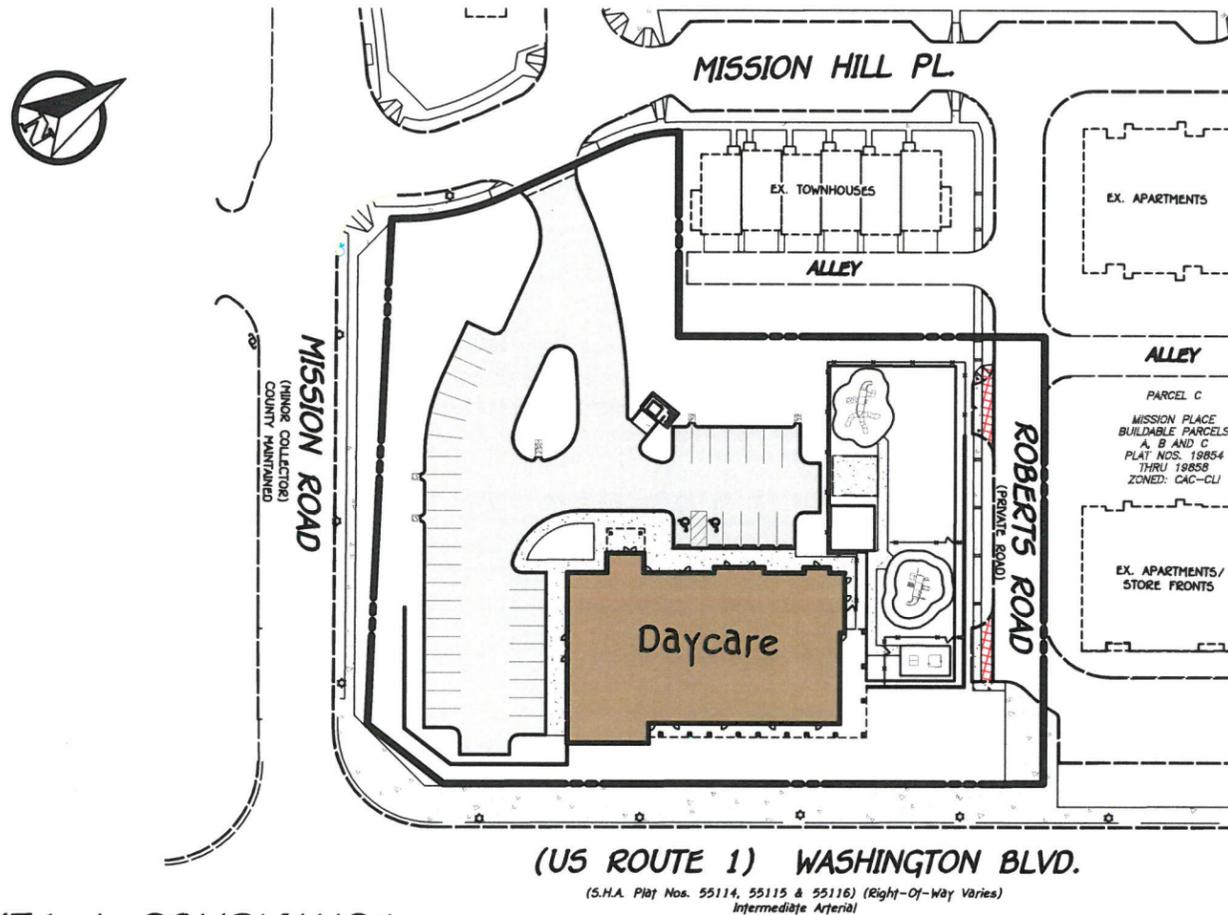


Children's Lighthouse Daycare

Mission Place, Phase II, Parcel 'B' (Plat Nos. 19854-19858)



1. SUBJECT PROPERTY ZONED CAC-CL PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. SITE ANALYSIS
 - a. ZONING = CAC-CL
 - b. GROSS AREA OF TRACT = 1.9602 AC.± (PARCEL 'B' OF F-07-156)
 - AREA OF FLOODPLAIN = 0.00 AC.±
 - AREA OF STEEP SLOPES (GREATER THAN 25%) = 0.00 AC.±
 - c. NET AREA OF TRACT = 1.9602 AC.±
 - d. AREA OF PROPOSED PUBLIC ROAD = 0.00 AC.±
 - e. PROPOSED LAND USE: DAYCARE
 - f. PREVIOUS DPZ FILE NUMBERS = ZB 1048M, HO-827, WP-06-096, AA-06-016, SP-06-018, SDP-07-101, SDP-07-104, F-07-156.

g. OPEN SPACE TABULATION (AMENITY AREA)

REQUIRED AMENITY AREA CALCULATION

(10% OF NET SITE AREA IS REQUIRED AS PEDESTRIAN AMENITY AREAS PER RTE. 1 MANUAL)
 NET SITE AREA = 694,910 SQ.FT.
 (10% OF NET SITE AREA = 69,491 SQ.FT. REQUIRED)

PROPOSED AMENITY AREAS	AREA (SQ.FT.)	AMENITY / USE
AMENITY AREA #1	10,800	TOT LOT, PLAYGROUND, PICNIC AREA
AMENITY AREA #2	11,240	BARBEQUE, PICNIC AREA
AMENITY AREA #3	10,490	BARBEQUE, PLAY AREA, PICNIC AREA
AMENITY AREA #4	15,000	POOL, PLAY AREA, PICNIC AREA
AMENITY AREA #5 (PHASE 2)	3,000	PUBLIC GATHERING
AMENITY AREA #6	2,160	PUBLIC GATHERING
TOTAL AMENITY AREA PROVIDED	69,570	

SITE AMENITY TABULATION

AMENITY AREAS 1 THRU 6 WILL BE ACCESSIBLE TO ALL RESIDENTS OF THE COMMUNITY. AMENITY AREAS 5 & 6 ARE PUBLIC AMENITY SPACES OPEN TO GENERAL PUBLIC AS WELL. SITE FURNITURE AND FIXTURES FOR AMENITY AREA #5 ARE SHOWN ON THE LANDSCAPE PLANS (SDP-07-113).

