



**SPECIAL EXCEPTION NOTES**

- Properties are currently owned by Jeff and Sheila Walcott and are designated on Tax Map EV 53 as Parcels 542 and 595. Parcel 542 is recorded in Liber 27655 at Folio 714 and Parcel 595 is recorded in Liber 27988 at Folio 48. Property address is No. 22416 Frederick Road.
- Topography is based on field-run topo performed by Christina Land Surveys, LLC in January, 2004. The contour interval is 2'.
- Horizontal datum is NAD 83/91 (MSP) and was derived by GPS observation performed by Powell & Associates, Inc. Vertical datum is NAVD83.
- Soils information taken from Montgomery County Soils Survey, Map 7 of 28  
Soil Types include:  
4C (Block Silt Loam—8%–15% slopes), HSG—'C', K Value: 0.32.  
16B (Brinklow—Blocktown channery silt loam—3%–8% slopes), HSG—'B', K Value: 0.24.  
17B (Occoquan Loam—3%–8% slopes), HSG—'C', K Value: 0.37.
- There are no steep slopes on this site.
- There are no flood plains, wetlands, or critical habitats on this site.
- There are no specimen or champion trees on this site.
- Site area of new Parcel One is 98,492 S.F. or 2.26 Ac. Approximately 11,354 S.F.± shall be dedicated to the public right-of-way for MD Route 355 leaving a total of 87,138 S.F. or 2,000 Ac.±.
- Site is currently zoned R-200 and lies within the Clarksville Planning Area (PA-13). Site also lies within the "Clarksville Special Protection Area".
- R-200 Zoning Requirements:  
Min. Lot Area: 20,000 Square Feet  
Min. Lot Width (for one-family detached dwelling): 100'  
Rear: 30'  
Front: 40'  
Side: 12'; (sum of both sides = 25'); 16' Min. Parking Setback  
Max. Bldg. Height: 50'  
Special Exception Zoning Requirements:  
Min. Setback for Veterinary Hospital: 50'  
Min. Setback for Animal Boarding: 75'
- Existing Conditions:  
Total Existing Lot Area (L 18118 F. 005) — 2 Ac. or 100%  
Ex. House & Shed Footprint Areas: 1,032 S.F.  
Ex. Gravel Area: 1,560 S.F.  
Total Ex. Impervious Area: 2,592 S.F.  
Total Remaining Green Space: (87,120 — 2,592) = 84,618 S.F. or 97.1%
- Proposed Conditions:  
Anticipated Parcel One: 98,492 S.F.  
Anticipated Public Dedication: 11,354 S.F.  
Working Site Area: 87,138 S.F. (100%)  
Prop. Veterinary Hospital w/ Boarding & Dog Walking Area: 6,610 S.F.  
Prop. Asphalt Parking: 9,240 S.F.  
Prop. Conc. Sidewalks & Mac: 1,750 S.F.  
Total Impervious Area: 17,600 S.F. or 20.2%  
Remaining Green Space: (87,138 — 17,600) = 69,538 S.F. or 79.8%
- Parking Requirements:  
Required Parking per Zoning Section 59-C-2.02 (Animal Boarding Place): The board must specify a minimum number of off-street parking spaces equal to at least the number of employees on the maximum shift plus three. The required number of parking spaces must in no case be less than 3.  
Proposed Parking: The proposed minimum shift shall consist of ten (10) employees; therefore, 10 parking spaces plus 3 for a total of 13 are required. Seventeen (17) spaces have been provided, including one handicapped (H.C.) space. Please note that the parking requirements for Zoning Section 59-G2-32 (Hospital, Veterinary) have also been met.

**SPECIAL EXCEPTION LAND AREA TABLE**

Parcel/Property	EXISTING Owner/Deed	Area
542	Walcott/L. 27655 F. 714	* 2 Ac.
595	Walcott/L. 27988 F. 48	0.94 Ac.
<b>Total of 2 Parcels</b>		<b>* 2.94 Ac.</b>
<b>PROPOSED</b>		
<b>Total Tract Area (per boundary survey):</b>		<b>2.87 Ac.</b>
<b>New Parcel One</b>		<b>2.26 Ac.</b>
<b>Parcel One Dedication</b>		<b>0.26 Ac.</b>
<b>Remaining Area</b>		<b>2.00 Ac.</b>
<b>New Parcel Two</b>		<b>0.61 Ac.</b>
<b>Parcel Two Dedication</b>		<b>0.01 Ac.</b>
<b>Remaining Area</b>		<b>0.60 Ac.</b>

NO.	DATE	DESCRIPTION	BY
6	8/25/06	REVISED TO INCLUDE SCREENING FENCE	GLM
5	8/22/06	REV. VETERINARY HOSPITAL FOOTPRINT	GLM
4	4/6/06	REV. VET. HOSPITAL & PARKING FOOTPRINT	GLM
3	2/15/06	REVISED PER M-NCP&PC COMMENTS	GLM
2	1/23/06	ADDED DOG WALKING AREA (GREEN HOUSE)	GLM
1	1/13/06	REVISED PER M-NCP&PC COMMENTS	GLM
NO.	DATE	DESCRIPTION	BY
REVISION			

**Owner / Applicant**  
Dr. Jeff Walcott  
c/o Old Farm Veterinary Hospital  
100 Tuscany Drive, Suite A  
Frederick, Maryland 21702  
Phone: (301) 846-9988

**SPECIAL EXCEPTION & LANDSCAPING PLAN**  
**BENNETT CREEK ANIMAL HOSPITAL**  
TAX MAP EV 53, PARCEL 542  
Situated at No. 22416 Frederick Road  
CLARKSBURG ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**GLM Engineering, Inc.**  
Commercial & Residential Land Planning and Engineering  
4987 Winchester Blvd., #4 Phone: 301-874-6175  
Frederick, Maryland 21703 Fax: 301-874-6176  
"We've got your land in site"

PROJECT NO. 0136  
DATE: AUG. 2006  
SCALE: 1" = 40'  
SHEET No. 1 of 1

Exhibit 27  
S-2659-A

LANDSCAPING SCHEDULE						
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	REMARKS	
	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE	1 - 1 1/2" CAL.	4	B & B	
	QUERCUS PALUSTRIS	PIN OAK	1 - 1 1/2" CAL.	5	B & B	
	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	2 - 2 1/2" CAL.	16	B & B	
	PRUNUS YEDOENSIS	YOSHINO CHERRY	2 - 2 1/2" CAL.	2	B & B	
	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	2' - 3" HL.	16	2 - 3 GAL.	

Seal & Signature