

PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING AND NOTES
AR	3	ACER RUBRUM / RED MAPLE	2 - 2" CALIPER	AS SHOWN
AE	15	ANDROPOGON GERARDII / BIG BLUESTEM	1 GALLON	AS SHOWN

NOTE: EXISTING PLANT MATERIAL WITHIN THE LIMITS OF DISTURBANCE WILL BE BALLED, BURLAPPED AND STORED FOR REPLANTING, AS CONDITIONS PERMIT, AFTER CONSTRUCTION. THE REPLANTING PROCESS WILL BE COORDINATED BETWEEN THE LANDSCAPE ARCHITECT AND THE LANDSCAPE CONTRACTOR. A MODIFIED LANDSCAPE PLAN WILL BE PRESENTED TO THE TOWN OF BEL AIR'S DEPARTMENT OF PLANNING AND ZONING FOR APPROVAL PRIOR TO FINAL PLANTING IF REQUIRED.



ABBREVIATIONS

S.W.L. - SOLID WHITE LINE
 S.Y.L. - SOLID YELLOW LINE
 D.W.L. - DASHED WHITE LINE
 D.Y.L. - DASHED YELLOW LINE

LEGEND

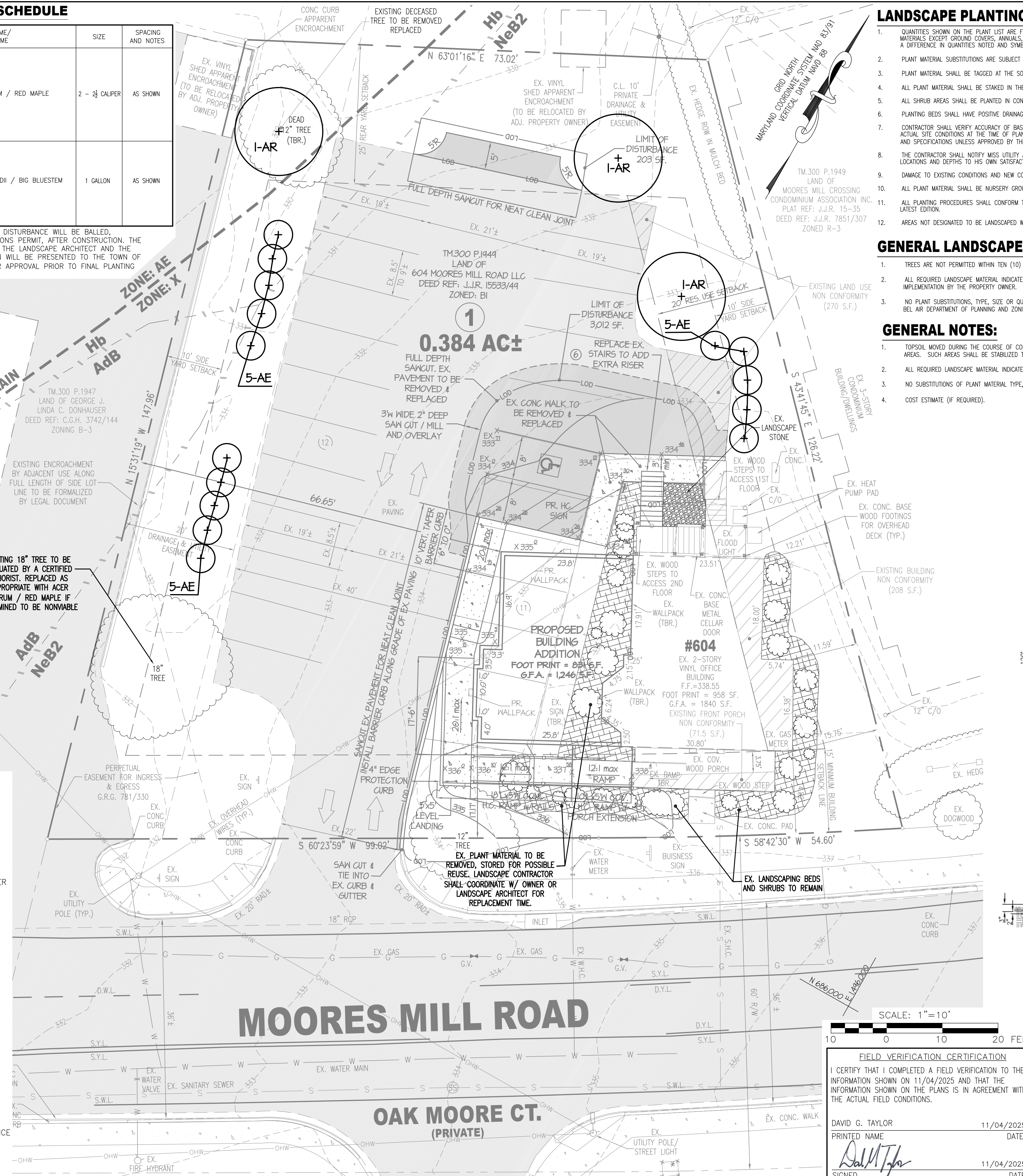
EXISTING

---	PROPERTY LINE
---	BUILDING SETBACK
---	EX. CONTOUR
---	EX. STORM DRAIN
---	EX. OVERHEAD WIRES
---	EX. EDGE OF P.V.M.T.
G	EX. GRND. GAS
W	EX. GRND. WATER
S	EX. GRND. SANITARY SEWER
---	EX. SOILS
---	EX. CURB & GUTTER
---	EX. CONCRETE
---	EX. PAVEMENT
---	EX. STRUCTURE
---	EX. TREE LINE
---	EX. SHRUB
---	EX. MULCH BED

PROPOSED

---	PR. 2" CONTOUR
---	PR. 6" CURB
---	PR. LIMITS OF DISTURBANCE
---	PR. PAVEMENT
---	PR. CONCRETE

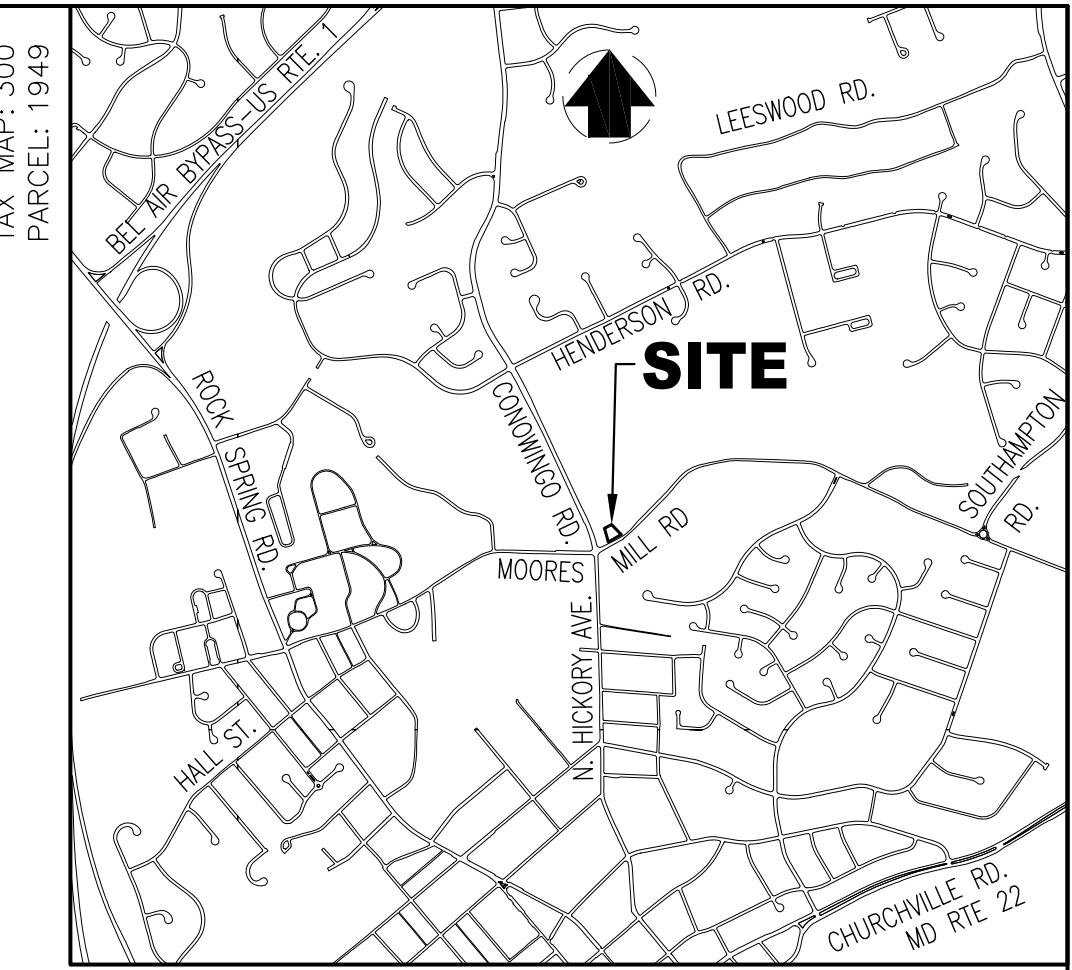
APPROVED	DATE	REVISIONS
DIRECTOR, TOWN OF BEL AIR, DEPT. OF PLANNING AND ZONING	DATE	
DIRECTOR, TOWN OF BEL AIR, DEPT. OF PUBLIC WORKS	DATE	
CHAIRMAN, TOWN OF BEL AIR, PLANNING COMMISSION	DATE	



