



David M. Plott ✦ 443-569-0757 ✦ dplott@yvslaw.com

July 14, 2023

Ms. Sterling Seay
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, Third Floor
Annapolis, MD 21401

Re: Knollwood Manor Eating Disorder Treatment Facility /
Special Exception Application
899 Cecil Avenue, Millersville, MD, Tax ID 04-000-03330800;
Tax Map 30, Grid 22, Parcel 186 ("Property")

Dear Ms. Seay:

We represent BHRE Investors (MD) LLC ("BHRE") and Cecil Avenue Building, LLC ("Cecil Building") (collectively, the "Applicant") regarding this special exception application, which proposes to establish an eating disorder treatment facility in an existing building located at the Property. This special exception request is essentially identical to a previously approved special exception at the subject Property in Case No. 2017-0031-S to allow an eating disorder treatment facility in an R1- Residential District. See **Exhibit 1**. That approval was extended by variance in Case No. 2019-0088-V. However, due to difficulties in securing a facility operator, further compounded by the pandemic, the building permit B02386047 that was issued on September 9, 2020 for renovating the building expired. This resulted in the special exception approval terminating by operation of law per Code § 18-16-405.

BHRE is contract purchaser of the Property and initiated the process of securing funds for acquisition and renovation of the Property, with the goal of opening and operating the eating disorder treatment facility in 2024. In the process of due diligence work on the project, counsel to BHRE was advised by the County Office of Planning and Zoning ("OPZ") that the Special Exception approval had expired. Therefore, a new special exception application and approval was needed. BHRE seeks to reinstate the prior special exception approval using the site development plan that the County approved for the project. The OPZ approved site development plan ("Site Plan") included in this application is fundamentally the same site plan approved by the AHO in 2017, but with some minor revisions and enhancements that resulted from comments received from County staff and additional landscaping requested by the community during the site development plan process that occurred subsequent to the original special exception approval.¹

¹ The Site Plan submitted with this application includes additional landscaping, stormwater management, a small expansion of the parking lot and the addition of rear fire lane access that were not part of the original 2017 special exception site plan.

As shown on the Site Plan, the Property is approximately 4.95 acres and is located in the R1-Residential zoning district. See **Exhibit 2** (Zoning Map). Eating disorder treatment facilities are allowed as a special exception use in the R1 zoning district. Code § 18-4-106.

The Property is currently developed with a vacant building that previously operated as a skilled nursing facility. The building currently has approximately 28,227 usable square feet. It was first constructed in 1966, and an additional wing was added in 1977. Most recently it was operated as the 87-bed Knollwood Manor Nursing Home until that facility closed in 2014. There are 51 paved parking spaces currently on the site. The Property is situated in a neighborhood that includes single-family residential dwellings.

The Proposed Redevelopment

The Applicant proposes to rehabilitate the existing structure into an eating disorder treatment facility as defined by Anne Arundel County and State law.² As shown on **Exhibit 3**, the existing building is in fair condition and in need of major upgrades. The redevelopment will include repairing and repaving the driveway, replacing the existing roofs, painting the exterior building walls, installing landscaping and fencing, installing new electrical systems throughout the building, upgrading the fire protection systems, upgrading the HVAC and plumbing systems, and upgrading the interior finishes such as flooring, wall coverings, and ceilings.

The Applicant is proposing to renovate the existing building in order to operate an eating disorder treatment facility with a maximum of 78 eating disorder treatment units. A draft floor plan for the proposed facility is shown in **Exhibit 4**. The facility will treat patients with eating disorders such as bulimia and anorexia nervosa with typical stays of 30-180 days. The facility will provide 24-hour residential care to eating disorder patients including cognitive behavior therapy, nutrition, medical education, goal setting, mindfulness/yoga, expressive art therapy, coping skills and recovery skills.

Compliance with Special Exception Criteria

An eating disorder treatment facility is a use permitted by special exception in a R1 zoning district. The eating disorder treatment facility, depicted on the enclosed Special Exception Site Plan, complies with the requirements for the special exception use as set forth in Code § 18-11-124, and with the bulk zoning regulations for the R1 zoning district, provided by Code § 18-4-501.

² “Eating disorder treatment facility” means a private, inpatient facility treating persons for and with a primary mental health diagnosis of eating disorder at the time of admission that is licensed and accredited as required by §§ 10-501 et seq., of the Health General Article of the State Code and as otherwise required by federal and State law and regulations. Code § 18-1-101(48).

The proposal satisfies the specific use criteria for special exception approval of an eating disorder treatment facility set forth at Code § 18-11-124:

1. *The facility shall be located within one half mile of a principal arterial road.*

The Property is located approximately 0.38 miles to Maryland Route 3. Maryland Route 3 is classified as a principal arterial road as shown on **Exhibit 5** (Road Functional Classifications Map).

2. *The facility shall be located on a lot of at least four acres.*

The Property is 4.95 acres, so it exceeds the lot size requirement.

3. *Structures shall be located at least 50 feet from the front and rear lot lines and 20 feet from the side lot lines.*

As shown on the Site Plan, the existing structure is approximately 107.9 feet from the front lot line, 97.1 feet from the rear lot line, and a minimum of 25.3 feet from the side lot lines.

4. *The facility may not have more than 100 eating disorder treatment units.³*

The proposed eating disorder treatment facility will have 78 eating disorder treatment units.

5. *Maximum coverage by structures and parking may not exceed 60% of the gross area of the lot.*

The Applicant proposes 25 percent coverage by structures and parking. Currently, coverage is 1.22 acres. The proposed facility will have coverage of 1.23 acres.

6. *No off-site parking on public streets shall be permitted.*

No off-site parking is proposed. The Applicant proposes 53 parking spaces. In accordance with Code § 18-3-104, there is one parking space for every three eating disorder treatment units and one parking space for every employee per major shift.

7. *The floor area of each eating disorder treatment unit shall be limited to not more than 1,000 square feet.*

The eating disorder treatment units will be less than 1,000 square feet.

³ “Eating disorder treatment unit” means a discrete living space within an eating disorder treatment facility occupied by individuals receiving treatment in an eating disorder treatment facility that is licensed and accredited as required by §§ 10-501 et seq., of the Health General Article of the State Code and as otherwise required by federal and State law and regulations. Code § 18-1-101(49).

8. *Any source of potential nuisance, including a laundry operation, power plant, restaurant, cafeteria, kitchen, unloading area for supplies and food, garbage loading area, or incinerator shall be located in a manner to shield surrounding residential property from the effects of noise, light, hazards, and other offensive conditions.*

As evidenced by the successful operation of the skilled nursing facility in this location since the 1960s, the eating disorder treatment facility will not create any offensive conditions to the surrounding residential property. In fact, the proposed 78-unit facility will be a less intense use than the prior 87-bed skilled nursing home. There will be no lighting spillover to adjacent homes.

The proposal also satisfies the general criteria for approval of any special exception use as set forth at Section 18-16-304 of the County Code:

The proposed eating disorder treatment facility will not be detrimental to the public health, safety and welfare. The proposed facility will support public health by caring for the underserved population of eating disorder patients. In addition, the Applicant is proposing to upgrade and modernize the Property including additional landscaping. Code § 18-16-304(1).

The location, height and nature of each building on the site, the landscaping on the site, and the use of the site will be consistent with the "appropriate and orderly development" of the R1 District. Code § 18-16-304(2). The existing structure was operated as a skilled nursing facility from the 1960s until 2014. The facility meets all of the R1 District bulk requirements and the particular criteria standards for an eating disorder treatment facility. The long existing improvements on the Property are consistent with the District where they have stood for almost 60 years.

The eating disorder treatment facility will not create objectionable "noise, fumes, vibration, or light to nearby properties." Code § 18-16-304(3). The noise, fumes, vibration, and light generated by the eating disorder treatment facility will be very similar to what was generated by the skilled nursing facility that operated on the Property for decades. As shown on the Special Exception Landscape Plan, the Applicant is proposing additional landscaping along the front lot line and one side lot line that will improve screening around the facility.

The use at the location proposed will not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. Code § 18-16-304(4). In fact, the use at the Property will have substantially less adverse effects than other R1 District locations. The Property exceeds the minimum lot size requirement by almost an acre, the building already exists and had been used previously for a similar health care use.

The repurposed facility will not conflict with existing public facilities, services, schools, and roads. Code § 18-16-304(5). Traffic generated by the eating disorder treatment facility will be

similar to what was generated by the assisted living facility. The existing private water and septic facilities are sufficient to operate the eating disorder treatment facility.

The Applicant anticipates that this application will receive a favorable written recommendation from both the Health Department and the Office of Planning and Zoning, as both agencies previously recommended approval for the 2017 Special Exception application. See **Exhibit 6**. Code § 18-16-304(6).

The proposed use is consistent with the County General Development Plan. Code § 18-16-304(7). Plan2040, the current General Development Plan, states Goal HC5: “Provide services and opportunities for...individuals with disabilities...and anyone wishing to plan for the future to lead healthy, independent and fulfilling lifestyles.” Plan2040, Vol.1, p. 59. Notably, in 2017, Social Security added a listing for eating disorders. Listings contain medical criteria which, if met, indicate that someone should be considered disabled. The eating disorders Social Security will evaluate include anorexia nervosa, bulimia nervosa, binge-eating disorder, and avoidant/restrictive food disorder. A facility that helps individuals with eating disorders overcome their disability in order to lead a healthier, more fulfilling life supports the Goal of Plan2040. Notably, this use is allowed within R1 District⁴, so approval of the use at the subject Property is important to accomplish the Plan2040 goal.

There is a public need for the eating disorder treatment facility. Code § 18-16-304(8). The National Association of Anorexia Nervosa and Associated Disorders (ANAD) states that nine percent of the U.S. population, or 28.8 million Americans, will have an eating disorder in their lifetime.⁵ <https://anad.org/eating-disorders-statistics/> Currently, only 25% of people have access to specialized care for eating disorders. Therefore, the proposed eating disorder treatment facility will meet a public need in that it will be expedient, reasonably convenient and useful to the public. *Lucky Stores, Inc. v. Board of Appeals of Montgomery County*, 270 Md. 513 (1973).

As detailed on the Site Plan and this letter of explanation, the eating disorder treatment facility meets or exceeds the specific use special exception requirements. Code § 18-16-304(9).

The requirement that the application conform to the critical area criteria is inapplicable because the Property is not located in the Critical Area. Code § 18-16-304(10).

The Applicant's ability to comply with the requirements of the landscape manual is demonstrated by the Landscape Plan submitted with this application. Code § 18-16-304(11). Notably, this

⁴ An eating disorder treatment facility use is only allowed in one residential district – the R1 District.

⁵ Deloitte Access Economics. *The Social and Economic Cost of Eating Disorders in the United States of America: A Report for the Strategic Training Initiative for the Prevention of Eating Disorders and the Academy for Eating Disorders*. June 2020. Available at: <https://www.hsph.harvard.edu/striped/report-economic-costs-of-eating-disorders/>.

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landscape plan has been reviewed and approved by OPZ staff as compliant with the County landscape manual.

The Applicant also requests a one-year extension of time to obtain a building permit per Code § 18-16-405(b). BHRE will need to complete arrange financing for the project (this special exception approval is needed in order to obtain financing, obtain title to the Property, complete its architectural design, submit a new building permit application to the County, complete County review and approval of the permit and commence construction. This constitutes good cause for the requested time extension.

Conclusion:

For the foregoing reasons, and for good cause shown, the Applicant respectfully requests special exception approval to allow the establishment of an eating disorder treatment facility in the R1 District and a one-year extension to the expiration of the special exception approval.

Very truly yours,

YVS LAW, LLC

A handwritten signature in blue ink, appearing to read "David M. Plott". The signature is stylized with a large initial "D" and a long horizontal stroke at the end.

David M. Plott

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2017-0031-S

CECIL AVENUE BUILDING, LLC

FOURTH ASSESSMENT DISTRICT

DATE HEARD: MARCH 30, 2017

ORDERED BY:

DOUGLAS CLARK HOLLMANN
ADMINISTRATIVE HEARING OFFICER

PLANNER: SARA ANZELMO

DATE FILED: APRIL 19, 2017

Exhibit 1

PLEADINGS

Cecil Avenue Building, LLC (hereinafter the applicant), seeks a special exception (2017-0031-S) to allow an eating disorder treatment facility in an R1-Residential District on property located along the east side of Cecil Avenue, north of Millersville Road, Millersville.

PUBLIC NOTIFICATION

The hearing notice was posted on the County's website in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. David M. Plott, Esquire, submitted the affidavit of Kimberly Morgan indicating that the property was posted on March 13, 2017 (Applicant's Exhibit 1). I find and conclude that the requirements of public notice have been satisfied.

FINDINGS

A hearing was held on March 30, 2017, in which the witnesses were sworn and the following was presented with regard to the proposed relief requested by the applicant.

The Property

This application concerns property with a street address of 899 Cecil Avenue, Millersville, Maryland 21108, which is identified as Parcel 186 in Block

22 on Tax Map 30. The property consists of approximately 4.95 acres and is zoned R1-Residential District.

The Applicant's Proposal

The applicant is proposing to rehabilitate the existing vacant structure into an eating disorder treatment facility with a maximum of 78 eating disorder treatment units as shown on the site plan admitted into evidence at the hearing as County Exhibit 2.

The Evidence Presented At The Hearing

Sara Anzelmo, a planner with the Office of Planning and Zoning (OPZ), testified in favor of granting the applicant's request. The proposal is governed by § 18-11-124, which sets out the specific criteria for an eating disorder treatment facility in an R1 district. Additionally, all special exceptions are subject to the general standards of § 18-16-304 of the Code.

The subject property is currently improved with a vacant nursing home facility and parking. The subject property is irregular in shape and far exceeds the minimum area and width requirements for a lot in an R1 district. A review of the County 2016 aerial photograph shows that the surrounding neighborhood consists of predominantly R1 district and RLD-Residential Low Density District zoned properties, which have been developed with single-family dwellings on lots typically larger than one acre.

Ms. Anzelmo testified that the applicant's letter explains that the facility will treat patients with eating disorders such as bulimia and anorexia nervosa with

typical stays of 30 to 120 days. The facility will provide 24-hour residential care to eating disorder patients including cognitive behavior therapy, nutrition, medical education, goal setting, mindfulness/yoga, expressive art therapy, coping skills, and recovery skills.

With regard to the specific special exception requirements of § 18-11-124 of the Code, OPZ submits the following findings:

1. *The facility shall be located within one half mile of a principal arterial road.*

The subject property is located approximately 0.38 miles from Maryland Route 3, which is classified as a principal arterial road.

2. *The facility shall be located on a lot of at least four acres.*

The site is 4.95 acres.

3. *Structures shall be located at least 50 feet from the front and rear lot lines and 20 feet from the side lots lines.*

The existing principal and accessory structures are located at their closest points approximately 167 feet from the front lot line, 104.2 feet from the north side lot line, 222 feet from the rear lot line, and 22.1 feet from the south side lot line.

4. *The facility may not have more than 100 eating disorder treatment units.*

The proposed facility will have 78 eating disorder treatment units.

5. *Maximum coverage by structures and parking may not exceed 60% of the gross area of the lot.*

The proposed coverage by structures and parking will be 25%.

6. *No off-site parking on public streets shall be permitted.*

Adequate onsite parking for the specific use is proposed in accordance with § 18-3-104 of the Code.

7. *The floor area of each eating disorder treatment unit shall be limited to not more than 1,000 square feet.*

The proposed eating disorder units will be less than 1,000 square feet.

8. *Any source of potential nuisance including a laundry operation, power plant, restaurant, cafeteria, kitchen, unloading area for supplies and food, garbage loading area, or incinerator shall be located in a manner to shield surrounding residential property from the effects of noise, light, hazards, and other offensive conditions.*

The applicant contends that the eating disorder treatment facility will not create any offensive conditions on the surrounding residential property. In fact, the 78-unit facility will be a less intense use than the prior 87-bed skilled nursing home, which was successfully operated in the same location since the 1960's. The applicant also notes that there will be no lighting spillover to adjacent homes.

The Department of Health has no objection to the proposed special exception. The existing onsite sewage disposal system was designed for an 87 bed nursing home, so the proposed 78 bed eating disorder treatment facility should represent a decrease in total sewage flow.

The Long Range Planning Division commented that the proposal is consistent with the overall goals and policies within the Crownsville Small Area Plan, the 2009 General Development Plan goals, policies and recommendation, and the 2013 Water and Sewer Master Plan.

The Development Division defers to the Zoning Division with regard to the special exception standards. If the special exception is approved, adequacy of public facilities and parking must be addressed through the site development plan process in accordance with Article 17 Title 4.

Concerning the general special exception standards of § 18-16-304, it is the opinion of OPZ that the eating disorder treatment facility will not be detrimental to the public health, safety, or welfare; and, the facility will be compatible with the appropriate and orderly development of the R1 district. Given the land use context and the generous distance between the structure and the surrounding dwellings, the operations related to the facility will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the R1 district. Furthermore, the applicant proposes additional landscaping along the front lot line and the north side lot line in order to improve screening around the facility.

Ms. Anzelmo further testified that there is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The applicant shall demonstrate to the Hearing Officer that there is public need for the use and the proposed development shall comply with the requirements of the Landscape Manual to the satisfaction of the Development Division.

Based upon the standards set forth in § 18-11-124 and § 18-16-304 of the Code under which a special exception may be granted, Ms. Anzelmo recommends approval of the requested special exception.

The applicant was represented at the hearing by David M. Plott, Esquire, of Linowes & Blocher LLP. Evidence was presented through Edward Huminick, Director of Business Development for the applicant, Robert DiAiso, of LandTech Corporation, the applicant's engineers, and Shep Tullier of Land Visions, Inc., that the proposed special exception met all the requirements of § 18-11-124 and § 18-16-304. Evidence of need was provided through testimony and Applicant's Exhibit 6. Mr. Tullier explained how the applicant will take a failing abandoned nursing home facility and renovate it to provide state-of-the-art treatment center for people with eating disorders which will not adversely impact the surrounding residential neighborhood.

Mr. Plott requested that the 18-month period in which the applicant must obtain building permits be expanded for an additional 12 months because the existing facility needs substantial repair and remodeling before the applicant can begin operation.

