



GATEWAY OVERLOOK

Parcel E

8121 Robinson Jefferson Dr

Elkridge, MD 21075

PLANNING BOARD PRESENTATION

AUGUST 20, 2026

DEVELOPMENT TEAM

Developer / Applicant



Planning / Civil Engineering / Landscape Architecture



Traffic



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PROJECT DESCRIPTION

The property located at 8121 Robinson Jefferson Drive (AKA Parcel E of Benson East) in Howard County, Maryland, is proposed to be developed into an Auto Spa Express car wash. The development will include an approximately 4,200-square-foot single tunnel building, complete with parking facilities, vacuum spaces, stormwater facilities, and associated site amenities.

The site is situated at the southeast corner of the intersection of Marie Curie Drive and Lark Brown Road. This parcel is within Howard County's NT (New Town) District, which is designated for a mix of residential, parkland, open spaces, offices, light industrial uses, and commercial developments. Additional permitted uses within this district include shopping centers, schools, libraries, and recreational facilities.

Land use within the NT District is governed by the "Final Development Plan." The Phase 240-A-III Final Development Plan for Benson East, explicitly allows for all uses permitted in the POR, B-1, B-2, and SC districts and car washes are permitted within the B-2 district.

The subject property spans a 1.12-acre parcel identified as Tax Map 0037, Grid 0020, Parcel 0382, with a property identification number of 16-216046. The property exists as a vacant grass lot today.



AERIAL MAPS



SITE CONTEXT PHOTOS





EXHIBIT A

ILLUSTRATIVE PLAN



AUTO SPA EXPRESS COLUMBIA: ILLUSTRATIVE PLAN

8121 ROBINSON JEFFERSON DRIVE
ELKRIDGE, MARYLAND 21075



EXHIBIT B

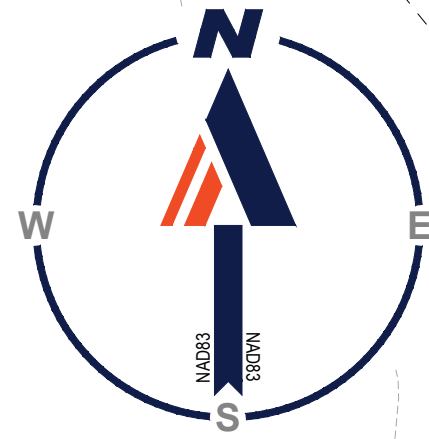
SITE PLAN





EXHIBIT C

LANDSCAPE PLAN &
LIGHTING PLAN



MARIE CURIE DRIVE
VARIABLE WIDTH PRIVATE RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
PLATS MDR 18444-18450

LARK BROWN ROAD

FUNCTIONAL CLASS: LOCAL
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
POSTED SPEED LIMIT: 30 MPH

R=24220.00'
Δ=000°16'47"
L=118.19'
CHB=S87°59'19"E
CHD=118.19'
(R&M)

R=833.00'
Δ=005°13'10"
L=75.89'
CHB=N86°40'26"E
CHD=75.86'
(R&M)

R=267.00'
Δ=007°48'27"
L=36.38'
CHB=N87°58'04"E
CHD=36.36'

HOWARD COUNTY LANDSCAPE NOTES

- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPING, PARKING LOT INTERNAL LANDSCAPING, AND SPECIMEN TREE MITIGATION SURETY IN THE AMOUNT OF \$9,000.00 FOR THE INSTALLATION OF 13 SHADE TREES (\$300.00 EACH), 8 ORNAMENTAL TREES (\$150.00 EACH), AND 0 EVERGREEN TREES (\$150.00 EACH), AND 130 SHRUBS (\$30.00 EACH) SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT, SDP-26-033.
- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN A LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THE SITE SHALL BE OF PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATIONS.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, DIE PRIOR TO RELEASE OF BONDS, THE OWNER WILL BE REQUIRED TO REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- THE OWNER, TENANT, AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, PLANT MATERIALS, BERMS, FENCES AND WALLS. ALL PLANT MATERIALS SHALL BE MAINTAINED IN GOOD GROWING CONDITION AND WHEN NECESSARY, REPLACED WITH NEW MATERIALS TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE REGULATIONS. ALL REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION, AND WHEN NECESSARY, REPAIRED OR REPLACED.



VICINITY MAP

SCALE: 1" = 1,000'
SOURCE: MICROSOFT CORPORATION
ADC MAP: 34C5

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
CANOPY TREES					
AF	1	ACER RUBRUM 'FRANKSRED'	RED SUNSET® MAPLE	2.5-3" CAL., 12-14' HT.	B&B
GBP	7	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	2.5-3" CAL., 12-14' HT.	B&B
NS	2	NYSSA SYLVATICA	SOUR GUM	2.5-3" CAL., 12-14' HT.	B&B
ZS	5	ZELKOVA SERRATA	ZELKOVA	2.5-3" CAL., 12-14' HT.	B&B
15	SUBTOTAL:				
EVERGREEN TREES					
PW	10	PRINUS ALBA	WHITE PINE	6-8'	B&B
TD	13	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	6-8'	B&B
23	SUBTOTAL:				
ORNAMENTAL TREES					
AC	8	AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	2-2.5" CAL., 8-10' HT.	B&B
AS	1	ACER PALMATUM 'SEIRYU'	SEIRYU JAPANESE MAPLE	1.5-2" CAL.	B&B
CC	10	CERCIS CANADENSIS	EASTERN REDBUD	2-2.5" CAL., 8-10' HT.	B&B
CP	6	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	2-2.5" CAL., 8-10' HT.	B&B
MV	9	MAGNOLIA VIRGINIANA	SWEET BAY	2-2.5" CAL., 8-10' HT.	B&B
PK2	6	PRUNUS SERRULATA 'KWANZAN'	KWANZAN JAPANESE FLOWERING CHERRY	2-2.5" CAL., 8-10' HT.	B&B
40	SUBTOTAL:				
DECIDUOUS SHRUBS					
CA	40	CLETHRA ALNIFOLIA	SUMMERSWEET CLETHRA	24-30" HT. & SPRD	CONTAINER
CF2	34	CORNUS SERICEA 'FARROW'	ARCTIC FIRE® RED TWIG DOGWOOD	18-24" HT. & SPRD	CONTAINER
CO	60	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	24-30" HT. & SPRD	CONTAINER
DGN	21	DEUTZIA GRACILIS 'NINKO'	SLENDER DEUTZIA	18-24" HT. & SPRD	CONTAINER
HA	10	HYPERICUM ANDROSÆMUM 'ALBURY PURPLE'	PURPLE-LEAF ST. JOHNSWORT	18-24" HT. & SPRD	CONTAINER
HA3	59	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	30-36" HT. & SPRD	CONTAINER
IT	46	ITEA VIRGINICA 'LITTLE HENRY'	VIRGINIA SWEETSPICE	18-24" HT. & SPRD	CONTAINER
IVRS	46	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24" HT. & SPRD	CONTAINER
LB	13	LINDERA BENZOIN	SPICEBUSH	24-30" HT. & SPRD	CONTAINER
POLD	39	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL DWARF NINEBARK	18-24" HT. & SPRD	CONTAINER
368	SUBTOTAL:				
EVERGREEN SHRUBS					
PL	22	PRUNUS LAUROCERASUS	COMMON CHERRY LAUREL	24-36" HT. & SPRD	CONTAINER
22	SUBTOTAL:				