- ### LANDSCAPE PLANTING NOTES:
- QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. SYMBOLS ON THE PLAN SHALL TAKE PRECEDENCE OVER QUANTITIES NOTED FOR ALL PLANT MATERIALS EXCEPT GROUND COVERS, ANNUALS, AND PERENNIALS. CONTRACTOR SHALL CONFIRM ALL PLANT QUANTITIES TO HIS OWN SATISFACTION AND NOTIFY THE ENGINEER IF THERE IS A DIFFERENCE IN QUANTITIES NOTED AND SYMBOLS SHOWN.
 - PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - PLANT MATERIAL SHALL BE TAGGED AT THE SOURCE BY THE OWNER'S REPRESENTATIVE UNLESS THE REQUIREMENT IS SPECIFICALLY WAIVED IN WRITING.
 - ALL PLANT MATERIAL SHALL BE STAGED IN THE FIELD FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - ALL SHRUB AREAS SHALL BE PLANTED IN CONTINUOUS PREPARED BEDS, AND MULCHED WITH SHREDDED HARDWOOD MULCH AS DETAILED AND SPECIFIED.
 - PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE WITH A MINIMUM 2 PERCENT SLOPE AWAY FROM STRUCTURES.
 - CONTRACTOR SHALL VERIFY ACCURACY OF BASE INFORMATION SHOWN AND EXISTING CONDITIONS IN THE FIELD TO HIS OWN SATISFACTION. THE LANDSCAPE BID SHALL BE BASED ON ACTUAL SITE CONDITIONS AT THE TIME OF PLANTING. NO EXTRA SHALL BE MADE FOR WORK ARISING FROM ACTUAL SITE CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON DRAWINGS AND SPECIFICATIONS UNLESS APPROVED BY THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL NOTIFY MISS UTILITY AT 1-800-257-7777 A MINIMUM OF TWO WORKING DAYS PRIOR TO BEGINNING PLANTING. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND DEPTHS TO HIS OWN SATISFACTION, PRIOR TO BEGINNING PLANTING OPERATIONS.
 - DAMAGE TO EXISTING CONDITIONS AND NEW CONSTRUCTION SHALL BE REPAIRED AND RESTORED AT THE EXPENSE OF THE CONTRACTOR.
 - ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERMEN, INC. STANDARDS.
 - ALL PLANTING PROCEDURES SHALL CONFORM TO THE LATEST EDITION OF LANDSCAPE CONTRACTOR ASSOCIATION GUIDELINES FOR THE BALTIMORE/WASHINGTON METROPOLITAN AREA, LATEST EDITION.
 - AREAS NOT DESIGNATED TO BE LANDSCAPED WITH PLANTING MATERIALS WILL BE MAINTAINED AS TURF.

- ### GENERAL LANDSCAPE NOTES:
- TREES ARE NOT PERMITTED WITHIN TEN (10) FEET OF PUBLIC UTILITIES.
 - ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON APPROVED PLANS WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD AFTER IMPLEMENTATION BY THE PROPERTY OWNER.
 - NO PLANT SUBSTITUTIONS, TYPE, SIZE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFERING PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE TOWN OF BEL AIR DEPARTMENT OF PLANNING AND ZONING.

