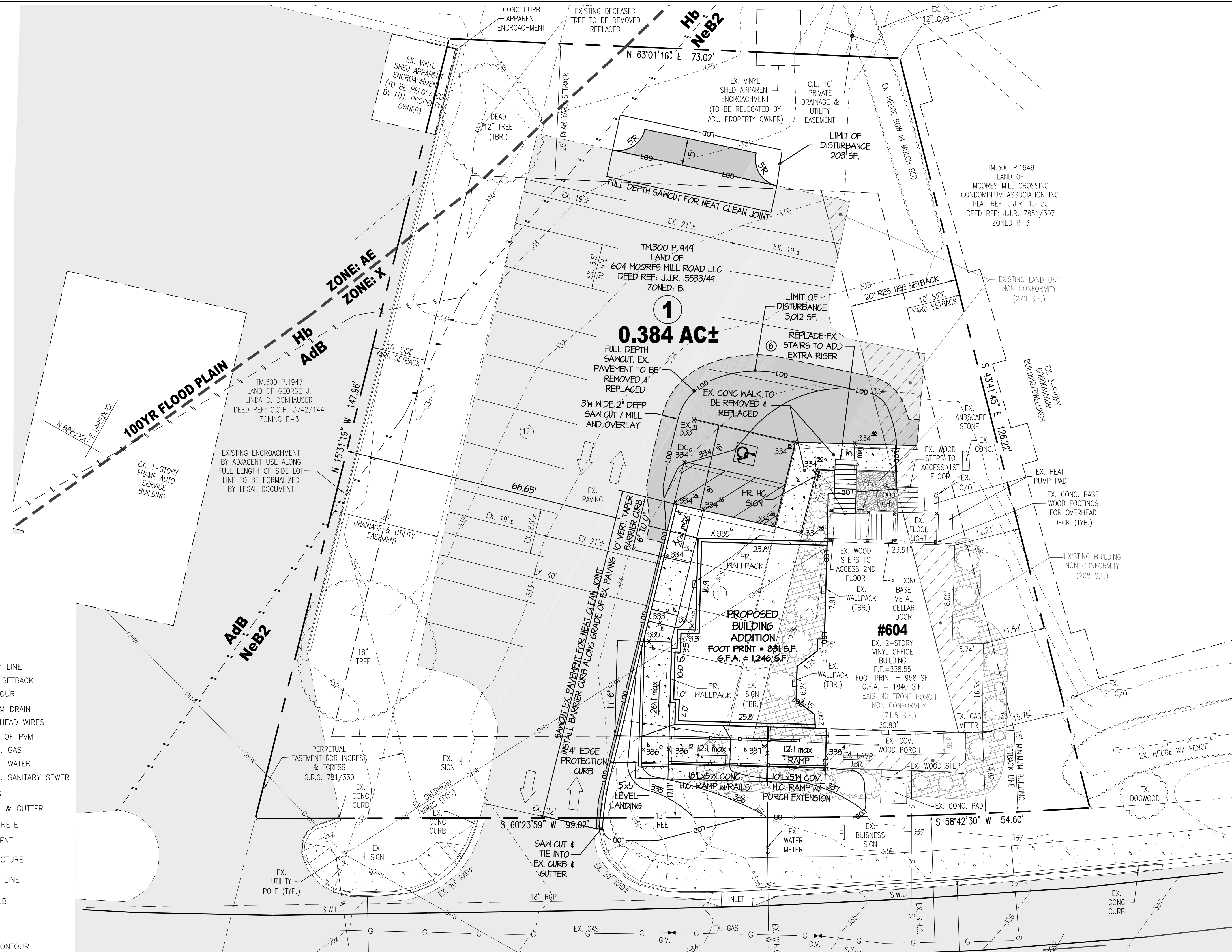


LOCATION MAP
SCALE 1" = 1000'



