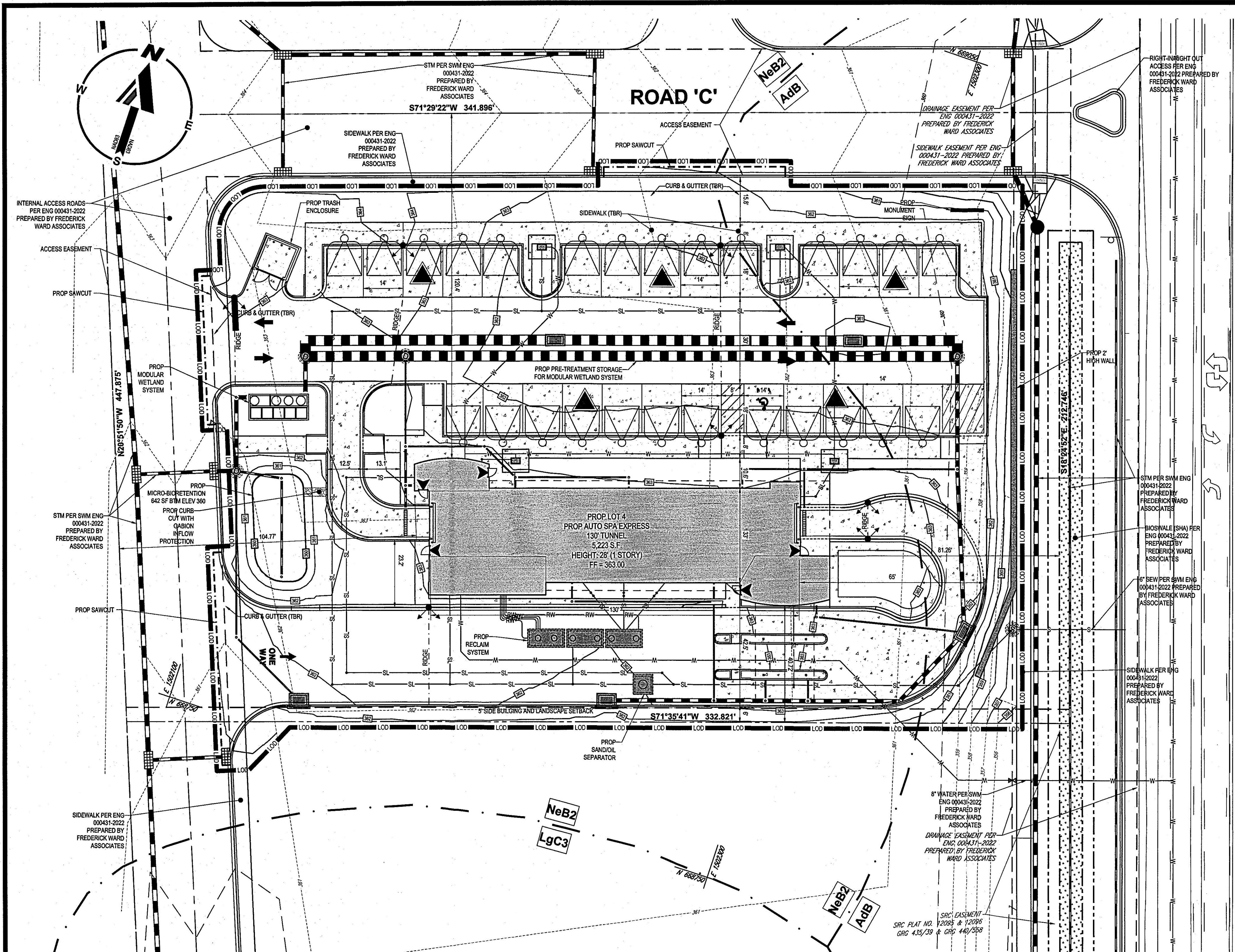


1. 6:00 P.M. Auto Spa Express Car Wash

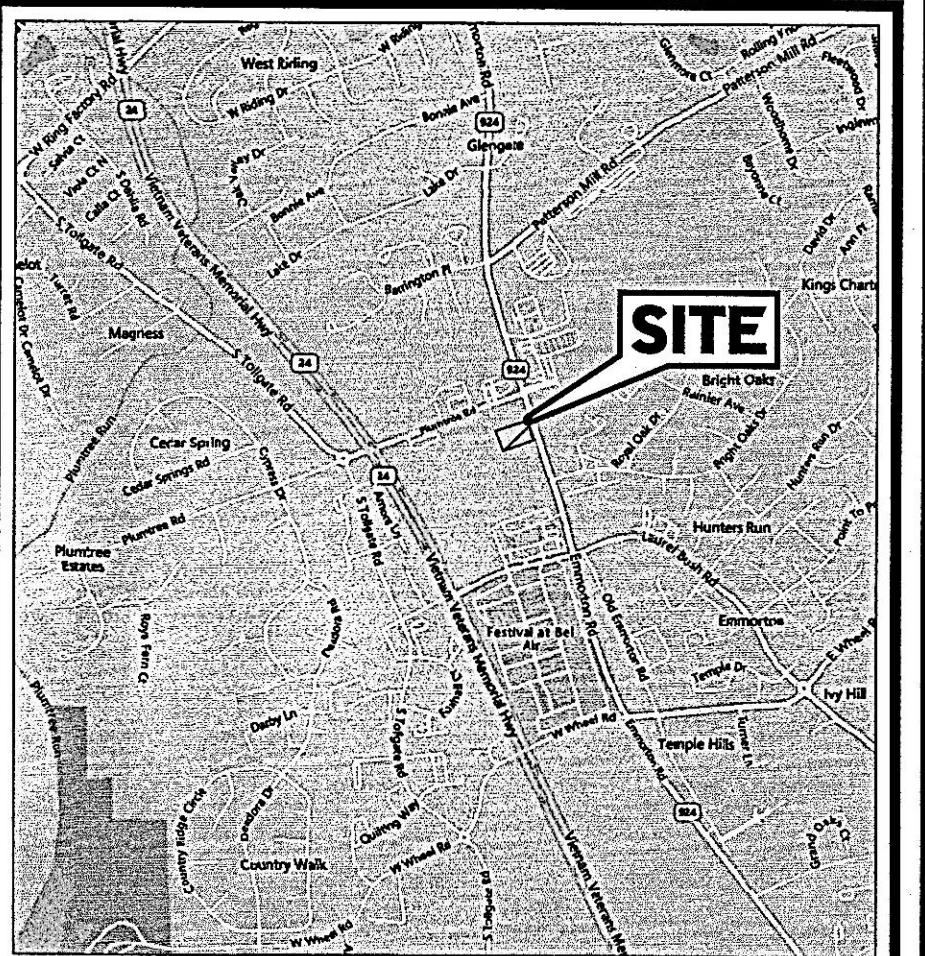
Meeting Date/Time:	Wednesday, July 30, 2025 at 6:00 pm
Meeting Location:	Harford County Public Library - Bel Air, 100 E Pennsylvania Ave., Bel Air 21014
Location of Proposed Development:	2014 Emmorton Road
Description of Proposed Development:	Car Wash and associated site improvements.
Applicant:	WLR Investment Group, Inc.
Contact:	Morgan O'Donnell, Project Manager at (410) 821-7900 or modonnell@bohlereng.com .

Documents:

[AUTO SPA EXPRESS CAR WASH 7-15-25.PDF](#)



- MARYLAND ROUTE 924 - EMMORTON ROAD



LOCATION MAP

SCALE: 1" = 2,000'
SOURCE: MICROSOFT BING MAP

REV	DATE	COMMENT	DRAWN BY CHECKED BY



Know what's below.
Call before you dig.

It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL &
AGENCY REVIEW & APPROVAL

PROJECT No.:	MDA240080.00-0B
DRAWN BY:	MM
CHECKED BY:	MO
DATE:	06/20/2025
CAD I.D.:	P-DACP-PROP

ERROR SYMBOL LEGEND

TYPICAL SIGN	
TYPICAL BOLLARD	
UTILITY POLE WITH LIGHT	
UTILITY POLE	
TYPICAL LIGHT	
WATER HYDRANT	
CLEANOUT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER METER	
WATER VALVE	
GAS VALVE	
TEST PIT	
BORING	

W-2 FORMS TABLE

SOILS TYPES TABLE				
NAME	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	HIGHLY ERODIBLE
ADB	ALDINO SILT LOAM	3-8%	C	YES (0.49 K FACTOR)
gC3	LEGORE SILTY CLAY LOAM	8-15%	C	NO
eB2	NESHAMINY SILT	3-8%	B	NO

TYPE CIM
NO. 293-2025
SION 1
DUE 7-14-25
 7-30-25

A circular seal with a decorative border containing the text "M. C. O'DONNELL" at the top and "PROFESSIONAL ENGINEER" at the bottom. The center of the seal contains the text "MARYLAND" above "LICENSE NO. 5394" and "PROFESSIONAL ENGINEER" below it, with the year "1962" in the middle. The entire seal is overlaid on a large, stylized, handwritten signature of the name "Morgan C. O'Donnell".

