PRIMROSE SCHOOL OF ELLICOTT CITY

3265 CORPORATE COURT
ELLICOTT CITY, MD

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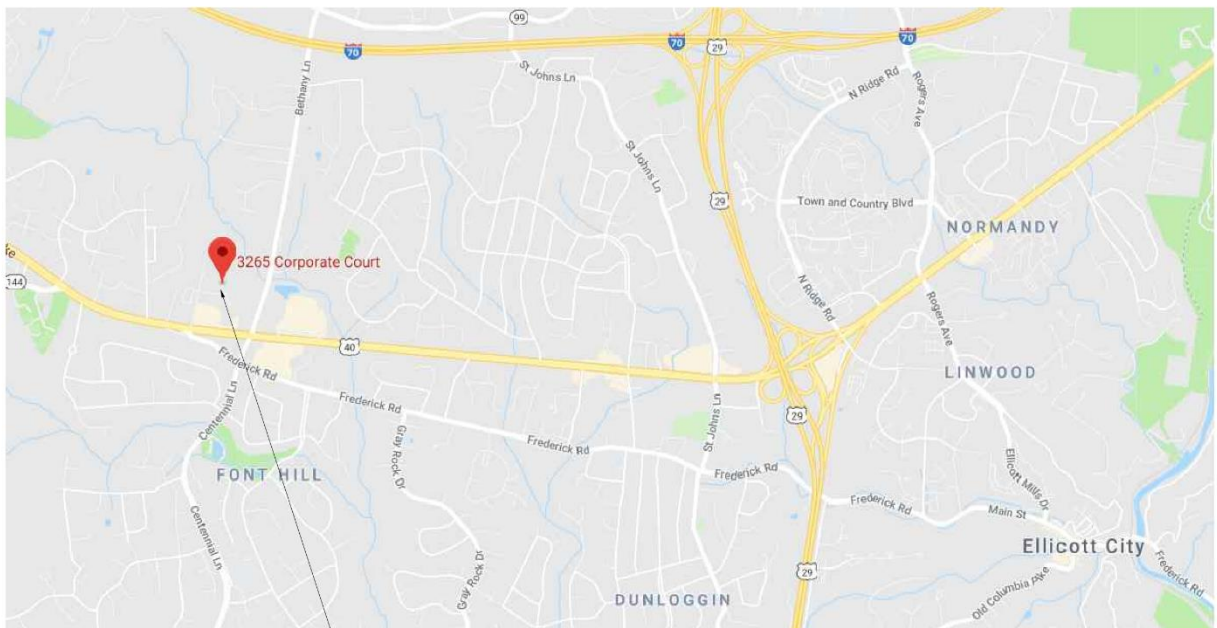
PRIMROSE SCHOOL FRANCHISING COMPANY

Project Summary:
The proposed Primrose School of Ellicott City will be located at the northeast end of Corporate Court on an existing parcel that is approximately 1.59 acres in size. This project is reutilizing the site development plan of the originally proposed Korean Wellness Center (SDP-11-029) which was approved by Howard County in August of 2011 but was never constructed. The proposed Primrose School will be a redline to that existing Site Development Plan. The site is currently mass graded with perimeter and island parking curbing in place. No floodplain, forest or protected wetlands are believed to exist on this site.

Project Goals:
This project seeks to construct a 12,518 square foot pre-school/daycare facility to serve the local community. These proposed improvements in concert with the proposed exterior activity areas will offer the community a top rated option for their child care needs.



PROJECT LOCATION

N SITE VICINITY MAP
SCALE = NTS

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4624
www.adaarchitects.cc

PRIMROSE SCHOOLS:
ELLICOTT CITY, MD

3265 CORPORATE CT. ELLICOTT CITY, MD 21042

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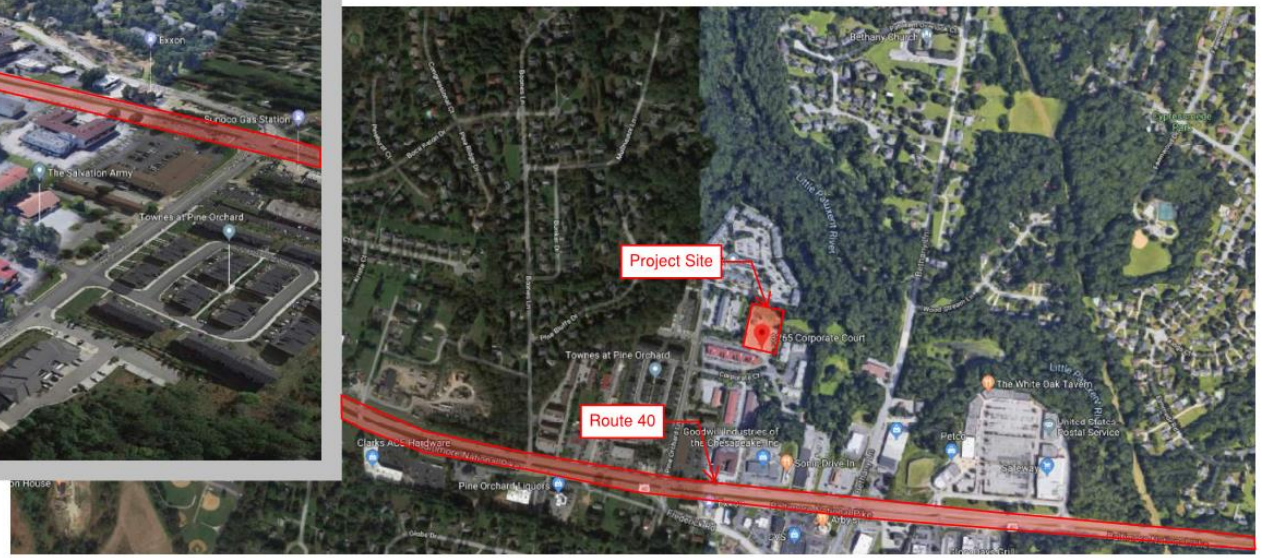
COVER SHEET

DATE 06/20/19
JOB NO. 18269

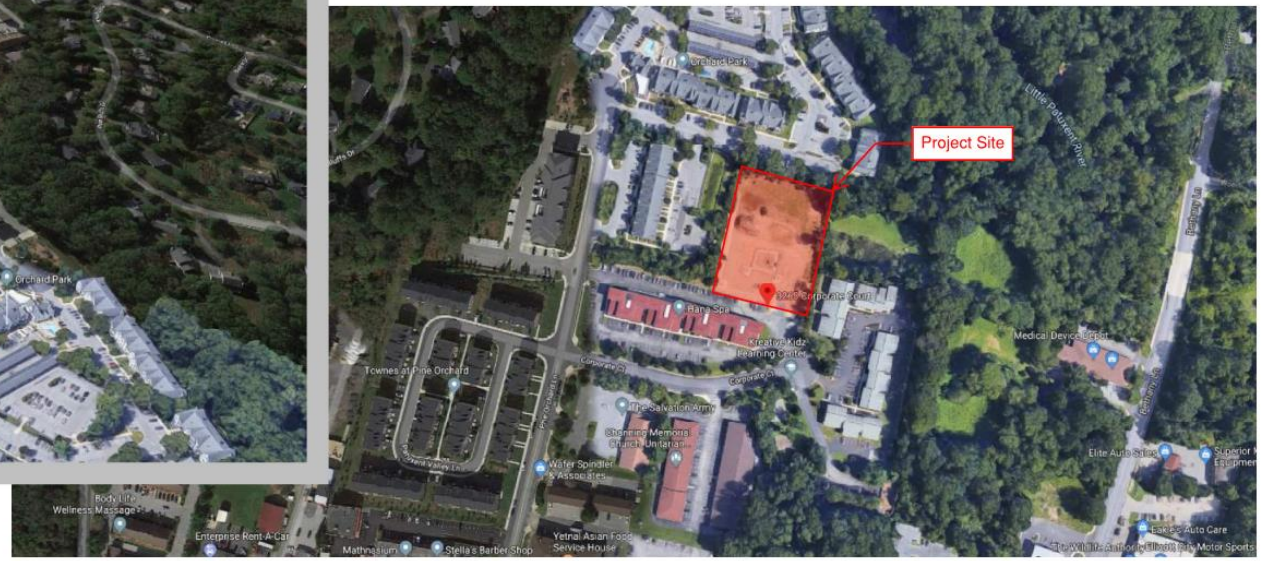
T-1
SHEET NO.

