

S.E. 03-4 SITE PLAN (3)

MONTGOMERY COUNTY, SILVER SPRING, MARYLAND 20904

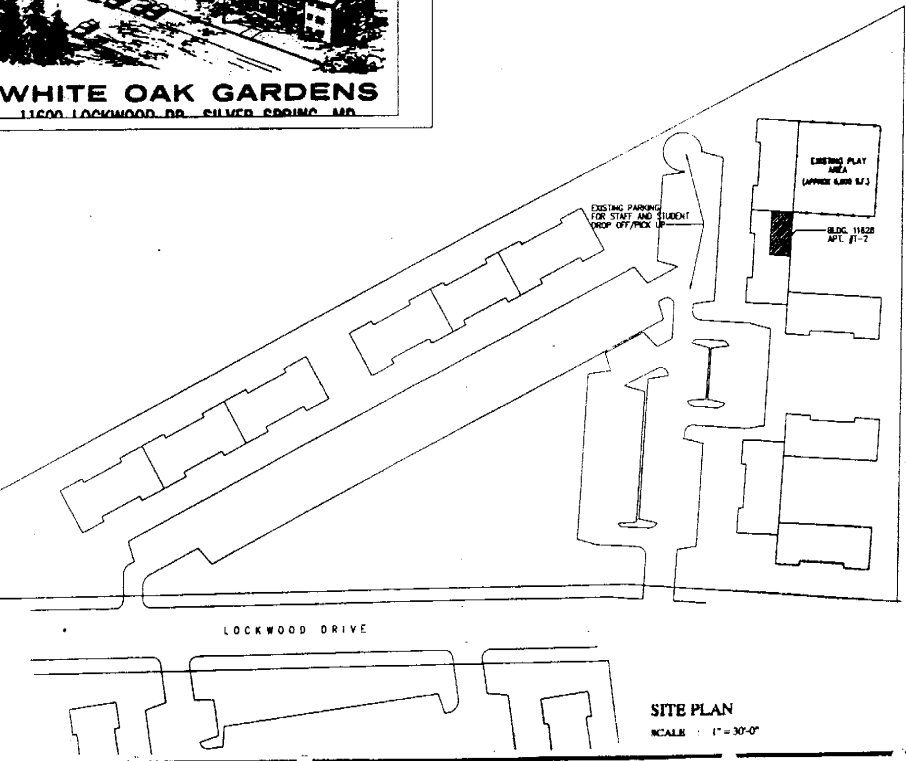
MODIFICATION TO EXISTING TWO BEDROOM APARTMENT UNIT

DECEMBER 19, 2003

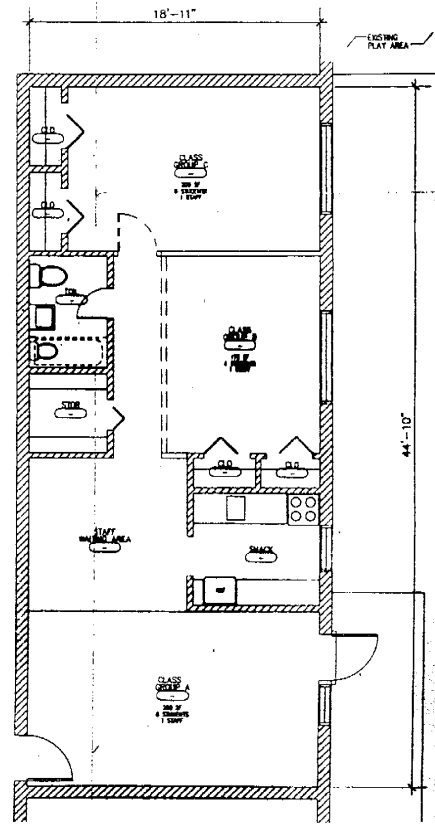
PERSPECTIVE VIEW



SITE PLAN



EXISTING 2-BEDROOM APT.



