRESHED WHEAT, RYE, OAT, OR BARLEY AND REASONABLY BRIGHT IN COLOR. b. WOOD CELLULOSE FIBER MULCH (WCFM) CONSISTING OF SPECIALLY PREPARED MOOD CELLULOSE PROCESSED INTO A UNIFORM FIBRIL PHYSICAL STATE.

ENGINEER'S CERTIFICATE: I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF ENGINEER DATE 4/28/20

HOWARD SOIL CONSERVATION DISTRICT (HSCD) STANDARD SEDIMENT CONTROL NOTES

1. A PRE-CONSTRUCTION MEETING MUST OCCUR WITH THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION INSPECTION DIVISION (CID) 60-90 DAYS AFTER THE FUTURE LOD AND PROTECTED AREAS ARE MARKED CLEARLY IN THE FIELD.

2. APPLICATION a. APPLY MULCH TO ALL SEED AREAS IMMEDIATELY AFTER SEEDING. b. APPLY MULCH TO ALL SEED AREAS IMMEDIATELY AFTER SEEDING AT THE RATE OF 2 TONS PER ACRE TO A UNIFORM 1/2 INCH DEPTH OF 1 TO 2 INCHES.

BUILDER'S CERTIFICATE: I/WE CERTIFY THAT ALL DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

SIGNATURE OF DEVELOPER/BUILDER DATE 04/29/2020

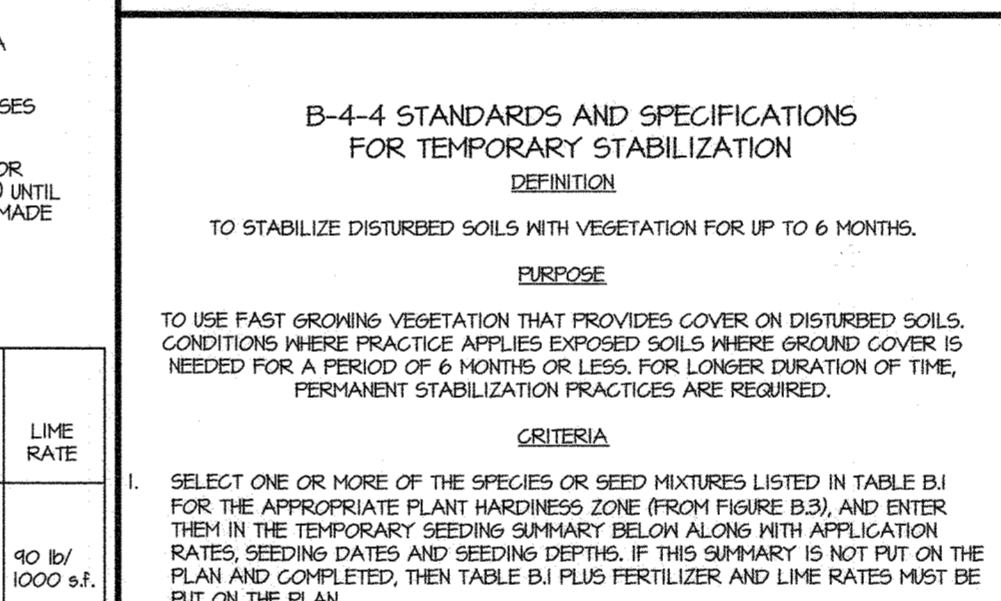
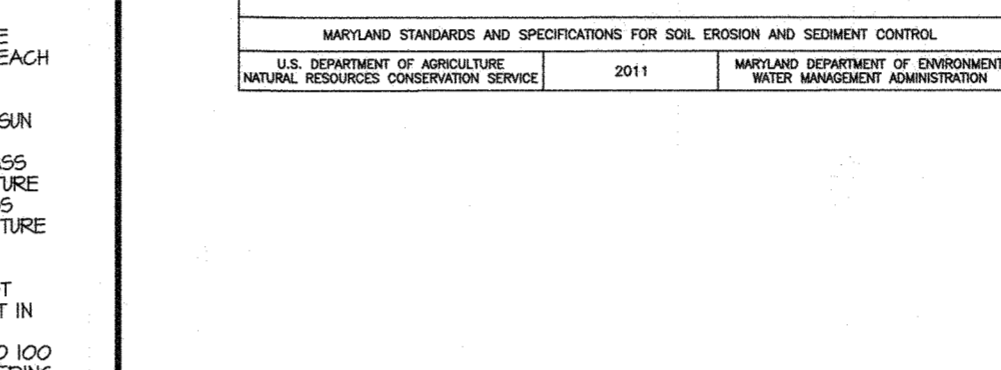
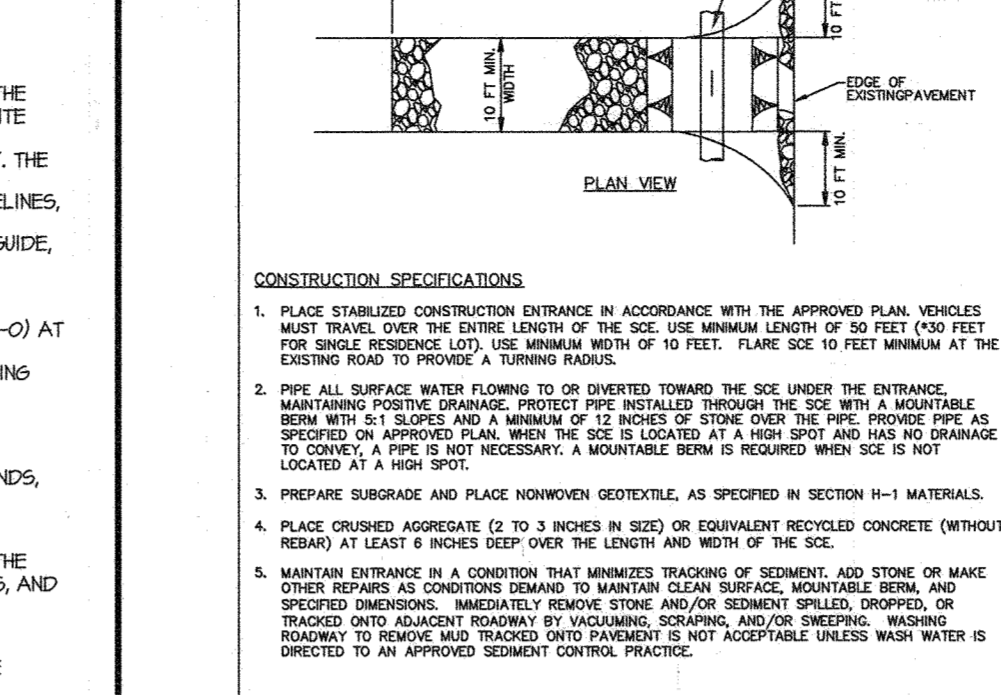
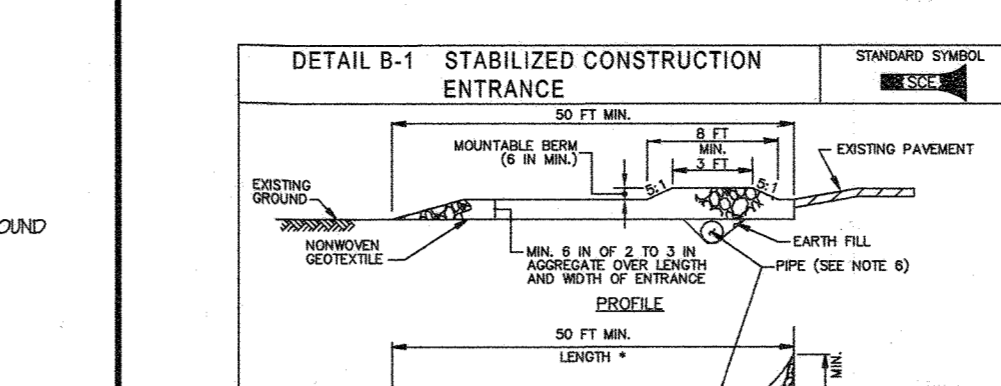
B-4-5 STANDARDS AND SPECIFICATIONS FOR PERMANENT STABILIZATION

TO STABILIZE DISTURBED SOILS WITH PERMANENT VEGETATION. TO USE LONG-LIVED PERENNIAL GRASSES AND LEGUMES TO ESTABLISH PERMANENT GRASS COVER ON DISTURBED SOILS. CRITERIA: A. SEED MIXTURES 1. GENERAL USE

PERMANENT SEEDING SUMMARY: HARDNESS ZONE: 6b SEED MIXTURE: #4 (Tall Fescue/ Kentucky Bluegrass)

TEMPORARY SEEDING SUMMARY: HARDNESS ZONE: 6b SEED MIXTURE: #1 (Tall Fescue/ Kentucky Bluegrass)

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.



B-4-4 STANDARDS AND SPECIFICATIONS FOR TEMPORARY STABILIZATION. DEFINITION: TO STABILIZE DISTURBED SOILS WITH VEGETATION FOR UP TO 6 MONTHS. PURPOSE: TO USE FAST GROWING VEGETATION THAT PROVIDES COVER ON DISTURBED SOILS.

CRITERIA: 1. SELECT ONE OR MORE OF THE SPECIES OR SEED MIXTURES LISTED IN TABLE B.I FOR THE APPROPRIATE PLANT HARDNESS ZONE (FROM FIGURE B.3).

TEMPORARY SEEDING SUMMARY table with columns: SPECIES, APPLICATION RATE (lb/acre), SEEDING DATES, SEEDING DEPTHS, FERTILIZER RATE (lb/1000 sq ft), LIME RATE.

STANDARDS AND SPECIFICATIONS FOR DUST CONTROL: CONTROLLING THE SUSPENSION OF DUST PARTICLES FROM CONSTRUCTION ACTIVITIES. PURPOSE: TO PREVENT BLOWING AND MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES.

CRITERIA: 1. MULCHES: SEE SECTION B-4-2 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS SECTION B-4-3 SEEDING AND MULCHING, AND SECTION B-4-4 TEMPORARY STABILIZATION. MULCHES MUST BE ANCHORED TO PREVENT BLOWING.

REVISIONS: 1. DATE: 04/28/20, BY: [Signature]

B-4-8 STANDARDS AND SPECIFICATIONS FOR STOCKPILE AREA

DEFINITION: A mound or pile of soil protected by appropriately designed erosion and sediment control measures. PURPOSE: To provide a designated location for the temporary storage of soil that controls the potential for erosion, sedimentation, and changes to drainage patterns.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN. 2. THE FOOTPRINT OF THE STOCKPILE MUST BE SIZED TO ACCOMMODATE THE ANTICIPATED VOLUME OF MATERIAL.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

CRITERIA: 1. THE STOCKPILE LOCATION AND ALL RELATED SEDIMENT CONTROL PRACTICES MUST BE CLEARLY INDICATED ON THE EROSION AND SEDIMENT CONTROL PLAN.

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

GLW PLANNING [ENGINEERING] SURVEYING 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM

DESIGNED BY: LMW DRAWN BY: LMW CHECKED BY: MAJ

APPROVED FOR: PRIMROSE SCHOOL FRANCHISING COMPANY 3600 CEDARCREST ROAD ACOWORTH, GA 30101

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

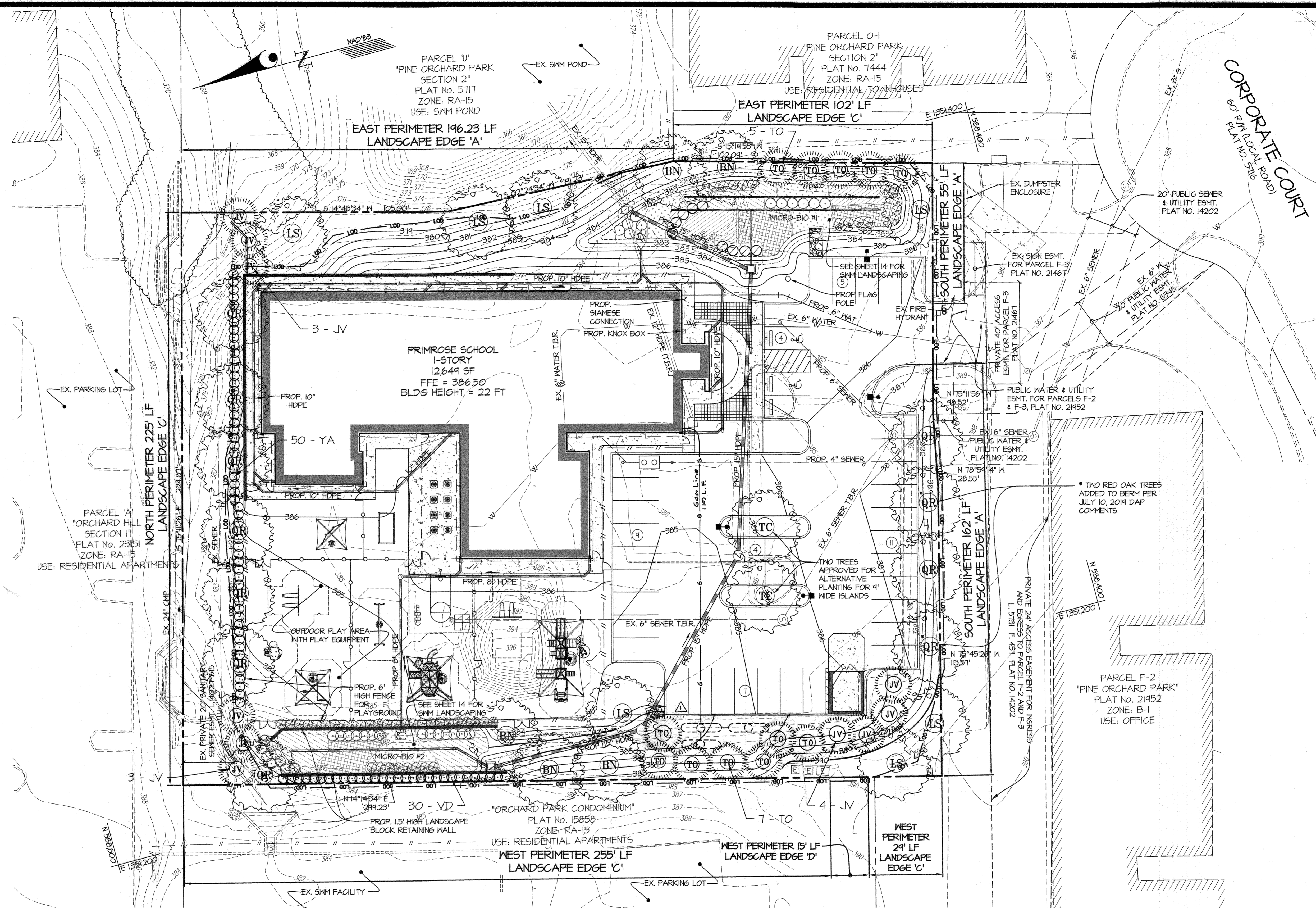
SEDIMENT AND EROSION CONTROL NOTES & DETAILS: PRIMROSE SCHOOL - ELLICOTT CITY CHILD DAY CARE CENTER 3255 CORPORATE COURT PINE ORCHARD PARK - SECT. 2, PAR. F3

REVISIONS: 1. DATE: 04/21/2021, BY: [Signature]

SCALE: N/A ZONING: B-1 G. L. W. FILE NO.: 18090 DATE: JAN, 2020 TAX MAP - GRID: 24-1 SHEET: 5 OF 15

LANDSCAPE NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.24 OF THE HOWARD COUNTY CODE & CHAPTER VI OF THE HOWARD COUNTY LANDSCAPE MANUAL.
- CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST (5) FIVE DAYS BEFORE STARTING WORK. ALL GENERAL NOTES, ESPECIALLY THOSE REGARDING UTILITIES, ON SHEET NO.1 SHALL APPLY.
- FIELD VERIFY UNDERGROUND UTILITY LOCATIONS AND EXISTING CONDITIONS BEFORE STARTING PLANTING WORK. CONTACT CONSTRUCTION MANAGER OR OWNER IF ANY RELOCATIONS ARE REQUIRED.
- PLANT QUANTITIES SHOWN ON THE PLANT LIST ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF DISCREPANCIES EXIST BETWEEN QUANTITIES SHOWN ON THE PLAN AND THOSE SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL TAKE PRECEDENCE.
- ALL PLANT MATERIAL SHALL BE FULL HEAVY, WELL FORMED, SYMMETRICAL, AND CONFORM TO THE A.A. SPECIFICATIONS. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THIS PLAN.
- NO SUBSTITUTION SHALL BE MADE WITHOUT PRIOR APPROVAL FROM HOWARD COUNTY DPZ AND THE OWNER OR HIS REPRESENTATIVE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES BUT NOT OTHERWISE PLANTED, PAVED, OR MULCHED SHALL BE SOODED OR SEEDED IN ACCORDANCE WITH THE PERMANENT SEEDING SPECIFICATION. A MINIMUM OF 4" OF TOPSOIL SHALL BE PROVIDED TO ALL PLANTING AREAS (FOR TOPSOIL SPEC. SEE SHEET 5).
- THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING IF HE/SHE ENCOUNTERS SOIL DRAINAGE CONDITIONS THAT MAY BE DETRIMENTAL TO THE GROWTH OF THE PLANTS.
- ALL EXPOSED EARTH WITHIN THE LIMITS OF PLANTING BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH PER THE PLANTING DETAILS.
- DO NOT PLANT TREES WITHIN THE PUBLIC WATER, SEWER AND UTILITY EASEMENT.
- SCHEDULES "A" AND "B" ARE PROVIDED FOR LANDSCAPE SURETY CALCULATION PURPOSES. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED WITH THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$15,000.00 FOR FOLLOWING REQUIRED PLANT QUANTITIES:
 10 SHRUBS AT \$300/SHRUB = \$ 3,000.00
 25 EVERGREENS AT \$150/TREE = \$ 3,750.00
 25 SHADE TREES AT \$300/TREE = \$ 7,500.00
 FOR LANDSCAPE INSPECTION TO OBTAIN THE RELEASE OF THE SURETY, CONTACT HOWARD COUNTY DEPT. OF PLANNING & ZONING AT 410-313-2350.
- AT THE TIME OF PLANT INSTALLATION ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN, SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.



DEVELOPER'S/BUILDER'S CERTIFICATE

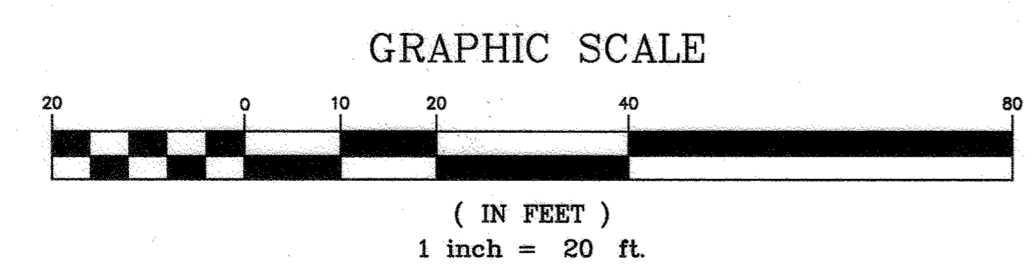
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.24 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE HLF LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: *[Signature]* DATE: 04/23/2021

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 7-9-2020

Chief, Division of Land Development: *[Signature]* Date: 7/8/2020

Chief, Development Engineering Division: *[Signature]* Date: 6/20



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.: 12975
 EXPIRATION DATE: MAY 24, 2022



GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALTO: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	MFC
DRAWN BY:	LMW
CHECKED BY:	11/17/2010
DATE:	11/11/19
REVISION:	REV. PLANS TO SHOW PROPANE TANKS & GAS LINE
BY:	GLW
APPR.:	

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

LANDSCAPE PLAN
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
 3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3
 L 11984, F. 003

NO ASBUILT INFORMATION	04/21/2021
SCALE	1"=20'
ZONING	B-1
G. L. W. FILE NO.	18090
DATE	JAN., 2020
TAX MAP - GRID	24 - 1
SHEET	6 OF 15

ELLICOTT CITY ELECTION DISTRICT No. 02
 HOWARD COUNTY, MARYLAND

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

L:\CADD\DRAWINGS\18090\PLANS BY GJM\SDP-11-029-06-Landscape.dwg
 PLOTTED: 4/28/2020 10:38 AM, LAST SAVED: 3/18/2020 4:49 PM, PLOTTED BY: Mr. Johnston

SPECIFICATIONS: PLANT MATERIALS AND PLANTING METHODS

A. PLANT MATERIALS

THE LANDSCAPE CONTRACTOR SHALL FURNISH AND INSTALL AND/OR DIG, BALL, BURLAP AND TRANSPORT ALL OF THE PLANT MATERIALS CALLED FOR ON DRAWINGS AND/OR LISTED IN THE PLANT SCHEDULE.

1. PLANT NAMES

PLANT NAMES USED IN THE PLANT SCHEDULE SHALL CONFORM WITH "STANDARDIZED PLANT NAMES", LATEST EDITION.

2. PLANT STANDARDS

ALL PLANT MATERIAL SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "USA STANDARD FOR NURSERY STOCK" LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN (HEREIN REFERRED TO AS "AA" STANDARDS). ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE FIRST QUALITY, SOUND, VIGOROUS, WELL-BRANCHED AND WITH HEALTHY, WELL-FURNISHED ROOT SYSTEMS. THEY SHALL BE FREE OF DISEASE, INSECT PESTS AND MECHANICAL INJURIES. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL HAVE BEEN GROWN UNDER THE SAME CLIMATE CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING. NEITHER HELED-IN PLANTS NOR PLANTS FROM COLD STORAGE WILL BE ACCEPTED.

3. PLANT MEASUREMENTS

ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED IN THE PLANT SCHEDULE AS APPROVED BY THE DESIGN REVIEW COMMITTEE (DRC).

A. CALIPER MEASUREMENTS SHALL BE TAKEN SIX INCHES (6") ABOVE GRADE FOR TREES UNDER FOUR-INCH (4") CALIPER AND TWELVE (12") ABOVE GRADE FOR TREES FOUR INCHES (4") IN CALIPER AND OVER.

B. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET (6'), MAXIMUM EIGHT FEET (8').

C. CALIPER, HEIGHT, SPREAD AND SIZE OF BALL SHALL BE GENERALLY AS FOLLOWS:

CALIPER	HEIGHT	SPREAD	SIZE OF BALL
3" - 3.5"	14'-16'	6'-8'	32" DIAMETER
3.5" - 4"	14'-16'	8'-10'	36" DIAMETER
4" - 4.5"	16'-18'	8'-10'	40" DIAMETER
4.5" - 5"	16'-17'	10'-12'	44" DIAMETER
5" - 5.5"	16'-20'	10'-12'	48" DIAMETER
5.5" - 6"	18'-20'	12'-14'	52" DIAMETER

ALL PLANT MATERIAL SHALL GENERALLY AVERAGE THE MEDIAN FOR THE SIZE RANGES INDICATED ABOVE AS INDICATED IN THE "AA STANDARDS".

4. PLANT IDENTIFICATION

LEGIBLE LABELS SHALL BE ATTACHED TO ALL SHADE TREES, MINOR TREES, SPECIMEN SHRUBS AND BUNDLES OR BOXES OF OTHER PLANT MATERIAL GIVING THE BOTANICAL AND COMMON NAMES, SIZE AND QUANTITY OF EACH. EACH SHIPMENT OF PLANTS SHALL BEAR CERTIFICATES OF INSPECTION AS REQUIRED BY FEDERAL, STATE AND COUNTY AUTHORITIES.

5. PLANT INSPECTION

THE DESIGN REVIEW COMMITTEE MAY, UPON REQUEST BY THE BUILDER OR DEVELOPER, AT LEAST TEN (10) DAYS PRIOR TO THE INSTALLATION OF ANY PROPOSED PLANT MATERIAL, INSPECT ALL PROPOSED PLANT MATERIAL AT THE SOURCE OF ORIGIN.

B. PLANTING METHODS

ALL PROPOSED PLANT MATERIAL THAT MEET THE SPECIFICATIONS IN SECTION A ARE TO BE PLANTED IN ACCORDANCE WITH THE FOLLOWING METHODS DURING THE PROPER PLANTING SEASONS AS DESCRIBED IN THE FOLLOWING.

1. PLANTING SEASONS

THE PLANTING OF DECIDUOUS TREES, SHRUBS AND VINES SHALL BE FROM MARCH 1ST TO JUNE 15TH AND FROM SEPTEMBER 15TH TO DECEMBER 15TH. PLANTING OF DECIDUOUS MATERIAL MAY BE CONTINUED DURING THE WINTER MONTHS PROVIDING THERE IS NO FROST IN THE GROUND AND FROST-FREE TOPSOIL. PLANTING MIXTURES ARE USED.

THE PLANTING OF EVERGREEN MATERIAL SHALL BE FROM MARCH 15TH TO JUNE 15TH AND FROM AUGUST 15TH TO DECEMBER 15TH. NO PLANTING SHALL BE DONE WHEN THE GROUND IS FROZEN OR EXCESSIVELY MOIST. NO FROZEN OR WET TOPSOIL SHALL BE USED AT ANY TIME.

2. DIGGING

ALL PLANT MATERIAL SHALL BE DUG, BALLED AND BURLAPPED (B4B) IN ACCORDANCE WITH THE "AA STANDARDS".

3. EXCAVATION OF PLANT PITS

THE LANDSCAPING CONTRACTOR SHALL EXCAVATE ALL PLANT PITS, VINE PITS, HEDGE TRENCHES AND SHRUB BEDS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

A. LOCATIONS OF ALL PROPOSED PLANT MATERIAL SHALL BE STAKED AND APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE ANY OF THE PROPOSED PLANT MATERIAL IS INSTALLED BY THE LANDSCAPE CONTRACTOR.

B. ALL PITS SHALL BE GENERALLY CIRCULAR IN OUTLINE, VERTICAL SIDES, DEPTH SHALL NOT BE LESS THAN 6" DEEPER THAN THE ROOT BALL, DIAMETER SHALL NOT BE LESS THAN TWO TIMES THE DIAMETER OF THE ROOT BALL AS SET FORTH IN THE FOLLOWING SCHEDULE.

C. IF AREAS ARE DESIGNATED AS SHRUB BEDS OR HEDGE TRENCHES, THEY SHALL BE EXCAVATED TO AT LEAST 18" DEPTH MINIMUM. AREAS DESIGNATED FOR GROUND COVERS AND VINES SHALL BE EXCAVATED TO AT LEAST 12" IN DEPTH MINIMUM.

D. DIAMETER AND DEPTH OF TREE PITS SHALL GENERALLY BE AS FOLLOWS:

PLANT SIZE	ROOT BALL	PIT DIA.	PIT DEPTH
3" - 3.5" CAL.	32"	64"	28"
3.5" - 4" CAL.	36"	72"	32"
4" - 4.5" CAL.	40"	80"	36"
4.5" - 5" CAL.	44"	88"	40"
5" - 5.5" CAL.	48"	96"	44"
5.5" - 6" CAL.	52"	104"	48"

A 20% COMPACTION FIGURE OF THE SOIL TO BE REMOVED IS ASSUMED AND WILL BE ALLOWED IN CALCULATION OF EXTRA TOPSOIL. THE TABULATED PIT SIZES ARE FOR PURPOSES OF UNIFORM CALCULATION AND SHALL NOT OVERRIDE THE SPECIFIED DEPTHS BELOW THE BOTTOMS OF THE ROOT BALLS.

4. STAKING, GUYING AND WRAPPING

ALL PLANT MATERIAL SHALL BE STAKED OR GUYED, AND WRAPPED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:

A. STAKES: SHALL BE SOUND WOOD 2" X 2" ROUGH SAWN OAK OR SIMILAR DURABLE WOODS, OR LENGTHS, MINIMUM 1'-0" FOR MAJOR TREES AND 5'-0" MINIMUM FOR MINOR TREES.

