

PART OF
1.256 AC. ± TRACT
PLAT BOOK CGH III 55 PAGE 109

LANDS N/F
DELIGHT ASSOCIATES, LLC
LIBER CGH 3064 FOLIO 629
TM: 304 G: 13 P: 592
USE: COMMERCIAL
ZONE: B3

LANDS OF BEL AIR AUTO PROPERTIES, LLC
LIBER CGH 3064 FOLIO 577
TM: 304 G: 13 P: 342
TAX ACCOUNT NO. 03062767
AREA: 54,635 S.F. (M) OR 1.256 AC. (R) 1.254 AC. (M)
USE: VACANT
ZONE: B3



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

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

REVISIONS

REV	DATE	COMMENT	DRAWN 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 REVIEW

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.: MDA240076.00
DRAWN BY: CEO
CHECKED BY: MCO
DATE: 11/6/2025
CAD ID: P-CIVL-LSCP

SITE PLAN

FOR

PROPOSED CAR WASH
716 BALTIMORE PIKE
BEL AIR, MARYLAND
TOWN OF BEL AIR
LOT 4
TAX MAP: 304, GRID: 13, PARCEL: 342

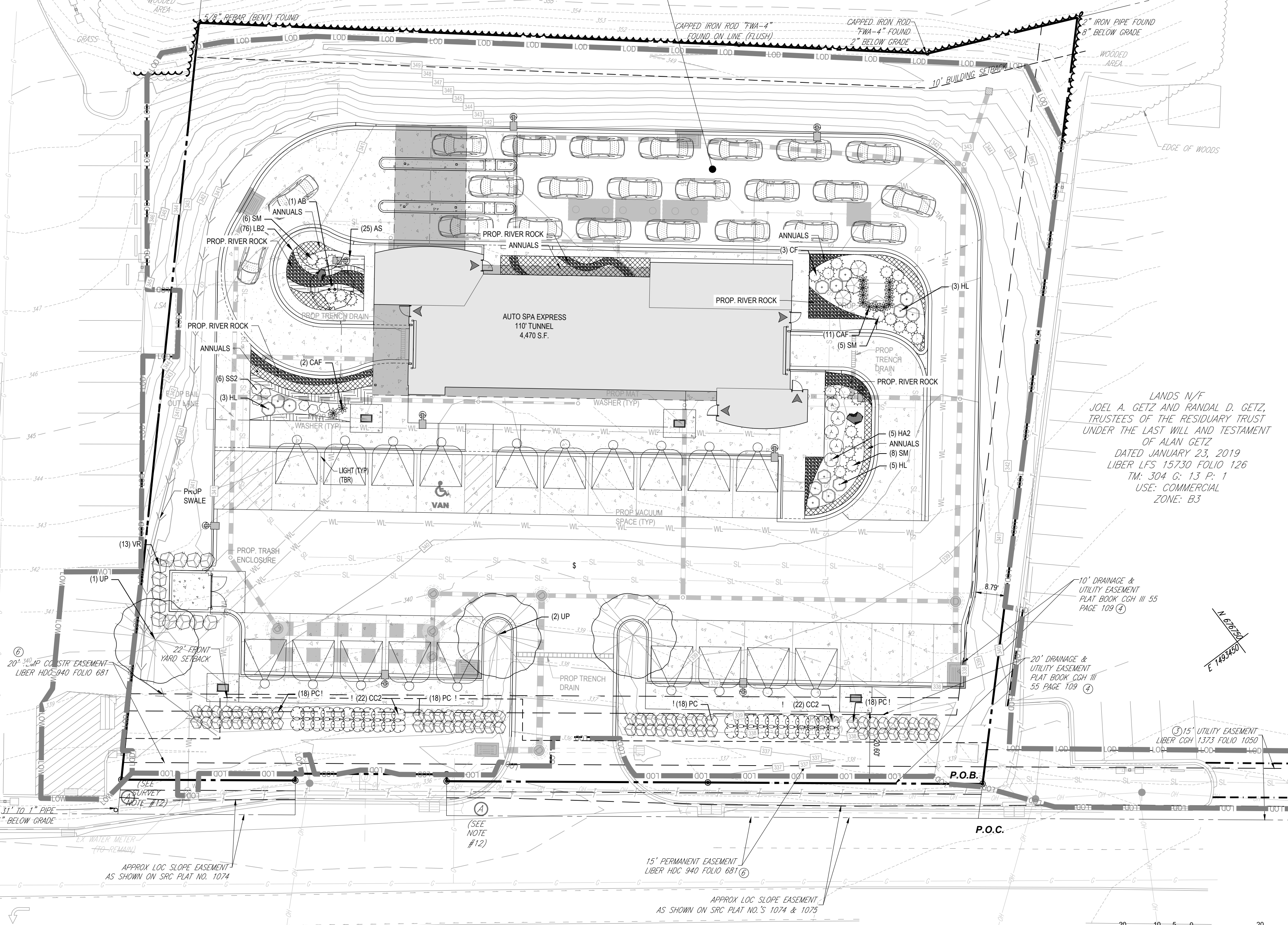
BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

E.R. McWILLIAMS
11/06/2025
PROFESSIONAL LANDSCAPE ARCHITECT
MARYLAND LICENSE NO. 3697
PROFESSIONAL CERTIFICATION
ERIC R. McWILLIAMS HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/30/26