Southeast aerial
showing visibility from Rt 40



High level aerial

Southwest aerial
showing visibility from Rt 40



Low level aerial

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DATE 06/20/19
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Northwest bird's eye view

Northwest street view

Northeast bird's eye view

Northeast street view

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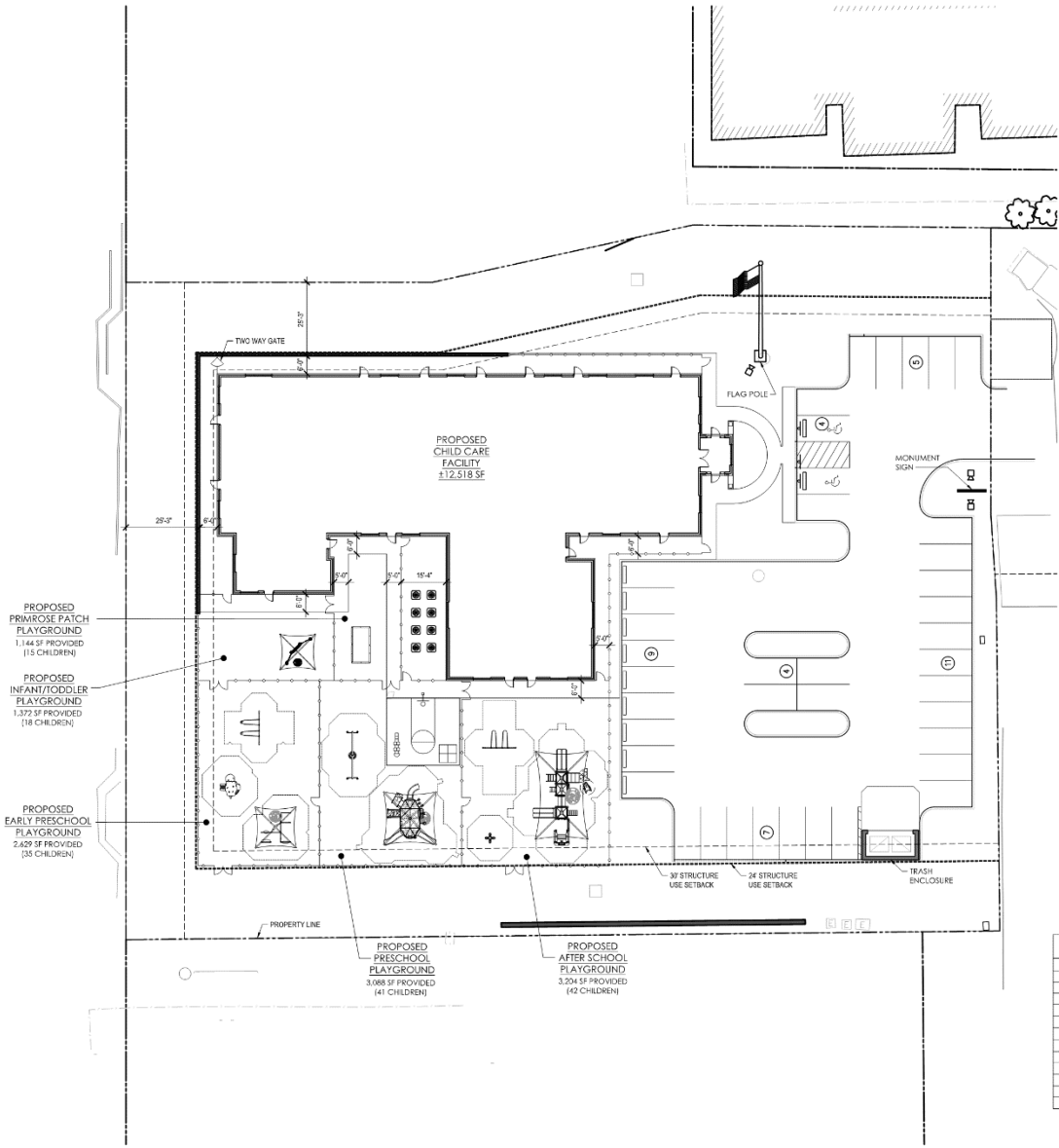

GENERAL NOTES:

1. THIS CONCEPTUAL SITE PLAN WILL CHANGE AS MORE INFORMATION BECOMES AVAILABLE. THE SITE PLAN WILL BE FINALIZED WHEN ALL DATA IS COLLECTED INTO THE CONSTRUCTION DOCUMENTS. THE FINAL SITE PLAN WILL ULTIMATELY BE SUBJECT TO APPROVAL BY THE APPROPRIATE JURISDICTIONAL AUTHORITIES.

2. PERIMETER LANDSCAPE, PARKING AND BUILDING SETBACKS SHOWN MAY NOT REFLECT JURISDICTIONAL MINIMUMS AND ARE SUBJECT TO ADJUSTMENT BASED ON ACTUAL CODE REQUIREMENTS. THIS WILL DETERMINE THE ACTUAL SIZE OF THE SITE.

3. BOUNDARY INFORMATION IS APPROXIMATE AND MAY BE SUBJECT TO CHANGE.

4. IT IS ASSUMED THAT THE STORM SEWER SYSTEM FOR THE PROJECT WILL DISCHARGE INTO A COLLECTION SYSTEM PROVIDED BY OTHERS.

SITE DATA		
ZONING DISTRICT	B-1 - BUSINESS LOCAL NOTE: CHILD CARE IS A PERMITTED USE.	
BUILDING SETBACKS		
	FRONT: 30' SIDE: 30' REAR: 30'	
MINIMUM OPEN SPACE	N/A (EXISTING)	
PARKING REQUIREMENTS		
	MINIMUM PARKING REQUIREMENTS IS 3 SPACES/1,000 S.F. OF GROSS FLOOR AREA.	
	TOTAL REQ'D. SPACES TOTAL PROVIDED SPACES	38 40

PRIMROSE SITE AREA CALCULATIONS

BUILDING AREA FOOTPRINT	12,518 S.F.±	
PARKING AREA	16,078 S.F. -	40 STALLS
PLAYGROUND AREA	11,437 S.F.	
MISCELLANEOUS AREA	29,270 S.F.	
TOTAL SITE AREA	69,303± S.F. -	1.59 AC.±

ROOM:	AGES:	PRIMROSE SF PER CHILD:	MD RATIO:	MAX GROUP SIZE:	PSFC STAFF RATIO:	PROPOSED ROOM CAPACITY:	STAFF REQ'D:	REQ'D AREA SF:	ACTUAL AREA SF:
A1 - YOUNG INFANTS	BIRTH-11 MOS	50	1:3	6	1:3	6	2	300	402
A2 - INF/YOUNG TOD	12 MOS-18 MOS	35	1:3	6	1:3	6	2	210	401
B1 - TODDLERS	18 MOS-23 MOS	35	1:3	9	1:3	9	3	315	422
EP1 - EARLY PRESCHOOL	24 MOS-29 MOS	35	1:6	12	1:6	12	2	420	454
EP2 - EARLY PRESCHOOL	30 MOS-35 MOS	35	1:6	12	1:6	12	2	420	454
EP3 - EARLY PRESCHOOL	30 MOS-35 MOS	35	1:6	12	1:6	12	2	420	452
EP4 - EARLY PRESCHOOL	30 MOS-35 MOS	35	1:6	12	1:6	12	2	420	446
C1 - PRESCHOOL	3 YO	35	1:12	24	1:12	24	2	840	860
C2 - PRESCHOOL	3 YO	35	1:12	24	1:12	24	2	840	859
D1 - PRE-KINDERGARTEN	4 YO	35	1:12	24	1:12	24	2	840	847
D2 - PRE KINDERGARTEN	4 YO	35	1:12	24	1:12	24	2	840	846
EXP - KINDERGTN/AFTERSCHOOL	5+ YO	35	1:15	30	1:15	30	2	1,050	1,058
					TOTALS:	195	25	6,915	7,503

BUILDING AREA: 12,518 SF
PLAYGROUND: AT LEAST 75 SQUARE FEET OF USABLE PLAY SPACE FOR ONE HALF OF THE APPROVED CAPACITY OF THE CENTER

SITE PLAN A

SCALE 1"=20'