1. AREA OF AMENITY AREA REQUIRED: (26.428 Ac. x 10%) = 2.64 Ac.
 BASED ON OVERALL AREA OF MISSION PLACE PROJECT
2. AREA OF AMENITY AREA PROVIDED: 2.70 Ac.
 - AMENITY AREA #1 = 0.52 Ac.
 - AMENITY AREA #2 = 0.40 Ac.
 - AMENITY AREA #3 = 1.10 Ac.
 - AMENITY AREA #4 = 0.68 Ac.
 - TOTAL AMENITY AREA PROVIDED: 2.70 Ac.
- h. PARKING TABULATION:
 1. REQUIRED: 3.0 SPACES PER 1,000 SQ.FT.
 2. PROVIDED: 44 SPACES

PROJECT SUMMARY AND ROUTE 1 COMPLIANCE

EXISTING CONDITIONS:

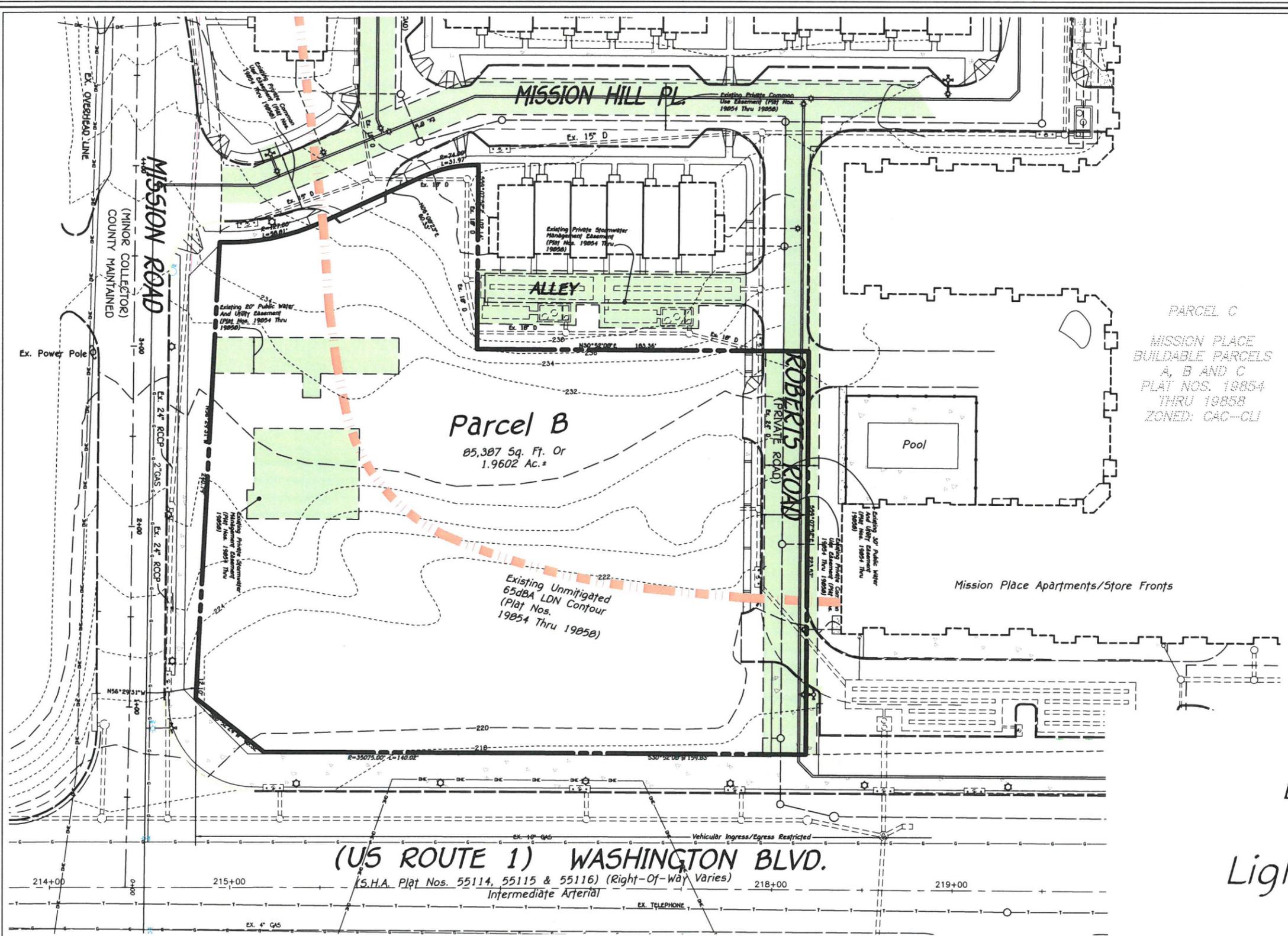
The Children's Lighthouse Day Care Facility is located at the northeast corner of the intersection of Washington Boulevard (U.S. Route 1) and Mission Road and is approximately 1.9602-acres in size. This project was part of the original Mission Place Project, which received Preliminary Equivalent Sketch Plan approval in November of 2006 under SP-06-018 and is designated as Parcel 'B' on the Final Plat F-07-156. The property has been mass graded under previous F-07-156 plans and had an approved Site Development Plan SDP-07-104 for an office/retail building that was never constructed and has since been voided. Based on an assessment of this portion of the property, no floodplain, forest or wetlands exists on-site.

PROJECT GOALS:

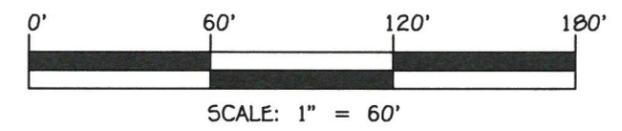
This project seeks to construct a 10,000 sq. ft. one-story Day Care facility to serve the local community. These proposed improvements, along with the required Amenity Areas, will allow this Mission Place project to meet a long-awaited completion.