There was no other testimony taken or exhibits received in the matter. The Hearing Officer did not visit the property.

DECISION

The law is settled that a special exception use is a use that the legislative body recognizes as compatible with permitted uses, subject to a public hearing to

show compliance with the underlying standards. Schultz v. Pritts, 291 Md. 1 (1981); Peoples Council for Baltimore County, et al v. Loyola College in Maryland, in the Court of Appeals of Maryland 137, September Term 2007, (September 9, 2008).

The evidence shows that the applicant has satisfied the requirements of § 18-11-124 and § 18-16-304 and is entitled to the requested special exception.

ORDER

PURSUANT to the application of Cecil Avenue Building, LLC, petitioning for a special exception to allow an eating disorder treatment facility in an R1 district; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this **19th day of April, 2017**,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted** a special exception to allow an eating disorder treatment facility in an R1-Residential District on property located at 899 Cecil Avenue, Millersville, Maryland 21108, pursuant to § 18-11-124 and § 18-16-304, as shown on the site plan introduced into evidence as County Exhibit 2.

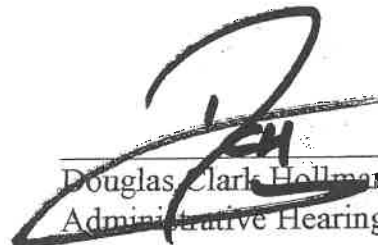
AND IT IS FURTHER ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant, for good cause shown, pursuant to § 18-16-405(b), is hereby **granted** an additional 12 months beyond the 18-month

period granted in § 18-16-405(a) to obtain a building permit or file an application for subdivision.

Furthermore, County Exhibit 2, referenced in this decision, is incorporated herein as if fully set forth and made a part of this Order.

The foregoing special exception is subject to the following conditions:

- A. The applicant shall comply with any instructions and necessary approvals from the Permit Center and the Department of Health, as well as any other State and Federal agency with supervisory jurisdiction over the operation of the facility.
- B. The facility shall comply with the County's Landscape Manual, as required by § 18-16-304(9), as determined by the Permit Center.



Douglas Clark Hollmann
Administrative Hearing Officer

NOTICE TO APPLICANT

This Order does not constitute a building permit. In order for the applicant to perform the work permitted in this decision, the applicant must apply for and obtain the necessary building permits, along with any other approvals required to perform the work described herein.

Any person, firm, corporation, or governmental agency having an interest in this Decision and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals within thirty (30) days from the date of this Decision.

Further, § 18-16-405(a) provides that a variance or special exception that is not extended or tolled **expires by operation of law** unless the applicant **within 30**

months of the granting of the variance or special exception (1) obtains a building permit or (2) files an application for subdivision. Thereafter, the variance or special exception shall not expire so long as (1) construction proceeds in accordance with the permit or (2) a record plat is recorded among the land records pursuant to the application for subdivision, the applicant obtains a building permit within one year after recordation of the plat, and construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, or they may be discarded.

CO. EXHIBIT#: 1

CASE: 2017-0031-S

DATE: 03/30/17

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

APPLICANT: Cecil Avenue Building, LLC

ASSESSMENT DISTRICT: 4th

CASE NUMBER: 2017-0031-S

COUNCIL DISTRICT: 4th

HEARING DATE: March 30, 2017

PREPARED BY: Sara Anzelmo
Planner II

REQUEST

The applicant is requesting a special exception to allow an eating disorder treatment facility in an R1 – Residential District on property located at 899 Cecil Avenue in Millersville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 4.95 acres of land and is located with 411 feet of road frontage on the east side of Cecil Avenue, 330 feet north of Millersville Road. It is identified as Parcel 186 in Block 22 on Tax Map 30.

The property is zoned R1 – Residential District, as adopted by the comprehensive rezoning of Councilmanic District 4 zoning maps, effective July 10, 2011.

The site is not waterfront and is not located within the Chesapeake Bay Critical Area overlay. It is currently improved with a vacant nursing home facility and parking.

APPLICANT'S PROPOSAL

The applicant is proposing to rehabilitate the existing vacant structure into an eating disorder treatment facility with a maximum of 78 eating disorder treatment units.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for an eating disorder treatment facility in an R1 District may be granted are set forth under § 18-11-124 of the Anne Arundel County Zoning Ordinance. Additionally, all special exceptions are subject to the general special exception standards contained in § 18-16-304 of the Code.

FINDINGS

The subject property is irregular in shape and far exceeds the minimum area and width requirements for a lot in an R1 District. A review of the County 2016 aerial photograph shows that the surrounding neighborhood consists of predominantly R1 – Residential District and RLD –

Residential Low Density District zoned properties, which have been developed with single family dwellings on lots typically larger than one acre.

The applicant's letter explains that the facility will treat patients with eating disorders such as bulimia and anorexia nervosa with typical stays of 30 to 120 days. The facility will provide 24-hour residential care to eating disorder patients including cognitive behavior therapy, nutrition, medical education, goal setting, mindfulness/yoga, expressive art therapy, coping skills, and recovery skills.

With regard to the specific special exception requirements of § 18-11-124 of the Code, this Office submits the following findings:

1. *The facility shall be located within one half mile of a principal arterial road.* The subject property is located approximately 0.38 miles from Maryland Route 3, which is classified as a principal arterial road.
2. *The facility shall be located on a lot of at least four acres.* The site is 4.95 acres.
3. *Structures shall be located at least 50 feet from the front and rear lot lines and 20 feet from the side lots lines.* The existing principal and accessory structures are located at their closest points approximately 167 feet from the front lot line, 104.2 feet from the north side lot line, 222 feet from the rear lot line, and 22.1 feet from the south side lot line.
4. *The facility may not have more than 100 eating disorder treatment units.* The proposed facility will have 78 eating disorder treatment units.
5. *Maximum coverage by structures and parking may not exceed 60% of the gross area of the lot.* The proposed coverage by structures and parking will be 25%.
6. *No off-site parking on public streets shall be permitted.* Adequate on-site parking for the specific use is proposed in accordance with § 18-3-104 of the Code.
7. *The floor area of each eating disorder treatment unit shall be limited to not more than 1,000 square feet.* The proposed eating disorder units will be less than 1,000 square feet.
8. *Any source of potential nuisance including a laundry operation, power plant, restaurant, cafeteria, kitchen, unloading area for supplies and food, garbage loading area, or incinerator shall be located in a manner to shield surrounding residential property from the effects of noise, light, hazards, and other offensive conditions.* The applicant contends that the eating disorder treatment facility will not create any offensive conditions on the surrounding residential property. In fact, the 78-unit facility will be a less intense use than the prior 87-bed skilled nursing home, which was successfully operated in this same location since the 1960's. The applicant also notes that there will be no lighting spillover to adjacent homes.

The **Health Department** has no objection to the proposed special exception. The existing on-site sewage disposal system was designed for an 87 bed nursing home, so the proposed 78 bed Eating Disorder Facility should represent a decrease in total sewage flow.

The **Long Range Planning Division** commented that the proposal is consistent with the overall goals and policies within the Crownsville Small Area Plan; the 2009 General Development Plan goals, policies and recommendation; and the 2013 Water and Sewer Master Plan.

Residential Low Density District zoned properties, which have been developed with single family dwellings on lots typically larger than one acre.

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The **Long Range Planning Division** commented that the proposal is consistent with the overall goals and policies within the Crownsville Small Area Plan; the 2009 General Development Plan goals, policies and recommendation; and the 2013 Water and Sewer Master Plan.

The **Development Division** defers to the Zoning Division with regard to the special exception standards. If the special exception is approved, Adequacy of Public Facilities and parking must be addressed through the site development plan process in accordance with Article 17 Title 4.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the eating disorder treatment facility will not be detrimental to the public health, safety, or welfare; and, the facility will be compatible with the appropriate and orderly development of the R1 – Residential District.


Given the land use context and the generous distance between the structure and the surrounding dwellings, the operations related to the facility will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the R1 District. Furthermore, the applicant proposes additional landscaping along the front lot line and the north side lot line in order to improve screening around the facility.

There is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The applicant shall demonstrate to the Hearing Officer that there is public need for the use; and, the proposed development shall comply with the requirements of the Landscape Manual to the satisfaction of the Development Division.

RECOMMENDATION

Based upon the standards set forth in § 18-16-304 and § 18-11-124 of the Code under which a special exception may be granted, this Office recommends ***approval*** of a special exception to allow an eating disorder treatment facility in an R1 – Residential District as shown on the site plan submitted by the applicant.

This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) 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.


LGR / SLA

For Office Use Only

CASE # 2017-0031-5
FEE PAID 1235.00
DATE 2/7/17



For Office Use Only

ZONE R1
CRITICAL AREA: IDA ___ LDA ___ RCA ___
BMA: Yes ___ No ___
NO. OF SIGNS 1

SPECIAL EXCEPTION APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Cecil Avenue Building, LLC
(Applicant must have a financial, contractual, or proprietary interest in the property)
Property Address: 899 Cecil Avenue, Millersville, MD 21108

Property Location: 409 feet of frontage on the (E) side of Cecil Avenue ;
(Enter Street Name)
330 feet (N) of (Nearest intersecting street) Millersville Road .
(Enter Street Name)

12-digit Tax Account Number 400003330800 Tax District (4) Council District (4)

Waterfront Lot: Y N Corner Lot: Y N Deed Title Reference 30454/342

Zoning District R1 Lot # N/A Tax Map 30 Block/Grid 22 Parcel 186

Area 4.95 (Acres) Subdivision Name N/A

Description of Special Exception Requested (Brief, detail fully in letter of explanation)

A special exception to operate an eating disorder treatment facility is requested as set forth in the attached letter of explanation.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature *Edward W. Huminick* Owner's Signature *Edward W. Huminick*

Print Name EDWARD W. HUMINICK Print Name EDWARD W. HUMINICK

Mailing Address 428 Clifton Avenue, Suite 100 Mailing Address 428 Clifton Avenue, Suite 100

City, State, Zip Lakewood, NJ 08701 City, State, Zip Lakewood, NJ 08701

Work Phone (603) 475-6114 Work Phone (603) 475-6114

Home Phone _____ Home Phone _____

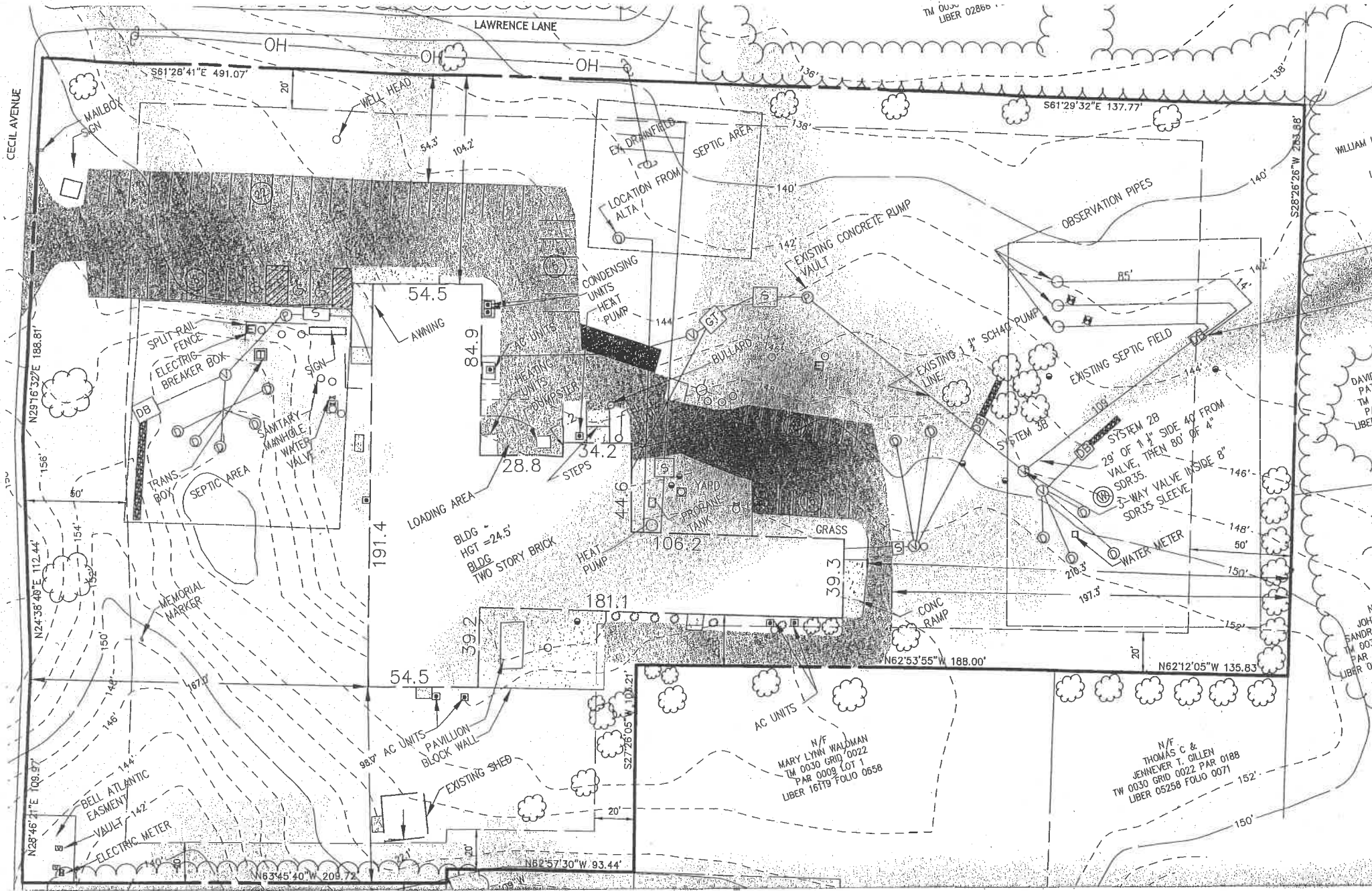
Cell Phone _____ Cell Phone _____

Email Address edhuminick@gmail.com Email Address edhuminick@gmail.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: *ED* 2/7/17
Initials Date

Special Exception to allow an eating disorder treatment facility in a
R1- Residential District



TM 0030
LIBER 02866

WILLIAM P
U

DAVID PATR
TM C
PA
LIBER

N
JOHN
SANDRA
TM 0030
PAR
LIBER 028

N/F
MARY LYNN WALDMAN
TM 0030 GRID 0022
PAR 0009 LOT 1
LIBER 16119 FOLIO 0658

N/F
THOMAS C &
JENNIFER T. CULLEN
TW 0030 GRID 0022 PAR 0188
LIBER 05258 FOLIO 0071

899 Cecil Avenue Zoning Map



- Legend**
- Zoning**
- OS Open Space
 - RA Rural Agricultural
 - RLD Residential Low Density
 - R1 Residential
 - R2 Residential
 - R5 Residential
 - R10 Residential
 - R15 Residential
 - R22 Residential
 - C1 Commercial - Local
 - C2 Commercial - Office
 - C3 Commercial - General
 - C4 Commercial - Highway
 - SB Small Business
 - MXD-C Mixed Use Commercial
 - MXD-E Mixed Use Employment
 - MXD-R Mixed Use Residential
 - MXD-T Mixed Use Transit
 - TC Town Center
 - O-COR Odenton Core
 - O-EOD East Odenton
 - O-HIS Odenton Historic
 - O-IND Odenton Industrial
 - O-NOD North Odenton
 - O-TRA Odenton Transition
 - W1 Industrial Park
 - W2 Industrial - Light
 - W3 Industrial - Heavy
 - MA1-Community Marina
 - MA2-Light Commercial Marina
 - MAS-Yacht Club
 - MB-General Commercial Marina
 - MC-Heavy Commercial Marina
 - City of Annapolis

400.0 0 200.00 400.0 Feet

NAD_1983_HARN_StatePlane_Maryland_FIPS_1800_Feet
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Exhibit 3 –Site Photographs















**L&B 6217587v1/13100.0001



PROJECT INFORMATION:

899 CECIL

PROPOSAL 1

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CLIENT INFORMATION:

899 CECIL

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CONSULTANTS:

NO.	DATE	REVISION DESCRIPTION

ARCHITECT SEAL:

SHEET NAME:

**FIRST FLOOR
(NORTH WING)**

DATE: 6/5/23 DRAWN BY: WL

SCALE: AS NOTED CHECKED BY: WL

JOB No. PAGE: 1 OF 4

SHEET NO:

A-101.00

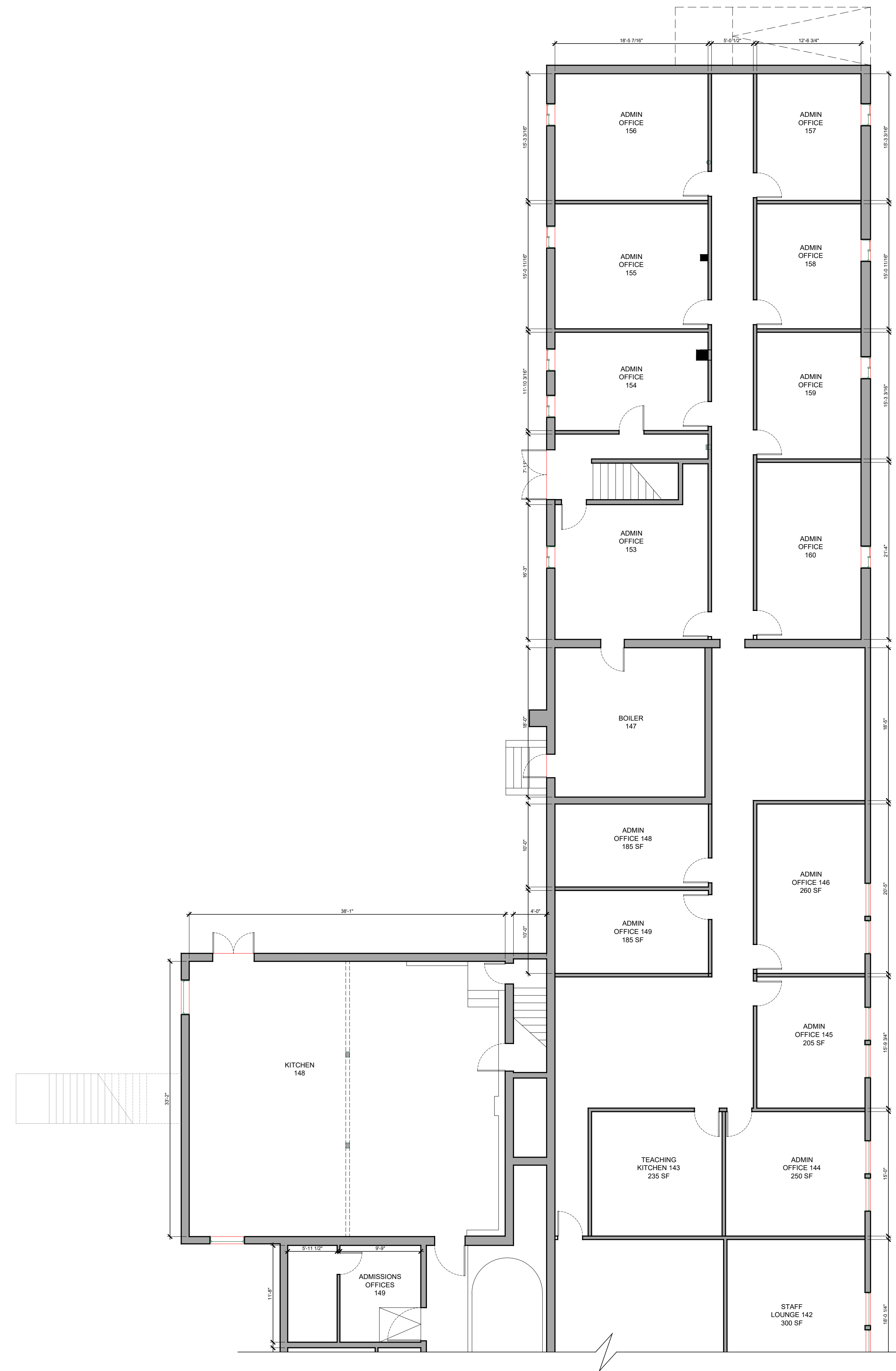


Exhibit 4



PROJECT INFORMATION:

899 CECIL

PROPOSAL 1

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CLIENT INFORMATION:

899 CECIL

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CONSULTANTS:

NO.	DATE	REVISION DESCRIPTION

ARCHITECT SEAL:

SHEET NAME:

**FIRST FLOOR
(SOUTH WING)**

DATE: 6/5/23 DRAWN BY: WL

SCALE: AS NOTED CHECKED BY: WL

JOB No. PAGE: 2 OF 4

SHEET NO:

A-102.00





PROJECT INFORMATION:

899 CECIL

PROPOSAL 1

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CLIENT INFORMATION:

899 CECIL

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CONSULTANTS:

NO.	DATE	REVISION DESCRIPTION

ARCHITECT SEAL:

SHEET NAME:

**SECOND FLOOR
(NORTH WING)**

DATE:	6/5/23	DRAWN BY:	WL
SCALE:	AS NOTED	CHECKED BY:	WL
JOB No.		PAGE:	3 OF 4
SHEET NO.:	A-103.00		





PROJECT INFORMATION:

899 CECIL

PROPOSAL 1

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CLIENT INFORMATION:

899 CECIL

899 CECIL AVENUE
MILLERSVILLE, MD 21108

CONSULTANTS:

NO. DATE REVISION DESCRIPTION

ARCHITECT SEAL:

SHEET NAME:
**SECOND FLOOR
(SOUTH WING)**

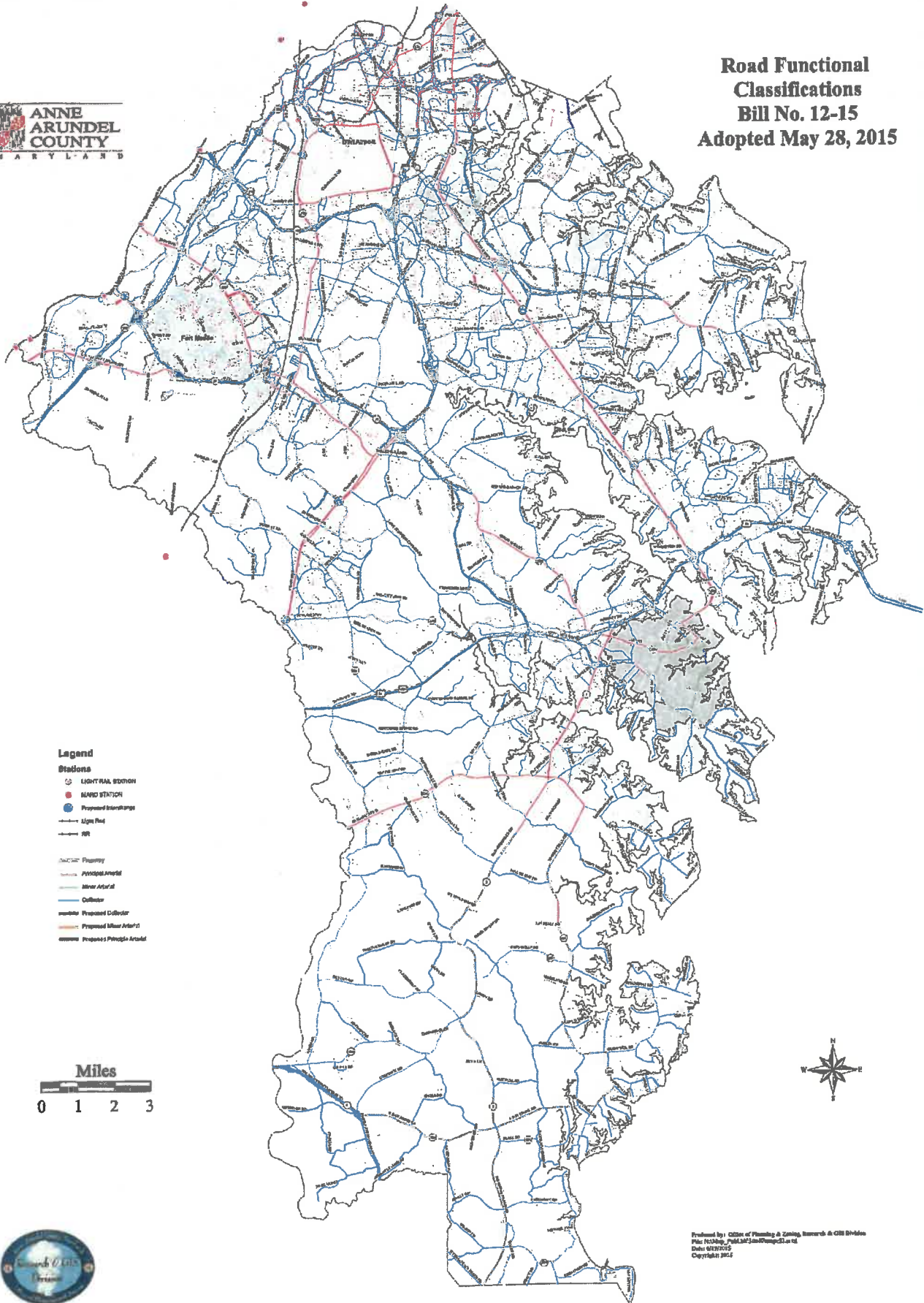
DATE: 6/5/23 DRAWN BY: WL
SCALE: AS NOTED CHECKED BY: WL
JOB No. PAGE: 4 OF 4
SHEET NO:

A-104.00





**Road Functional
Classifications
Bill No. 12-15
Adopted May 28, 2015**



Legend

Stations

- LIGHT RAIL STATION
- BRT STATION
- Proposed Interchange
- Signs
- RR

ROAD

- Primary
- Proposed Arterial
- Minor Arterial
- Collector
- Proposed Collector
- Proposed Minor Arterial
- Proposed Principal Arterial



Produced by: Office of Planning & Zoning, Research & GIS Division
File: RFP015_P01.MXD
Date: 05/20/15
Copyright 2015

CO. EXHIBIT#: 1

CASE: 2017-0031-S

DATE: 03/30/17

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

APPLICANT: Cecil Avenue Building, LLC

ASSESSMENT DISTRICT: 4th

CASE NUMBER: 2017-0031-S

COUNCIL DISTRICT: 4th

HEARING DATE: March 30, 2017

PREPARED BY: Sara Anzelmo
Planner II

REQUEST

The applicant is requesting a special exception to allow an eating disorder treatment facility in an R1 – Residential District on property located at 899 Cecil Avenue in Millersville.

LOCATION AND DESCRIPTION OF SITE

The subject site consists of 4.95 acres of land and is located with 411 feet of road frontage on the east side of Cecil Avenue, 330 feet north of Millersville Road. It is identified as Parcel 186 in Block 22 on Tax Map 30.

The property is zoned R1 – Residential District, as adopted by the comprehensive rezoning of Councilmanic District 4 zoning maps, effective July 10, 2011.

The site is not waterfront and is not located within the Chesapeake Bay Critical Area overlay. It is currently improved with a vacant nursing home facility and parking.

APPLICANT'S PROPOSAL

The applicant is proposing to rehabilitate the existing vacant structure into an eating disorder treatment facility with a maximum of 78 eating disorder treatment units.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for an eating disorder treatment facility in an R1 District may be granted are set forth under § 18-11-124 of the Anne Arundel County Zoning Ordinance. Additionally, all special exceptions are subject to the general special exception standards contained in § 18-16-304 of the Code.

FINDINGS

The subject property is irregular in shape and far exceeds the minimum area and width requirements for a lot in an R1 District. A review of the County 2016 aerial photograph shows that the surrounding neighborhood consists of predominantly R1 – Residential District and RLD –

Residential Low Density District zoned properties, which have been developed with single family dwellings on lots typically larger than one acre.

The applicant's letter explains that the facility will treat patients with eating disorders such as bulimia and anorexia nervosa with typical stays of 30 to 120 days. The facility will provide 24-hour residential care to eating disorder patients including cognitive behavior therapy, nutrition, medical education, goal setting, mindfulness/yoga, expressive art therapy, coping skills, and recovery skills.

With regard to the specific special exception requirements of § 18-11-124 of the Code, this Office submits the following findings:

1. *The facility shall be located within one half mile of a principal arterial road.* The subject property is located approximately 0.38 miles from Maryland Route 3, which is classified as a principal arterial road.
2. *The facility shall be located on a lot of at least four acres.* The site is 4.95 acres.
3. *Structures shall be located at least 50 feet from the front and rear lot lines and 20 feet from the side lots lines.* The existing principal and accessory structures are located at their closest points approximately 167 feet from the front lot line, 104.2 feet from the north side lot line, 222 feet from the rear lot line, and 22.1 feet from the south side lot line.
4. *The facility may not have more than 100 eating disorder treatment units.* The proposed facility will have 78 eating disorder treatment units.
5. *Maximum coverage by structures and parking may not exceed 60% of the gross area of the lot.* The proposed coverage by structures and parking will be 25%.
6. *No off-site parking on public streets shall be permitted.* Adequate on-site parking for the specific use is proposed in accordance with § 18-3-104 of the Code.
7. *The floor area of each eating disorder treatment unit shall be limited to not more than 1,000 square feet.* The proposed eating disorder units will be less than 1,000 square feet.
8. *Any source of potential nuisance including a laundry operation, power plant, restaurant, cafeteria, kitchen, unloading area for supplies and food, garbage loading area, or incinerator shall be located in a manner to shield surrounding residential property from the effects of noise, light, hazards, and other offensive conditions.* The applicant contends that the eating disorder treatment facility will not create any offensive conditions on the surrounding residential property. In fact, the 78-unit facility will be a less intense use than the prior 87-bed skilled nursing home, which was successfully operated in this same location since the 1960's. The applicant also notes that there will be no lighting spillover to adjacent homes.

The **Health Department** has no objection to the proposed special exception. The existing on-site sewage disposal system was designed for an 87 bed nursing home, so the proposed 78 bed Eating Disorder Facility should represent a decrease in total sewage flow.

The **Long Range Planning Division** commented that the proposal is consistent with the overall goals and policies within the Crownsville Small Area Plan; the 2009 General Development Plan goals, policies and recommendation; and the 2013 Water and Sewer Master Plan.

Residential Low Density District zoned properties, which have been developed with single family dwellings on lots typically larger than one acre.

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The **Long Range Planning Division** commented that the proposal is consistent with the overall goals and policies within the Crownsville Small Area Plan; the 2009 General Development Plan goals, policies and recommendation; and the 2013 Water and Sewer Master Plan.

The **Development Division** defers to the Zoning Division with regard to the special exception standards. If the special exception is approved, Adequacy of Public Facilities and parking must be addressed through the site development plan process in accordance with Article 17 Title 4.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that the eating disorder treatment facility will not be detrimental to the public health, safety, or welfare; and, the facility will be compatible with the appropriate and orderly development of the R1 – Residential District.


Given the land use context and the generous distance between the structure and the surrounding dwellings, the operations related to the facility will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the R1 District. Furthermore, the applicant proposes additional landscaping along the front lot line and the north side lot line in order to improve screening around the facility.

There is no evidence to indicate that the proposed use will conflict with an existing or programmed public facility, public service, school, or road. The applicant shall demonstrate to the Hearing Officer that there is public need for the use; and, the proposed development shall comply with the requirements of the Landscape Manual to the satisfaction of the Development Division.

RECOMMENDATION

Based upon the standards set forth in § 18-16-304 and § 18-11-124 of the Code under which a special exception may be granted, this Office recommends ***approval*** of a special exception to allow an eating disorder treatment facility in an R1 – Residential District as shown on the site plan submitted by the applicant.

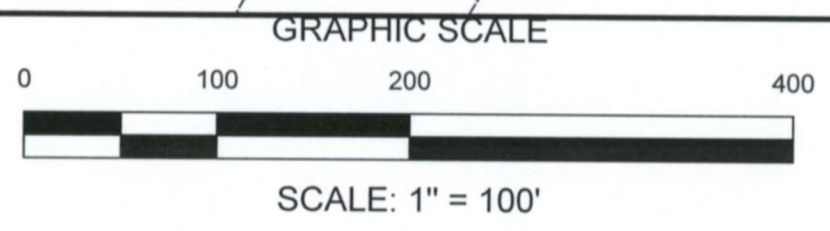
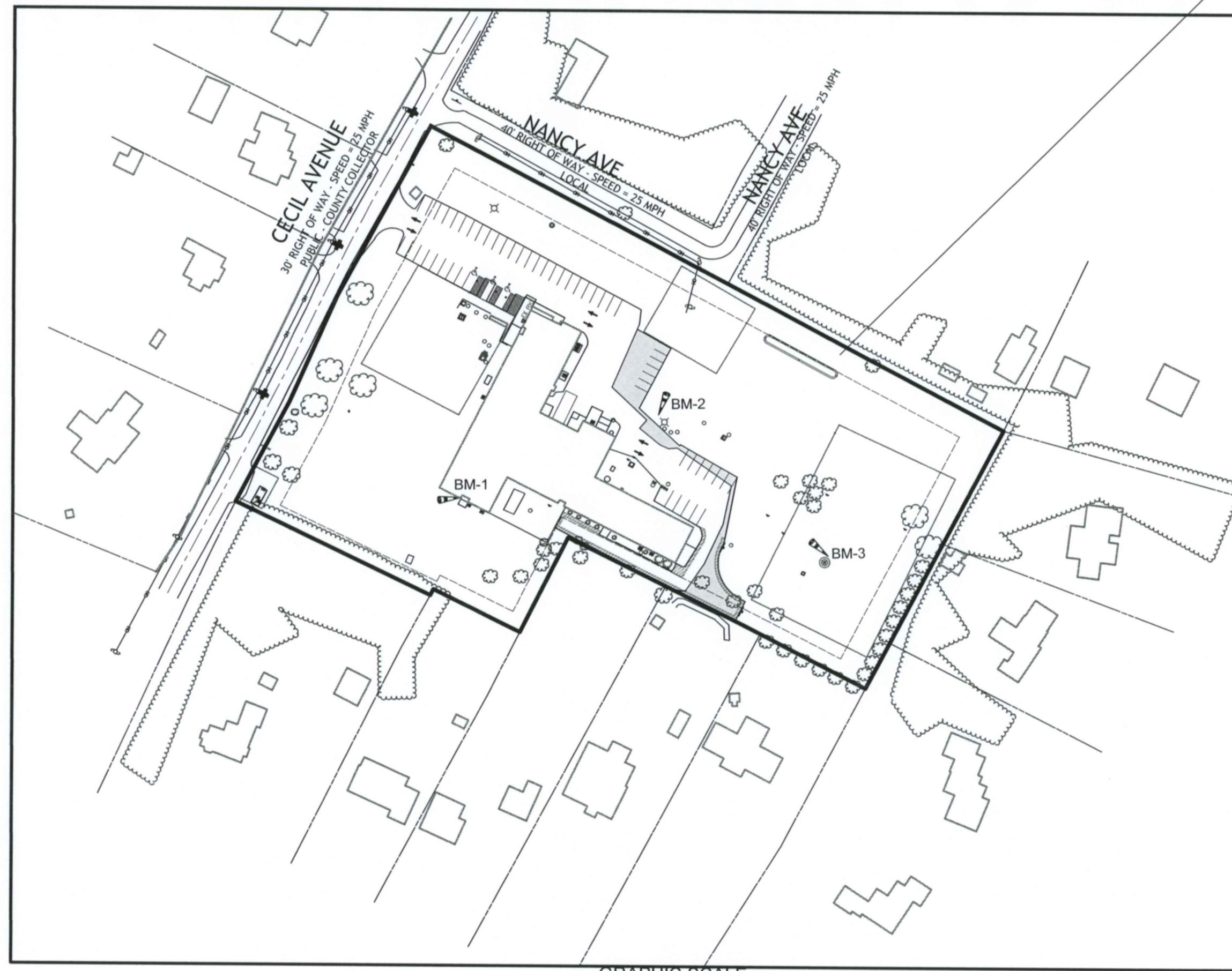
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LGR / SLA