B. WIRE AND CABLE: WIRE SHALL BE #10 GA. GALVANIZED OR BETHANIZED ANNEALED STEEL WIRE. FOR TREES OVER 3" CALIPER, PROVIDE 5/16" TURN BUCKLES, EYE AND EYE WITH 4" TAKE-UP. FOR TREES OVER 5" CALIPER, PROVIDE 3/16", 7 STRAND CABLE CADMIUM PLATED STEEL, WITH GALVANIZED "EYE" THIMBLES OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

C. HOSE: SHALL BE NEW 2 PLY REINFORCED RUBBER HOSE, MINIMUM 1/2" I.D. "PLASTIC LOCK TIES" OR "PAUL'S" TREES BRACES" MAY BE USED IN PLACE OF WIRE AND HOSE ON TREES UP TO 3" IN CALIPER.

D. ALL TREES UNDER 3" IN CALIPER ARE TO BE PLANTED AND STAKED IN ACCORDANCE WITH THE ATTACHED PLANTING DETAILS.

5. PLANT PRUNING, EDGING AND MULCHING

A. EACH TREE, SHRUB OR VINE SHALL BE PRUNED IN AN APPROPRIATE MANNER TO ITS PARTICULAR REQUIREMENTS, IN ACCORDANCE WITH ACCEPTED STANDARD PRACTICE. BROKEN OR BRUISED BRANCHES SHALL BE REMOVED WITH CLEAN CUTS FLUSH WITH THE ADJACENT TRUNK OR BRANCHES. ALL CUTS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED ANTISEPTIC TREE WOUND DRESSING.

B. ALL TRENCHES AND SHRUB BEDS SHALL BE EDGED AND CULTIVATED TO THE LINES SHOWN ON THE DRAWING. THE AREAS AROUND ISOLATED PLANTS SHALL BE EDGED AND CULTIVATED TO THE FULL DIAMETER OF THE PIT. SOD WHICH HAS BEEN REMOVED AND STACKED SHALL BE USED TO TRIM THE EDGES OF ALL EXCAVATED AREAS TO THE NEAT LINES OF THE PLANT PIT SAUCERS, THE EDGES OF SHRUB AREAS, HEDGE TRENCHES AND VINE POCKETS.

C. AFTER CULTIVATION, ALL PLANT MATERIALS SHALL BE MULCHED WITH A 3" LAYER OF FINE, SHREDDED PINE BARK, PEAT MOSS, OR ANOTHER APPROVED MATERIAL OVER THE ENTIRE AREA OF THE BED OR SAUCER.

6. PLANT INSPECTION AND ACCEPTANCE

THE DESIGN REVIEW COMMITTEE SHALL BE RESPONSIBLE FOR INSPECTING ALL PLANTING PROJECTS ON A PERIODIC BASIS TO ASSURE THAT ALL WORK IS PROCEEDING IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

7. PLANT GUARANTEE

ALL PLANT MATERIAL SHALL BE GUARANTEED FOR THE DURATION OF ONE FULL GROWING SEASON, AFTER FINAL INSPECTION AND ACCEPTANCE OF THE WORK IN THE PLANTING PROJECT. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD.

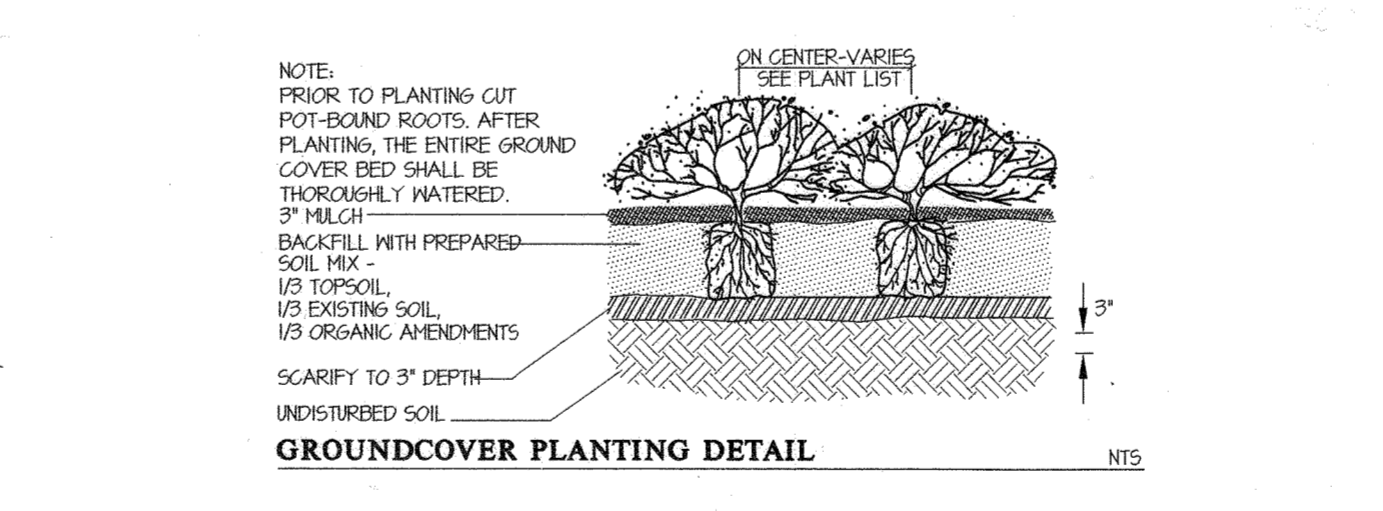
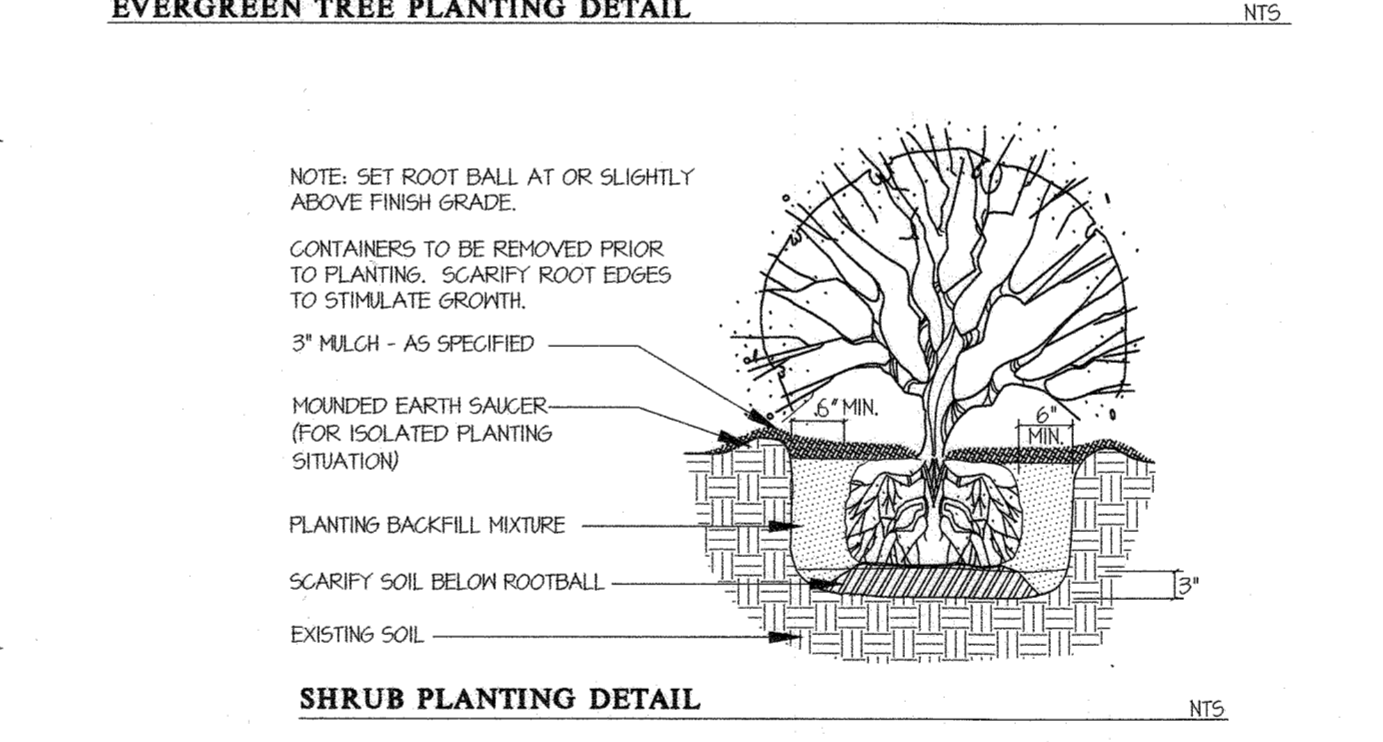
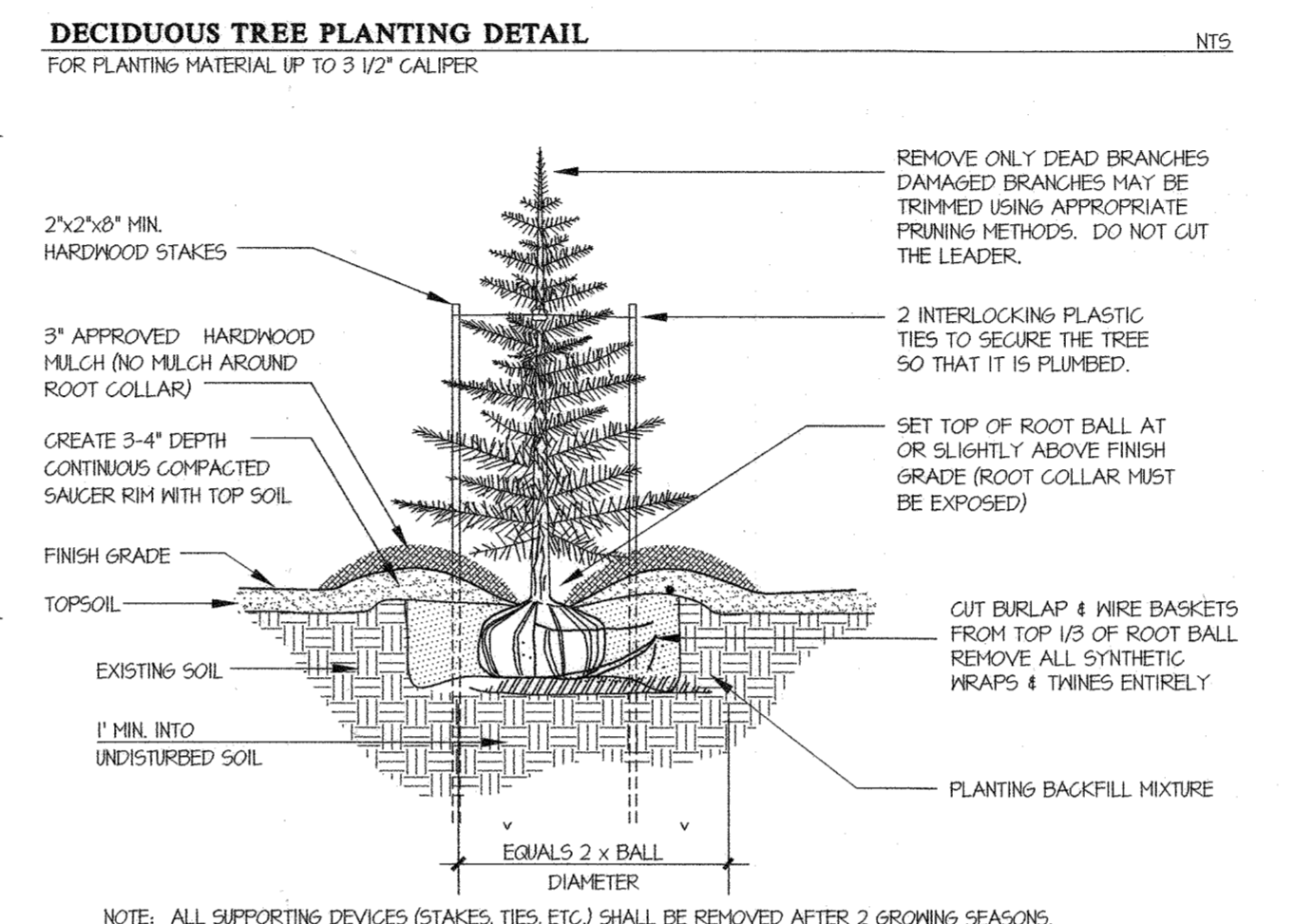
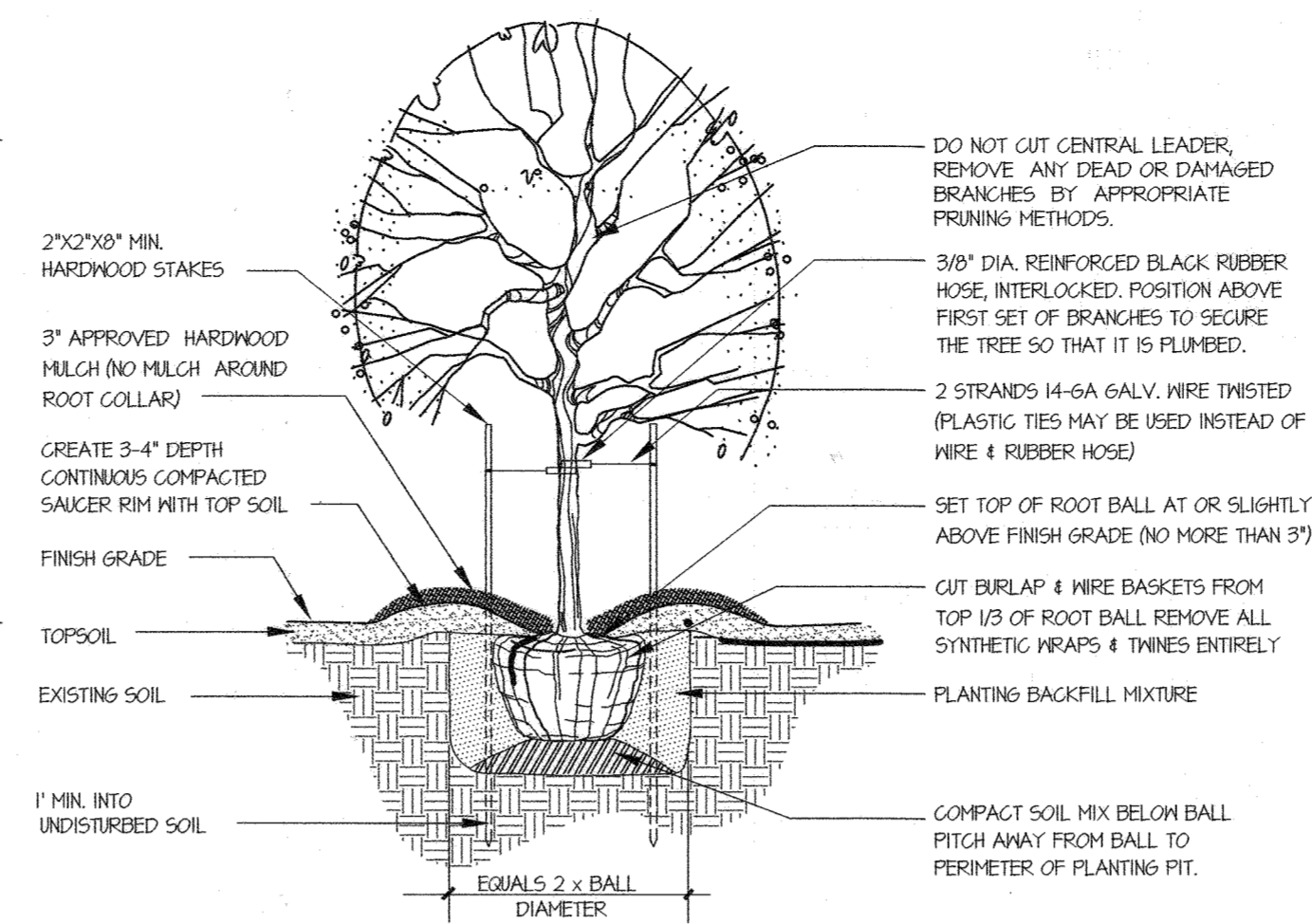
A. FOR THIS PURPOSE, THE "GROWING SEASON" SHALL BE THAT PERIOD BETWEEN THE END OF THE "SPRING" PLANTING SEASON, AND THE COMMENCEMENT OF THE "FALL" PLANTING SEASON.

B. GUARANTEE FOR PLANTING PERFORMED AFTER THE SPECIFIED END OF THE "SPRING" PLANTING SEASON, SHALL BE EXTENDED THROUGH THE END OF THE NEXT FOLLOWING "SPRING" PLANTING SEASON.

SODDING

ALL SODDING SHALL BE IN ACCORDANCE WITH THE "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREAS" LATEST EDITION, APPROVED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF METROPOLITAN WASHINGTON AND THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.

ALL SOD SHALL BE STRONGLY ROOTED SOD, NOT LESS THAN TWO YEARS OLD AND FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES. PROVIDE ONLY SOD CAPABLE OF GROWTH DEVELOPMENT WHEN PLANTED AND IN STRIPS NOT MORE THAN 18" WIDE X 4" LONG. PROVIDE SOD COMPOSED PRINCIPALLY OF IMPROVED STRAIN KENTUCKY BLUEGRASS, SUCH AS, COLUMBIA, VICTA, OR ESCORT.



SCHEDULE A: PERIMETER LANDSCAPE EDGE

CATEGORY	NORTH PERIMETER	EAST PERIMETER	SOUTH PERIMETER	WEST PERIMETER	TOTAL	
LOCATION / USE SITUATION	RESIDENTIAL	RESIDENTIAL	SHR. POND	OFFICES/COMMERCIAL	RESIDENTIAL	DUMPSTER
LANDSCAPE BUFFER TYPE	TYPE 'C'	TYPE 'C'	TYPE 'A'	TYPE 'A'	TYPE 'C'	TYPE 'D'
LINEAR FEET OF PERIMETER	225'	102'	146.23'	217'	284'	15'
CREDIT FOR EX. VEGETATION (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE	NONE
CREDIT FOR WALL, FENCE OR BERM (YES, NO; LINEAR FEET; DESCRIBE BELOW IF NEEDED)	NONE	NONE	NONE	NONE	NONE	YES
NUMBER OF PLANTS REQUIRED						
SHADE TREES	6	3	3	4	7	0
EVERGREEN TREES	11	5	N/A	N/A	14	0
ORNAMENTALS	N/A	N/A	N/A	N/A	N/A	N/A
SHRUBS	N/A	N/A	N/A	N/A	N/A	N/A
NUMBER OF PLANTS PROVIDED						
SHADE TREES	6	3	3	* 4	7	0
EVERGREEN TREES	6	5	N/A	N/A	11	0
ORNAMENTALS	N/A	N/A	N/A	N/A	N/A	N/A
SHRUBS	50	N/A	N/A	N/A	30	0
SUBSTITUTIONS MADE	50 SHRUBS FOR 5 EVERGREEN TREES				30 SHRUBS FOR 3 EVERGREEN TREES	

* INCLUDES THE TWO SHADE TREES (RED OAK) IN TOTAL TREES PROVIDED ON THE SOUTH PERIMETER PER DISCUSSION IN JULY 10, 2014 DAP COMMENTS.

SCHEDULE B - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	40
NUMBER OF TREES REQUIRED (1 shade tree per 20 parking spaces)	2
NUMBER OF TREES PROVIDED	
SHADE TREES	2
OTHER TREES (2:1 substitution)	N/A

PLANT LIST

SYMBOL	QUANT.	SIZE	NAME (BOTANICAL/COMMON) OF PLANTS FOR SELECTION BY OWNER/BUYER	COMMENTS
BN	5	25' - 30' CAL.	BETULA NIGRA / RIVER BIRCH	ALL B4B
	7		LIGULIDAEAR. ROTUNDALOEBA / ROTUNDALOEBA SWEETGUM	
	11		QUERCUS RUBRUM / RED OAK	
	2		TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LINDEN	
JV	10	8' HT. MIN.	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	ALL B4B, INTACT LEADER
	12		THUJA OCCIDENTALIS / AMERICAN ARBORVITAE	
			THUJA OCCIDENTALIS 'YELLOW RIBBON' YELLOW RIBBON ARBORVITAE	
YA	50	24" - 30" SPREAD	VIORURNUM DAVIDII / DAVID VIBURNUM	ALL CONTAINERIZED.
	30		18" - 24" SPREAD	

NOTES:
 1. THE OWNER, TENANTS AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING INCLUDING BOTH PLANT MATERIALS AND BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION, AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.
 2. AT THE TIME OF PLANT INSTALLATION, ALL SHRUBS AND TREES LISTED AND APPROVED ON THE LANDSCAPE PLAN SHALL COMPLY WITH THE PROPER HEIGHT REQUIREMENT IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION NO SUBSTITUTIONS OR RELOCATIONS OF THE REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THE APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO THE APPLICABLE PLANS.

DEVELOPER'S/BULDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN SECTION 16.024 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL AND THE L.P. LANDSCAPE DESIGN CRITERIA. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME: [Signature] DATE: 04/28/2020
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 7-9-2020
 Chief, Development Engineering Division: [Signature] Date: 6.1.20

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME AND THAT I AM A FULLY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: 12975
 EXPIRATION DATE: MAY 29 2022



[Signature]
 4/28/20

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	DRAWN BY	CHECKED BY	DATE	REVISION
MFC	LMW	GLW	11/11/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

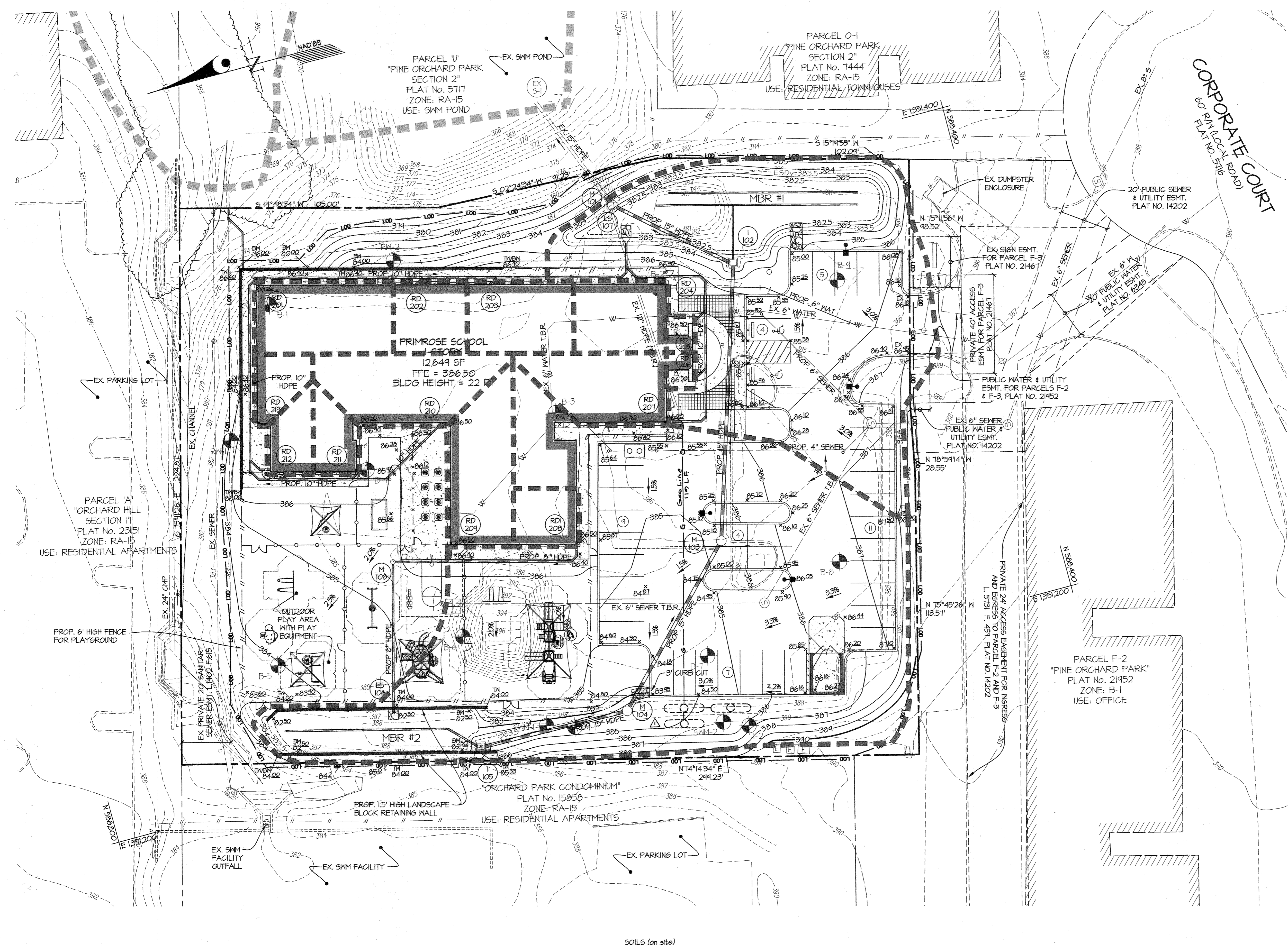
LANDSCAPE NOTES AND DETAILS
PRIMROSE SCHOOL - ELLICOTT CITY CHILD DAY CARE CENTER
 3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3
 L. 11984, F. 003
 ELLICOTT CITY ELECTION DISTRICT No. 02

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

REVISED

SCALE	ZONING	G. L. W. FILE No.
N/A	B-1	18090
DATE	TAX MAP - GRID	SHEET
JAN., 2020	24 - 1	7 OF 15

L:\CAD\DRAWINGS\18090 SDP-07-Landscape Notes & Details.dwg
 PLOTTED: 4/28/2020 10:37 AM, LAST SAVED: 4/24/2020 2:38 PM, PLOTTED BY: Mark Johnston



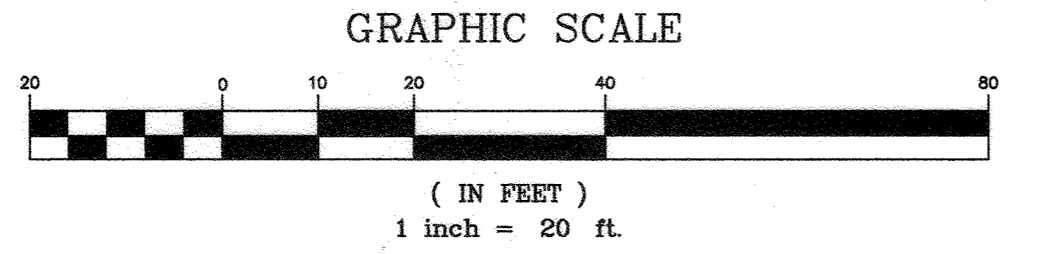
DRAINAGE AREA INFORMATION			
INLET	AREA	'C' VALUE	% IMP.
I-02	0.31 Ac.	0.55	46.2%
I-05	0.55 Ac.	0.57	44.5%
RD-201	0.04 Ac.	0.90	100%
RD-202	0.02 Ac.	0.90	100%
RD-203	0.03 Ac.	0.90	100%
RD-204	0.03 Ac.	0.90	100%
RD-205	0.00 Ac.	0.90	100%
RD-206	0.00 Ac.	0.90	100%
RD-207	0.03 Ac.	0.90	100%
RD-208	0.01 Ac.	0.90	100%
RD-209	0.04 Ac.	0.90	100%
RD-210	0.04 Ac.	0.90	100%
RD-211	0.01 Ac.	0.90	100%
RD-212	0.01 Ac.	0.90	100%
RD-213	0.01 Ac.	0.90	100%

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 7-9-2020

Chief, Division of Land Development: *[Signature]* Date: 1/8/2020

Chief, Development Engineering Division: *[Signature]* Date: 4-1-20



SOILS (on site)
Map Unit Symbol Type K Factor

U_b Urban land-urban/therms complex, 0 to 8 percent slopes D* N/A**

NOTES: * Soils classified as B soils per geotech recommendation from soil borings.
** U_b soils do not have a listed K value and are not indicated to be erodible.

