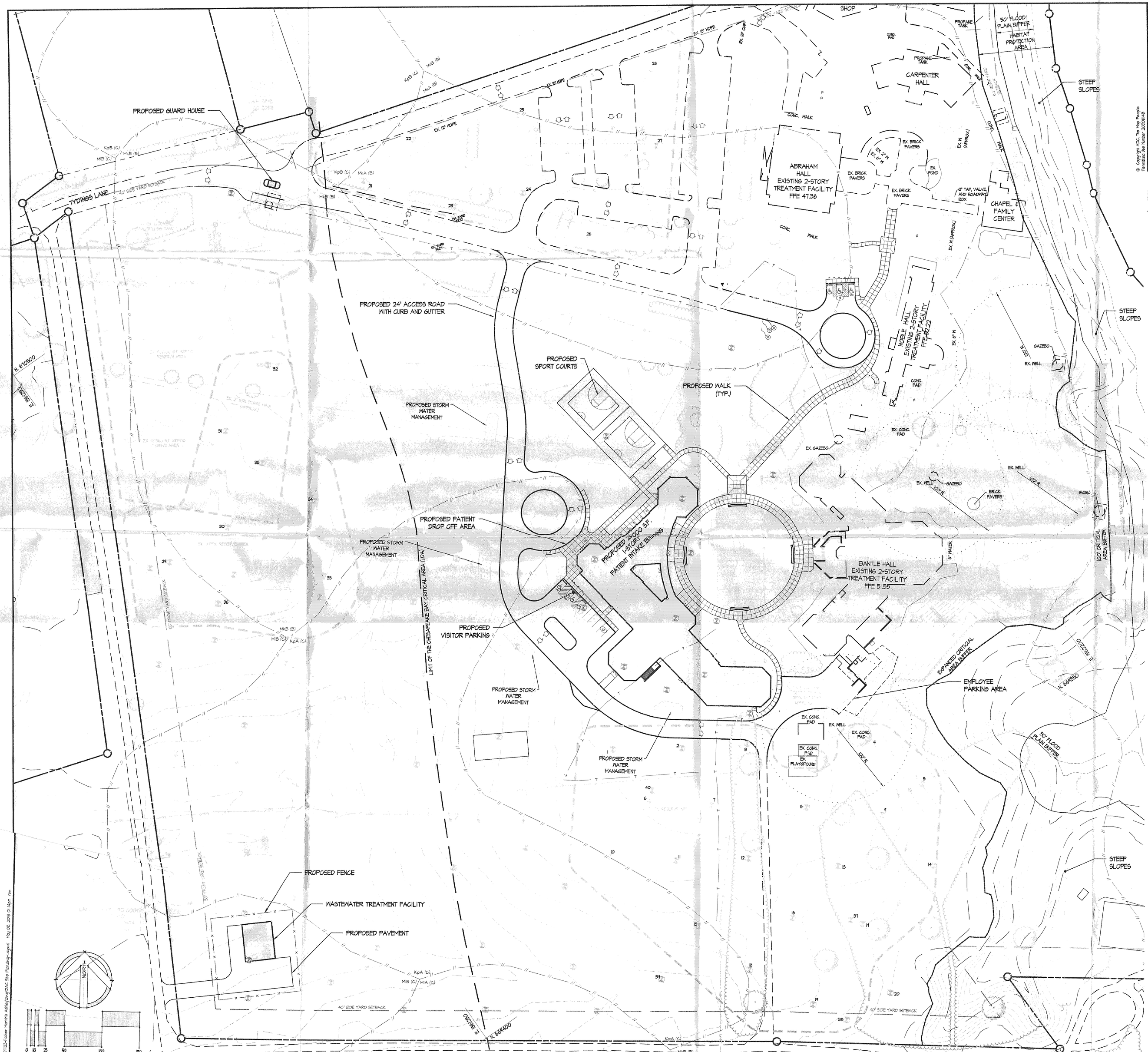

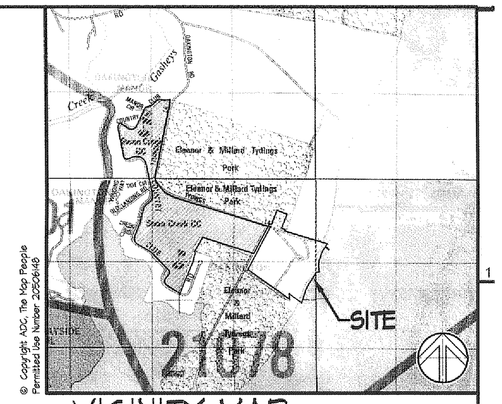

VICINITY MAP

1"=2000'

