



DEPARTMENT OF PERMITTING SERVICES

Marc Ehrlich  
County Executive

Rabbiah Sabbakhan  
Director

December 3, 2023

Mr. Gerald Miller, Jr., PE  
Terra Solutions Engineering, Inc.  
5216 Chairmans Court, Suite 105  
Frederick, Maryland 21703

Re: **REVISED COMBINED PRELIMINARY AND FINAL WATER QUALITY PLAN** for  
Bennett Creek Animal Hospital  
22416 Frederick Road  
Preliminary Plan #: 120080130  
SM File #: 217106  
Tract Size/Zone: 87,251 sq ft/R-200  
Total Concept Area: 27,925 sq ft.  
Lots/Block: 7  
Watershed and Class: Seneca Creek/IV  
Clarksburg Special Protection Area  
Redevelopment (Yes/No): No

Dear Mr. Miller:

Based on a review by the Department of Permitting Services Review Staff, the revision to the Final Water Quality Plan for the above-mentioned site is **acceptable**. The revision proposes to meet required stormwater management goals via the use of micro-bioremediation and a bio-swale. This review is for the elements of the water quality plan of which DPS has the lead agency and does not include limits on the imperviousness or buffer encroachments.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this project.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. This approval supersedes the previous approval dated November 14, 2007.
5. Side slopes greater than 3:1 are not permitted in the SPA.
6. Use of Super Silt Fence in lieu of Silt Fence is required in an SPA.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-00 is **not required**. SPA stream monitoring and BMP monitoring fees will be required per Special Protection Area Regulations.

This letter must appear on the sediment control/stormwater management plan at its initial submission. The final water quality plan approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the final water quality plan. Any divergence from the information provided to this office, or additional information received during the development process, or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate water quality plan request shall be required.