AMENITY AREAS:

As part of the overall Mission Place project the Amenity Space requirements were established at the time of the 2006 Preliminary Equivalent Sketch Plan SP-06-018 and subsequent Final Plan F-07-156 and SDP-07-101. The Amenity Space was designated to be addressed within six areas of the overall project. Area #5 was located on this Parcel 'B'. The total required for the project was established at 69,491 sq. ft. With the 3,000 sq. ft. area designated on this Site Plan the final total will be 69,570 sq. ft.



PARCEL C
 MISSION PLACE
 BUILDABLE PARCELS
 A, B AND C
 PLAT NOS. 19854
 THRU 19858
 ZONED: CAC-CLI



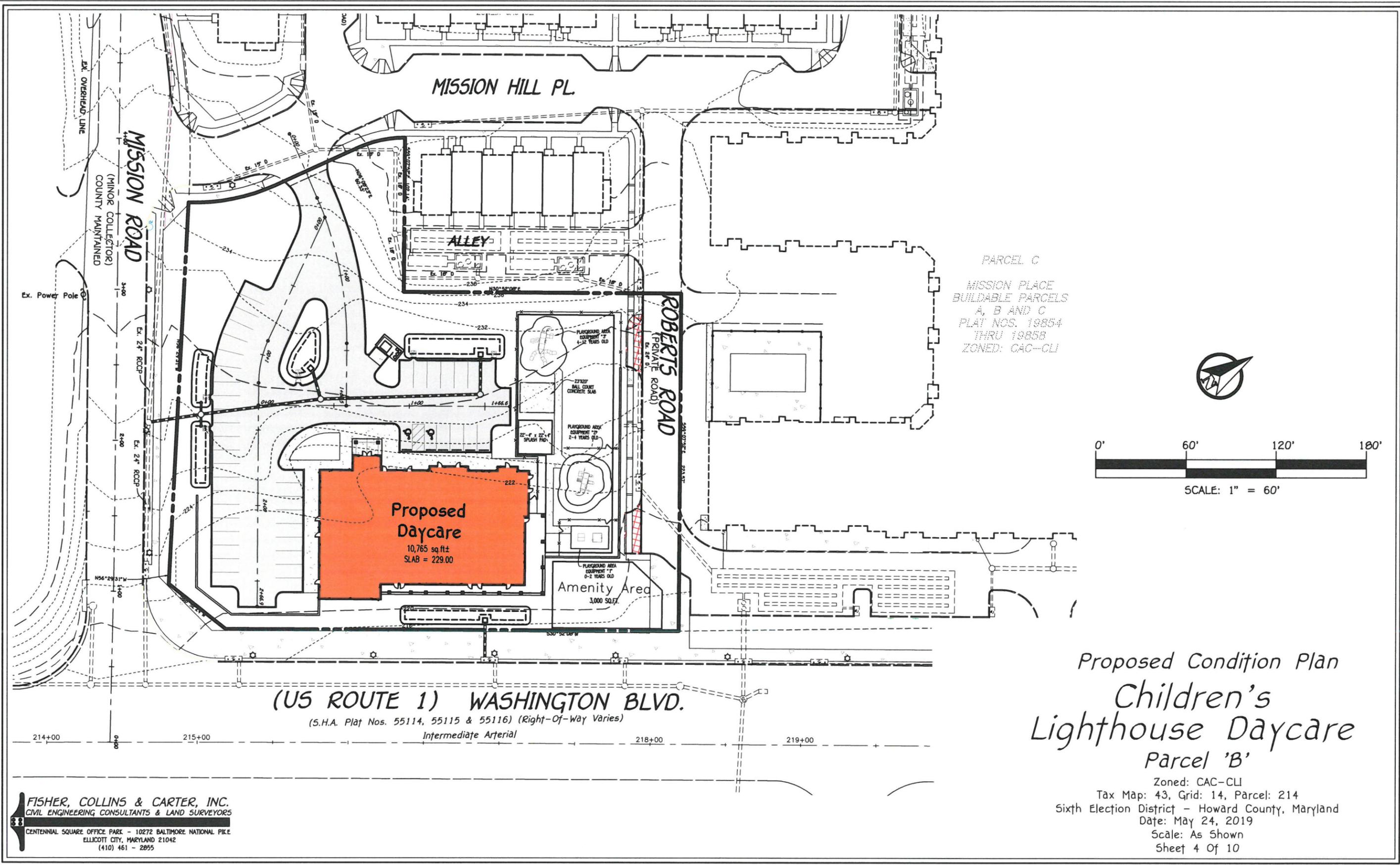
Existing Condition Plan
 Children's
 Lighthouse Daycare
 Parcel 'B'

Zoned: CAC-CLI
 Tax Map: 43, Grid: 14, Parcel: 214
 Sixth Election District - Howard County, Maryland
 Date: May 24, 2019
 Scale: As Shown
 Sheet 2 Of 10

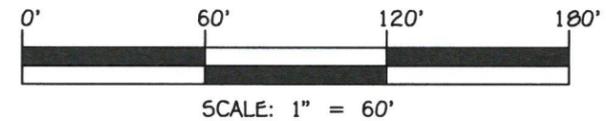


*Existing Aerial View
Children's
Lighthouse Daycare
Parcel 'B'*

Zoned: CAC-CL1
Tax Map: 43, Grid: 14, Parcel: 214
Sixth Election District - Howard County, Maryland
Date: May 24, 2019
Scale: As Shown
Sheet 3 Of 10