SCHEDULE C - PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	19 (INCLUDING 1 ADA SPACE)
NUMBER OF TREES REQUIRED: (NON-RESIDENTIAL: 1 / 20 SPACES)	NUMBER OF TREES REQUIRED: 1
NUMBER OF LANDSCAPE ISLANDS REQUIRED: (MINIMUM OF 200 S.F. EACH) NON-RESIDENTIAL (1 : 20)	1 REQUIRED
TOTAL ISLAND AREA REQUIRED:	200 S.F.
NUMBER OF TREES PROPOSED:	NUMBER OF PLANTS PROVIDED: 1 SHADE TREE *# INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
NUMBER OF LANDSCAPE ISLANDS PROPOSED: (MINIMUM OF 200 S.F. EACH)	2
TOTAL ISLAND AREA PROPOSED:	400 S.F.

SCHEDULE B - STREET TREE REQUIREMENTS

ROAD KEY	LENGTH OF RIGHT-OF-WAY (L.F.) PUBLIC / PRIVATE	REQUIRED TREES (QTY)		PROVIDED TREES (QTY)	
		SHADE TREES (1:40 L.F.)	SMALL DEC. TREES (1:30 L.F.)	SHADE TREES	SMALL DEC. TREES
LARK BROWN ROAD	208 L.F.	-	7	-	(3 EXISTING) + (4) 2.5" CAL ORNAMENTAL TREES *** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
MARIE CURIE DRIVE	232 L.F.	-	8	-	(8) 2.5" CAL ORNAMENTAL TREES *** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT
ROBINSON JEFFERSON DRIVE	137 L.F.	-	5	-	(5) 2.5" CAL ORNAMENTAL TREES *** INDICATES MATERIAL USED TO MEET THIS REQUIREMENT

STREET TREE NOTES

- FINANCIAL SURETY FOR THE REQUIRED 0 LARGE STREET TREES (\$300 EACH) AND 4 SMALL DECIDUOUS STREET TREES (\$150 EACH) WILL BE POSTED FOR THE AMOUNT OF \$600 WITH THE DEVELOPMENT ENGINEERING DIVISION (DED) COST ESTIMATE UNDER THE FINAL PLAN SUBMISSION.
- SHADE TREES MUST BE PLANTED A MINIMUM OF 40 FEET AND ORNAMENTAL TREES MUST BE PLANTED A MINIMUM OF 25 FEET FROM POWER LINES PER B.G.E. PLANTING GUIDE.
- FINAL PLACEMENT OF STREET TREES WILL OCCUR IN THE FIELD AND BE PLACED A MINIMUM OF 30 FEET FROM ALL SIGNS AND INTERSECTIONS WHEN PLANTED BETWEEN SIDEWALK AND CURB, BE LOCATED WITH CONSIDERATION OF UNDERGROUND UTILITIES AND STRUCTURES AND MAINTAIN A MINIMUM OF 5 FEET DISTANCE ON CENTER FROM A DRAIN INLET STRUCTURE, 5 FEET FROM AN OPEN ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
- A MINIMUM OF 20" SHALL BE MAINTAINED BETWEEN ANY STREET LIGHT AND ANY STREET TREE.
- ON THE APPROACH SIDE OF A STOP SIGN, NO STREET TREE CAN BE PLANTED WITHIN 30' OF THE STOP SIGN.
- WHERE TREES ARE PLANTED CLOSER THAN 3 FEET TO THE SIDEWALK, A BIOLOGIC ROOT INHIBITOR BARRIER IS REQUIRED.

SCHEDULE A - PERIMETER LANDSCAPE EDGE

CALCULATIONS BASED ON THE 2026 HOWARD COUNTY LANDSCAPE MANUAL

PERIMETER	LAND USE / ROADWAY ADJACENCY	LANDSCAPE EDGE TYPE	PERIMETER LENGTH (L.F.)	REQUIRED PLANTS (QTY)			PROPOSED PLANTS (QTY)			SUBSTITUTIONS (QTY)	
				SHADE TREES A (1:60), B (1:50), C & E (1:40)	EVERGREEN TREES B (1:40), C (1:20)	SHRUBS C (1:8) E (1:4)	SHADE TREES	EVERGREEN TREES	SHRUBS	SMALL DEC. TREES (2:1)	SHRUBS (5:1)
P-1	PARKING ADJACENT TO ROADWAY (SOUTH - ROBINSON JEFFERSON DRIVE)	B	165' - 28' (ENTRANCE) = 137 L.F.	3	3	-	-	-	45	-	45
P-2	PARKING ADJACENT TO ROADWAY (WEST - MARIE CURIE DRIVE)	B	232 L.F.	5	6	-	5	-	30	-	30
P-3	PARKING ADJACENT TO ROADWAY (NORTH - LARK BROWN ROAD)	B	208 L.F.	4	5	-	-	-	25	8	25
P-4	ADJACENT TO ROADWAY (EAST - RESIDENTIAL)	C	115 L.F.	3	6	14	3	-	30	-	30
P-5	ADJACENT TO ROADWAY (EAST - COMMERCIAL)	A	258 L.F.	4	-	-	4	-	-	-	-
TOTAL				19	20	14	12	-	130	8	130

P-1 SUBSTITUTION SUMMARY: 45 SHRUBS SUBSTITUTED FOR 3 SHADE TREES AND 3 EVERGREEN TREES.

P-2 SUBSTITUTION SUMMARY: 30 SHRUBS SUBSTITUTED FOR 6 EVERGREEN TREES.

P-3 SUBSTITUTION SUMMARY: 8 SMALL DECIDUOUS TREES SUBSTITUTED FOR 4 SHADE TREES AND 25 SHRUBS SUBSTITUTED FOR 5 EVERGREEN TREES.

P-4 SUBSTITUTION SUMMARY: 30 SHRUBS SUBSTITUTED FOR 6 EVERGREEN TREES.

NOTE: SEE SHEET C-410 FOR STORMWATER MANAGEMENT FACILITY PLANTING PLAN & SCHEDULE.