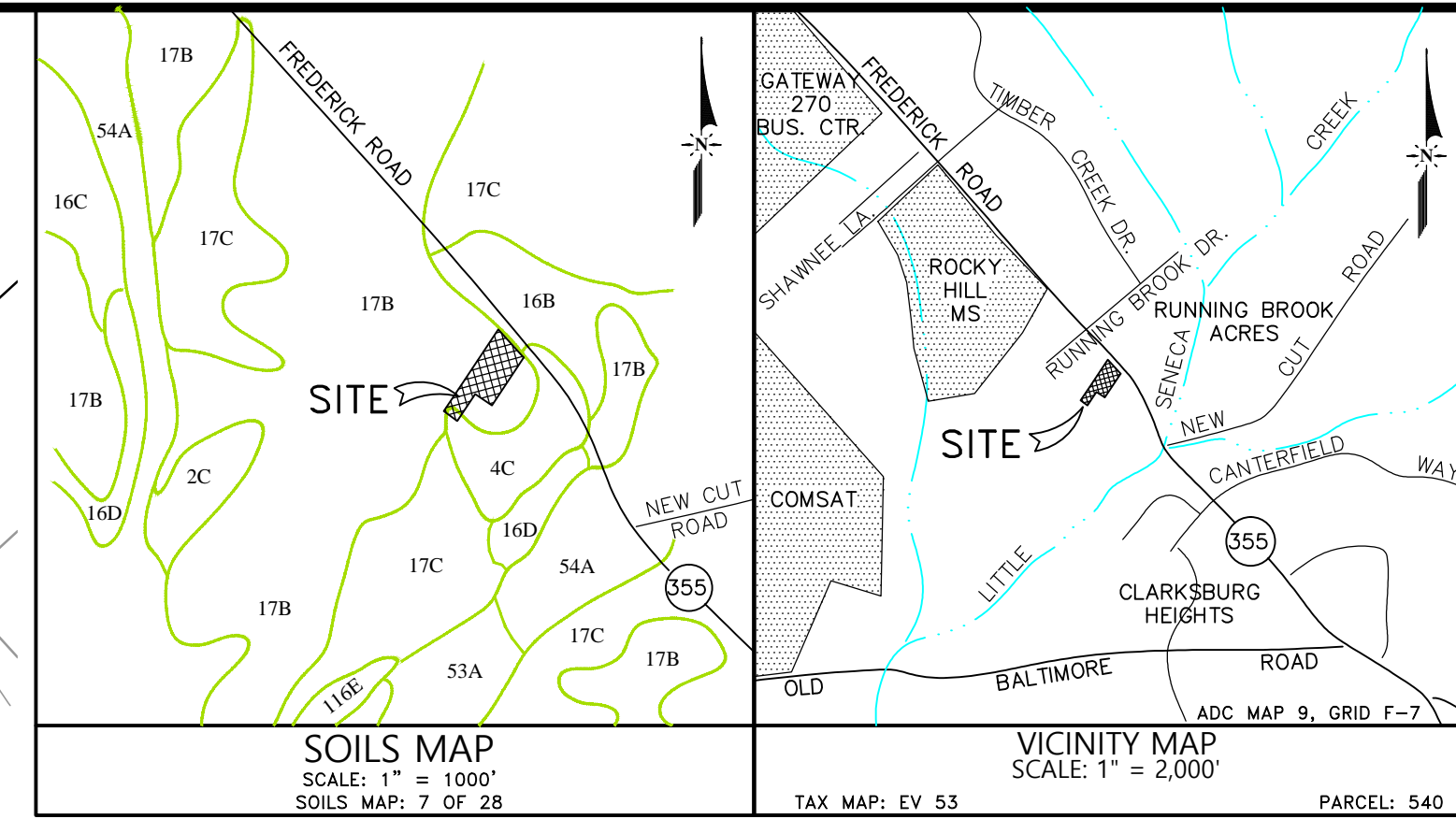
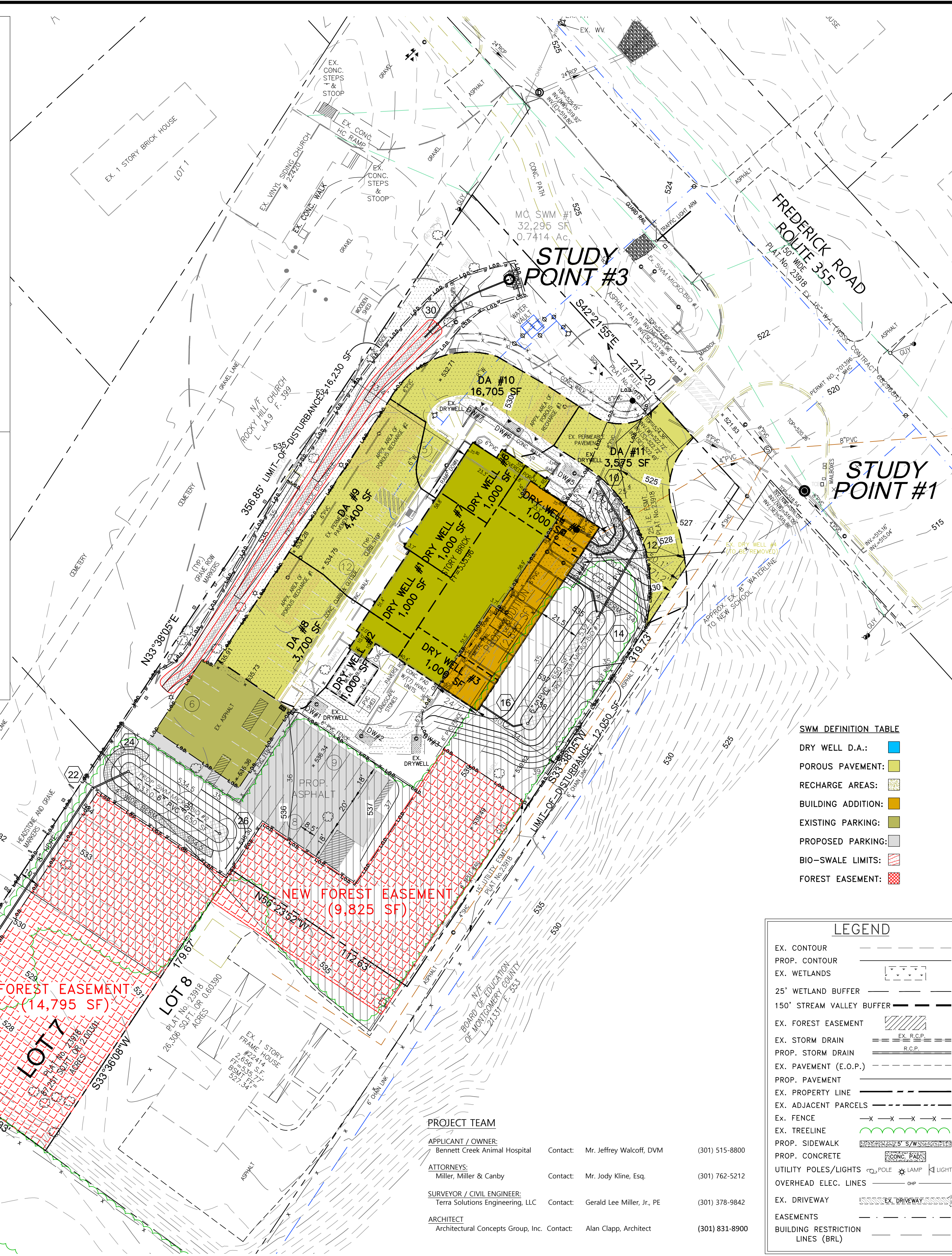
If you have any questions regarding these actions, please feel free to contact Sherry Mitchell at 240-777-5208 or sherry.mitchell@montgomerycountymd.gov.