GLW
PLANNING [ENGINEERING] SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY	LMW	DATE	11/17/2019
DRAWN BY	LMW	DATE	11/11/19
CHECKED BY	MAJ	DATE	11/11/19
REVISION	REV. PLANS TO SHOW PROPOSED TANKS & GAS LINE	BY	LMW
REVISION	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE	BY	LMW

PREPARED FOR:
PRIMROSE SCHOOL FRANCHISING COMPANY
3600 CEDARCREST ROAD
ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
TEL: 617.901.9015

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12815

EXPIRATION DATE: MAY 26, 2022

[Signature] 4/28/20

REVISED

SOILS MAP AND DRAINAGE AREA MAP

PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3

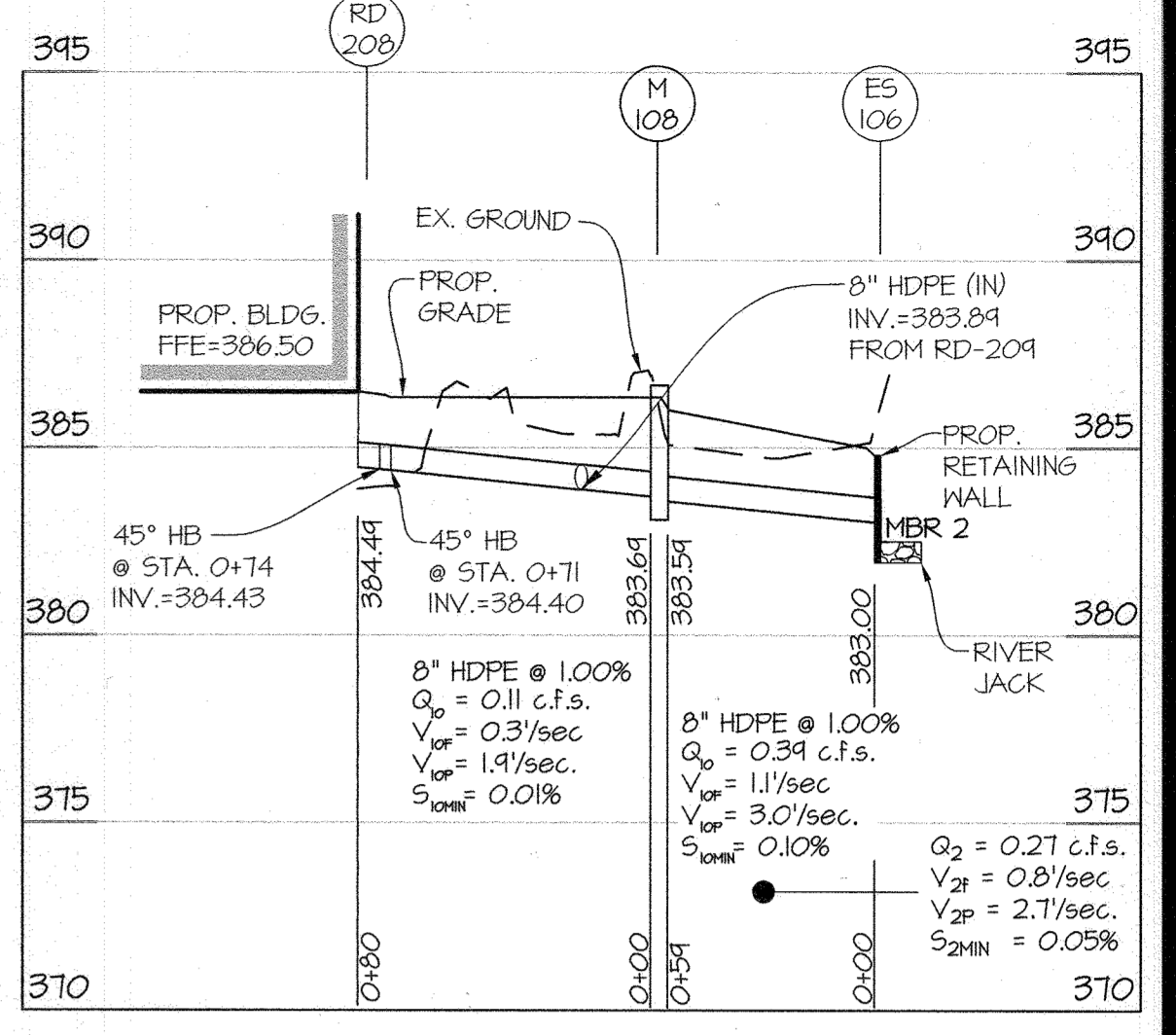
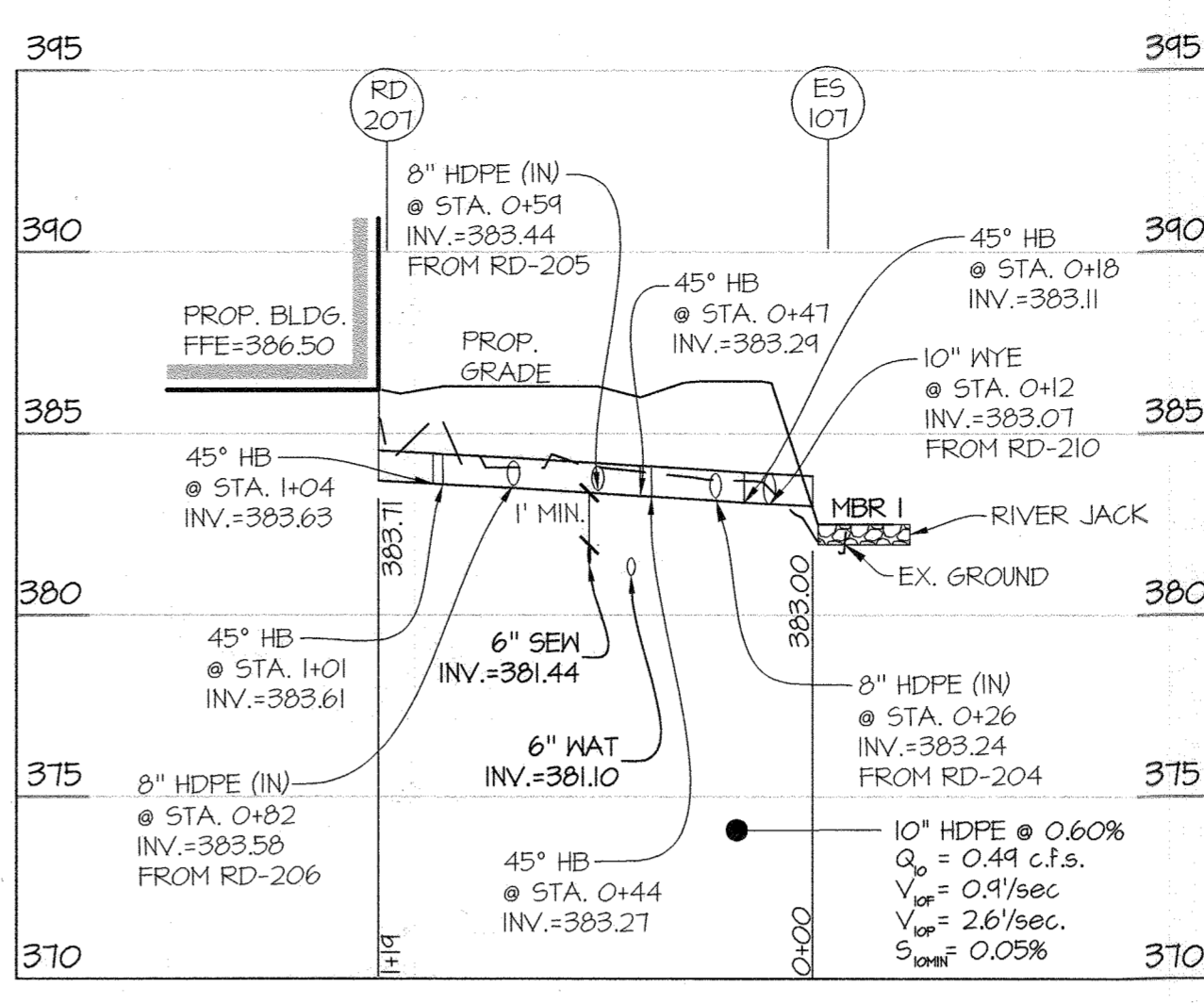
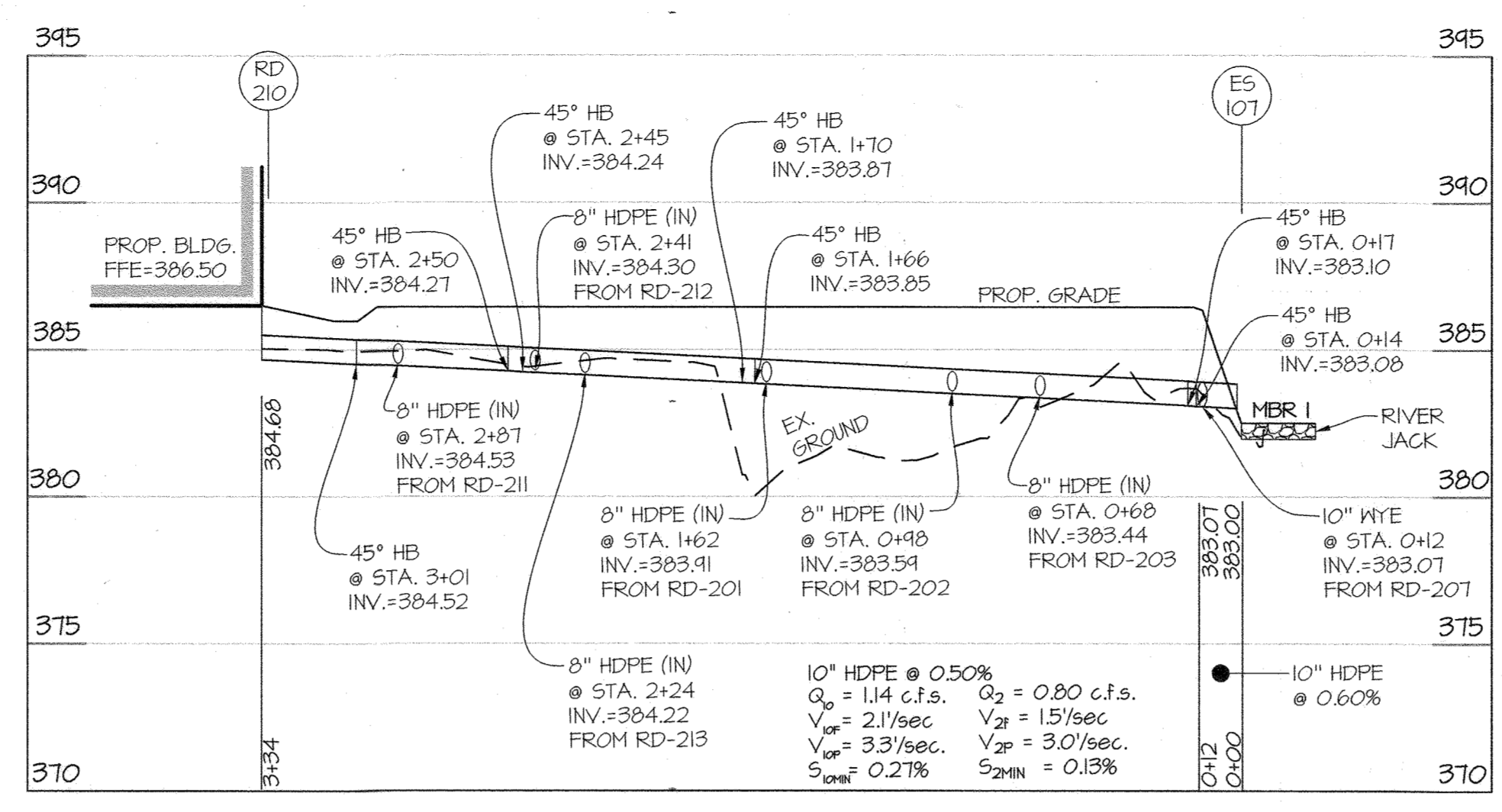
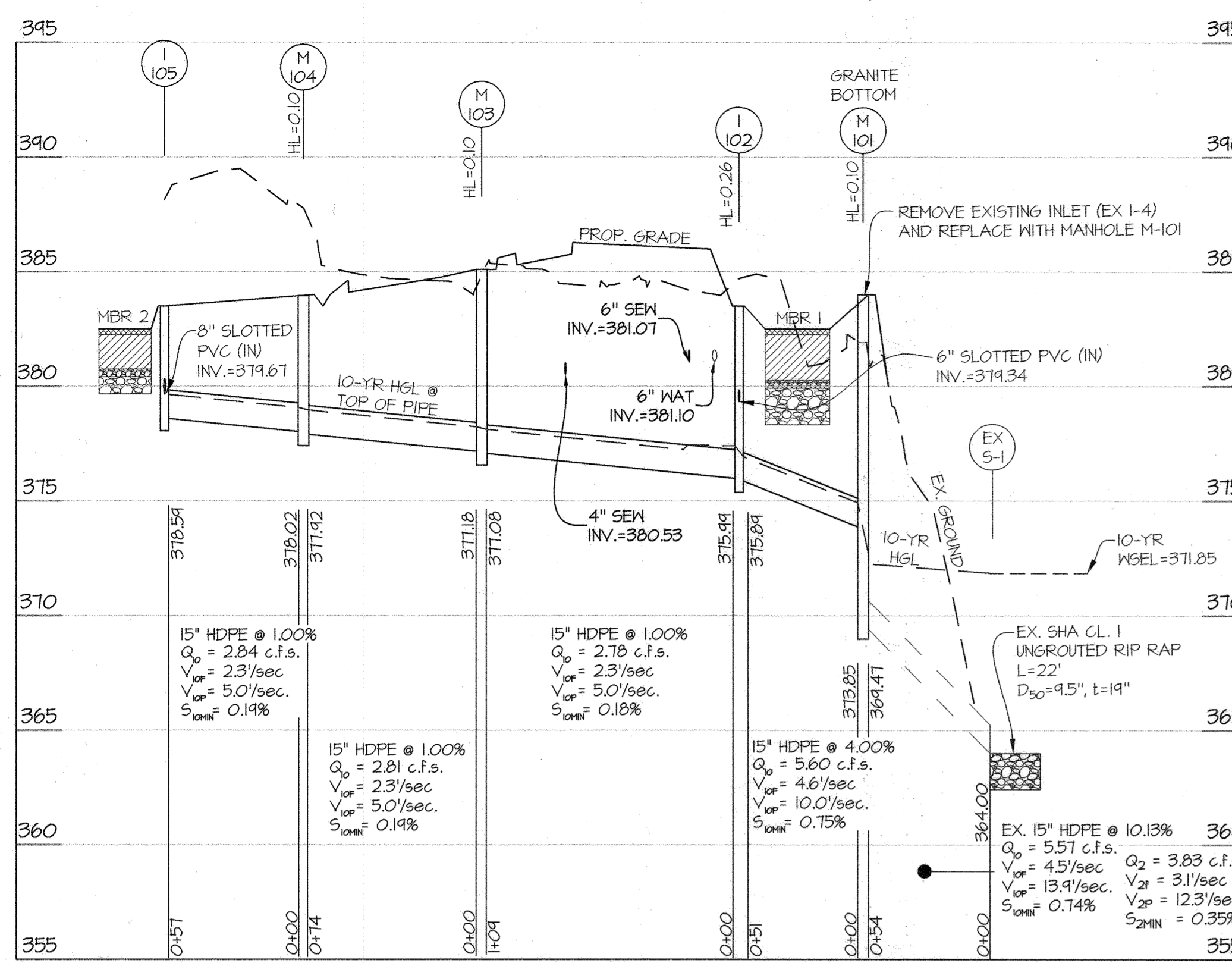
NO ASBUILT INFORMATION 04/21/2021

ELLICOTT CITY ELECTION DISTRICT No. 02

SCALE	1"=20'	ZONING	B-1	G. L. W. FILE No.	18090
DATE	JAN, 2020	TAX MAP - GRID	24 - 1	SHEET	8 OF 15

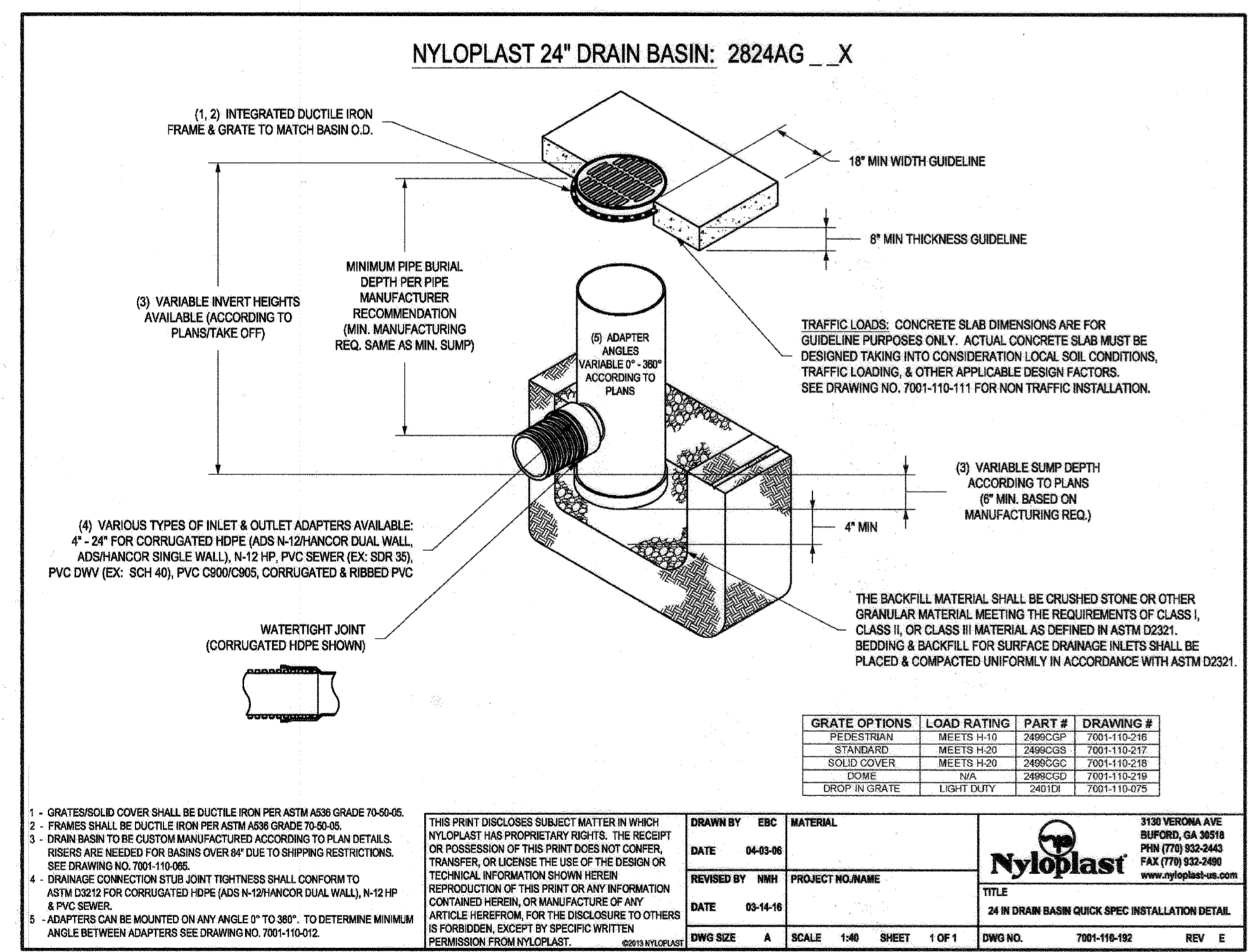
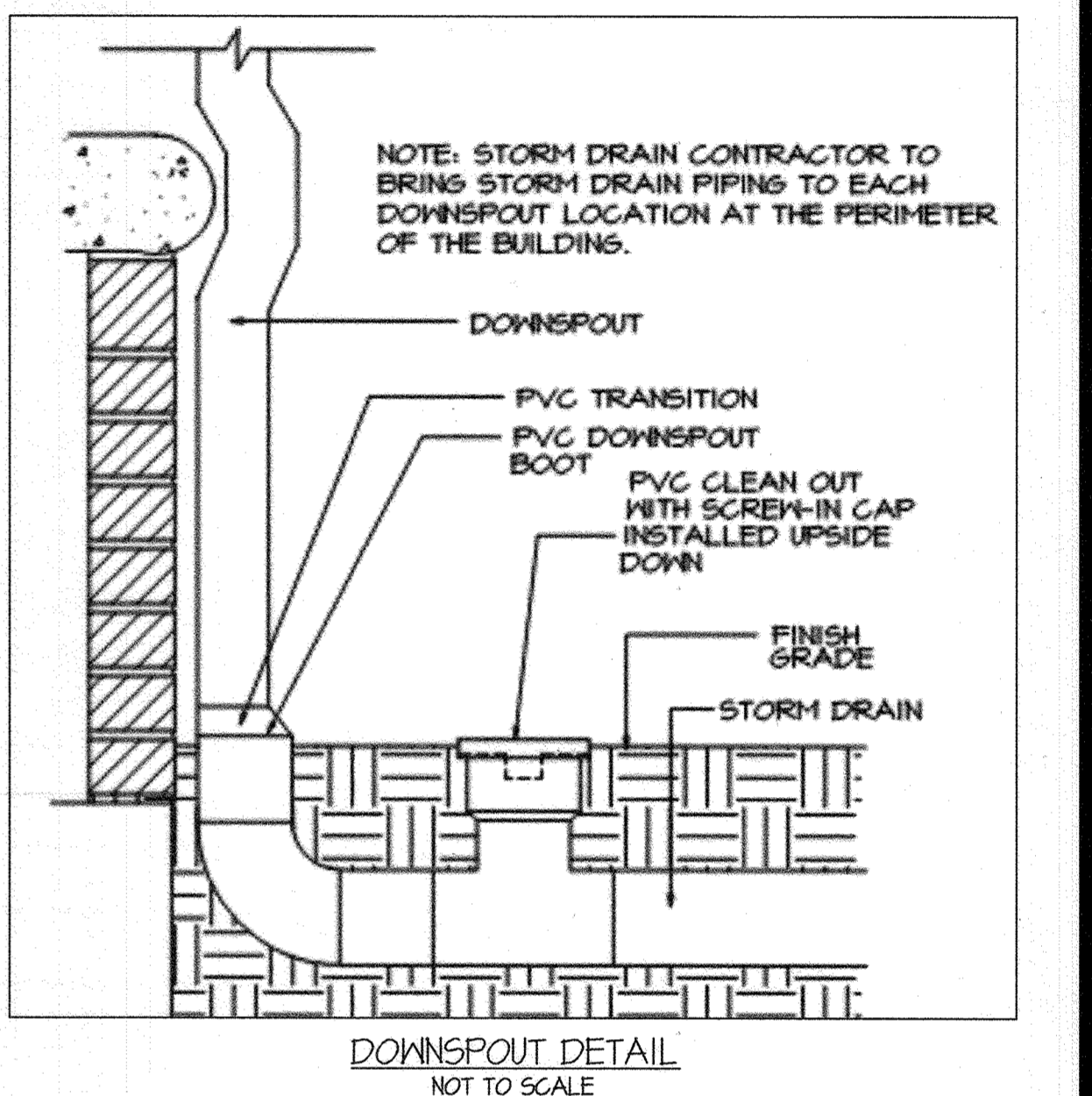
THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

L:\CAD\DRAWINGS\18090\SDP-11-029-08-DAM & SUE.dwg, PLOTTED: 3/18/2020 4:16 PM, LAST SAVED: 2/18/2020 5:20 PM, PLOTTED BY: Mark Johnston



NO	TYPE	WIDTH (INSIDE)	TOP ELEVATION				INVERT				STD. DETAIL	REMARKS	LOCATIONS
			PROPOSED		AS-BUILT		PROPOSED		AS-BUILT				
			UPPER	LOWER	UPPER	LOWER	UPPER	LOWER	UPPER	LOWER			
I-102	5' INLET	2'-1"	---	383.50	---	---	374.34	---	---	375.84	---	HO. CO. D 4.24	N 500,502 E 1,351,364
I-105	5' INLET	2'-1"	---	383.50	---	---	374.67	---	---	378.54	---	HO. CO. D 4.24	N 500,544 E 1,351,196
M-101	STANDARD MANHOLE	4'-0"	---	384.00	---	---	373.85	---	---	364.41	---	HO. CO. G-5.12	GRANITE BOTTOM N 500,540 E 1,351,347
M-103	STANDARD MANHOLE	4'-0"	---	385.20	---	---	371.18	---	---	371.08	---	HO. CO. G-5.12	N 500,521 E 1,351,271
M-104	STANDARD MANHOLE	4'-0"	---	384.20	---	---	378.02	---	---	371.42	---	HO. CO. G-5.12	N 500,514 E 1,351,253
M-108	NYLOPLAST DRAIN BASIN	24"	---	385.20	---	---	383.64	---	---	383.54	---	SEE DETAIL THIS SHEET	WITH 24" SOLID COVER N 500,632 E 1,351,273
ES-106	8" HDPE	8"	---	383.61	---	---	---	---	---	383.00	---	END AT WALL FACE	N 500,641 E 1,351,215
ES-107	12" HDPE END SECTION	12"	---	384.00	---	---	---	---	---	---	---	ADS FLARED END SECTION	N 500,537 E 1,351,385

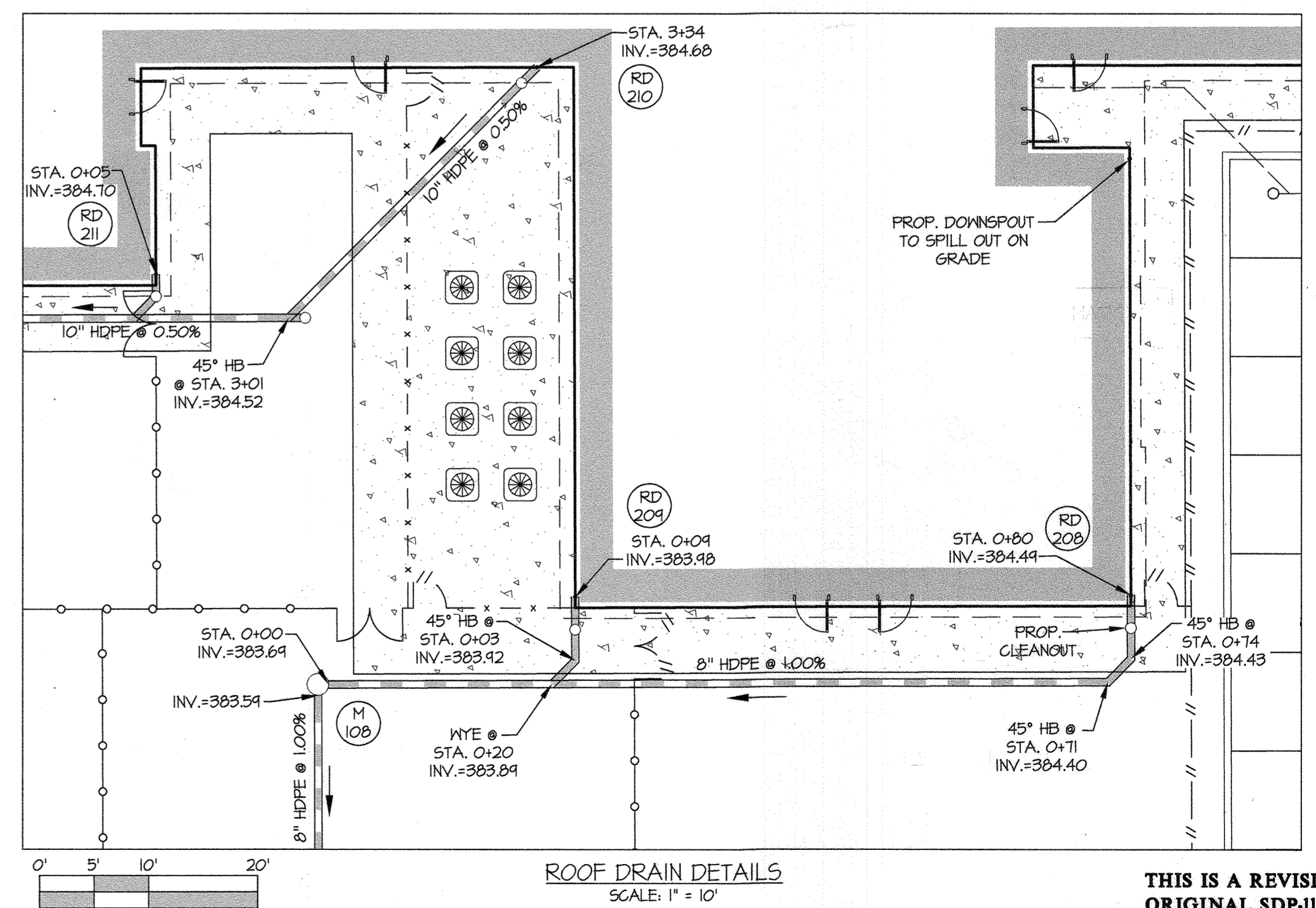
NOTE: TOP ELEVATION REFERS TO TOP OF RIM FOR MANHOLES AND TOP OF GRADE FOR 'S' INLETS.



