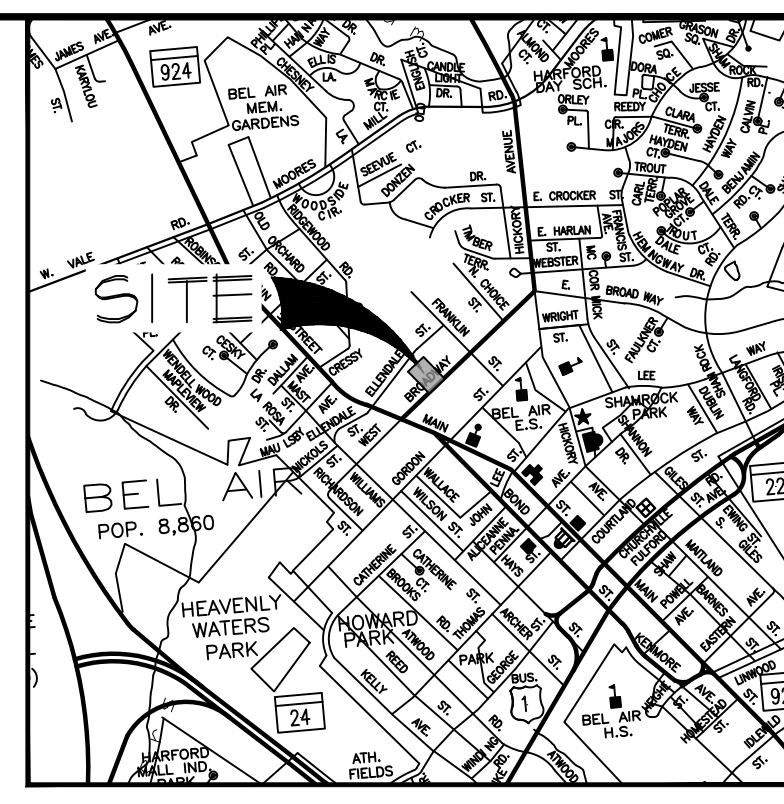


LEGEND

---	EXISTING MAJOR CONTOUR	---	EXISTING WATER
- - -	EXISTING MINOR CONTOUR	---	EXISTING SANITARY
•••••	EXISTING SPOT ELEVATION	---	EXISTING STORM DRAIN
•••••	SOILS BOUNDARY AND TYPE	---	EXISTING GAS
---	BUILDING SETBACK LINE	---	EXISTING UNDERGROUND TELEVISION CABLE
---	OVERALL BOUNDARY LINE	---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING LOT LINE	---	EXISTING UNDERGROUND ELECTRICAL CONDUIT
---	ADJOINING LOT LINE	---	EXISTING OVERHEAD WIRE
---	EXISTING RIGHT-OF-WAY LINE	---	NET BOUNDARY
---	EASEMENT LINE	---	EXISTING TREE LINE
---	EXISTING GUARD RAIL	---	PROPOSED TREE LINE
X	METAL FENCE	---	EXISTING FIRE HYDRANT
---	EXISTING BUILDING	---	EXISTING MANHOLE
---	EXISTING CURBING	---	EXISTING ELECTRIC MANHOLE
		---	EXISTING TELEPHONE MANHOLE
		---	PROPOSED PARKING SPACES
		---	EXISTING EVERGREEN TREE
		---	EXISTING DECIDUOUS TREE
		---	EXISTING SHRUB
		---	EX. LARGE TREE



