MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB
Item 12
Date: Oct. 08 2009

DATE: **September 25, 2009**

TO: Montgomery County Board of Appeals
VIA: Rose Krasnow, Chief, Development Review Division
Ralph Wilson, Zoning Supervisor, Development Review Division
FROM: Elsabett Tesfaye, Planner Coordinator (301) 495-1301

SUBJECT:
1. **Preliminary Forest Conservation Plan No. S-2710** Day Hill LLC. (Kiddie Academy).
2. **Special Exception S-2710**: Day Hill LLC. (Kiddie Academy) Request for a special exception for a Child Day Care Center for 158 children located on Parcel A, Block C, Bel–Pre Manor Subdivision, Silver Spring.

FILING DATE: **July 27, 2007**
PLANNING BOARD HEARING **October 08, 2009**
PUBLIC HEARING: **October 23, 2009**

Staff Recommendations:

Staff recommends approval of the Preliminary Forest Conservation Plan for S-2521 J, subject to the following conditions:

1. The applicant must meet the following conditions before MCDPS issuance of a sediment and erosion control permit, as appropriate:

   a. Approval of Final Forest Conservation Plan consistent with the approved Preliminary Forest Conservation Plan prior to any clearing, grading or demolition on the site.

   b. A Final Sediment Control Plan must be consistent with final limit of disturbance as approved by M-NCPPC staff.

   c. A Final Forest Conservation Plan must include an invasive management plan to remove and control Siberian elms and other invasive species, including multiflora rose, oriental bittersweet, and Japanese honeysuckle.

2. Applicant must place a Category I conservation easement over all retained and planted forest.

Staff recommends approval of special exception S-2710, subject to the following conditions:

1. The child day care use must be limited to 158 children and with the total number of staff not exceeding 25 full-time equivalent.

2. Hours of operation for the day care center are limited to 6:30 a.m. to 6:30 p.m. Monday through Friday, 12 months a year. Events such as an open house, parent/instructor meetings, and special events may occur only between the hours of 9:00 a.m. and 2:30 p.m. on weekends and no later than 9:00 p.m. weekdays.

3. The use of outdoor play area must adhere to the following schedule:

TIME	AGE	CAPACITY
8:30-9:15 a.m.	2 yr	24
9:45-10:45 a.m.	4 yr	40
10:15-11:00 a.m.	Toddler	18
10:30-11:15 a.m.	Infant	6
10:40-11:20 a.m.	3 yr	40
11:00-11:45 a.m.	School-age (if school is out)	30
2:00-3:00 p.m.	School-age	30
3:45-4:45 p.m.	Infant 2 yr 2 yr	6 40 40
4:15-5:00 p.m.	2 yr	24
4:45-5:30 p.m.	Toddler	18

4. The adequacy of public facilities must be determined by the Planning Board at the time of subdivision review in this case.

With the recommended conditions, the proposed use conforms to all applicable requirements and regulations for approval of a child day care center special exception as specified in the Montgomery County Zoning Ordinance. The applicant has met the burden of proof by showing that the proposed child day care center would be operated without detriment to the neighborhood and would not adversely affect the public interest. Moreover, the proposed use is consistent with the recommendations of the Approved and Adopted 1994 Aspen Hill Master Plan that specifically recommends a child care use for the subject property.

Landscaping consisting of a significant number of plant materials, required setbacks, fencing of the child play area, building orientation forest conservation easements and existing topographical features will provide adequate screening and buffering of the proposed use and activities from adjoining properties and roads while at the same time providing an aesthetically pleasing environment. The lighting concept as depicted on the lighting plan is appropriate for the proposed use at the subject location.

Key Issue

Locating at least one of the proposed two access driveways on Layhill Road rather than having both driveways on Catoctin Drive, would have been a good option for successfully addressing the

community's concern about potential traffic conflicts at the intersection of Catoctin Drive and Bonifant Road. However, this option is not viable due to resistance on the part of the Bank (the seller of the special exception site) to allow an extension of the Bank's existing driveway from Layhill Road to the subject special exception site and because of the challenging topographic features of the site. Although access to the site from Layhill Road would provide some traffic relief at the Bel-Pre and Catoctin intersection, Transportation staff found that the increased trips from the child day care use would be at acceptable levels and that the number of vehicles queuing in the future would still be reasonably low with no significant delay during the morning and evening peak period. The transportation analysis indicates that all intersections will operate within the acceptable congestion standards for Critical Lane Volumes for the Aspen Hill Policy Area.

Based on the transportation and traffic analysis, there is a reasonable probability that the application will satisfy LATR and PAMR requirements at the time of subdivision.

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Key Map

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Research & Technology Center

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1 inch = 300 feet
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M-NCPPC
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

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ATTACHMENTS:

- **Plans and drawings**
- **Appendix I Referral Comments**
- **Appendix ii Community**
- **Appendix i Applicant: Additional information**

I. APPLICATION SUMMARY

Applicant	Dayhill, LLC
Location	Located on the south side of Bonifant Road between Layhill Road (west) and Catoctin Drive (east) in Silver Spring
Site Size: • **Total site area** • **Special Exception Site**	 3.07 ac 1.85
Current Zone	C-T and R-200
Master Plan	1994 Aspen Hill Master Plan
Proposed Use	Child Day Care for 158 Children, 25 employees
Floor Area	9,728 sf
Onsite Parking	52 spaces

II. STATEMENT OF THE CASE

The special exception applicant, Dayhill, LLC, proposes to develop a portion of the subject three-acre property with a one-story, 9,728 square-foot child day care facility. The child day care facility will have three playground areas totaling 12,897 square feet and 52 parking spaces. The applicant's statement of operations indicates that the maximum number of children on site at any time would not exceed 158. The child day care facility would provide care for infants to preschool children as well as older children for after-school-care. The statement also indicates that the facility would have a total 22 full-time and 3 part time employees. Hours of operation for the facility will be Monday to Friday from 6:30 a.m. to 6:30 p.m. Employees would arrive before 6:30 a.m. and depart after 6:30 p.m. The applicant indicated that special event programs such as open houses, parent/instructor meetings and special events would be held in the facility on weekends or after 6:30 p.m. on weekdays.

III. PROPERTY DESCRIPTION

The subject property is located on the south side of Bonifant Road between Layhill Road (west) and Catoctin Drive (east) in Silver Spring. It consists of 3.07 acres of land and is identified on the plat records as Parcel-A, Block C Bel–Pre Manor Subdivision. The property is currently split zoned R-200 and C-T. The western portion of the property, which is zoned C-T, consists of 1.22 acres and is currently improved with a bank building. The R-200 zoned, eastern portion of the property is the subject of the proposed special exception; it consists of approximately 1.85 acres (80,802 square feet) of land and is unimproved.

IV. Surrounding Area

The area surrouinding the subject property is described as follows:

North : The Argyle Country Club, and Ballows Way

East: The townhouse development in the R-60 zone and the R-200 Zoned single family dwellings along the east side of Bonifant Road

South Queensgurd Road and the southern boundary line of the PD-7 Zoned townhouse development.

West: The Argyle Middle School (the Western boundary of the PD-7 zoned townhouse development) and Sun Valley Circle.

The surrounding area is generally characterized by a mixture of residential homes, retail and office uses, and institutional uses. The mix of uses include townhomes in the RT 12.5 and PD-7 zones; single-family dwellings and a church in the R-200 zone; gas stations, a McDonald's restaurant, retail shops and offices in the two strip malls along the north side of Bell Pre/Bonifant Road in the C-1 and O-M zones; and banks in the C-T and C-1 zones.