NO.	TYPE	INV. ELEVATION AT BUILDING	REMARKS
RD-201	8" ROOF DRAIN	384.10	
RD-202	8" ROOF DRAIN	384.00	
RD-203	8" ROOF DRAIN	384.00	
RD-204	8" ROOF DRAIN	384.00	
RD-205	8" ROOF DRAIN	384.00	
RD-206	8" ROOF DRAIN	384.00	
RD-207	10" ROOF DRAIN	383.71	
RD-208	8" ROOF DRAIN	384.44	
RD-209	8" ROOF DRAIN	383.98	
RD-210	10" ROOF DRAIN	384.68	
RD-211	8" ROOF DRAIN	384.70	
RD-212	8" ROOF DRAIN	384.50	
RD-213	8" ROOF DRAIN	384.50	

SIZE	TYPE	QUANTITY (I.F.)	REMARKS
6"	SLOTTED PVC	174	PRIVATE
8"	SLOTTED PVC	80	PRIVATE
8"	HDPE	148	PRIVATE
10"	HDPE	441	PRIVATE
15"	HDPE	241	PRIVATE

HDPE INDICATES HIGH DENSITY POLYETHYLENE PIPE, SUCH AS N-12 BY ADS, OR H-G BY HANGOR, OR AN APPROVED EQUAL.



REVISOR: [Signature]

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 7-9-2020
 Chief, Planning & Land Development: [Signature] Date: 7/8/2020
 Chief, Development Engineering Division: [Signature] Date: 6-1-20

GLW
 PLANNING [ENGINEERING] SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	REVISION:
LMW	LMW	MAJ	11/11/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

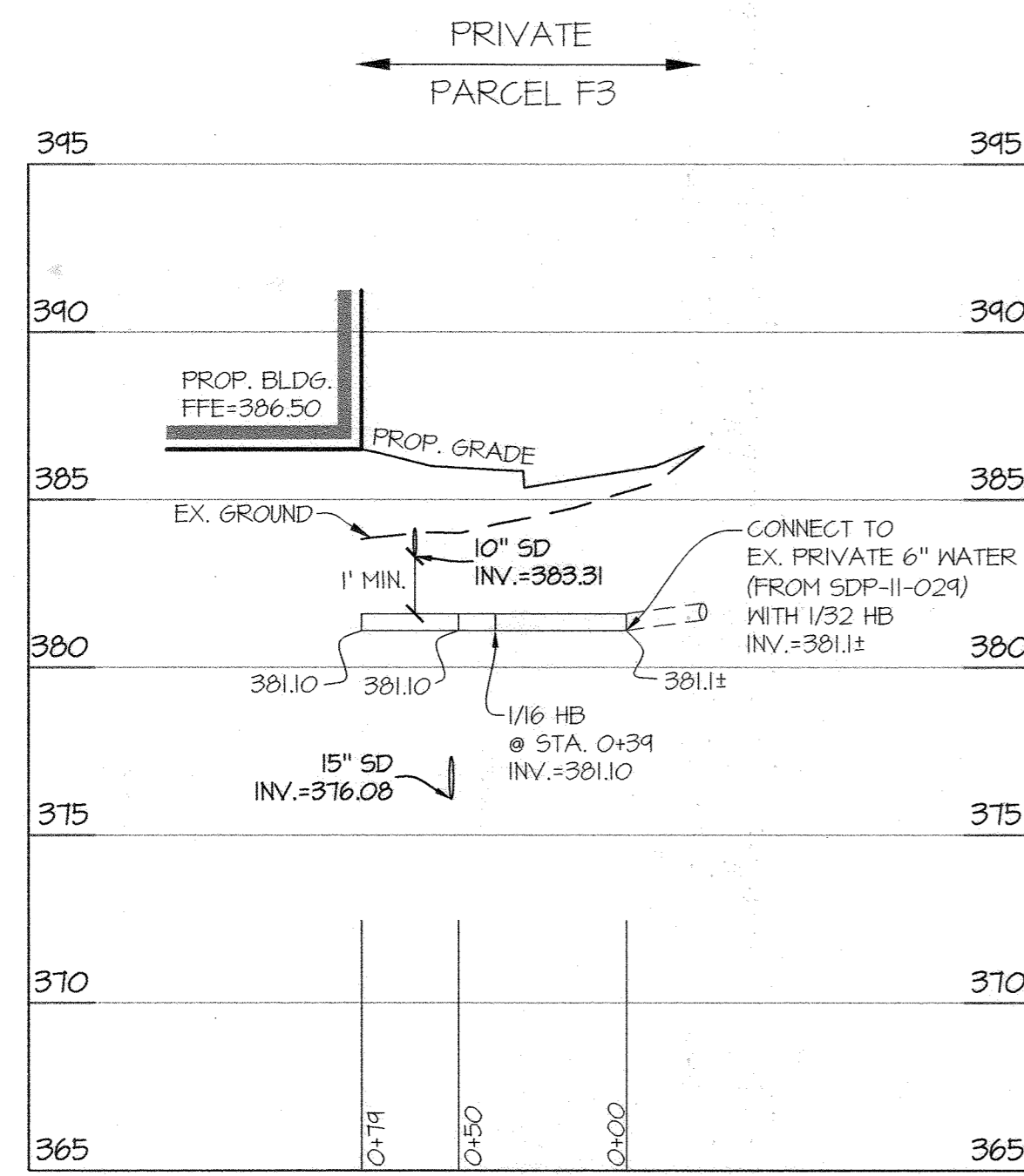
PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975
 EXPIRATION DATE: MAY 26, 2020
 [Signature]

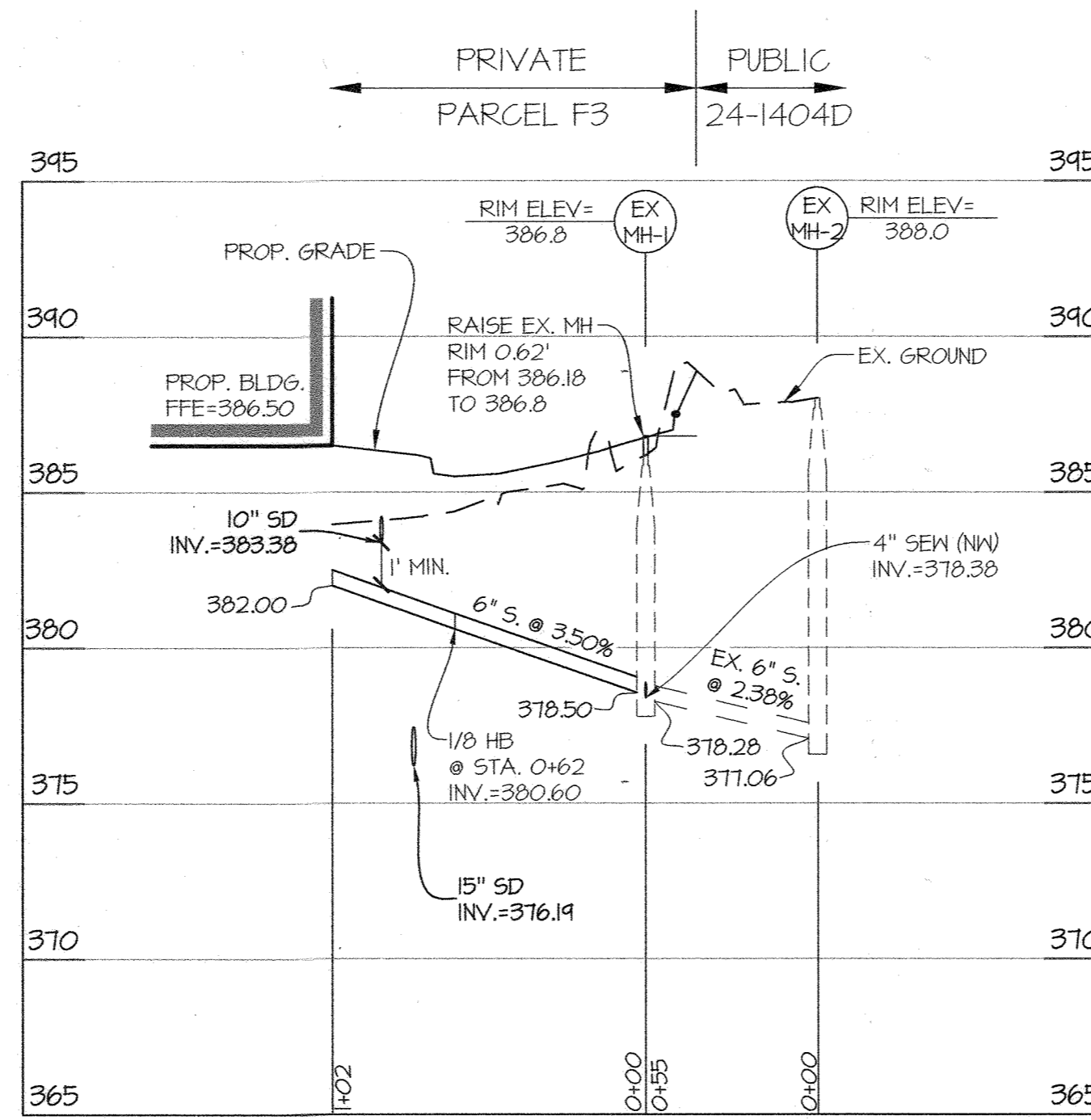
STORM DRAIN PROFILES & SCHEDULES
 PRIMROSE SCHOOL - ELLICOTT CITY
 CHILD DAY CARE CENTER
 3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3
 L 11984, F. 003

NO. AS-BUILT INFORMATION	SCALE	ZONING	G. L. W. FILE NO.
04/21/2021	1" = 50' (H) 1" = 5' (V)	B-1	18090
DATE	TAX MAP - GRID	SHEET	
JAN., 2020	24 - 1	9 OF 15	

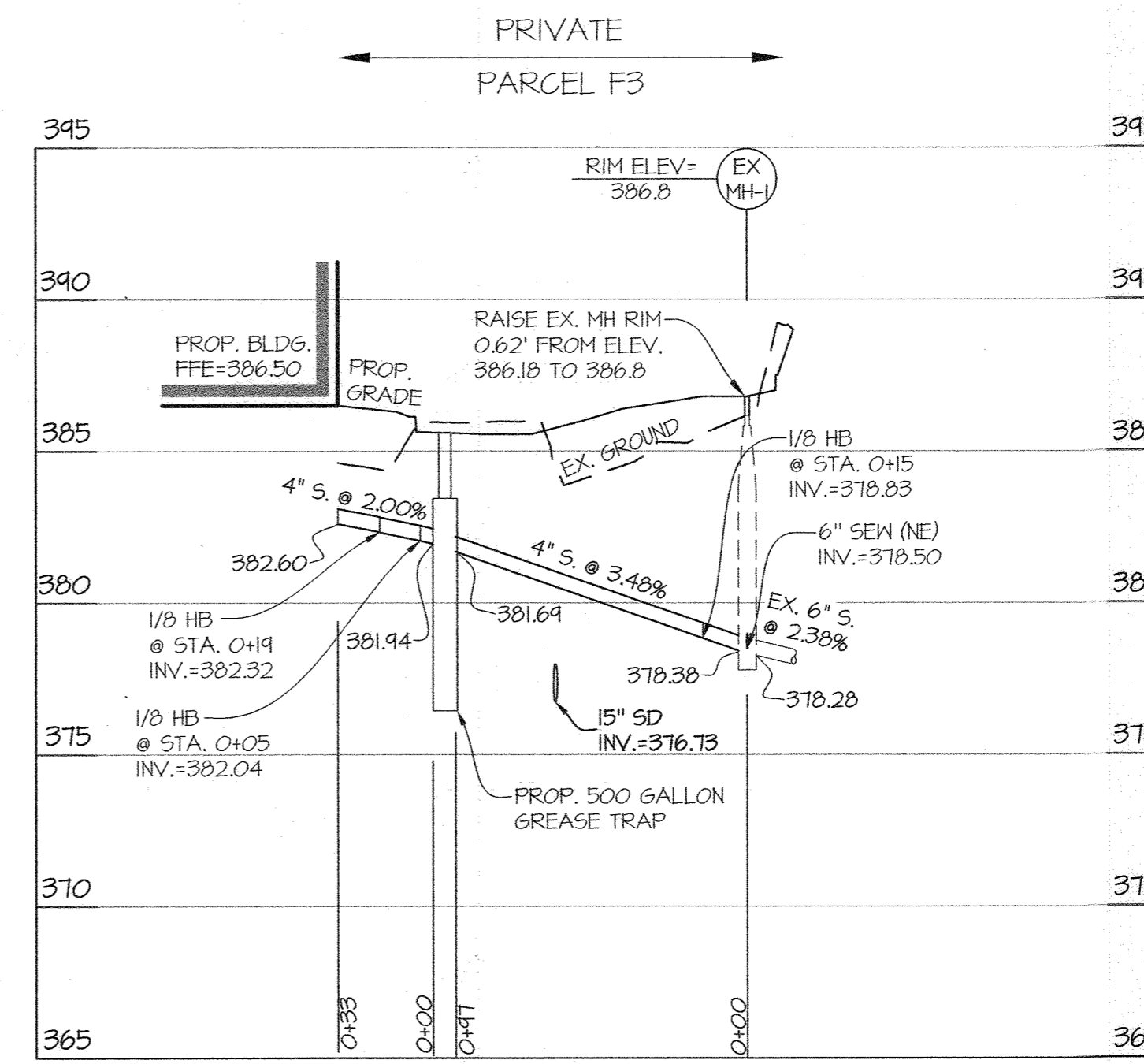
L:\CAD\DRAWINGS\18090 SDP-09-09-SD Profiles.dwg
 PLOTTED: 4/10/2020 10:44 AM, LAST SAVED: 4/10/2020 10:30 AM, PLOTTED BY: Mark Johnson



6" WATER LINE (PRIVATE)



6" SEWER LINE (PRIVATE)



4" SEWER LINE FOR GREASE TRAP (PRIVATE)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director *[Signature]* 7-7-2020
 Date
 Chief, Division of Land Development *[Signature]* 7/16/2020
 Date
 Chief, Development Engineering Division *[Signature]* 6.1.20
 Date

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-869-2524 | FAX: 301-421-4186

DESIGNED BY:	LMW	DATE:	11/11/19
DRAWN BY:	LMW	DATE:	7/16/2020
CHECKED BY:	MAJ	DATE:	6.1.20

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

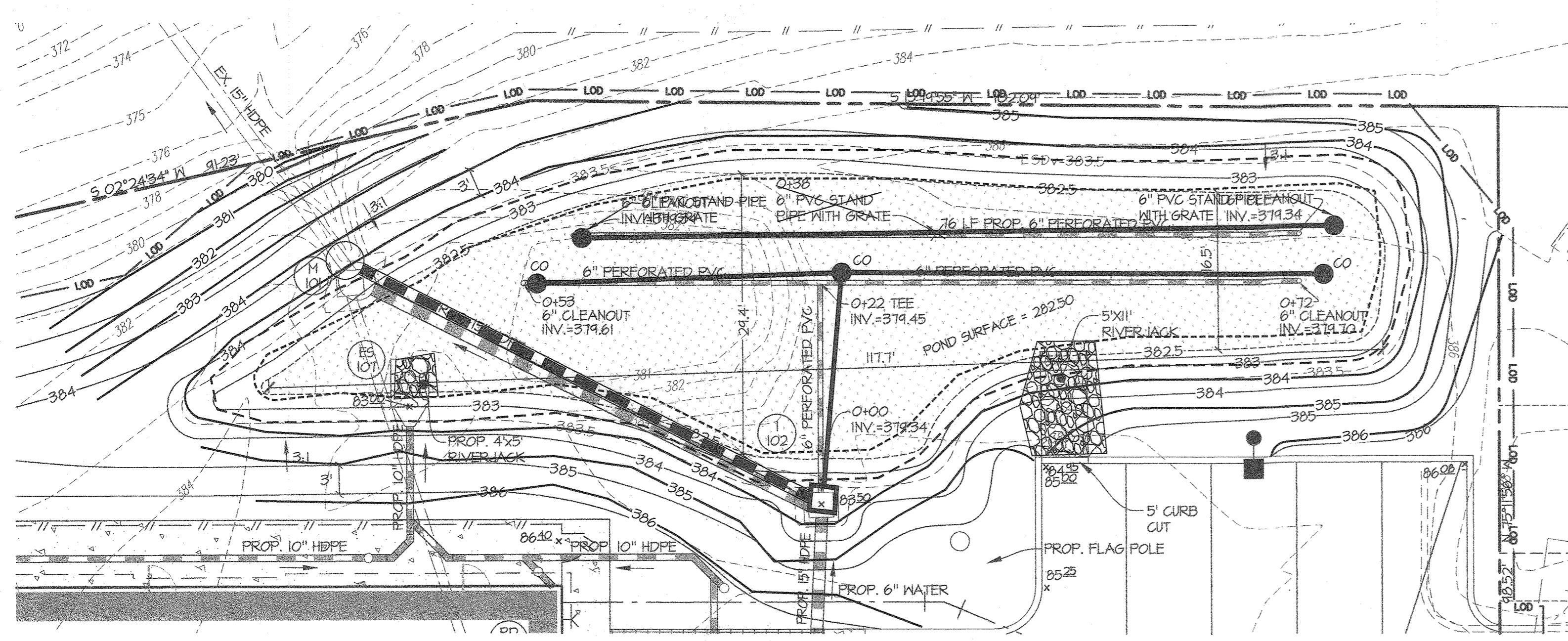
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975, EXPIRATION DATE: MAY 26, 2022
[Signature]

REVISED
 WATER AND SEWER PROFILES
PRIMROSE SCHOOL - ELLICOTT CITY CHILD DAY CARE CENTER
 3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3
 ELLICOTT CITY ELECTION DISTRICT No. 02
 L. 11984, F. 003

NO ASBUILT INFORMATION 04/21/2021	SCALE 1" = 50' (H) 1" = 5' (V)	ZONING B-1	G. L. W. FILE No. 18090
DATE JAN., 2020	TAX MAP - GRID 24 - 1	SHEET 10 OF 15	

THIS IS A REVISION TO THE ORIGINAL SDP-II-029 AND ALL SHEETS HAVE BEEN REPLACED.

L:\CADD\BIRMINGHAM\18090\PLANS BY CLM\SDP\18090_sdp-10-16_Planfile.dwg
 PLOTTED 4/27/2020 1:15 PM. LAST SAVED 4/24/2020 3:34 PM. PLOTTED BY: Lisa Whitten

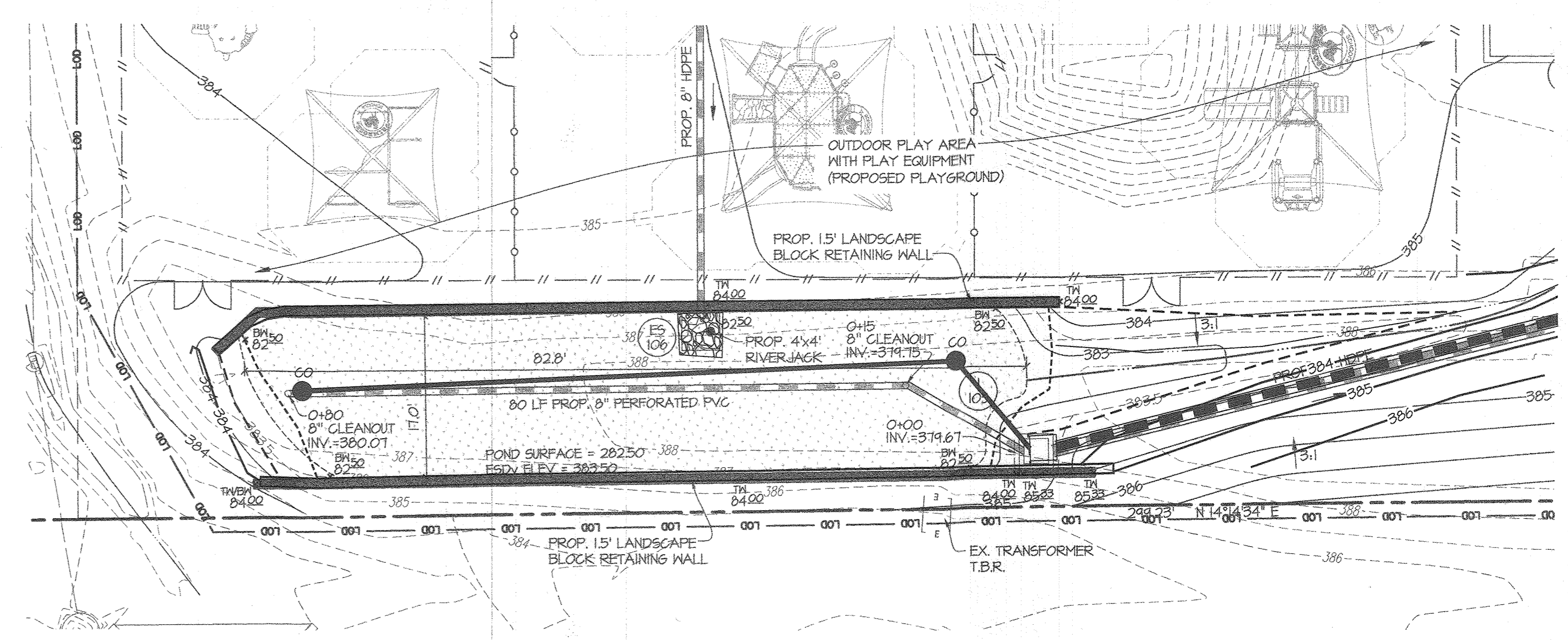


MICRO-BIORETENTION #1

SCALE: 1" = 10'

MBR-1
 TYPE (PER MDE): MICRO-BIORETENTION SYSTEM (M6)
 NON - MDE 3TB FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 23,660 SF
 STORAGE PROVIDED = 2,645 CU-FT (@ ESDV ELEV. 303.50) 2,528 CU-FT
 ESDV PROVIDED = 3,448 CU-FT 3,362 CU-FT

LOW-FLOW OUTFALL: PERFORATED 6" UNDERDRAIN SYSTEM ✓
 POND SURFACE ELEVATION = 302.50 ✓
 HIGH-FLOW OUTFALL: 1-102 (5' INLET, TOP = 303.50) ✓
 TOP OF FACILITY = 304.00 ✓ 303.64

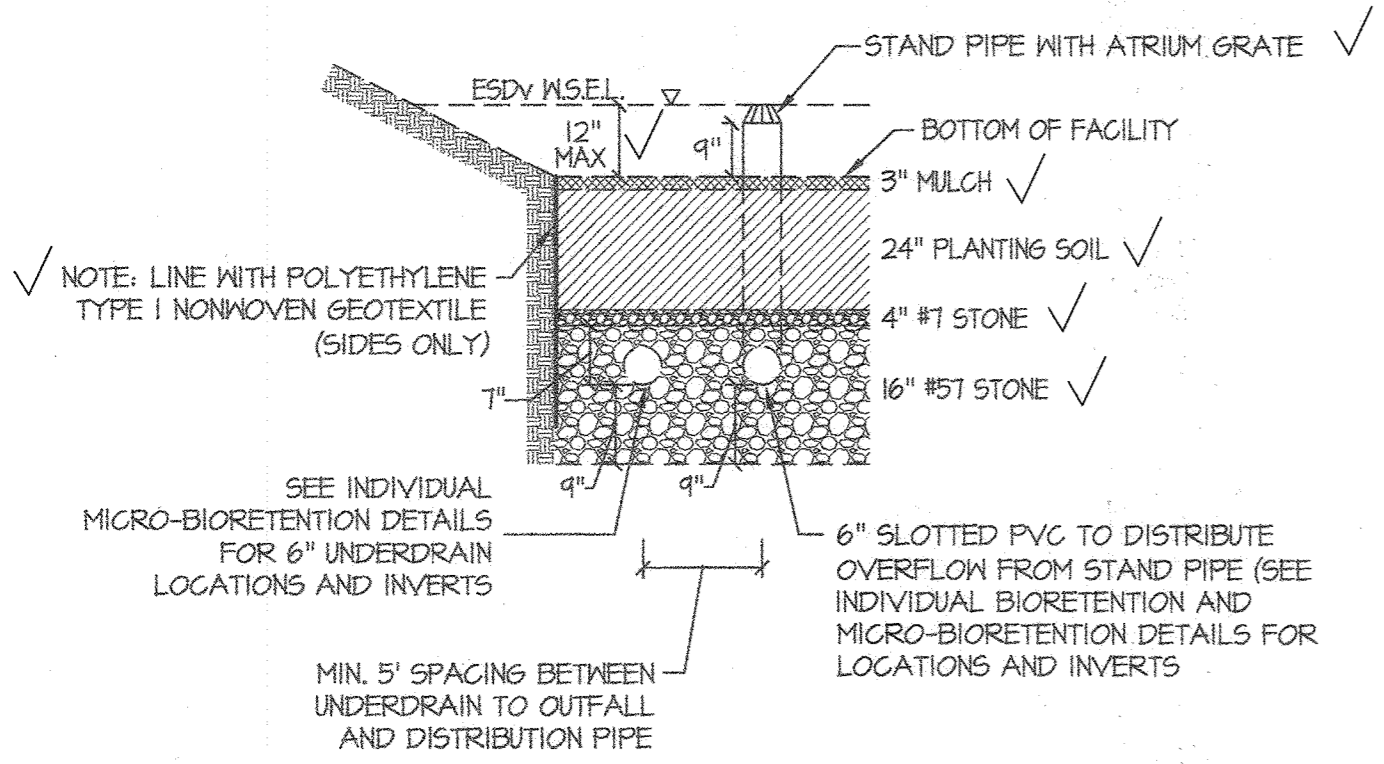
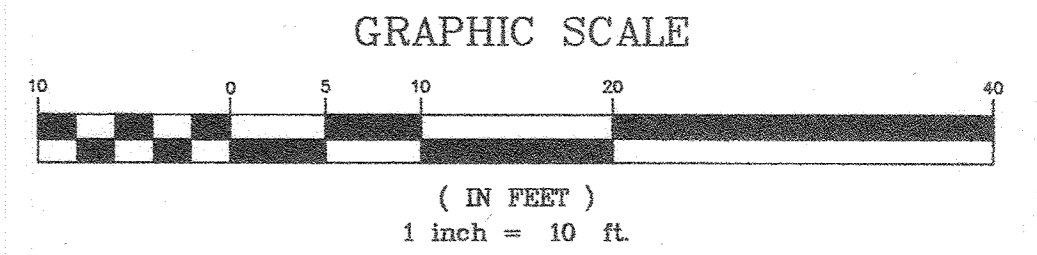