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING TREELINE
- EXISTING TREES
- EXISTING WALK
- EXISTING ROAD
- EXISTING CURB
- EXISTING STORM DRAIN/ INLET/ MANHOLE
- EX. WATER — EXISTING WATER/ VALVE
- EXISTING WELL
- EXISTING SANITARY SEWER/ MANHOLE/ CLEANOUT
- EX. ELEC — EXISTING ELECTRIC/ MANHOLE
- EX. ELEC — EXISTING OVERHEAD ELECTRIC/ POLE
- EXISTING LIGHTING
- EXISTING FENCE
- EXISTING FLAGPOLE
- EXISTING BUILDING
- SB — EXISTING STREAM
- SB — EXISTING STREAM BUFFER
- 100 YR FLOODPLAIN — EXISTING 100 YR. FLOODPLAIN
- KpA (C) / MIA (C) — EXISTING ROAD
- EXISTING SEPTIC RESERVE AREA
- BUILDING — PERC TEST — SOIL BORING
- PROPOSED WALK
- PROPOSED CURB
- PROPOSED BUILDING
- PROPOSED FENCE
- PROPOSED SWM FACILITY

DEVELOPMENT SUMMARY

CURRENT OWNER/ APPLICANT: ASHLEY INC. 800 TYDINGS LANE HAVRE DE GRACE, MD 21078 ATTN: DAN BERARDI (410) 273-2306

PREMISES ADDRESS: 800F TYDINGS LANE HAVRE DE GRACE, MD 21078

TAX MAP: 42 PARCEL: 0091

TAX ACCT.: 0481111 DEED: 09001/00050

ELECTION DISTRICT: 06

EXISTING ZONING: RESIDENTIAL

PROJECT LOCATION: HARFORD COUNTY ADC MAP 26, GRIDS K1 & K2

SITE AREA: 148.22 AC. (CAMPUS), 6.18 AC. (PROJECT)

EXISTING USE: DRUG & ALCOHOL TREATMENT CENTER: MULTIPLE BUILDINGS, PARKING, DRIVEWAYS, PEDESTRIAN WALKWAYS, LAWN

PROPOSED USE: DRUG & ALCOHOL TREATMENT CENTER: MULTIPLE BUILDINGS INCLUDING A NEW 26,000 S.F. INTAKE BUILDING, REVISED PARKING, DRIVEWAYS, PEDESTRIAN WALKWAYS, LAWN

NUMBER OF PROPOSED EMPLOYEES: 0 (NO NEW EMPLOYEES)

BULK REGULATIONS:

MIN. LOT SIZE	2 AC.
MIN. FRONT YARD SETBACK	50 FT.
MIN. SIDE YARD SETBACK	40 FT.
MIN. REAR YARD SETBACK	80 FT.
MIN. LOT WIDTH	100 FT.
MIN. USE SETBACK FROM ADJ. RESIDENTIAL	50 FT.
MAX. BUILDING HEIGHT	3 STORIES

WATER & SEWER: SS FTE

PARKING (PEAK DEMAND):

1 SPACE / 4 PATIENT BEDS	25 SPACES
1 SPACE / EMPLOYEES ON LARGEST SHIFT	100 SPACES
TOTAL PARKING REQUIRED	125 SPACES
PARKING PROVIDED	141 SPACES

PROPOSED BUILDING HEIGHT: 1 STORY

BUILDING COVERAGE:
EXISTING: 61,000 S.F. BUILDING AREA / 6,455,512 S.F. SITE AREA = 1.04%
PROPOSED: 85,000 S.F. BUILDING AREA / 6,455,512 S.F. SITE AREA = 1.47%