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ADA ARCHITECTS, INC.
17716 Detroit Avenue Lakewood, Ohio 44107
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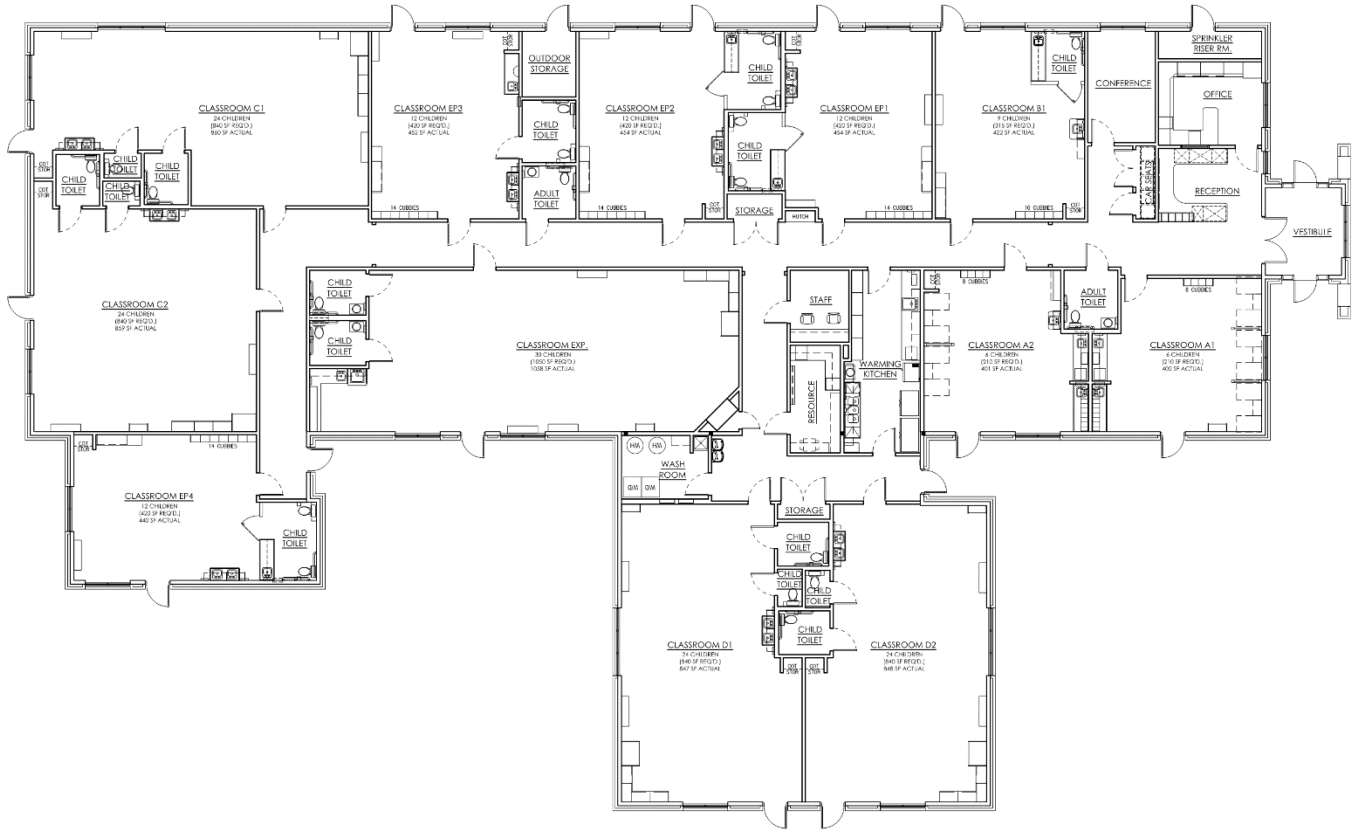
SITE PLAN

DATE 06/20/19

JOB NO. 18269

CP-1

SHEET NO.



FIXTURE PLAN A
SCALE 1/8"=1'-0"

ROOM:	AGES:	PRIMROSE SF PER CHILD:	MD RATIO:	MAX GROUP SIZE:	PSFC STAFF RATIO:	PROPOSED ROOM CAPACITY:	STAFF REQ'D:	REQ'D AREA SF:	ACTUAL AREA SF:
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A2 - INF/YOUNG TOD	12 MOS-18 MOS	35	1:3	6	1:3	6	2	210	401
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EP4 - EARLY PRESCHOOL	30 MOS-35 MOS	35	1:6	12	1:6	12	2	420	446
C1 - PRESCHOOL	3 YO	35	1:12	24	1:12	24	2	840	860
C2 - PRESCHOOL	3 YO	35	1:12	24	1:12	24	2	840	859
D1 - PRE-KINDERGARTEN	4 YO	35	1:12	24	1:12	24	2	840	847
D2 - PRE KINDERGARTEN	4 YO	35	1:12	24	1:12	24	2	840	848
EXP - KINDERGTN/AFTERSCHOOL	5+ YO	35	1:15	30	1:15	30	2	1,050	1,058
					TOTALS:	195	25	6,915	7,503

BUILDING AREA: 12,518 SF
PLAYGROUND: AT LEAST 75 SQUARE FEET OF USABLE PLAY SPACE FOR ONE HALF OF THE APPROVED CAPACITY OF THE CENTER

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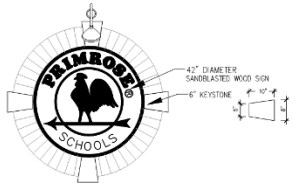
FIXTURE PLAN

DATE 06/20/19
JOB NO. 18269

FP-1
SHEET NO.

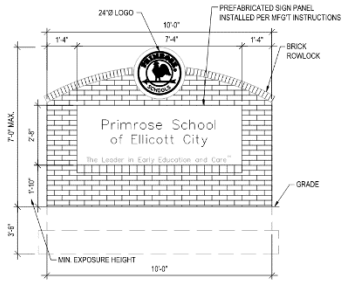


SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

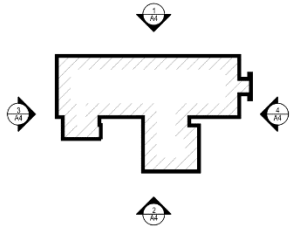
6 / A-4 WALL MOUNTED LOGO SIGN
SCALE: 1/2"=1'-0"

SIGN SPECIFICATIONS:	
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND
LETTERS	5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
STRIP LETTERS ("THE LEADER IN...")	2.5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
BACKGROUND	BEIGE PAINTED METAL
BRICK SPECIFICATION	SAME AS BUILDING

SIGN AREAS (ONE SIDE)
SIGNAGE (COPY AREA)= 2'-8"x7-4"=19 S.F.
LOGO - 24"Ø = 3.14 S.F.
OVERALL STRUCTURE= 22.14 S.F. x 2 = 44.28 S.F.



5 / A-4 MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	BEM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WOOD TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA NAILS, SOFFITS, GUTTERS AND DOWNSPOUTS	TO MATCH HARDIE TRIM SW 6157 FAVORITE TAN
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	5/4 SMOOTH, 7 1/4" COLOR: SW 6157 FAVORITE TAN
HARDIEPLANK LAP SIDING	SMOOTH, 8 1/4" COLOR: SW 6158 SAWI DUST
WINDOWS	BEIGE ALUMINUM/VINYL
BRICK:	MERIDIAN CONCORD 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 W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PRE'FINISHED #026 FOREST GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM – 12" COLOR = DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	BEM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)

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

3 / A-4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

2 / A-4 WEST ELEVATION
SCALE: 1/8"=1'-0"

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

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ELEVATIONS

DATE 06/20/19

JOB NO. 18269

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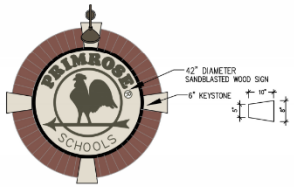
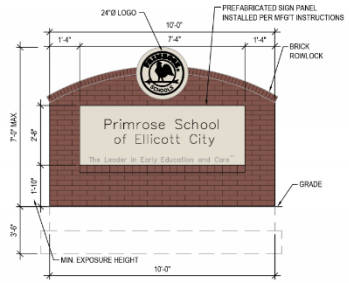


SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

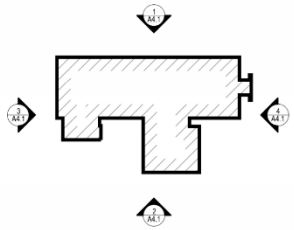
6 A-4.1 WALL MOUNTED LOGO SIGN
SCALE: 1/2"=1'-0"

SIGN SPECIFICATIONS:	
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BRICK BACKGROUND
LETTERS	5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
STRIP LETTERS ("THE LEADER IN...")	2.5" HIGH, STYLE: TIMES BOLD DARK BRONZE LETTERS
BACKGROUND	BEIGE PAINTED METAL
BRICK SPECIFICATION	SAME AS BUILDING

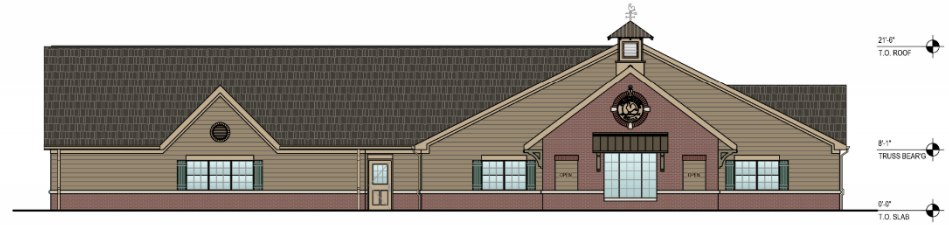
SIGN AREAS (ONE SIDE)
SIGNAGE (COPY AREA)= 2'-6"x7'-4"=19 S.F.
LOGO - 24"Ø = 3.14 S.F.
OVERALL STRUCTURE= 22.14 S.F. x 2 = 44.28 S.F.



