

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**

APPLICANT: The Lawn Pros Group, Inc.

ASSESSMENT DISTRICT: 4th

CASE NUMBER: 2025-0171-S & 2025-0172-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: November 6, 2025

PREPARED BY: Sara Anzelmo
Planner



REQUEST

The applicant is requesting a special exception to allow a landscaping and tree contracting facility in an RLD - Residential Low Density District and variances to allow a landscaping and tree contracting use with vehicular access not directly from a collector or higher classification road and a building (pole building) with less setbacks than required on property located at 796 Generals Highway in Millersville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of approximately 5.37 acres of land and is located with 34 feet of frontage on the west end of a 50-foot private right-of-way, approximately 525 feet west of Generals Highway. It is identified as Parcel 175 in Grid 17 on Tax Map 30.

The property is zoned RLD - Residential Low Density District. It is currently an undeveloped, forested site with the exception of a pole building located along the southeast property line.

PROPOSAL

The applicant plans to establish a landscaping and tree contracting facility use on the subject property. The proposal would include the construction of a 60-foot by 90-foot building to be used for a combination of office space (1,500 sf) and garage/warehouse space (3,900 sf) relating to the use. A paved driveway, parking spaces and drive aisles, loading area spaces, and a 16-foot by 54-foot outdoor storage area are also proposed. The existing pole building located near the southern lot line is to be retained and used for accessory storage.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for a landscaping and tree contracting facility in an RLD - Residential Low Density District may be granted are set forth under § 18-11-131 of the Anne Arundel County Zoning Code. Additionally, all special exceptions are subject to the general standards contained in § 18-16-304.

REQUESTED VARIANCES

Section 18-11-131(2) of the Anne Arundel County Zoning Code provides that all vehicular access to a landscaping and tree contracting facility shall be directly from a collector or higher classification road. Vehicular access to the site is proposed via a 50-foot private right-of-way rather than directly from a collector or higher classification roadway, necessitating a variance.

Section 18-11-131(3) provides that buildings and outdoor areas to be used for parking, loading or storage of vehicles, equipment, tools, and supplies shall be delineated on a site development plan and located at least 50 feet from all property lines and public roads. The existing pole building would remain as close as 37 feet from the southern lot line, necessitating a variance of 13 feet. Two proposed parking spaces and a 10' by 16' dumpster area would be located 23 feet from the southern lot line, necessitating a variance of 27 feet.

FINDINGS

The property was the subject of a prior special exception and variance application (2022-0135-S and 2022-0136-V) which was denied by the Administrative Hearing Officer but was subsequently approved by the Board of Appeals (BA 52-22S and BA 53-22V). Before those approvals expired, the applicant submitted a variance request to allow an additional 18-month extension in time to obtain a building permit (2025-0019-V) which was denied by the Administrative Hearing Officer and was not appealed. The current special exception proposal includes a building of the same size as the prior proposal; however, the location of the building and the associated parking, drive aisles, storage, and loading areas have been reconfigured.

The **Development Division (Regional Team)** defers to the Zoning Administration Section to determine whether the application meets the special exception and variance requirements.

The **Health Department** does not have an approved plan for this project, but has no objection to the request as long as a plan is submitted and approved by the Department.

The **Long Range Planning Section** commented that Plan2040 does not have recommendations that are specific to this site. The proposal is generally consistent with the goals, policies, and strategies of Plan2040, including:

- Policy BE3.2: Ensure that infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

The site is in the No Public Sewer Service category and the No Public Water Service category. The proposal is consistent with the 2022 Water and Sewer Master Plan.

The **Cultural Resources Section** is currently reviewing the associated development application C2025-0016 00 PP for compliance with Article 17-6-502 (Archaeology) and 17-6-504 (Scenic or Historic Roads). Current review requirements include an archaeology site visit and Cultural Resources Section's review of the Landscape Plan to ensure compliance with the Scenic or Historic Road criteria. While Cultural Resources has no objection to the special exception request, all associated development applications will be reviewed for compliance with Article 17.

The **Office of Inspections and Permits (Engineering)** took no position on the special exception or variances, but provided a list of items to be addressed at permitting if the requests are granted.