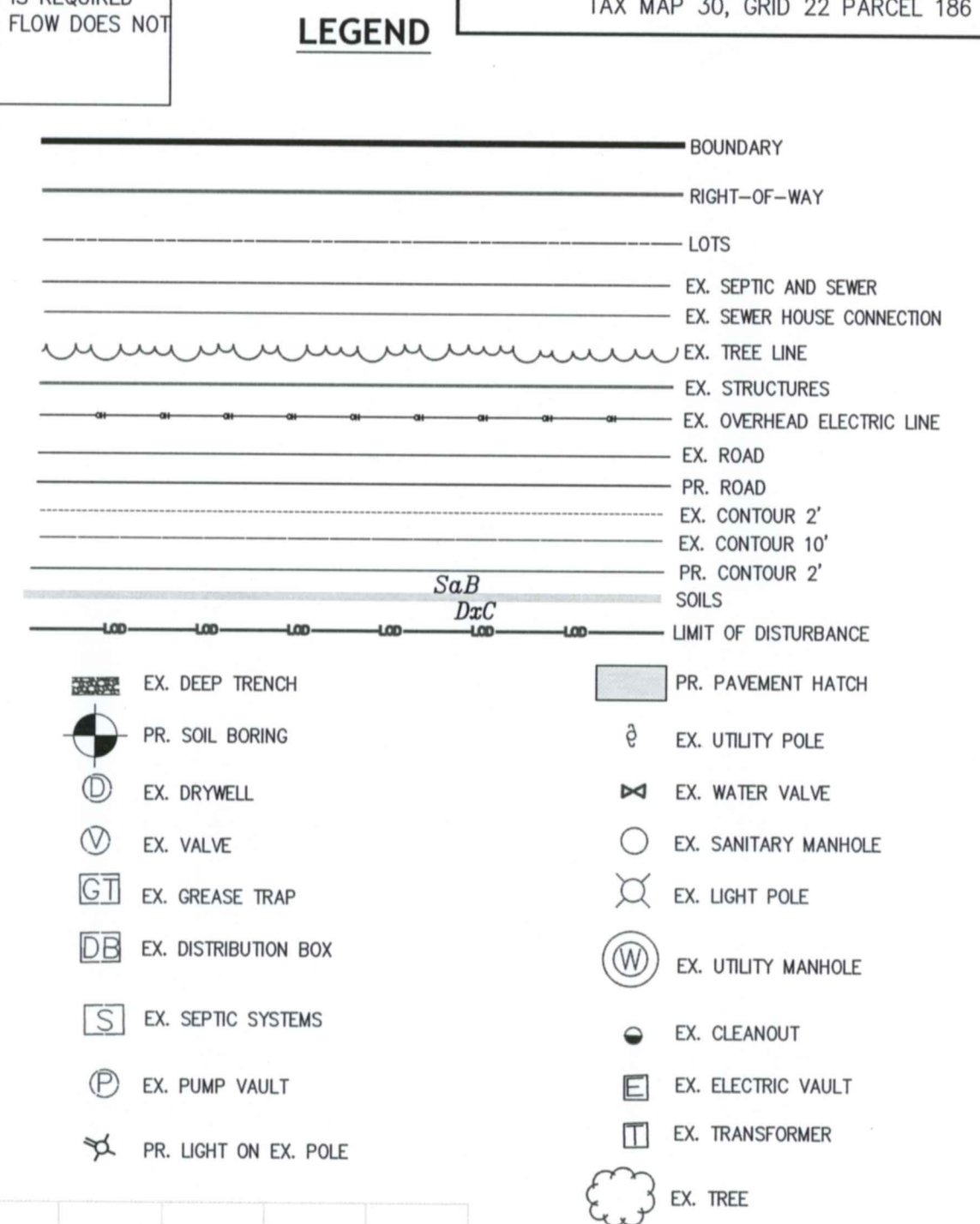
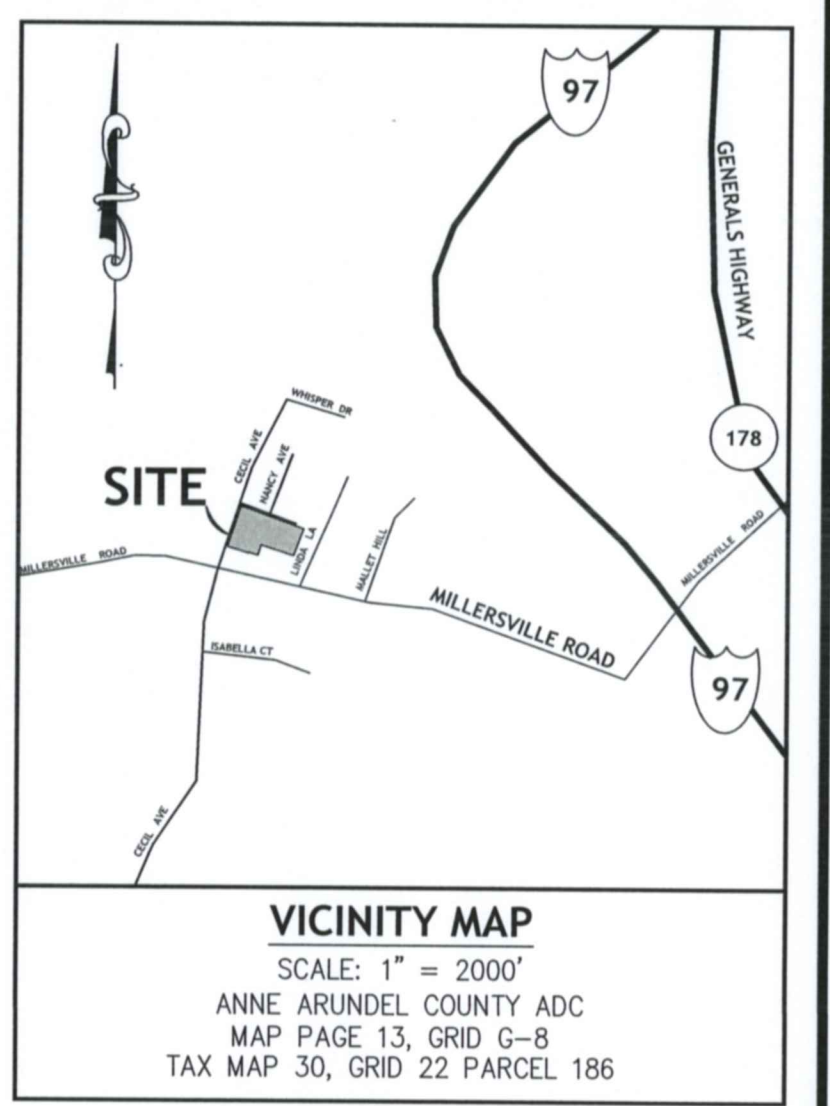
KNOLLWOOD MANOR EATING DISORDER TREATMENT FACILITY SITE DEVELOPMENT PLAN

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHY WERE COMPLETED BY THE LANDTECH CORPORATION DATED OCTOBER 2020.
- TOPOGRAPHY BASED ON ANNE ARUNDEL COUNTY 2' AERIAL TOPOGRAPHY.
- EXISTING ZONE: R1 RESIDENTIAL.
- PREVIOUS USE: NURSING HOME (VACANT)
- PROPOSED USE: EATING DISORDER TREATMENT FACILITY
- TOTAL AREA = 4.95 +/- ACRES = 215,675 SF
DISTURBED AREA: 0.23 ACRES = 10,386 SF
- MINIMUM SETBACK REQUIREMENTS:
FRONT: 40'
SIDE: 15' OR COMBINED 40'
REAR: 35'
- PARKING:
PROPOSED # OF EATING DISORDER TREATMENT UNITS (EDU): 78
PARKING REQUIRED 1 PARKING SPACE/3 EDU = 26 SPACES
22 EMPLOYEES PER MAJOR SHIFT; 1 PARKING SPACE/EMPLOYEE = 22 SPACES
TOTAL PARKING REQUIRED = 48 SPACES
TOTAL PARKING SPACES: PROPOSED 42 REGULAR
08 COMPACT
02 HANDICAP
01 VAN HANDICAP
51 TOTAL
LOADING SPACE: 01
- THE ADDRESS OF THE SITE IS 899 CECIL AVE MILLERSVILLE, MD.
- TAX MAP 30 GRID 22 PARCEL 186
- EXISTING IMPERVIOUS AREA = 1.21 ACRES OR 52,707 SF
PROPOSED IMPERVIOUS AREA = 1.33 ACRES OR 57,935 SF
TOTAL = 26.0% IMPERVIOUS
TOTAL LOT COVERAGE BY STRUCTURE ALLOWED IS 25%
MAXIMUM COVERAGE BY STRUCTURES AND PARKING MAY NOT EXCEED 60% OF THE GROSS AREA OF THE LOT
- MAX SLOPE 3:1; MIN SLOPE 2%
- CONTOUR INTERVAL SHOWN: 2'
- THE 100-YEAR FLOODPLAIN IS NOT LOCATED ONSITE PER FLOOD INSURANCE RATE MAP 24000B 0202C.
- THIS SITE DOES NOT CONTAIN WETLANDS OF SPECIAL STATE CONCERN AS DEFINED IN COMAR 26.23.06.01
- THERE ARE NO KNOWN SCENIC OR HISTORIC ROADS LOCATED ON OR ADJACENT TO THIS PROPERTY.
- THE SITE IS NOT LOCATED WITHIN A REGISTERED HISTORIC DISTRICT.
- THERE ARE NO KNOWN ARCHAEOLOGICAL SITES LOCATED ON THE SUBJECT PROPERTY.
- THIS SITE IS NOT LOCATED WITHIN CRITICAL AREAS OR BAY PROTECTION AREAS.
- THE EXISTING SEPTIC FIELD INFORMATION HAS BEEN APPROVED BY THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT DATED 10/17/16.
- THE SITE HAS A SEPTIC TANK CAPACITY APPROPRIATE FOR 9800 GAL/DAY FLOW. THIS IS PREDICATED ON THE ABILITY TO DIRECT APPROPRIATE FLOWS TO EACH OF THE FOUR EXISTING SEPTIC TANKS. THE ALLOCATION OF FLOWS TO EACH SEPTIC TANK/SYSTEM MUST BE DETERMINED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- A SPECIAL EXCEPTION, CASE #2017-0031-S, WAS APPROVED FOR THE USE OF AN EATING DISORDER TREATMENT FACILITY ON APRIL 19, 2017. AN EXTENSION TO THE EXCEPTION WAS GRANTED ON JUNE 26TH 2019.
- A. THE APPLICANT SHALL COMPLY WITH ANY INSTRUCTIONS AND NECESSARY APPROVALS FROM THE PERMIT CENTER AND THE DEPARTMENT OF HEALTH, AS WELL AS ANY OTHER STATE AND FEDERAL AGENCY WITH SUPERVISORY JURISDICTION OVER THE OPERATION OF THE FACILITY.
- B. THE FACILITY SHALL COMPLY WITH THE COUNTY'S LANDSCAPE MANUAL, AS REQUIRED BY § 18-16-304(C), AS DETERMINED BY THE PERMIT CENTER.
- C. THIS HEARING ON THIS APPLICATION IS CONTINUED AND MAY BE REOPENED AT ANY TIME AT THE SOLE DISCRETION OF THE ADMINISTRATIVE HEARING OFFICER TO CONSIDER NEW EVIDENCE AS TO WHETHER THE VARIANCE GRANTED HEREIN SHALL BE REVOKED.
- D. THE APPLICANT SHALL MAINTAIN MONTHLY CONTACT WITH MARIBETH LOVE, 881 CECIL AVENUE, S, MILLERSVILLE, MD 21108, TO PROVIDE UPDATES TO HER ON THE APPLICANT'S PROGRESS IN CARRYING OUT THE SPECIAL EXCEPTION GRANTED IN 2017 AND TO RECEIVE INPUT FROM MS. LOVE AS TO COMMUNITY CONCERNS. THE APPLICANT SHALL TAKE REASONABLE MEASURES TO RESOLVE THE CONCERNS OF THE COMMUNITY AS EXPRESSED BY MS. LOVE. MS. LOVE SHALL CONTACT THIS OFFICE IF, IN HER OPINION, IT BECOMES APPARENT THAT THE PROGRESS PROMISED BY THE APPLICANT IS NOT FORTHCOMING AND THE PROJECT HAS SLIPPED BACK INTO THE CONDITION IT IS IN AT THE PRESENT TIME IN 2019.
- MS. LOVE MAY DESIGNATE ANY OTHER PERSON TO CARRY OUT HER DUTIES UNDER THE ABOVE PARAGRAPH. SUCH DESIGNATION MAY BE TEMPORARY OR PERMANENT. SUCH DESIGNATION, IF MADE, NEED ONLY BE COMMUNICATED TO MR. HUMINICK TO CONTINUE THE EXPECTED COMMUNICATION SET FORTH IN THE ABOVE PARAGRAPH.
- F. THE APPLICANT SHALL, AT A MINIMUM, MAINTAIN THE LANDSCAPE AND LIGHTING AT THE FACILITY, WHILE WORKING WITH THE NEIGHBORS AND THE POLICE DEPARTMENT TO PROVIDE AS MUCH SECURITY AS MAY BE OBTAINED TO SECURE THE FACILITY. FENCING OF THE PROPERTY IS NOT REQUIRED AT THIS POINT.
- THIS SITE DEVELOPMENT PLAN HAS BEEN PREPARED FOR THE SOLE PURPOSE OF ADDRESSING ADEQUACY OF PUBLIC FACILITIES AND PARKING IN ACCORDANCE WITH ARTICLE 17 TITLE 4.
- WITH REGARD TO THE SPECIFIC EXCEPTION REQUIREMENTS OF § 18-11-124 OF THE CODE, OPZ SUBMITS THE FOLLOWING FINDINGS:
A. THE FACILITY SHALL BE LOCATED WITHIN ONE HALF MILE OF A PRINCIPAL ARTERIAL ROAD.
B. THE SUBJECT PROPERTY IS LOCATED APPROXIMATELY 0.38 MILES FROM MARYLAND ROUTE 3, WHICH IS CLASSIFIED AS A PRINCIPAL ARTERIAL ROAD.
C. THE FACILITY SHALL BE LOCATED ON A LOT OF AT LEAST FOUR ACRES.
D. THE SITE IS 4.95 ACRES.
E. STRUCTURES SHALL BE LOCATED AT LEAST 50 FEET FROM THE FRONT AND REAR LOT LINES AND 20 FEET FROM THE SIDE LOT LINES.
F. THE EXISTING PRINCIPAL AND ACCESSORY STRUCTURES ARE LOCATED AT THEIR CLOSEST POINTS APPROXIMATELY 167 FEET FROM THE FRONT LOT LINE, 104.2 FEET FROM THE NORTH SIDE LOT LINE, 222 FEET FROM THE REAR LOT LINE AND 22.1 FEET FROM THE SOUTH SIDE LOT LINE.
G. THE FACILITY MAY NOT HAVE MORE THAN 100 EATING DISORDER TREATMENT UNITS. THE PROPOSED FACILITY WILL HAVE 78 EATING DISORDER TREATMENT UNITS.
H. MAXIMUM COVERAGE BY STRUCTURES AND PARKING MAY NOT EXCEED 60% OF THE GROSS AREA OF THE LOT.
I. THE PROPOSED COVERAGE BY STRUCTURES AND PARKING WILL BE 28%
NO OFF-SITE PARKING ON PUBLIC STREETS SHALL BE PERMITTED.
ADEQUATE ONSITE PARKING FOR THE SPECIFIC USE IS PROPOSED IN ACCORDANCE WITH § 18-3-104 OF THE CODE.
J. THE FLOOR AREA OF EACH EATING DISORDER TREATMENT UNIT SHALL BE LIMITED TO NOT MORE THAN 1,000 SQUARE FEET.
K. THE PROPOSED EATING DISORDER UNITS WILL BE LESS THAN 1,000 SQUARE FEET.
L. ANY SOURCE OF POTENTIAL NUISANCE INCLUDING A LAUNDRY OPERATION, POWER PLANT, RESTAURANT, CAFETERIA, KITCHEN, UNLOADING AREA FOR SUPPLIES AND FOOD, GARBAGE LOADING AREA, OR INCINERATOR SHALL BE LOCATED IN A MANNER TO SHIELD SURROUNDING RESIDENTIAL PROPERTY FROM THE EFFECTS OF NOISE, LIGHT, HAZARDS AND OTHER OFFENSIVE CONDITIONS.
- EXISTING SEPTIC SYSTEM NOTE:
ALL WELL AND SEPTIC SYSTEM FEATURES SHOWN, INCLUDING TANKS, PUMPS, VALVES, DRAINFIELDS, AND DRYWELLS, ARE EXISTING AND SHOWN AS PROVIDED BY ANNE ARUNDEL COUNTY HEALTH DEPARTMENT RECORDS. LOCATIONS ARE NOT EXACT AND CONTRACTOR MUST VERIFY ANY UNDERGROUND UTILITY BEFORE USE OR CONSTRUCTION.



OUTFALL STATEMENT:
A FIELD INVESTIGATION OF OUTFALL #1 AND THE GROUND DOWNSTREAM OF OUTFALL #1 WAS PERFORMED ON OCTOBER 30, 2019 BY THE LANDTECH CORPORATION. OUTFALL #1 IS LOCATED ON THE NORTHERLY SIDE OF THE PROPERTY. THE AREA IS WELL VEGETATED AND UNIFORMLY SLOPED AND CONVERTS THE RUNOFF IN A NORTHERLY DIRECTION TOWARD THE PROPERTY LINE. RUNOFF IS IN SHEET FLOW ACROSS GENTLY SLOPED AND VEGETATED LAND, AND THERE IS NO EVIDENCE OF FLOODING, OR SEDIMENTATION. THE CURVE NUMBER AND PEAK DISCHARGES ARE DECREASED BY ULTIMATE ZONING AND USE OF MICRO BIORETENTION DEVICE MB-1. THE GRASSED AREA ULTIMATELY DISCHARGES INTO CONTINUED SHEET FLOW NORTHWARD, AND ULTIMATELY TO A CULVERT SYSTEM UNDER I-97. THE SITE IS DETERMINED TO HAVE AN ADEQUATE OUTFALL, AND NO FURTHER ANALYSIS IS REQUIRED PER SECTION 7.2.2.C.1 OF THE ANNE ARUNDEL COUNTY MANUAL. ULTIMATE FLOW DOES NOT INCREASE.



ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM-1	507056	1412448	154.95	CORNER OF CONCRETE PAD SOUTHWEST OF MAIN BUILDING.
BM-2	507167	1412622	143.33	CORNER OF PARKING LOT NORTHEAST OF MAIN BUILDING.
BM-3	507059	1412808	142.27	RIM OF UTILITY EASMENT STRUCTURE SOUTHEAST OF PROPERTY.

ENVIRONMENTAL SITE DESIGN (ESD) BMP SUMMARY CHART

STORM_ID	Practice Name	E, S, or A	MDE BMP CLASS	MDE BMP TYPE	Construction Purpose *	ON or OFF SITE	MDE Code	LAND USE	Device Drainage Area (sf)	Imperv. Area (sf)	Imperv. Acres Restored (3)	MD Coord (NAD83 - FT) NORTH	MD Coord (NAD83 - FT) EAST	WQv (cf-ft)	Maintenance Responsibility	Max volume :			Target volume (cf)					
																Runoff from	1 year	24-hour storm (cf)	2.0"	Rv x	da area /12 =	2.00 x	Rv x	da area /12 =
STUDY POINT 1A	MICRO-BIORETENTION M6-1	E	M-6	NEWD	ON	MMBR	19602	6534	5662.8	507257	1412749	1008	Owner	2.7 x	Rv x	da area /12 =	2.7 x	0.29 x	19602 /12 =	1279.0 cf	2.00 x	0.29 x	19602 /12 =	947.4 cf
required =											867.6	<	total =	1008.0	OK									
max esd = 2.7 x rv x da sf/12 *target volume = req'd Po x rv x drainage area sf / 12																								

NOTES

- Rainfall target (from Table 5.3, Design Manual pp.5.21-22) used to determine ESD goals and size practices (for new development or redevelopment)
- Rainfall addressed (using both ESD techniques and practices, and structural practices) by the BMPs within the drainage area
- Equals Impervious Area Draining to Device when PE_ADR = 1 inch (for restoration only)
- Maryland 8-Digit HUC (Hydrologic Unit Code) can be found by using the map at: <https://data.maryland.gov/Energy-and-Environment/Maryland-8-Digit-Sub-Watersheds/e9j9-wxq>
- Water Quality volume, the smaller of the volume of the actual storage volume in the device or the volume from the 1-year 24-hour storm for the

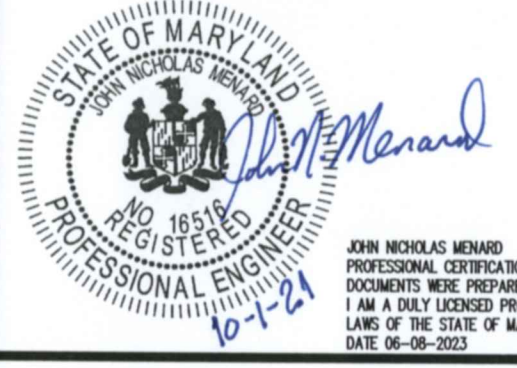
*New development (NEWD), Redevelopment (REDE) or Restoration (REST)

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	DATE	BY	DESCRIPTIONS
DCM	08/2021		
REVISIONS			
DATE	BY	DESCRIPTIONS	
12/2020	LT	REVISED PER AA COUNTY COMMENTS 05/12/2020	
05/2021	LT	REVISED PER AA COUNTY COMMENTS 02/22/2021	
08/2021		UPDATED PROJECT NUMBER TO 02 SUBMITTAL DUE TO REQUIREMENT OF ANOTHER CITIZENS MEETING, NO CHANGES SINCE 01 SUBMITTAL.	
06/28/2021	JNM		
08/2021	JNM	REV. PER COMMENTS DATED 07/07/2021 & 07/15/2021	

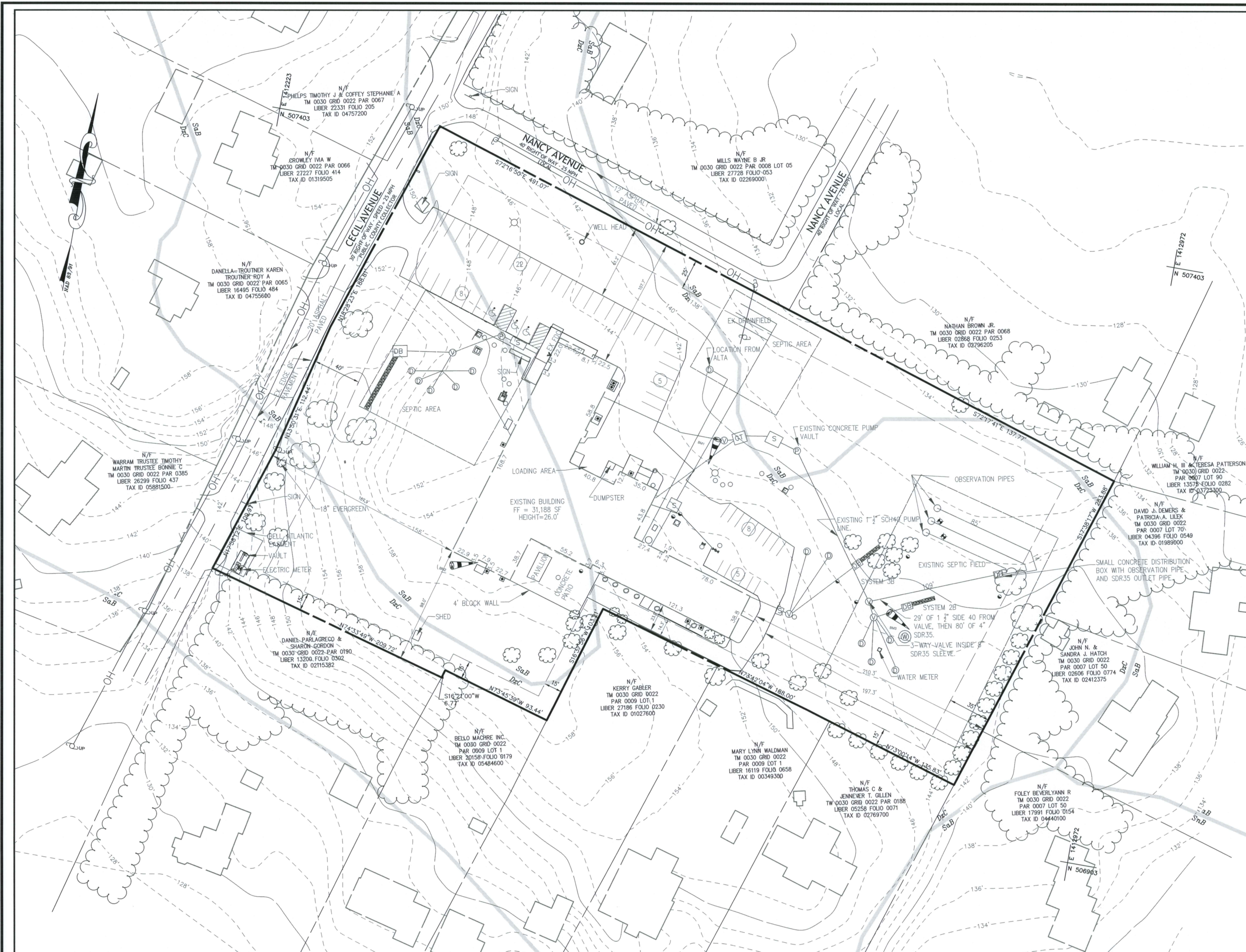


201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



OWNER/ DEVELOPER
CECIL AVENUE BUILDING, LLC
850 TOWEN AVENUE
LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAMW@NV360.COM
TELEPHONE: 732-886-6202

**COVER SHEET
SITE DEVELOPMENT PLAN
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY**
899 CECIL AVENUE
MILLERSVILLE, MARYLAND 21108
4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
SUBDIVISION - 000, ASSESSMENT NUMBER - 0403330800



LEGEND

- BOUNDARY
- - - RIGHT-OF-WAY
- - - LOTS
- - - EX. SEPTIC AND SEWER
- - - EX. SEWER HOUSE CONNECTION
- - - EX. TREE LINE
- - - EX. STRUCTURES
- - - EX. OVERHEAD ELECTRIC LINE
- - - EX. ROAD
- - - PR. ROAD
- - - EX. CONTOUR 2'
- - - EX. CONTOUR 10'
- - - PR. CONTOUR 2'
- - - SOILS
- - - LIMIT OF DISTURBANCE
- LOD
- EX. DEEP TRENCH
- PR. SOIL BORING
- EX. DRYWELL
- EX. VALVE
- EX. GREASE TRAP
- EX. DISTRIBUTION BOX
- EX. SEPTIC SYSTEMS
- EX. PUMP VAULT
- PR. LIGHT ON EX. POLE
- PR. PAVEMENT HATCH
- EX. UTILITY POLE
- EX. WATER VALVE
- EX. SANITARY MANHOLE
- EX. LIGHT POLE
- EX. UTILITY MANHOLE
- EX. CLEANOUT
- EX. ELECTRIC VAULT
- EX. TRANSFORMER
- EX. TREE

RESOURCE CERTIFICATION

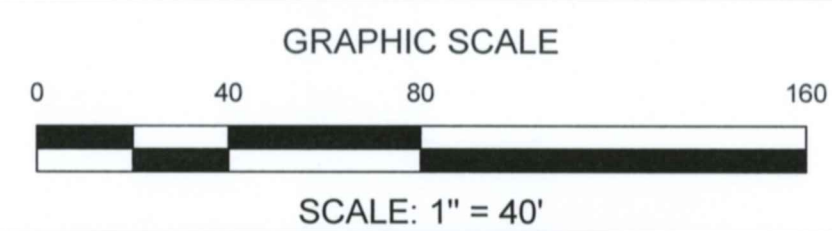
I CERTIFY THAT THE LOCATION OF FEATURES SHOWN ON THIS RESOURCE MAP HAS BEEN FIELD VERIFIED.

John N. Menard 10/1/21
 JOHN NICHOLAS MENARD
 REGISTERED PROFESSIONAL ENGINEER
 MARYLAND No. 16516

Soils Legend

Map Unit Symbol	Map Unit Name	K-factor (Whole Soil)	Hydric Rating	Hydrologic Soil Group	Drainage Class
SaB	Sassafras fine sandy loam, 2 to 5 percent slopes	0.1	Not Hydric	B	Somewhat excessively drained
DxC	Downer-Phalanx complex, 5 to 10 percent slopes			A	

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AASCD # 2021-0344
 PERMIT # G02018988
 C2020-0018 03 NC

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KLM	08/2021		
JNM	08/2021		

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LANDTECH CORPORATION
 A FALCON COMPANY

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 Annapolis, MD 21401
 Ph. (443) 274-3232
 Contact Person: Kim Morgan
 Project Manager
 kmorgan@techgroupinc.net

STATE OF MARYLAND
 REGISTERED PROFESSIONAL ENGINEER

John N. Menard
 10-1-21

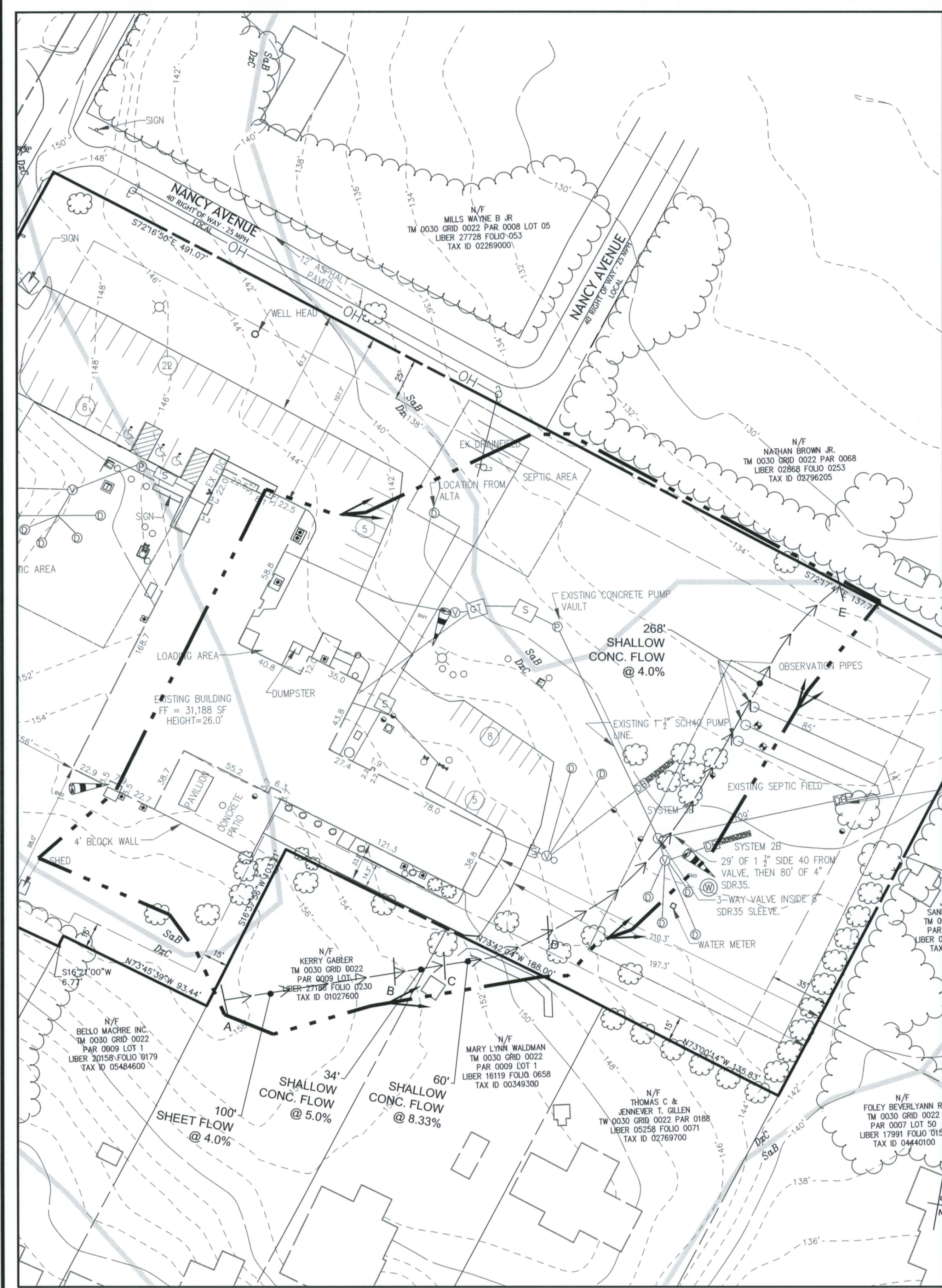
JOHN NICHOLAS MENARD
 PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE No. 16516 EXP. DATE 06-08-2023

OWNER/ DEVELOPER
CECIL AVENUE BUILDING, LLC
 850 TOWBIN AVENUE
 LAKEWOOD, NJ 08701
 ATTN: SAM WALLACH
 EMAIL: SAM@WNBV360.COM
 TELEPHONE: 732-886-6202

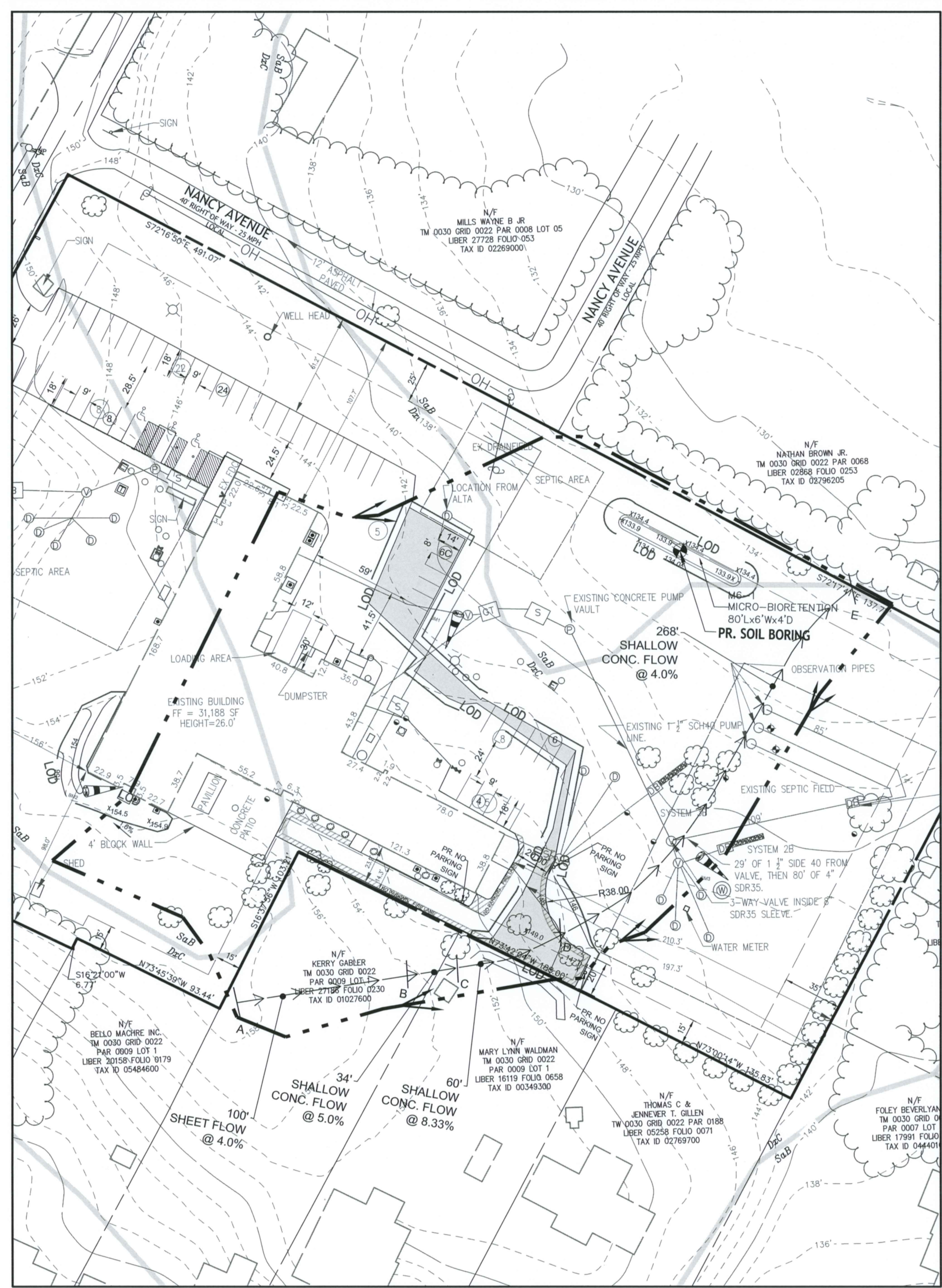
EXISTING SITE CONDITIONS & RESOURCE MAPPING
SITE DEVELOPMENT PLAN
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY

899 CECIL AVENUE
 MILLERSVILLE, MARYLAND 21108
 4TH ELECTION DISTRICT
 TAX MAP 0030, GRID 0022, PARCEL 0186
 SUBDIVISION - 000, ASSESSMENT NUMBER - 0403330800

SCALE: 1" = 40' DATE: AUGUST 2021 ITG PROJECT No. 516033 SHEET 02 OF 05



PRE-DEVELOPED DRAINAGE AREA MAP
SCALE: 1" = 40'



POST-DEVELOPED DRAINAGE AREA MAP
SCALE: 1" = 40'

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS
- EX. SEPTIC AND SEMER
- EX. SEMER HOUSE CONNECTION
- EX. TREE LINE
- EX. STRUCTURES
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- PR. ROAD
- EX. CONTOUR 2'
- EX. CONTOUR 10'
- PR. CONTOUR 2'
- SOILS
- LIMIT OF DISTURBANCE

Legend

- EX. DEEP TRENCH
- PR. SOIL BORING
- EX. DRYWELL
- EX. VALVE
- EX. GREASE TRAP
- EX. DISTRIBUTION BOX
- EX. SEPTIC SYSTEMS
- EX. PUMP VAULT
- PR. LIGHT ON EX. POLE
- PR. PAVEMENT HATCH
- EX. UTILITY POLE
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- EX. SANITARY MANHOLE
- EX. LIGHT POLE
- EX. UTILITY MANHOLE
- EX. CLEANOUT
- EX. ELECTRIC VAULT
- EX. TRANSFORMER
- EX. TREE

Legend

- STORMWATER MANAGEMENT DRAINAGE AREA DIVIDE
- TC FLOW LINE

ZONING = R-1 (1 ACRE LOT RESIDENTIAL)
SOIL SaB = HSG-B
SOIL DxC = HSG-A

CURVE NUMBERS (FROM TR-55 TABLE 2-2A)
R-1 ZONE, SOIL HSG-A = 51
R-1 ZONE, SOIL HSG-B = 68
OPEN SPACE, GOOD, HSG-A = 39
OPEN SPACE, GOOD, HSG-B = 61
IMPERVIOUS = 98

STORMWATER MANAGEMENT REPORT
KNOLLWOOD MANOR

OWNER:
Cecil Avenue Building, LLC
1000 Airport Rd. Ste 205
Lakewood, NJ 08701

Soil Types	Area	LOD	PR.DA 1
type : A soil	2.78 Ac.	0.23 Ac.	0.00 Ac.
type : B soil	2.17 Ac.	0.00 Ac.	0.00 Ac.
type : C soil	0.00 Ac.	0.00 Ac.	0.00 Ac.
type : D soil	0.00 Ac.	0.00 Ac.	0.00 Ac.
Total DA:	4.95 Ac.	0.23 Ac.	0.00 Ac.

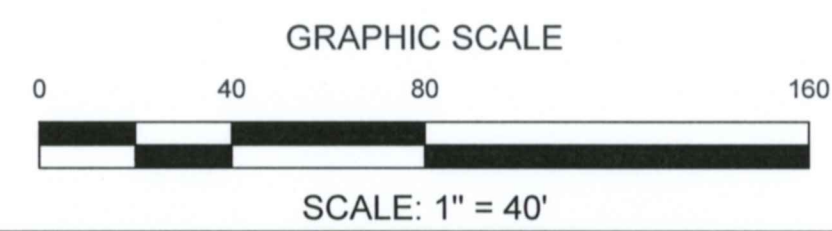
Limit of disturbance
Impervious Area: 1.33 Ac. 0.12 Ac.

Soil Recharge Factors:
type : A soil 0.38
type : B soil 0.26
type : C soil 0.13
type : D soil 0.07

RCN (Pre):	65
RCN (Post):	56
Tc (Pre):	0.150
Tc (Post):	0.149
Pre-Dev. - Q1	0.68 cfs
Pre-Dev. - Q10	4.49 cfs
Pre-Dev. - Q100	12.42 cfs
Total Area	2.38 Ac.
Post-Dev. - Q1	0.08 cfs
Post-Dev. - Q10	2.51 cfs
Post-Dev. - Q100	9.29 cfs
Total Area	2.38 Ac.

NOTE: THE PEAK DISCHARGE FOR EACH STORM EVENT SHOWN ON THIS SHEET IS GENERATED FROM A TR-55 MODEL.

CALL "MISS UTILITY"
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Project Manager
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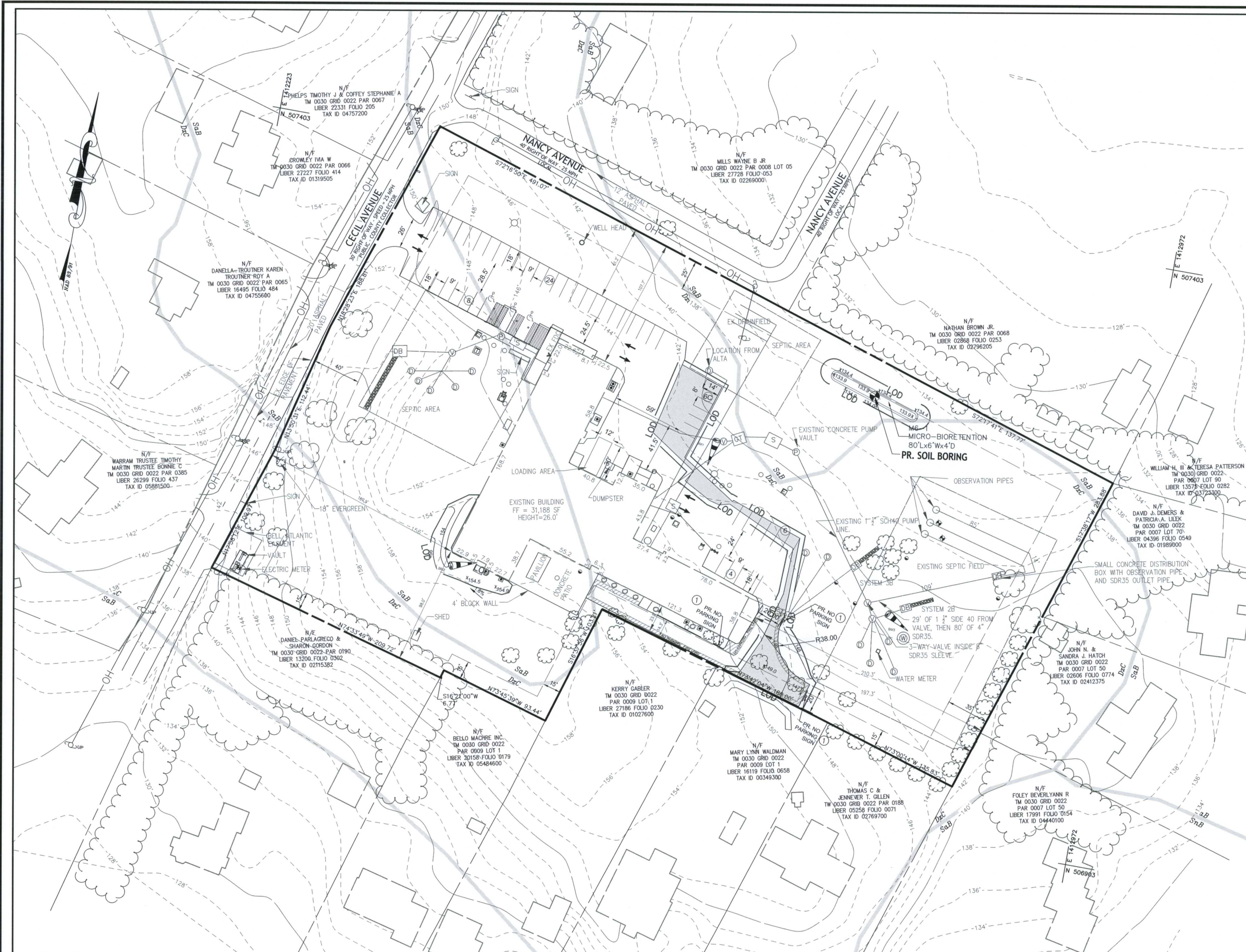
OWNER/ DEVELOPER
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850 TOWBIN AVENUE
LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAM@WBN360.COM
TELEPHONE: 732-886-6202

AASCD # 2021-0344
PERMIT # G02018988
C2020-0018 03 NC

STORMWATER MANAGEMENT PRE & POST-DEVELOPED DRAINAGE AREA MAP
SITE DEVELOPMENT PLAN
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY

899 CECIL AVENUE
MILLERSVILLE, MARYLAND 21108
4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
SUBDIVISION - 000, ASSESSMENT NUMBER - 0403330800

SCALE: 1" = 40' DATE: AUGUST 2021 TTG PROJECT No. 516033 SHEET 03 OF 06



LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- LOTS
- EX. SEPTIC AND SEWER
- EX. SEWER HOUSE CONNECTION
- EX. TREE LINE
- EX. STRUCTURES
- EX. OVERHEAD ELECTRIC LINE
- EX. ROAD
- PR. ROAD
- EX. CONTOUR 2'
- EX. CONTOUR 10'
- PR. CONTOUR 2'
- PR. CONTOUR 10'
- SOILS
- LOD
- SaB
- Dzc
- LIMIT OF DISTURBANCE
- PR. DEEP TRENCH
- PR. SOIL BORING
- EX. DRYWELL
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- EX. GREASE TRAP
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- EX. LIGHT POLE
- EX. UTILITY MANHOLE
- EX. CLEANOUT
- EX. ELECTRIC VAULT
- EX. TRANSFORMER
- EX. TREE

① NO PARKING FIRE LANE SIGN
18"x12", SEE SHEET 5 FOR
DETAILS.

Site Summary Sheet

AREA	TOTAL	HYDROLOGIC SOIL GROUP				EX IMPERVI	% OF AREA	SITE IMPERVI	% OF SITE
		A	B	C	D				
SITE AREA	4.95 Ac.	2.78 Ac.	2.17 Ac.	0.00 Ac.	1.81 Ac.	1.21 Ac.	24.4%	1.33 Ac.	26.9%

**STORMWATER MANAGEMENT REPORT
KNOLLWOOD MANOR**

OWNER:
Cecil Avenue Building, LLC
1000 Airport Rd. Ste 205
Lakewood, NJ 08701

Soil Types:	Area	LOD Area	PR.DA.1
type : A soil	2.78 Ac.	0.23 Ac.	0.00 Ac.
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type : D soil	0.00 Ac.	0.00 Ac.	0.00 Ac.
Total DA:	4.95 Ac.	0.23 Ac.	0.00 Ac.

limit of disturbance
Impervious Area: 1.33 Ac. 0.12 Ac.
Soil Recharge Factors:
type : A soil 0.38
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type : C soil 0.13
type : D soil 0.07

RCN (Pre): 65
RCN (Post): 56
Tc (Pre): 0.150
Tc (Post): 0.149

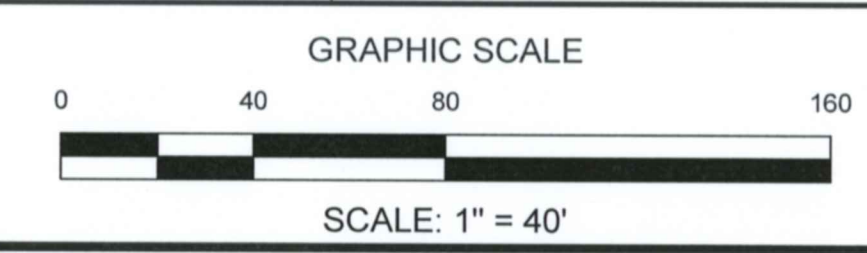
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Pre-Dev. - Q10 4.49 cfs
Pre-Dev. - Q100 12.42 cfs
Total Area 2.38 Ac.

Post-Dev. - Q1 0.08 cfs
Post-Dev. - Q10 2.51 cfs
Post-Dev. - Q100 9.29 cfs
Total Area 2.38 Ac.

NOTE: THE PEAK DISCHARGE FOR EACH STORM EVENT SHOWN ON THIS SHEET IS GENERATED FROM A TR-55 MODEL.

AASCD # 2021-0344
PERMIT # G02018988
C200-0018 03 NC

CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY
LOCATIONS AT LEAST 48 HOURS BEFORE
BEGINNING CONSTRUCTION.



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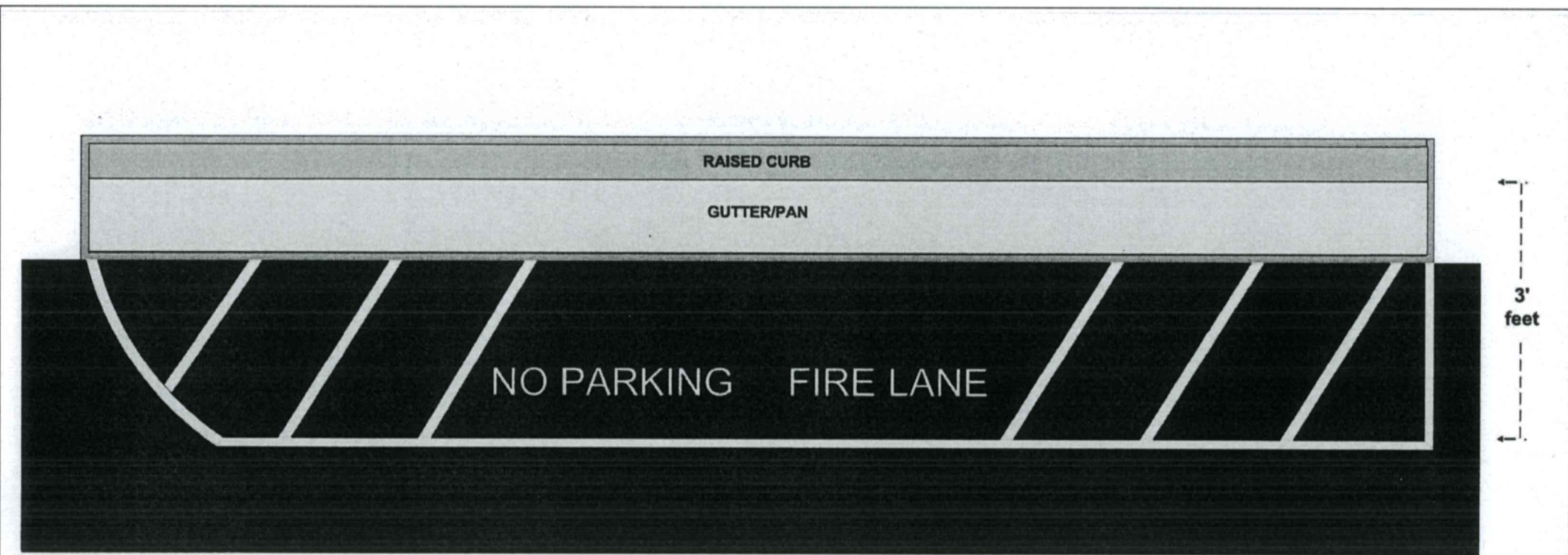
201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



OWNER/ DEVELOPER
CECIL AVENUE BUILDING, LLC
850 TOWBIN AVENUE
LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAM@NV360.COM
TELEPHONE: 732-886-6202

**SITE DEVELOPMENT PLAN
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY**

899 CECIL AVENUE
MILLERSVILLE, MARYLAND 21108
4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
SUBDIVISION - 000, ASSESSMENT NUMBER - 0403330800



Letter & Striping Dimensions

- ALL STRIPING** - minimum 6" thick lines
- OUTER LINE** - 3' from curb edge or road edge
- ENDS of DESIGNATED AREA** - can be curved/rounded or boxed
- ANGLED LINES** - 6' apart except where lettered graphics are placed
- NO PARKING FIRE LANE** graphic - minimum 8" high, 2" cut out, at 50' intervals
- NO PARKING FIRE LANE** signs - per standard detail

**ANNE ARUNDEL COUNTY
FIRE DEPARTMENT
FIRE LANE SIGN STANDARD DETAIL**



- Sign material and lettering shall be engineering grade/reflective
- Graphics and border shall be RED on WHITE background
- Font shall be Highway-style B or C as indicated
- Sign shall be installed 7 ft above grade
- Arrows on the ends should point in only one direction toward the fire lane. Signage within the fire lane should show arrows pointing in both directions.