MICRO-BIORETENTION #2

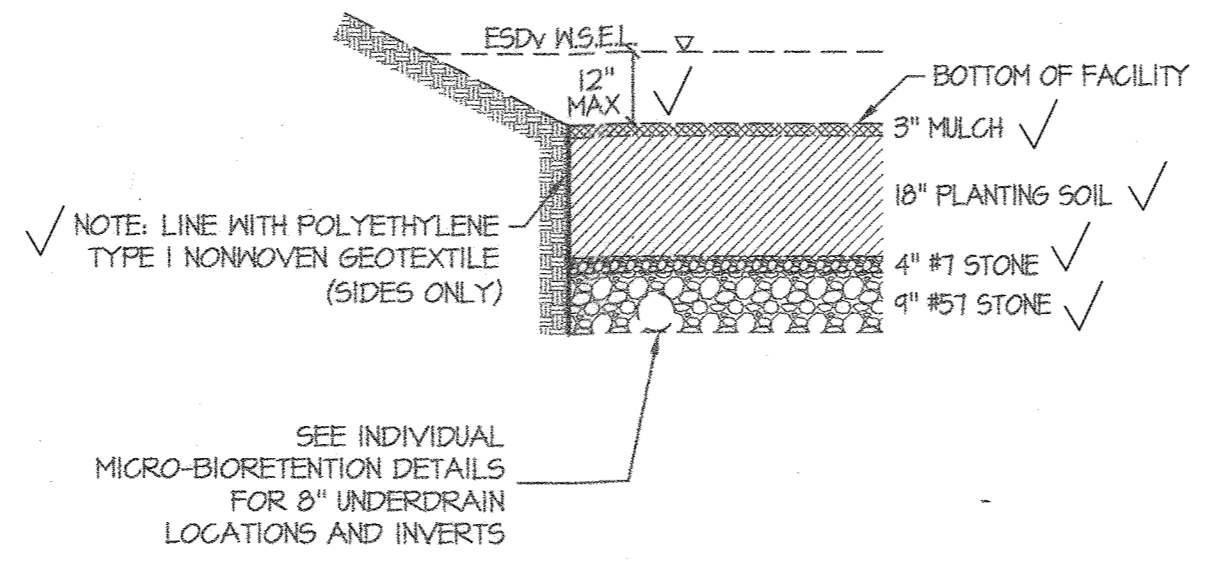
SCALE: 1" = 10'

MBR-2
 TYPE (PER MDE): MICRO-BIORETENTION SYSTEM (M6)
 NON - MDE 3TB FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 26,150 SF
 STORAGE PROVIDED = 1,388 CU-FT (@ ESDV ELEV. 303.50) 1,516 CU-FT
 ESDV PROVIDED = 1,388 CU-FT 1,516 CU-FT

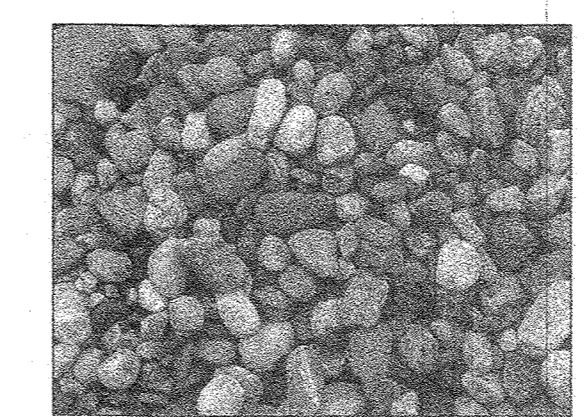
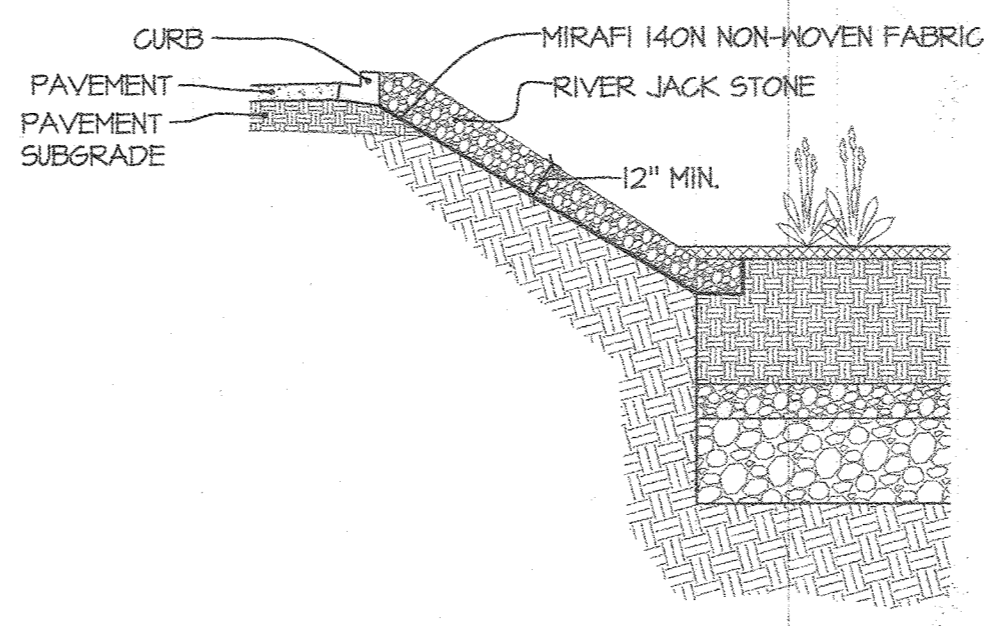
LOW-FLOW OUTFALL: PERFORATED 8" UNDERDRAIN SYSTEM ✓
 POND SURFACE ELEVATION = 302.50 ✓
 HIGH-FLOW OUTFALL: 1-105 (5' INLET, TOP = 303.50) ✓
 TOP OF FACILITY = 304.00 ✓ 303.70



SECTION FOR MICRO-BIORETENTION FACILITY
 SCALE: N.T.S.



SECTION FOR MICRO-BIORETENTION FACILITY #2
 SCALE: N.T.S.



DETAIL RIVER JACK STONE (3"-6")
 FOR CURB CUTS AND LANDSCAPE WALL
 OUTLET SECTIONS

- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION FACILITIES (M-6)**
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
 - THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION, THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
 - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
 - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

AS-BUILT CERTIFICATION
 I hereby certify by my seal, that to the best of my knowledge and belief the facilities shown on this plan were constructed as shown on this "AS-BUILT" plan meet the Approved Plans and Specifications. 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. 12475, Expiration Date: May 26 2022.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: [Signature] Date: 7-9-2020
 Chief, Division of Land Development: [Signature] Date: 7/01/2020
 Chief, Development Engineering Division: [Signature] Date: 6-1-20

4/21/21 DATE
 [Signature]
 Carl K. Gutjahr
 Professional Engineer
 Maryland Reg. No. 12475

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4186

DESIGNED BY:	LMW	DATE:	
DRAWN BY:	LMW	DATE:	
CHECKED BY:	MAJ	DATE:	11/11/19
REVISION:		DATE:	

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12475, EXPIRATION DATE: MAY 26, 2022

REVISED ASBUILTS
STORMWATER MANAGEMENT DETAILS
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3
 ELLICOTT CITY ELECTION DISTRICT No. 02
 L. 11984, F. 003
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1"=10'	B-1	18090
DATE	TAX MAP - GRID	SHEET
MARCH, 2021 JAN., 2020	24 - 1	11 OF 15

ASBUILT SHEET 2 OF 2

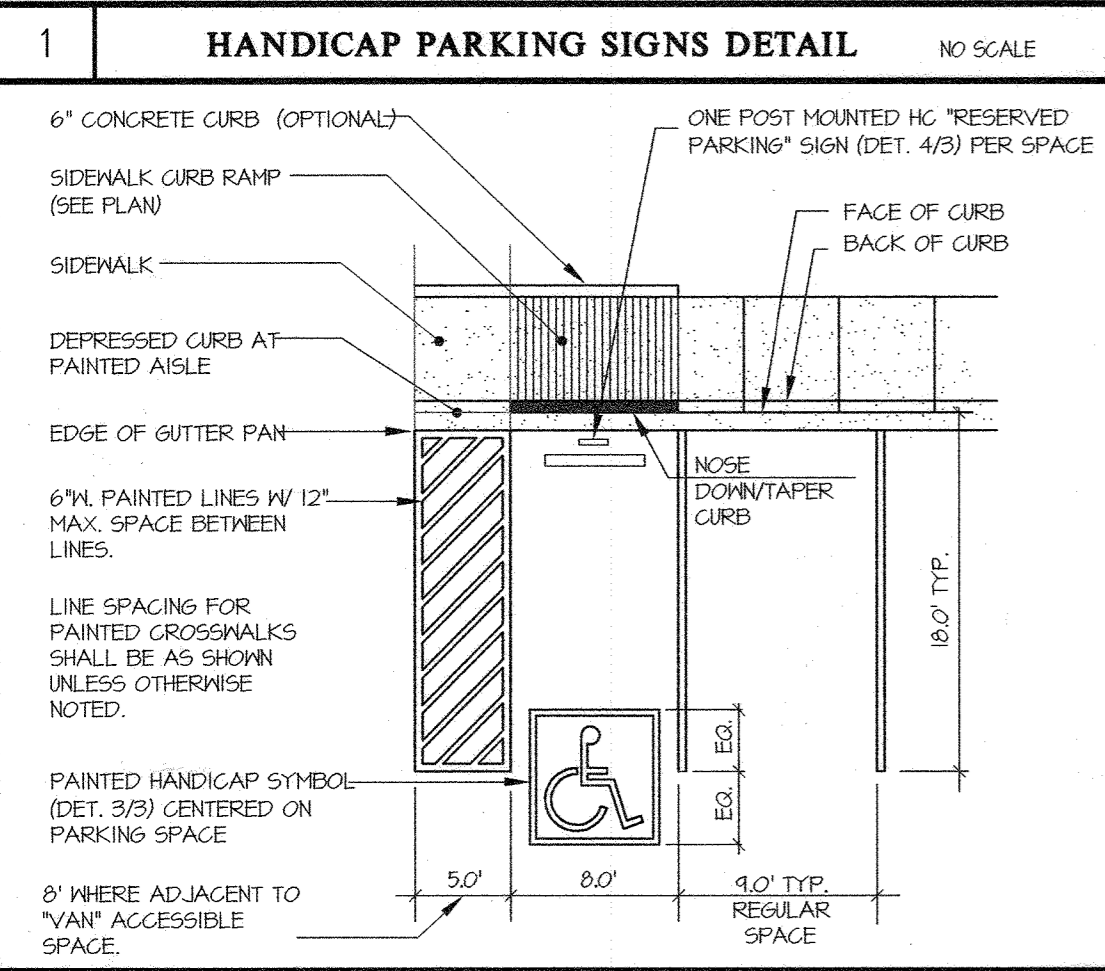
THIS IS A REVISION TO THE ORIGINAL SDP-II-029 AND ALL SHEETS HAVE BEEN REPLACED.

L:\CAD\DRAWINGS\18090\PLANS BY GLW\ASBUILTS\SMW\18090 Primrose SWM AS-Built Sheet 11.dwg
 PLOTTED: 4/27/2021 10:08 AM, LAST SAVED: 3/29/2021 1:34 PM, PLOTTED BY: Lisa Whitten
 PLOTTED: 4/27/2021 11:59 AM, LAST SAVED: 4/29/2020 3:42 PM, PLOTTED BY: Lisa Whitten
 © GLW 2019

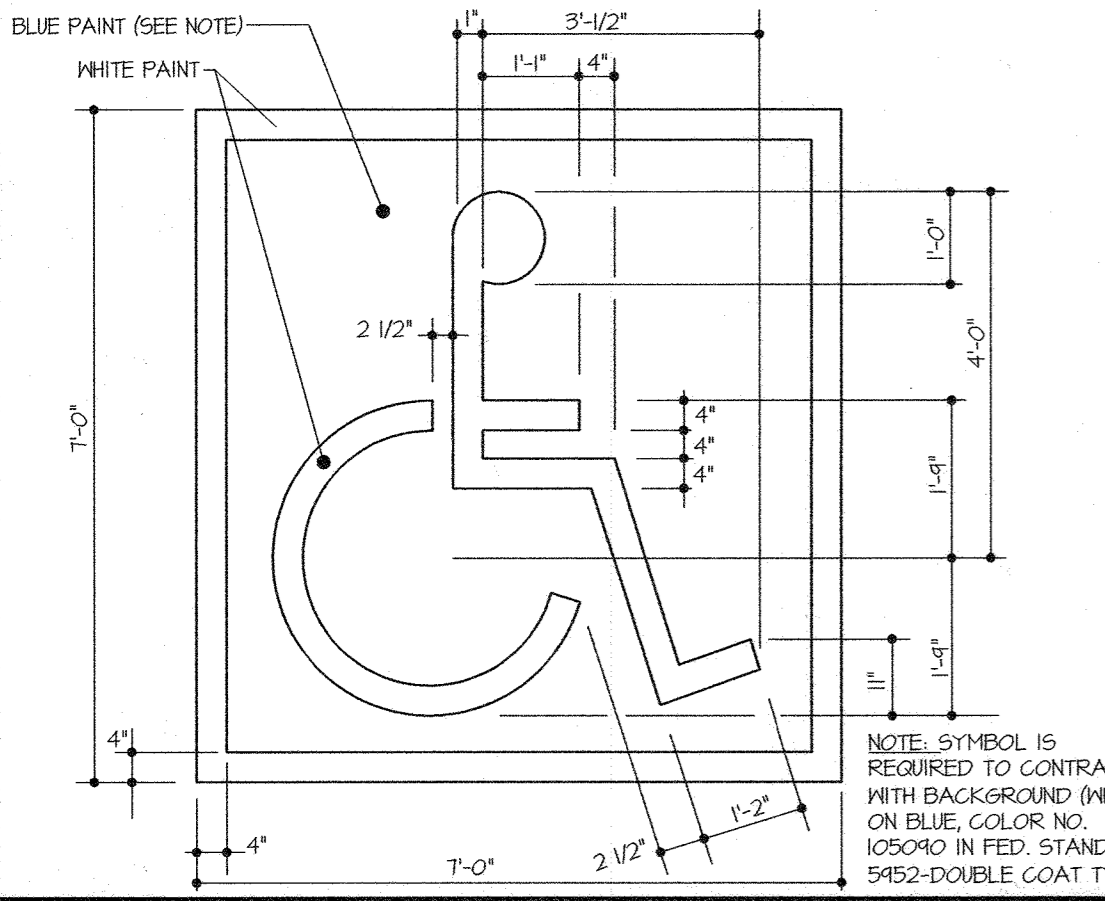


GENERAL NOTES:

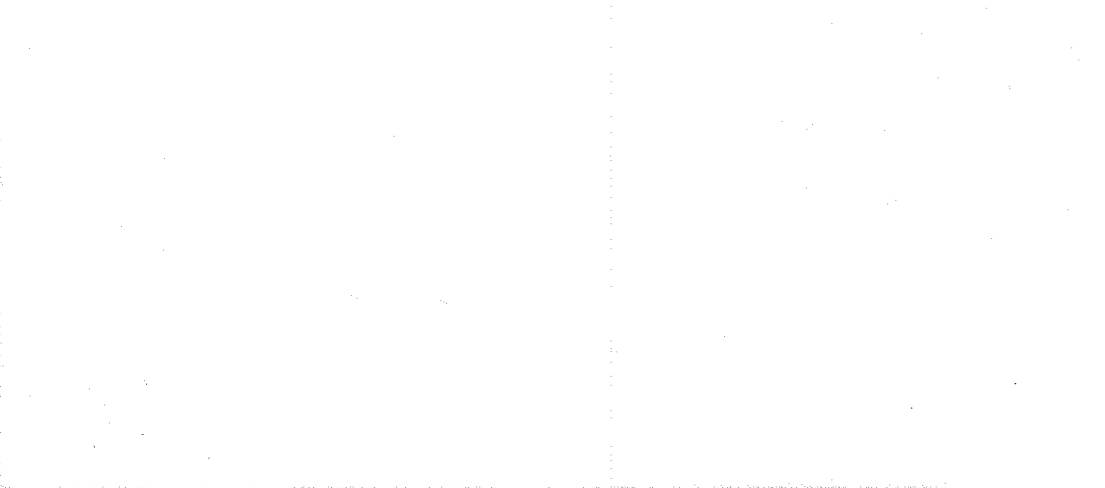
- SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL RT-8.
- ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE PLAN.
- SPACES INDICATED ON SITE PLAN AS "VAN" ACCESSIBLE SHALL BE SIGNED ACCORDINGLY.
- SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS 1/4" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
- SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
- COLORS: LEGEND AND BORDER - GREEN
SYMBOL - WHITE ON BLUE BACKGROUND
BACKGROUND - WHITE



1 HANDICAP PARKING SIGNS DETAIL NO SCALE



2 PARKING SPACE LAYOUT NO SCALE



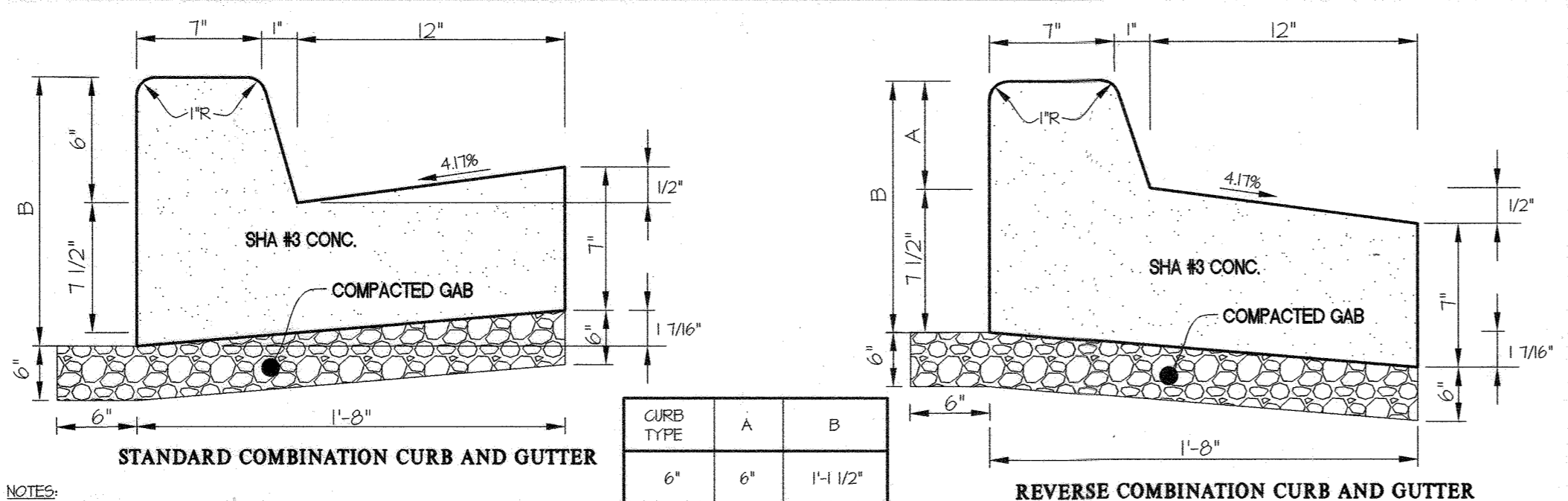
3 HANDICAP SPACE STENCIL LAYOUT NO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

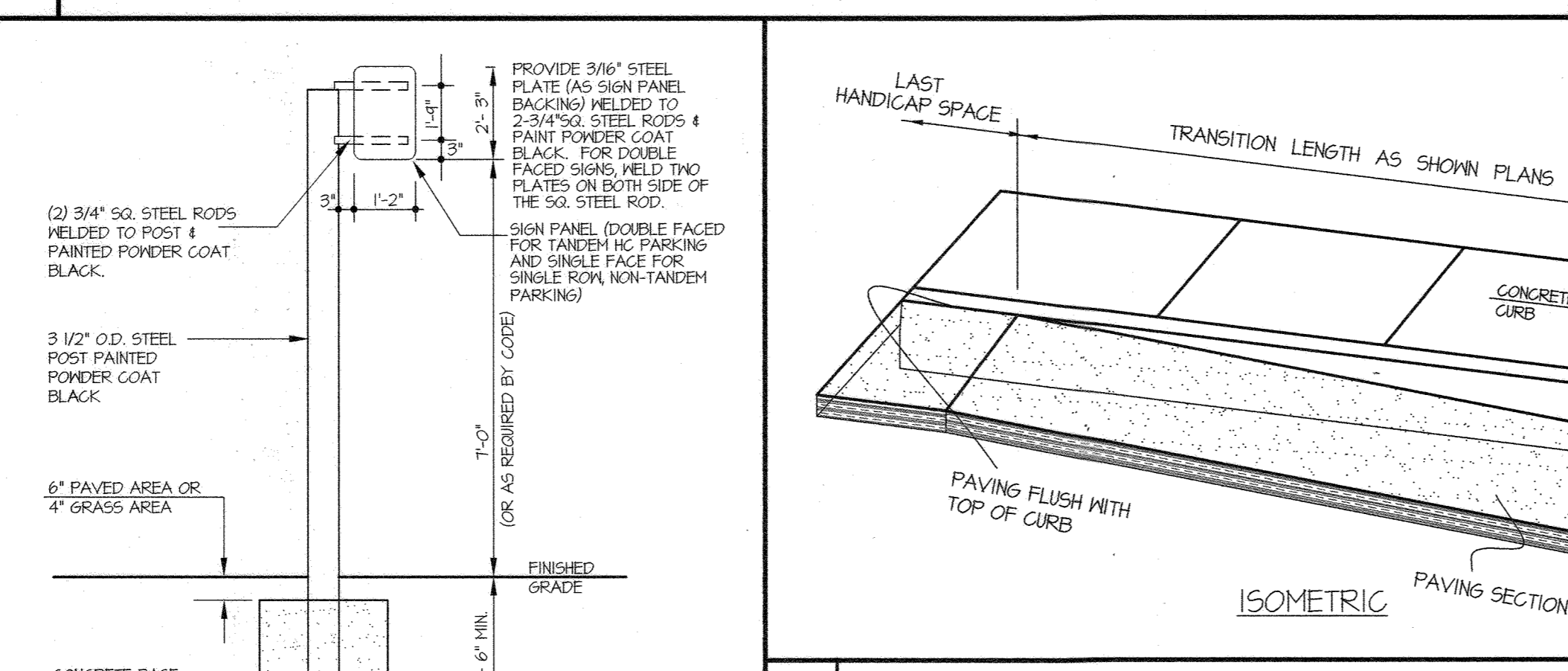
Director: *[Signature]* Date: 7-9-2020

Chief, Division of Land Development: *[Signature]* Date: 7/16/2020

Chief, Development Engineering Division: *[Signature]* Date: 6-1-20



4 6" COMBINATION CONCRETE CURB AND GUTTER (STANDARD AND REVERSE) NO SCALE



5 POST & SIGN DETAIL FOR PARKING RESTRICTION SIGN NO SCALE

Table 4: Flexible Pavement Design Thickness

Flexible Pavement Layer	Standard Duty (inches)	Heavy Duty (inches)
HMA Superpave 9.5mm Surface Course	1.5	2.0
HMA Superpave 25.0mm Base Course	3.0	3.0
Graded Aggregate Base Course	8.0	8.0

NOTES:

- Hot Mix Asphalt Surface and Base Course material should meet the specifications in Sections 901 and 904 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate Base Course material should meet the specification in Section 901.01 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Hot Mix Asphalt (HMA) Surface and Base Courses should be placed in accordance with Section 504 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate Base Course should be placed in accordance with Section 501 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate base course should be placed on a subgrade compacted to 100% of maximum dry density per Modified Proctor.

