

GENERAL NOTES

- Boundary information shown is from field survey done by JB Consultants Inc.
- Topographic information from field survey done by JB Consultants Inc. & supplemented by adjacent existing road condition survey by Greenhome & O'Mara. Surrounding neighborhood information from MDCPPC Geographic Information Systems. The parking lot configuration for Lot 9, Block A estimated from Air Photos.
- Water and Sewer Category: K-1 & S-1, respectively. Sanitizing utility: composite area.
- Water and Sewer: ISSS, Electric: PEPCO, Telephones: Verizon, Natural Gas: Washington Gas
- This site is within the Four Corners Master Plan area & the Kensington/Innovation Transportation Policy Area.
- Existing Zoning is R-60.
- Soil information gathered from Soils Survey of Montgomery County, Maryland (July 1985)
- This property is not located on the Locational Atlas and Index of Historical Sites.
- This plan is not for construction. The locations of existing underground utilities are shown in their approximate locations as per available utility company records. The exact location of all underground utilities should be verified by "Miss Utility" (1-800-251-7777) prior to any excavation work. Greenhome & O'Mara, Inc. does not express or imply any guarantee or warranty as to the location or existence of any underground utility.

DEVELOPMENT STANDARDS (R-60 ZONE)

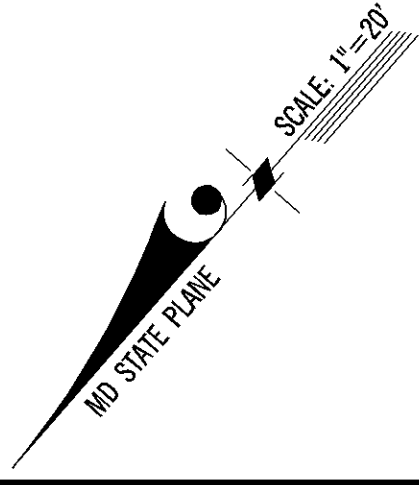
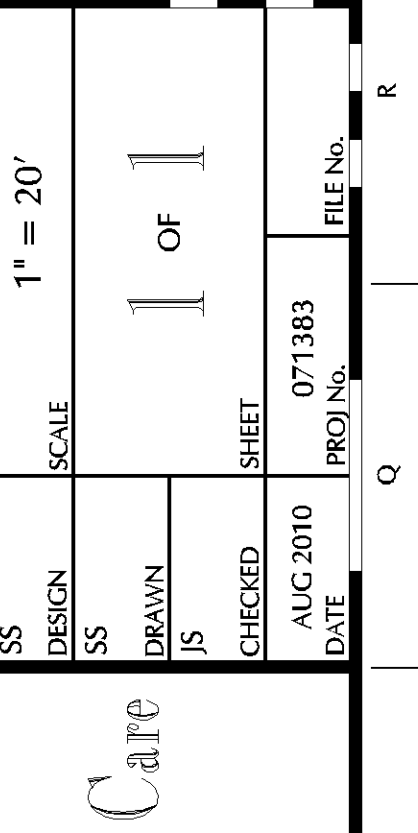
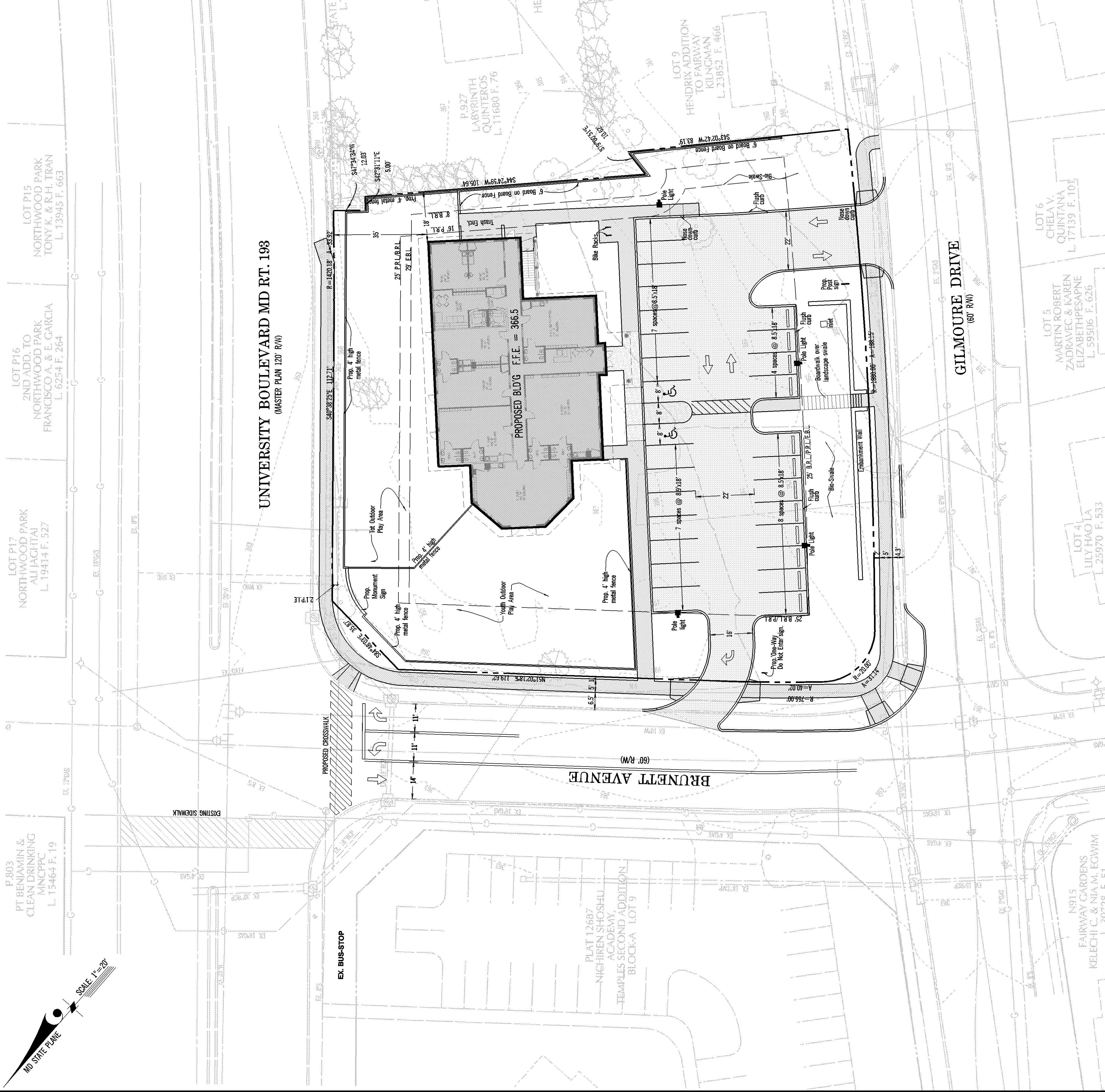
REQ'D/PERMITTED	PROPOSED
Lot Area (59-C-1.322(a)):	37,987 s.f. NLA
Lot Area (59-E-2.13.1.(b)(2)):	250 s.f./child min*, 404 s.f./child max.
- Resulting capacity:	151 children max.
Lot Width (59-C-1.322(b)):	60 ft. min., 178 ft. min. (Rt. 193)
- At Front Building Line:	25 ft. min., 146 ft. min. (Rt. 193)
- At Street Line	35 ft. (Rt. 193)
Setback from Street (59-C-1.322(d)):	18 ft. min.
Building Setback from Adjoining Lot	N/A (Lot surrounded by streets on three sides)
- One Side (59-C-1.322(b)(1)):	8 ft. min.
- Rear (59-C-1.322(b)(2)):	20 ft. min.
Building Height (59-A-2.1 and C-1.327) from curb grade of Brummett Ave.***	31.3 ft.
- Method 1 (to highest point of roof):	22.8 ft.
- Method 2 (to mean of eave and ridge):	15%
Building Coverage (59-C-1.328):	35% max. of NLA
Parking Setbacks:	25 ft. min.
- From Street (59-E-2.83(b)):	16 ft. min.
- Side Yard (59-E-2.83(b)):	16 ft. min.
Outdoor Activity Area (COMAP 131.15.05.10):	4,500 s.f. min.
- 120 children @ 75 SF per 1/2 of capacity	