REV#	DATE	DESCRIPTION

DEVELOPMENT SUMMARY

- PROPERTY ADDRESS: P 30 30 E. BROADWAY BEL AIR, MD 21014
- TAX #: 03-002071
- OWNER: CHABAD OF HARFORD COUNTY
- ENCLOSED AREA: 0.21 AC±
- ZONING: R2 (RESIDENTIAL) WITH TRANSITION OVERLAY DISTRICT
- USE: VACANT OFFICE / PROPOSED: WORSHIP CENTER (HOUSE OF WORSHIP)
- MAX ALLOWABLE BUILDING HEIGHT: 30 FEET
- MIN REQUIRED BUILDING SETBACKS: 15,000 SF MIN LOT AREA; 10 FT MIN LOT WIDTH @ BUILDING LINE; 30 FT MINIMUM FRONT YARD; 20 FT MINIMUM SIDE YARD; 40 FT MINIMUM REAR YARD
- EXISTING SQUARE FOOTAGE: 2,500± SF
- PARKING: 1 SPACE / 4 SEATS = 151 SEATS/4 = 38 SPACES
- SITE IS SERVICED BY PUBLIC WATER, SITE IS SERVICED BY PUBLIC SEWER.
- FLOODPLAIN: NONE, FEMA FIRM MAP 24025C0161 D EFF. 4/19/2016
- WETLANDS: NONE, PROPERTY IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- STORMWATER: PROJECT IS REDEVELOPMENT WITH GREATER THAN 40% OF THE EXISTING PARCEL COVERED IN IMPERVIOUS.
- BOUNDARY AND TOPOGRAPHY SHOWN IS BASED ON SURVEY PREPARED BY FREDERICK WARD ASSOCIATES, INC., DATED 11/19/2020.
- FOREST CONSERVATION: THIS SITE IS EXEMPT UNDER SECTION 216-4.J. A MATURE TREE PLAN WILL BE SUBMITTED IN ACCORDANCE WITH SECTION 165-45.B.(2).
- FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATERLINES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- BENCHMARKS: #29004 MAGNAIL; #29003 MAGNAIL; #682804.0362; #1494467.1835; #1494862.4542; #381.33'

SOILS CHART

SYMBOL	UNIT NAME	SOIL TYPE	HYDRIC	K-VALUE	HYDRIC GROUP
NeB2	NESHAMINY SILT LOAM, 3% - 8% SLOPES	MODERATELY ERODED	-	0.32	B

X = HYDRIC
I = INCLUSIONAL SOILS
K-VALUE > 0.35 = HIGHLY ERODIBLE

LANDSCAPE COST ESTIMATE *

MAJOR DECIDUOUS TREES	5	@ \$400/TREE	= \$2,000
MINOR DECIDUOUS TREES	8	@ \$250/TREE	= \$2,000
EVERGREEN TREES	4	@ \$200/TREE	= \$800
SHRUBS	12	@ \$50/SHRUB	= \$600
TOTAL			= \$6,400

* ESTIMATE IS FOR TOWN OF BEL AIR BONDING PURPOSES ONLY AND SHOULD NOT BE USED AS A CONSTRUCTION COST ESTIMATE.

FINAL LANDSCAPE PLAN OWNER CERTIFICATION

I CERTIFY THAT I HAVE REVIEW THIS LANDSCAPE PLAN AND I AM AWARE OF THE BEL AIR DEVELOPMENT REGULATIONS AND LANDSCAPE MANUAL AND I AGREE TO ATTEST THE IMPLEMENTATION IN CONFORMANCE WITH THE APPROVED FINAL LANDSCAPE PLAN UPON COMPLETION OF INSTALLATION.

SIGNATURE: _____ DATE: _____
RABBI KUSHI SCHUSTERMAN
PRINTED NAME: _____ TITLE: _____

FINAL LANDSCAPE PLAN LANDSCAPE ARCHITECT CERTIFICATION

IT IS CERTIFIED THAT THIS FINAL LANDSCAPE PLAN IS IN COMPLIANCE WITH ALL TOWN OF BEL AIR DEVELOPMENT REGULATION LANDSCAPE MANUAL INCLUDING PLANNING COMMISSION AND/OR ZONING ADMINISTRATOR CONDITIONS ATTENDANT THERETO.