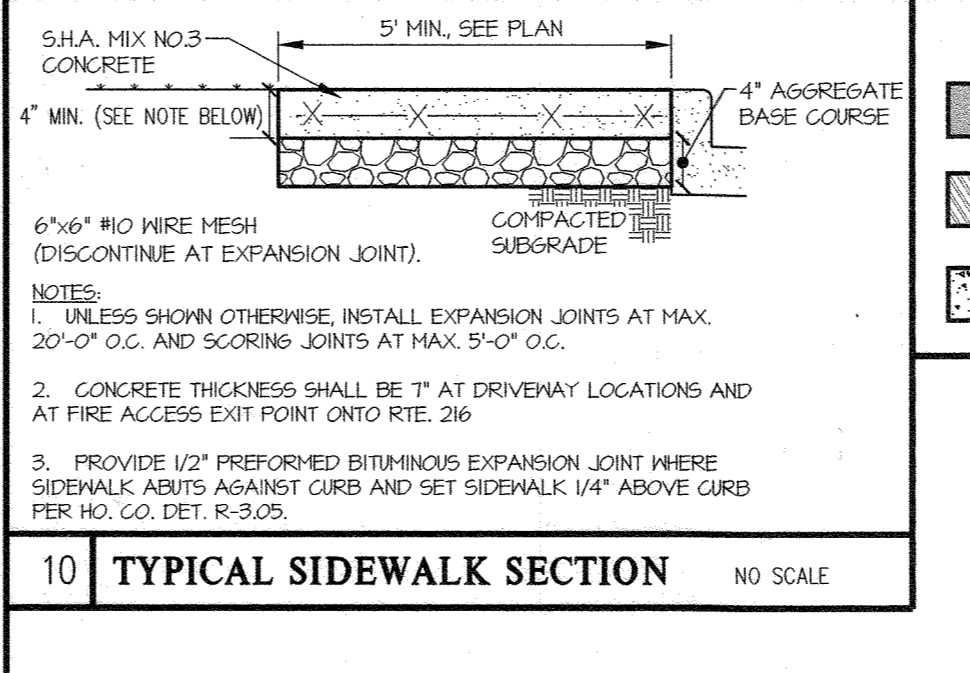
Table 5: Rigid Pavement Design Thickness

Rigid Pavement Layer	Standard Duty (inches)	Heavy Duty (inches)
Portland Cement Concrete Pavement	5.0	6.0
Dense Aggregate Base Stone	4.0	4.0
Compacted Subgrade (Minimum)	12.0	12.0

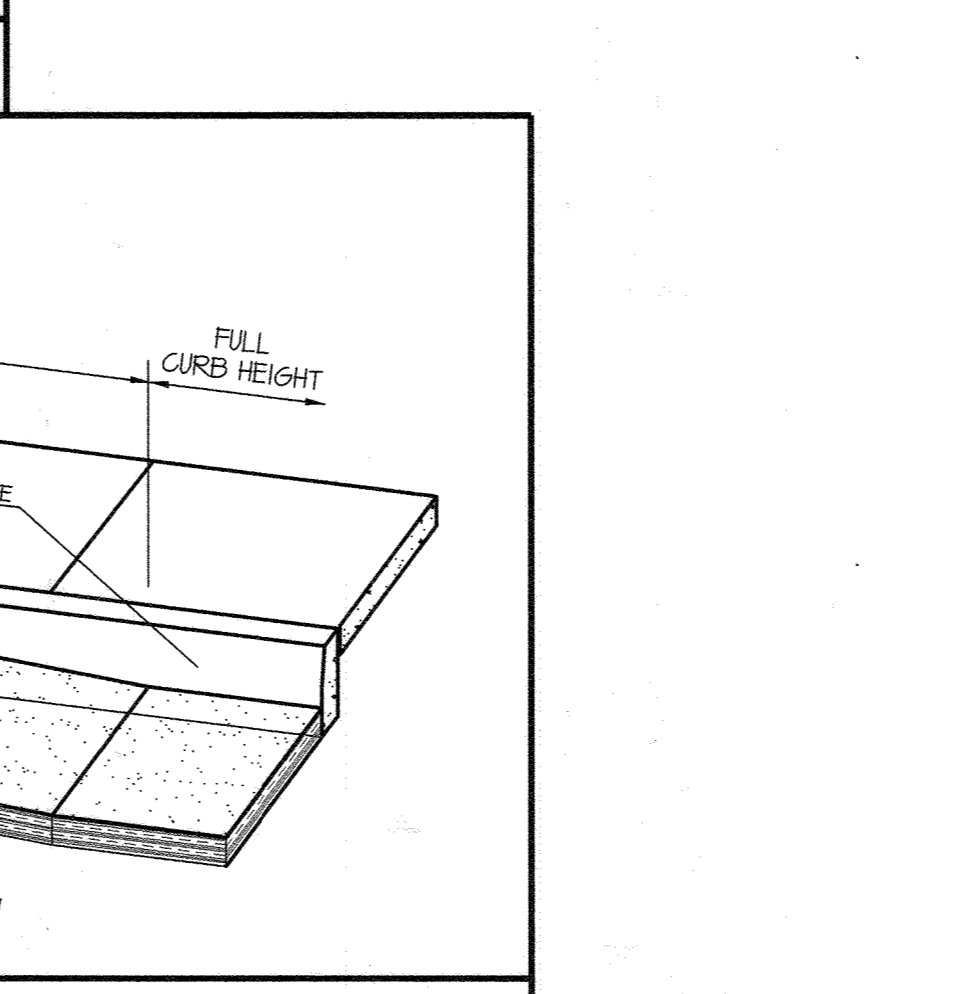
NOTES:

- Portland Cement Concrete Pavement material should meet the specifications in Sections 902 and 908 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate Base Course material should meet the specification in Section 901.01 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Reinforced Portland Cement Concrete Pavement should be placed in accordance with Section 520 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate Base Course should be placed in accordance with Section 501 of the 2008 Maryland Department of Transportation Standard Specifications for Construction and Materials.
- Aggregate base course should be placed on a subgrade compacted to 100% of maximum dry density per Modified Proctor.

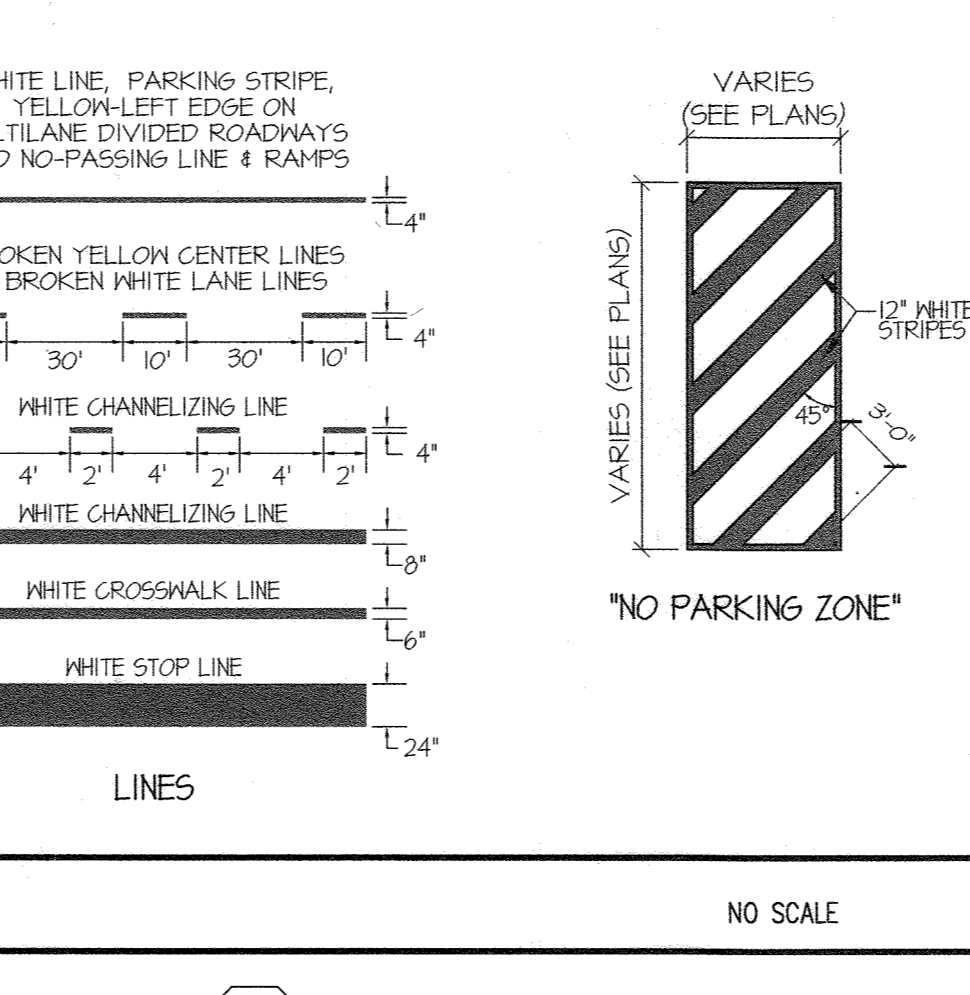
7 BITUMINOUS PAVING SECTIONS NO SCALE



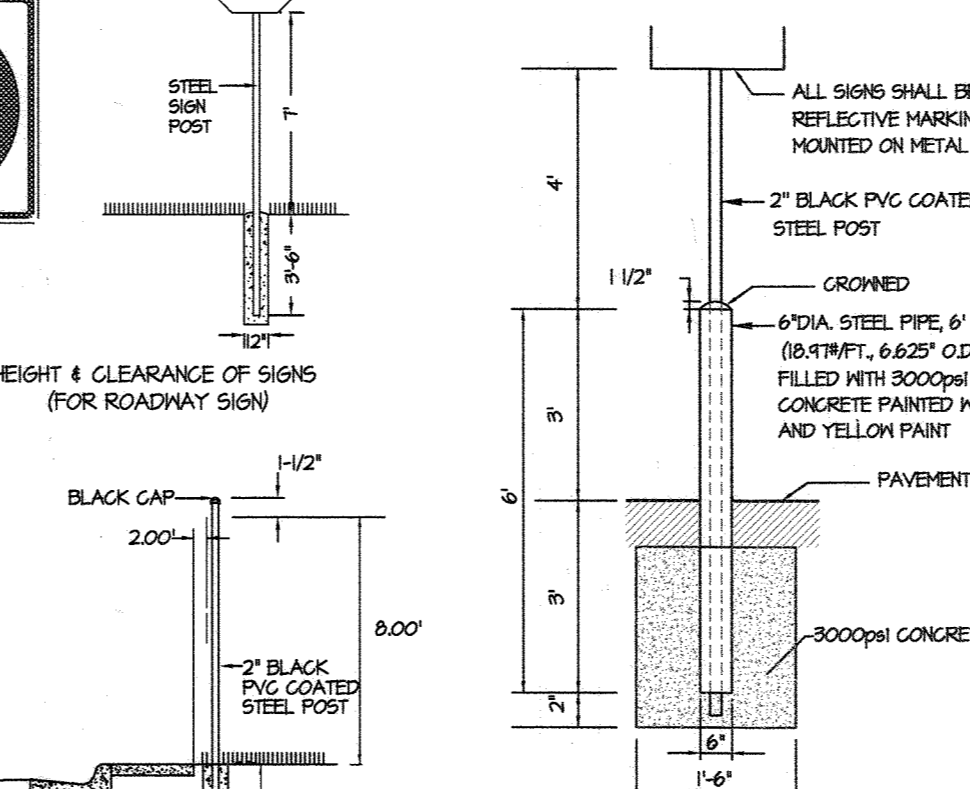
10 TYPICAL SIDEWALK SECTION NO SCALE



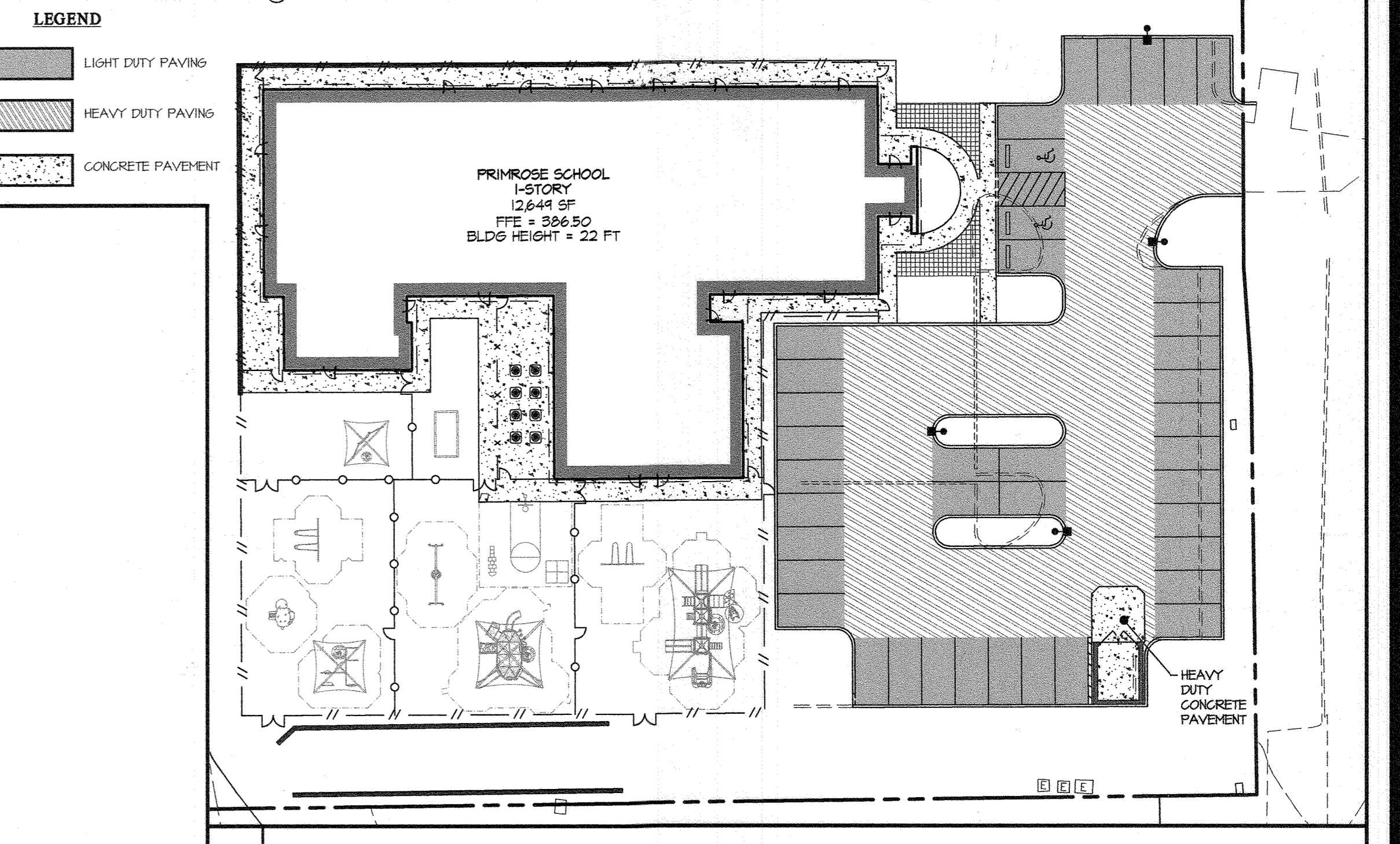
6 FLOW TRANSITION NO SCALE



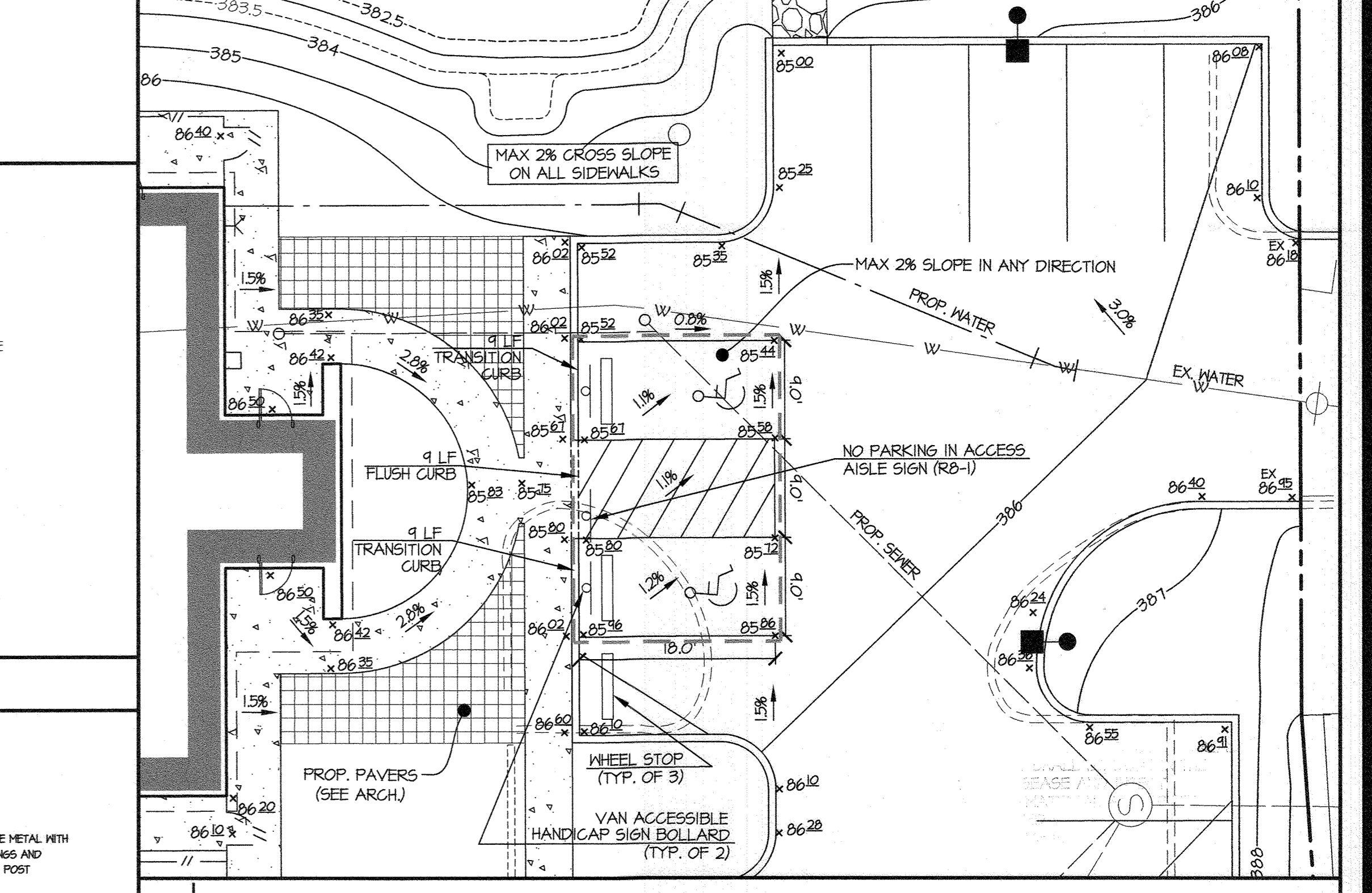
8 STRIPING DETAILS NO SCALE



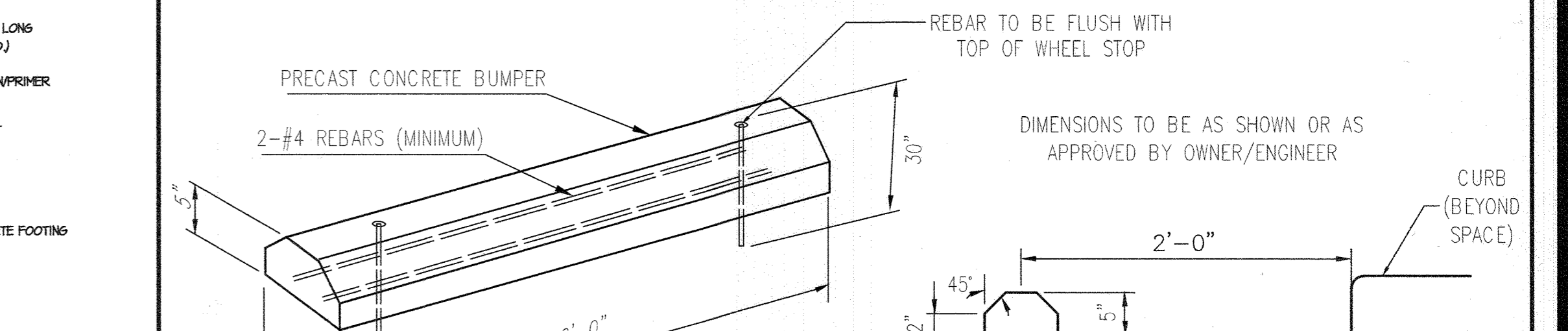
9 SIGNAGE DETAILS NO SCALE



11 PAVING DELINEATION PLAN SCALE: 1" = 30'



12 ACCESSIBLE PARKING DETAIL SCALE: 1" = 10'



13 WHEEL STOP NO SCALE

REVISED

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

GLW
PLANNING [ENGINEERING] SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY: **LMW**

DRAWN BY: **LMW**

CHECKED BY: **MAJ**

DATE: 11/19/19

REVISION: REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE

BY: **GLW**

APPR: **BY APPR.**

PREPARED FOR:
PRIMROSE SCHOOL FRANCHISING COMPANY
3600 CEDARCREST ROAD
ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
TEL: 617.901.9015

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975

EXPIRATION DATE: MAY 26, 2022

4/28/20

SITE DETAILS

**PRIMROSE SCHOOL · ELLICOTT CITY
CHILD DAY CARE CENTER**

3255 CORPORATE COURT
PINE ORCHARD PARK · SECT. 2, PAR. F3
L 11984, F. 003

NO ASBUILT INFORMATION
04/21/2021

SCALE: AS SHOWN

ZONING: B-1

G. L. W. FILE NO.: 18090

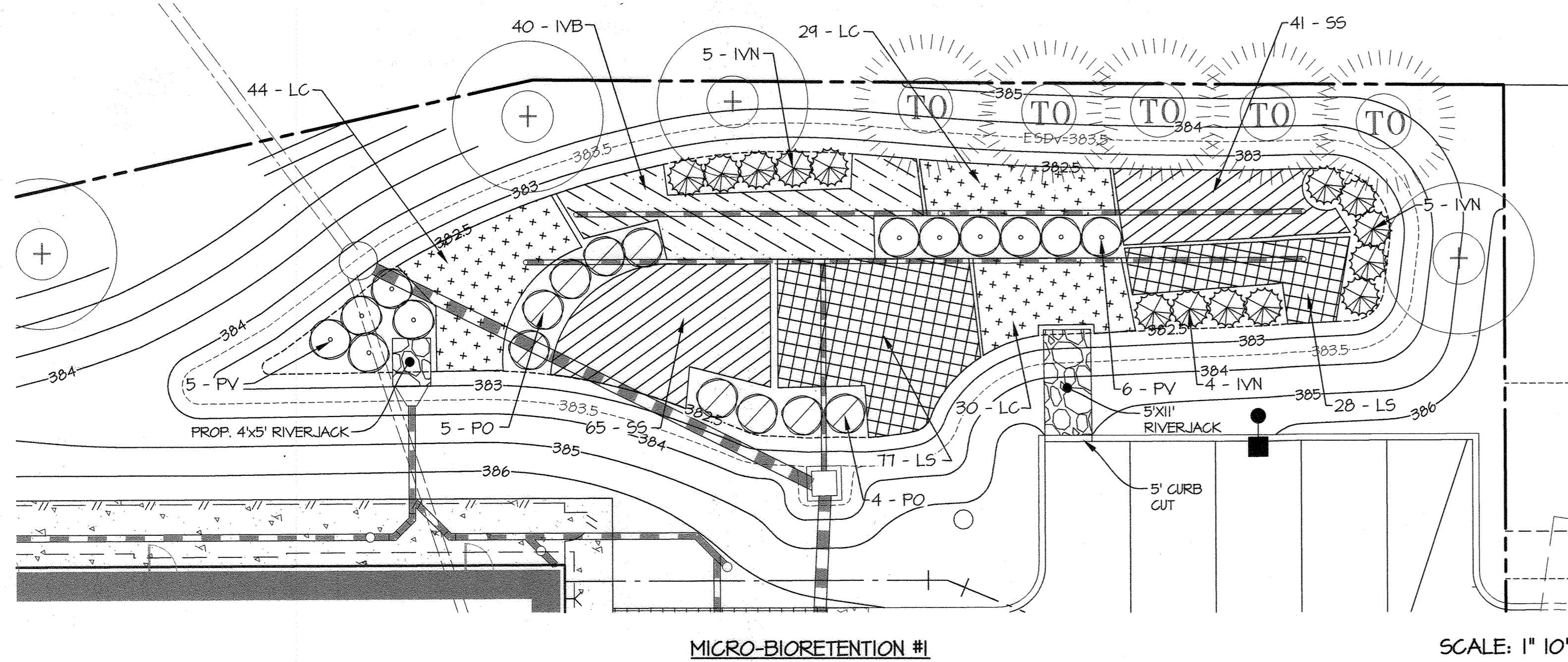
DATE: JAN., 2020

TAX MAP - GRID: 24 - 1

SHEET: 12 OF 15

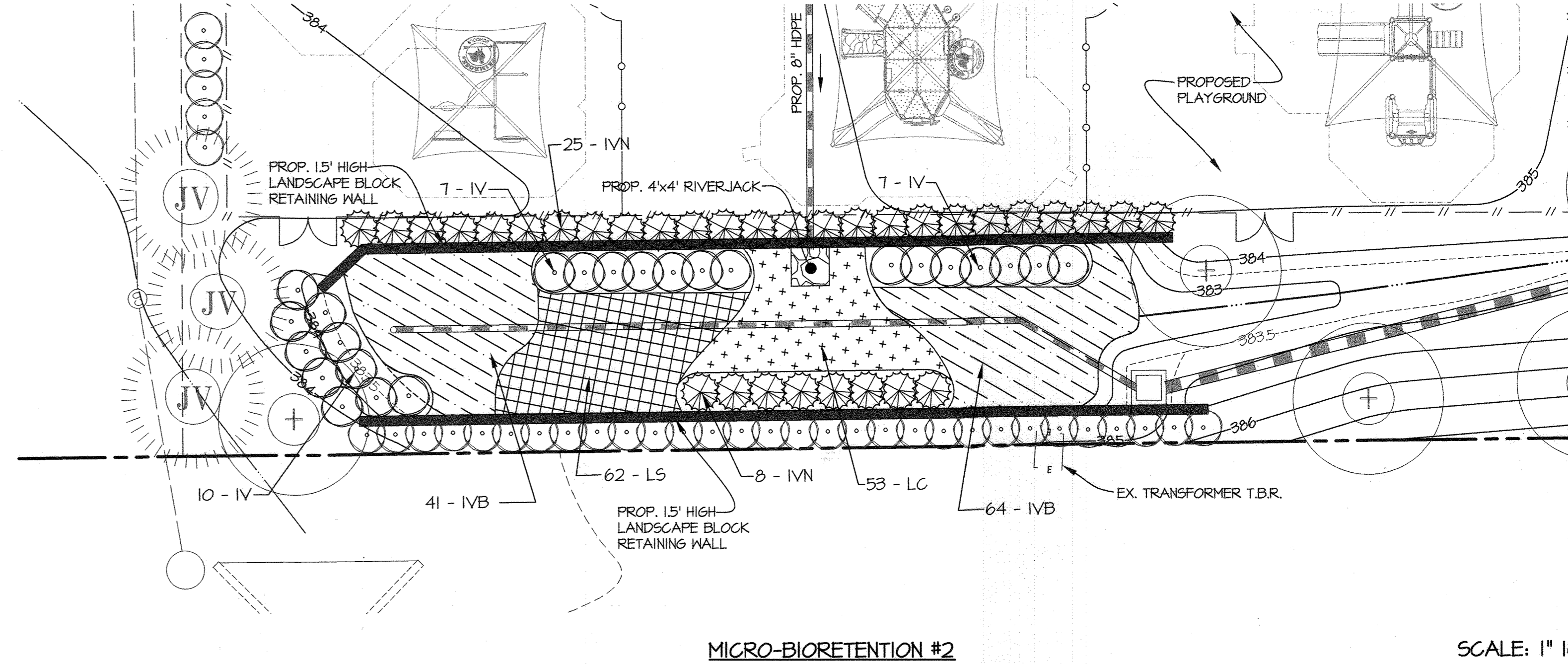
HOWARD COUNTY, MARYLAND

ELLICOTT CITY ELECTION DISTRICT No. 02



MICRO-BIORETENTION #1

SCALE: 1" = 10'

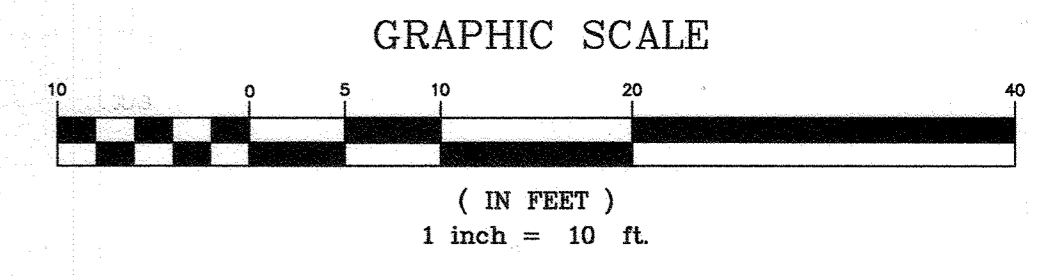


MICRO-BIORETENTION #2

SCALE: 1" = 10'

PLANT LIST

QUANTITY	KEY	BOTANICAL NAME/ COMMON NAME	SIZE	REMARKS
SHRUBS (86)				
47	IVN	Ilex verticillata 'Nana'/ Red Sprite Winterberry	18" - 24" ht.	container
24	IV	Itea virginica 'Little Henry'/ Virginia Sweetspire	24" - 30" ht.	container
5	PO	Physocarpus opulifolius 'Nanus'/ Dwarf Ninebark	18" - 24" ht.	container
PERENNIALS, GROUNDCOVER, VINES AND ORNAMENTAL GRASSES (541)				
145	IVB	Iris versicolor/ Blue Flag Iris	1 gal.	container, 30" o.c.
167	LS	Liatris spicata/ Marsh Blazing Star	1 gal.	container, 24" o.c.
156	LC	Lobelia cardinalis/ Cardinal Flower	1 gal.	container, 24" o.c.
11	PV	Panicum virgatum 'Shenandoah'/ Shenandoah Switchgrass	1 gal.	container, 48" o.c.
106	SS	Schizachyrium scoparium Little Bluestem	1 gal.	container, 24" o.c.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director: *[Signature]* Date: 7-9-2020
 Chief, Division of Land Development: *[Signature]* Date: 7/8/2020
 Chief, Development Engineering Division: *[Signature]* Date: 6.1.20

GLW
 PLANNING | ENGINEERING | SURVEYING
 3809 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-889-2524 | FAX: 301-421-4188

DESIGNED BY:	MFC	DATE:	
DRAWN BY:	LMW	DATE:	
CHECKED BY:	MFC	DATE:	11/11/19
BY:	GLW	DATE:	
APP'R:		DATE:	

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

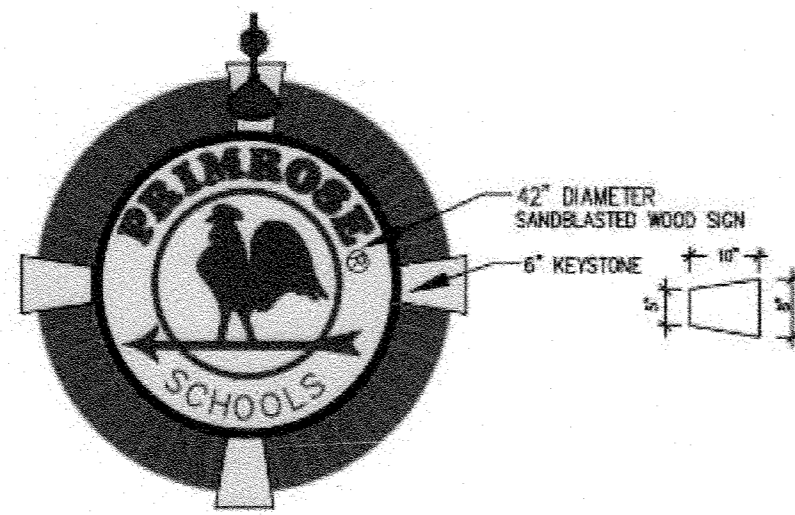
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12975
 EXPIRATION DATE: MAY 26, 2022
[Signature]

REVISED
STORMWATER MANAGEMENT LANDSCAPE PLAN
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3
 NO ASSAULT INFORMATION 04/21/2021
 ELLICOTT CITY ELECTION DISTRICT No. 02
 L. 11984, F. 003
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=10'	B-1	18090
DATE	TAX MAP - GRID	SHEET
JAN., 2020	24 - 1	14 OF 15

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.