V. PLANNING AND ZONING HISTORY

Maps in the 1961 Upper Northwest Branch Master Plan and the 1970 Aspen Hill Master Plan erroneously show the entire property in the R-R zone (later renamed the R-200 Zone). However, records indicate that the site was placed in the C-1 zone (0.68 acre) and R-R Zone (2.39 acre) at least as far back as 1941 and long before the 1958 County–Wide Comprehensive Zoning. The 1994 Sectional Map Amendment (G-709) for the Aspen Hill Master Plan expanded the C.1 zoned portion of the property to 1.22 acres (now improved with the Sandy Spring Bank) and rezoned that portion of the site to the C-T zone. The 1994 Sectional Map Amendment confirmed the existing R-200 zoning for the remaining portion (the subject site) of the property.

VI. MASTER PLAN

Community-Based Planning staff found the proposed special exception to be consistent with the recommendations of the 1994 Aspen Hill Master Plan. *The following are excerpts from* comments provided by Community Based Planning

> The subject property lies within the Approved and Adopted 1994 Aspen Hill Master Plan and is part of one of the parcels the plan identified as site #11 - Sandy Spring Bank, (page

56). The master plan specifically recommends a child day care facility on the R-200 portion of the property, which is the subject of this application, and provides the following guidance:

"...this Plan would support a special exception on the R-200 portion of the site for a day care center. When the site is developed, the existing trees on the southern portion of the property should be retained, as much as possible.

The site should have access onto Catoctin Drive to provide improved access onto Bonifant Road in either direction. The present access point is very close to the intersection of Bonifant and Layhill Roads. If a median break is installed on Bonifant Road, then traffic into the bank would be limited to right-in and right-out traffic only on Bonifant Road." (Page 56)

The Plan provides guidelines for locating future special exceptions as follows:

"Avoid excessive concentrations of special exceptions and other nonresidential land uses along major transportation corridors. Sites along these corridors are more vulnerable to over-concentration because they are more visible...It is also important in this area to minimize uses that might diminish the safety and reduce the capacity of the roadway by creating too many access points and conflicting turning movements. (Pg 80-81)

VII. COMMUNITY CONCERNS

There is overwhelming opposition to the proposed special exception among residents of the Beacon Place community, a townhome community located approximately 100 feet southeast of the subject property. Over 60 letters of opposition have been submitted . The representatives of the Beacon Place Homeowners Association have met with staff and expressed their concerns regarding traffic, access, and safety.

The Homeowner Association also submitted a letter and other information (Attachment A) detailing their concerns with the project. The community's main opposition is to the proposed location of the two access driveways on the property's frontage along Catoctin Drive, which are the only points of access to the site. It is the understanding of staff that there have been some initial contacts between the representatives of the Beacon Place HOA and the applicant in an effort to discuss issues and concerns regarding the proposed project. But it appears that no mutual agreements have been reached between the parties. The issues and concerns expressed by the community include the following:

1. The proposed child daycare facility will result in a substantial increase in traffic in the neighborhood and on Catoctin Road, which is the only access for the townhome community from and to Bonifant Road. The proposed two driveways to the day care facility will be located on Catoctin Road. This creates a burden for commuters during rush hour and will result in a dangerous traffic situation for the area residents as well as for the children attending the day care facility. With the anticipated increase in housing construction and with the construction of the Inter-County Connector exit located at Layhill and Norbeck Roads, which is currently under construction, the community expects that the traffic on Layhill Road and Bonifant Road will only be increasing.

2. The addition of 158 cars during rush hour on Catoctin Dive, which is a narrow residential road, would exacerbate the already difficult maneuvering required to make a left turn from northbound Catoctin Road to Bonifant Road.

3. The location of the proposed two access driveways for the child care facility near a school bus stop is a potential safety risk to children using the buses and children and patrons of the day care facility.

4. There are methodological inconsistencies with M-NCPPC's guidelines for review of Local Area Transportation Review (LATR). The Beacon Place HOA believes that the traffic study does not capture the current and future traffic patterns of this area, including the impacts associated with the Inter-County Connector.

Representatives of the HOA have been in discussions with Transportation staff concerning these issues.

VIII. TRANSPORTATION

Upon reviewing the applicant's traffic study, Transportation Planning staff found the proposed access for vehicular and pedestrian movement surrounding the site and on Catoctin Drive to be safe, provided that the recommended conditions are met. Transportation staff also found that despite the increase in the number of trips in the morning peak hours (65 vehicles, 50%) and afternoon peak hours (64 vehicles, 155%), future queuing would still be reasonably low with no significant delay during most of the am and pm peak periods.

Transportation planning staff concluded that the weekday morning and evening peak-hour capacity analysis presented in the traffic study and the supplemental transportation analysis provided by the applicant indicates that all intersections would operate within the acceptable congestion standard of 1475 Critical Lane Volume for the Aspen Hill Policy Area (See attached Memo from Transportation Planning).

Transportation Planning staff has provided the following comments on the Policy Area Mobility Review (PAMR) and Local Area Transportation Review (LATR), which will be further analyzed at the time of subdivision for compliance with the Guidelines for LATR and PAMR:

Policy Area Mobility Review

The subject proposal will be required at the time of subdivision to identify and gain approval from MCDOT and M-NCPPC for projects that would meet the requirements of PAMR trip mitigation. Currently, the PAMR trip mitigation requirement for the Aspen Hill Policy Area is 20% of the total new trips, which would equal 12 vehicle trips (based on the PM peak period trip generation). But this requirement could change by the time of subdivision. The applicant has proposed to build sidewalks on the north side of Bonifant Road. Under the current LATR and PAMR Guidelines, 2,400' feet of new sidewalk would be required to mitigate 12 peak hour vehicle trips. However, this proposal or others suggested by M-NCPPC or MCDOT staff will be discussed, and the best mitigating measures to meet the PAMR requirements will be determined, at the time of subdivision plan.

The Transportation Planning staff has recommended the following transportation related conditions for approval of the subdivision plan:

1. The proposed child day care center must be limited to an enrollment of 158 students with 22 full time and three part time employees.
2. At the time of subdivision, the applicant must dedicate necessary rights-of-way for Layhill Road, Bonifant Road and Catoctin Drive and truncation areas at the intersections.
3. At the time of subdivision, the applicant must commit to construction of a new sidewalk that is five feet wide, located two feet from the property line and an 8-foot wide landscape panel with planted trees along the curbside.
4. At the time of subdivision, the applicant must commit to construction of dual handicapped ramps with receiving ramps and provide level sidewalks across the driveway access points on Catoctin Drive.

IX. ENVIRONMENT

In a memorandum dated September 8, 2009, Environmental Planning staff has stated that the property contains 0.89-acres of forest onsite and nine large or specimen trees. There is a small pocket of remnant wetlands on-site with associated buffers. This wetland is the headwaters of a partially piped stream, which outfalls on the east side of Catoctin Drive. All unforested areas of wetlands and wetland buffers will be planted with a compatible mix of species. All forest and wetland buffers will be covered by a Category I forest conservation easement, except for areas of WSSC storm-drain easements. The property is within the Northwest Branch watershed; a Use IV/IV-P watershed.

Environmental planning staff also indicated that this property is subject to the Montgomery County Forest Conservation Law and a Forest Conservation Plan has been submitted for approval. This proposed development will not need to comply with County Council Bill 17-06, Montgomery County Green Buildings Law.

Environmental Planning Staff has also offered the following comments and concern regarding the applicant's approved concept Stormwater Management plan in view of the advisory issued by The Montgomery County Department of Permitting Services on recent SWM concept approvals:

> *"Maryland Department of the Environment (MDE) regulations require that all final sediment control and stormwater management plans approved on or after May 4, 2010 must comply with the most recent changes to the Maryland Stormwater Design Manual, After that date, previously approved stormwater management concept plans are no longer valid unless they have been designed to the new standards or have been reconfirmed by the Department of Permitting Services."*

This plan does not propose to remove any trees having a diameter measured at 4.5 feet above the ground of:

(1) 30 inches or more, or
(2) 75 percent or more of the diameter, measured at 4.5 feet above the ground, of the current State champion tree of that species as designated by the Department of Natural Resources.