PARCEL C
 MISSION PLACE
 BUILDABLE PARCELS
 A, B AND C
 PLAT NOS. 19854
 THRU 19858
 ZONED: CAC-CL1

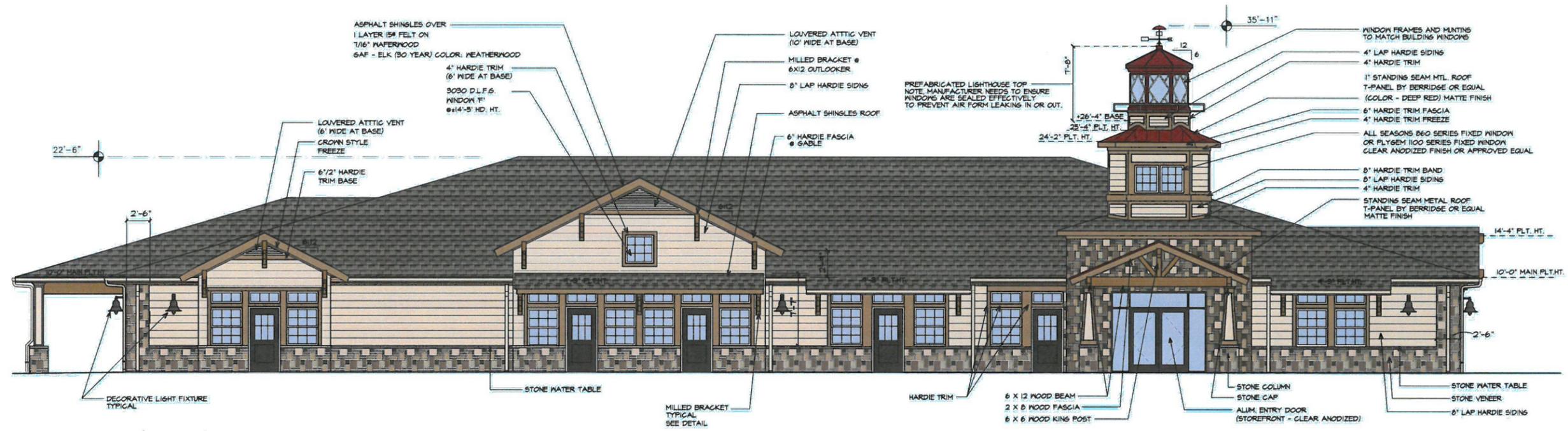


(US ROUTE 1) WASHINGTON BLVD.
 (S.H.A. Plat Nos. 55114, 55115 & 55116) (Right-Of-Way Varies)
 Intermediate Arterial

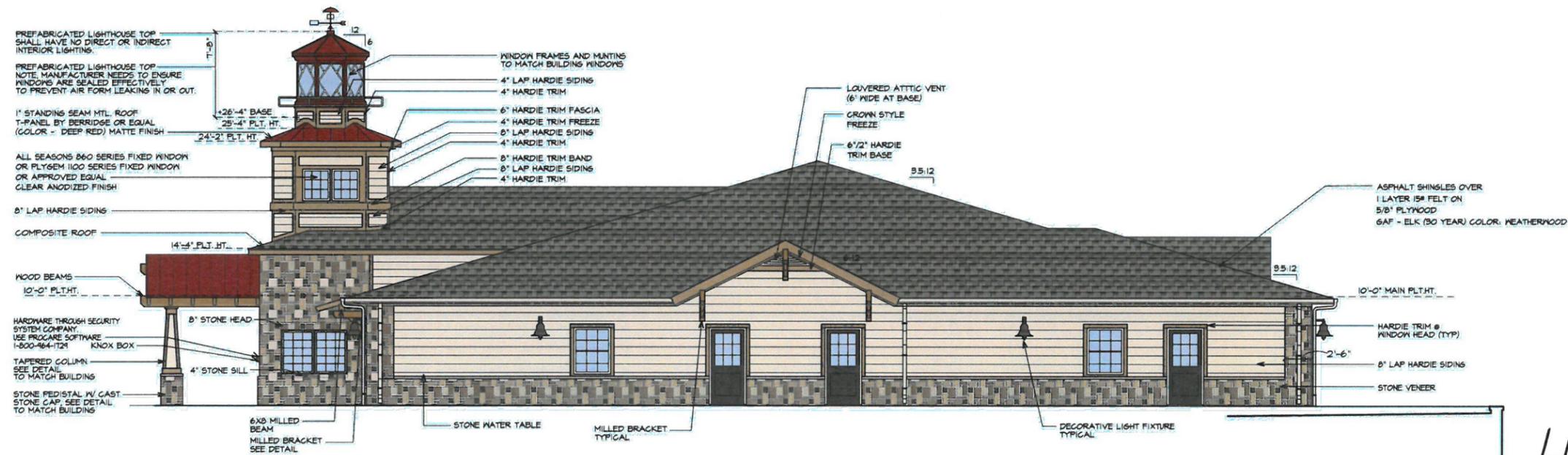
Proposed Condition Plan
 Children's
 Lighthouse Daycare
 Parcel 'B'

Zoned: CAC-CL1
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 Sheet 4 Of 10

FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
 ELLICOTT CITY, MARYLAND 21042
 (410) 461 - 2855