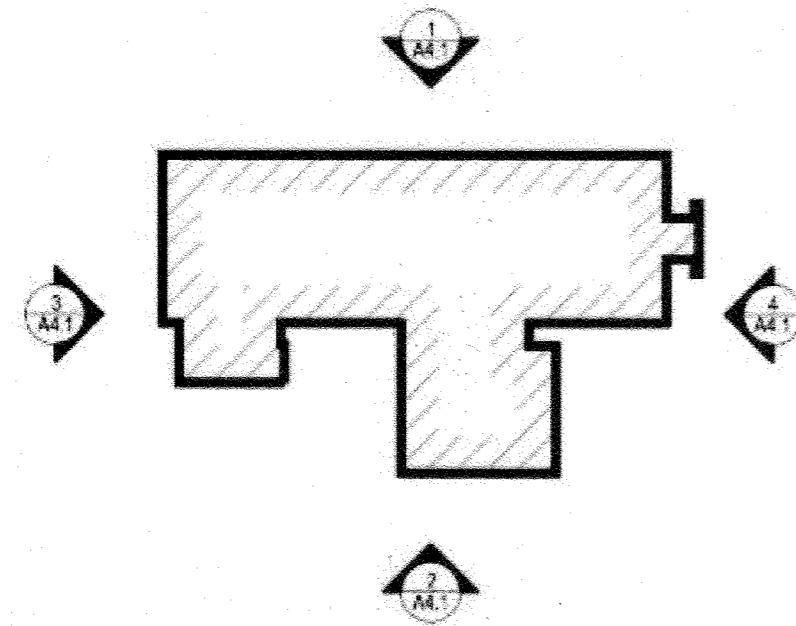
L:\CAD\DRAWINGS\18090\PLANS BY GLW\SDP\18090 SDP-14-SWM Landscape.dwg, PLOTTED: 7/29/2020 8:17 AM, LAST SAVED: 4/24/2020 4:00 PM, PLOTTED BY: Mark Robinson



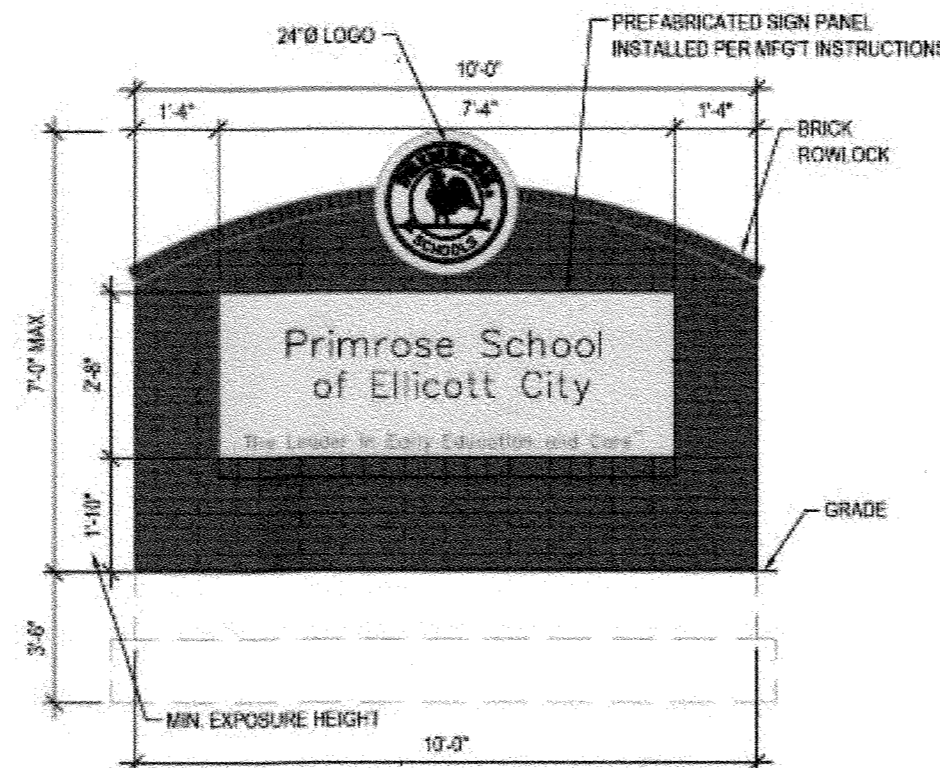
42" DIAMETER
SANDBLASTED WOOD SIGN
6" KEYSTONE

SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

6 WALL MOUNTED LOGO SIGN
SCALE: 1/2"=1'-0"

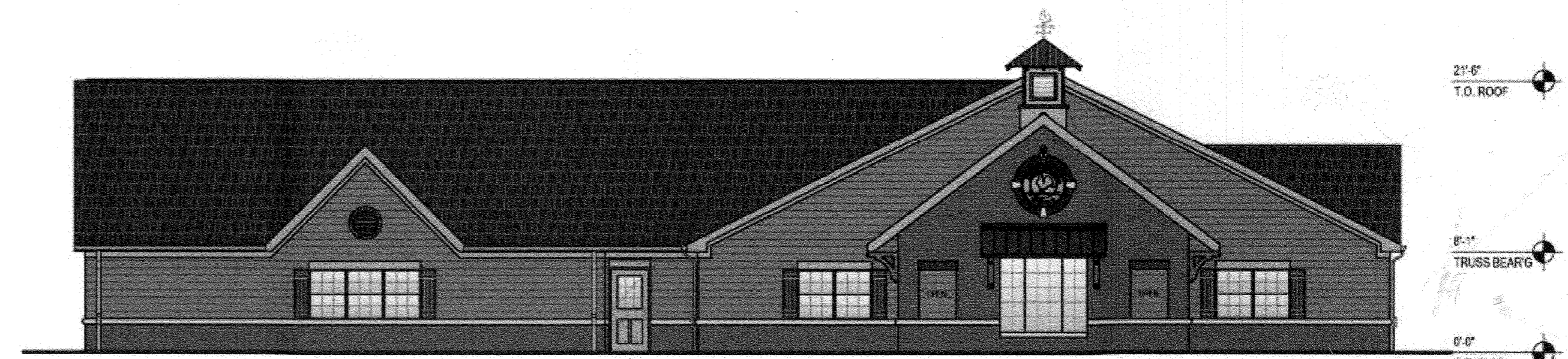


SIGN SPECIFICATIONS		SIGN AREAS (ONE SIDE)	
LOGO	24" DIAMETER SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND	SIGNAGE (COPY AREA) =	2'0" x 4'19" = 83.8 S.F.
LETTERS	1" HIGH STYLE: TIMES BOLD DARK BRONZE LETTERS	LOGO - 24"Ø = 3.14 S.F.	
STRIP LETTERS (THE LEADER IN *)	2 1/2" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS	OVERALL STRUCTURE =	22.14 S.F. x 2 = 44.28 S.F.
BACKGROUND	BEIGE PAINTED METAL		
BRICK SPECIFICATION	SAME AS BUILDING		



5 MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"

EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	#RM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WOOD TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, SOFFITS, GUTTERS AND DOWNSPOUTS	TO MATCH HARDE TRIM SW 6157 FAVORITE TAN
EXTERIOR HARDE TRIM, FASADA, FRIEZE	5/4 SMOOTH, 7 1/4" COLOR: SW 6157 FAVORITE TAN
HARDEPLANK LAP SIDING	SMOOTH, 6 1/4" COLOR: SW 6158 SAW DUST
WINDOWS	BEIGE ALUMINUM/ANYL
BRICK	MENHAN CONCRETE MODULAR GROUT: BUFF COLORED MORTAR
ASPHALT SHINGLES	MANUF.: GAF STYLE: TIMBERLINE NATURAL SHADOW-LIFETIME WARRANTY COLOR: WEATHERED WOOD SG
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS #INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN
STANDING SEAM ROOF	AEP-SPAN SNAPSEAM - 12" COLOR - DARK BRONZE
STEEL BRACING SUPPORTS & WOOD BRACKETS	#RM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)



4 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 EAST ELEVATION
SCALE: 1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION



ARCHITECTS, INC.
17710 Detroit Avenue
Lakewood, Ohio 44107
Phone (216) 521-5734 Fax (216) 521-4824
www.architectsinc.com

PRIMROSE SCHOOLS:
ELLICOTT CITY, MD

ELLICOTT CITY, MD

3295 CORPORATE CT.

This document is the property of ARCHITECTS, INC. (AIA) and is not to be reproduced or used in any way without the written consent of ARCHITECTS, INC. (AIA). The information contained herein is for informational purposes only and does not constitute an offer of any financial product or service. ARCHITECTS, INC. (AIA) is not a financial institution and is not licensed to provide any financial services. ARCHITECTS, INC. (AIA) is not a financial institution and is not licensed to provide any financial services.

REVISIONS	
#	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

COLORED ELEVATIONS	
DATE	JOB NO.
06/13/19	18269
A-4.1	
SHEET NO.	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 7-9-2020
 Chief of Planning & Land Development: *[Signature]* Date: 7/8/2020
 Chief, Development Engineering Division: *[Signature]* Date: 6/1/20

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	DATE	REVISION	BY	APPR.
LMW				
LMW				
CHECKED BY:	DATE	REVISION	BY	APPR.
MAJ	11/11/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE	GLW	

PREPARED FOR:
PRIMROSE SCHOOL FRANCHISING COMPANY
3600 CEDARCREST ROAD
ACWORTH, GA 30101
ATTN: MR. MATT TAYLOR
TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2022
[Signature]

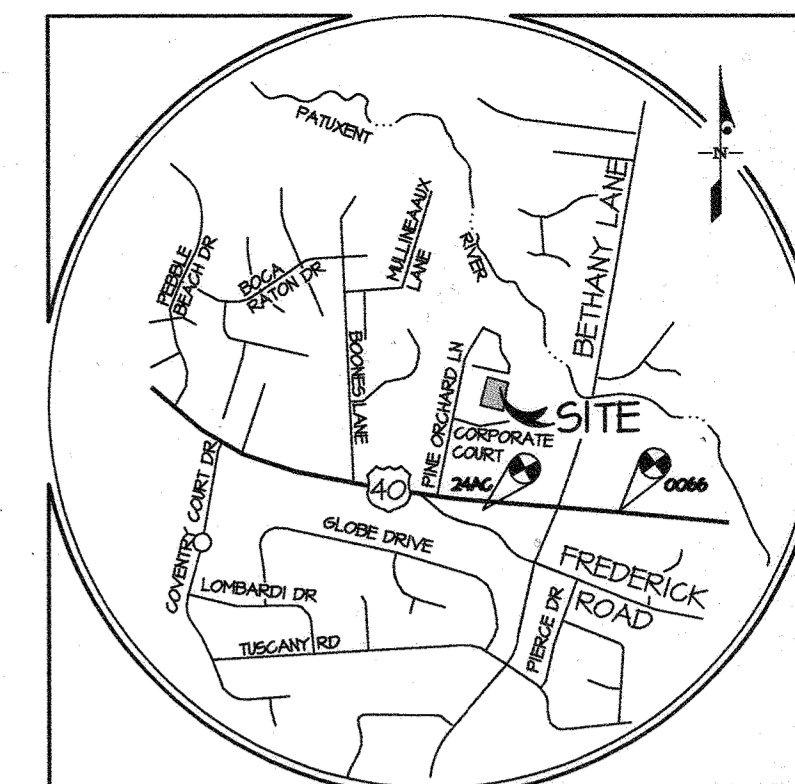
REVISED
ARCHITECTURAL ELEVATIONS
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3
L 11984, F. 003
NO ASBUILT INFORMATION 04/21/2021
ELLICOTT CITY ELECTION DISTRICT No. 02
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
NTS	B-1	18090
DATE	TAX MAP - GRID	SHEET
JAN., 2020	24 - 1	15 OF 15

L:\CAD\DRAWINGS\18090\PLANS BY GLW\SDP\18090_SDP-15-Architectural Elevations.dwg, PLOTTED: 3/19/2020 4:31 PM, LAST SAVED: 12/26/2019 4:30 PM, PLOTTED BY: Mark Johnson

SITE DEVELOPMENT PLAN PRIMROSE SCHOOL - ELLICOTT CITY

AT PINE ORCHARD PARK SECTION 2, PARCEL F3



VICINITY MAP

SCALE: 1" = 2,000'

Point	Northing	Eastings	Elevation
0066	581380.484	1352603.505	386.512
24AC	581384.550	1351173.252	424.364

SITE ANALYSIS DATA CHART

- I. General Data
 a. Present Zoning: B-1, per the October 6, 2013 Comprehensive Zoning Plan, and by approved AA Case No. 98-13.
 b. Applicable DFZ File References:

Previous Howard County DPZ file numbers F-00-17, F-83-65, F-83-118, F-85-150, VP 81-81, VP 83-48, NP 00-15, SDP-85-221, SDP 86-231, F-11-010, F-12-087, AA-19-006, and ECF II-015.

Stormwater management for parcels F-2 and F-3 provided under Parcel U, Pine Orchard Park F83-65, Plat #5117, for 2 yr., 10 yr. quantity.

AA Case No. 10-001 where in a decision an order was approved March 17, 2010 granting an Administrative Adjustment to reduce the 30 foot structure and use setback from a residential district to up to 24 feet solely for a parking lot, trash dumpster, and propane tank. AA Case No. 19-006 approved July 18, 2019 for same setback reduction to 24 feet for parking lot, trash dumpster, retaining wall, and playground.

Plat subject to AA Case No. 98-13 wherein, a decision and order was approved on September 24, 1998 by the Director of the Department of Planning and Zoning for Howard County Maryland, which ordered that the petition of All Homebased & Associated for an administrative District Map Line Adjustment from the R-A-15 to the B-1 district be granted.

Plat subject to NP-00-15, Pine Orchard Park, Section 2, Parcels F-2 and F-3, a Resubdivision of Parcel F-1, Plat No. 6345, (F-00-17) approved September 21, 1999 requesting to waive Section 16.120(c)(1) to permit a proposed commercial parcel to be created without the required minimum frontage of 60 feet on a public road (no road frontage to be provided), subject to compliance with the following condition:
 a shared driveway within a recorded shared access easement (24' minimum width) with a recorded maintenance agreement is required to serve the proposed parcel.

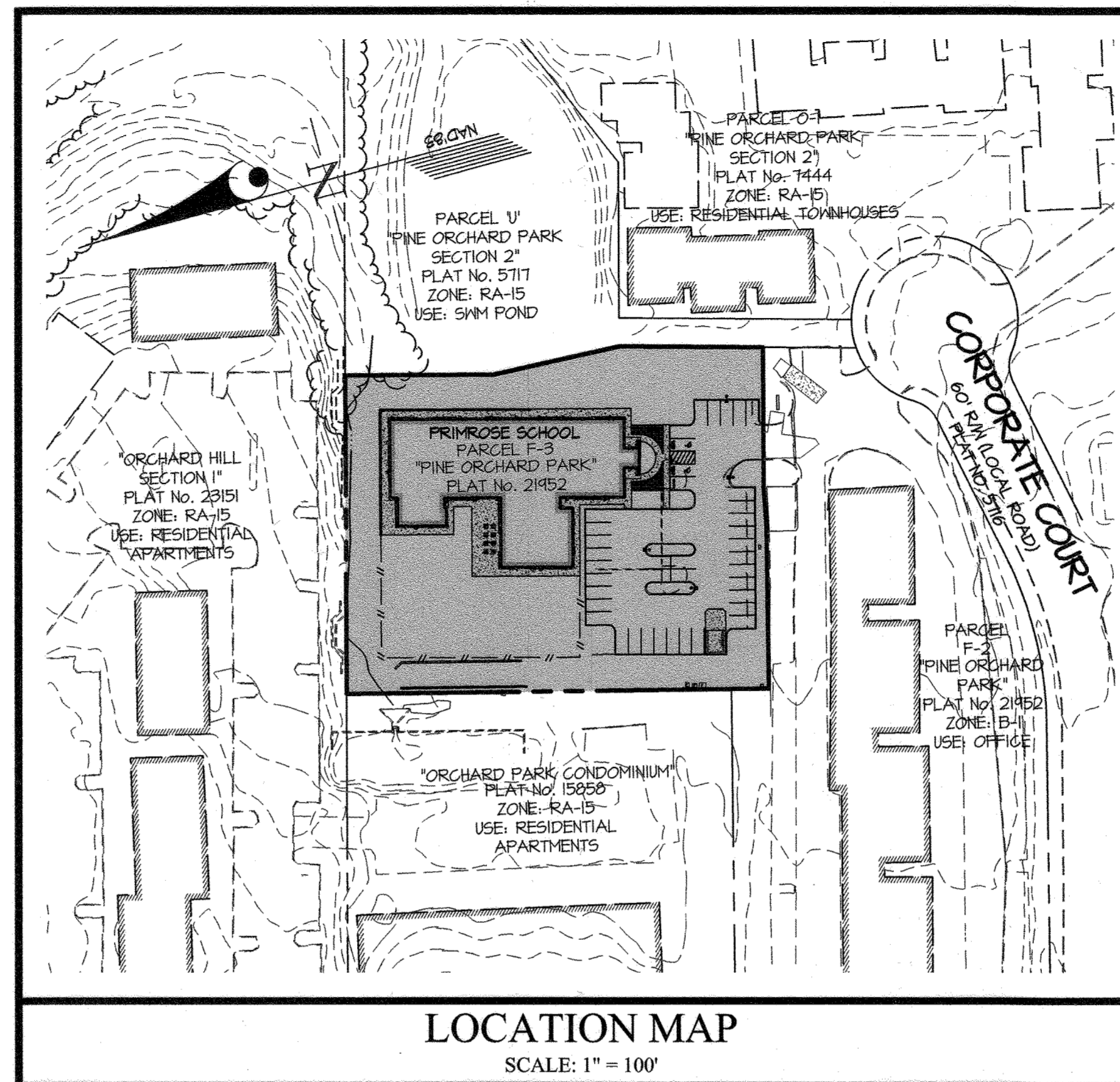
- c. Proposed Use of Site Structure(s): Daycare/Preschool
 d. Proposed Water and Sewer Systems: Public Water and Public Sewer
 e. Water and Sewer Contract #s 24-1404-D, 20-0423-D, and 24-1135-D
 f. SWM Quantity Management: # F83-65

2. Area Tabulation:	
a. Total Parcel area:	64304 SF (134 AC)
b. Area of this Plan Subdivision:	64304 SF (134 AC)
c. Limits of Disturbed Area:	1.45 AC (63,140 SF)
d. Area of 100 Year Floodplain:	N/A
e. Area of 25% and Greater Slopes: (Average 25% or greater over 10 vertical feet and cover contiguous on-site and off-site areas of 20,000 SF or more)	0.22± AC
f. Building Coverage or Site Gross	0.24 AC (12,644 SF building/18.25% of Site Area (Proposed))
g. Floor Space per floor of proposed use on site:	Floor 1: 12,644 SF

3. Open Space: None Required
4. Bulk Regulations
 Setbacks:
 Permitted Structure and Use: 30' from public right of way and 30' from a residential district, except parking shall be 10' from a public street right of way.
 Proposed Parking 24' from residential on the east, and Parking 24' from residential on the west, and trash dumpster 24' from residential on the west, Playground 24' from residential to west and north, retaining wall 24' from north, per AA Case 19-006.
- Building Height:
 Permitted 40' maximum
 Proposed 1 story / 22' to roof peak
5. Parking Analysis
 a. Parking Required:
 12,644 SF Daycare/Preschool @ 3 Spaces/1,000 SF 38 Spaces
 Total Required Parking Spaces: 38 Spaces
- b. Total Number of Existing Parking Spaces: 0 Spaces
- c. Parking Provided:
 Standard Parking Spaces 38 Spaces
 Van Accessible Spaces 2 Spaces
 Total Parking Spaces Provided: 40 Spaces

GENERAL NOTES

- THIS SDP IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN OR AS APPROVED BY THE HOWARD COUNTY COUNCIL.
 - THE EXISTING TOPOGRAPHY WITHIN THE LIMIT OF DISTURBANCE IS BASED ON A FIELD RUN SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A., DATED JANUARY OF 2019. THE COURSES AND COORDINATES SHOWN THEREON ARE BASED ON THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS 0066 AND 24AC, AS NOTED BELOW, WERE USED FOR THIS PROJECT.
- | POINT | NORTHING | EASTING | ELEVATION |
|-------|------------|-------------|-----------|
| 0066 | 581380.484 | 1352603.505 | 386.512 |
| 24AC | 581384.550 | 1351173.252 | 424.364 |
- THERE IS NO 100 YEAR FLOODPLAIN ON THIS SITE. THERE ARE NO WETLAND LIMITS, STREAMS, WETLAND BUFFERS, OR STREAM BUFFERS ON THIS SITE.
 - THERE ARE NO KNOWN CEMETERIES, BURIAL GROUNDS, OR HISTORIC SITES OR STRUCTURES ON THIS SITE.
 - THERE ARE NO EXISTING FOREST CONSERVATION EASEMENTS ON THIS SITE.
 - A FOREST STAND DELINEATION WAS PREPARED BY ECO-SCIENCE PROFESSIONALS, INC., DATED OCTOBER 23, 2004
 - FOREST CONSERVATION: THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE-IN-LIEU. FOREST CONSERVATION REQUIREMENTS HAVE BEEN MET BY PAYMENT OF A FEE-IN-LIEU IN THE AMOUNT OF \$1,840.80 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
 - THE LANDSCAPE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. PROPOSED PLANTING CALCULATIONS CAN BE FOUND ON SHEET 7.
 - LANDSCAPE SURETY: FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$13,050.
 - NO GRADING, REMOVAL OF VEGETATIVE COVER OF TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAMS OR FLOODPLAIN, EXCEPT AS APPROVED BY HOWARD COUNTY.
 - THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ENGINEERING ANALYSIS FOR THIS PROJECT IS CONTAINED IN REPORTS PREPARED BY PROFESSIONAL SERVICES INDUSTRIES, INC., DATED MARCH 3, 2019.
 - THE PROJECT SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
 - PUBLIC WATER TO BE UTILIZED. (CONTRACT NO. 24-1404-D, LITTLE PATUXENT RIVER WATERSHED)
 - PUBLIC SEWER IS TO BE UTILIZED. (CONTRACT NO. 24-1404-D, LITTLE PATUXENT RIVER WATERSHED)
 - ALL HYDRAULIC DATA IS FOR THE 10-YEAR STORM UNLESS OTHERWISE NOTED.
 - STORMWATER MANAGEMENT IS PROVIDED BY AN EXISTING STORMWATER MANAGEMENT FACILITY ON PARCEL U PINE ORCHARD PARK, F83-65 (PLAT NO. 5117), AND PRIVATELY-MAINTAINED ON-SITE PROPOSED ENVIRONMENTAL SITE DESIGN FACILITIES, IN ACCORDANCE WITH APPROVED SECP FOR PRIMROSE SCHOOL, TAX MAP 24, PARCEL 10, LOT F3.
 - ELECTRIC, GAS, CABLE AND TELEPHONE LINES ARE DESIGNED BY OTHERS.
 - AN ADEQUATE ROAD FACILITIES TEST EVALUATION AND TRAFFIC STUDY WAS PERFORMED FOR THIS PROJECT BY "THE TRAFFIC GROUP", DATED AUGUST 22, 2019, AND EXISTING ROADWAYS WERE DEEMED TO BE ADEQUATE BASED ON THE PARAMETERS USED FOR THE STUDY.
 - THE DESIGN ADVISORY PANEL REVIEWED AND HELD A MEETING JULY 10, 2019. PLAN #19-13.
 - A COMMUNITY INPUT MEETING WAS HELD ON FEBRUARY 26, 2011.
 - NPDES PERMIT 11-HO-0046 WAS ISSUED MARCH 28, 2011.
 - AA-19-006 WAS ISSUED JULY 18, 2019 TO REDUCE THE 30' STRUCTURE AND USE SETBACK BY 20% TO BECOME A 24' SETBACK. THIS REDUCTION IN THE SETBACK ALLOWS FOR THE CONSTRUCTION OF ADDITIONAL PARKING SPACES, A TRASH DUMPSTER, RETAINING WALL, AND ADDITIONAL PLAYGROUND AREA FOR THE SCHOOL.
 - A DAP MEETING WAS HELD ON JULY 10, 2019 REGARDING THE PROPOSED PRIMROSE SCHOOL DEVELOPMENT. THE RESULTING DAP COMMENTS INCLUDED:
 • THE APPLICANT REVISE THE PAVING DESIGN NEAR THE FRONT ENTRANCE TO BETTER REFLECT PEDESTRIAN ROUTES TO THE FRONT DOOR.
 • THE APPLICANT ADD TWO SHADE TREES ON THE BERM BETWEEN THE SCHOOL AND OFFICE CONDOMINIUMS.
 - IN DECEMBER 2019, AN ALTERNATIVE COMPLIANCE WAS APPROVED FOR ALTERNATIVE PLANTING AS TWO OF THE PROPOSED LANDSCAPE ISLANDS DID NOT MEET THE REQUIRED 12' WIDTH REQUIRED PER CHAPTER IV, PAGE 26 OF THE LANDSCAPE MANUAL. WITH THE APPROVAL, THE TWO (9'x36') ISLANDS REMAIN IN THE PARKING LOT SINCE THEY EXCEED THE MINIMUM 200 SF AREA REQUIREMENT, BUT THE TREE SPECIES WAS REVISED FOR THE TWO AFFECTED TREES TO PROVIDE A SMALLER TREE THAT WILL SURVIVE BETTER IN THE SMALLER ISLAND.



