



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

SURVEY NOTES:

- THE SUBJECT PROPERTY IS PART OF A 1.256 AC.± TRACT AS RECORDED IN PLAT BOOK CGH III 55 PAGE 109 AND BEING THE LANDS OF BEL AIR AUTO PROPERTIES, LLC AS RECORDED IN LIBER CGH 3064 FOLIO 577. ALL AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND AND SHOWN ON TAX MAP NUMBER 304 AS PARCEL 342 PER THE DEPARTMENT OF ASSESSMENTS.
- AREA = 54,635 SQUARE FEET (MEASURED) OR ±1.256 ACRES (RECORD); 1.254 ACRES (MEASURED).
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN IN CLOUDED AREA PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON SEPTEMBER 24, 2024 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
- THIS SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 10, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
- ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED TO THE NGS MONUMENT NO. Jv6319 WITH A PUBLISHED ELEVATION OF 348.37 FEET.
- THE SUBJECT PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP, HARFORD COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 163 OF 365", MAP NUMBER 2402500163E, WITH A MAP REVISED DATE OF APRIL 19, 2016.
- NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
- THE UNDERSIGNED WAS IN RESPONSIBLE CHARGE OVER THE PREPARATION OF THIS SURVEY AND THE SURVEYING WORK REFLECTED IN IT. ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN "COMAR" SECTION 09-13.06.12.
- THERE WAS NO EVIDENCE OF BURIAL GROUNDS, CEMETERIES, GRAVES, OR GRAVEYARDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- ZONING: B3
- MINIMUM BUILDING OR USE SETBACK FROM ADJACENT RESIDENTIAL LOT:
 SIDE YARD 10'
 REAR YARD 30'
 MINIMUM YARD DEPTH:
 FRONT: 22'
 SIDE: 0'
 REAR: 10'
 MAXIMUM BUILDING HEIGHT: 65'
- ALL ZONING INFORMATION WAS PROVIDED IN AN ENGINEERING MEMORANDUM PREPARED BY BOHLER ENGINEERING, DATED OCTOBER 11, 2024 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME. TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION, "SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL.
- THE ROOF DRAIN AND DRAINS LABELED "SEE NOTE #11" WERE NOT FIELD VERIFIED AND DEPICTED PER REFERENCE #1.
- THE SUBJECT PROPERTY PLAT (PLAT BOOK CGH III 55 PAGE 109) INCLUDES AN SHA ROAD RIGHT-OF-WAY WIDENING ALONG BALTIMORE PIKE. THIS PLAT DOES NOT REFERENCE OR DEPICT THE SHA TAKING FOR THE STORM OUTLET AREA AS SHOWN ON SRC PLAT NO. 1074. THE SUBJECT PROPERTY PLAT INCLUDES A NOTE THAT THE INTENTION OF THE PLAT IS TO RECORD EASEMENTS. BOHLER IS DEPICTING THE BOUNDARY AS EXCLUDING THIS SHA RIGHT-OF-WAY WIDENING AS WELL AS THE STORM OUTLET AREA AS SHOWN ON SRC PLAT NO. 1074. THE AREA SHOWN ON THE SUBJECT PROPERTY PLAT FOR ROADWAY WIDENING IS DEPICTED AS LANDS OF VCK PARTNERSHIP AS THIS AREA WAS NOT INCLUDED IN THE SUBJECT PROPERTY DEED (LIBER CGH 3064 FOLIO 577).

SURVEY REFERENCE:

- PLAN ENTITLED "SITE PLAN, HERITAGE AUTO MALL, 710 BEL AIR ROAD" BY MORRIS & RITCHIE ASSOCIATES INC., DATED MAY 19, 1994, WITH A LAST REVISED DATE OF NOVEMBER 13, 1994.

REFERENCES AND CONTACTS

REFERENCES
 ♦ BOUNDARY & TOPOGRAPHIC SURVEY:
 BOHLER ENGINEERING VA, LLA
 12825 WORLDGATE DRIVE STE 700
 HERNDON, VA 20170
 DATED: 10/10/2025
 ELEVATIONS: NAV88

♦ ARCHITECTURAL PLAN:
 ALSIP ASSOCIATES, P.C.
 119 KING STREET
 HAGERSTOWN, MD 21740
 DATED: 08/19/2025

OWNER:
 CFI MANAGEMENT, LLC
 PRIORITY 1 HOLDINGS, LLC
 COHEN COMMERCIAL PROPERTIES, LLC
 ADVANTAGE LEASING ASSOCIATES, LLC
 50 SCHILLING ROAD SUITE 100
 HUNT VALLEY, MD 21051
 CONTACT: BRETT R. MYERSON
 PHONE: 441-632-3138