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE-YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPERS / OWNER'S NAME _____ DATE _____

OWNER:

WLR HOLDING COMPANY, INC.
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-688-0021

DEVELOPER:

WLR INVESTMENT GROUP, INC.
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-688-0021

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	05/21/2026	REVISED PER COUNTY COMMENTS	CEO MCO



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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.: MDA240143.00-0A
DRAWN BY: MCO
CHECKED BY: MCO
DATE: 12/22/2025
CAD I.D.: P-SDVP-LSCP

PROJECT:

SITE DEVELOPMENT PLAN

FOR



LOCATION OF SITE

8121 ROBINSON JEFFERSON DRIVE
ELKBRIDGE, MD 21075
TAX MAP 0037, GRID 000, PARCEL 0382
16TH ELECTION DISTRICT
HOWARD COUNTY
ZONE: NT

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

E.R. McWILLIAMS

PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 3697, EXPIRATION DATE: 9/2026

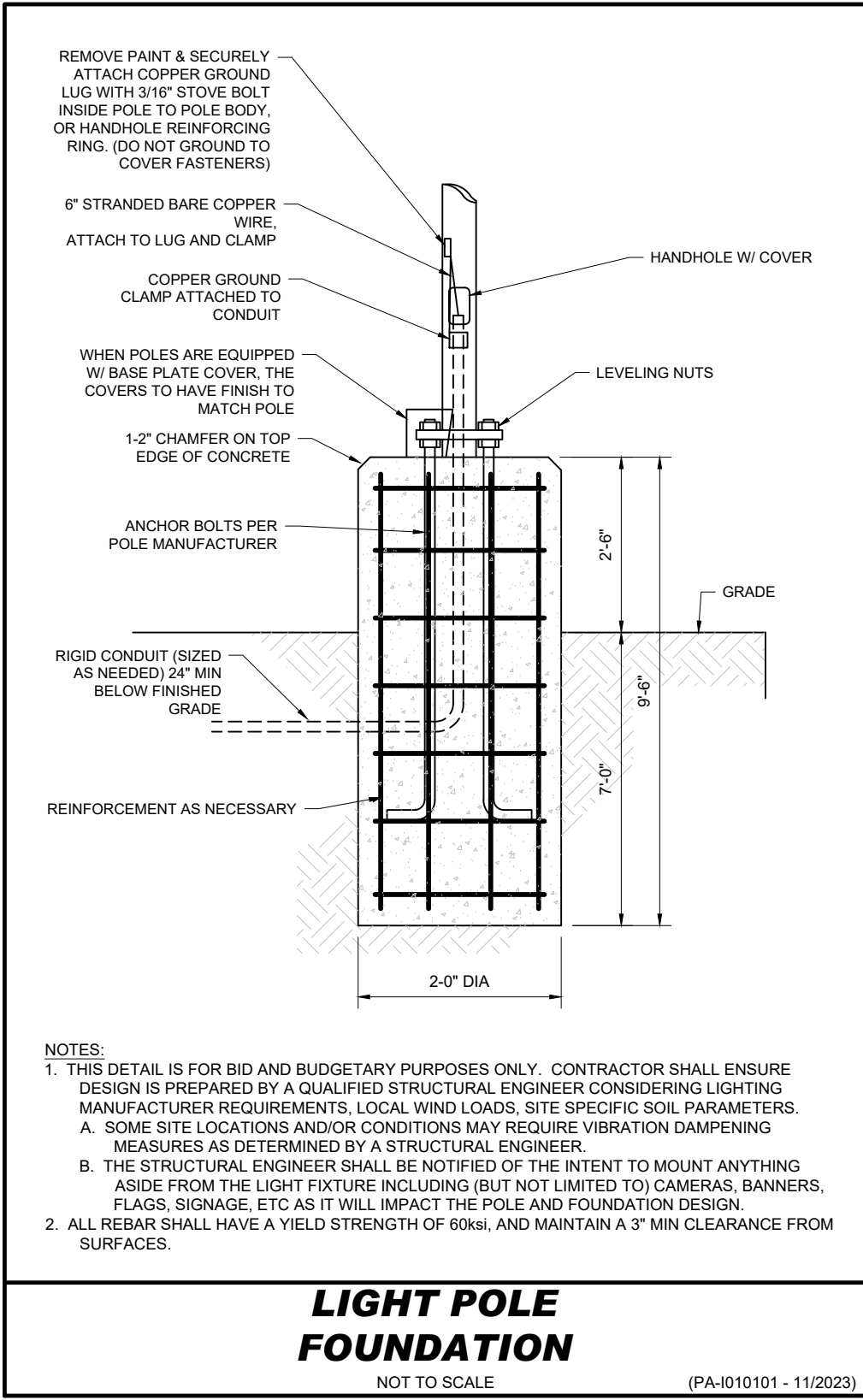
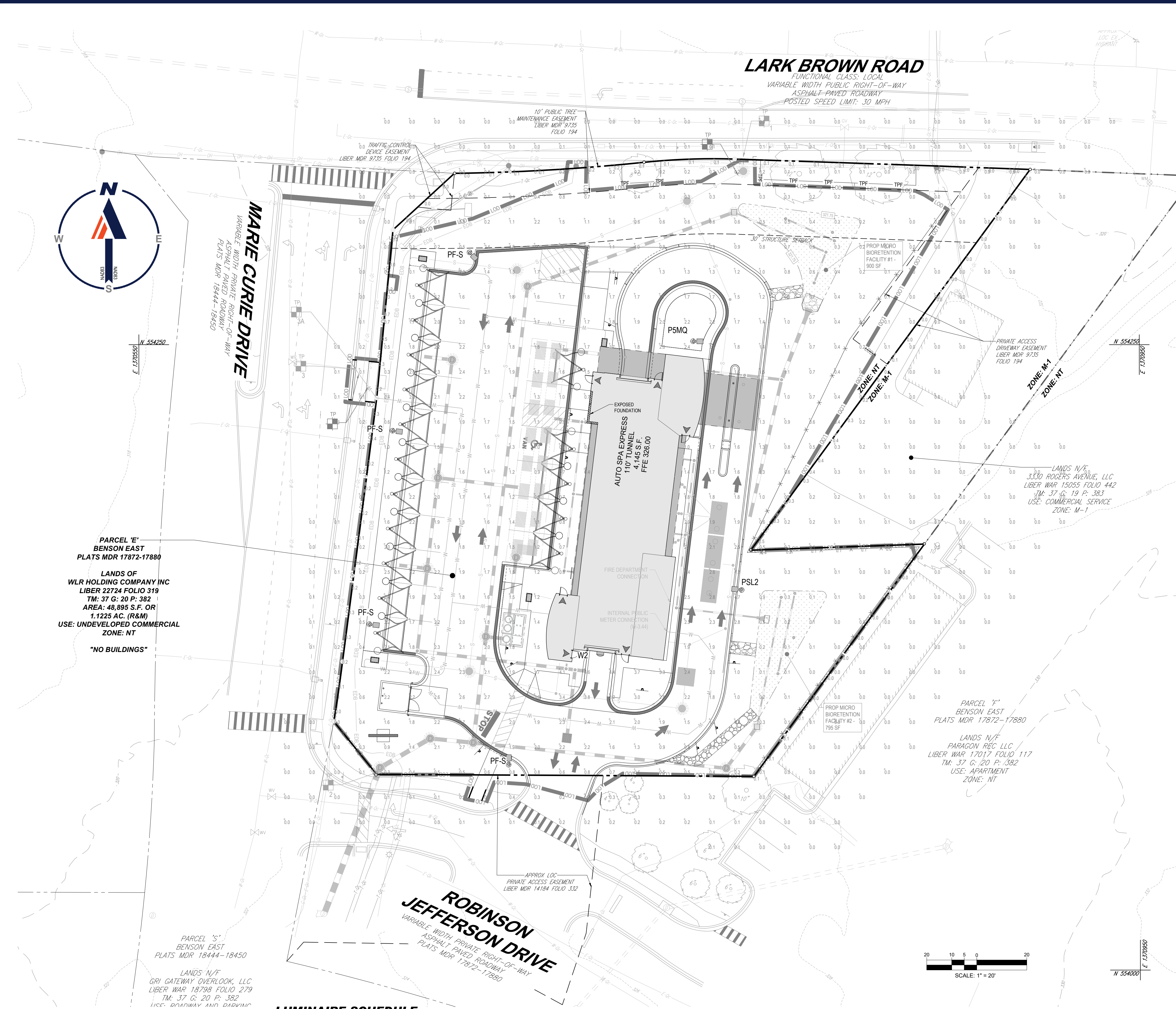
SHEET TITLE:

LANDSCAPE / FOREST CONSERVATION PLAN

SHEET NUMBER:

C-701

SDP-26-033



GENERAL LIGHTING NOTES:

- THE GENERAL NOTES, FOUND ON THE NOTES PAGE OF THIS PLAN SET, MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE ELECTRICAL CONTRACTOR MUST BECOME FAMILIAR WITH, REFER TO AND FULLY COMPLY WITH THESE NOTES, IN THEIR ENTIRETY.
- THE ELECTRICAL CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THIS LIGHTING PLAN, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL APPLICABLE AGENCY AND GOVERNMENTAL REGULATIONS. THE LIGHTING PLAN DEPICTS PROPOSED, SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER(S). ACTUAL, SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, MAINTENANCE, THE SERVICE LIFE OF EQUIPMENT AND LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT GROUND LEVEL UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES (FC).
- THE LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES, POWER SYSTEM, CONDUITS, WIRING, CONTROLS, AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE ARCHITECT'S, ELECTRICAL ENGINEER'S AND/OR ELECTRICAL CONTRACTOR'S RESPONSIBILITY, AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THE CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT AND/OR ELECTRICAL ENGINEER REGARDING ANY AND ALL POWER SOURCES AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE (NEC) AND ALL APPLICABLE BUILDING AND LOCAL ELECTRICAL CODES.
- THE ELECTRICAL CONTRACTOR MUST BRING IMMEDIATELY, IN WRITING, ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) TO THE PROFESSIONAL OF RECORD'S ATTENTION PRIOR TO THE START OF CONSTRUCTION.
- THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL LIGHTING IS INSTALLED PER THIS LIGHTING PLAN, INCLUDING THE LOCATION, ORIENTATION, SHIELDING, AND/OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. EXISTING POLES AND FOUNDATIONS ARE NOT TO BE REUSED.
- UPON OWNER'S ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, SERVICING, REPAIR AND INSPECTION OF THE LIGHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS. THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY INSPECTED/MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK SHOULD INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND OTHER MAINTENANCE SPECIFIED BY THE MANUFACTURER. FAILURE TO FOLLOW THE ABOVE STEPS COULD RESULT IN IMPROPER LIGHT DISTRIBUTION AND FAILURE TO COMPLY WITH THE APPROVED DESIGN.
- THE LIGHT LOSS FACTORS (LLF) DEPICTED IN THE LUMINAIRE SCHEDULE ON THIS PLAN ARE BASED ON DATA PROVIDED BY THE MANUFACTURER FOLLOWING IES LM-80-21 TESTING (OR MOST RECENT EDITION). THE LIGHT LEVELS DEPICTED ON THIS PLAN WERE CALCULATED BASED ON THE LLF LISTED IN THE LUMINAIRE SCHEDULE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO BOHLER FOR REVIEW AND APPROVAL. SUBSTITUTION REQUESTS MUST BE ACCOMPANIED BY A HORIZONTAL PHOTOMETRIC STUDY DEMONSTRATING THAT THE LUMINAIRE(S) IN QUESTION WILL MEET THE DESIGN INTENT OF THIS PLAN. SUBSTITUTION REQUESTS WITHOUT A PHOTOMETRIC STUDY WILL BE REJECTED.
- LIGHT POLE FOUNDATIONS ARE SHOWN ON THE PLAN IN THE INTENDED LOCATION BASED ON THE LIGHTING CALCULATIONS, UNLESS OTHERWISE NOTED. LIGHT SYMBOLS ARE SHOWN LARGER THAN ACTUAL SIZE, HOWEVER FOUNDATION SIZE IS SHOWN AT ACTUAL SIZE.

NOTE:

- ALL LIGHTING FIXTURES MUST BE MOUNTED 90 DEGREES TO EITHER POLE OR BUILDING.