Sincerely,

*Mark Ehrlich*  
Mark Ehrlich, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 217106

ESD: Required/Provided 2,837 of 3,767 of  
PE: Required/Provided 1,807 of 2,337  
STRUCTURAL: N/A of  
WAVED: N/A of



**GENERAL SITE NOTES:**

1. 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.
2. Horizontal Datum is MGR NAD 83-91 and the Vertical Datum is NAVD 88, and was surveyed by Unger Surveying & Construction in October 2022.
3. 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'.
4. 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
5. 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 clayey silt loam - 3% to 8% slopes), HSG - 'C', K-Value: 0.24  
17B (Ocoean Loam - 3% to 8% slopes), HSG - 'B', K-Value: 0.37.
6. Site Summary (Existing Condition):  
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 0.5868 Ac. 29.39 %  
Remaining Green Space: 61,611 SF 1.4144 Ac. 70.61 %
7. Water & Sewer Classification: W-1 & S-1 (WSSC Base 231NW12)

**SPECIAL EXCEPTION NOTES:**

**Purpose Statement:**

1. Proposed Conditions:  
Ex. Lot 7 Area: 87,251 SF  
Ex. Building: 6,465 SF  
Ex. Pavement (w/ Previous): 12,120 SF  
Ex. Asphalt (Add'l) Parking: 2,670 SF  
Ex. Sidewalk & Deck Area: 2,795 SF  
Ex. Concrete & Stone Area: 1,590 SF  
Prop. Building Addition: 2,845 SF  
Prop. Parking Expansion: 4,330 SF  
Prop. Sidewalk: 1,710 SF  
Total Ex. Impervious Area: 32,985 SF 0.7572 Ac. 37.80 %  
Remaining Green Space: 54,266 SF 1.2458 Ac. 62.20 %
2. Parking Requirements:  
The required parking is per Zoning Section 59-G-2.02 (Animal Boarding Place): The board must specify a maximum number of off-street parking spaces equal to least to the number of employees on the maximum shift plus three. The required number of parking spaces must in no case be less than three (3). The proposed parking maximum shift shall consist of twenty-seven (27) employees; therefore, 27 parking spaces plus 3 equals a total of 30 spaces. Forty (40) spaces have been provided, including two (2) handicapped (H-C) space. Please note the parking requirement for Zoning Section 59-G2-2.32 (Hospital, Veterinary) have also been met.

**SWM DEFINITION TABLE**

- DRY WELL D.A.: [Color swatch]
- POROUS PAVEMENT: [Color swatch]
- RECHARGE AREAS: [Color swatch]
- BUILDING ADDITION: [Color swatch]
- EXISTING PARKING: [Color swatch]
- PROPOSED PARKING: [Color swatch]
- BIO-SWALE LIMITS: [Color swatch]
- FOREST EASEMENT: [Color swatch]

**LEGEND**

- EX. CONTOUR
- PROP. CONTOUR
- EX. WETLANDS
- 25' WETLAND BUFFER
- 150' STREAM VALLEY BUFFER
- EX. FOREST EASEMENT
- EX. STORM DRAIN
- PROP. STORM DRAIN
- EX. PAVEMENT (E.O.P.)
- PROP. PAVEMENT
- EX. PROPERTY LINE
- EX. ADJACENT PARCELS
- EX. FENCE
- EX. TREELINE
- PROP. SIDEWALK
- PROP. CONCRETE
- UTILITY POLES/LIGHTS
- OVERHEAD ELEC. LINES
- EX. DRIVEWAY
- EASEMENTS
- BUILDING RESTRICTION LINES (BRL)

**PROJECT TEAM**

<b>APPLICANT / OWNER:</b> Bennett Creek Animal Hospital	Contact: Mr. Jeffrey Walcott, DVM	(301) 515-8800
<b>ATTORNEYS:</b> Miller, Miller & Canby	Contact: Mr. Jody Kline, Esq.	(301) 762-5212
<b>SURVEYOR / CIVIL ENGINEER:</b> Terra Solutions Engineering, LLC	Contact: Gerald Lee Miller, Jr., PE	(301) 378-9842
<b>ARCHITECT:</b> Architectural Concepts Group, Inc.	Contact: Alan Clapp, Architect	(301) 831-8900

**PROFESSIONAL ENGINEER'S CERTIFICATION**

SIGNED BY: *Gerald Lee Miller, Jr.* 1/10/24  
GERALD LEE MILLER, JR., PE DATE  
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.

**BENNETT CREEK ANIMAL HOSPITAL**  
Sited at No. 22416 Frederick Road  
Liber 37035 Folio 226  
Clarksburg Election District No. 2  
Montgomery County, Maryland

**AMENDED SPECIAL EXCEPTION SITE PLAN - OVERVIEW**

Terra Solutions Engineering, LLC  
Commercial & Residential Land Planning and Engineering  
5216 Chairmans Court, Suite 105  
Frederick, MD 21703  
Phone: 301-578-9842

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

PROJECT No.: 302  
DATE: JANUARY 2024  
SCALE: 1" = 30'  
SHEET No. 1 of 1