With regard to the specific special exception requirements of § 18-11-131, this Office submits the following findings:

- (1) *The facility shall be located on a lot of at least two acres.* The site is approximately 5.37 acres, easily exceeding this requirement.
- (2) *All vehicular access to the site shall be directly from a collector or higher classification road.* While Generals Highway (a minor arterial road) is a collector or higher classification road, vehicular access would be provided via a 50-foot private right of way between Generals Highway and the subject property. The applicant is seeking a variance to this requirement.
- (3) *Buildings and outdoor areas to be used for parking, loading or storage of vehicles, equipment, tools, and supplies shall be delineated on a site development plan and located at least 50 feet from all property lines and public roads, and maximum coverage for outdoor storage may not exceed 20% of the total lot area.* The applicant is seeking variances to allow the existing pole barn to remain and to allow two parking spaces and a 10' by 16' dumpster area to be located within the required 50-foot setback.
- (4) *The location and design of the operation shall be such that the use will not be a nuisance to neighboring properties due to noise, dust, and fumes.* Based on the site plan, it appears that the proposed use will be sufficiently buffered to minimize potential impacts.
- (5) *Hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.* The applicant attests that this operational requirement shall be met.
- (6) *Accessory outdoor storage and parking areas shall be screened from neighboring properties in accordance with the Landscape Manual.* A minimum 50-foot tree buffer is proposed, and the applicant attests that any additional screening will be provided in accordance with the County Landscape Manual during the permitting process.
- (7) *Minor repairs to vehicles or equipment are permitted, provided such activities take place inside a building. Body work, engine rebuilding, engine reconditioning, painting, and similar activities are not permitted.* The applicant attests that minor repairs will be performed only within the proposed garage structure.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the proposed landscaping and tree contracting facility would not be detrimental to the public health, safety, or welfare and would be compatible with the appropriate and orderly development of the RLD District. The operations related to the facility would be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the district. Similarly, it does not appear that the use at the location proposed would have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence to indicate that the proposed use would conflict with an existing or programmed public facility, public service, school, or road. The

proposal is generally consistent with the goals, policies and strategies of Plan2040. Public need was not specifically addressed in the letter of explanation, so the applicant will be required to demonstrate public need for the use via testimony at the hearing. If approved, the applicant will be required to demonstrate compliance with the County Landscape Manual at permitting.

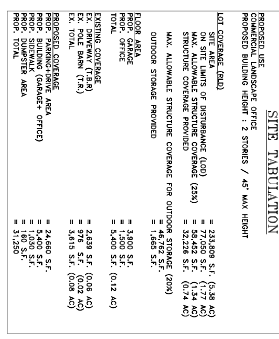
With regard to the requested variances, a determination must be made as to whether, because of certain unique physical conditions peculiar to and inherent in the particular lot, strict implementation of the Code would result in practical difficulties or an unnecessary hardship. Under the prior application, the County supported the variance to allow the existing pole building to remain within the 50-foot setback and supported the variance to allow a landscaping and tree contracting facility with vehicular access not directly from a collector or higher classification road. A review of the Board of Appeals testimony indicates that the concerns that were initially expressed at the Administrative Hearing by the owner of the three other parcels abutting the private right-of-way appear to have been resolved. The owner of those parcels testified in support of the special exception and variances, and the Board approved both. This Office recommends approval of the same two variances, aligning with the Board of Appeal's previous approval.

However, the need sufficient to justify a variance must be substantial and urgent and not merely for convenience. The applicant explains that the proposed location of the dumpster area provides an effective and safe travel path for the garbage truck to enter, service, and exit the site and that the parking spaces adjacent to the existing pole barn are conveniently located to allow for easy access into the structure. This Office supports the previous variances because they relate to existing conditions that cannot be changed without demolition. However, there appears to be ample room on this 5.37 acre property to design a development proposal for which all of the new improvements adhere to the 50-foot setback. As such, the third variance requested to locate two new parking spaces and a dumpster area within the required setback is not warranted and cannot be considered the minimum necessary to afford relief.