APPROVED
PLANNING BOARD OF HOWARD COUNTY

DATE _____

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE

I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE CERTIFY THAT THE LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER'S / OWNER'S NAME _____ DATE _____

LUMINAIRE SCHEDULE

LABEL	QTY	MOUNTING HEIGHT	ARRANGEMENT	LUM. LUMENS	LLF	BUG RATING	DESCRIPTION	POLE
PSL2	1	24'-6" AFG	SINGLE	13627	0.900	80-10-03	COOPER LIGHTING SOLUTIONS, MCGRAW-EDISON GALN GALLEON II LED AREA LUMINAIRE, TYPE 2 WITH SPILL CONTROL, ZERO UP-LIGHT (GALN-SA3A-740xSL2-BK)	COOPER LIGHTING SOLUTIONS, COOPER POLES SQUARE STRAIGHT STEEL, 22' LENGTH (SSS-22-4-11-AB-A1-BK)
PSMQ	1	24'-6" AFG	SINGLE	14318	0.900	84-10-02	COOPER LIGHTING SOLUTIONS, MCGRAW-EDISON GALN GALLEON II LED AREA LUMINAIRE, TYPE 2, ZERO UP-LIGHT (GALN-SA3A-740xSMQ-BK)	COOPER LIGHTING SOLUTIONS, COOPER POLES SQUARE STRAIGHT STEEL, 22' LENGTH (SSS-22-4-11-AB-A1-BK)
PF-S	4	24'-6" AFG	SINGLE	9630	0.900	81-10-02	COOPER LIGHTING SOLUTIONS, MCGRAW-EDISON GALN GALLEON II LED AREA LUMINAIRE, TYPE 4FT WITH HOUSE-SIDE SHIELD, ZERO UP-LIGHT (GALN-SA3A-740xT4FT-BK-HSS)	COOPER LIGHTING SOLUTIONS, COOPER POLES SQUARE STRAIGHT STEEL, 22' LENGTH (SSS-22-4-11-AB-A1-BK)
W2	1	15'-0" AFF	SINGLE	9669	0.900	81-10-02	COOPER LIGHTING SOLUTIONS, MCGRAW-EDISON GWC GALLEON LED WALL MOUNT LUMINAIRE, TYPE 2, ZERO UP-LIGHT (GWC-SA1B-740xT2-BK)	

*BUILDING MOUNTED LUMINAIRE MODELED FOR ILLUSTRATIVE PURPOSES ONLY. SEE ARCHITECTURAL PLANS TO VERIFY MOUNTING HEIGHT, LOCATIONS, AND SPEC.

CALCULATION SUMMARY

LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
ALL POINTS	ILLUMINANCE	FC	0.72	4.7	0.0	N.A.	N.A.
DRIVE THRU	ILLUMINANCE	FC	1.88	4.6	0.6	3.13	7.67
PARKING LOT	ILLUMINANCE	FC	1.74	2.7	0.9	1.93	3.00
PERIMETER	ILLUMINANCE	FC	0.00	0.5	0.0	N.A.	N.A.

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEPARTMENT OF ENGINEERING DIVISION _____ DATE _____

CHIEF, DEPARTMENT OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

BOHLER

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

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	05/21/2026	REVISED PER COUNTY COMMENTS	CEO MCO

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SITE DEVELOPMENT PLAN

FOR

THE AUTO SPA EXPRESS

LOCATION OF SITE
8121 ROBINSON JEFFERSON DRIVE
ELKBRIDGE, MD 21075
TAX MAP 0037, GRID 0030, PARCEL 0382
16TH ELECTION DISTRICT
HOWARD COUNTY
ZONE: NT

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7967
MD@BohlerEng.com

E.R. McWILLIAMS

07/16/2026
PROFESSIONAL LANDSCAPE ARCHITECT
I, E.R. McWILLIAMS, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3697, EXPIRATION DATE: 9/20/26

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-703

SDP-26-033

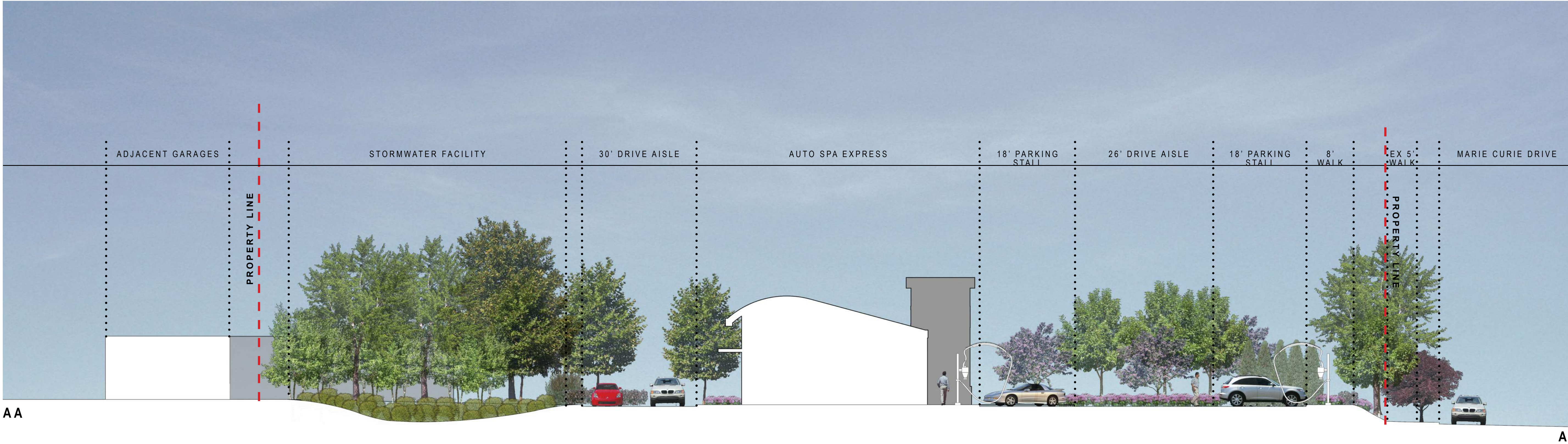
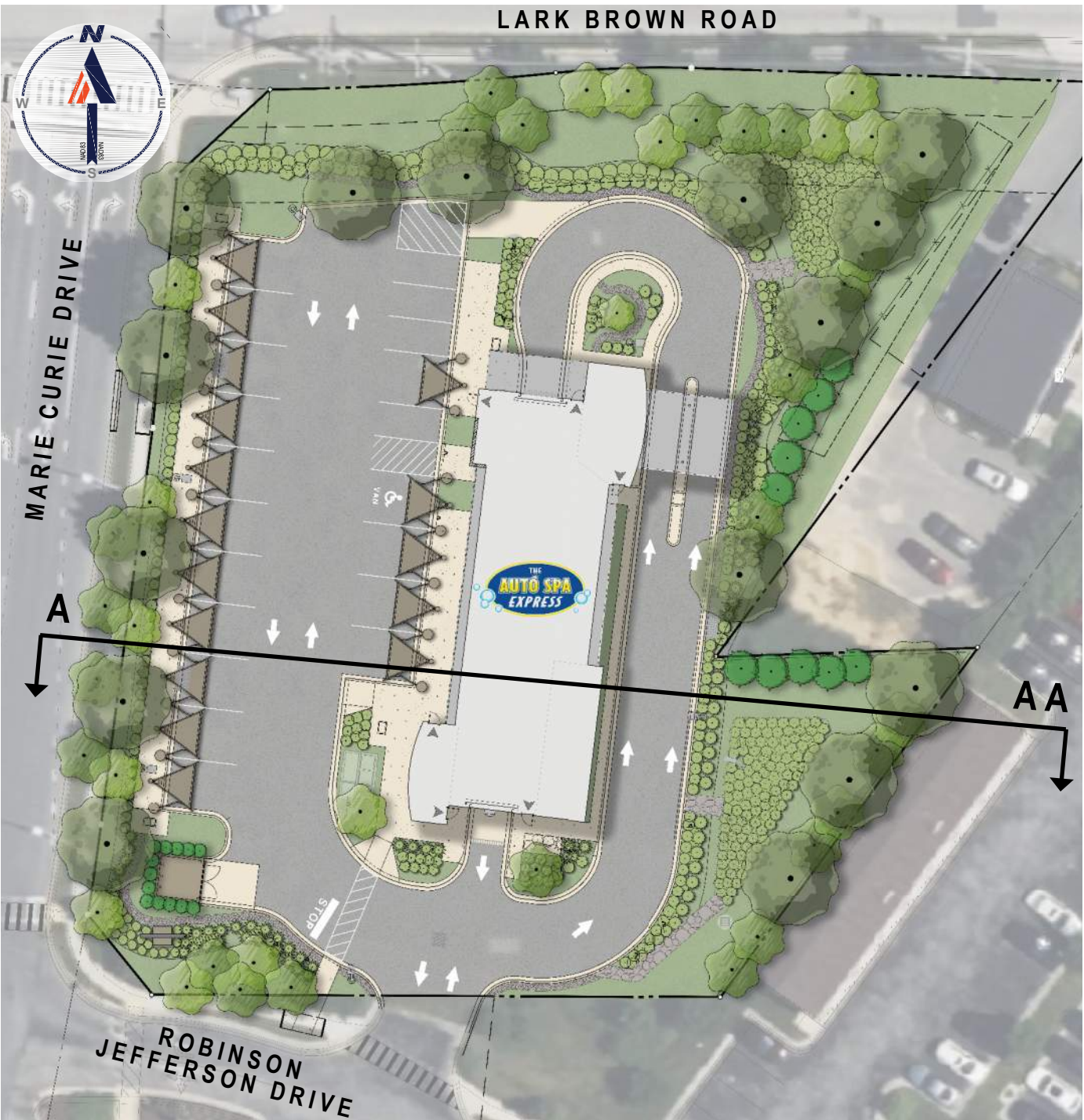
OWNER:
WLR HOLDING COMPANY, INC.
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-658-0021