SIGNATURE: _____ DATE: _____
KATELYNNE PIERCE, PLA
PRINTED NAME: _____ DIRECTOR: _____
AFFIX SEAL

TOWN OF BEL AIR DEPARTMENT OF PLANNING

APPROVED: _____ DATE: _____
DIRECTOR: _____ DATE: _____

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

APPROVED: _____ DATE: _____
DIRECTOR: _____ DATE: _____

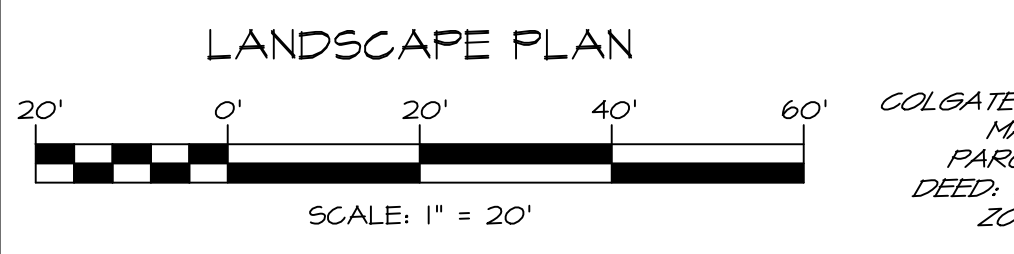
TOWN OF BEL AIR PLANNING COMMISSION

APPROVED: _____ DATE: _____
CHAIRPERSON: _____ DATE: _____

ARCHITECTS
ENGINEERS
PLANNERS
SURVEYORS
FREDERICK WARD ASSOCIATES
410-879-2090
frederickward.com
PO Box 727, 5 South Main Street Bel Air Maryland 21014

OWNER/DEVELOPER
CHABAD OF HARFORD COUNTY
445 CHOICE ST.
BEL AIR, MD 21014
ATTN: RABBI KUSHI SCHUSTERMAN
PHONE: (443) 353-9718

LANDSCAPE PLAN
HARFORD CHABAD
BEL AIR, MARYLAND
3RD ELECTION DISTRICT



PLANTING SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	PLANTING CONDITIONS
MAJOR DECIDUOUS TREES					
2	TC	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2 1/2" CAL. OR 12' HT.	B&B, AS SHOWN
3	ZS	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE JAPANESE ZELKOVA	2 1/2" CAL. OR 12' HT.	B&B, 40' O.C. MAX.
MINOR DECIDUOUS TREES					
8	AC	AMELANGHIER CANADENSIS	SHADBLOW SERVICEBERRY	1 1/2" CAL. OR 8' HT.	B&B, AS SHOWN
EVERGREEN TREES					
4	PG	PICEA PUNGENS 'BLAUCA'	COLORADO BLUE SPRUCE	5' - 6' HT.	B&B, AS SHOWN
SHRUBS					
12	AG	ABELIA X GRANDIFLORA	GLOSSY ABELIA	2 1/2' HT.	#3 CONTAINER (CONT.)

B & B - BALLED & BURLAPPED ROOT BALL
CAL. - TRUNK CALIPER

LANDSCAPE TABULATION

- STREET TREES (165-59(A)(1))
REQ. STREET TREES ALONG E. BROADWAY: 124 LF @ 1 TREE/40' = 3 MAJOR TREES
PROVIDED STREET TREES ALONG E. BROADWAY: 3 NEW MAJOR STREET TREES
- INTERIOR LOT A LANDSCAPING (165-59(B)(2)(A))
TOTAL PARKING LOT AREA = 8,841 SF ±
TOTAL INTERIOR LANDSCAPING AREA REQUIRED = 101 SF (8.0%)
TOTAL INTERIOR LANDSCAPING AREA PROVIDED = 101 SF (8.0%)
REQUIRED MAJOR DECIDUOUS TREES @ PARKING INTERIOR: 1/10 PARKING SPACES
PROVIDED: 15 TREES REQUIRED
2 MAJOR SHADE TREES
- PERIMETER BUFFERS (165-59(A))
REQUIRED 5' BUFFER @ 1 PU PER 20 LF WITH A 6' HIGH FENCE (PARKING NEXT TO RESIDENTIAL)
REQUIRED: 184 LF / 20 LF = 9.2 PU
PROVIDED: 9.1 PU PROVIDED
1 MAJOR DECIDUOUS TREES = 1 PU
2 MINOR DECIDUOUS TREES = 1 PU
2 EVERGREEN TREES = 1 PU
10 SHRUBS = 1 PU

M:\PROJECTS\2021\175.00 RABBI KUSHI - CONVERSION TO WORSHIP CENTER\ENGINEERING\PLANS\LANDSCAPE PLAN.DWG, LP01, 10/05/2023 11:20 AM, Ignace