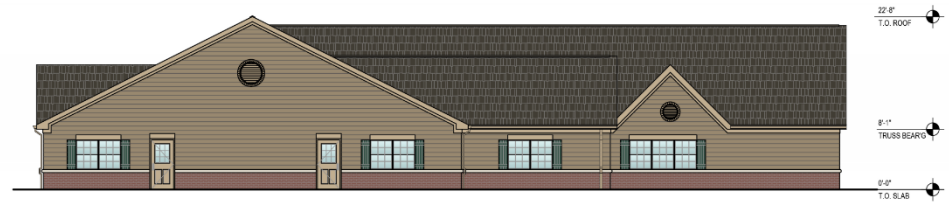
5 A-4.1 MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"



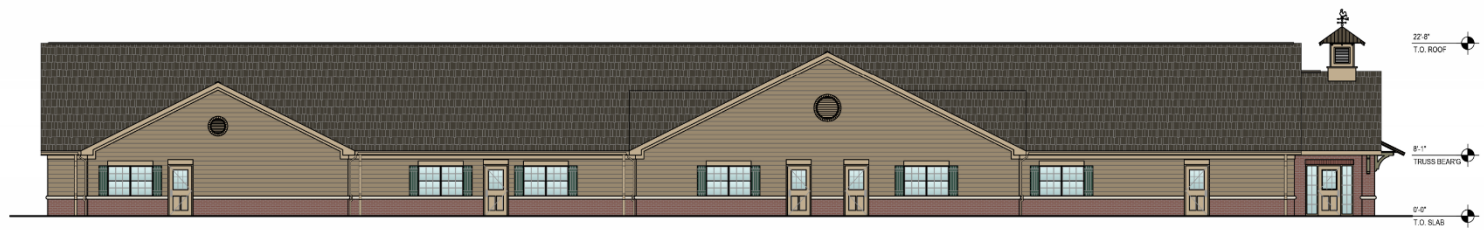
EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WOOD TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, SOFFITS, GUTTERS AND DOWNSPOUTS.	TO MATCH HARDIE TRIM SW 6157 FAVORITE TAN
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	5/4 SMOOTH, 7 1/4" COLOR: SW 6157 FAVORITE TAN
HARDIEPLANK LAP SIDING	SMOOTH, 8 1/4" COLOR: SW 6158 SAW DUST
WINDOWS	BEIGE ALUMINUM/VINYL
BRICK:	MERIDIAN CONCORD 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 W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM – 12" COLOR = DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	#BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)



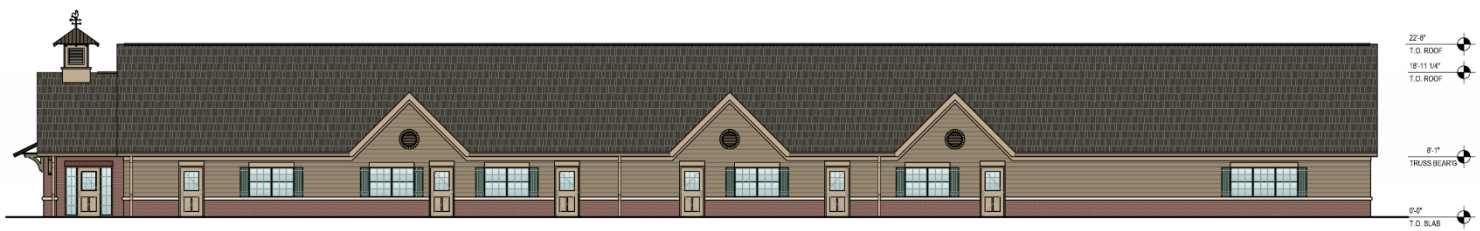
4 A-4.1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



3 A-4.1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



2 A-4.1 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 A-4.1 EAST ELEVATION
SCALE: 1/8"=1'-0"

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COLORED ELEVATIONS

DATE 06/13/19

JOB NO. 18269

A-4.1

SHEET NO.

1 A-4.4 NORTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	JBM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WOOD TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, SOFFITS, GUTTERS AND DOWNSPOUTS.	TO MATCH HARDIE TRIM SW 6157 FAVORITE TAN
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BRICK:	MERIDIAN CONCORD MODULAR GROUT: BUFF COLORED MORTAR
ASPHALT SHINGLES:	MANUF.: GAF STYLE: TIMBERLINE NATURAL SHADOW-LIFETIME WARRANTY COLOR: WEATHERED WOOD SG
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STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM – 12" COLOR = DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	JBM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)

SHINGLES

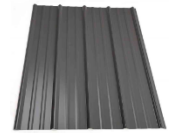
HARDIE PLANK LAP SIDING

HARDIE TRIM

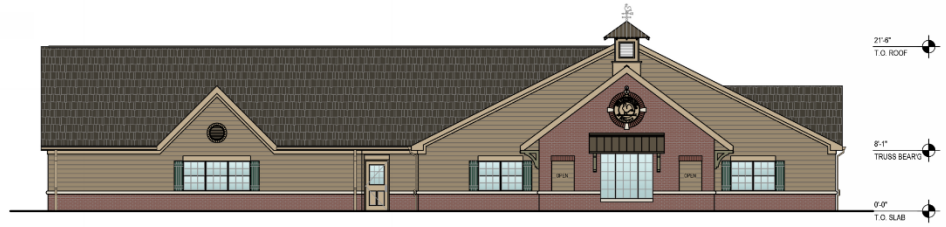
SHUTTERS

BRICK

PAINT - TATE OLIVE


STANDING SEAM METAL ROOF

CONSTRUCTION NOTES:	
1	WOOD-GRAIN VINYL SHUTTERS
2	BRICK: SEE EXTERIOR COLOR SCHEDULE FOR MANUF.
3	CUPOLA WITH WEATHER VANE & DARK BRONZE STANDING SEAM ROOF
4	2X8 WOOD FASCIA (STRUCT. GRADE, PTD) W/ GALV. MTL. DRIP
5	BRICK SOLDIER COURSE
6	EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM
7	HARDIEPLANK LAP SIDING
8	ROUNDED PRECAST SILL – NATURAL WHITE COLOR
9	STANDING SEAM ROOF ON METAL FRAME
10	22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT.
11	ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS
12	FIXED ALUMIMUM WINDOWS WITH TINTED GLASS.
13	WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFG.
14	FIBERGLASS SHINGLES



2 A-4.4 NORTH ELEVATION COLOR
SCALE: 1/8"=1'-0"

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NOT FOR CONSTRUCTION

ARCHITECTS, INC.
17710 Detroit Avenue Lakewood, Ohio 44107
Phone (216) 521-5134 Fax (216) 521-4824
www.adaarchitects.us

PRIMROSE SCHOOLS:
ELLICOTT CITY, MD

3265 CORPORATE CT. ELLICOTT CITY, MD 21042

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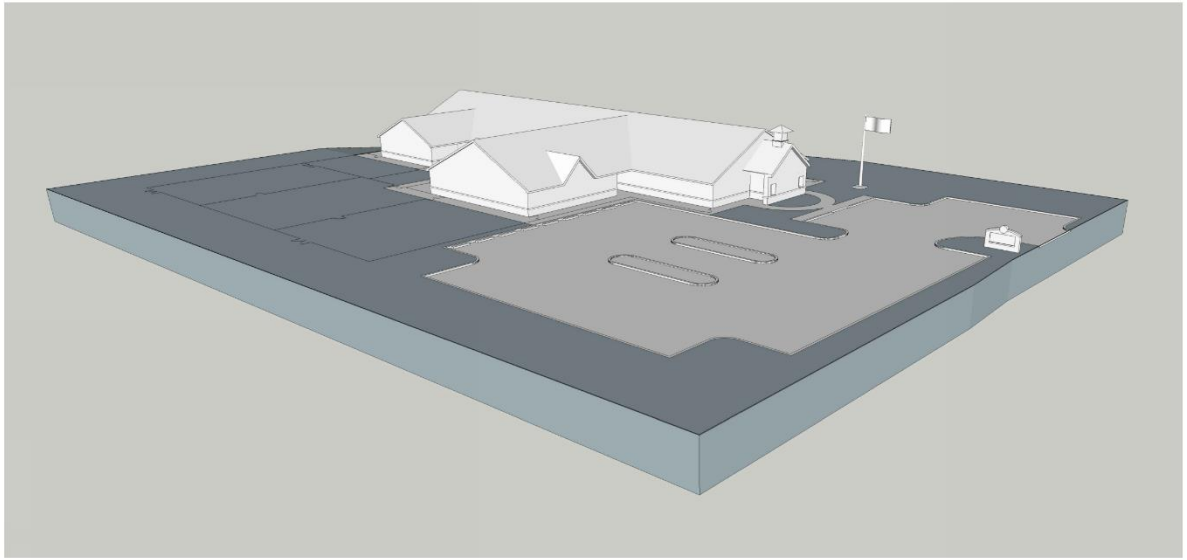
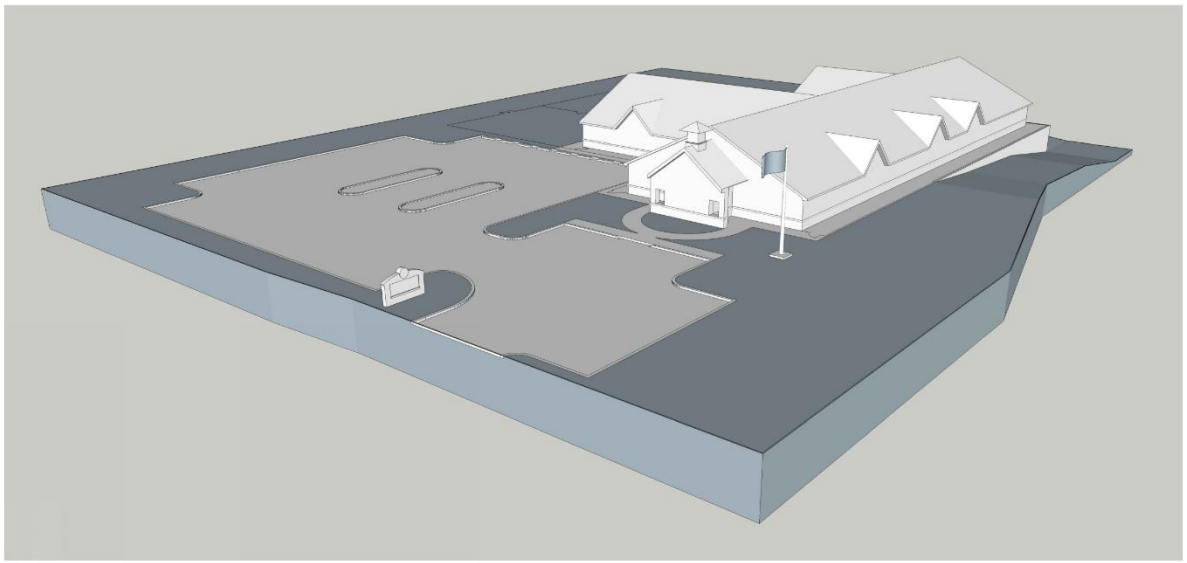
MATERIAL BOARD