In addition, there are no trees, shrubs, or plants determined to be rare, threatened, or endangered under:

(1) The federal Endangered Species Act of 1973,
(2) The Maryland Nongame and Endangered Species Conservation Act, Natural Resources Article, §§10-2A-01—10-2A-09, Annotated Code of Maryland, and
(3) COMAR 08.03.08;

Also, there are no trees that:

(1) Are part of an historic site,
(2) Are associated with an historic structure, or
(3) Have been designated by the State or the Department as a national, State, or county champion tree.

Therefore no waiver of any of the provisions of Chapter 22A, Forest Conservation Law, is required.

Environmental Planning Staff further stated that given that the special exception, if approved, will still require subdivision approval, meeting the cited deadline for receiving sediment control plan approval may be difficult to achieve. Any changes to the SWM concept should not substantively affect the forest conservation plan.

X. GENERAL DEVELOPMENT STANDARDS (§ 59-G-1.23)

a. <u>Development Standards-59-G-1.23 (a)</u>: Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.

The following table summarizes the relevant development standards for the R-200 Zone that are applicable to the proposed special exception request:

Current Development Standard: R-200	Standard	Proposed
Minimum Lot Area	20,000 sf	1.86 ac
Minimum Lot width: • @ Front building line • @ Street line	 100 ft 25 ft	 323.90 ft 54.74 ft
Minimum Building Setback: Front Side ▪ One side ▪ Sum of both sides ▪ Rear	 40 ft (EBL) 12 ft 25 ft 30 ft	 40 ft 12 ft 25 ft 30
Maximum Building Height	50 ft	30±
Maximum Building Coverage	25%	12% (16,046 sf)

b. **Parking Requirements—59-G-1.23 (b): Special exceptions are subject to all relevant requirements of Article 59-E.**

Section 59-E-3.7—Parking requirements
Child day Care: One parking space for every six students and one parking space for each employee.

A total of 52 parking spaces are required for the proposed uses on the subject property. The site plan provides a total of 52 parking spaces, including three handicap spaces, one of which is van accessible. Five of the parking spaces are compact spaces. The applicant is requesting that the Planning Board grant a waiver allowing the five compact spaces. A granting of a waiver in this case is not necessary since the Planning Board can allow up to 10 percent of all required spaces pursuant to **Section 59-E-2.2.2** (see page 21 of this report for further discussion).

c. **Forest Conservation-59-G-23 (d): If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.**

A Forest Conservation Plan has been submitted for Planning Board approval. There are 0.89- acres of forest existing on-site and 0.65-acres of forest will be retained in a Category I Forest Conservation Easement. 0.05 acres of wetland and wetland buffer will be planted and 0.05 acres of forest understory planted. All areas of invasive plants will be removed, including a grove of Siberian Elms.

The Environmental Planning Staff recommends approval of the Preliminary Forest conservation Plan with the following conditions:

1. Compliance with the conditions of approval for the preliminary forest conservation plan dated September 15, 2009. The applicant must meet all conditions prior to MCDPS issuance of sediment and erosion control permit(s), as appropriate.

   a. Approval of a Final Forest Conservation Plan that is consistent with the

approved Preliminary Forest Conservation Plan, before any clearing, grading or demolition on the site.

b. The Final Sediment Control Plan must be consistent with final limit of disturbance as approved by M-NCPPC staff.

c. The Final Forest Conservation Plan must include an invasive management plan to remove and control Siberian elms and other invasive species, including multiflora rose, oriental bittersweet, and Japanese honeysuckle.

2. Applicant shall place a Category I conservation easement over all retained and planted forest.

d. Signs—59-G-23(f): The display of a sign must comply with Article 59-F.

By a letter dated June 19, 2009 to Mrs. Dolores Ustrel of the Beacon Place HOA, the Applicant has agreed to the HOA request for removal of the monument sign. In response to staff's inquiry the applicant's engineer has indicated that the originally proposed sign is now relocated from northeastern portion of the property to the northwestern portion of the property, away from Catoctin Drive. Accordingly, the plans are revised showing the new location. The applicant has provided details of the proposed monument sign which exceeds the allowable size for residentially zoned areas. Details are also provided for the proposed wall, entrance and temporary signs. All signs placed on the property must meet the requirements of Section 59-F-4.2 (a) in terms of number, location and size and Section 59-F-4.1 (e) regarding illumination.

e **<u>Building compatibility in residential zones (59-G-1.23(g))</u>: Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its sitting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.**

The exterior of the proposed building appears residential and incorporates several features of a single-family detached home including a residential type entrance, windows and low roofing. The surrounding properties include a variety of uses including residential, commercial and institutional uses with varying architectural designs and elements. Given the nature of the zoning for the subject site (R-200), the adjoining residential uses to the southeast and west of the site, the adjacent Bank building and the commercial developments to the north and northwest, the proposed design of the building will be appropriate and relates well with the varying characteristics of buildings in the area.

e. **Lighting in residential zones —59-G-23(h): All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:**

(1) **Luminaires must incorporate a glare and spill light control device to minimize glare and light trespass.**

(2) **Lighting levels along the side and rear lot lines must not exceed 0.1 foot candles.**

The lighting plan adequately and efficiently covers the main vehicular access to the site, as well as the parking areas, in order to create a safe vehicular and pedestrian environment. The proposed lighting will not cause glare on adjoining properties, nor will it exceed the 0.1 foot-candle standard at the side and rear property lines. A photometric study was submitted with the application to show that the proposed modification satisfies this requirement.

XI. STANDARD FOR EVALUATION (59-G-1.2.1)

A special exception must not be granted without the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception.

As established in previous special exception cases, seven criteria are used to identify the physical and operational characteristics of a use. Those criteria are size, scale, scope, lighting, noise, traffic, and the environment. What must be determined is whether these effects are acceptable or would create adverse impacts sufficient to result in denial. The inherent, generic physical and operational characteristics associated with a child day care center are (1) buildings and related outdoor child care equipment (2) parking areas, (3) lighting, (4) noise generated by children (5) drop-off and pick-up areas, (6) outdoor play areas (7) long hours of operation (8) employees of the child care facility (9) and vehicular trips to and from the site. Staff finds the occasional weekend and extended evening hours, the two driveways located at the start of the only access road to 108 town house units, and the location of the driveways in close proximity to a school bus stop to be non inherent adverse effects created by unusual characteristics of the site.

The proposed scale of the building, the number of access points, the internal vehicular circulation system, and the onsite parking areas shown on the site plan for the child day care center are operational characteristics typically associated with a child day care center. The proposed child day care center is consistent with all applicable standards of the R-200 zone and satisfies all applicable requirements for grant of a child day care center special exception. Based on the traffic

analysis, the vehicular and pedestrian movement surrounding the site and on Catoctin Drive would be safe, adequate, and efficient. The lighting concept as depicted on the lighting plan is appropriate for the proposed use at the subject location.

With the recommended conditions of approval of the special exception, the inherent and non-inherent impacts associated with the proposed use do not rise to a level sufficient to warrant a denial of the application.

XII. GENERAL CONDITIONS (59-G-1.21)

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

The proposed use is permitted by special exception in the R-200 zone.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The proposed special exception satisfies the standards and requirements for approval of a child day care center special exception. However, staff recommends that the Peoples Counsel form a Community Liaison Committee representing the 108 households in the townhouse development located southeast of the subject property and the Beacon Place Citizen Association to monitor any problems that may occur from the day care operations. The committee could communicate concerns to the owner and operator and work with them to resolve any operational issues that could impact the neighborhood negatively.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

The 1994 Master Plan specifically recommends a day care center for the subject property. However, given the fact that the last master plan for the area was approved in 1994, 15 years ago, the "Child Day Care" envisioned by the master plan may have been one that is considerably smaller in terms of building size and number of children than that proposed by the subject application. As noted by Community Based Planning Staff, development in Aspen Hill has occurred in ways unforeseen by the current Plan. However, in this particular case, the master plan has

provided a site specific recommendation, which is a child day care use with no specifications or restrictions.