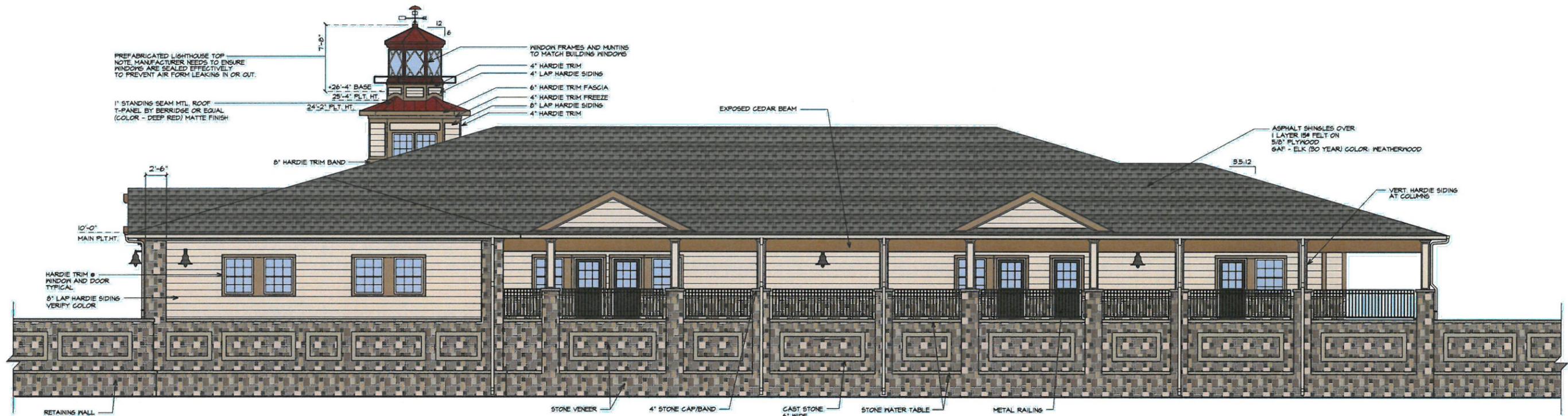


West Elevation

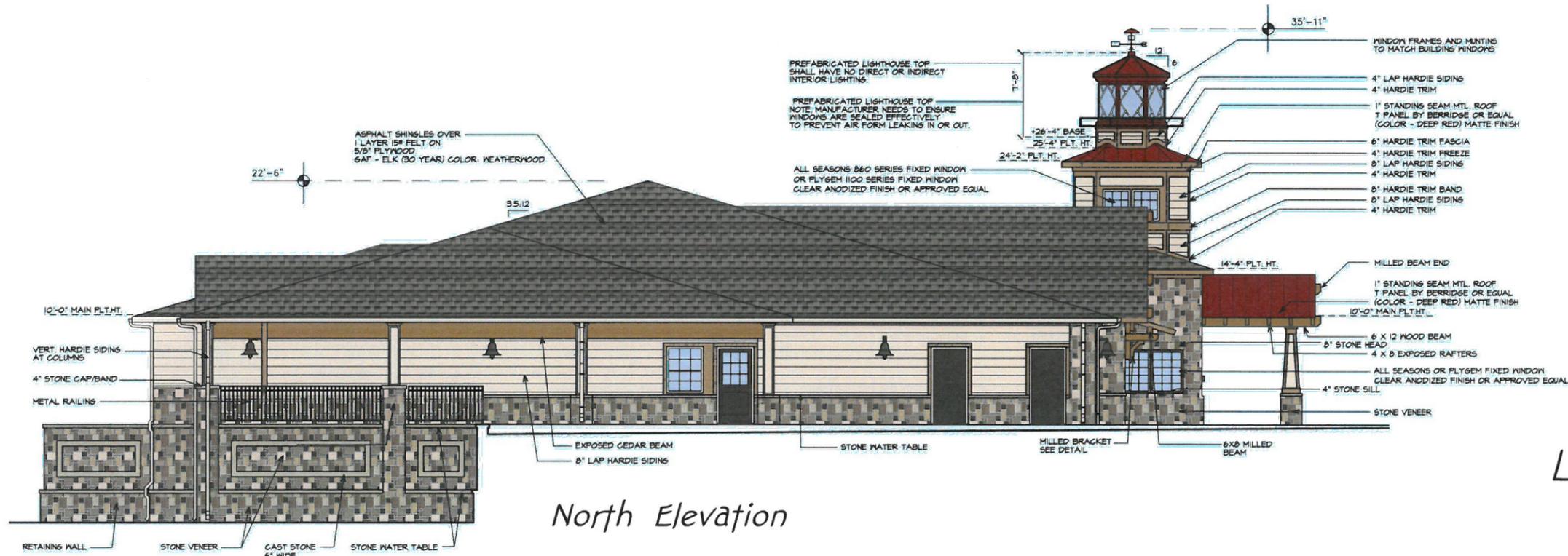


South Elevation

Building Elevations
Children's
Lighthouse Daycare
Parcel 'B'