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, 163 SPRUCE WOODS COURT, ABINGDON, MD 21009. PHONE: 443-752-9039. ATTN: DAVID G. TAYLOR, PE. EMAIL: dgtaylorpe@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, LOT No: 009, DEED REF: J.J.R. 155533/49, PLAT REF: C.G.H. 84-85, TAX ID No.: 03-300099, EXISTING ESTABLISHMENT: JS MEDICAL BILLING, ADDRESS: 604 MOORES MILL RD, BEL AIR, MD, 21014, GROSS AREA: 0.384AC(16,727 S.F.), ZONING: B-1-LIMITED BUSINESS DISTRICT, EX. LAND USE: BUSINESS SUPPORT USE (USE CERTIFICATE ISSUED APRIL 2022), EX. IMP. AREA: 0.21AC(9188 S.F.), EX. SOILS: AdB - ALDINO SILT LOAM(318 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: 20 FT., REAR: 40 FT., REAR BUILDING SETBACK: 25 FT., MAX BUILDING HEIGHT: 40 FT.
- PROPOSED IMPROVEMENTS: BUILDING FOOTPRINT: 958 S.F., EXISTING: 831 S.F., ADDITION: 1,246 S.F., TOTAL: 1,789 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): (1SP. PER 300 S.F. G.F.A.) X 3086 = 11 SP.
- PARKING PROVIDED: HANDICAP: 1 SPACE, REGULAR: 17 SPACES, TOTAL: 18 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 (Jv6350) N: 741,607.84, E: 1,490,171.83, ELEV.=424.88; WHEELER AZ MK (Jv6351) 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 405-5B-3 WAS SUBMITTED TO THE TOWN FOR CONSIDERATION ON OCTOBER 28, 2025. THE EXEMPTION WAS ACCEPTED AND APPROVED ON NOVEMBER 05, 2025.