ALTERATION OF EXISTING TWO-BEDROOM APARTMENT
 11628 LOCKWOOD DRIVE, UNIT #1-2,
 SILVER SPRING, MARYLAND 20904

TOR TITLE
 ABC SCHOL
 DAY CARE

FIRE PREVENTION - 0
 CUSTOMER APPROVAL

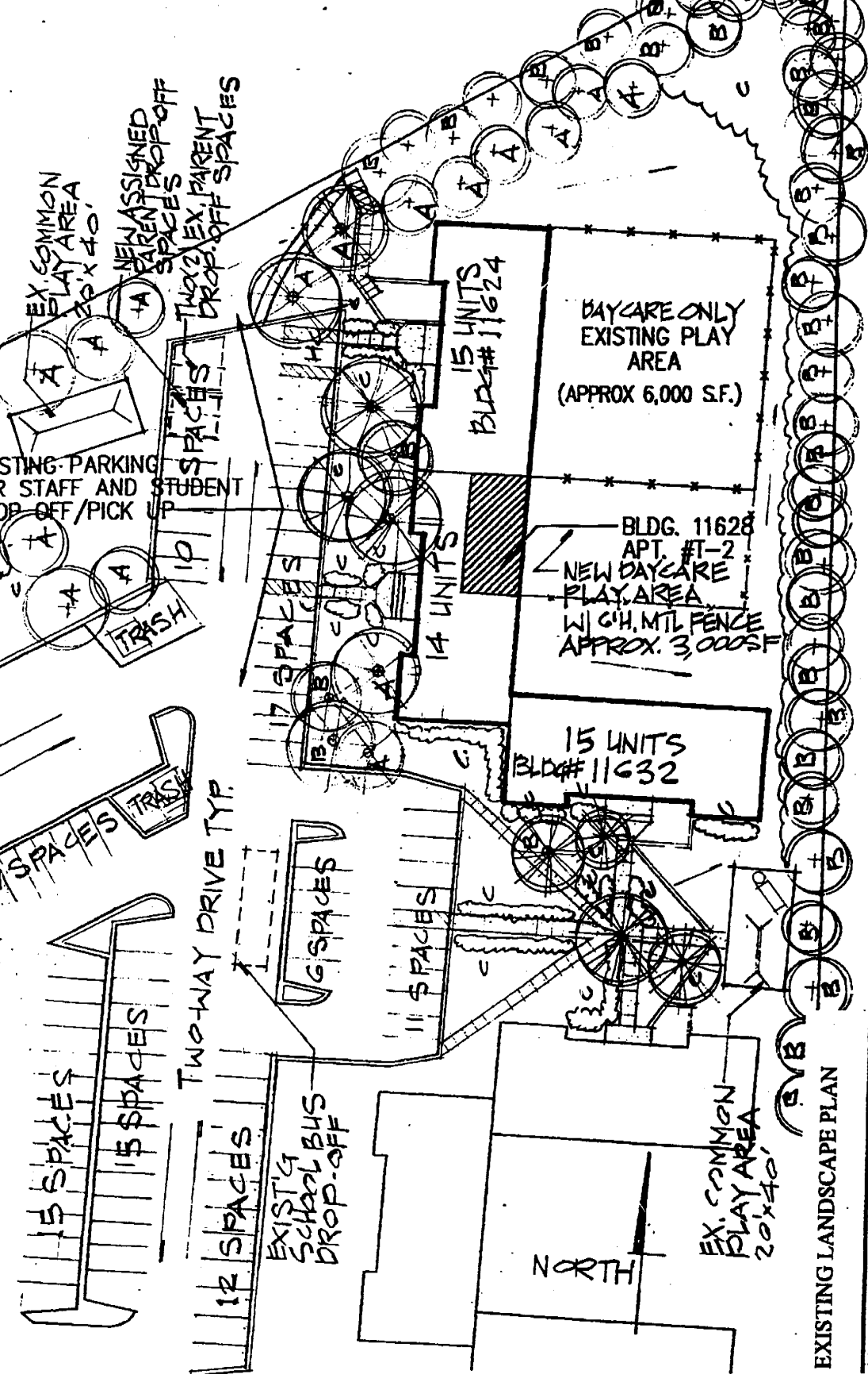
DESIGNED BY
 DRAWN BY
 CHECKED BY

DATE: DE

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EXISTING TREE SCHEDULE

SYMBOL	TREE TYPE	TREE HGT
A	DECIDUOUS TREES	20'-50' AFG
B	NEEDLE EVERGREEN	30'-0"+AFG
C	DECIDUOUS SHRUBS	3'-0"+AFG



ALTERNATION OF EXISTING TWO-BEDROOM APARTMENT
 11628 LOCHWOOD DRIVE UNIT #1-2
 SILVER SPRING, MARYLAND 20901
EXISTING LANDSCAPE PLAN