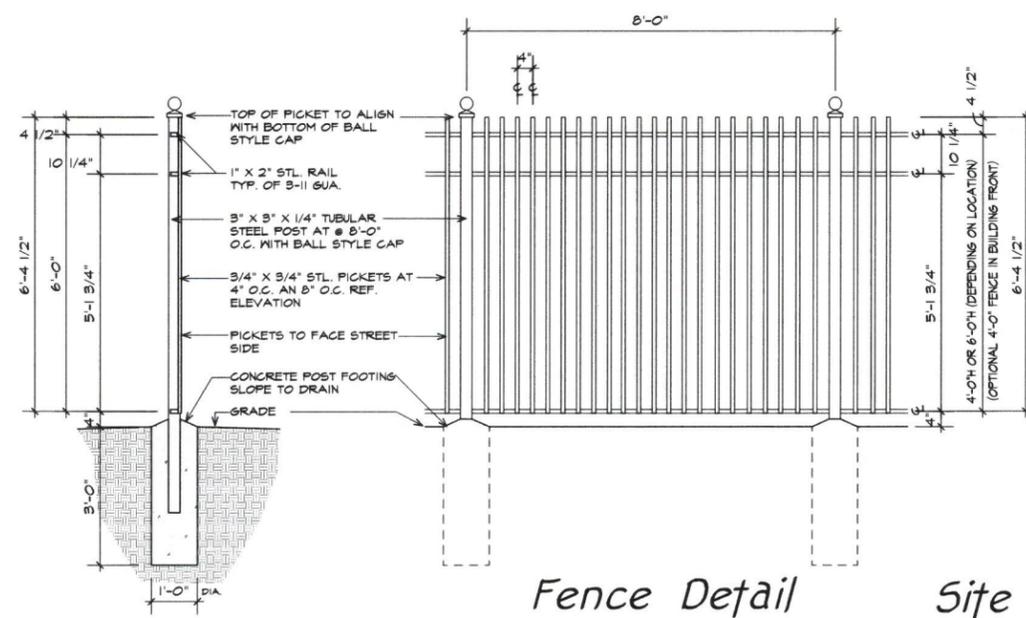
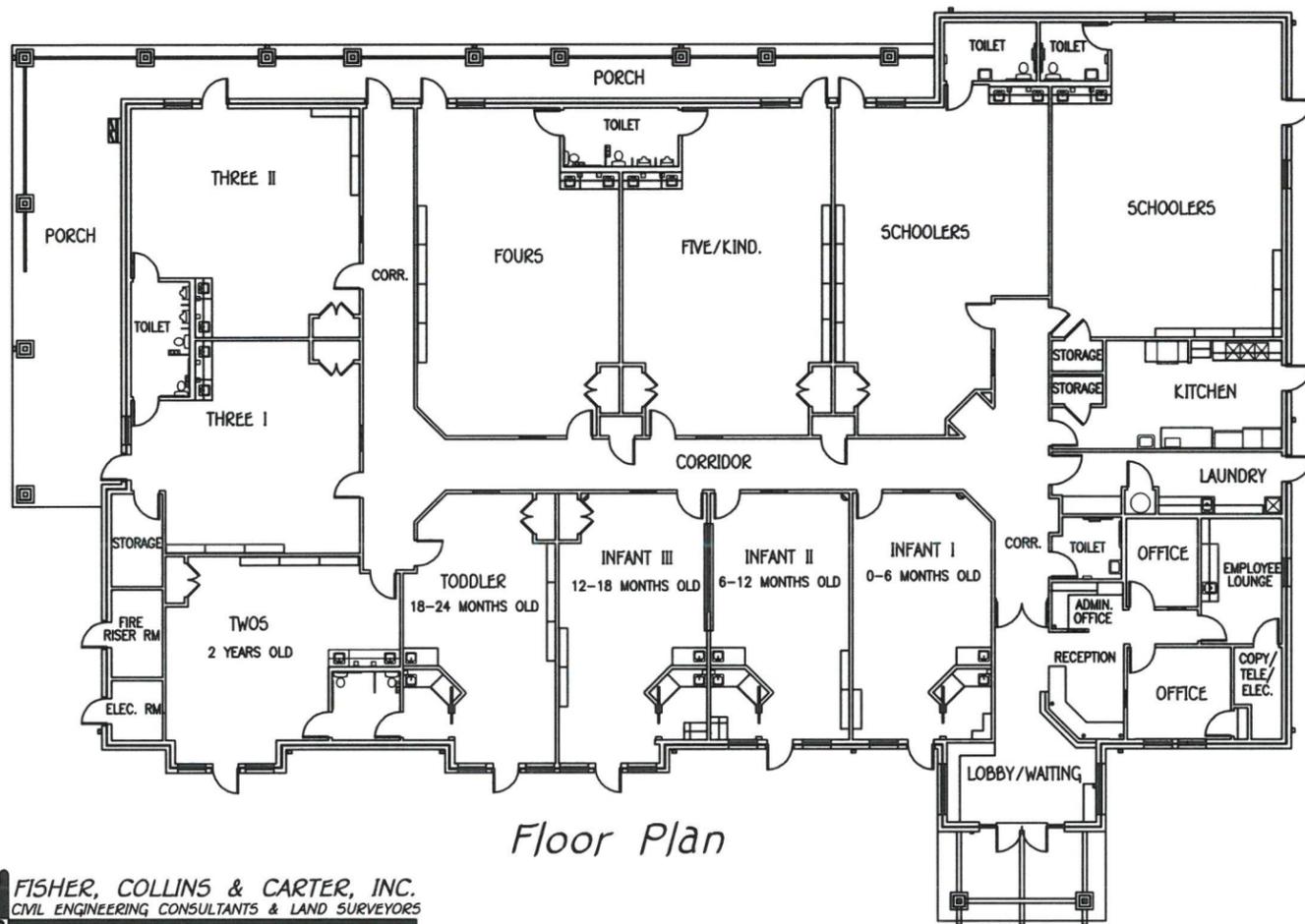
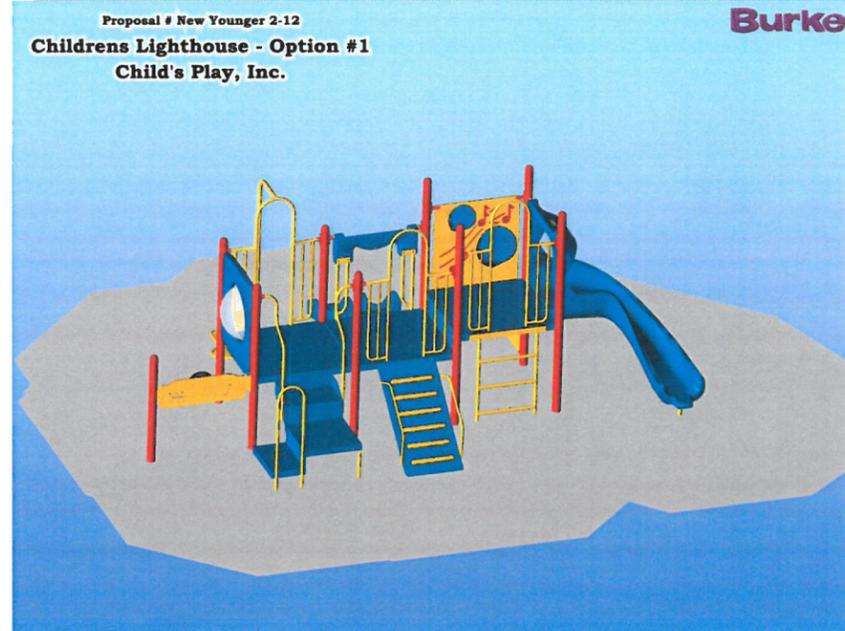
East Elevation



North Elevation

Building Elevations
 Children's
 Lighthouse Daycare
 Parcel 'B'