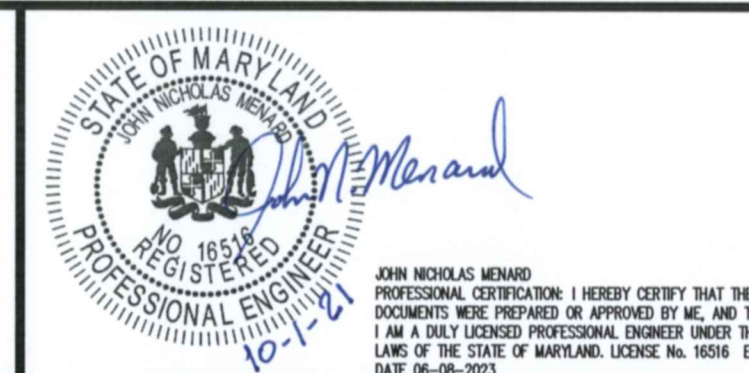
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		REVISIONS	
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CHECKED	KLM	08/2021	
APPROVED	JNM	08/2021	
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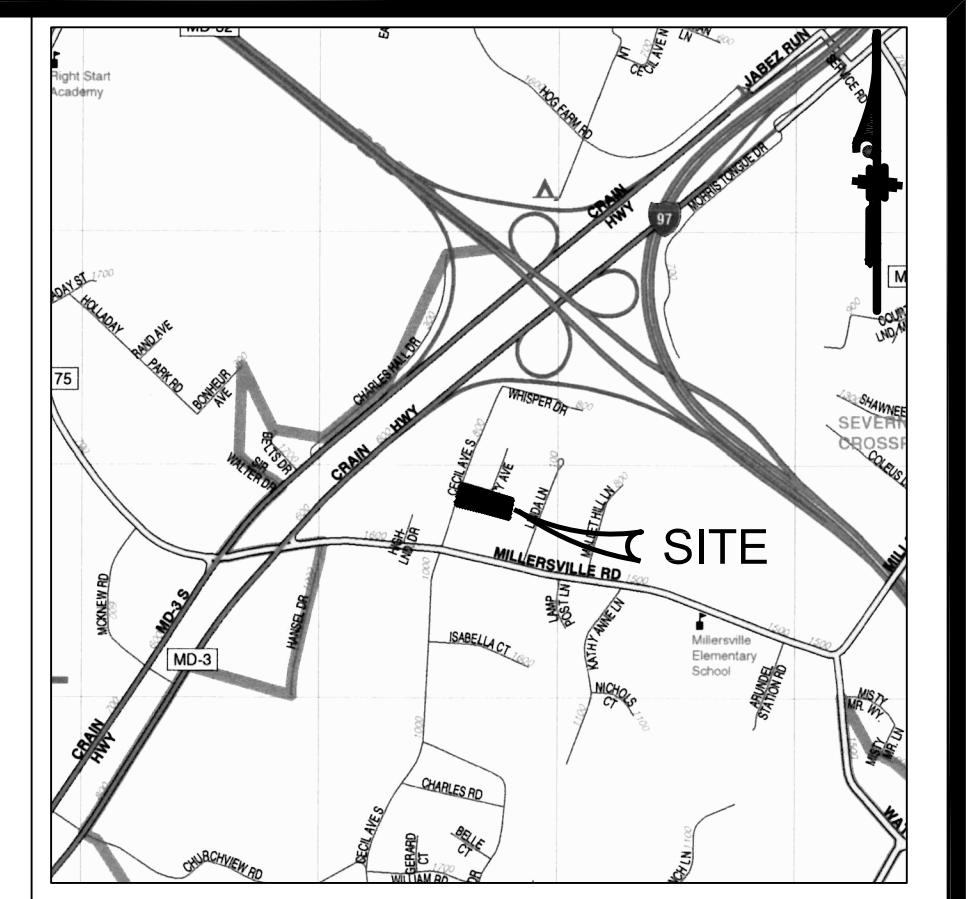
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CECIL AVENUE BUILDING, LLC
850 TOWBIN AVENUE
LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAM@BNV360.COM
TELEPHONE: 732-886-6202

SITE DEVELOPMENT DETAILS
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY
899 CECIL AVENUE
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4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
SUBDIVISION - 000, ASSESSMENT NUMBER - 0403330800

SCALE: NTS DATE: AUGUST 2021 ITG PROJECT No. 516033 SHEET 05 OF 05

LEGEND

	SOILS		EX. DEEP TRENCH		PR. PAVEMENT HATCH
	LIMIT OF DISTURBANCE		EX. TEST BORING		EX. UTILITY POLE
	BOUNDARY		EX. DRYWELL		EX. WATER VALVE
	RIGHT-OF-WAY		EX. VALVE		EX. SANITARY MANHOLE
	LOTS		EX. GREASE TRAP		EX. LIGHT POLE
	EX. SEPTIC AND SEWER		EX. DISTRIBUTION BOX		EX. UTILITY MANHOLE
	EX. SEWER HOUSE CONNECTION		EX. SEPTIC SYSTEMS		EX. CLEANOUT
	EX. TREE LINE		EX. PUMP VAULT		EX. ELECTRIC VAULT
	EX. STRUCTURES		PR. LIGHT ON EX. POLE		EX. TRANSFORMER
	EX. OVERHEAD ELECTRIC LINE		EX. TREE		
	EX. ROAD				
	PR. ROAD				
	EX. CONTOUR 2'				
	EX. CONTOUR 10'				
	PR. TREE PRESERVATION FENCE				

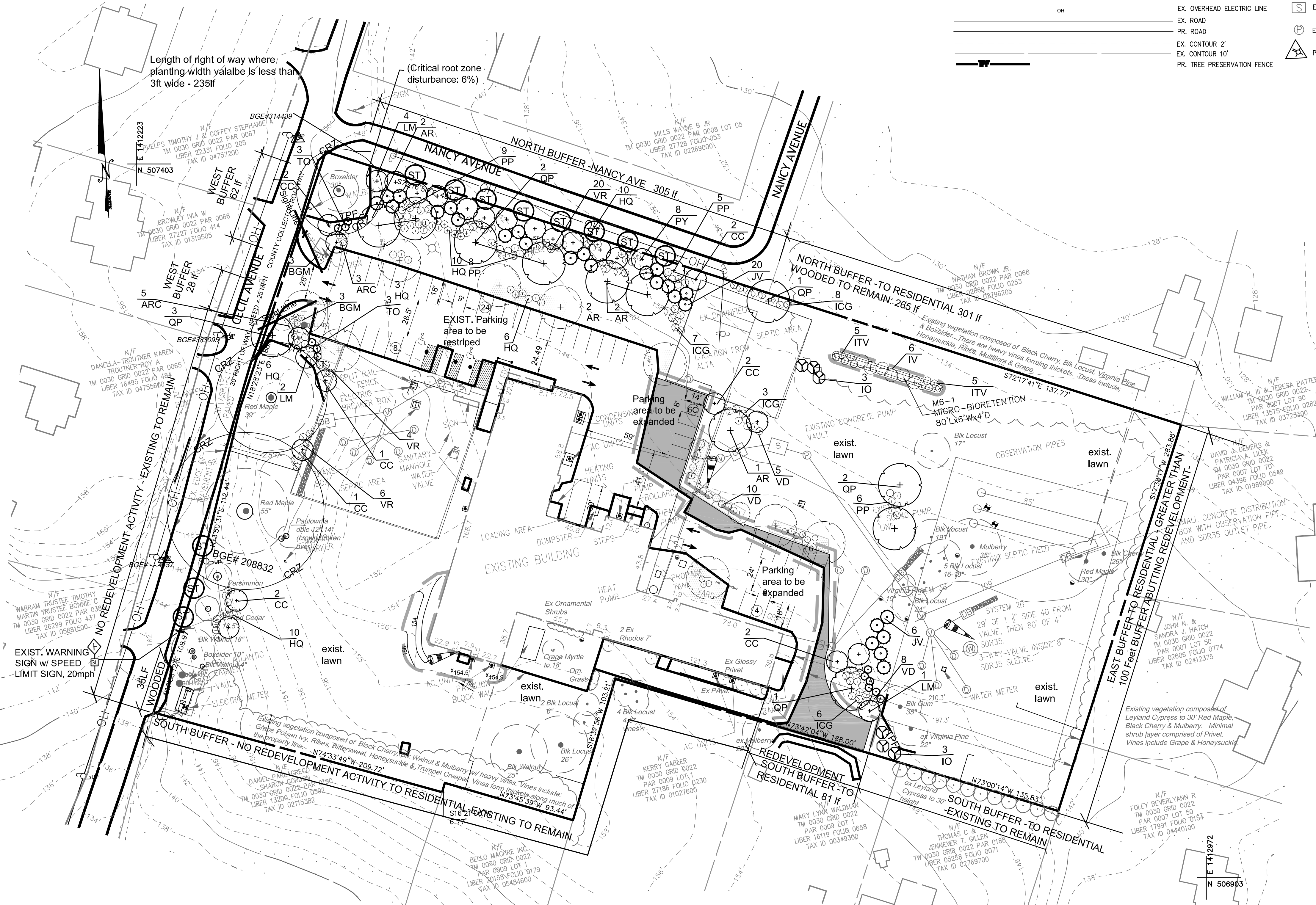


VICINITY MAP
SCALE: 1" = 2000'+/-
SOURCE: ADC MAPS

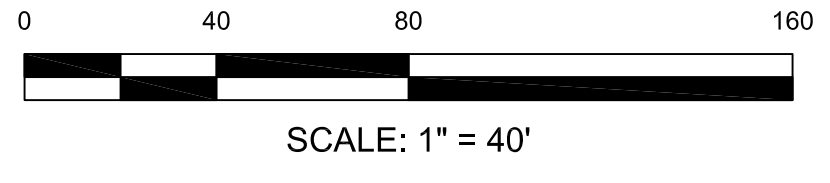
LANDSCAPE TABULATIONS

PROJECT TYPE: REDEVELOPMENT OF EXISTING SITE
Commercial / Institutional Use

<p>NORTH BUFFER - TO NANCY AVE < 60'</p> <p>Buffer Class D</p> <p>Buffer width required: 15 ft</p> <p>Buffer width provided: 60 ft</p> <p>Length of buffer: 305 lf</p> <p>Total plant unit required: 20.3 PU (21 PU)</p> <p>(1 plant unit per 15lf)</p> <p>Total plant unit provided: 20.2 PU (21 PU)</p> <p>Shade trees provided: 6 w/ 18 shrubs = 6.0 PU</p> <p>Minor trees provided: 15 w/ 40 shrubs = 7.5 PU</p> <p>Evergreen trees provided: 20 = 6.7 PU</p>	<p>WEST BUFFER - TO CECIL AVENUE < 60'</p> <p>Buffer Class D</p> <p>Buffer width required: 15 ft</p> <p>Buffer width provided: 30-150 ft</p> <p>Length of buffer in redevelopment area: 90 lf</p> <p>Total plant unit required: 6 PU (6.0 PU)</p> <p>(1 plant unit per 15 lf)</p> <p>Total plant unit provided: 6.0 PU (6.0 PU)</p> <p>Existing: 1 Tree = 1.0 PU</p> <p>Shade trees provided: 1 w/ 3 shrubs = 1.0 PU</p> <p>Minor trees provided: 4 w/ 10 shrubs = 2 PU</p> <p>Evergreen trees provided: 6 = 2 PU</p>
<p>NORTH BUFFER - TO RESIDENTIAL</p> <p>Buffer Class A</p> <p>Buffer width required: 15 ft</p> <p>Buffer width provided: 60 ft</p> <p>Length of buffer: 301 lf</p> <p>Wooded Area to remain: 265 lf</p> <p>Buffer to screen: 36 ft</p> <p>Total plant unit required: 2.4 PU (3 PU)</p> <p>(1 plant unit per 15lf)</p> <p>Total plant unit provided: 3 PU (3 PU)</p> <p>Shade trees provided: 1 w/ 3 shrubs = 1.0 PU</p> <p>Minor trees provided: 2 w/ 5 shrubs = 1.0 PU</p> <p>Evergreen trees provided: 3 = 1.0 PU</p>	<p>SOUTH BUFFER - TO RESIDENTIAL</p> <p>Buffer Class A</p> <p>Buffer width required: 15 ft</p> <p>Buffer width provided: Varies, existing conditions</p> <p>Length of buffer- redevelopment portion: 81 lf</p> <p>Total plant unit required: 5.4 PU (6.0 PU)</p> <p>(1 plant unit per 15lf)</p> <p>Total plant unit provided: 5.5 PU (6.0 PU)</p> <p>Shade trees provided: 1 w/ 3 shrubs = 1.0 PU</p> <p>Minor trees provided: 3 w/ 10 shrubs = 1.5 PU</p> <p>Evergreen trees provided: 9 = 3 PU</p>
<p>EAST BUFFER - TO RESIDENTIAL</p> <p>Buffer Class A</p> <p>Buffer width required: 15 ft</p> <p>Buffer width provided: > 100 ft</p> <p>Length of buffer: 285 lf</p> <p>Total plant unit required: 19 PU (19 PU)</p> <p>(1 plant unit per 15lf)</p> <p>Total plant unit provided: 19.0 PU (19 PU)</p> <p>Existing trees to remain: 14 = 14.0 PU</p> <p>Shade trees provided: 3 w/ 9 shrubs = 3.0 PU</p> <p>Evergreen trees provided: 6 = 2 PU</p>	<p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. Check location of all underground utilities. Call "MISS UTILITY" at 1-800-257-7777 at least 5 days prior to any excavation. 2. Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner. 3. Contractor is required to comply with any/all codes, regulations and ordinances that apply to the work performed on this project. 4. Contractor shall co-ordinate the execution of all work performed with General Contractor / Owner and shall complete all work in a timely fashion. 5. General Contractor / Owner is responsible for obtaining site permits and paying applicable fees unless otherwise specified. 6. All clearing, grubbing, rough and fine grading, installation and maintenance of erosion control devices, sodding and seeding are separate operations and not included in this Landscape Plan. Except as specifically stated or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others. 7. These plans are to be used for landscape purposes only. 8. If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.



LANDSCAPE PLAN
GRAPHIC SCALE



CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

- NOTES:**
1. This plan is to be used for Landscape planting purposes only.
 2. The site is not within the MAA airport zone.
 3. All known utilities have been shown.
 4. There are no known historic features on site.
 5. For further site information, see plans by LandTech Corporation.

A. A. CO. LANDSCAPE REVIEW

APPROVED BY: _____ Reviewer

DATE: _____

DESIGNED		DATE		REVISIONS	
LM	8/20/21	DATE		DATE	
DRAWN	LM	8/20/21		DATE	
CHECKED	DS	8/20/21		DATE	
APPROVED	DS	8/20/21		DATE	

LANDTECH CORPORATION
A FALCON COMPANY

201 Defense Highway
Suite 200
Annapolis, MD 21401
Ph. (443) 274-3232
Fax (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net

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DEBORAH SCHWAB
LANDSCAPE ARCHITECTURE

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PH: 410 268 5291 Email: dschwab@comcast.net

Job Number DMS #2020-042

OWNER/ DEVELOPER
CECIL AVENUE BUILDING, LLC

850 TOWEN AVENUE
LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAMW@NV360.COM
TELEPHONE: 732-886-6202

C2020-018-03-NC
LANDSCAPE PLAN
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY

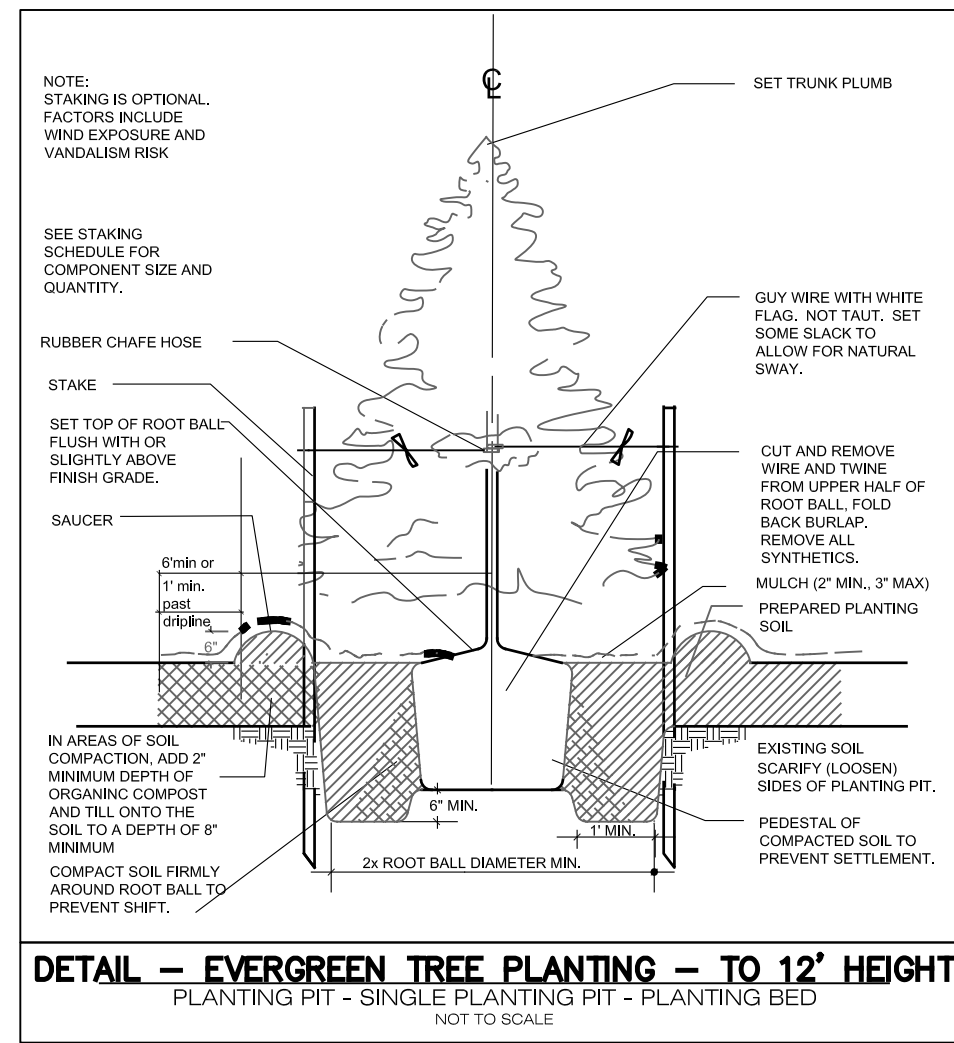
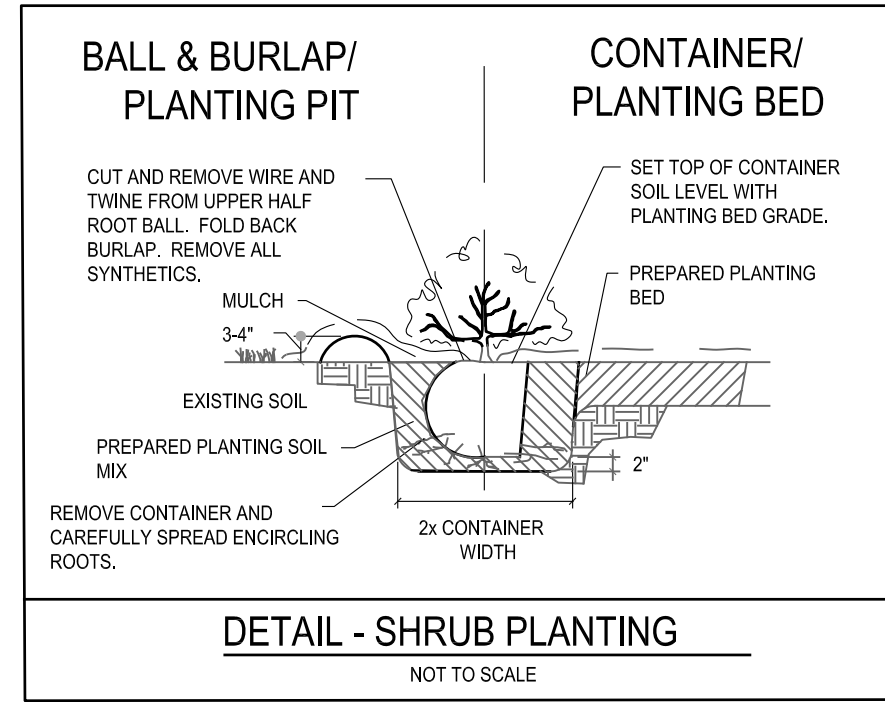
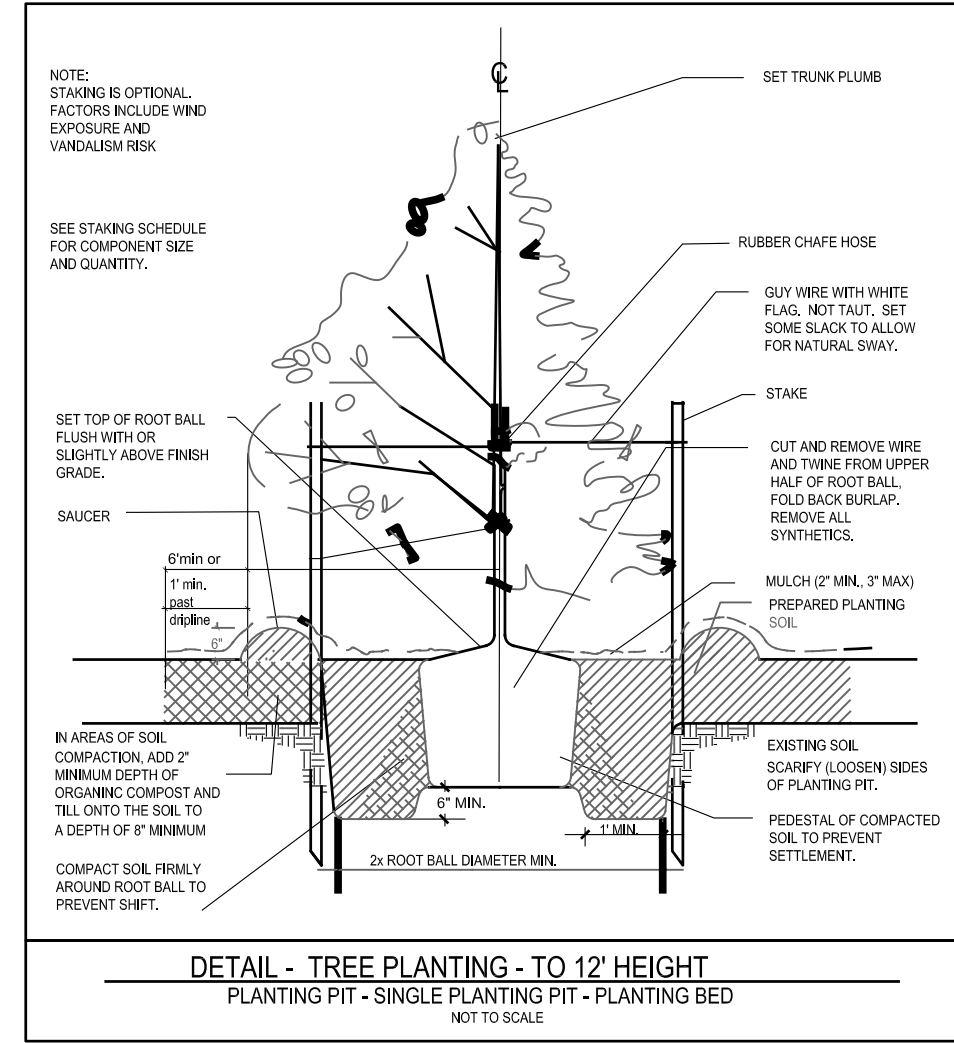
899 CECIL AVENUE
MILLERSVILLE, MARYLAND 21108
4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
TAX ACCOUNT NO. 04-000-0330800, ZONE: R1:SE FOR EATING DISORDER FACILITY

SCALE: 1" = 40' DATE: AUGUST, 2021 TTS PROJECT No. 516033 SHEET L1 OF 2

PLANTING NOTES:

1. All planting shall conform to currently approved horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15 – June 1 or September 15 – November 15.
2. All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead, damaged or pruned out central leader will be accepted.
3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
4. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process. All plants spaced at 6' on center (o.c.) or less shall be planted in hand-edged planting beds.
5. Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
6. A minimum of 2" depth 'Leaf-Gro', peat moss or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
7. A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow-released fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.
8. Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, in part 'Leaf Gro', peat moss or equivalent and slow-release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
9. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
10. Landscape Architect shall be notified in writing for inspection and approval of all plant materials prior to any installation. This may be waived by the General Contractor / Owner.
11. If any conflicts are found between the information shown on the Landscape Plan and that shown on the Plant Lists, notify the Landscape Architect prior to the time the final bid is submitted.
12. All planting beds shall be neatly hand edged unless otherwise specified.
13. All planting beds and pits shall be provided with a 2" minimum, 3" maximum depth of aged, shredded bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided. No mulch shall be placed on the crown of a plant or on the root flare or trunk of a tree or shrub.
14. A water source for planting and maintenance operations will be provided by the Owner / Client. If a source is not available on-site, Contractor will include a water supply cost in his / her bid. 'Gator-bags' or equivalent slow drip watering devices are recommended for trees in times of low rainfall.
15. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
16. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
17. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner / Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner / Client.
18. Contractor shall notify the Landscape Architect or Owner / Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous conditions for acceptance.
19. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
20. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period, the Contractor is responsible for checking the project and making maintenance suggestions to the Owner / Client.
21. IRRIGATION (OPTIONAL):
A zoned Irrigation system with moisture sensors shall be installed in landscape areas per manufacturer's requirements. No irrigation shall be installed in the bottoms of stormwater management areas.
If no irrigation is installed, a watering contract shall be part of the landscape maintenance contract.

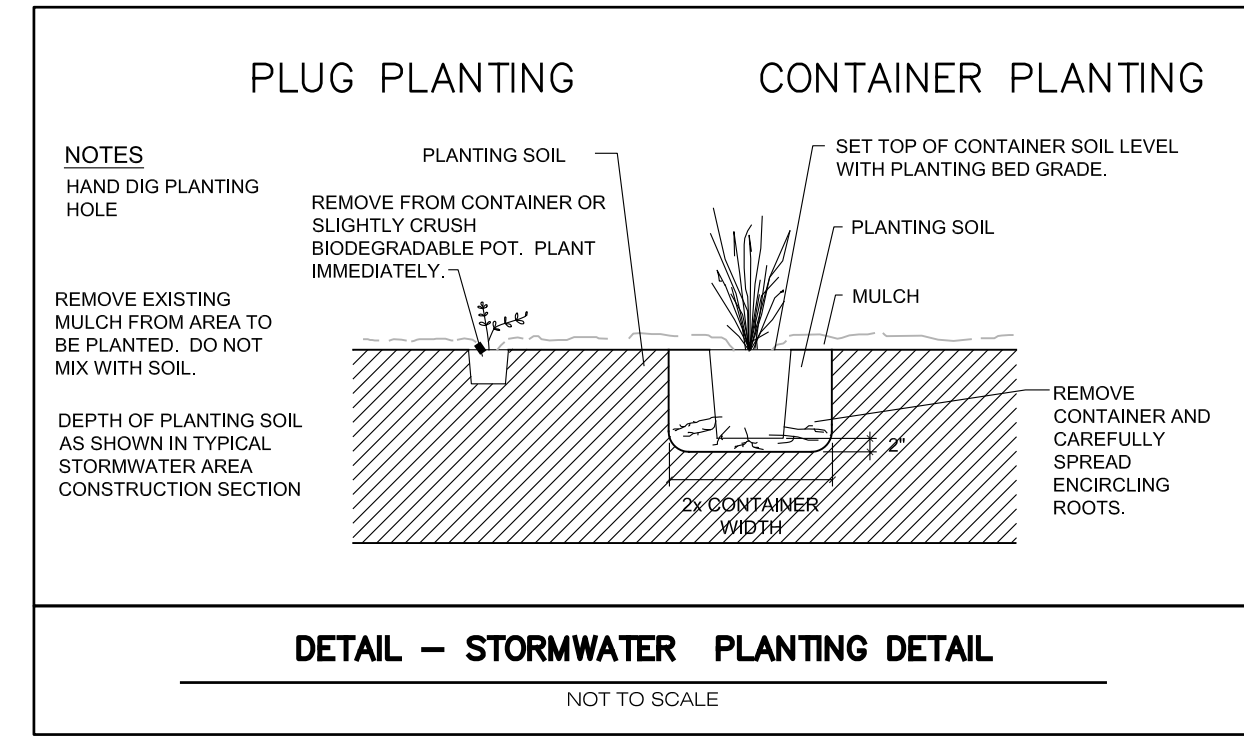
- STORMWATER MANAGEMENT PLANTING**
22. Stormwater management plans shall be built in accordance with plans by others. A soil sample with lab results shall be submitted to the landscape architect prior to installation. No planting shall be done until the site has been stabilized. The landscape architect shall be notified one week prior to installation to inspect the plantings for approval. New plantings shall be protected from flooding conditions for two weeks minimum for establishment. Within two days after the first rain event, the plantings shall be inspected by the contractor. Any dislodged plants shall be replanted. Any silt, sediment or debris which may have entered the stormwater planting area shall be removed. Redistribute mulch, if needed.



Tree Size	Stake Q'ty	Stake Size	Wire Size
6 - 10' or 1 - 2" caliper	2	2"x2"x6" min.	14 gauge
10 - 12' or 2-2 1/2" caliper	2	2"x2"x8" min.	14 gauge
12 - 16' or 2 1/2"-4" caliper	3 deadmen	24" min.	12 gauge
16 - 20' or 4 - 6" caliper	3 deadmen	30" min.	14 gauge
over 20' or over 6" caliper	3 deadmen	30" min.	3/8" with turnbuckles

TREE STAKING SCHEDULE

- TREE STAKING NOTES:**
1. Tree staking shall be installed in areas of high wind, slopes & potential vandalism. Staking shall be monitored, reset & repaired to prevent damage to tree trunks & branches. All tree stakes shall be removed at end of warranty period.

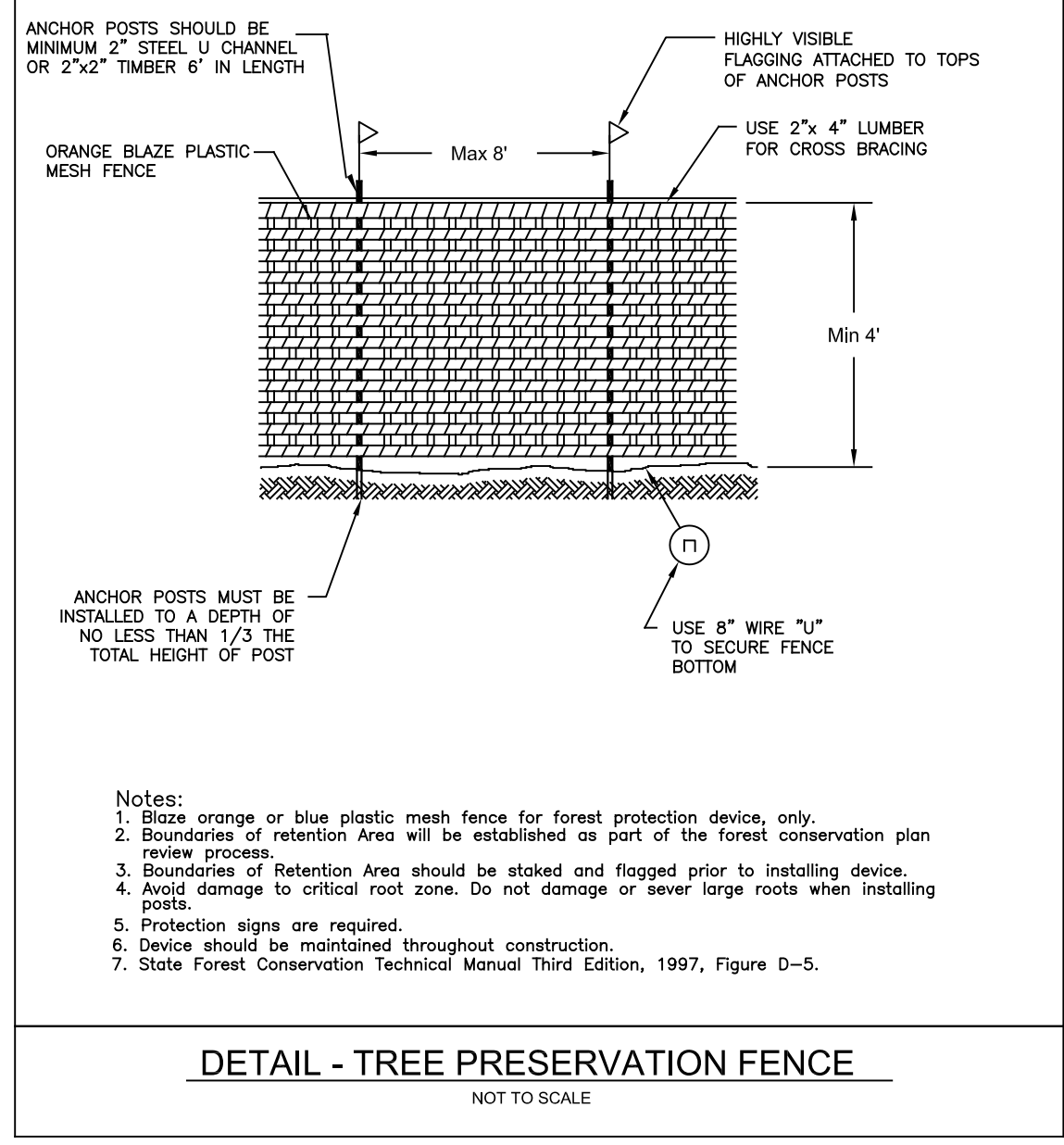


PLANT LIST - LANDSCAPE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G
17	ARC	Abelia x 'Rose Creek'	Rose Creek Abelia	24 -36"	Cont.	42" o.c.
9	AR	Acer rubrum	Red Maple	2-2 1/2" cal	B & B	Shown
6	BGM	Buxus 'Green Mountain'	Green Mountain Boxwood	24 -36"	Cont.	3'6" o.c.
15	CC	Cercis canadensis	Eastern Redbud	1 1/2 - 1 3/4" cal	Cont.	Shown
45	HQ	Hydrangea quercifolia	Oakleaf Hydrangea	24 -36"	Cont.	5'o.c.
25	ICG	Ilex x 'China girl' (include 2 male)	China Girl Holly	24 -36"	Cont.	5'o.c.
6	IO	Ilex opaca (include 2 male)	American Holly	6-8' ht.	Cont.	10'o.c.
26	JV	Juniperus virginiana	Eastern Red Cedar	6-8' ht.	Cont.	10'o.c.
7	LM	Lagerstroemia x 'Muskegee'	Muskegee Crape Myrtle	1 1/2 - 1 3/4" cal	Cont.	Shown
28	PP	Photinia pyrifolia	Red Chokeberry	24-36"	Cont.	4'o.c.
11	PY	Prunus yedoensis	Yoshino Cherry	1 1/2 - 1 3/4" cal	Cont.	Shown
12	QP	Quercus phellos	Willow Oak	2-2 1/2" cal	B & B	Shown
9	TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6-8' ht.	Cont.	5'o.c.
23	VD	Viburnum dentatum	Arrowwood viburnum	24 -36"	Cont.	5'o.c.
30	VR	Viburnum rhytidophylloides 'Willowwood'	Willowwood Viburnum	24 -36"	Cont.	5'o.c.

PLANT LIST - BIO-RETENTION

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPC'G
6	IV	Ilex verticillata (include 2 males)	Winterberry	30- 36"	Cont.	5'o.c.
10	ITV	Itea virginica 'Henry's Garnet'	Henry's Garnet Virginia Sweetspire	18 - 24" 3 Gal	Cont.	3'6" o.c.



CALL "MISS UTILITY"
TELEPHONE: 1-800-257-7777 FOR UTILITY LOCATIONS AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION.

DESIGNED	LM	8/20/21
		DATE
DRAWN	LM	8/20/21
		DATE
CHECKED	DS	8/20/21
		DATE
APPROVED	DS	8/20/21
		DATE

REVISIONS		
DATE	BY	DESCRIPTIONS



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Annapolis, MD 21401
Ph. (443) 274-3232
Fax (443) 274-3233
Contact Person: Kim Morgan
Project Manager
kmorgan@techgroupinc.net



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OWNER/ DEVELOPER
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LAKEWOOD, NJ 08701
ATTN: SAM WALLACH
EMAIL: SAMW@IN360.COM
TELEPHONE: 732- 886-6202

C2020-0018-03-NC
LANDSCAPE - NOTES & DETAILS
KNOLLWOOD MANOR
EATING DISORDER TREATMENT FACILITY
899 CECIL AVENUE
MILLERSVILLE, MARYLAND 21108
4TH ELECTION DISTRICT
TAX MAP 0030, GRID 0022, PARCEL 0186
TAX ACCOUNT NO. 04-000-03330800, ZONE: R1:SE FOR EATING DISORDER FACILITY