RECOMMENDATION

Based upon the standards set forth in § 18-16-304 and § 18-11-131 of the Code under which a special exception to allow a landscaping and tree contracting facility may be granted, the Office of Planning and Zoning recommends **conditional approval** of the proposed special exception. Any approval should be conditioned on the relocation of the two southernmost parking spaces and the dumpster area to an area that meets the required 50-foot setback. This Office also recommends **approval** of variances to § 18-11-131(2) & (3) to allow a landscaping and tree contracting use with vehicular access not directly from a collector or higher classification road and a building (pole building) with less setbacks than required. However, this Office recommends **denial** of a variance to § 18-11-131(3) to allow two parking spaces and a dumpster area with less setbacks than required.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant to construct the structure(s) as proposed, the applicant shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.

[illegible][illegible]

VARIANCE PLAN

796 GENERALS HIGHWAY
MILLERSVILLE, MD 21108
#2025-0016-00-PP

TAX MAP 30, GRID 17 PARCEL 175 TAX ACCT#000000024535 ZONING#000
TAX DISTRICT 04 ANNE ARUNDEL COUNTY MARYLAND

DATE: JULY 2025

SCALE: 1" = 40'

SHEET: 1 OF 1

DRAWN BY: K.A.M.
CHECKED BY: K.A.M.
THRU: 08/11/2025

October 27, 2025
Department of Planning and Zoning
2664 Riva Road MD 21401

Subject: 796 Generals Highway Millersville, MD 21108
Front Yard Setback and Access Variance Request / Landscaping Special Exception

On behalf of our client, we respectfully submit this letter requesting a Variance to the Setback Requirements and Access for the property located at 796 Generals Highway, Millersville, MD 21108. This request is being made to allow for the construction of a Landscaping and Tree Contracting business, with the usage of the existing Pole Barn on the property that is to remain. Along with the Variance request, we also request for a Special Exception for the operation of a Landscaping and Tree Contracting business on the subject site.

In accordance with of the Anne Arundel County Code (RLD Bulk Regulations), the required setbacks are as follows:

- **Bulk Regulations; § 18-4-401:** 50 feet for the front yard
- **Requirements for Special Exception Uses:** Buildings and outdoor areas to be used for parking, loading or storage of vehicles, equipment, tools, and supplies shall be delineated on a site development plan and located at least 50 feet from all property lines and public roads

Due to the unique circumstances of this lot, we are requesting relief from the standard setback and access requirements. Below are the relevant conditions and justifications of this variance.

A. Existing Conditions

- a. The total area of the parcel is 5.368 AC or (233,809 square feet), undeveloped and forested site.
- b. The property is zone RLD (Residential Low-Density Development) and is not within the Critical Area Zone.
- c. Property contains a pole barn (to remain) and driveway (to be removed) near the South property line.

B. Proposed site Conditions

- a. The proposed improvements to the site include the construction of a garage/office building, designated modestly sized outside storage, and adequate parking and turnaround areas.
- b. The proposed garage/office building contains vehicular access through an existing 50-foot way right-of-way from Generals Highway (a collector or higher classification road).
- c. Stormwater Management has been proposed to meet Anne Arundel County and MDE requirements.

C. Requested Variance

- a. Relief of 13 feet from the front building restriction line, for a proposed 37-foot setback.
- b. Relief of 27 feet from the building restriction line for parking and dumpster area from property line, for a proposed 23-foot setback.
- c. Request to allow vehicular access via a 50-foot private right-of-way connected directly to a collector of higher-class roadway (Generals Hwy).

D. Justification for Variance

We believe the requested variance meets the required criteria under County regulations, as the hardship is due to the existing conditions of the lot.

- (1) The existing pole barn encroaching on the 50-foot setback constitutes a 37-foot variance setback from the South lot line to accommodate existing conditions of the site, an unnecessary hardship not self-imposed by the owner. (Section 18-11-132 (3)).
- (2) The proposed location of the dumpster area provides an effective and safe travel path for the garbage truck to enter, service, and exit the site. A route is provided from the office and warehouse to the dumpster area with a longitudinal and cross slope of approximately two percent (2%), ensuring safe accessibility. The parking spaces adjacent to the existing pole barn are conveniently located to allow for easy access into the structure.
- (3) Due to the land-locked nature of the property, the only means of access to the existing site is the existing 50-foot right-of-way from a collector or high classification road (Generals Hwy). The 50-foot access path from the subject property leads directly to a minor arterial roadway. The access only passes one other landlocked property that has access to the private right of way. This constitutes as a practical difficulty for the home owner.