DEVELOPER:
WLR INVESTMENT GROUP, INC.
1313 ORCHARD WAY
FREDERICK, MD 21703
CONTACT: CHAD BOHN
PHONE: 301-658-0021



EXHIBIT D

CROSS SECTION OF
SUBJECT PROPERTY



AUTO SPA EXPRESS COLUMBIA: SECTION ELEVATION



EXHIBIT E

BUILDING & SIGNAGE
ELEVATIONS

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL

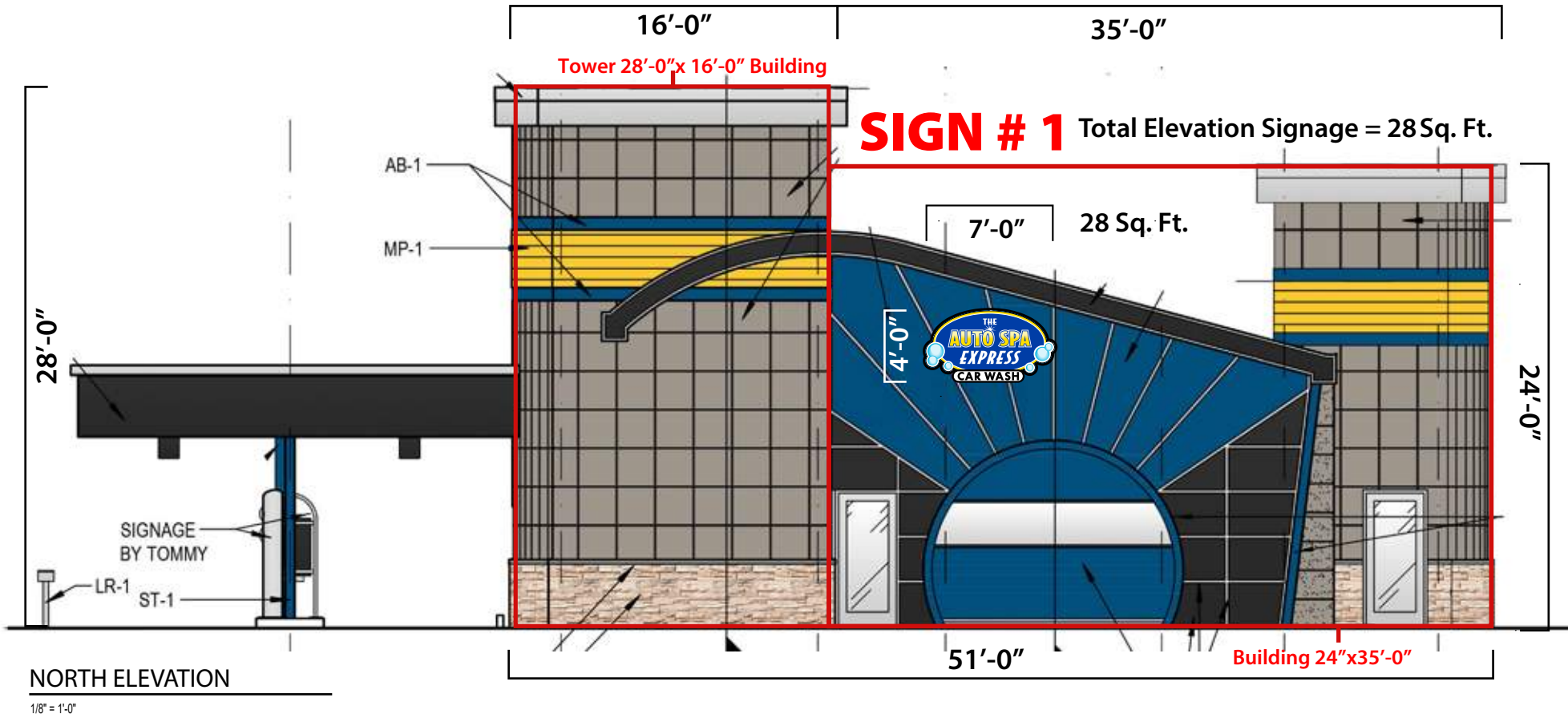
Due to the phys. limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.