DATE 06/20/19
JOB NO. 18269

A-4.4
SHEET NO.



1
A-4.2
SOUTH WEST
ELEVATION
SCALE: 1/8"=1'-0"



2
A-4.2
SOUTH EAST
ELEVATION
SCALE: 1/8"=1'-0"

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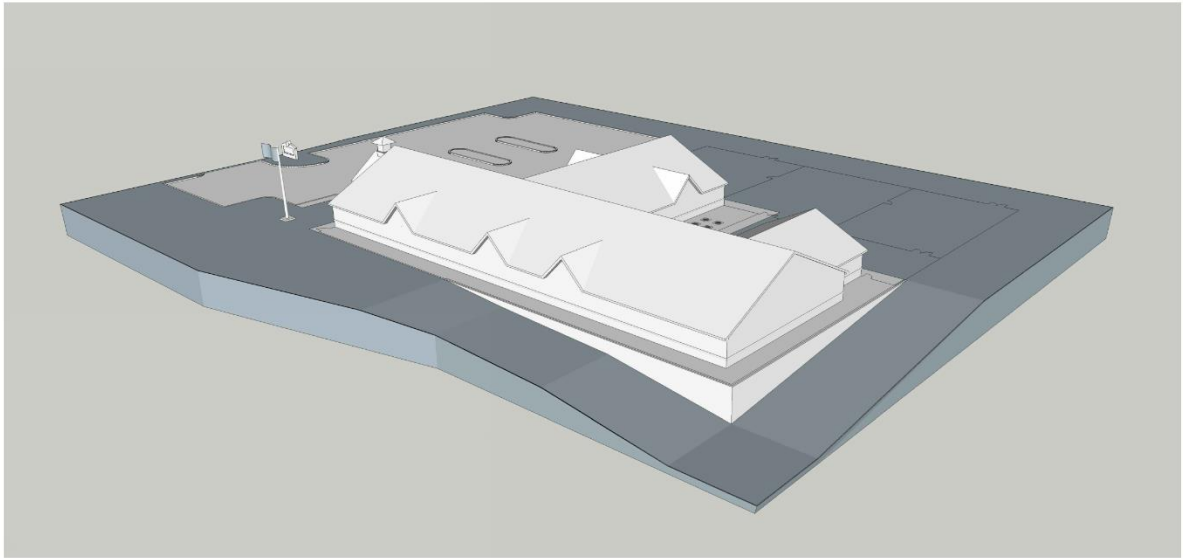
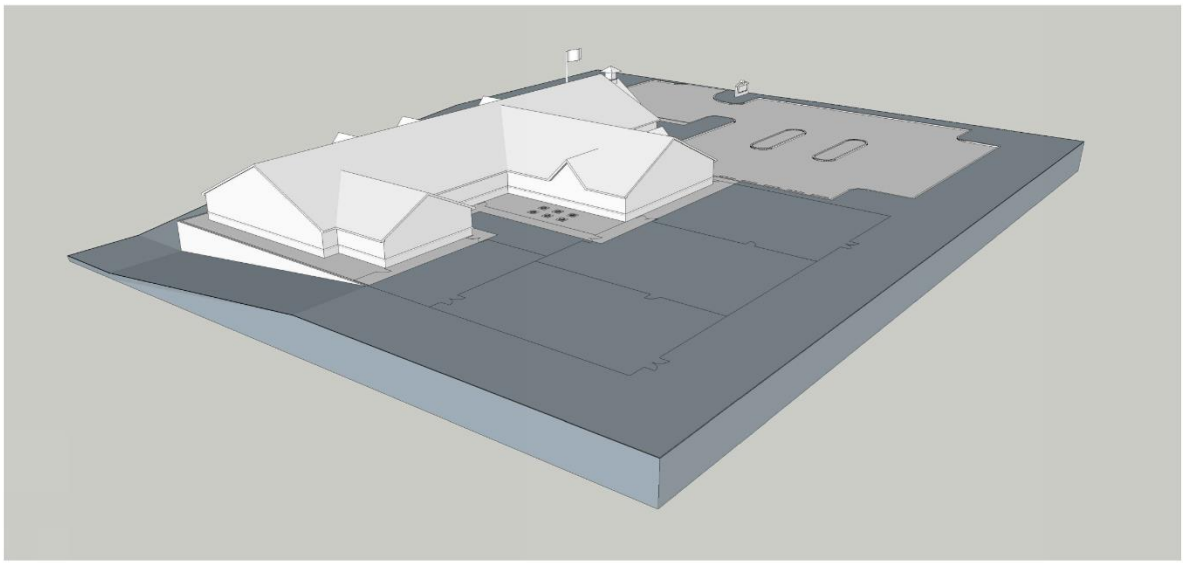
MASSING MODEL

DATE 06/20/19
JOB NO. 18269

A-4.2
SHEET NO.



1
A-4.3
NORTH EAST
ELEVATION
SCALE: 1/8"=1'-0"



2
A-4.3
NORTH WEST
ELEVATION
SCALE: 1/8"=1'-0"

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MASSING MODEL

DATE 06/20/19
JOB NO. 18269

A-4.3
SHEET NO.