PARKING TABULATION

20 staff @ 1 space per every non-resident staff member = 20
 + 94 children @ 1 space per 6 children (59-E-3.7)* = 16
 = 36 spaces required
 * 28 spaces provided* (8 parking space reduction requested)

TRACT AREA TABULATION

Gross Tract Area (614) = 51,715 s.f. or 1.19 ac.
 - Area Previously Dedicated to Public Use = 13,672 s.f. or 0.31 ac.
 Lot 13, Plat 14272 = 38,043 s.f. or 0.87 ac.
 - Previous conveyance to SHK = 58 s.f.
 Net Lot Area (NLA) = 37,487 s.f. or 0.87 ac.



SITE PLAN FOR SPECIAL EXCEPTION

Gilmore-Brummett LLC/Childway Child Day Care
 220 West University Boulevard, Silver Spring MD
 PLAT 14272, P/O LOT 13 BLOCK P
 L. 32342 F. 64
 13th ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

GREENHORNE & O'MARA
 CONSULTING ENGINEERS
 20410 CENTURY BOULEVARD, SUITE 200, GERMANTOWN, MARYLAND 20874
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No.	REVISION	DATE	BY
1.	Reduce enrollment, building footprint and remove underground garage.	3/16/11	SS
2.	Update bldg. height data.	11/18/10	SS

PREPARED FOR:
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PROJECT TEAM:
 LAND USE ATTORNEY: Linovos and Blocher
 ARCHITECT: Nelson Architects, PC
 TRANSPORTATION PLANNER: Street Traffic Studies, Ltd.
 CONSTRUCTION CONSULTANT: Eichberg Construction