Auto Spa Express North Elevation Signage

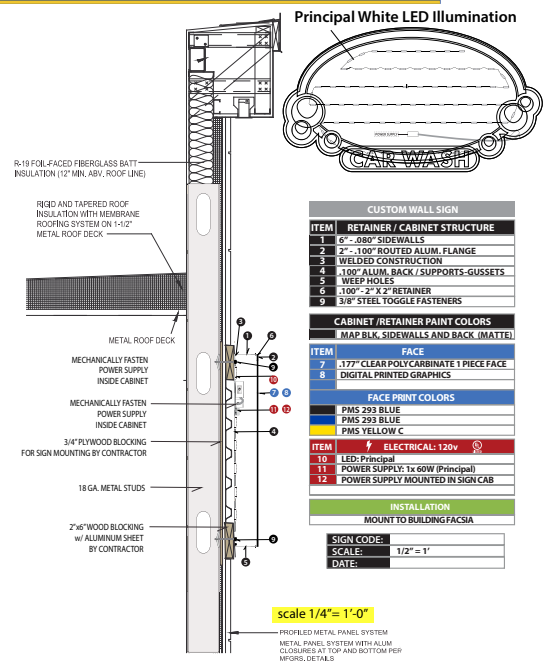
Page 1

☒ Single ☐ Double Sided

Total Building Signage = 28.0 Sq. Ft.
Total Elevation Signage = 28.0 Sq. Ft.



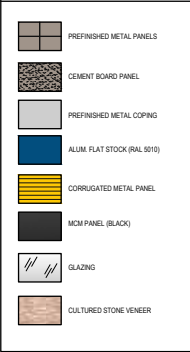
Illumination & Mounting Detail 4'x7' Single Faced Sign



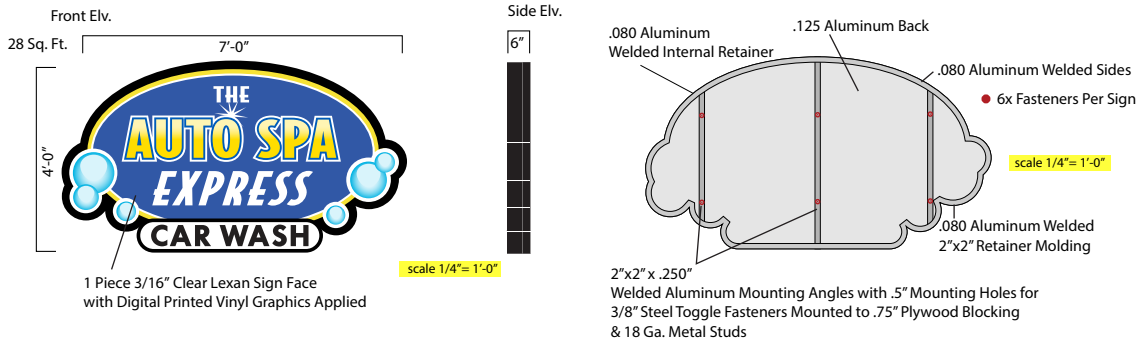
Auto Spa Sign Colors



EXTERIOR MATERIALS LEGEND



Construction & Mounting Detail 4'x7' Single Faced Sign



Bolt: Identification, Strength, Clamp, Torque, Materials

GRADE 2					
Size	Length	Weight	Strength	Clamp	Material
1/4-20	13.50	58	50	21005	
1/4-28	1500	76	56	28005	
5/16-18	2180	11	11	4400	
5/16-24	2400	12	12	4700	
3/8-16	3200	20	15	6400	
3/8-24	3600	23	17	6900	

Auto Spa Express
8181 Lark Brown Rd.
Elkridge, Maryland
21705



Making the Sign Process Easy Since 1965.

client	Auto Spa Express	designer	Chris
sales exec.	Jerry Sterling	scale	nts
date	9 July 2026	revision	rev
file	North Elevation.pdf	prod. time	wks



6300 Arundel Cove Ave. Baltimore, Maryland 21226

410-355-5400



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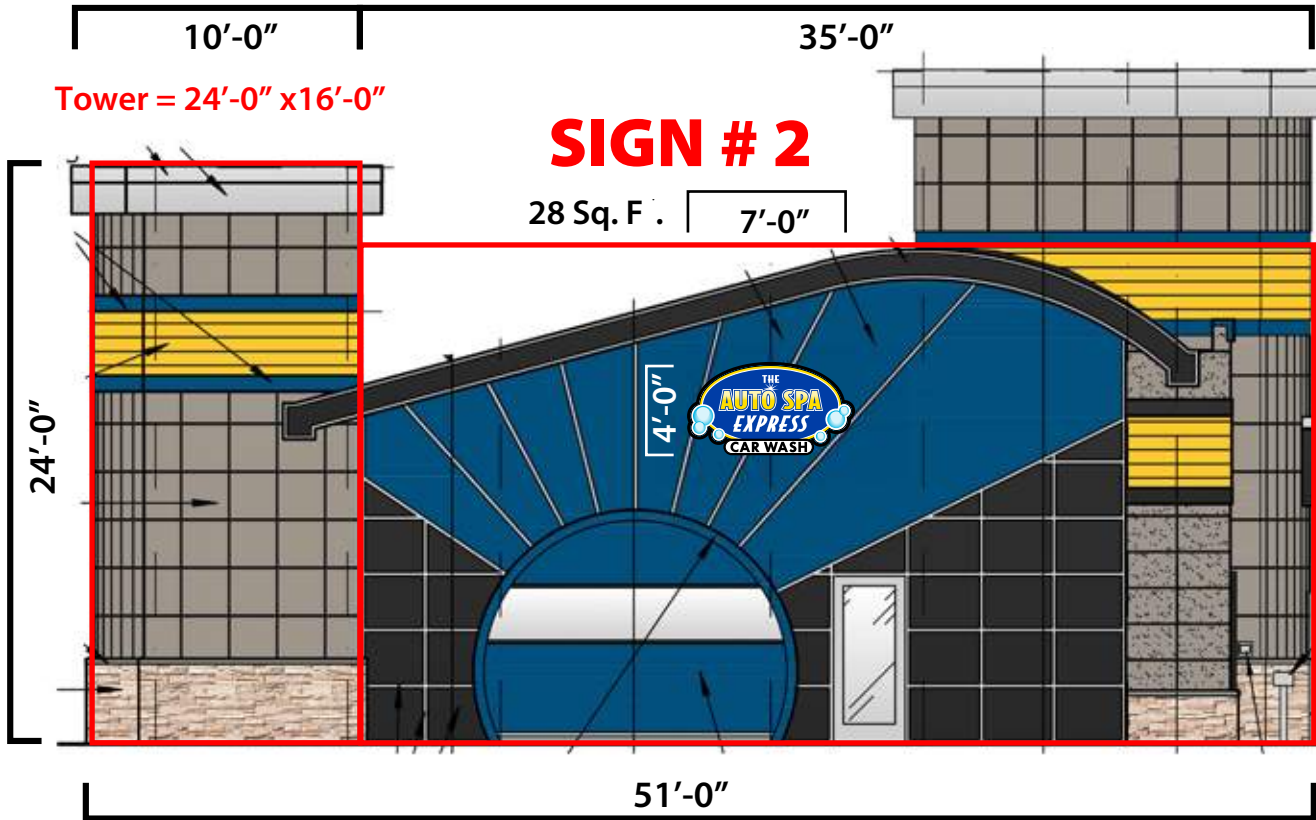
Due to the phys. limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.