DATE: 04/26/04
 PROJECT: ABC SCHOLAR CHILD DAYCARE CENTER
 TITLE: SEE SHEET
 DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 IN CHARGE: [Signature]
 SCALE: 1"=50'-0"

LP-1
 11/10/01
 11/10/01

EXISTING LANDSCAPE PLAN

SCALE: 1"=50'-0"

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ALTERNATION OF EXISTING TWO-BEDROOM APARTMENT
 11628 LOCKWOOD DRIVE, UNIT #1-2
 SILVER SPRING, MARYLAND 20904

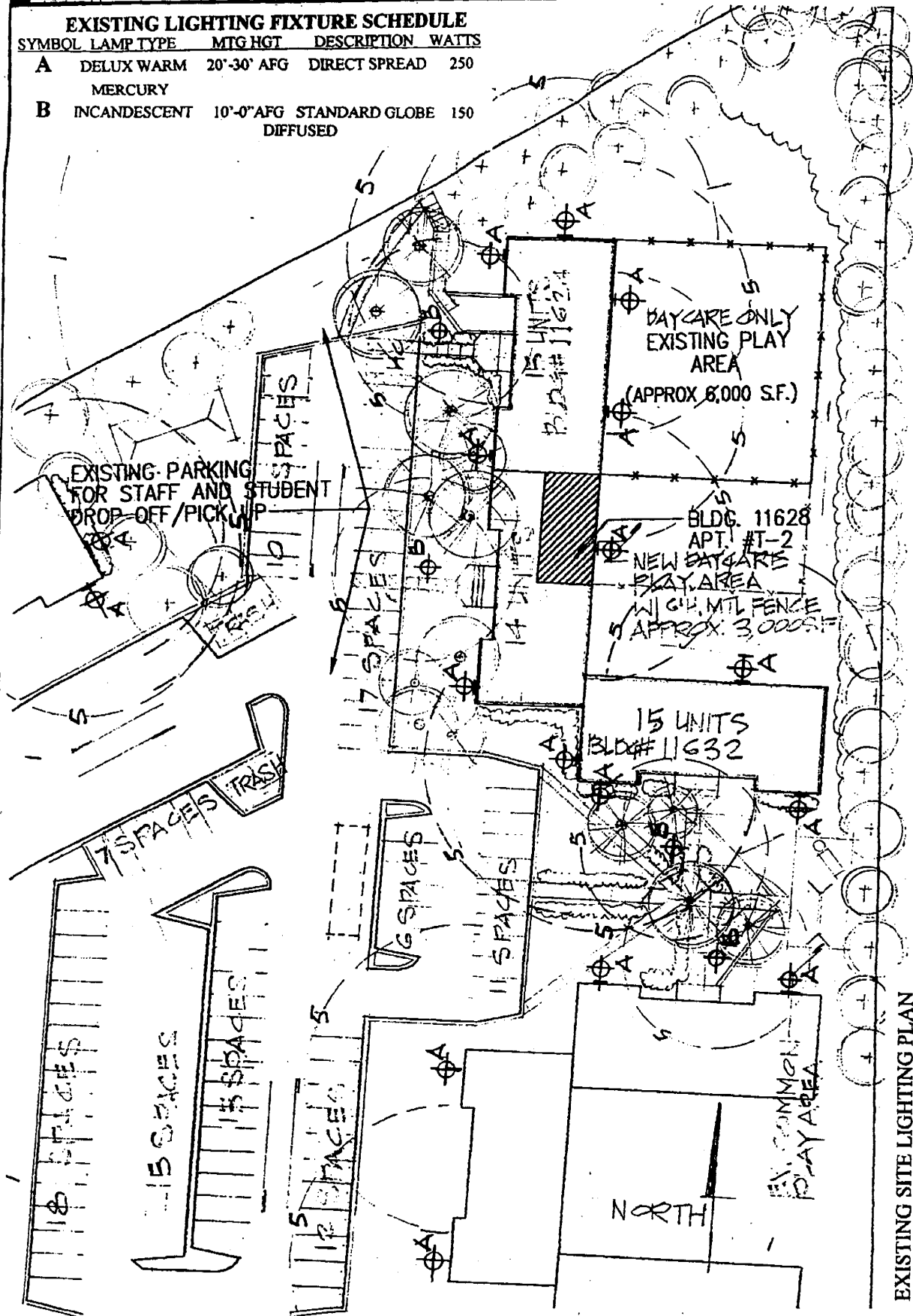
EXISTING SITE LIGHTING PLAN

ARC SCHOLAR CHILD DAYCARE CENTER

SLPI
 Sheet 1 of 1

EXISTING LIGHTING FIXTURE SCHEDULE

SYMBOL	LAMP TYPE	MTG HGT	DESCRIPTION	WATTS
A	DELUX WARM MERCURY	20'-30'	AFG DIRECT SPREAD	250
B	INCANDESCENT	10'-0"	AFG STANDARD GLOBE DIFFUSED	150



