



- GENERAL SITE NOTES:**
- The property is currently owned by Biscayne Veterinary Holdings, LLC with a deed reference of Liber 37035 at Folio 226. The property is also known as 'Lot 7 Clarksburg Heights', as recorded in Plat No. 23918. The property address is 22416 Frederick Road and the site area is 87,251 square feet (SF) or 2,003 acres.
 - Horizontal Datum is MSP NAD 83-91 and the Vertical Datum is NAVD 88; and was surveyed by Unger Surveying & Construction in October 2022.
 - The site is currently zoned (Residential Detached) R-200 and lies within the Clarksburg Planning Area (PA-13). The site also lies within the 'Clarksburg Special Protection Area'.
 - Bulk Standards (R-200) Zoning Requirements:
 - Min. Lot Area: 20,000 SF
 - Min. Lot Width: 100-feet (single family detached dwelling)
 - Min. Setbacks:
 - Front Yard: 40-feet
 - Side Yard: 12-feet (sum of both sides: 25-feet); 16-foot min. parking setback
 - Rear Yard: 30-feet
 - Max. Bldg. Ht.: 50-feet
 - Special Exception Zoning Requirements:
 - Min. Setback for Veterinary Hospital: 50-feet
 - Min. Setback for Animal Boarding: 75-feet
 - Soils Information: Take from Montgomery County Soils Survey, Map 7 of 28:
 - Soil types include:
 - 4C (Eloak Silt Loam - 8% to 15% slopes); HSG - C, K-Value: 0.32
 - 16B (Brimlow-Blocktown channery silt loam - 3% to 8% slopes); HSG - C, K-Value: 0.24
 - 17B (Ocoquan Loam - 3% to 8% slopes); HSG - B, K-Value: 0.37.
 - Site Summary (Existing Condition):

| Category | Area (SF) | Area (Ac) | Percentage |
|-----------------------------|-----------|-----------|------------|
| Ex. Lot 7 Area | 87,251 SF | 2,003 Ac | 100.0 % |
| Ex. Building | 6,465 SF | 0.1484 Ac | 7.41 % |
| Ex. Pavement (w/ Previous) | 12,120 SF | 0.2782 Ac | 13.89 % |
| Ex. Asphalt (Add'l) Parking | 2,670 SF | 0.0613 Ac | 3.06 % |
| Ex. Sidewalk & Deck Area | 2,795 SF | 0.0642 Ac | 3.20 % |
| Ex. Concrete & Stone Area | 1,590 SF | 0.0365 Ac | 1.82 % |
| Total Ex. Impervious Area | 25,640 SF | 0.5888 Ac | 29.39 % |
| Remaining Green Space | 61,611 SF | 1.4144 Ac | 70.61 % |
 - Water & Sewer Classification: W-1 & S-1 (WSSC Base 231NW12)

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
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BENNETT CREEK ANIMAL HOSPITAL

Sited at No. 22416 Frederick Road
Liber 37035 Folio 226
Clarksburg Election District No. 2
Montgomery County, Maryland

CONDITIONAL USE SITE PLAN - EXISTING CONDITION PLAN

Terra Solutions Engineering, LLC
Commercial & Residential Land Planning and Engineering
5216 Charmains Court, Suite 105
Frederick, MD 21705
Phone: 301-278-9622

Owner/Developer
Biscayne Veterinary Holdings, LLC
607 Oak Knoll Terrace
Rockville, MD 20871
Attn: Mr. Jeff Walcott

PROFESSIONAL ENGINEER'S CERTIFICATION

SIGNED BY: *Gerald Lee Miller, Jr.* DATE: 1/10/24

GERALD LEE MILLER, JR., PE

MD LICENSE No.: 21401, P.E. EXPIRATION DATE: 11-09-24

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.