SHEET TITLE:

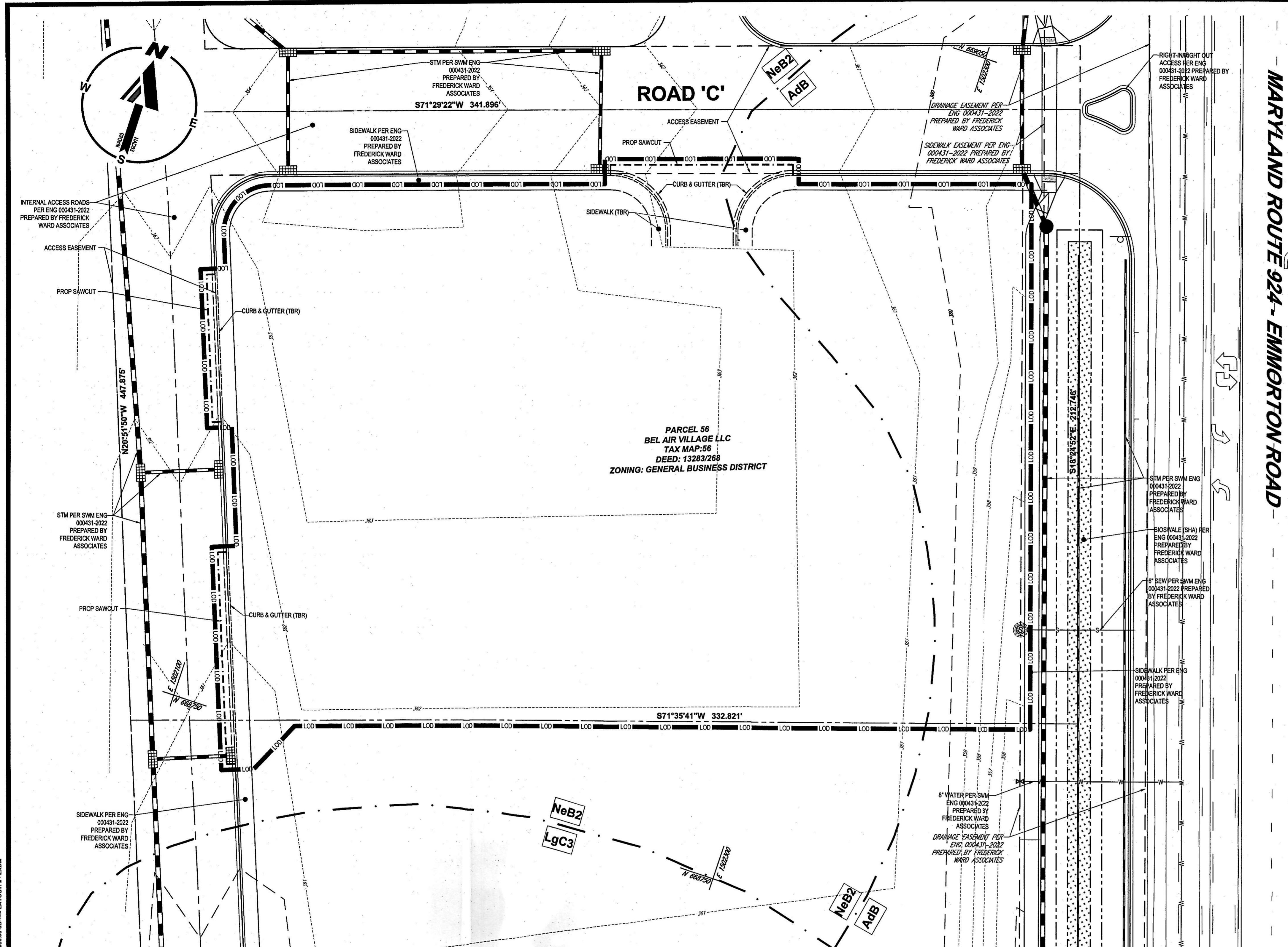
SITE PLAN

SHEET NUMBER:

1

ORG. DATE - 06/20/2025

LIMIT OF DISTURBANCE = 52,789 SF OR 1.21 AC



DEMO LEGEND

PROPERTY LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
UTILITY POLE	O
TYPICAL SIGN	—▼—
PARKING COUNT	△X
CONTOUR	-----170-----
SPOT ELEVATIONS	TC 516.4 OR 516.4
SANITARY LATERAL	—S—S—
SANITARY MAIN	-----
WATER LINE	—W—W—
ELECTRIC LINE	—E—E—
GAS LINE	—G—G—
OVERHEAD WIRE	—OH—OH—
STORM SEWER	== == == ==
HYDRANT	♂
SANITARY MANHOLE	(S)
STORM MANHOLE	(D)
WATER VALVE	WV
WATER METER	WM
GAS VALVE	□
TYPICAL END SECTION	►
CLEANOUT	C/O



