

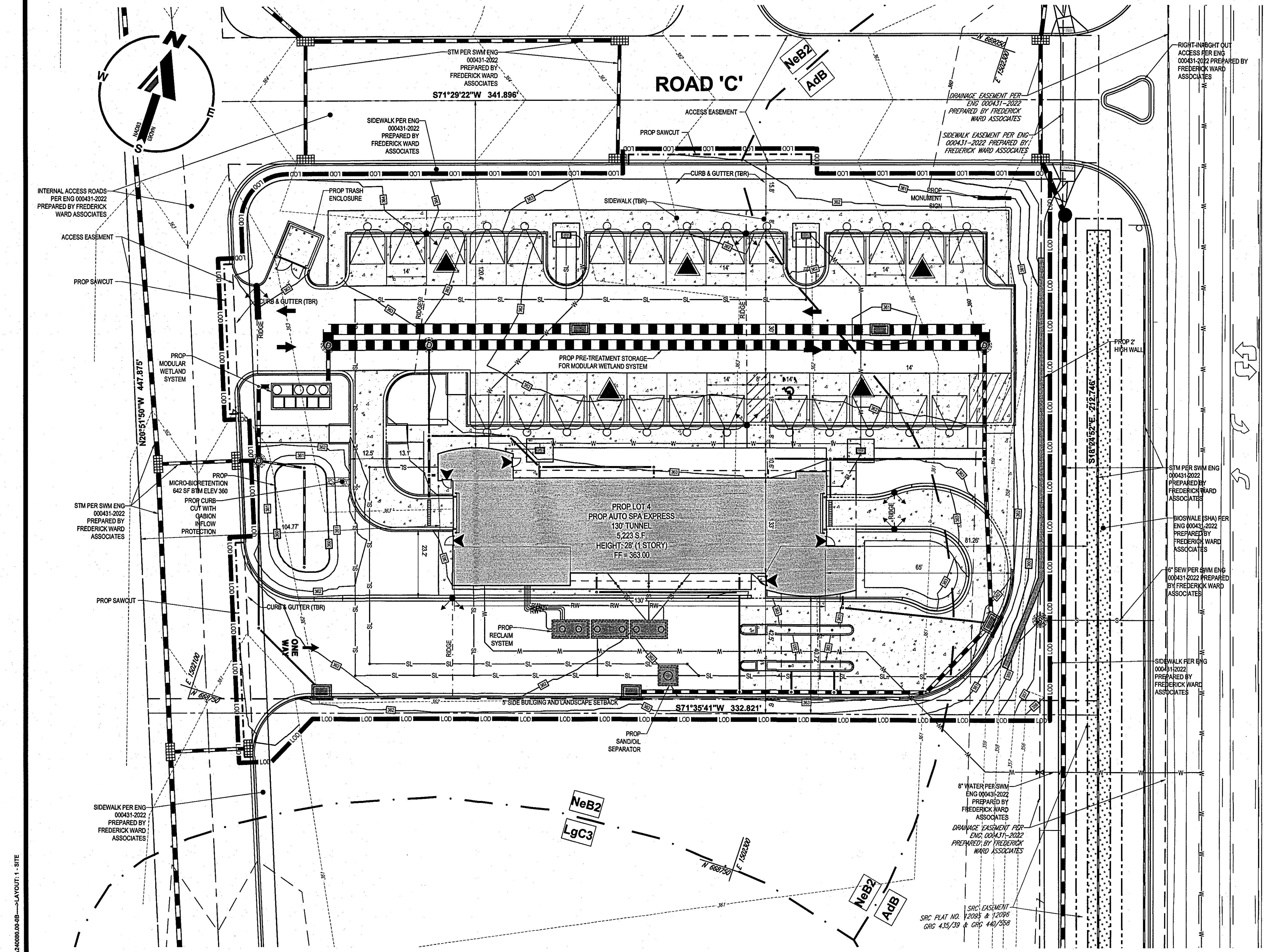
1. 6:00 P.M. Auto Spa Express Car Wash

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

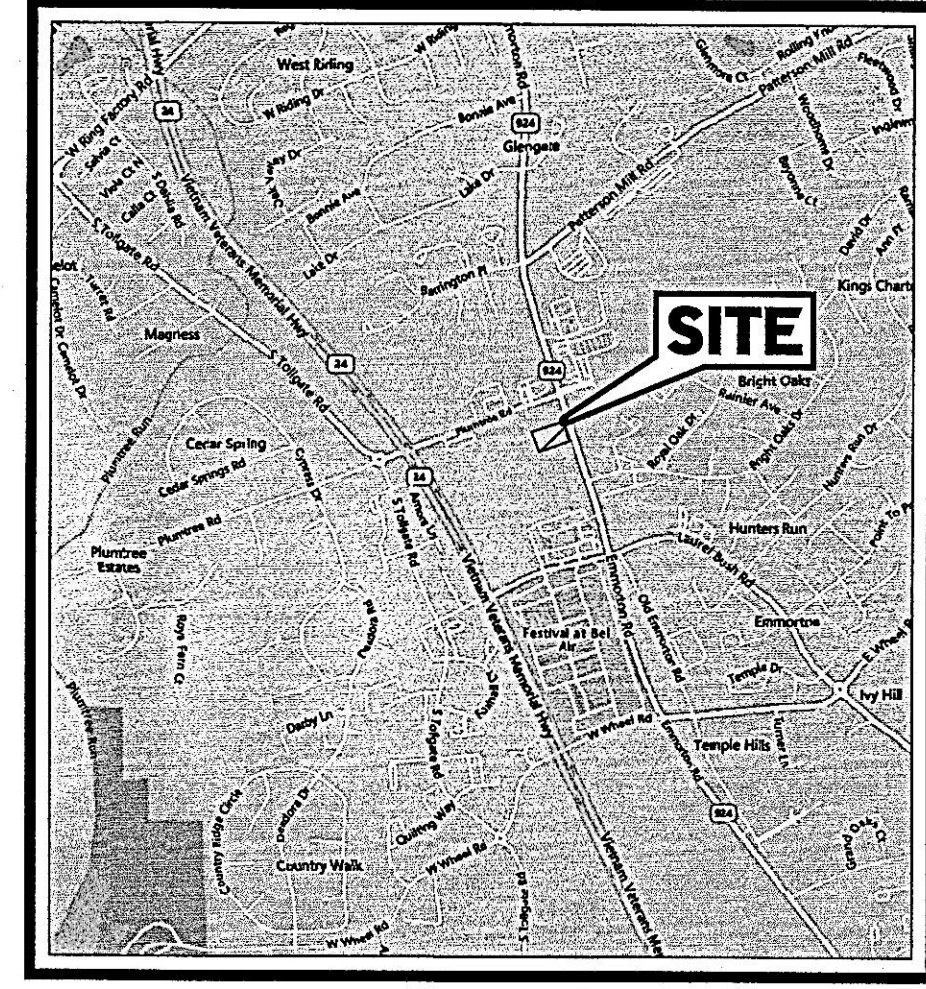
Documents:

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





MARYLAND ROUTE 924 - EMMORTON ROAD



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

GENERAL NOTES

- PROPERTY INFORMATION:  
1.A. PROPERTY ADDRESS: 2014 EMMORTON ROAD  
1.B. TOTAL SITE AREA: 33.932 AC  
1.C. ELECTION DISTRICT: 1ST  
1.D. TAX MAP: 56  
1.E. GRID: 2C & 2D  
1.F. PARCEL: 60, 56  
1.G. TAX ACCOUNT NO.: 01019554 & 01088955  
1.H. DEED REFERENCE: 13283 / 268
- OWNER: BEL AIR VILLAGE LLC  
3804 OLD COURT ROAD  
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
- ZONING: B3 (GENERAL BUSINESS DISTRICT)
- SETBACKS:

BUILDING	REQUIRED	PROVIDED
FRONT	30'	81.25'
NORTH	N/A	120.4'
SOUTH	5'	40.72'
REAR	N/A	104.77'
- LANDSCAPE:

	REQUIRED	PROVIDED
FRONT	10'	13.47'
NORTH	10'	10.75'
SOUTH	5'	5.32'
REAR	10'	0'
- PARKING:  
1 SPACE PER 300 GFA (MOTOR VEHICLE SALES AND SERVICE) = 5,223 SF/300 GFA = 18 SPACES  
TOTAL REQUIRED = 18 SPACES  
TOTAL PROVIDED = 26 SPACES
- MAXIMUM NUMBER OF EMPLOYEES: 4 EMPLOYEES
- MAXIMUM BUILDING COVERAGE ALLOWED: 35% OF 71,667 SF = 25,083 SF
- MAXIMUM BUILDING COVERAGE PROPOSED: 5,223 SF (7.29%)
- MAXIMUM IMPERVIOUS SURFACE ALLOWED: 85% OF 71,667 SF = 60,917 SF
- MAXIMUM IMPERVIOUS SURFACE PROPOSED: 56,532 SF (78.88%)
- THERE ARE NO JURISDICTIONAL WETLANDS ON SITE.
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X OR AREAS OF MINIMAL FLOOD HAZARD AND NOT WITHIN A REGULATED FLOOD PLAIN AS SHOWN ON FEMA FIRM 24025C0164E, EFFECTIVE DATE 4/19/2016.
- THERE ARE NO HISTORIC STRUCTURES ON SITE.
- THERE ARE NO RARE, THREATENED, OR ENDANGERED PLANTS OR ANIMAL SPECIES ON SITE.
- THE SITE IS LOCATED IN THE BYNUM RUN / ATKINSON RESERVOIR WATERSHED.
- THERE ARE NO KNOWN STREAMS OR WATER COURSES ONSITE.
- THERE ARE NO KNOWN SENSITIVE AREAS LOCATED ON-SITE THAT REQUIRE PROTECTION.
- SCREENING AND LANDSCAPING SHALL COMPLY WITH THE HARFORD COUNTY LANDSCAPE MANUAL.

PROP LINE LEGEND

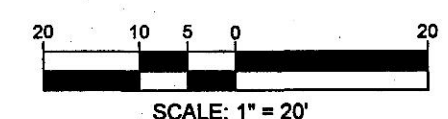
PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
INTERIOR PROPERTY LINE	---
LEASE LINE	---
EASEMENT LINE	---
SETBACK LINE	---
LIMIT OF WORK	---
LIMIT OF DISTURBANCE	---
SAWCUT LINE	---
OVERHEAD WIRE	---
ELECTRIC LINE	---
TELEPHONE LINE	---
CABLE LINE	---
GAS LINE	---
STORM SEWER	---
SANITARY MAIN 12" OR GREATER	---
SANITARY MAIN	---
SANITARY LATERAL	---
SANITARY FORCE MAIN	---
WATER MAIN 12" OR GREATER	---
WATER MAIN	---
WATER LATERAL	---
WATER FIRE LINE	---

PROP 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	---

SOILS TYPES TABLE				
NAME	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	HIGHLY ERODIBLE
AdB	ALDINO SILT LOAM	3-8%	C	YES (0.49 K FACTOR)
LgC3	LEGORE SILTY CLAY LOAM	8-15%	C	NO
NeB2	NESHAMINY SILT LOAM	3-8%	B	NO

PLANTYPE: C1m  
PLAN NO: 293-2025  
VERSION: 1  
DATE: 7-14-25  
DACCUE: 7-30-25



LIMIT OF DISTURBANCE = 52,789 SF OR 1.21 AC

**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
LAND SURVEYING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY

**811**  
Know what's below.  
Call before you dig.  
ALWAYS CALL 811  
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL  
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MDA240080.00-08  
DRAWN BY: MM  
CHECKED BY: MO  
DATE: 06/20/2025  
DACCUE: P-DACP-PROP

PROJECT:  
**DAC SITE PLAN**  
FOR  
**THE AUTO SPA EXPRESS**  
PROPOSED DEVELOPMENT  
2014 EMMORTON ROAD  
BEL AIR, MD 21015  
HARFORD COUNTY  
TAX MAP 66 | GRID 2C & 2D |  
PARCEL 56 & 60

**BOHLER**  
901 DULANEY VALLEY ROAD, SUITE 801  
TOWSON, MARYLAND 21204  
Phone: (410) 821-7900  
Fax: (410) 821-7987  
MD@BohlerEng.com

**M.C. O'DONNELL**  
Professional Engineer  
I, MORGAN O'DONNELL, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 53969, EXPIRATION DATE 12/8/26

SHEET TITLE:  
**SITE PLAN**  
SHEET NUMBER:  
**1**  
ORG. DATE - 06/20/2025



ORG. DATE - 06/20/2025





901 Dulaney Valley Road, Suite 801  
Towson, MD 21204  
410.821.7900

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 [mmodonnell@bohlereng.com](mailto:mmodonnell@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