No.	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SITE DEVELOPMENT PLAN
4	SEDIMENT AND EROSION CONTROL PLAN
5	SEDIMENT AND EROSION CONTROL NOTES & DETAILS
6	LANDSCAPE PLAN
7	LANDSCAPE NOTES AND DETAILS
8	SOILS MAP AND DRAINAGE AREA MAP
9	STORM DRAIN PROFILES & SCHEDULES
10	WATER AND SEWER PROFILES
11	STORMWATER MANAGEMENT DETAILS
12	SITE DETAILS
13	SITE DETAILS
14	STORMWATER MANAGEMENT LANDSCAPE PLAN
15	ARCHITECTURAL ELEVATIONS

GENERAL NOTES CONT'D

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-251-1111 AT LEAST 48-HOURS PRIOR TO ANY EXCAVATION WORK.
- TRAFFIC CONTROL DEVICES MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- THE EXISTING UTILITIES SHOWN HEREIN WERE DERIVED FROM AVAILABLE PUBLIC RECORDS AND FIELD LOCATIONS BY CONTROL POINTS ASSOCIATES, INC. & GUTSCHICK LITTLE & WEBER, P.A. THE CONTRACTOR MUST DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS AND CONNECTION POINTS TO VERIFY EXACT LOCATION.
- SPOT ELEVATIONS SHOWN FOR CURB ARE BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL PLAN DIMENSIONS ARE TO THE FACE OF BUILDING OR FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIIALLY BETWEEN ITEMS UNLESS NOTED OTHERWISE.
- ALL CURB RADIi ARE 5' UNLESS OTHERWISE NOTED.
- ALL PROPOSED RAMPS SHALL BE IN ACCORDANCE WITH CURRENT A.D.A. STANDARDS. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2.0%. PROVIDE A MINIMUM OF (5x5) FIVE BY FIVE FOOT LEVEL LANDING (2.0% MAX.) AT THE TOP AND BOTTOM OF ALL RAMPS AND BUILDING INGRESS/EGRESS POINTS.
- THE CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES AT LEAST (5) DAYS PRIOR TO STARTING ANY WORK SHOWN ON THESE DRAWINGS AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
- APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION.
- ALL PRIVATE OUTDOOR LIGHTING SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING PUBLIC ROADS AND IN ACCORDANCE WITH SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- TRASH COLLECTION FOR THIS SITE WILL BE PRIVATE.
- TRENCH BEDDING FOR STORM DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY STANDARD 62.01. GLASS "C" BEDDING, UNLESS OTHERWISE NOTED.
- GUTTER PAN OF CURBS SHALL BE PITCHED TO CONFORM TO THE ADJACENT DRAINAGE PATTERN OF THE ADJOINING PAVING FOR VEHICULAR USE.
- THE BUILDINGS SHALL HAVE INSIDE WATER METER SETTINGS AND SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PREVENTION SPRINKLER SYSTEM AS REQUIRED.
- STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A KNOX BOX (FIRE DEPARTMENT ACCESS BOX) IS REQUIRED TO BE PLACED ON THE FRONT OF THE BUILDING. IT SHALL BE PLACED TO THE RIGHT OF THE MAIN ENTRANCE AT A RANGE OF 4'-5' IN HEIGHT AND NO MORE THAN 6' LATERSALLY FROM THE DOOR. THE KNOX BOX LOCATION SHALL BE SHOWN ON THE PLAN AS WELL AS ADDRESSED BY GENERAL NOTE ON THE PLAN. THE BOX SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSED (INTEGRATED WITH THE FIRE ALARM SYSTEM). NFPA-1 10.1.21

SITE INFORMATION

- DEVELOPER/APPLICANT:
ADITYA PROPERTIES LIMITED LIABILITY COMPANY
8544 SCHOLARS LANE
LAUREL, MD 20723
ATTN: FALGUNBHAI H PATEL
- PROPERTY OWNER:
K2 PROPERTIES LLC
10200 LITTLE BRICK HOUSE CT.
ELLICOTT CITY, MD 21042
ATTN: KIM B. KIM
PH: 410-203-1111
- SITE ADDRESS:
3255 CORPORATE COURT
ELLICOTT CITY, MD 21042
- SITE DATA:
TAX MAP 24, GRID 1
ELLICOTT CITY ELECTION DISTRICT #2
CURRENT USE: VACANT
PROPOSED USE: DAYCARE/PRESCHOOL
GROSS FLOOR AREA: 12,644 SF
BUILDING HEIGHT: 22'
ZONED: B-1
PARCEL: F-3
PROPERTY SIZE: 1.5910 AC. (69,304 SF)

APPROVED: FOR PUBLIC WATER & SEWERAGE SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
Maureen Roseman
 County Health Officer Date 6/23/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING
 Director Date 7-9-2020
 Chief, Division of Land Development Date 7/8/2020
 Chief, Development Engineering Division Date 6-1-20

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC&VA: 301-989-2524 | FAX: 301-421-4188

DESIGNED BY:	LMW		
DRAWN BY:	LMW		
CHECKED BY:	MAJ	11/17/2019	Rev. plans to show propane tanks & gas line
		11/11/19	REVISED PLANS TO PROPOSE A PRESCHOOL/DAYCARE
			REVISION
			BY APPR.

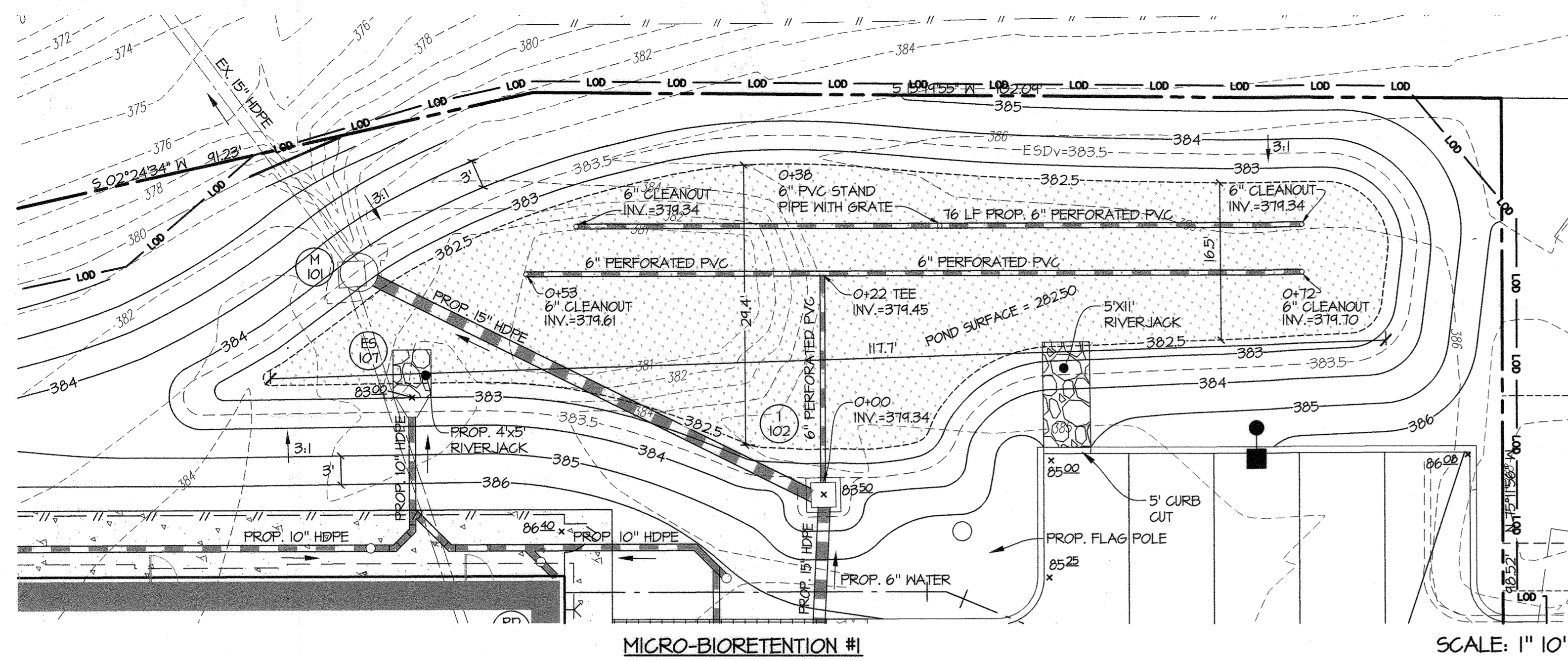
PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12975
 EXPIRATION DATE: MAY 26, 2022
4/28/20

REVISOR
 COVER SHEET
PRIMROSE SCHOOL - ELLICOTT CITY
CHILD DAY CARE CENTER
3255 CORPORATE COURT
PINE ORCHARD PARK - SECT. 2, PAR. F3
 L. 11984, F. 003
 ELLICOTT CITY ELECTION DISTRICT No. 02

ADDRESS and PERMIT INFORMATION CHART				
BUILDING ADDRESS: 3255 CORPORATE COURT, ELLICOTT CITY, MARYLAND 21042				
SUBDIVISION NAME: PINE ORCHARD PARK	ZONING B-1	TAX MAP 24	GRID 1	LOT/PARCEL No. F-3
PLAT No. 21452	ELECT. DISTRICT 2	CENSUS TRACT 602201	THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REPLACED.	
WATER CODE:	SEWER CODE:			

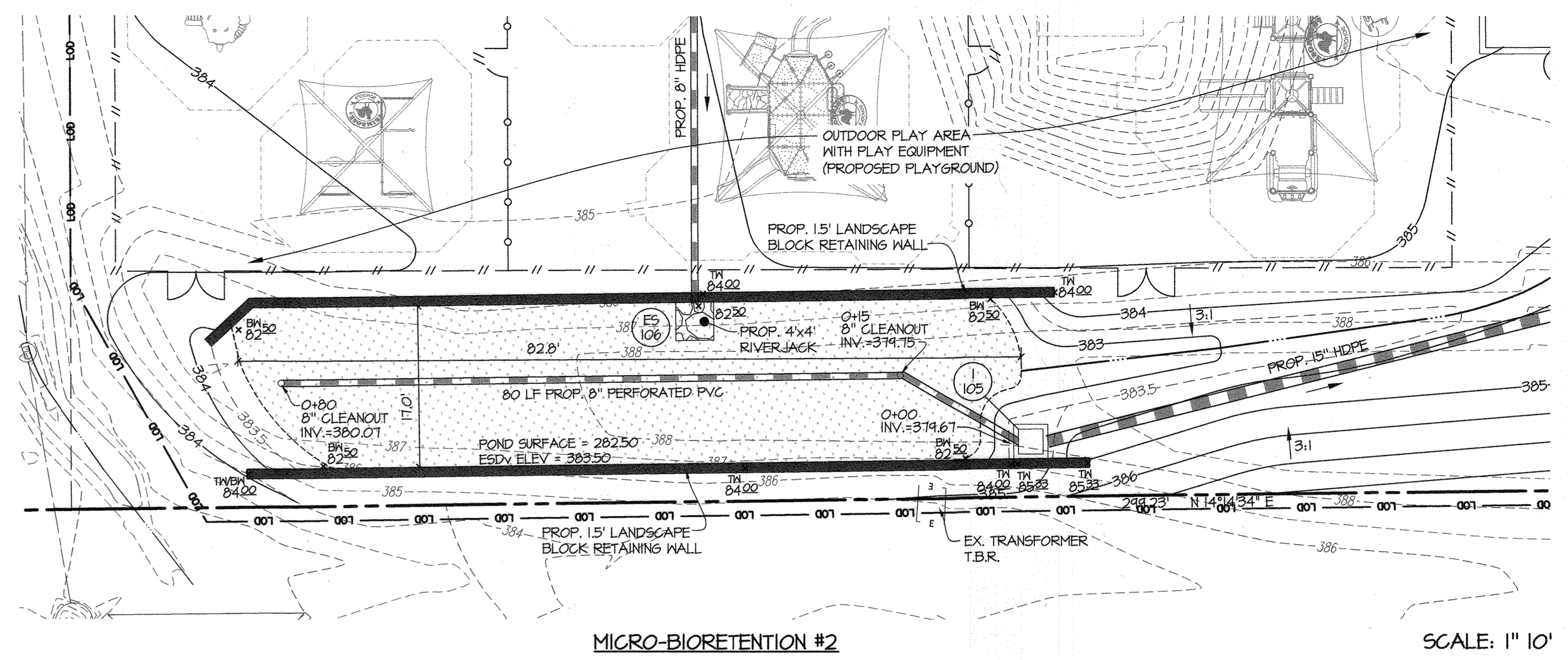
SCALE 1"=100'	ZONING B-1	G. L. W. FILE No. 18090
DATE JAN., 2020	TAX MAP - GRID 24 - 1	SHEET 1 OF 15



MICRO-BIORETENTION #1

SCALE: 1" = 10'

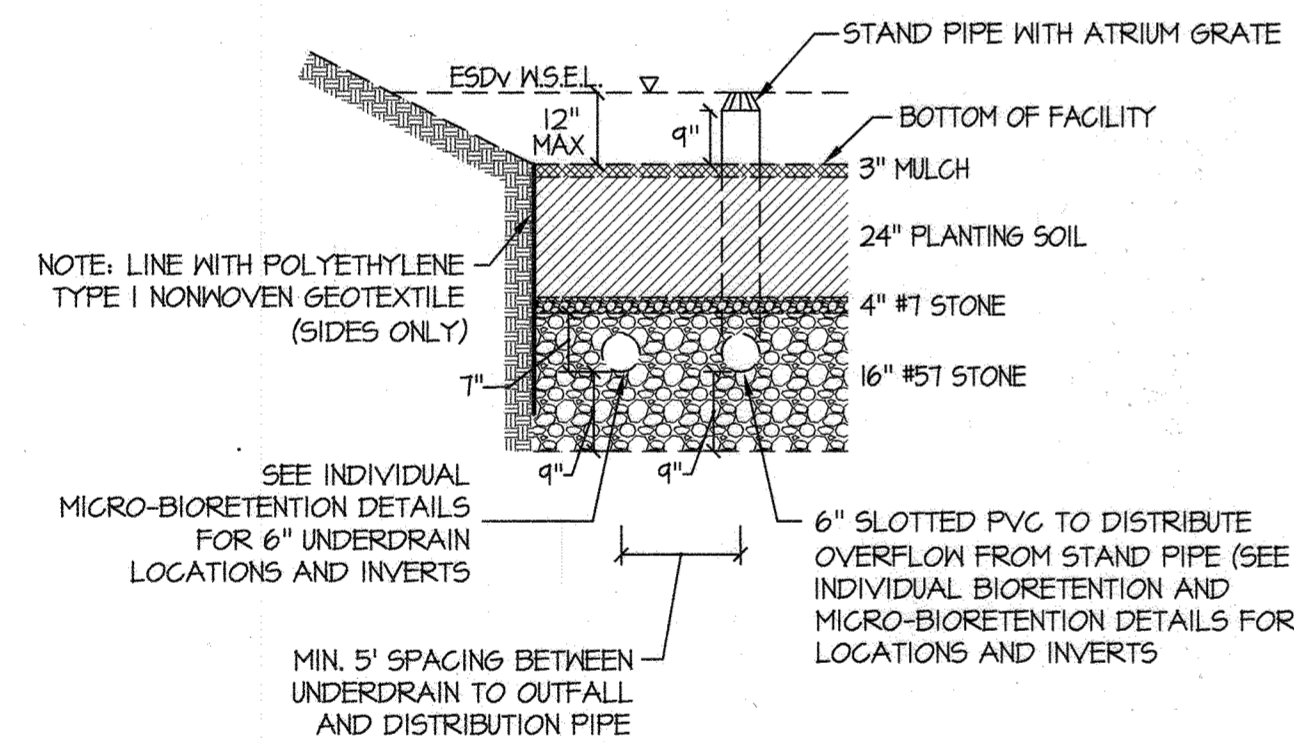
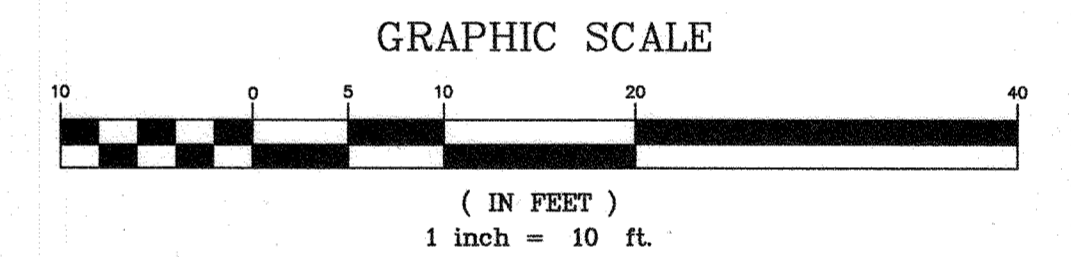
MBR-1
 TYPE (PER MDE): MICRO-BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 23,660 SF
 STORAGE PROVIDED = 2,645 CU-FT @ ESDV ELEV. 383.50
 ESDV PROVIDED = 3,440 CU-FT
 LOW-FLOW OUTFALL: PERFORATED 6" UNDERDRAIN SYSTEM
 POND SURFACE ELEVATION = 382.50
 HIGH-FLOW OUTFALL: 1-I02 (5' INLET, TOP = 383.50)
 TOP OF FACILITY = 384.00



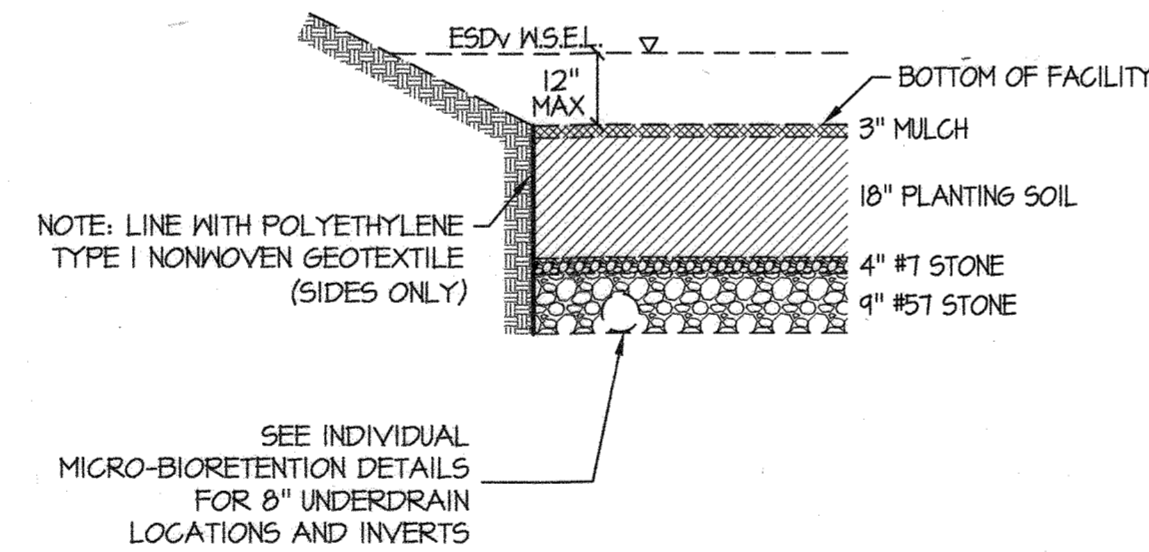
MICRO-BIORETENTION #2

SCALE: 1" = 10'

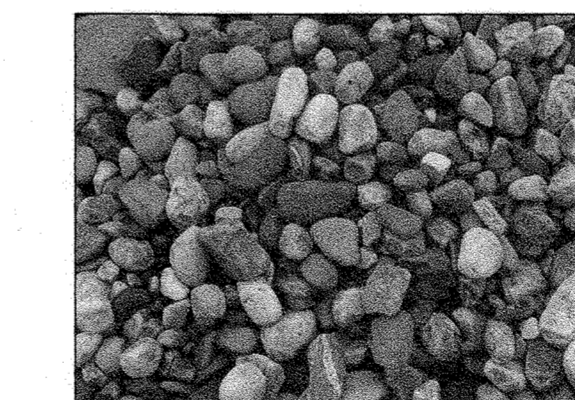
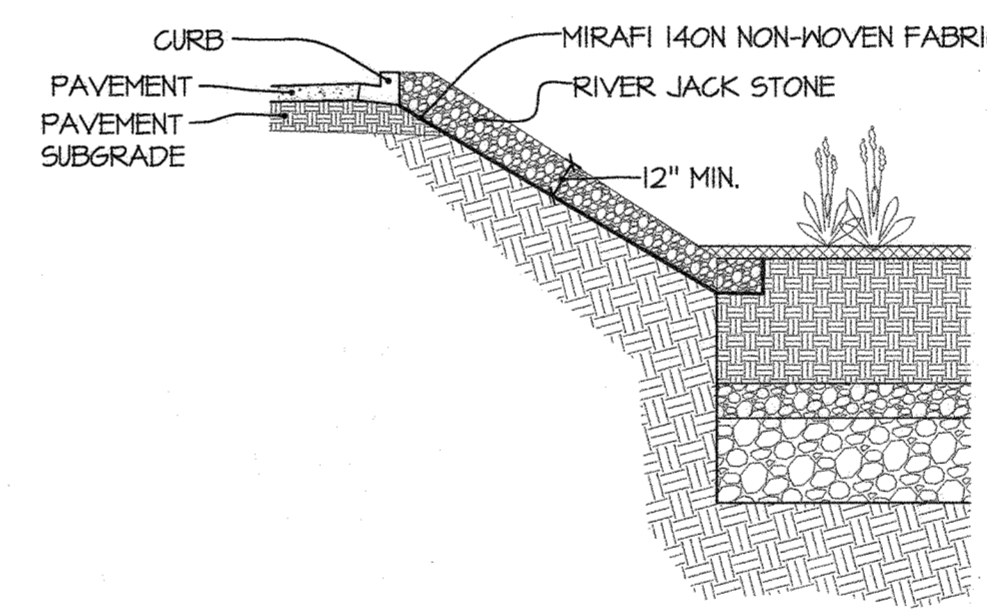
MBR-2
 TYPE (PER MDE): MICRO-BIORETENTION SYSTEM (M6)
 NON - MDE 378 FACILITY
 TOTAL DRAINAGE AREA TO FACILITY = 26,150 SF
 STORAGE PROVIDED = 1,388 CU-FT @ ESDV ELEV. 383.50
 ESDV PROVIDED = 1,388 CU-FT
 LOW-FLOW OUTFALL: PERFORATED 8" UNDERDRAIN SYSTEM
 POND SURFACE ELEVATION = 382.50
 HIGH-FLOW OUTFALL: 1-I05 (5' INLET, TOP = 383.50)
 TOP OF FACILITY = 384.00



SECTION FOR MICRO-BIORETENTION FACILITY
 SCALE: N.T.S.



SECTION FOR MICRO-BIORETENTION FACILITY #2
 SCALE: N.T.S.



DETAIL RIVER JACK STONE (3"-6")
 FOR CURB CUTS AND LANDSCAPE WALL
 OUTLET SECTIONS

- OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED MICRO-BIORETENTION FACILITIES (M-6)**
- THE OWNER SHALL MAINTAIN THE PLANT MATERIAL, MULCH LAYER AND SOIL LAYER ANNUALLY. MAINTENANCE OF MULCH AND SOIL IS LIMITED TO CORRECTING AREAS OF EROSION OR WASH OUT. ANY MULCH REPLACEMENT SHALL BE DONE IN THE SPRING. PLANT MATERIAL SHALL BE CHECKED FOR DISEASE AND INSECT INFESTATION AND MAINTENANCE WILL ADDRESS DEAD MATERIAL AND PRUNING. ACCEPTABLE REPLACEMENT PLANT MATERIAL IS LIMITED TO THE FOLLOWING: 2000 MARYLAND STORMWATER DESIGN MANUAL VOLUME II, TABLE A.4.1 AND 2.
 - THE OWNER SHALL PERFORM A PLANT IN THE SPRING AND IN THE FALL OF EACH YEAR. DURING THE INSPECTION THE OWNER SHALL REMOVE DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT, REPLACE DEAD PLANT MATERIAL WITH ACCEPTABLE REPLACEMENT PLANT MATERIAL, TREAT DISEASED TREES AND SHRUBS, AND REPLACE ALL DEFICIENT STAKES AND WIRES.
 - THE OWNER SHALL INSPECT THE MULCH EACH SPRING. THE MULCH SHALL BE REPLACED EVERY TWO TO THREE YEARS. THE PREVIOUS MULCH LAYER SHALL BE REMOVED BEFORE THE NEW LAYER IS APPLIED.
 - THE OWNER SHALL CORRECT SOIL EROSION ON AN AS NEEDED BASIS, WITH A MINIMUM OF ONCE PER MONTH AND AFTER EACH HEAVY STORM.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director: *[Signature]* Date: 7-9-2020
 Chief, Division of Land Development: *[Signature]* Date: 7/10/2020
 Chief, Development Engineering Division: *[Signature]* Date: 6.1.20

GLW
 PLANNING | ENGINEERING | SURVEYING
 3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
 PHONE: 301-421-4024 | BALT: 410-880-1820 | DC/VA: 301-989-2524 | FAX: 301-421-4186

DESIGNED BY:	LMW	DATE:	11/11/19
DRAWN BY:	LMW	DATE:	7/10/2020
CHECKED BY:	MAJ	DATE:	6.1.20
REVISION:	GLW	DATE:	11/11/19
BY:	GLW	DATE:	11/11/19
APP'R:		DATE:	

PREPARED FOR:
 PRIMROSE SCHOOL FRANCHISING COMPANY
 3600 CEDARCREST ROAD
 ACWORTH, GA 30101
 ATTN: MR. MATT TAYLOR
 TEL: 617.901.9015

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS 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. 12875
 EXPIRATION DATE: MAY 26, 2022
[Signature]

REVISED
STORMWATER MANAGEMENT DETAILS SEE ASBUILT
PRIMROSE SCHOOL - ELLICOTT CITY SET 04/21/2021
CHILD DAY CARE CENTER
 3255 CORPORATE COURT
 PINE ORCHARD PARK - SECT. 2, PAR. F3
 ELLICOTT CITY ELECTION DISTRICT No. 02
 L. 11984, F. 003
 HOWARD COUNTY, MARYLAND

SCALE:	ZONING:	G. L. W. FILE NO.:
1"=10'	B-1	18090
DATE:	TAX MAP - GRID:	SHEET:
JAN., 2020	24 - 1	11 OF 15

THIS IS A REVISION TO THE ORIGINAL SDP-11-029 AND ALL SHEETS HAVE BEEN REVISED.

L:\CAD\DRAWINGS\18090\PLANS BY GLW\SDP\18090 SDP-11-029 Details.dwg
 PLOTTED: 4/27/2020 11:59 AM, LAST SAVED: 4/21/2020 3:42 PM, PLOTTED BY: Lisa Millien