LOCATION MAP

SCALE: 1" = 2,000'
URCE: MICROSOFT BING MAP

GENERAL NOTES

PROPERTY INFORMATION:
I.A. PROPERTY ADDRESS: 2014 EMMORTON ROAD
I.B. TOTAL SITE AREA: 33.932 AC
I.C. ELECTION DISTRICT: 1ST
I.D. TAX MAP 56
I.E. GRID 2C & 2D
I.F. PARCEL 60, 56
I.G. TAX ACCOUNT NO.: 01019554 & 01088955
I.H. DEED REFERENCE: 13281 / 268

OWNER:
BEL AIR VILLAGE LLC
3504A OLD COURT ROAD
BALTIMORE, MD 21202

BALTIMORE, MD 21208
DEVELOPER:
WLR INVESTMENT GROUP, INC
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-668-0021

EXISTING USE: VACANT

PROPOSED USE: CAR WASH

811

**Know what's below.
Call before you dig.**
ALWAYS CALL 811

's fast. It's free. It's the law.

SOURCE MAPPING TABLE

MDF TABLE 5.1

**THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGRICULTURAL
VIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.**

FEDERAL				
	EXISTING	NOT EXISTING	DELINEATED	VERIFIED
LANDS		X		X
R WATERWAYS		X		X
OPPLAINS		X		X
STATE				
LAND AND NONTIDAL WETLANDS		X		X
LANDS OF SPECIAL STATE ERN		X		X
AND BUFFERS		X		X
AM BUFFERS		X		X
NNIAL STREAMS		X		X
OPPLAINS		X		X
STS		X		X
ST BUFFERS		X		X
CAL AREAS		X		X
LOCAL				
P SLOPES		X		X
Y ERODIBLE SOILS	X			X
NCED STREAM BUFFERS		X		X
GRAPHY/SLOPES	X		X	X
GS		X		X
		X		X
MITTENT STREAMS		X		X
ATIVE COVER	X		X	X
	X		SEE TABLE	X
OCK/GEOLOGY		X		
NG DRAINAGE AREAS	X			X
NG SWM FACILITIES	X			X

SOUL'S TYPES TABLE

SOILS TYPES TABLE				
	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	HIGHLY ERODIBLE
	ALDINO SILT LOAM	3-8%	C	YES (0.49 K FACTOR)
	LEGORE SILTY CLAY LOAM	8-15%	C	NO
	NESHAMINY SILT LOAM	3-8%	B	NO

01 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BeblerEng.com

McDONNELL DOUGLASS
McDONNELL
M.C. O'DONNELL
PROFESSIONAL ENGINEER
LAND SURVEYOR No. 3749
PROFESSIONAL CERTIFICATION
I, MORGAN C. O'DONNELL, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER

THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 53969, EXPIRATION DATE: 12/8/26

HEET TITLE:

**EXISTING
CONDITIONS/
DEMOLITION
PLAN**

HEET NUMBER:

CRG-DATEN 00/00/2005

ORG. DATE - 06/20/2025

A scale bar marked from 10 to 20 inches. The scale is divided into four equal segments by vertical tick marks. The first segment is shaded black, and the second segment is shaded white. The text "SCALE: 1\" data-bbox="111 145 330 160" data-label="Text"> $" = 20'$

RECEIVED

JUN 30 2025

Harford County Planning & Zoning

06/24/2025
Via Certified Mail

RE: WLR Investment Group, Inc.
Community Input Meeting Notification
2014 Emmorton Road
Bel Air, MD 21015
BEPC# MDA240080.00

Dear Property Owner:

Bohler on behalf of its Client, WLR Investment Group, Inc., will be holding a Community Input Meeting regarding a site plan for a proposed 5,223 S.F. Auto Spa Express car wash and associated site improvements located at 2014 Emmorton Road.

As a requirement of Section 268-20 [Amended by Bill 14-26 as amended, and Bill 14-33 as amended] of the Harford County code, "prior to submission of a concept plan, preliminary plan or site plan, for any developments generating 250 or more trips per day, as determined by the most recent version of the I.T.E Trip Generation Manual, or determined to be a nontransient noncommunity water system the developer shall hold a community meeting."

The Community Input Meeting will be held:

July 15, 2025
6:00 pm
Harford County Public Library – Bel Air
100 E Pennsylvania Ave, Bel Air, MD 21014

Notifications have been mailed to all adjacent property owners.

If you have any questions or require additional information, please contact our office at (410) 821-7900, by email at modonnell@bohlereng.com or visit the Harford County Department of Planning and Zoning website at <https://www.harfordcountymd.gov/AgendaCenter/Community-Input-Meetings-CIM-9>.

For disability related accommodations, please contact Bohler at (410)-821-7900 at least five (5) business days prior to the date of the meeting.

Sincerely,
BOHLER


Morgan O'Donnell, P.E.
Project Manager