Zoned: CAC-CLU
 Tax Map: 43, Grid: 14, Parcel: 214
 Sixth Election District - Howard County, Maryland
 Date: May 24, 2019
 Scale: As Shown
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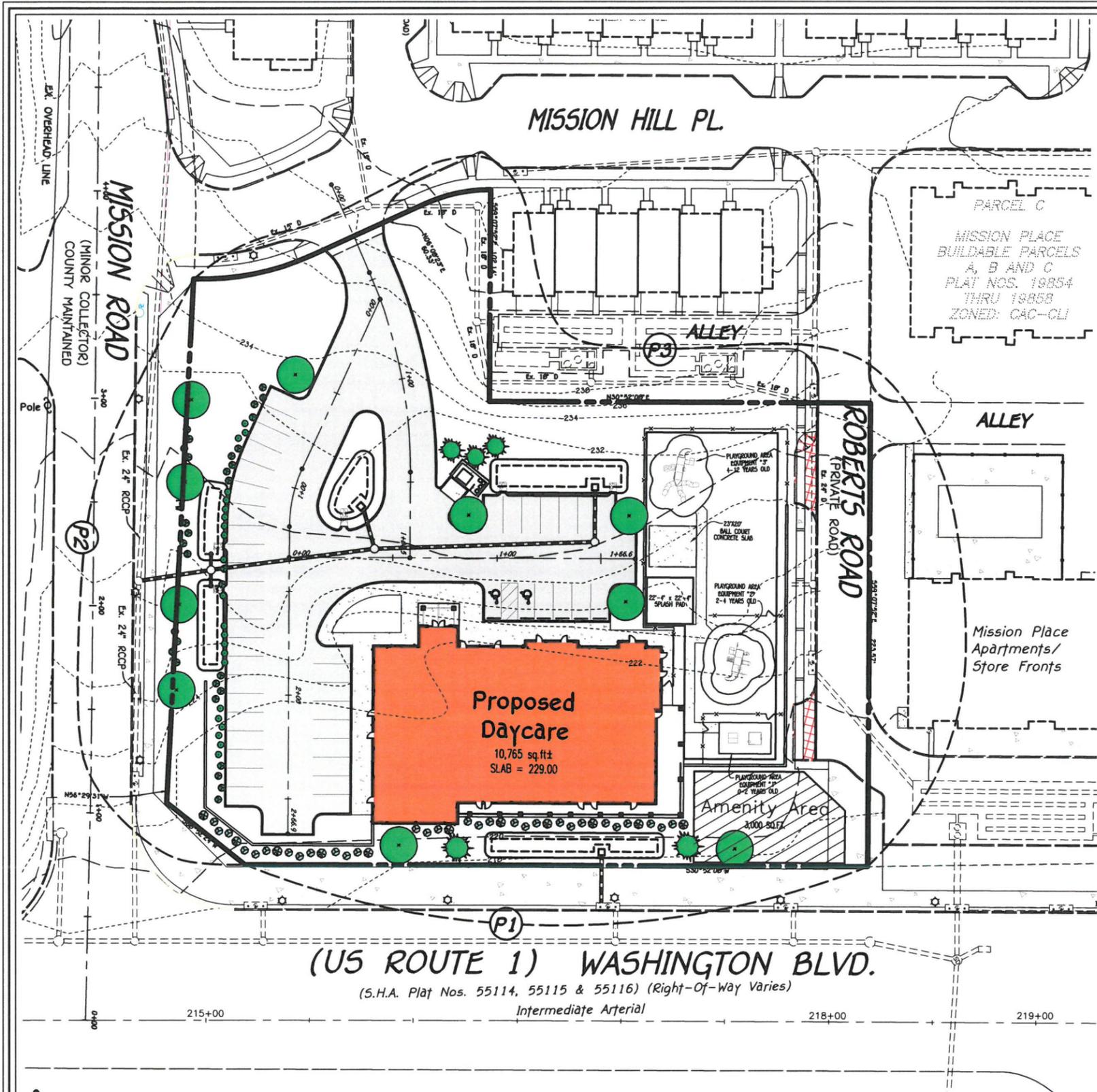
FENCE NOTES:

1. SPACE POSTS MAXIMUM 8'-0" O.C.
2. BALL STYLE CAPS ON ALL POSTS. FLAT CAPS ON ALL PICKETS. COLOR TO MATCH FENCE.

TYPICAL GATE PLAN

Site Details
Children's Lighthouse Daycare
 Parcel 'B'

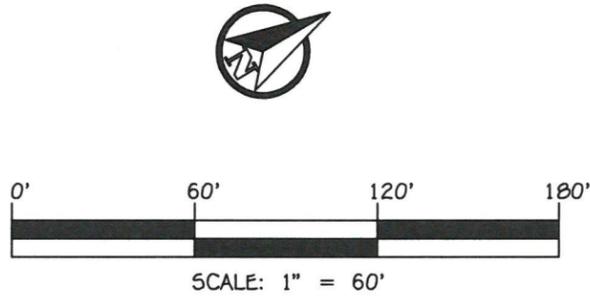
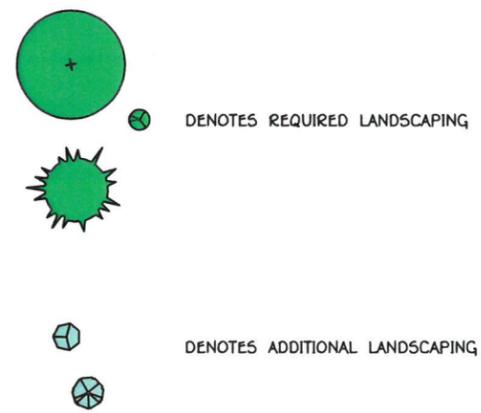
Zoned: CAC-CLI
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 Date: May 24, 2019
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SCHEDULE A PERIMETER LANDSCAPE EDGE				
PERIMETER	P1	P2	P3	P4
CATEGORY	Non-Residential To Roadway	Parking to Roadway	Non-Res. Adjacent to Res.	DUMPSTER
LANDSCAPE TYPE	B	E	* N/A	D
LINEAR FEET OF PERIMETER	299.8'	301.2'	660.2'	30'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	-	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE IF NEEDED)	208' (WALL)	88' (WALL)	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	5	-	1
EVERGREEN TREES	0	-	-	3
SHRUBS	-	53	-	-
NUMBER OF PLANTS PROVIDED				
SHADE TREES	2	5	-	1
EVERGREEN TREES	2	-	-	3
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-
SHRUBS (10:1 SUBSTITUTION)	-	53	-	-
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)	-	-	-	-