(4) **Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses. The Board or Hearing Examiner must consider whether the public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the special exception application was submitted.**

With the proposed conditions, the proposed use will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses. Analysis of future transportation and traffic conditions show that the new trips generated by the proposed use are not likely to have a significant impact on the residential neighborhood or the roads. Adequate off street parking spaces are provided to satisfy the child day care center parking needs.

(5) **Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone**.

The proposed use would not be detrimental to the use, peaceful enjoyment, economic value or development of adjacent properties or the general neighborhood, provided that the applicant complies with the recommended conditions of approval of this application. The proposed day care will occupy a site that has been vacant for several years, is in a suitable location for infill development, and is specifically recommended for child day care use in the applicable master plan.

The community's concerns regarding queuing, left turns on northbound Catoctin Drive and unauthorized use of community open space and play areas is understandable given the fact that Catoctin Drive is the only access for the townhouse community. However, the trip generation and intersection capacity associated with the proposed development are judged to be within acceptable limits.

Transportation planning staff has offered the following comments regarding the potential impact of queuing on northbound Catoctin Drive exiting onto Bonifant Road:

> ...The applicant provided supplemental data for this purpose covering the AM and PM peak periods. The study indicates that the maximum queue of four to five vehicles on Catoctin Drive occurred on four occasions. During all other times, no more than two vehicles were observed to be queuing at

the intersection. Most traffic turning right or left experienced no major delays.

Adding site trips to the existing traffic on Catoctin Drive will increase the traffic by 50% to 65 vehicles in the morning peak hour and by 155% in the afternoon peak hour to 64 vehicles. The number of vehicles queuing in the future will still be reasonably low and will cause no significant delay during most of the AM and PM peak periods.

With regard to the school bus stop along Catoctin Drive, staff has asked the applicant to provide information on the location of the bus-stop and the school bus schedule along with mitigation measures to ensure the safety of children.

(6) **Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

The proposed use will not cause objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site. The use will be adequately screened from the views of neighboring properties, will generate minimal noise, will have minimal lighting and glare, and no significant traffic impact.

The proposed play areas are located at a substantial distance from the nearest residential properties and are screened with a combination of retaining wall, wooden fence, and evergreen shrubs. Sufficient screening is proposed with retaining walls, and sight-tight fences. The children's play schedule will be staggered by age and will not commence before 8:30 a.m. The applicant has provided the following play schedule:

TIME	AGE	CAPACITY
8:30-9:15 a.m.	2 yr	24
9:45-10:45 a.m.	4 yr	40
10:15-11:00 a.m.	Toddler	18
10:30-11:15 a.m.	Infant	6
10:40-11:20 a.m.	3 yr	40
11:00-11:45 a.m.	School-age (if school is out)	30
2:00-3:00 p.m.	School-age	30
3:45-4:45 p.m.	Infant 2 yr 2 yr	6 40 40
4:15-5:00 p.m.	2 yr	24
4:45-5:30 p.m.	Toddler	18

The applicant also has indicated that parents will be requested to park their cars in the parking area and walk their children into the class room. Parents are not allowed to stop in front of the building and drop off children.

(7) **Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.**

The proposed special exception will not increase the number, intensity, and scope of approved special exceptions in the area enough to affect the area adversely or alter its commercial/residential nature. It should be noted that the master plan has specifically recommended the property for the type of use proposed in this application.

(8) **Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

With the recommended conditions, the proposed special exception will not adversely affect the health, safety, security, morals or welfare of residents, visitors or workers in the area.

(9) **Will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.**

(A) **If the special exception use requires approval of a preliminary plan of subdivision, the Planning Board must determine the adequacy of public facilities in its subdivision review. In that case, approval of a preliminary plan of subdivision must be a condition of granting the special exception.**

(B) **If the special exception does not require approval of a preliminary plan of subdivision, the Board of Appeals must determine the adequacy of public facilities when it considers the special exception application. The Board must consider whether the available public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the application was submitted.**

The application is subject to preliminary plan review. Although the adequacy of public facilities will be determined by the Board of Appeals at that time, Transportation Planning staff has provided the following comments:

Adequate Public Facilities Ordinance Review

The applicant was required to submit a traffic study for evaluating the impact of the proposed daycare at this location. The proposed day care operation is expected to generate a total of 61 trips in the morning and 68 trips in the evening peak hour of weekday peak periods. Of those, 17 morning and 8 evening peak hour trips are

expected to be "pass by" trips and the remaining trips are new trips. M-NCPPC provided the applicant with a scope of work as how the traffic study should be conducted. In that scope, staff identified three signalized intersections of Layhill and Bonifant Roads, Layhill Road and Middlevale Lane, and Bonifant and Notley Roads. In addition, the consultant was instructed to evaluate the intersection of Bonifant and Catoctin Drive, an unsignalized intersection.

Site generated trips were added to existing and background traffic (trips from approved but un-built developments) to determine the impact of total future traffic on area transportation system. The result of the study is shown in the following table.

SUMMARY OF INTERSECTION CAPACITY CALCULATIONS

Intersection	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD182 and Middlevale Lane	1006	804	1022	839	1029	849
MD 182 and Bonifant Road	963	1138	1041	1249	1057	1271
Bonifant Road and Notley Road	1030	737	1039	770	1040	772
Bonifant Road and Catoctin Drive	653	596	665	621	692	674

As shown in the above table, the weekday morning and evening peak-hour capacity analysis presented in the traffic study/supplemental transportation analysis indicated that all intersections will operate within the acceptable congestion standard of 1475 Critical Lane Volume for the Aspen Hill Policy Area.

(C) With regard to public roads, the Board or the Hearing Examiner must further find that the proposed development will not reduce the safety of vehicular or pedestrian traffic

Transportation Planning staff has offered the following comments regarding potential impact on north bound Catoctin Drive:

Queuing Analysis

Staff requested the applicant to conduct a queuing analysis to determine if the traffic on northbound Catoctin Drive exiting onto Bonifant Road will potentially experience excessive delay. The applicant provided supplemental data for this purpose covering the AM and PM peak periods. The study indicates that the maximum queue of four to five vehicles on Catoctin Drive occurred on four occasions. During all other times, no more than two vehicles were observed to be queuing at the intersection. Most traffic turning right or left experienced no major delays.

Adding site trips to the existing traffic on Catoctin Drive will increase the traffic by 50% to 65 vehicles in the morning peak hour and 155% in the afternoon peak hour to 64 vehicles. The vehicles queuing in the future will still be reasonably low with no significant delay during most of the AM and PM peak periods.

(b) **Nothing in this Article relieves an applicant from complying with all requirements to obtain a building permit or any other approval required by law. The Board's finding of any facts regarding public facilities does not bind any other agency or department, which approves or licenses the project.**

No finding is required.

(c) **The Applicant for a special exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.**

The Applicant has met the burden of proof under **Sections Section 59-G-2.13.1: Child Day Care Facility** (specific requirements) and **59-G-21(a): General Conditions.**

XIII. STANDARDS AND REQUIREMENTS (59-G-2):

Section 59-G-2.13.1 sets forth the specific standards and requirements for approval of a child day care center. A child care day care facility for 31 or more children may be approved by the Board of Appeals subject to the regulations in subsections (a) and (b) of the following provisions:

(a) **The Hearing Examiner may approve a child day care facility for a maximum of 30 children if:**

(1) **A plan is submitted showing the location of all buildings and structures, parking spaces, driveways, loading and unloading areas, play areas and other uses on the site;**

A special exception site plan is submitted showing the building and other facilities, as required. This review is base on revised special exception site plan with a revision dated August 26, 2009 and submitted to staff on September 9. 2009.

