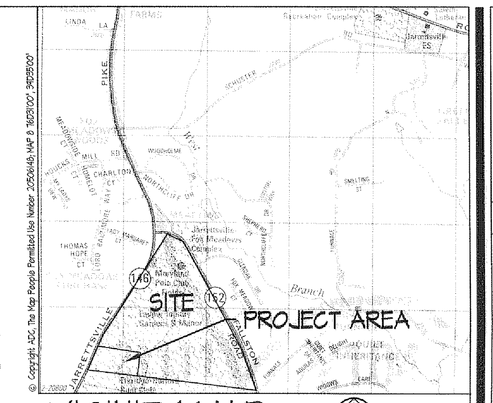

VICINITY MAP

1"=2000'

DATA SOURCES

EXISTING CONDITIONS SHOWN ON THIS PLAN ARE FROM HARFORD COUNTY GIS AND FIELD RUN SURVEYS PERFORMED BY HIGHLAND SURVEY ASSOCIATES, INC. DATED 05/01/13, 06/20/13 AND 06/27/13. BOUNDARY FROM HARFORD COUNTY GIS. EXISTING SEPTIC SYSTEM FROM HEALTH DEPARTMENT RECORDS.

LEGEND

- PROPERTY LINE
- EXISTING CONTOURS
- EXISTING TREELINE
- FB — EXISTING FOREST BUFFER
- CRITICAL ROOT ZONE — EXISTING TREES
- EXISTING SHRUBS
- EXISTING WALK
- EXISTING ROAD
- EXISTING CURB
- D — EX. 15" SD — EXISTING STORM DRAIN
- W — EX. 6" WATER — EXISTING WATER
- S — EX. 8" SAN — EXISTING SANITARY SEWER
- EXISTING BUILDING
- EXISTING WETLANDS
- WB — WETLAND BUFFER
- EXISTING STREAM
- SB — EXISTING STREAM BUFFER
- PROPOSED WOODSLINE
- PROPOSED WALK
- PROPOSED ROAD
- PROPOSED GUARDRAIL
- PROPOSED BUILDING
- 348 — PROPOSED CONTOURS
- LOD — LIMIT OF DISTURBANCE

DEVELOPMENT SUMMARY

CURRENT OWNER/ APPLICANT: TRUSTEES OF LADEW TOPIARY GARDENS INC., 3535 JARRETTSVILLE PIKE MONKTON, MD 21111 ATTN: EMILY EMERICK (410) 557-9466

PREMISES ADDRESS: 3535 JARRETTSVILLE PIKE MONKTON, MD 21111

TAX MAP: 31 PARCEL: 0152

TAX ACCT.: 0438711 DEED: 01179/00326

ELECTION DISTRICT: 04

EXISTING ZONING: AG

PROJECT LOCATION: HARFORD COUNTY ADC MAP 8, GRIDS K1 & K2

SITE AREA: 204.00 AC. (CAMPUS), 4.25 AC. +/- (PROJECT)

EXISTING USE: HISTORIC TOPIARY GARDEN & MAINTENANCE OPERATIONS

PROPOSED USE: HISTORIC TOPIARY GARDEN & MAINTENANCE OPERATIONS

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

RECEIVED
JUL 24
Harford County, Dept. of Planning

PARKING (NATURAL RESOURCES):

EXISTING PARKING	64 SPACES
PROPOSED PARKING	106 SPACES

OVERFLOW PARKING IS ALSO AVAILABLE ON ADJACENT ELKRIDGE-HARFORD HUNT CLUB.

PROPOSED BUILDING HEIGHT: 2 STORY

BUILDING COVERAGE:
EXISTING: 16,725 S.F. BUILDING AREA / 8,886,240 S.F. SITE AREA = 0.18%
PROPOSED: 25,200 S.F. BUILDING AREA / 8,886,240 S.F. SITE AREA = 0.28%

IMPERVIOUS COVERAGE:
EXISTING: 75,000+/- S.F. / 8,886,240 S.F. SITE AREA = 0.84%
PROPOSED: 121,400+/- S.F. / 8,886,240 S.F. SITE AREA = 1.36%

NO RARE, THREATENED OR ENDANGERED SPECIES WERE OBSERVED ON THE PROPERTY.

THE SITE IS NOT LOCATED WITHIN THE LIMITS OF THE CRITICAL AREA.

THERE ARE NO STEEP SLOPES ON-SITE.

THERE IS NO 100 YEAR FLOODPLAIN AS INDICATED BY THE FEMA, FIRM MAP NUMBER 24025C0110 D.

GENERAL NOTES

1. SOILS BOUNDARY INFORMATION OBTAINED ONLINE FROM USDA NATURAL RESOURCES CONSERVATION SERVICE.
2. EX. SEPTIC RESERVE AREAS AND WELL LOCATIONS DERIVED FROM HEALTH DEVELOPMENT RECORDS AND FIELD OBSERVATIONS.
3. ALL WATER AND SEWER FACILITIES ARE PRIVATELY OWNED.
4. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.

NOT FOR CONSTRUCTION

project name / owner

LADEW TOPIARY GARDENS

Ladew Topiary Gardens
3535 Jarrettsville Pike
Monkton, MD 21111

seal / stamp

LSC design ARCHITECTS | ENGINEERS

project team

Architect
LSC Design, Inc.
1110 E. Princess Street
York, PA 17403
(717) 848-8383

Civil & Landscape Architect
Site Resources, Inc.
14815 Jarrettsville Pike P.O. Box 249
Phoenix, MD 21131
(410) 683-3388

Structural
Providence Engineering Corp.
10 Eisenhower Boulevard
Lancaster, PA 17603
(717) 504-1000

PLAN TYPE: S
PLAN NO.: 13-091
SERIES NO.: 1
DATE: 7/24/13
DAC/DUE: 8/21/13

no.	date	description

key plan

project north: See Plan

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date: 2013.07.24
project mgr.: FPB
project no.: 10052
drawing set: 100% DESIGN DEVELOPMENT
drawing title: DAC SITE PLAN
sheet no.:

Z:\10\10052 Ladew Gardens\Dwg\DAC_Site Plan.dwg-Layout1 Jul 24, 2013 11:15am FJP