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

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ISSUED FOR MUNICIPAL REVIEW

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

PROJECT No.: MDA240076-00-A
 DRAWN BY: MCO
 CHECKED BY: MCO
 DATE: 11/5/2025
 CAD ID: LOT 4 P-CIVIL-SITE

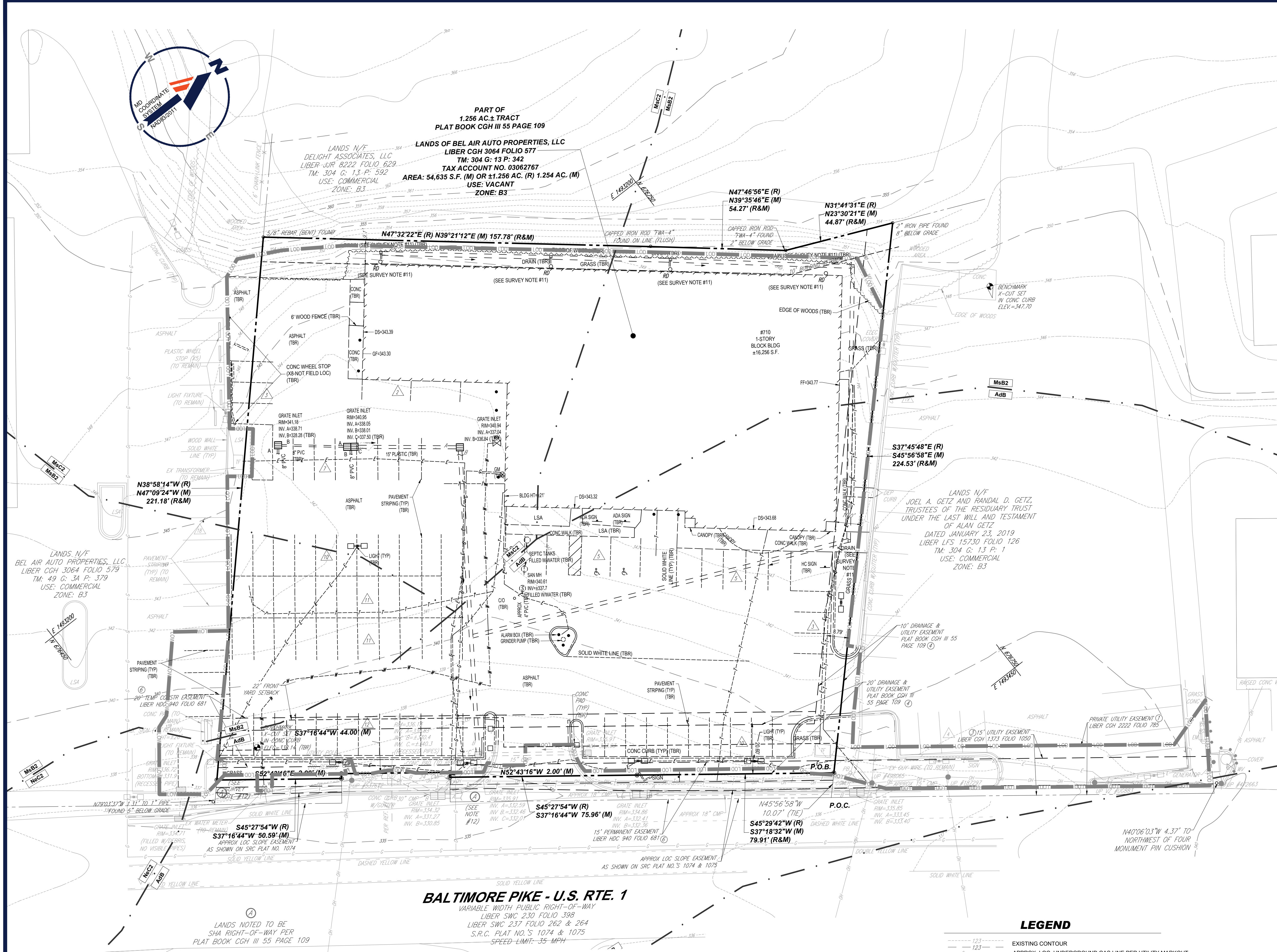
SITE PLAN
 FOR

 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

M.C. O'DONNELL
 PROFESSIONAL ENGINEER
 11 MORGAN CREEK DRIVE
 HUNTSVILLE, AL 35894
 LICENSE NO. 53968, EXPIRATION DATE: 12/26/25

EXISTING CONDITIONS/DEMOLITION PLAN
 SHEET NUMBER:
C-201
 ORG. DATE - 11/5/2025



SHEET INDEX

SHEET TITLE	SHEET NUMBER
EXISTING CONDITIONS/DEMOLITION PLAN	C-201
STORMWATER MANAGEMENT CONCEPT PLAN	C-201
LANDSCAPE PLAN	C-201
LANDSCAPE NOTES AND DETAILS	C-202