Playground Equipment

EARLY PRESCHOOL

PB Ground Unit with Shade Tppper

Tot Tree

Maxplay Tot Swings

PRESCHOOL

Belt Swings

Fire Truck Unit with Shade Topper

4 Seat Teeter

AFTER SCHOOL

Basketball Goal

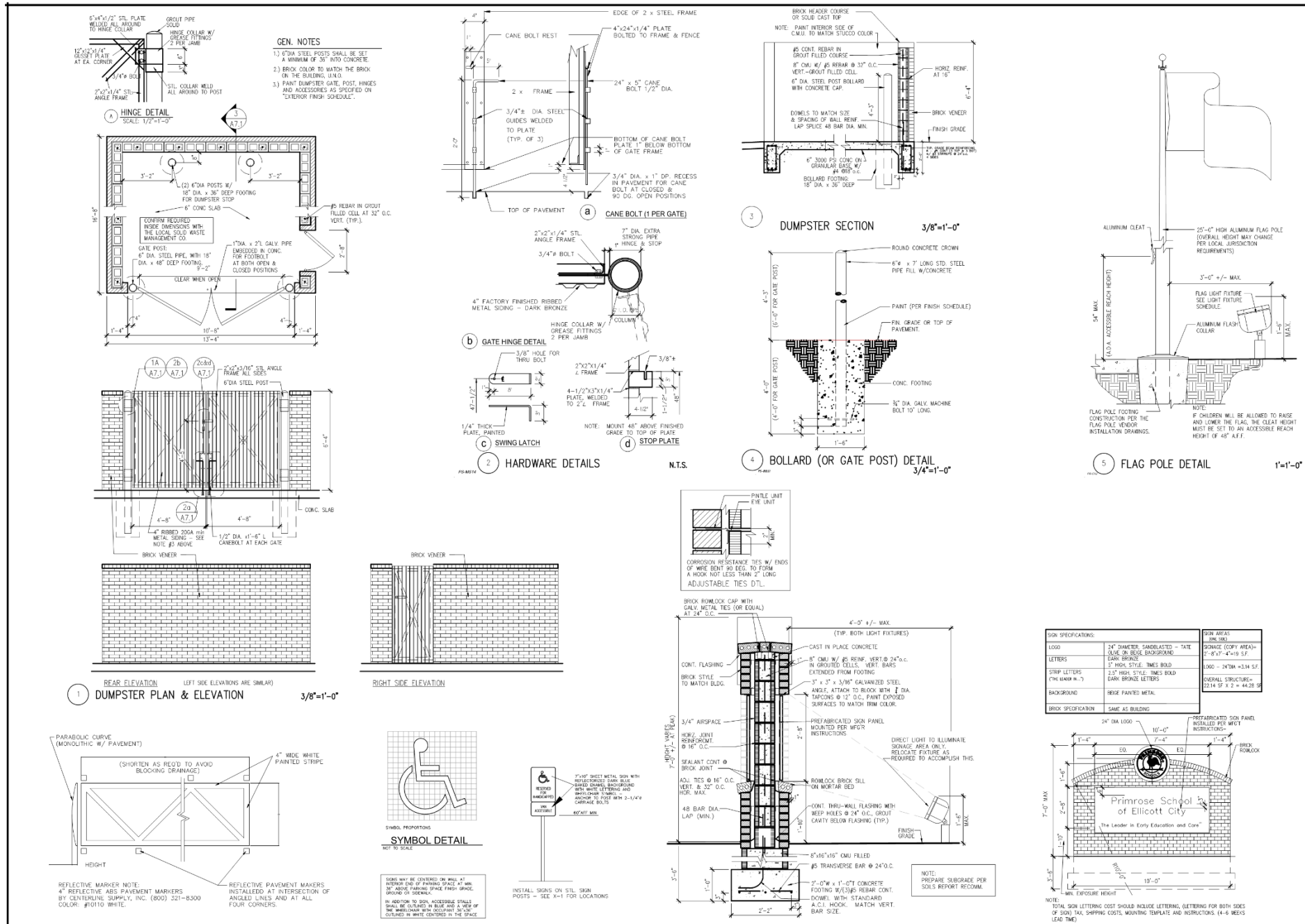
Tire Swing with Beam Cover

PB Unit with Shade Topper

INFANT

3 Panel Unit and 12' x 12' x 8' Independent Shade

PRIMROSE PATCH



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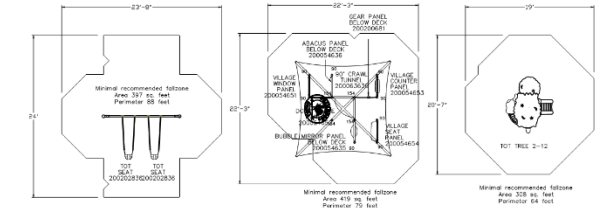
SITE DETAILS

DATE 06/20/19

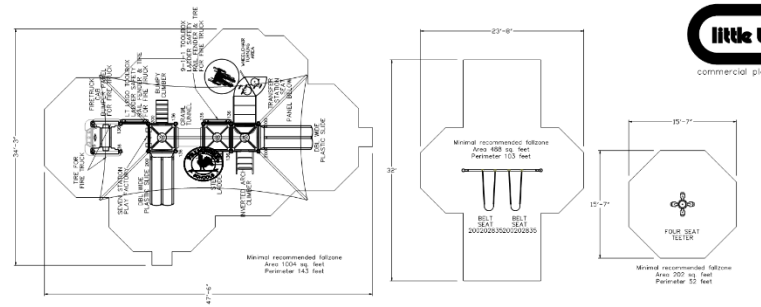
JOB NO. 18269

A-7.1

SHEET NO.



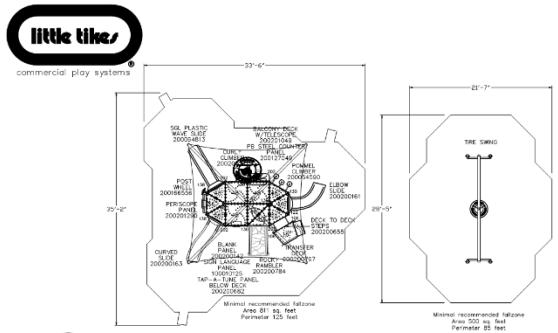
1 EARLY PRESCHOOL PLAYGROUND EQUIPMENT NTS



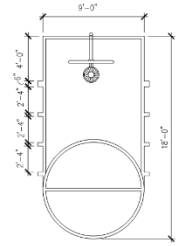
2 PRESCHOOL PLAYGROUND EQUIPMENT NTS

1. THE AMERICANS WITH DISABILITIES ACT (ADA) WILL REQUIRE THAT YOU MAKE YOUR PARK AND/OR PLAYGROUND ACCESSIBLE WHEN VIEWED IN ITS ENTIRETY.
2. FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE, ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
3. DELETED.
4. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
5. FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENT.
6. THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAY STRUCTURE IS SHOWN. THIS ZONE MUST BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS, ROCKS, BORDER MATERIAL, ETC.).
7. PLAYGROUND EQUIPMENT MUST MEET THE PERFORMANCE AND SAFETY REQUIREMENTS OF ASTM FOR CHILDREN 2-12 YEARS OLD. NOT ALL EQUIPMENT MAY BE APPROPRIATE FOR ALL CHILDREN. SUPERVISION IS REQUIRED.
8. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS, I.E. 96 REPRESENTS A 96-INCH POST, AND 2210 REPRESENTS A 2210MM POST.
9. THE REQUIREMENT FOR A KID KUBE INSTALLATION IS THAT A LEVEL SITE BE USED.
10. THE REQUIREMENT FOR A PLAY BUILDER INSTALLATION IS THAT THE POST CANNOT BE SET PRIOR TO INSTALLING THE DECKS.
11. PICNIC TABLE/SANDBOX TO BE PLACED AT CUSTOMER'S DISCRETION. DECK-TO-DECK ENCLOSURE PANEL LOCATIONS ARE MARKED BY AN ASTERISK. THE HEIGHT OF EACH PANEL MAY BE FOUND BY SUBTRACTING THE LOWEST DECK FROM THE HIGHEST DECK TO WHICH THE DECK-TO-DECK ENCLOSURE PANEL MOUNTS.
12. RUBBER FALL ZONE MATS SHALL BE PLACED AT THE END OF EACH PLAYGROUND SLIDE AND UNDERNEATH EACH SWING.

3 PLAYGROUND EQUIPMENT GENERAL NOTES NTS



4 AFTER SCHOOL PLAYGROUND EQUIPMENT NTS



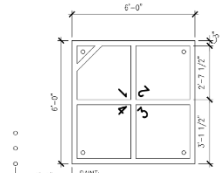
3-1/2" OD GOOSENECK POST W/FAN SHAPED STEEL BACKBOARD AND STANDARD FRONT MOUNTED GOAL WITH NYLON NET-LITTLE TIKES #300001111 OR EQUAL. *ITEM IS A PART OF PLAYGROUND PACKAGE - IT IS CONTRACTOR FURNISHED AND INSTALLED*

GOAL HEIGHT:
INSTALL GOAL AT 8' FROM RIM TO TOP OF CONCRETE. SEE EQUIPMENT DETAILS FOR ADDITIONAL INFORMATION.

STRIPING:
3" STRIPING W/ RUST SCAT ACRYLIC LATEX GLOSS ENAMEL BY CORONADO - OSHA YELLOW # 151. (NOT PROVIDED IN PLAYGROUND PACKAGE).

NOTE:
PAINT SHALL NOT CONTAIN LEAD.

5 BASKETBALL 3/16"=1'-0"



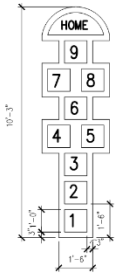
FAINT:
RUST SCAT ACRYLIC LATEX GLOSS ENAMEL BY CORONADO.

STRIPING & STANDING DOTS:
3" STRIPING & DOTS W/ OSHA RED #138

NUMBERS:
6" NUMBERS PAINTED W/ OSHA YELLOW #151.

NOTE:
PAINTS SHALL NOT CONTAIN LEAD.

6 4-SQUARE NTS

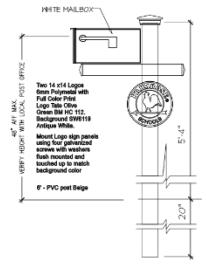


STRIPING:
3" STRIPING W/ WHITE TRAFFIC PAINT

NUMBERS & LETTERS:
6" NUMBERS & 4" LETTERS PAINTED W/ YELLOW TRAFFIC PAINT

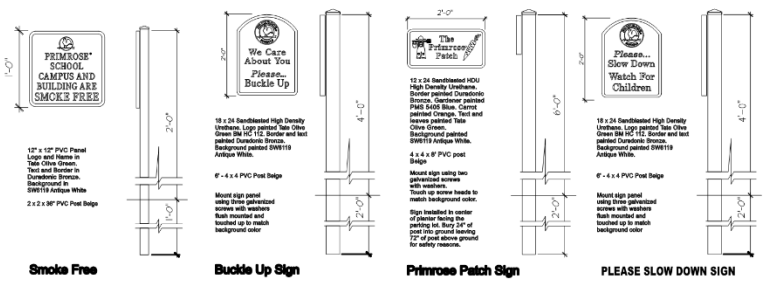
NOTES:
PAINT SHALL NOT CONTAIN LEAD.