E. Article 18-6-305: Variances

The site meets the requirements for a variance under the following practical difficulties and hardships:

- (1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or
- (2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardships and to enable the applicant to develop the lot.

F. Requirements for all Variance

Granting this variance will not:

- i. Alter the essential character of the neighborhood as the variance is requested for an already existing condition.
- ii. Substantially impair the appropriate use or development of adjacent property.
- iii. Reduce forest cover in the limited development and resource conservation areas of the critical area as it is not located in the Intensely Developed Area (IDA).
- iv. Be contrary to acceptable clearing and replanting practices required for development in the critical area. The layout has been carefully designed to minimize the necessary clearing by locating the office/ garage area in an area where clearing is localized.
- v. Be detrimental to the public welfare

In order to recognize the subject property for the proposed use, a Special Exception is required for Landscaping and Tree Contracting. A landscaping business is permitted in the RLD Zone via Special Exception.

In accordance with Anne Arundel County Code §18-11-132, we offer the following to demonstrate compliance with the criteria for approval of this Special Exception:

1. Minimum Lot Size:

The property consists of 5.36 acres, exceeding the required minimum of two (2) acres.

2. Vehicular Access:

Access is provided directly from Generals Highway (a collector or higher classification road) via an existing 50-foot right-of-way.

3. Location of Buildings and Outdoor Storage:

All proposed buildings and outdoor areas for vehicle, equipment, tool, and supply storage are shown on the Site Plan and are set back at least 50 feet from all property lines and public roads, where applicable. There are additional Variances being requested for the parking area located next to the existing pole barn.

The total allowable outdoor storage area is approximately 1.07 acres (20% of the total lot area). The proposed storage area is 14,375 square feet (approximately 6%), well within the allowable limit. A 50-foot buffer is provided along all property lines, as depicted on the Site Plan.

A Variance has been filed for the Southern Property line setback as to accommodate for the existing pole barn that is to remain. Dimensions of building distance have been noted in red, with a 37' Variance Setback requested as to support existing conditions. There is a 23' Variance setback requested for the

4. Compatibility with Surrounding Properties:

The location and design of the proposed operation will not constitute a nuisance to neighboring properties.

5. Business Hours:

Operational hours will be limited to 7:00 a.m. to 6:00 p.m., in compliance with the Code.

6. Screening and Landscaping:

The site will be adequately buffered to minimize impacts from noise, dust, or fumes. The site will contain the maximum buffer area (up to 50 feet) to mitigate for any potential impacts from noise and light.

7. Vehicle and Equipment Maintenance:

Minor repairs will be performed only within the proposed garage structure, satisfying this criterion.

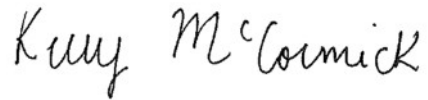
In accordance with Anne Arundel County Code §18-16-304 (Special Exceptions), the following additional findings are presented:

1. The proposed use will not adversely affect public health, safety, or welfare. The site is set back approximately 300 feet from the road and will be appropriately screened.
2. The property is accessed by an arterial roadway and includes all required buffers and setbacks.
3. The landscape business will operate during limited hours and will not generate excessive noise, fumes, vibrations, or light.
4. All operational criteria specific to landscape businesses will be strictly followed and enforced.
5. The proposed use does not conflict with any existing or planned public facility, service, school, or roadway.
6. A Pre-file Meeting was held with County staff during the previous Special Exception request, and all concerns raised have been addressed accordingly.
7. The General Development Plan (GDP) designates the area as Rural. The proposed use is consistent with other uses permitted in the RLD Zone.
8. The operation will serve a demonstrated public need, providing landscaping services to clients throughout the region.
9. The application meets the Special Exception criteria outlined in County Code §18-11-132, and we believe all necessary supporting evidence has been provided.
10. The site is located outside of the critical area.
11. Landscape screening will be installed as shown on the Site Plan and will meet Class A Buffer Requirements.

For the reasons stated above, we respectfully request approval of the Variance to Setback and Access Requirements and Special Exception for Landscaping and Tree Contracting Use for 796 Generals Highway. We believe this proposal is consistent with the intent of the County Code, meets all required findings, and represents a responsible and low-impact use of the property.