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-101

ORG. DATE - 11/5/2025



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES						
UP	3	3	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	2.5'-3" CAL., 12'-14' HT.	B&B
ORNAMENTAL TREES						
AB	1	1	ACER PALMATUM 'BONFIRE'	BONFIRE JAPANESE MAPLE	2.5" CAL.	B&B
SHRUBS						
CC2	44	44	CORNUS SERICEA 'CHEYENNE'	CHEYENNE RED TWIG DOGWOOD	24-36" HT. & SPRD	CONTAINER
CF	3	3	CHAMAECYPARIS PISIFERA 'FILIFERA AUREA'	GOLDEN THREADLEAF SAWARA CYPRESS	5'-6" HT. X 2'-3" SPRD.	CONTAINER
HA2	5	5	HYPERICUM ANDROSAEMUM 'ALBURY PURPLE'	PURPLE-LEAF ST. JOHNSWORT	24-30" HT. & SPRD	CONTAINER
HL	14	14	HYDRANGEA PANICULATA 'SMHPLOF'	LITTLE QUICK FIRE® PANICLE HYDRANGEA	24-36" HT. & SPRD	CONTAINER
PC	72	72	PRUNUS LAUROCERASUS 'CHERRY BRANDY'	CHERRY BRANDY ENGLISH LAUREL	24-30" HT. & SPRD	CONTAINER
SM	24	24	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET JAPANESE SPIREA	18-24" HT. & SPRD	CONTAINER
SS2	6	6	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS JAPANESE SPIREA	2'-4" HT. & SPRD	CONTAINER
VR	13	13	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	3'-4" HT. & SPRD	CONTAINER
GRASSES						
CAF	13	13	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	1 GAL.	CONTAINER
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE CONTAINER SPACING						
ORNAMENTAL GRASSES						
AS	25	25	ANDROPOGON VIRGINICUS GLAUCUS 'SILVER BEAUTY'	SILVER BEAUTY BROOMSEDGE	1 GAL.	CONTAINER 12" o.c.
LB2	221	221	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL.	CONTAINER 12" o.c.

LANDS N/F
BEL AIR AUTO PROPERTIES, LLC
LIBER CGH 3064 FOLIO 579
TM: 49 G: 3A P: 379
USE: COMMERCIAL
ZONE: B3

LANDS N/F
JOEL A. GETZ AND RANDAL D. GETZ,
TRUSTEES OF THE RESIDUARY TRUST
UNDER THE LAST WILL AND TESTAMENT
OF ALAN GETZ
DATED JANUARY 23, 2019
LIBER LFS 15730 FOLIO 126
TM: 304 G: 13 P: 1
USE: COMMERCIAL
ZONE: B3

LANDS NOTED TO BE
SHA RIGHT-OF-WAY PER
PLAT BOOK CGH III 55 PAGE 109

LANDS N/F
V.C.K. PARTNERSHIP
LIBER CGH 1302 FOLIO 246

BALTIMORE PIKE - U.S. RTE. 1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
LIBER SWC 230 FOLIO 395
LIBER SWC 237 FOLIO 262 & 264
S.R.C. PLAT NO. S 1074 & 1075
SPEED LIMIT: 35 MPH

TOWN OF BEL AIR COMPLIANCE CHARTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED	COMPLIES
§165-59 (A) PERIMETER BUFFER	COMMERCIAL PARKING ADJACENT TO RIGHT-OF-WAY: 1 PLANTING UNIT (PU) PER 25 LINEAR FEET	BALTIMORE PIKE (U.S. RTE 1): 255 L.F. REQUIRED: 255/25 = 10.2 PU PROPOSED: 11.6 PU	COMPLIES
	COMMERCIAL USE ADJACENT TO COMMERCIAL USE: NO BUFFER REQUIRED	WEST PERIMETER: 221 L.F. REQUIRED: NA EAST PERIMETER: 225 L.F. REQUIRED: NA	N/A
	INTERIOR LANDSCAPE AREA: 14,090 S.F. REQUIRED LANDSCAPE AREA: 14,090 x 0.08 = 1,127 S.F. PROVIDED LANDSCAPE AREA: 654 S.F. (4.6%)	DOES NOT COMPLY	
§165-59 (B) PARKING LOT INTERIOR LANDSCAPE	(2) LANDSCAPE AREA SHALL EQUAL OR EXCEED 8% OF THE INTERIOR AREA	INTERIOR LANDSCAPE AREA: 14,090 S.F. REQUIRED LANDSCAPE AREA: 14,090 x 0.08 = 1,127 S.F. PROVIDED LANDSCAPE AREA: 654 S.F. (4.6%)	DOES NOT COMPLY
	(3) ONE MAJOR DECIDUOUS TREE SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES. ANY FRACTION OF SPACES BELOW FIVE MAY BE DISREGARDED.	PARKING COUNT: 23 SPACES REQUIRED MAJOR DECIDUOUS TREES: 23/10 = 2 TREES PROVIDED MAJOR DECIDUOUS TREES: 2 TREES	COMPLIES

TOWN OF BEL AIR PLANTING UNIT

1 PLANTING UNIT	1 MAJOR DECIDUOUS TREE
1 PLANTING UNIT	2 MINOR DECIDUOUS TREES
1 PLANTING UNIT	2 EVERGREEN TREES
1 PLANTING UNIT	10 SHRUBS

OWNER WILMAR, LLC	TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS
WILMAR R. WATERS	APPROVED:
DATE	DIRECTOR
TOWN OF BEL AIR PLANNING COMMISSION	TOWN OF BEL AIR DEPARTMENT OF PLANNING & ZONING
APPROVED:	APPROVED:
CHAIRMAN	DIRECTOR
DATE	DATE

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

NOV 05, 2025 11:02:42MDA2407600CADRAWINGSPLAN SETSP-CIVL-LSCP-MDA2407600-LAYOUT: L-101 LSCP