IMPERVIOUS COVERAGE:
EXISTING: 473,000+/- S.F. / 6,455,512 S.F. SITE AREA = 7.33%
PROPOSED: 537,612+/- S.F / 6,455,512 S.F. SITE AREA = 8.33%

IMPERVIOUS COVERAGE WITHIN CHESAPEAKE BAY CRITICAL AREA
TOTAL SITE CRITICAL AREA: 3,140,217.04+/- S.F. (72.07 AC.)
ALLOWABLE COVERAGE 15%: 594,484+/- S.F. (13.65 AC.)

AREA A = GOLF COURSE:
EXISTING IMPERVIOUS: 194,407+/- S.F. / 2,558,781 S.F. = 7.60%
PROPOSED IMPERVIOUS: 194,407+/- S.F. / 2,558,781 S.F. = 7.60%

AREA B = CAMPUS:
EXISTING IMPERVIOUS: 213,314+/- S.F. / 1,426,586 S.F. = 14.96%
PROPOSED IMPERVIOUS: 454,104+/- S.F. / 3,965,367 S.F. = 11.61%

TOTAL = AREA A + AREA B:
EXISTING IMPERVIOUS: 407,721+/- S.F. / 3,965,367 S.F. = 10.28%
PROPOSED IMPERVIOUS: 454,104+/- S.F. / 3,965,367 S.F. = 11.54%

BOARD OF APPEALS CASE NUMBER 5783 WAS APPROVED FOR THIS SITE ON 04/25/2013.

GENERAL NOTES

1. TOPOGRAPHIC SURVEY INFORMATION BASED ON SURVEY BY BAY STATE LAND SERVICES, DATED 04/14/2013.
2. THE 100-YEAR FLOODPLAIN IS SHOWN ON THE PLAN PER FEMA FLOOD MAP 24025C0213 D.
3. SOILS BOUNDARY INFORMATION OBTAINED ONLINE FROM USDA NATURAL RESOURCES CONSERVATION SERVICE.
4. EX. SEPTIC RESERVE AREAS AND WELL LOCATIONS DERIVED FROM SURVEY AND PREVIOUS DEVELOPMENT PLANS.
5. ALL WATER AND SEWER FACILITIES ARE PRIVATELY OWNED.
6. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER

ARCHITECT
Hord Coplan Macht, Inc.
750 E. Pratt St, Suite 1100 Baltimore, MD 21202
p. 410.837.7311 f. 410.837.6530

STRUCTURAL ENGINEER
Morabito Consultants
952 Ridgebrook Road, Suite 1700, Sparks, MD 21152-9990
p. 410.467.2377 f. 410.467.4132

M/E/P ENGINEER
Leach Wallace
6522 Meadowridge Road Elkridge, MD 21075
p. 410.579.8190 f. 410.540.9041

CIVIL ENGINEERS
Site Resources
14315 Jarrettsville Pike Phoenix, MD 21131-0249
p. 410.683.3388 f. 410.683.3389

Owner

FATHER MARTIN'S ASHLEY PATIENT INTAKE BUILDING

HAVRE DE GRACE, MARYLAND

PLAN TYPE	5
PLAN NO.	13-050
SERIES NO.	1
DATE	5-8-13
DAC/DUE	0-5-13

hord | coplan | macht

ARCHITECTURE
LANDSCAPE ARCHITECTURE
PLANNING
INTERIOR DESIGN

STATE OF MARYLAND — DAN BERARDI — No. 15408 — PROFESSIONAL ENGINEER
05.08.2013

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT these DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15408, EXPIRATION DATE: 06/18/13.

no.	date	revisions

Project Name
FATHER MARTIN'S ASHLEY
PATIENT INTAKE BUILDING

Project Number
212070.00

Date
05.08.2013

Scale
AS NOTED

Drawing
DAC SITE PLAN

RECEIVED
MAY 8
Harford County, Dept. of Planning