(2) **Parking is provided in accordance with the Parking Regulations of Article 59-E.**

The number of parking spaces may be reduced by the Hearing Examiner if the applicant demonstrates that the full number of spaces required in Section 59-E-3.7 is not necessary because:

(A) **Existing parking spaces are available on adjacent property or on the street abutting the site that will satisfy the number of spaces required; or**

(B) A reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems;

The application meets the requirements in terms of required on-site parking spaces. The site plan provides a total of 52 parking spaces, including three handicap spaces one of which is van accessible. Five of the parking spaces are compact spaces. The applicant has requested a waiver to allow five of the spaces to be compact spaces. Staff determined that the requested reduction in size for the five spaces does not require a waiver under Section 59-E-4.5 since the Planning Board can allow the compact spaces pursuant to **Section 59-E-2.2.2(e) which specifies that "the Director /Planning Board may permit up to 10 percent of all required spaces to be small car size spaces, only in exceptional cases where the configuration of the site prevents exclusive use of standard space dimensions**."

The proposed five compact spaces are 9.62 percent of the total 52 parking spaces. The required dimensions for standard compact perpendicular parking spaces are 7.5 ft X 16.5 ft. The proposed five compact spaces are dimensioned at 7.5 ft X 19.0 ft., which is slightly larger (in terms of length) than what is required. Moreover, the southern portion of the property, including the area on which a good portion of the parking spaces will be located, is defined by a downward slope that gradually falls steeply by up to 20%. This area also contains a wetland and a forest conservation area restricting the possibility of expanding the parking area to accommodate all standard size parking spaces. Staff supports the applicant request to allow the five compact spaces.

(3) An adequate area for the discharge and pick up of children is provided;

The plan provides for 52 parking spaces of which 27 of the spaces would satisfy the requirement for provision of adequate area for the discharge and pick up of. However, it should be noted that the school requires that all parents park their vehicles in the parking area and walk their children to or from the building.

(4) The petitioner submits an affidavit that the petitioner will:

(A) Comply with all applicable State and County requirements;
(B) Correct any deficiencies found in any government inspection; and
(C) Be bound by the affidavit as a condition of approval for this special exception; and

The applicant has submitted such an affidavit, dated September 16, 2009, stating compliance with the above-cited conditions.

(5) The use is compatible with surrounding uses and will not result in a nuisance because of traffic, parking, noise or type of physical activity. The hearing examiner may require landscaping and screening and the submission of a plan showing the location, height, caliper, species, and other characteristics, in order to provide a physical and aesthetic barrier to protect surrounding properties from any adverse impacts resulting from the use.

With the recommended conditions, the use will be compatible with surrounding uses and will not result in nuisance because of traffic, parking, noise or any type of physical activity. The use will provide child care services to the nearby community and will operate within the regulations of the Zoning Ordinance. The proposed landscape plan has been revised to address several comments and recommendations from staff regarding types, caliper and additional planting so as to project an aesthetic and appealing environment. The children's play areas are substantially set back from the streets and adjoining properties and are enclosed with six and seven-foot high, sight-tight, wood fences and retaining walls to ensure the safety, security and well being of the children.

(b) A child day care facility for 31 or more children may be approved by the Board of Appeals subject to the regulations in subsection (a), and the following additional requirements:

(1) a landscaping plan must be submitted showing the location, height or caliper, and species of all plant materials; and

As noted above, the revised landscape plan satisfies this requirement.

(2) in the one-family residential zones, facilities providing care for more than 30 children must be located on a lot containing at least 500 square feet per child. The Board may reduce the area requirement to less than 500 square feet, but not less than 250 square feet, per child if it finds that:

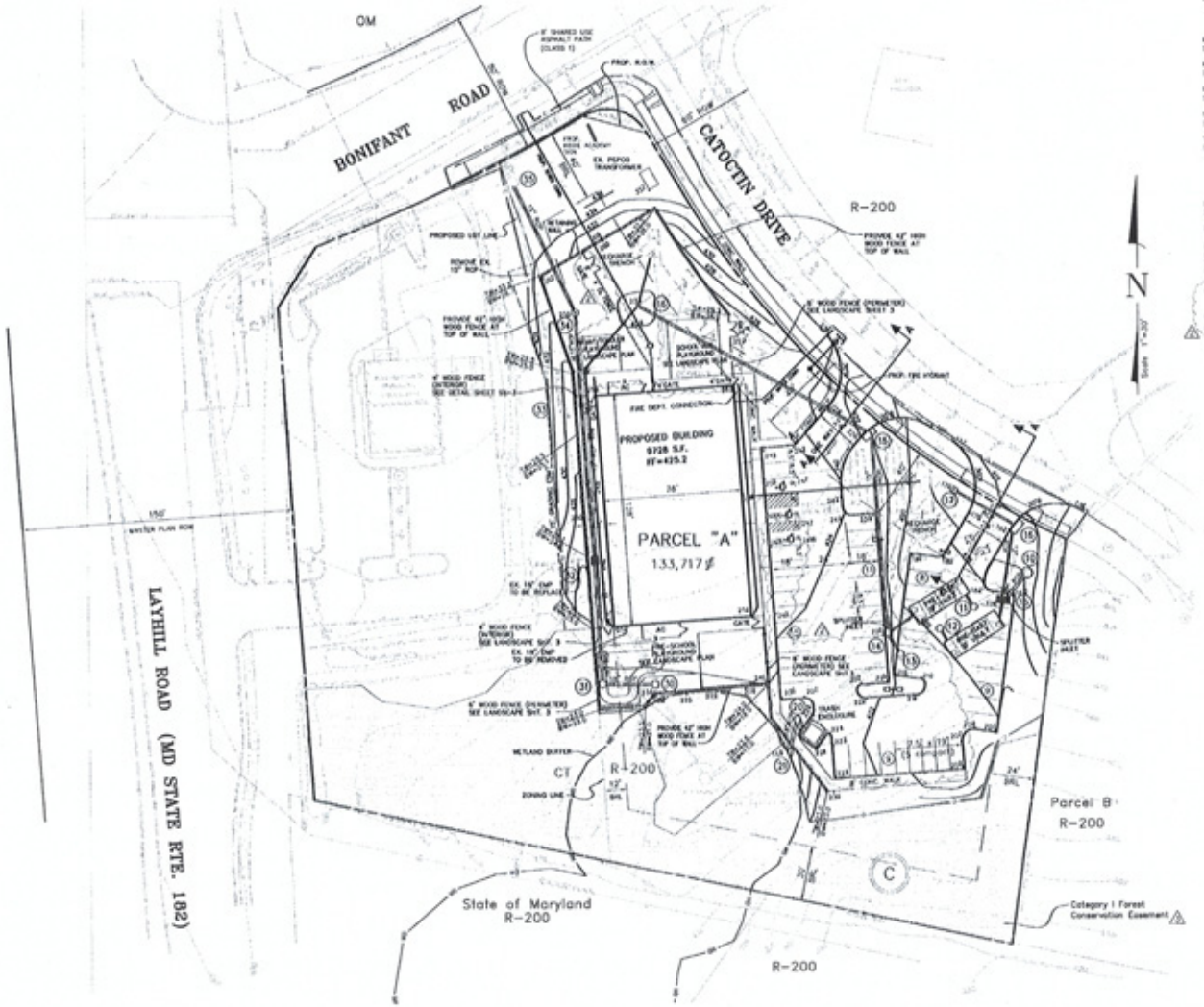
(A) the facility will predominantly serve children of an age range that require limited outdoor activity space;
(B) the additional density will not adversely affect adjacent properties;
(C) additional traffic generated by the additional density will not adversely affect the surrounding streets; and
(D) adequate provisions for drop-off and pick-up of students will be provided.

The Board may limit the number of students outside at any one time.

The subject property comprises 80,802 square feet of land area, approximately 531.5 square feet per child.