EXISTING SITE LIGHTING PLAN

SCALE: 1"=50'-0"

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CASE MANAGEMENT

11600 LOCKWOOD DRIVE

SILVER SPRING, MD 20904

April 29, 2004

Kamini, Wayal
ABC Scholar Day Care Center
11624 Lockwood Drive
Silver Spring, MD 20904

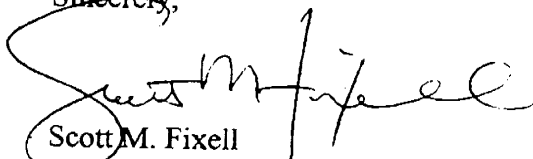
Re: Reserved parking spaces

Dear Mrs. Wayal,

The owners of White Oak Garden Apartments authorize an additional two parking spaces reserved for childcare drop off and pick up.

Should you have any further questions or requests, please do not hesitate to contact me.

Sincerely,



Scott M. Fixell
Property Manager

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ARCHITECTURE ■ PLANNING ■ PROJECT MANAGEMENT

The ArcVantage Group, Incorporated

 P.O. BOX 3743
 Silver Spring, MD. 20901
 Voice: 301/633-2332
 Fax: 301/881-2681
 E-Mail: Norman1152@aol

April 29, 2004

From: Owners/Petitioners: ABC Scholar Child Daycare Center

 Attn: Ms. Kamini Woyal
 11624 Lockwood Drive, Unit #T-1
 Silver Spring, MD. 20904
 Tel: 301/681-5373
 Home: 301/570-2039
 Cell: 240/441-3846

To: Hearing Examiner

 Attn: Françoise M. Carrier, Director
 Office of Zoning and Administrative Hearings
 Stella B. Werner Council Office Building, Room # 200
 100 Maryland Ave.
 Rockville, Maryland 20850

RE: Applicants' Request for A Waiver to Required Number of Parking Spaces: -
Application for a Special Exception Use for a "Child Day Care Facility";
Case #: SE-03-4; Dwelling Located at:
*11628 Lockwood Drive, Unit #T-2
 Silver Spring, Maryland 20904
 White Oak, Montgomery County
 (Parcel-A, White Oak Gardens Subdivision)*
Dear Ms. Carrier:

We are requesting a reduction to number of parking Spaces as require in accordance with the Parking Regulations of Article 59-E. In order for the proposed facility to meet compliance with the State and County's parking requirements, we are required to have six (6) parking spaces. However, the Owner has made a request, to property management, for two (2) designated parking spaces for parent's discharge and pick-up (*there are already two (2) existing designated spaces for existing child day care*). The remainder of required parking spaces would be fulfilled by the many vacant spaces found during the hours of (*daycare*) operation, when most of the residents are away at work. There are approximately 473 existing parking spaces for the entire White Oaks Garden apartment complex Parcels-A & B, of which approx. 240 spaces serves Parcel-A and 111 spaces serves the building blocks where the new facility is being proposed. It is therefore Owner's opinion that the reduced number of spaces would be sufficient to accommodate the proposed use without adversely affecting the surrounding area or creating safety problems; and an adequate area for adult supervised discharge and pickup of children is provided for. Copies of the letter from Property Manager, authorizing two additional spaces is attached and will be furnished to the M-NCPPC Review Staff.

We look forward to your response and confirmation of our request.

Very truly yours,

 Norman O. A. Howell, R.A., Petitioner's Agent
 For AVG, Inc., Norman1152@aol.com, E-mail; 301/633-2332, Mobile

 Cc: Ms. Kamini Woyal, ABC Scholar Child Daycare Center, Owner/Petitioner
 Bill Barron, Team Leader M-NCPPC/CBP; Calvin Nelson, Jr., Planner Coordinator M-NCPPC/CBP; Peoples Council; File