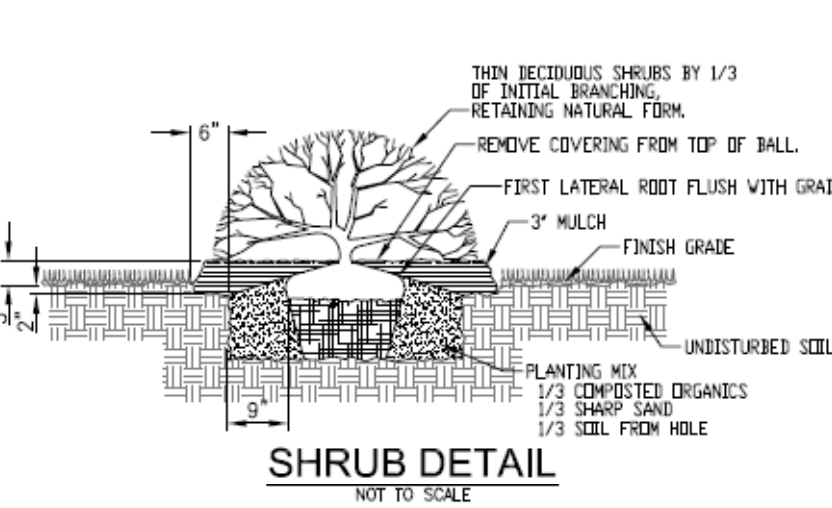
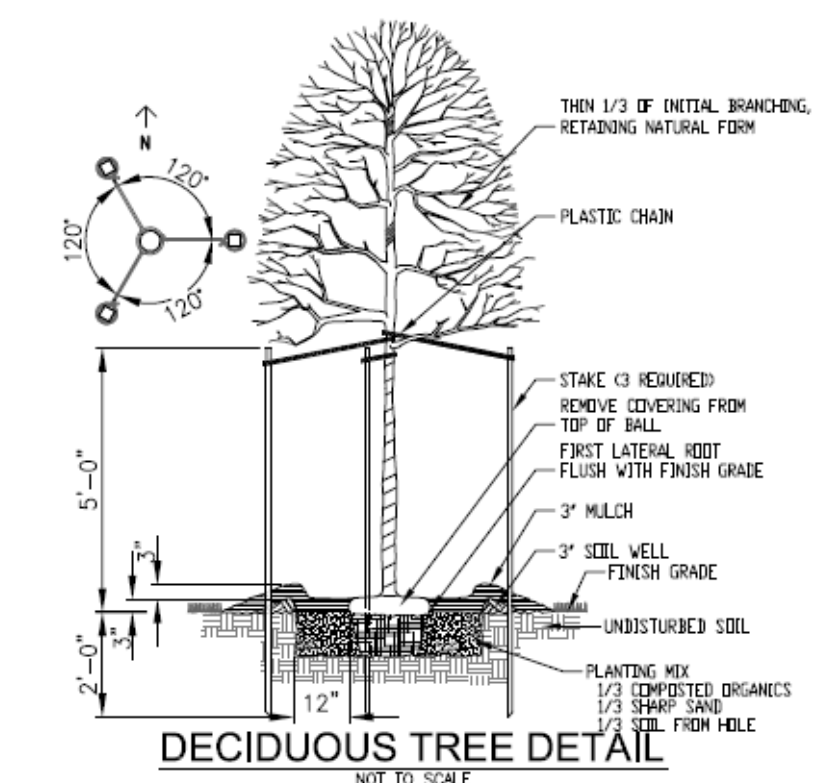
- ### GENERAL NOTES:
- TOPSOIL MOVED DURING THE COURSE OF CONSTRUCTION SHALL BE REDISTRIBUTED ON ALL REGRADED SURFACES PROVIDING A MINIMUM OF 4-INCHES OF EVEN COVER TO ALL DISTURBED AREAS. SUCH AREAS SHALL BE STABILIZED THROUGH SEEDING OR SOODING AS SHOWN.
 - ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLAN WILL BE REQUIRED THROUGH THE LIFE OF THE PROJECT AND MUST BE REPLACED IF REMOVED OR DEAD.
 - NO SUBSTITUTIONS OF PLANT MATERIAL TYPE, SIZE OR QUANTITY FROM THE APPROVED LANDSCAPE PLAN ARE PERMITTED WITHOUT PRIOR APPROVAL FROM THE TOWN OF BEL AIR.
 - COST ESTIMATE (IF REQUIRED).



LOCATION MAP
SCALE 1" = 1000'