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

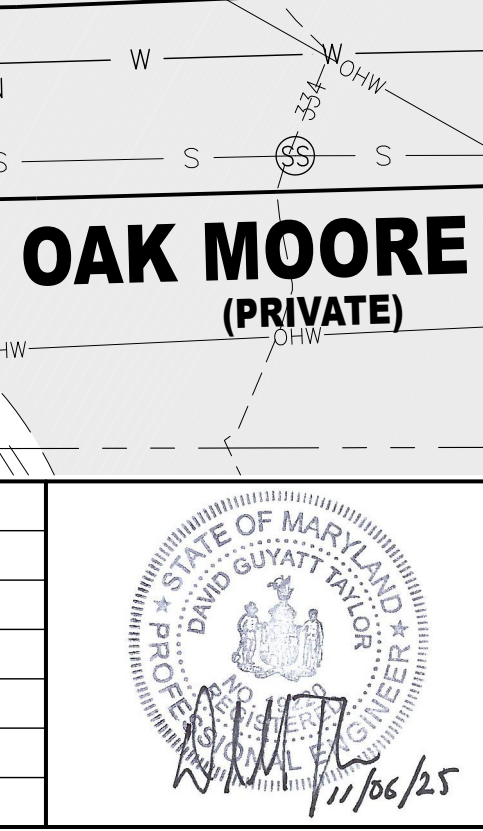
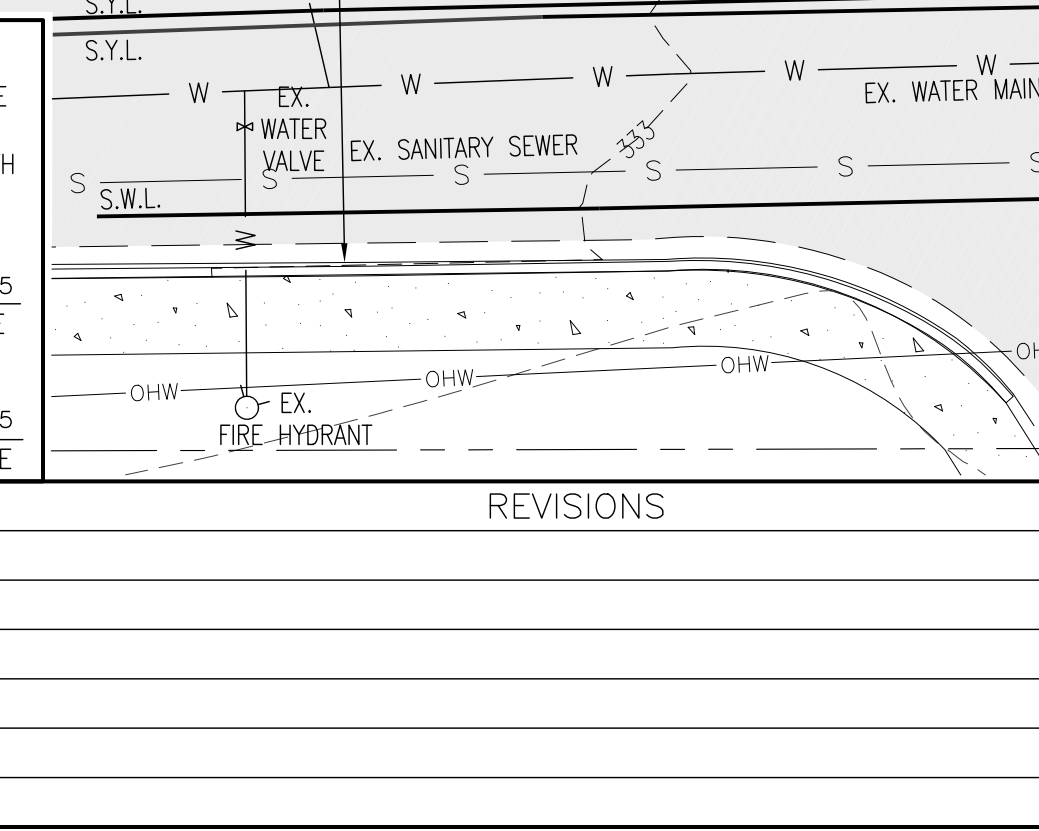
- EXISTING
- PROPERTY LINE
 - BUILDING SETBACK
 - EX. CONTOUR
 - EX. STORM DRAIN
 - EX. OVERHEAD WIRES
 - EX. EDGE OF P.V.M.T.
 - EX. GRND. GAS
 - EX. GRND. WATER
 - EX. GRND. SANITARY SEWER
 - EX. SOILS
 - EX. CURB & GUTTER
 - EX. CONCRETE
 - EX. PAVEMENT
 - EX. STRUCTURE
 - EX. TREE LINE
 - EX. SHRUB
- PROPOSED
- PR. 2' CONTOUR
 - PR. 6" CURB
 - PR. LIMITS OF DISTURBANCE
 - PR. PAVEMENT
 - PR. CONCRETE

MOORES MILL ROAD

OAK MOORE CT. (PRIVATE)

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS	APPROVED:	DATE:
TOWN OF BEL AIR PLANNING COMMISSION	APPROVED:	DATE:
TOWN OF BEL AIR DEPARTMENT OF PLANNING	APPROVED:	DATE:

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	DATE
PRINTED NAME		
<i>David G. Taylor</i>	11/04/2025	DATE
SIGNED		



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.



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

FINAL SITE PLAN
ENGINEER CERTIFICATION

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

David G. Taylor
SIGNATURE

DAVID G. TAYLOR
PRINTED NAME

11/06/2025
DATE

STATE OF MARYLAND
DANIEL GUYATT, PE
REGISTERED PROFESSIONAL ENGINEER
NO. 19220

FINAL SITE PLAN
OWNER CERTIFICATION

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

Jon Kogan
OWNER SIGNATURE

JON KOGAN
PRINTED NAME

11/06/2025
DATE

OWNER
TITLE

SITE 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

ELECTION DISTRICT No.3
HARFORD COUNTY, MARYLAND