



- SPECIAL EXCEPTION NOTES**
- 1) Properties are currently owned by Jeff and Sheila Walcott and are designated on Tax Map Ev-3 as Parcel 542 and 595. Parcel 542 is recorded in Liber 27056 of Page 77-4 and Parcel 595 is recorded as Liber 27885 of Page 48. Property address is No. 22416 Frederick Road.
 - 2) Topography is based on ground survey performed by Centra Land Surveys, LLC in January, 2004. The contour interval is 2'.
 - 3) Horizontal datum is NAD 83 (GEO) and was derived by GPS observation performed by Powell & Associates, Inc. Vertical datum is NAVD83.
 - 4) Soil information taken from Montgomery County Soil Survey, Map 7 of 28. Soil Types include:
 4C (Clayey silty loam-4C1 to 4C4), 4C2 (Silt loam-4C2), 4C3 (Silt loam-4C3), 4C4 (Clayey silt loam-4C4), 4C5 (Clayey silt loam-4C5), 4C6 (Clayey silt loam-4C6), 4C7 (Clayey silt loam-4C7), 4C8 (Clayey silt loam-4C8), 4C9 (Clayey silt loam-4C9), 4C10 (Clayey silt loam-4C10), 4C11 (Clayey silt loam-4C11), 4C12 (Clayey silt loam-4C12), 4C13 (Clayey silt loam-4C13), 4C14 (Clayey silt loam-4C14), 4C15 (Clayey silt loam-4C15), 4C16 (Clayey silt loam-4C16), 4C17 (Clayey silt loam-4C17), 4C18 (Clayey silt loam-4C18), 4C19 (Clayey silt loam-4C19), 4C20 (Clayey silt loam-4C20), 4C21 (Clayey silt loam-4C21), 4C22 (Clayey silt loam-4C22), 4C23 (Clayey silt loam-4C23), 4C24 (Clayey silt loam-4C24), 4C25 (Clayey silt loam-4C25), 4C26 (Clayey silt loam-4C26), 4C27 (Clayey silt loam-4C27), 4C28 (Clayey silt loam-4C28), 4C29 (Clayey silt loam-4C29), 4C30 (Clayey silt loam-4C30).
 - 5) There are no steep slopes on this site.
 - 6) There are no flood-prone wetlands or critical habitats on this site.
 - 7) There are no riparian or channel banks on this site.
 - 8) The use of new parking, wetlands, or other facilities on this site... (text partially obscured)
 - 9) Site is currently zoned R-10B and is within the Clarksburg Planning Area (PWA15). Site also lies within the "Outstanding Special Protection Area".
 - 10) R-10B Zoning Requirements:
 Min. Lot Area: 20,000 Square Feet
 Min. Lot Width (for one-family detached dwelling): 100'
 Min. Setbacks:
 Front: 40'
 Side: 15' (sum of both sides = 25'); 16' Min. Parking Setback
 Rear: 30'
 Max. Bldg. Height: 50'
 Special Exception Zoning Requirements:
 Min. Setback for Veterinary Hospital: 50'
 Min. Setback for Animal Boarding: 75'
 - 11) Leaving Conditions:
 Total Existing Lot Area (0.1818 x 1,000) = 2 Ac. or 100%
 Ex. House & Other Footprint Area: 1,002 S.F.
 Ex. House Area: 540 S.F.
 Total Ex. Impervious Area: 2,562 S.F.
 Total Remaining Open Space: 187,320 = 2,902.7 - 84,618 S.F. or 97.1%
 - 12) Proposed Conditions:
 Setback: Front: One: 98,492 S.F.
 Annotated Public Setback: 11,354 S.F.
 Remaining Site Area: 87,136 S.F. (100%)
 Prop. Veterinary Hospital w/ Boarding: 7,200 S.F.
 Prop. Animal Boarding: 8,000 S.F.
 Prop. Drive: 2,000 S.F.
 Total Impervious Area: 18,200 S.F. or 21.5%
 Remaining Open Space: (94,580 - 18,200) = 66,438 S.F. or 76.5%
 - 13) Parking Requirements:
 Required Parking per Zoning Section 59-3-2.02 (Animal Boarding, Prop.) the board must specify a minimum number of off-street parking spaces equal to twice the number of employees on the maximum shift plus three. The required number of parking spaces must in no case be less than 5.
 Proposed Parking: The proposed maximum shift total consists of less than 100 employees. Therefore, 10 parking spaces plus 2 for a total of 118 are required. Seventeen (17) spaces have been provided, including one handicapped (H.C.) space. Please note that the zoning requirements for Zoning Section 59-3-2.02 (Proposed Veterinary) have also been met.

SPECIAL EXCEPTION LAND AREA TABLE

Parcel/Property	EXISTING Owner/Deed	Area
542	Walcott/L 27655 F 714	2.94 Ac.
595	Walcott/L 27888 F 48	2.94 Ac.
Total of 2 Parcels		2.94 Ac.
PROPOSED		
New Parcel One		2.26 Ac.
Parcel One Dedication		0.28 Ac.
Remaining Area		2.00 Ac.
New Parcel Two		0.61 Ac.
Parcel Two Dedication		0.01 Ac.
Remaining Area		0.60 Ac.

NO.	DATE	DESCRIPTION	BY
		REVISION	

SPECIAL EXCEPTION & LANDSCAPING PLAN

BENNETT CREEK VETERINARY HOSPITAL
 TAX MAP EV 53, PARCEL 542
 Situated at No. 22416 Frederick Road
 CLARKSBURG ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

LANDSCAPING SCHEDULE

SYMBOL	SPECIFIC NAME	COLUMBIA LABEL	SIZE	QUALITY	SP/ACRS
	ACER RUBRA "OUTER GLORY"	COMMON GLORY RED MAPLE	1 - 1 1/2" DIA.	4	0.43
	ELM SPATHULATA	PA. OAK	1 - 1 1/2" DIA.	2	0.60
	KALMIA LATIFOLIA	COMMON WINTERGREEN	2 - 2 1/2" DIA.	16	0.60
	PRUNELLA LAEVIS	COMMON CHERRY	2 - 2 1/2" DIA.	2	0.60
	YUCCA FILAMENTOSA	REEDBARK YUCCA	2' DIA.	3	0.43

SYMBOLS

	GLM Engineering, Inc. Commercial & Residential Land Planning and Engineering 1987 Winchester Blvd., 4th Floor, Clarksburg, MD 21713 Phone: 301-874-6175 Fax: 301-874-6176	PROJECT NO.: 0238 DATE: MAY 2005 SCALE: 1" = 40' SHEET: No. 1 of 1
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