Should you require additional information or clarification, please do not hesitate to contact our office at (410) 266-1160 or via email at kelly@terrainmd.com

Sincerely,

A handwritten signature in black ink that reads "Kelly McCormick". The script is cursive and fluid, with the first name "Kelly" and last name "McCormick" clearly legible.

Kelly McCormick, P.E.

2025-0171-S - see also 2025-0172-V

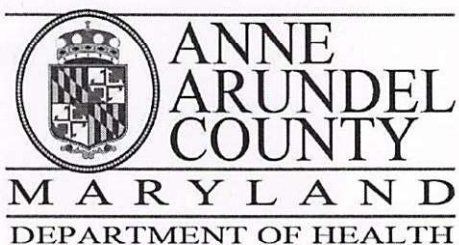
Menu		Cancel	Help
Task OPZ Regional Team Assigned to Department OPZ Regional Planning Action by Department OPZ Regional Planning Start Time		Due Date 09/18/2025 Assigned to Massimiliano Foppiano Action By Massimiliano Foppiano End Time	Assigned Date 08/28/2025 Status Complete w/ Comments Status Date 09/19/2025 Hours Spent 0.0 Comments This comment is in response to the Zoning Division request for comments regarding; a Special Exception to Article 18-4-106 & 18-11-131 regarding a landscaping and tree contracting located in the RLD zoning district. This Office defers to the Zoning Division whether the applicant meets the above application standard requirements, per Special Exception requirements of Article 18-16-304.
Billable No		Overtime No	In Possession Time (hrs) 0.0
Time Tracking Start Date No	Est. Completion Date ☒ Display Comment in ACA	Comment Display in ACA ☒ All ACA Users ☒ Record Creator ☒ Licensed Professional ☒ Contact ☒ Owner Workflow Calendar	
Estimated Hours 0.0		Action Updated	
Task Specific Information			
Expiration Date		Review Notes	Reviewer Name Massimiliano Foppiano
Reviewer Phone Number		Reviewer Email PZFOPP24@aaacounty.org	

2025-0172-V - see also 2025-0171-S

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Task OPZ Regional Team Assigned to Department OPZ Regional Planning Action by Department OPZ Regional Planning Start Time		Due Date 09/18/2025 Assigned to Massimiliano Foppiano Action By Massimiliano Foppiano End Time	Assigned Date 08/28/2025 Status Complete w/ Comments Status Date 09/19/2025 Hours Spent 0.0 Comments This comment is in response to the Zoning Division request for comments regarding; a Variance to Article 18-4-401. This Office defers to the Zoning Division whether the applicant meets the above application standard requirements for the variance. In Possession Time (hrs) Comment Display in ACA ☒ All ACA Users ☒ Record Creator ☒ Licensed Professional ☒ Contact ☒ Owner Workflow Calendar
Billable No	Overtime No		
Time Tracking Start Date Display E-mail Address in ACA No	Est. Completion Date ☒ Display Comment in ACA		
Estimated Hours 0.0	Action Updated		

Task Specific Information

Expiration Date	Review Notes	Reviewer Name Massimiliano Foppiano
Reviewer Phone Number	Reviewer Email PZFOPP24@aacounty.org	



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

THROUGH: Don Curtian, Director
Bureau of Environmental Health 

DATE: September 4, 2025

RE: Christopher A. Deleonibuss
796 Generals Hwy.
Millersville, MD 21108

NUMBER: 2025-0171-S

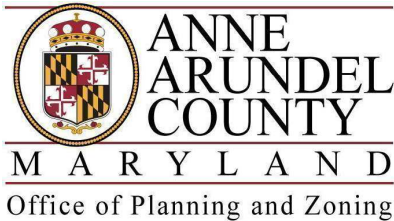
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a landscaping and tree contracting use in the RLD - Residential Low Density District.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Zoning Division

FROM: Desirae Williams, Long Range Planner

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments

DATE: September 17, 2025

Name of Project: 796 Generals Hwy
Case#: 2025-0171-S
Location: 796 Generals Hwy, Millersville
Tax Map 30, Parcel 175
Region Planning Area: Region 6
Community: Millersville

Summary:

The applicant is requesting special exception approval to allow for the operation of a Landscaping and Tree Contracting business on the subject property.