7 HOPSCOTCH 3/8"=1'-0"

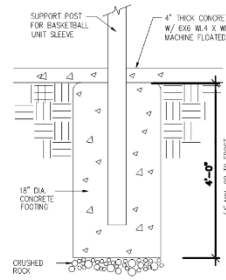


Mailbox Package

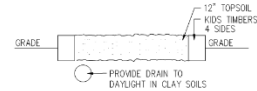
8 USPS MAILBOX NTS



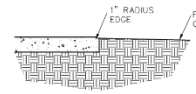
9 SITE SIGNAGE PACKAGE NTS



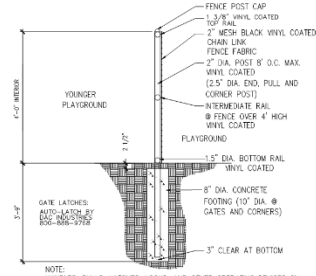
11 TYP. B'BALL FOOTING NTS



12 PRIMROSE PATCH NTS



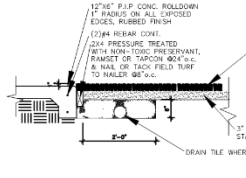
13 TYP CONC EDGE 3/4" = 1'-0"



NOTE:
HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERATING DEVICES ON ACCESSIBLE GATES SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE.

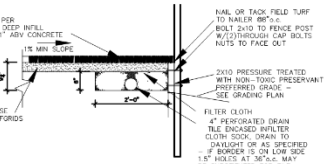
ENTRAPMENT: THE DISTANCE BETWEEN ANY OPPOSING SURFACES SHALL NOT BE GREATER THAN 3 INCHES AND LESS THAN 9 INCHES.

14 CHAIN LINK FENCE NTS



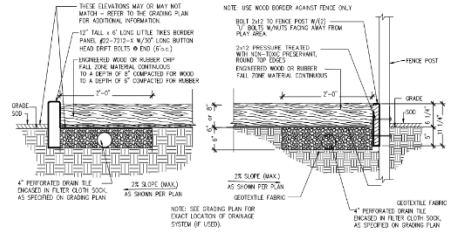
15 ART. TURF DTL @CONCRETE SCALE: 1"=1'-0"

FALL SURFACING SHALL COMPLY WITH ASTM F1951 FOR WHEELCHAIR ACCESSIBILITY & ASTM F1292 FOR FALL ATTENUATION



16 ART. TURF DETAIL SCALE: 1"=1'-0"

USE WOOD BORDER AGAINST FENCE ONLY



17 WOOD & RUBBER CHIP FALL ZONE DETAILS NTS

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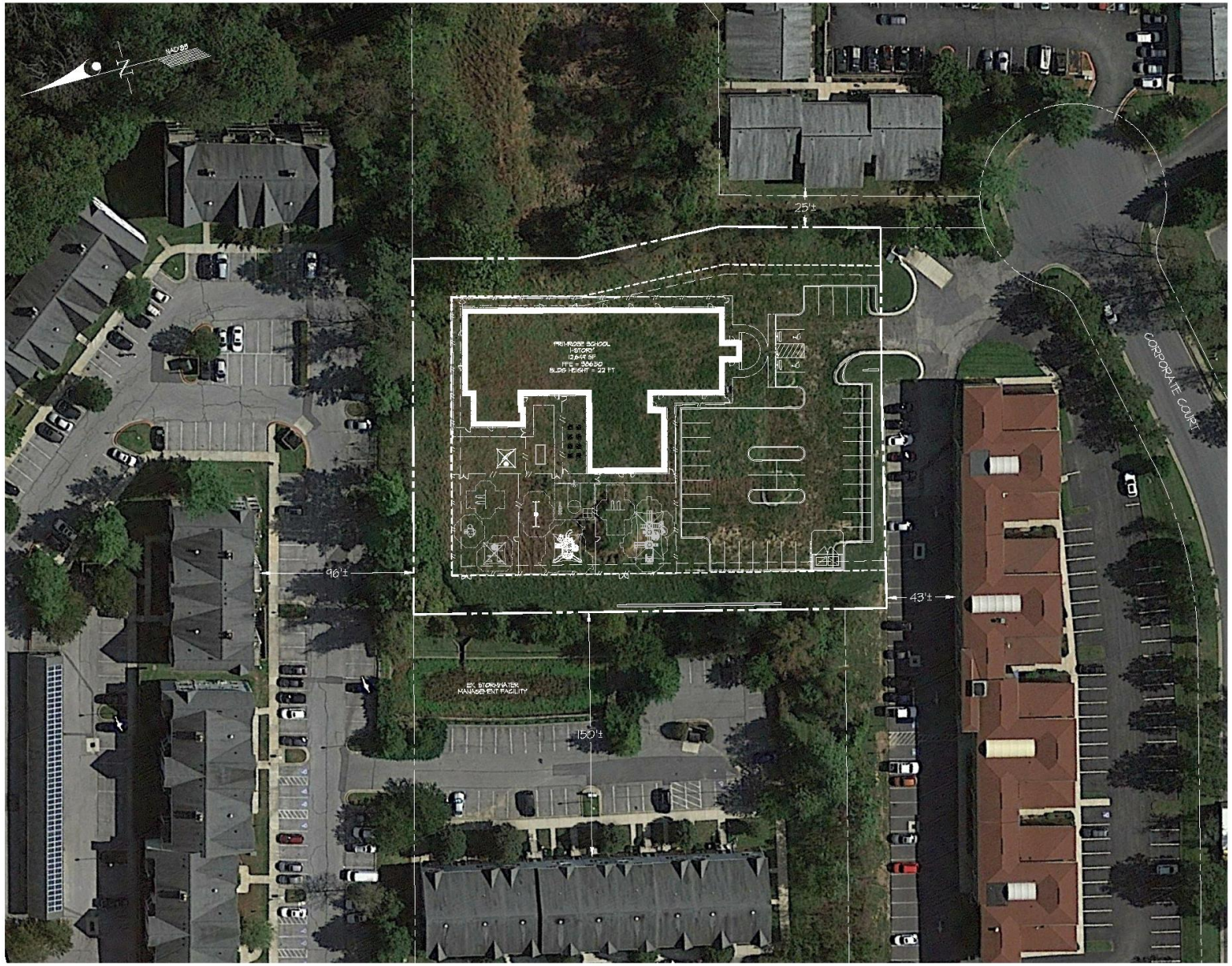
SITE DETAILS

DATE 06/20/19

JOB NO. 18269

A-7.2

SHEET NO.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GLW
PLANNING | ENGINEERING | SURVEYING

3805 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:			
MAJ			
DRAWN BY:			
AWL			
CHECKED BY:			
CKG			
DATE	REVISION	BY	APPR.

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PREPARED FOR:

PRIMROSE SCHOOL FRANCHISING COMPANY
3660 CEDARCREST ROAD
ACWORTH, GA 30101

ATTN: MR. MATT TAYLOR
TEL: 617.901.8015

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. _____
EXPIRATION DATE: _____

ADMINISTRATIVE ADJUSTMENT EXHIBIT

PRIMROSE SCHOOL - ELLICOTT CITY

PINE ORCHARD PARK - SECT. 2, PAR. F3
L. 11984, F. 005

ELLICOTT CITY ELECTION DISTRICT No. 02 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=30'	B-1	18090
DATE	TAX MAP – GRID	SHEET
MARCH, 2019	24 – 1	1 OF 1

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L:\CADD\DRAWINGS\18090\PLANS BY GLW\RENDER\18090-RENDER.dwg,
PLOTTED:1/24/2019 2:14 PM, LAST SAVED:6/19/2019 5:52 PM, PLOTTED BY: Tony Leggieri