BALTIMORE PIKE - U.S. RTE. 1
 VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
 LIBER SWC 230 FOLIO 398
 LIBER SWC 237 FOLIO 262 & 264
 S.R.C. PLAT NO.'S 1074 & 1075
 SPEED LIMIT: 35 MPH

OWNER: WILMAR, LLC

TOWN OF BEL AIR DEPARTMENT OF PUBLIC WORKS

APPROVED: _____

DIRECTOR

DATE: _____

TOWN OF BEL AIR PLANNING COMMISSION

APPROVED: _____

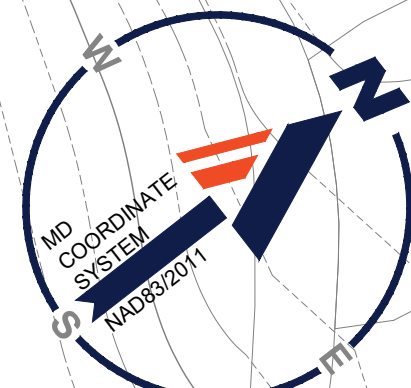
DIRECTOR

SOILS TYPES TABLE

NAME	DESCRIPTION	SLOPES	HYDROLOGIC GROUP	HIGHLY ERODIBLE
AdB	ALDINO SILT LOAM	3-8%	C	YES
Msb2	MONTALTO SILT LOAM	3-8%	B	NO
Msc2	MONTALTO SILT LOAM	8-15%	B	NO
Nsb2	NESHAMINY SILT LOAM	3-8%	B	NO
Nsc2	NESHAMINY SILT LOAM	8-15%	B	NO

LEGEND

--- 123 ---	EXISTING CONTOUR	--- 10' ---	DENOTES PARKING SPACE COUNT
- - - 123 - - -	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT	○	GUY WIRE
- - - 123 - - -	APPROX. LOC. UNDERGROUND STORM SEWER LINE PER REF. 1	○	TREE LINE
- - - 123 - - -	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT	○	BENCHMARK
- - - 123 - - -	APPROX. LOC. UNDERGROUND TEL. LINE PER UTILITY MARKOUT	○	TITLE REPORT EXCEPTION
○	OVERHEAD WIRES	○	PROP. CORNER TO BE SET
○	UTILITY POLE	○	MEASURED
○	TRANSFORMER	○	RECORD
○	SANITARY MANHOLE	○	POINT OF BEGINNING
○	STORM DRAIN MANHOLE	○	POINT OF COMMENCEMENT
○	WATER VALVE	○	PRIVATE UTILITY MARKOUT AREA
○	WATER METER	○	
○	GAS METER	○	
○	FENCE	○	
○	LANDSCAPED AREA	○	
○	AREA LIGHT	○	



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

LANDS N/F
DELIGHT ASSOCIATES, LLC
LIBER CQH 8222 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

N47°46'56"E (R)
N39°35'46"E (M)
54.27' (R&M)

N31°41'31"E (R)
N23°30'21"E (M)
44.87' (R&M)

N47°32'22"E (R) N39°21'12"E (M) 157.78' (R&M)

S37°45'48"E (R)
S45°56'58"E (M)
224.53' (R&M)

N38°58'14"W (R)
N47°09'24"W (M)
221.18' (R&M)

N47°09'24"W (M)
221.18' (R&M)

S45°27'54"W (R)
S37°16'44"W 50.59' (M)

S37°16'44"W 44.00' (M)

S45°27'54"W (R)
S37°16'44"W 75.96' (M)

N45°56'58"W
10.07' (TIE)

S45°29'42"W (R)
S37°18'32"W (M)
79.91' (R&M)

N40°06'03"W 4.37' TO
NORTHWEST OF FOUR
MONUMENT PIN CUSHION

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

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

BALTIMORE PIKE - U.S. RTE. 1
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
LIBER SWC 230 FOLIO 398
LIBER SWC 237 FOLIO 262 & 264
S.R.C. PLAT NO.'S 1074 & 1075
SPEED LIMIT: 35 MPH

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	OH---
ELECTRIC LINE	E---
TELEPHONE LINE	T---
CABLE LINE	C---
GAS LINE	G---
STORM SEWER	---
SANITARY MAIN 12" OR GREATER	---
SANITARY MAIN	S---
SANITARY LATERAL	SL---
SANITARY FORCE MAIN	FM---
WATER MAIN 12" OR GREATER	---
WATER MAIN	W---
WATER LATERAL	WL---
WATER FIRE LINE	F---
DRAINAGE AREA TO SWM FACILITY	---