XV. CONCLUSION

Based on the forgoing analysis staff recommends approval of Special Exception Application S-2710, subject to the conditions found at the beginning of the this staff report.



DEVELOPMENT STANDARDS - R-200

	Required/Permitted	Proposed for Approval
Minimum Tract Area 59-C-1.32(c)	20,000 sq.ft.	80,802 sq.ft.
Minimum Lot Area 59-C-1.32(c)	20,000 sq.ft.	80,802 sq.ft.
Minimum Lot Width at front BRL 59-C-1.32(b)	100 feet	323.90 feet
Minimum Lot Width at street line 59-C-1.32(b)	25 feet	54.74 feet
Yard Requirements 59-C-1.323 Front:	40 feet or 0.5	40 feet
Side:	12 feet min one side 25 feet total	12 feet min one side 25 feet total
Rear:	30 feet	30 feet
Building Height 59-C-1.327	50 feet max.	30 feet
Building Coverage	25% max. or 20,201 s.f.	12% or 9728 s.f.

Building Area: 9728 s.f.
Playground Area: 10,867 s.f.
Square Feet per Child: 85 s.f. based on 158 capacity
Licensing Requirements: 75 s.f./child or 11,850 s.f.

Parking Required: 1 Space per 6 students=27; 1 Space per employee = 25; Total required parking spaces =52

Handicap Accessible spaces required = 3

Parking Proposed: 52 includes 3 handicap accessible spaces, 5 compact spaces

LEGEND:

Existing

- Fire Hydrant
- Wallbox
- Over Head Wire(s)
- Sewer Manhole
- Sewer Pipeline
- Shrub
- Sign
- Storm Drain Grate
- Storm Drain Inlet
- Storm Drain Man Hole
- Storm Drain Pipeline
- Transformer
- Tree, Shade
- Tree, Shrub and/or Planting Line
- Utility Pole
- Water Meter
- Water Pipeline
- Water Valve
- Well/Monitor Well

Proposed

- Curb & Gutter
- 6" SEWER — Sanitary Sewer
- 15" RCP — Storm Drain
- 3" WATER — Water Line
- 752 — Spot Elevation
- 474 — Contour
- Limits Of Disturbance
- TW=55.9 / BW=53.9 — Top and Bottom of Wall
- Door Locations
- FDC — Fire Department Connection
- WHC — Water House Connection
- Category I Forest Conservation Easement

VICINITY MAP
SCALE 1" = 2,000'

Driveway Section A-A
Scale: 1"=10'

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

TAX MAP JR 123 WSSC 219 NW 02

SPECIAL EXCEPTION SITE PLAN
BEL-PRE MANOR

KIDDIE ACADEMY ~ LAYHILL

PARCEL A ~ BLOCK C P.B. 104 ~ P. 11905

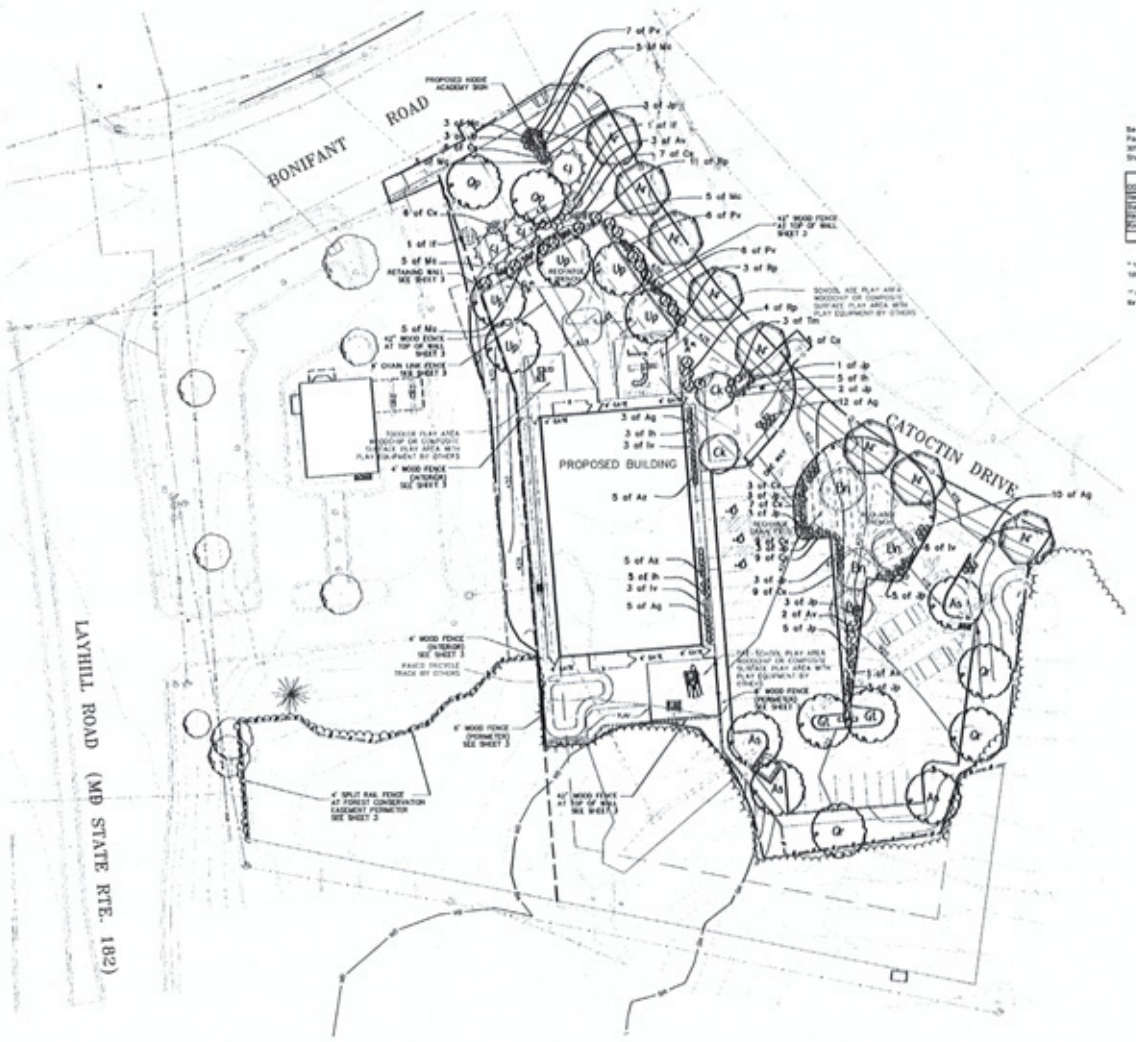
THIRTEENTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND

PREPARED FOR:
Mitchell Companies
P.O. Box 10
Cabin John, MD 20818
Phone: (301) 320-7322
Fax: (301) 320-6113
Contact: Phil Mitchell

NO.	DATE	DESCRIPTION	BY
4	8-26-09	Removed 1 monument sign	RJB
3	7-7-09	Added Legend and Forest Conservation Con't.	RJB
2	3-10-09	REVISED PARKING AND PLAYGROUND LAYOUT	RJB
1	10-10-07	REVISED PER DRC COMMENTS	RJB

MHG
Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
SEC	RJB
Date	Scale
5-1-07	1"= 30'
Project No.	Sheet
91.376.31	1 of 1



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

Kiddie Academy - Layhill
Parking Lot Shade Calculations

Sec. 59-E-2.83(d) Shading of Paved Areas
Parking Lot Paved Area: 18,642 sf
30% Shade Requirement: 5,593 sf
Shade Provided: 6,003 sf

COMMON NAME	QTY	10 YEAR CANOPY DIA (FT)	CANOPY AREA (SQ FT)	TOTAL AREA (SQ FT)
Red Maple*	3	20	314	1,130
Sugar Maple*	4	20	380	1,520
Red Oak*	3	20	121	1,163
Kousa Dogwood**	5	12	113	736
TOTAL				6,003

* 10 year canopy diameter calculated at 75% of the 20-year Mature Canopy coverage as shown in the 1992 Montgomery County Trees Technical Manual, pp 84-86.