CONCEPTUAL SITE PLAN

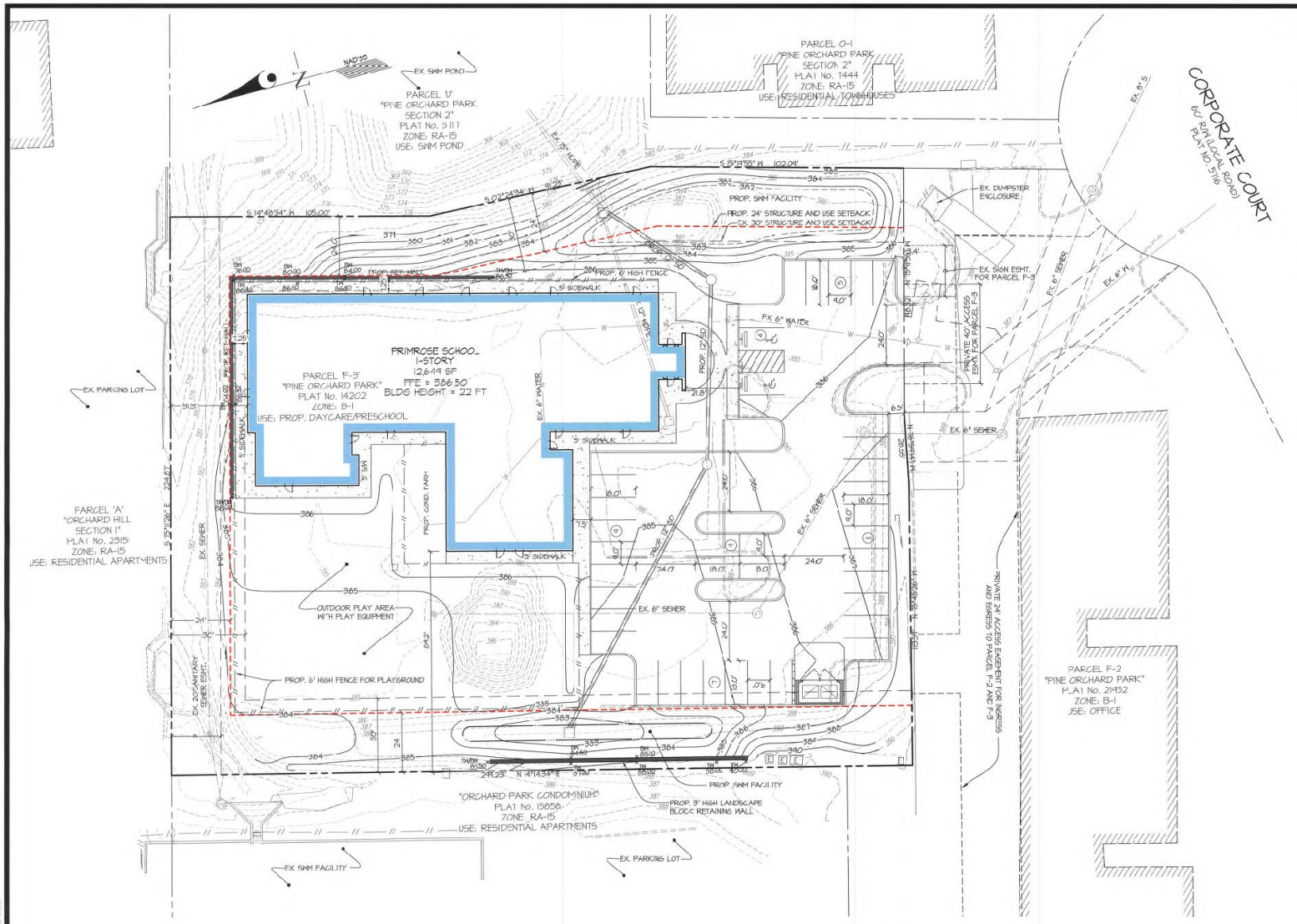
PRIMROSE SCHOOL - ELLICOTT CITY

HOWARD COUNTY, MARYLAND

SCALE: 1" = 20'

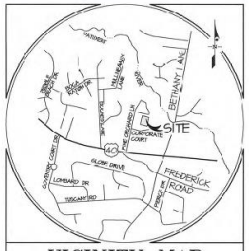
0' 10' 20' 40' 80'

JUNE 19, 2019



LEGEND

- EXISTING CONTOURS
- EXISTING CURB
- EXISTING EDGE OF PAVING
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SEWER
- EXISTING FENCE
- EXISTING UTILITY POLE
- EXISTING SIGN
- EXISTING GAS VALVE
- EXISTING TREES
- EXISTING BUILDING
- PROPOSED CONTOURS
- PROPOSED CURB
- PROPOSED STORM DRAIN
- PROPOSED BUILDING
- PROPOSED 24 FT STRUCTURE AND USE SETBACK
- EXISTING 30 FT STRUCTURE AND USE SETBACK



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA

1. APPLICANT: PRIMROSE SCHOOL FRANCHISING COMPANY
   3600 CEDARCREST ROAD
   ACWORTH, GA 30101
   ATTN: MATT TAYLOR

   OWNER: K2 PROPERTIES LLC
   10200 LITTLE BRICK HOUSE CT
   ELLICOTT CITY, MD 21042
   ATTN: KIM B. KIM, PHD

2. PROJECT BACKGROUND:

SITE ADDRESS:	3255 CORPORATE CT ELLICOTT CITY, MD 21042
LOCATION:	TAX MAP: 24 GRID: 1
ZONING:	B-
ELECTION DISTRICT:	SECOND ELECTION DISTRICT
PARCEL/ LOT INFO:	PARCEL F-3, "PINE ORCHARD PARK"
RECORD PLAT NO.:	14202
TRACT SIZE:	1.5410 AC. (67,304 SF)
EXISTING USE:	VACANT
	PROPOSED USE: 1 STORY DAYCARE/PRESCHOOL (12,649 SF)
DPZ REF. FILE NO.:	F-00-117F-83-65, F-83-118, F-85-158, F-11-010, F-12-087, ECP-11-015 VP-81-81, VP-83-43, WP-00-15, SDP-85-221 SDP-86-237, SDP-00-108, SDP-11-024

4. BUILDING HEIGHT:

REQUIRED	PROVIDED
40 FT OR 40 FT TO ROOF PEAK	22 FT TO ROOF PEAK

5. STRUCTURE AND USE SETBACK:
   30 FT SET REQUIRED FOR ADJACENT RESIDENTIAL DISTRICT
   SITE NOT ADJACENT TO PUBLIC RIGHT OF WAY
   NO STRUCTURE AND USE SETBACK TO ADJACENT NON-RESIDENTIAL DISTRICT

	REQUIRED	PROVIDED
FRONT (SOUTH SIDE)	0 FT	3.4 FT
WEST SIDE	30 FT	24 FT*
EAST SIDE	30 FT	24 FT*
REAR (NORTH SIDE)	30 FT	24 FT*

* AN ADMINISTRATIVE ADJUSTMENT IS HEREBY REQUESTED FOR 20% REDUCTION IN STRUCTURE AND USE SETBACK FOR A RETAINING WALL, PLAY AREA, PARKING SPACES, AND DUMPSTER ENCLOSURE

6. PARKING REQUIREMENTS:

   REQUIRED:
   DAYCARE FACILITY = 12,649 SF x 3.0 SPACES/ 1,000 SF = 38
   SPACES ACCESSIBLE SPACES REQUIRED: 2 (BASED ON 40 SPACES PROVIDED)
   (MUST HAVE 1 VAN ACCESSIBLE SPACE)

   PROVIDED:

TYPE	
VAN ACCESSIBLE	2 SPACES
STANDARD ACCESSIBLE	0 SPACES
REGULAR SPACES	38 SPACES
TOTAL PARKING	40 SPACES

7. BOUNDARY LINES TAKEN FROM ALTA SURVEY
   PREPARED BY: GUTSCHICK, LITTLE & WEBER, P.A.
   DATED: MARCH, 2019

8. TOPOGRAPHIC SURVEY
   PREPARED BY: GUTSCHICK, LITTLE & WEBER, P.A.
   DATED: JANUARY, 2019

9. THERE ARE NO WETLANDS OR WETLAND BUFFER, 100-YEAR FLOODPLAIN, STREAM OR STREAM BUFFER LOCATED WITHIN THE PROPERTY BOUNDARIES

NOTE:
THE PURPOSE OF THIS ADMINISTRATIVE ADJUSTMENT IS TO REDUCE THE 30 FT STRUCTURE AND USE SETBACK ON THE WEST, NORTH, AND EAST SIDES OF THE PROPERTY TO ALLOW THE CONSTRUCTION OF A RETAINING WALL, PLAY AREA, PARKING SPACES, AND TRASH ENCLOSURE.

THE REQUESTED REDUCTION IS 20%, RESULTING IN A REDUCTION FROM 30 FT TO 24 FT AS SHOWN ON THE PLAN.

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

DESIGNED BY:	XXX
DRAWN BY:	XXX
CHECKED BY:	XXX

DATE	REVISION	BY	APP'R

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: SEPT 28, 2020

5/16/19

STATE OF MARYLAND
PROFESSIONAL ENGINEER
KEVIN J. WEBER
No. 12975

ADMINISTRATIVE ADJUSTMENT SITE PLAN

PRIMROSE SCHOOL - ELLICOTT CITY

PINE ORCHARD PARK - SECT. 2, PAR. F3

L. 11984, F. 003

ELLICOTT CITY ELECTION DISTRICT No. 02 — HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=20'	B-1	18090
DATE	TAX MAP - GRID	SHEET
MARCH, 2019	24 - 1	1 OF 1

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