SITE DATA

- OWNER/APPLICANT: 604 MOORES MILL ROAD LLC, 3206 PEVERLY RUN ROAD, ABINGDON, MD, 21009, PHONE: 443-253-5533, ATTN: JOE KOGAN, EMAIL: SUPPORT@JSMEDICALBILLING.COM
- ENGINEER: DAVID G. TAYLOR & ASSOCIATES, LLC, 183 SPRUCE WOODS COURT, ABINGDON, MD 21009, PHONE: 443-752-9039, ATTN: DAVID G. TAYLOR, PE, EMAIL: dgtaylor@dgtallc.com
- LAND SURVEYOR: STH LAND SERVICES LLC, 1901 EDEN MILL RD., PYLESVILLE, MD 21132, PHONE: 410-808-3501, ATTN: SAM HUTCHINS, L.S., EMAIL: SAM@STHLANDSERVICES.COM
- EX. PROPERTY INFO: TAX MAP: 300, PARCEL: 1949, GRID: 099, DEED REF: J.J.R. 15553/49, ADDRESS: 604 MOORES MILL RD., BEL AIR, MD, 21014, GROSS AREA: 0.384 AC (16,727 S.F.), ZONING: B-1-LIMITED BUSINESS DISTRICT, EX. LAND USE: BUSINESS SUPPORT USE (USE CERTIFICATE ISSUED APRIL 2022), EX. IMP. AREA: AdB - ALDINO SILT LOAM (318 S.F.), EX. SOILS: Hb - HATBORO SILT LOAM (1,356 S.F.), NeB2 - NESHAMINY SILT LOAM (15,075 S.F.)
- BULK DEVELOPMENT REGULATIONS: FRONT BUILDING SETBACK: 15 FT., SIDE BUILDING SETBACK: 10 FT., MIN. BLDG. OR USE SETBACK FROM ADJ. RES. LOT-SIDE-REAR: 20 FT., 40 FT., 25 FT., 40 FT.
- PROPOSED IMPROVEMENTS: BUILDING FOOTPRINT EXISTING: 1,246 S.F., ADDITION: 1,246 S.F., TOTAL: 2,492 S.F., BUILDING GROSS FLOOR AREA (G.F.A.): EXISTING: 1,840 S.F., ADDITION: 1,246 S.F., TOTAL: 3,086 S.F., PROPOSED IMPERVIOUS AREA: 0.22 AC (9572 S.F.), PROPOSED LIMITS OF DISTURBANCE: 3215 S.F.
- PARKING REQUIRED (BUSINESS SUPPORT USE): (ISP, PER 300 S.F. G.F.A.) X 3086 = 11 SP.
- PARKING PROVIDED: HANDICAP: 1 SPACE, REGULAR: 12 SPACES, TOTAL: 13 SPACES
- PROPOSED UTILITIES: WATER - PUBLIC WATER, SEWER - PUBLIC SEWER
- BENCHMARK INFORMATION (ALL VALUES ARE BASED ON HORZ. DATUM NAD 83(2011) AND VERT. DATUM NAVD 88):
 WHEELER (N6350) N: 741,607.84, E: 1,490,171.83, ELEV.=424.88
 WHEELER AZ MK (N6351) N: 740,345.01, E: 1,489,229.91, ELEV.=390.95
- A REQUEST FOR AN EXEMPTION FROM THE TOWNS REQUIREMENTS TO PROVIDE STORMWATER MANAGEMENT FOR THE PROPOSED BUILDING ADDITION AND RELATED SITE IMPROVEMENTS IN ACCORDANCE WITH THE TOWN CODE CHAPTER 405-58-3 WAS SUBMITTED TO THE TOWN FOR CONSIDERATION ON OCTOBER 28, 2025. THE EXEMPTION WAS ACCEPTED AND APPROVED ON NOVEMBER 05, 2025.



SCALE: 1"=10'

FIELD VERIFICATION CERTIFICATION

I CERTIFY THAT I COMPLETED A FIELD VERIFICATION TO THE INFORMATION SHOWN ON 11/04/2025 AND THAT THE INFORMATION SHOWN ON THE PLANS IS IN AGREEMENT WITH THE ACTUAL FIELD CONDITIONS.

DAVID G. TAYLOR 11/04/2025
 PRINTED NAME DATE
 SIGNED DATE

FINAL SITE PLAN
LANDSCAPE ARCHITECT CERTIFICATION

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

Signature: *William R. Kozjatec* 11/06/2025
 DATE

WILLIAM R. KOPALJIC
 PRINTED NAME

FINAL LANDSCAPE PLAN
OWNER CERTIFICATION

I CERTIFY THAT I HAVE REVIEWED 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: _____ 11/06/2025
 DATE

JON KOGAN
 PRINTED NAME

OWNER
 TITLE

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. 19220, EXPIRATION DATE: 08-03-2027.

DGT
 David G. Taylor & Associates, LLC

David G. Taylor & Associates, LLC
 163 Spruce Woods Court
 Abingdon, MD 21009
 Cell: (443) 752-9039
 Email: dgtaylor@dgtallc.com

LANDSCAPE PLAN FOR PROPOSED BUILDING ADDITION
604 MOORES MILL ROAD
BEL AIR, MD 21014
 TAX MAP 300, GRID 009, PARCEL 1949

JOB NO.: 25-074
 SCALE: 1"=10'
 DATE: 11/06/2025
 DRAWN BY: MAB/STH
 DESIGN BY: DGT
 REVIEW BY: DGT/STH
 SHEET: 1 OF 1