** Canopy diameter interpolated from data compiled by the Virginia Nursery Landscape Association for tree canopy coverage at 10 and 20 years (www.vnla.org).

VICINITY MAP
SCALE 1" = 2,000'

LEGEND

- PROPOSED SHADE TREES
- PROPOSED ORNAMENTAL TREES
- PROPOSED EVERGREEN TREES
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED LIGHTS
- EXISTING TREE TO REMAIN
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED EDGE OF FOREST CANOPY
- PROPOSED SPLIT RAIL FENCE

Note: the 4 River Birch shown in the SWM Facility is required only if the recharge trench option is approved by Mont. Co. DPS "Storm Water Management. If the underground piping option is installed the 4 River Birch are not required.

TAX MAP JR 123 WSSC 219 NW 02

SPECIAL EXCEPTION LANDSCAPE PLAN
BEL-PRE MANOR

KIDDIE ACADEMY ~ LAYHILL

PARCEL A ~ BLOCK C P.B. 104 ~ P. 11905
THIRTEENTH ELECTION DISTRICT ~ MONTGOMERY COUNTY ~ MARYLAND

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work.
The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

PREPARED FOR:
Mitchell Companies
P.O. Box 10
Cabin John, MD 20818
Phone: (301) 320-7322
Fax: (301) 320-6113
Contact: Phil Mitchell

NO.	DATE	DESCRIPTION	BY
4	08-26-09	Address MNCPPC comments	VSB
3	07-07-09	Address comments	GSH
2	03-26-09	Rev. for Site Plan changes	GSH
1	10-10-07	REVISED PER DRC COMMENTS	RJB

MHG Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone: 301.670.0840
Fax: 301.948.0693
www.mhgpa.com

Proj. Mgr.	Designer
RJB	BAB/GSH
Date	Scale
5-1-07	1"= 30'
Project No.	Sheet
91.376.33	1 of 3

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VICINITY MAP
SCALE 1" = 2,000'

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
	1	B2	BACK-BACK	14000	0.750	EH14-D-175MH
	3	B	SINGLE	14000	0.750	EH14-FW-175MH

Luminaire Location Summary						
Lumin.	Label	X	Y	Z	Orient	Tilt
1	B	-9755	73014	20	309.806	0
2	B	-9757	72958	20	180	0
4	B	-9674	72952	20	347.471	0
2	B2	-9732	72876	20	0	0

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PREPARED FOR:
Mitchell Companies
P.O. Box 10
Cabin John, MD 20818
Phone: (301) 320-7322
Fax: (301) 320-6113
Contact: Phil Mitchell

NO.	DATE	DESCRIPTION	BY

TAX MAP JR 123 WSSC 219 NW 02

LIGHTING AND PHOTOMETRICS PLAN
BEL-PRE MANOR

KIDDIE ACADEMY ~ LAYHILL

PARCEL A ~ BLOCK C P.B. 104 ~ P. 11905

THIRTEENTH ELECTION DISTRICT – MONTGOMERY COUNTY – MARYLAND

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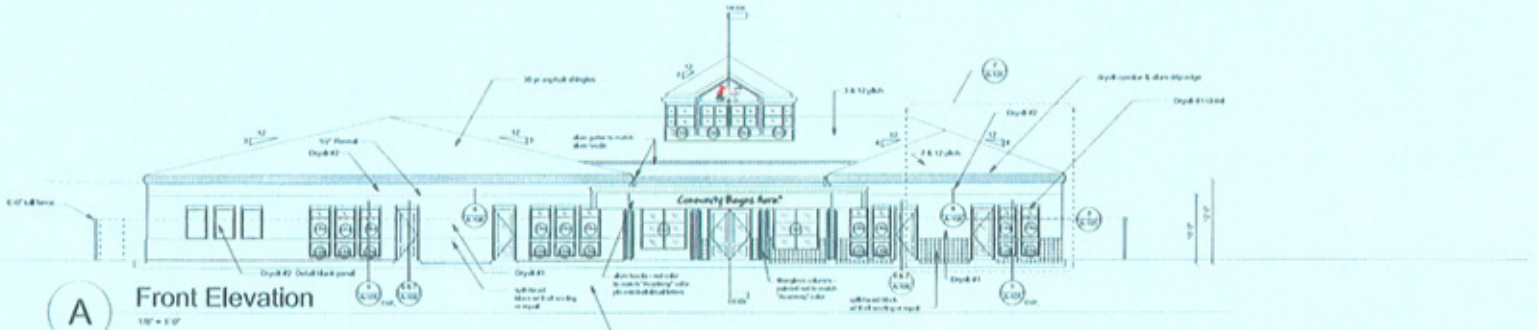
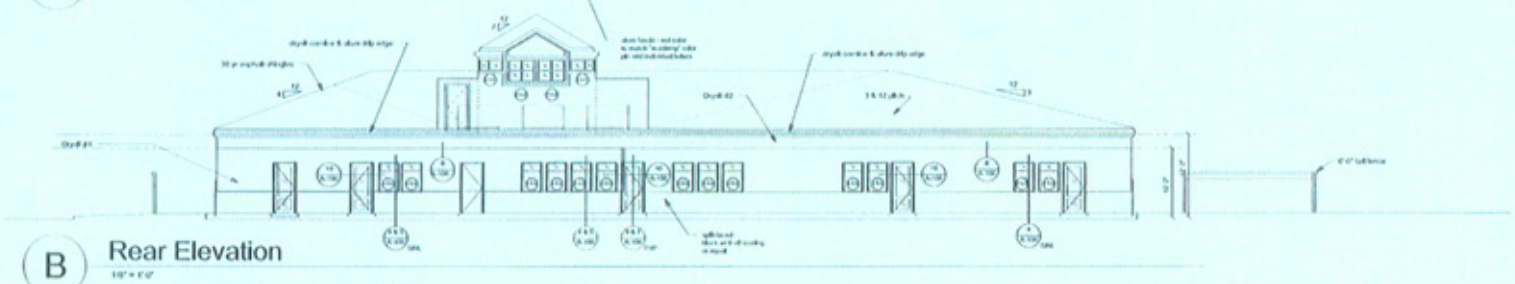
Proj. Mgr.	Designer
RJB	SD
Date	Scale
5-21-08	1"= 30'
Project No.	Sheet
91.376.31	1 of 2



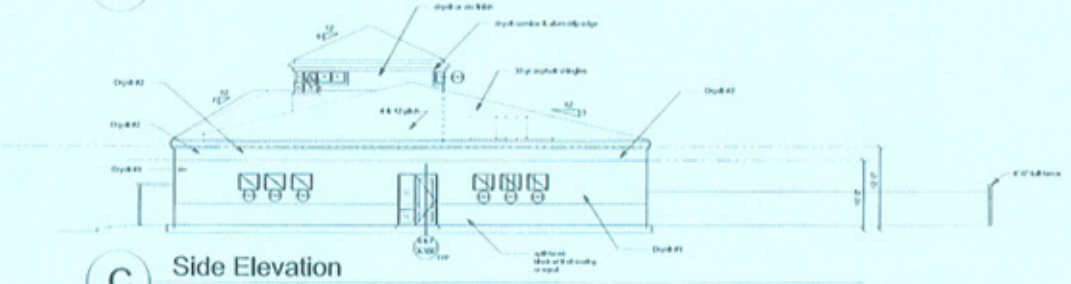
A Front Elevation

1/8" = 1'-0"