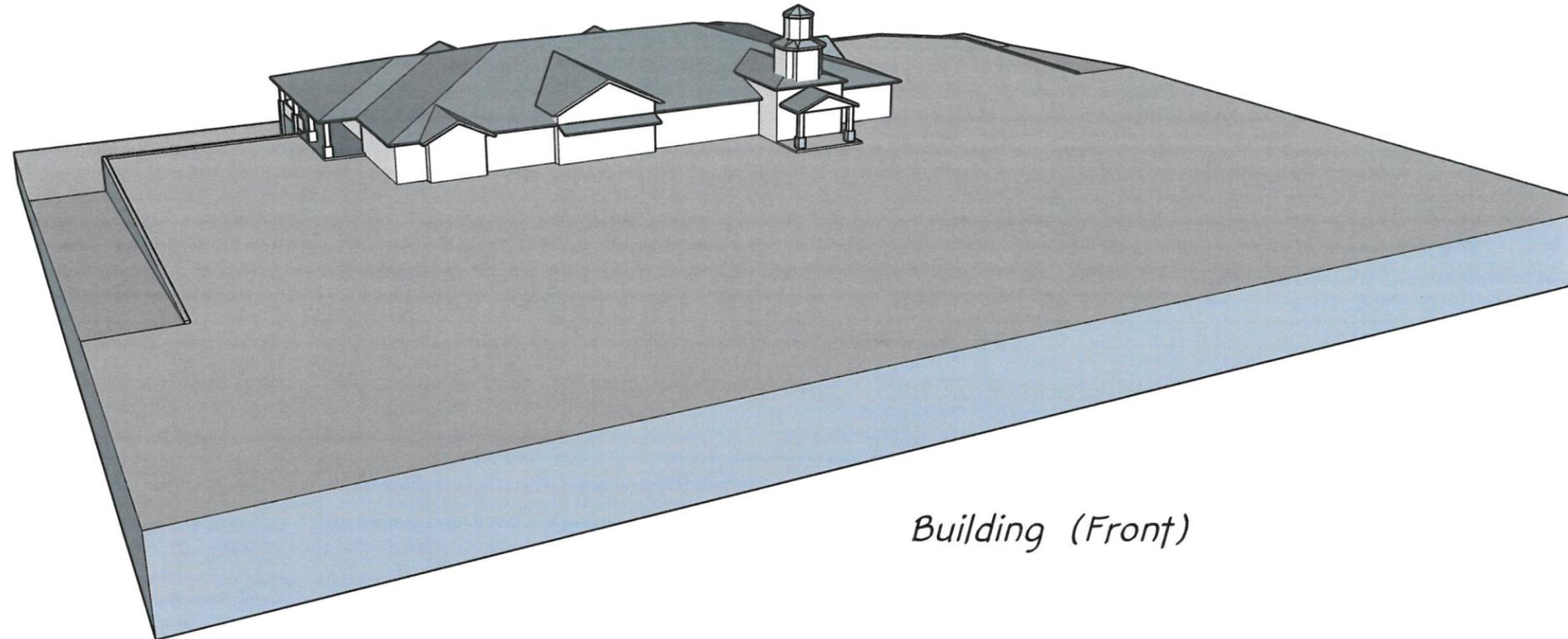
* PERIMETER P3 IS NOT REQUIRED SINCE THIS PARCEL 'B' IS PART OF THE MISSION PLACE SUBDIVISION.

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF PARKING SPACES	44
NUMBER OF TREES REQUIRED (1:20 SPACES)	2
NUMBER OF TREES PROVIDED	2
SHADE TREES	-
OTHER TREES (2:1 SUBSTITUTION)	-

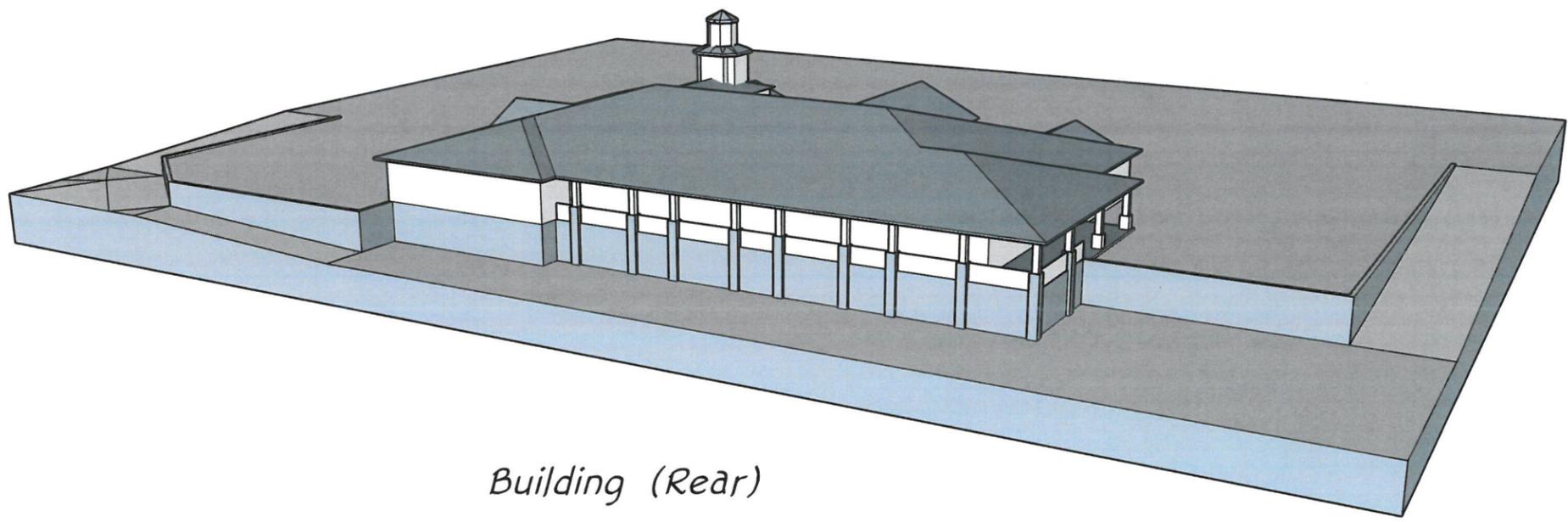


Landscape Plan
 Children's
 Lighthouse Daycare
 Parcel 'B'

Zoned: CAC-CLI
 Tax Map: 43, Grid: 14, Parcel: 214
 Sixth Election District - Howard County, Maryland
 Date: May 24, 2019
 Scale: As Shown
 Sheet 9 Of 10



Building (Front)



Building (Rear)

*Mass Modeling Plan
Children's
Lighthouse Daycare
Parcel 'B'*

Zoned: CAC-CLJ
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Sixth Election District - Howard County, Maryland
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