The approximately 5.36 acre site is located within the Rural and Agricultural Development Policy Area. The site is in the Rural Planned Land Use category. Surrounding properties are in the Rural and Commercial Planned Land Use categories. Zoning for the site is RLD (Residential Low Density). Surrounding properties are also zoned RLD. The site is not within the Priority Funding Area or Green Infrastructure Network.

Findings:

Compliance with Plans:

General Development Plan: Plan2040 does not have recommendations that are specific to this site, and the proposal is generally consistent with the goals, policies, and strategies of Plan2040, including:

- Policy BE3.2: Ensure infill development and redevelopment in existing residential neighborhoods are compatible in scale, use, form and intensity with the surrounding neighborhood character.

Region 6 Plan: This proposal is within Region Planning Area 6. The Region 6 Plan and Comprehensive Zoning Map are expected to be adopted by the County Council in spring 2026.

2022 Water and Sewer Master Plan: The site is in the No Public Sewer Service category and the No Public Water Service category. The proposal is consistent with the 2022 Water and Sewer Master Plan.

2025-0171-S - see also 2025-0172-V

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Task OPZ Cultural Resources Assigned to Department OPZ Cultural Resources Action by Department OPZ Cultural Resources Start Time		Due Date 09/18/2025 Assigned to Stacy Poulos Action By Stacy Poulos End Time	Assigned Date 08/28/2025 Status Complete w/ Comments Status Date 09/16/2025 Hours Spent 0.0 Comments The Cultural Resources Section is currently reviewing associated development application C2025-0016 00 PP for compliance with Article 17-6-502 (Archaeology) and 17-6-504 (Scenic or Historic Roads). Current review requirements include an archaeology site visit and Cultural Resources Sec.'s review of the Landscape Plan to ensure compliance with the Scenic/Hist. Rd. criteria. While this office has no objection to the special exemption request, all associated development applications will be reviewed for compliance with Article 17.
Billable No		Overtime No	In Possession Time (hrs) 0.0 Comment Display in ACA ☒ All ACA Users ☒ Record Creator ☒ Licensed Professional ☒ Contact ☒ Owner Workflow Calendar
Time Tracking Start Date Display E-mail Address in ACA No	Est. Completion Date ☒ Display Comment in ACA		
Estimated Hours 0.0	Action Updated		
Task Specific Information			
Expiration Date Reviewer Phone Number		Review Notes Reviewer Email	Reviewer Name

2025-0171-S - see also 2025-0172-V

Menu		Cancel	Help
Task I and P Engineering Assigned to Department Engineering Action by Department Engineering Start Time		Due Date 09/18/2025 Assigned to Natalie Norberg Action By Natalie Norberg End Time	Assigned Date 09/02/2025 Status Complete w/ Comments Status Date 09/17/2025 Hours Spent 0.0 Comments 1. Label Generals Highway and include the road classification, whether it is public or private, and the state road number (if applicable). 2. With the current grading and site layout, MBR #1, MBR #2, and BSWL #1 are in series and inundate each other with their overflows. This increases the drainage areas to the devices. 3. Label the off-site contour lines west and south of the site. 4. Provide first floor elevation for the proposed building. 5. The proposed driveway extends from the site to Generals Highway. Extend the LOD to Generals Highway. Update the total disturbance. 6. If the Site is not within the Critical Area list the impervious area as "impervious area" rather than "lot coverage". 7. The tree line is drawn backwards along the LOD. 8. It appears a right to discharge may need to be obtained at Grading Permit for BSWL #1 discharging concentrated flow onto Parcel 124. 9. At Grading Permit, it will need to be noted what is to be done to the portion of the existing driveway outside the 50-foot ROW on individual properties.
Time Tracking Start Date Display E-mail Address in ACA No	Est. Completion Date ☐ Display Comment in ACA	In Possession Time (hrs) Comment Display in ACA ☒ All ACA Users ☒ Record Creator ☒ Licensed Professional ☒ Contact ☒ Owner Workflow Calendar	
Estimated Hours 0.0	Action Updated		
Task Specific Information			
Expiration Date		Review Notes	Reviewer Name Natalie Norberg
Reviewer Phone Number		Reviewer Email ipnorb81@aacounty.org	

N

Tax Account Number: 400090024535

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CECILIUS HWY

CEDARCE

S