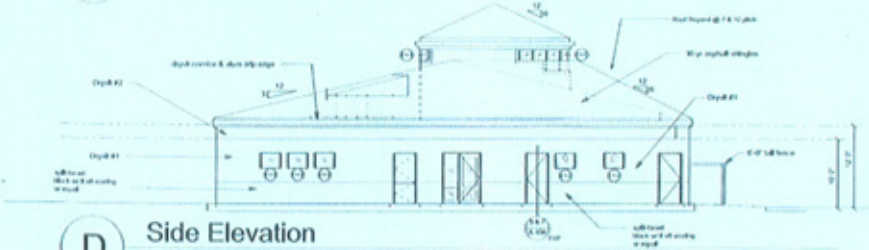
B Rear Elevation

1/8" = 1'-0"



C Side Elevation

1/8" = 1'-0"

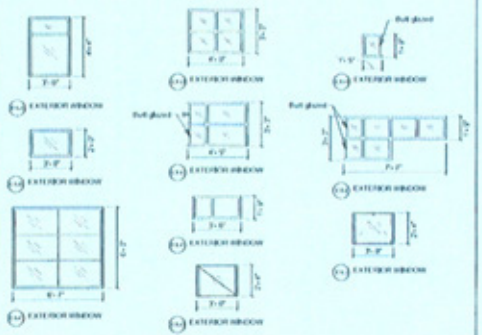


D Side Elevation

1/8" = 1'-0"

EXTERIOR WINDOW TYPES

1/8" = 1'-0"



EXTERIOR FINISH LEGEND

Dryvit #1 Base Coat #3414
Finish: Sand paintable fine

Dryvit #2 Accu-Tint White #113
Finish: Sand paintable fine

Split Face Block Manufacturer: Westhaven Masonry Products
Color: # 210 or equal
C.C. must submit sample to architect for approval

Kiddie Academy
CHILD CARE LEARNING CENTERS

9 November 2006

These plans and specifications are subject to a confidentiality agreement, and non-competition agreement. These plans and specifications contain certain distinguishing characteristics of the Kiddie Academy system and, as a result, constitute confidential and proprietary information of Kiddie Academy International, Inc.

The standard plans, designs, and specifications for a Kiddie Academy Child Care Learning Center have been modified for the site in question. Any changes made by the Kiddie Academy franchisee/applicant are advised that the employees of Kiddie Academy Domestic Franchising, LLC and Edutrium Professional Associates, LLP, who drafted these plans are not experts regarding the building codes and if any changes to the plans were suggested by the specific jurisdiction where this Kiddie Academy Child Care Learning Center is to be located, it is the responsibility of the franchisee/applicant to employ an architect, draftsman, or engineer to adapt and modify the plans and specifications to the jurisdiction's applicable building codes. Kiddie Academy Domestic Franchising, LLC, its respective employees, or any architect, draftsman, or engineer employed by Kiddie Academy Domestic Franchising, LLC to adapt the plans and specifications to the jurisdiction's applicable building codes, will not be responsible for any liability that may arise out of the franchisee/applicant's failure to comply with the building codes and child care licensing regulations for their geographical area. Kiddie Academy Domestic Franchising, LLC, Edutrium Professional Associates, LLP, and Edutrium Professional Associates, LLP accepts no responsibility or liability for any violation of such codes or regulations.

Note: Any changes to these plans require written approval by Kiddie Academy Domestic Franchising, LLC

NOT FOR CONSTRUCTION

S T A

Exterior Elevations

A-102

COMING SOON SIGN

NOT FOR CONSTRUCTION

S-1

EXTERIOR CHANNEL WALL SIGN

NOT FOR CONSTRUCTION

S-2A

EXTERIOR CHANNEL ELONGATED WALL SIGN

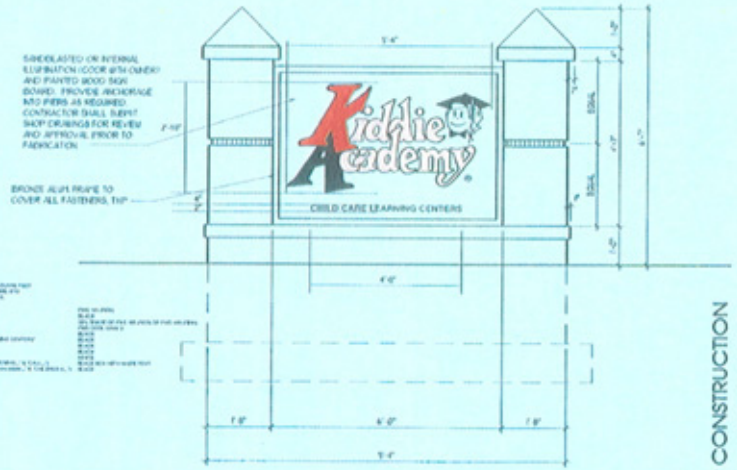
NOT FOR CONSTRUCTION

S-2B

FRONT ENTRANCE VINYL LOGO

NOT FOR CONSTRUCTION

S-2C



MONUMENT SIGN

NOTE: SIGN TO BE PLACED PERPENDICULAR TO ROAD

S-3

NOT FOR CONSTRUCTION

KIDDIE ACADEMY®

GRAPHIC SIZE: 104 SQUARE FEET
GRAPHIC DIMENSIONS: 30"x 3'6"
TYPE: PREFAB MTL LETTERS -HELVETICA BLACK - FONT
COLORS:

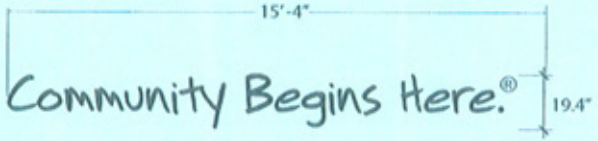
"K"	BLACK
"A"	BLACK
"IDDIE"	BLACK
"CADEMY"	BLACK
"®"	BLACK
BACKGROUND	NONE

KIDDIE ACADEMY CHANNEL TYPE

SCALE: 3/4"=1'-0"

NOT FOR CONSTRUCTION

S-4



GRAPHIC SIZE: 77 SQUARE FEET
GRAPHIC DIMENSIONS: 15'-4"X 5'-0"
TYPE:
COLORS:

"Community Begins Here"	BLACK
"®"	BLACK
BACKGROUND	NONE

COMMUNITY BEGINS HERE SIGN

NOT FOR CONSTRUCTION

S-5

COMMUNITY BEGINS HERE

Figure A.1 the site as viewed from the intersection of Bonifant Rd. and Catoctin Dr.

Figure A.2

The R-200 portion of the site as viewed from Bonifant Rd.

Figure A.3

The C-T portion of the site as viewed from Bonifant Rd.

Figure A.4

PD-7 zoned townhouses on Bel Pre Rd.

Figure A.5

R-12.5 townhouses on Bonifant Rd.

Figure A.6

An R-200 zoned lot adjacent to the site on Catoctin Drive.

Figure A.7

Commercial uses in the R-200 zoning on Bonifant Rd.

Figure A.8

The R-200 portion of the site as viewed from Bonifant Rd.

Figure A.9

A view south on Layhill Rd from its intersection with Bonifant Rd.

Figure A.10

Office and commercial uses on the O-M zoned area north of the site on Bonifant Rd.

Figure A.11

Looking toward the northwestern side of the intersection of Layhill Rd and Bonifant Rd.

Figure A.12

A portion of the C-1 zoned Plaza del Mercado

Figure A.13

Additional commercial uses in the C-1 area surrounding the Plaza del Mercado

Figure A.14

Further commercial uses in the C-1 area surrounding the Plaza del Mercado

Figure A.15

More commercial uses in the C-1 area surrounding the Plaza del Mercado

Figure A.14

Commercial uses in the C-1 area north of the intersection of Layhill Road and Bonifant Road

Figure A.15

Beacon Hill Community Entrance sign

Figure A.16

Townhomes in the Beacon Hill Community closest to proposed Daycare.

Figure A.17

Dead end road in Beacon Hill community

Figure A.18

Catamount Court townhomes

Figure A.19

Traffic Circle at end of Catoctin Terrace