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	---



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

GENERAL NOTES:

- OWNER: CFI MANAGEMENT, LLC
PRIORITY 1 HOLDINGS, LLC
COHEN COMMERCIAL PROPERTIES, LLC
ADVANTAGE LEASING ASSOCIATES, LLC
50 SCHILLING ROAD SUITE 100
HUNT VALLEY, MD 21031
CONTACT: BRETT R. MYERSON
PHONE: 441-632-3138
- DEVELOPER: WLR INVESTMENT GROUP, INC
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-668-0021
- ZONING: B-3 - GENERAL BUSINESS DISTRICT
- USING: EXISTING VACANT COMMERCIAL BUILDING
PROPOSED: SELF-SERVICE CAR WASH
- PROPERTY AREA: 54,635 SF OR 1.26 AC
- PARKING REQUIREMENTS
REGULATORY PER SECTION 165-51.H. CAR WASH AND AUTO DETAILING: 1 SPACE PER FULL-TIME EQUIVALENT EMPLOYEE PLUS SEVEN STACKING SPACES REQUIRED FROM THE ORDERING STATION
REQUIRED: 4 EMPLOYEE SPACES + 21 STACKING SPACES
PROVIDED: 4 EMPLOYEE SPACES + 19 VACUUM SPACES + 21 STACKING SPACES MINIMUM
- FINAL LOCATION OF FIRE HYDRANTS, VALVES, SEWER LINES, PUMP STATIONS, ETC. SHALL BE DETERMINED DURING CONSTRUCTION DRAWINGS.
- ACCESS TO ALL STORMWATER MANAGEMENT PRACTICES INCLUDING ONES THAT ARE ON PRIVATE PROPERTY SHALL BE MADE AVAILABLE TO TOWN OF BEL AIR AT ALL TIMES DURING CONSTRUCTION AND FOR INSPECTION AFTER CONSTRUCTION IS COMPLETE.
- MAINTENANCE OF ALL STORMWATER FACILITIES (ONCE AS-BUILT DRAWINGS ARE APPROVED) IS THE RESPONSIBILITY OF THE OWNER.
- EASEMENT DOCUMENTS FOR ACCESS AND UTILITIES SHALL BE SUBMITTED PRIOR TO THE SUBMISSION FOR A BUILDING PERMIT.
- STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH THE 2010 DESIGN MANUAL AS AMENDED BY SUPPLEMENT 1.
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES IS THE RESPONSIBILITY OF THE LOT OWNER(S).
- LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN WETLANDS, WATERWAYS, OR SPECIMEN TREES LOCATED ON THE SUBJECT LOT.
- THE PROPERTY IS LOCATED IN OTHER AREAS ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, HARFORD COUNTY AND INCORPORATED AREAS; PANEL MAP 163 OF 365" MAP NUMBER 24025C0163E, MAP REVISED APRIL 19, 2016.
- THE SITE IS PREVIOUSLY DEVELOPED AND THEREFORE EXEMPT FROM FOREST CONSERVATION PER SECTION 216-4.J OF THE TOWN CODE. A DECLARATION OF INTENT TO BE SUBMITTED TO THE TOWN OF BEL AIR.
- FINAL PLAN APPROVAL IS DEPENDENT UPON SHA, COUNTY, AND TOWN ACCEPTANCE OF THE TRAFFIC IMPACT ANALYSIS.

SPECIAL DEVELOPMENT:

- SPECIAL DEVELOPMENT APPROVAL IS REQUESTED FOR THE DRIVE-THRU UNDER SECTION 165-53A & B.

BULK REQUIREMENTS		
	REQUIRED	PROVIDED
MAX. HEIGHT REQUIREMENTS	40' - 3 STORIES	28' - 2 STORIES
MINIMUM BUILDING SETBACKS		
FRONT YARD (SOUTHEAST)	22'	102.96'
SIDE YARD (SOUTHWEST)	B3 - 0'	57.73'
REAR YARD (NORTHWEST)	B3 - 10'	63.06'
SIDE YARD (NORTHEAST)	B3 - 0'	63.54'
LANDSCAPE SETBACKS		
REAR (NORTHWEST)	10'	24.12'

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

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

REVISIONS

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: MD240076-00-0A
DRAWN BY: MCO
CHECKED BY: MCO
DATE: 11/5/2025
CAD: LOT 4 P-CIVL-SITE

SITE PLAN
FOR
THE AUTO SPA EXPRESS

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

M.C. O'DONNELL
PROFESSIONAL ENGINEER
11 MORGAN C. ROAD, SUITE 200
BETHESDA, MARYLAND 20814
I, MORGAN C. 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: 12/31/26

SHEET TITLE:
SITE PLAN
SHEET NUMBER:
C-301
ORG. DATE - 11/5/2025