Auto Spa Express South Elevation Signage

Page 2

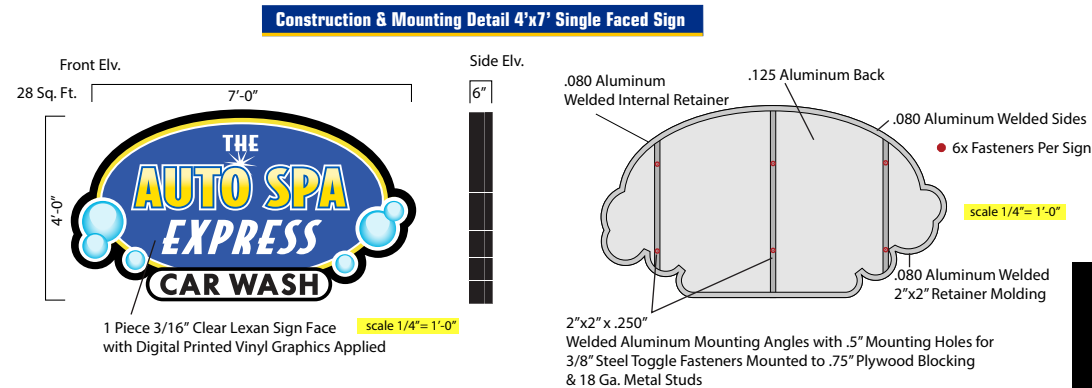
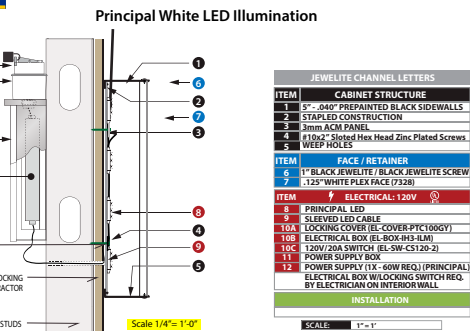
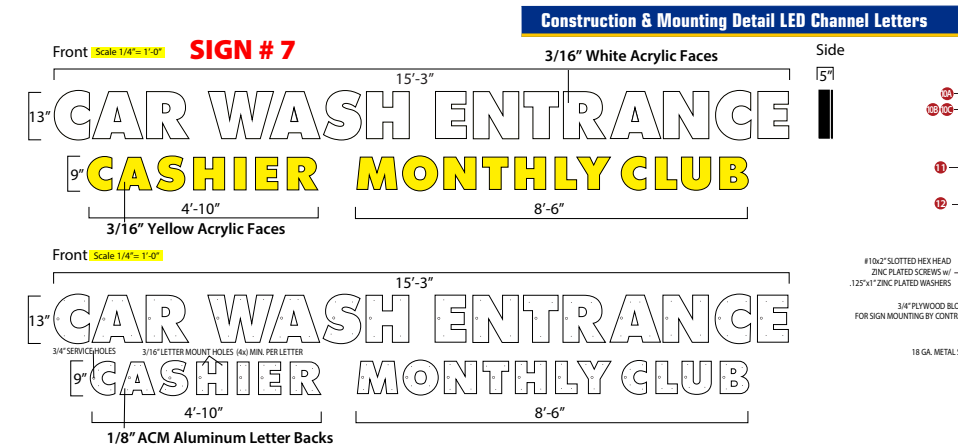
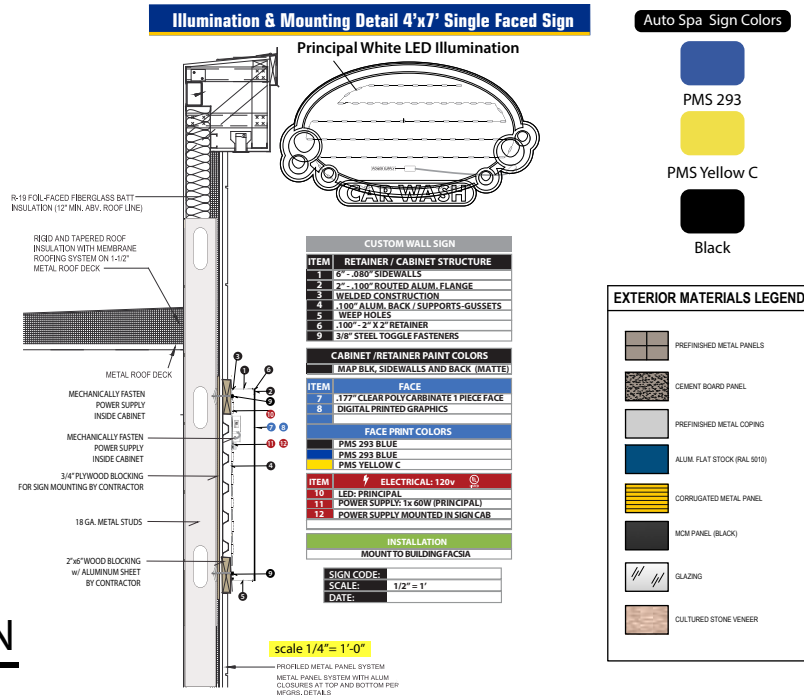
☒ Single ☐ Double Sided

Total Building Signage = 28.0 Sq. Ft.
Total Canopy Signs = 25.82 Sq. Ft. Total
Total Elevation Signage = 53.82 Sq. Ft.



Building = 20'-10" x 35'-0" SOUTH ELEVATION

1/8" = 1'-0"



Bolt: Identification, Strength, Clamp, Torque, Materials



GRADE 2

Dimension	Range	Min. Strength	Min. Torque
Major Diameter	1/4" - 1 1/2"	17,000	20,000

(See end of section for Special Bolt)

SIZE	CLAMP	STRENGTH	TORQUE	MATERIAL
1/4-20	13/32"	66	30	21000
1/4-28	15/32"	76	36	25000
5/16-18	21/8"	11	11	4400
5/16-24	23/8"	12	12	4700
3/8-16	3/2"	20	16	8400
3/8-24	36/8"	23	17	8900

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL

Auto Spa Express East Elevation Signage

Page 3

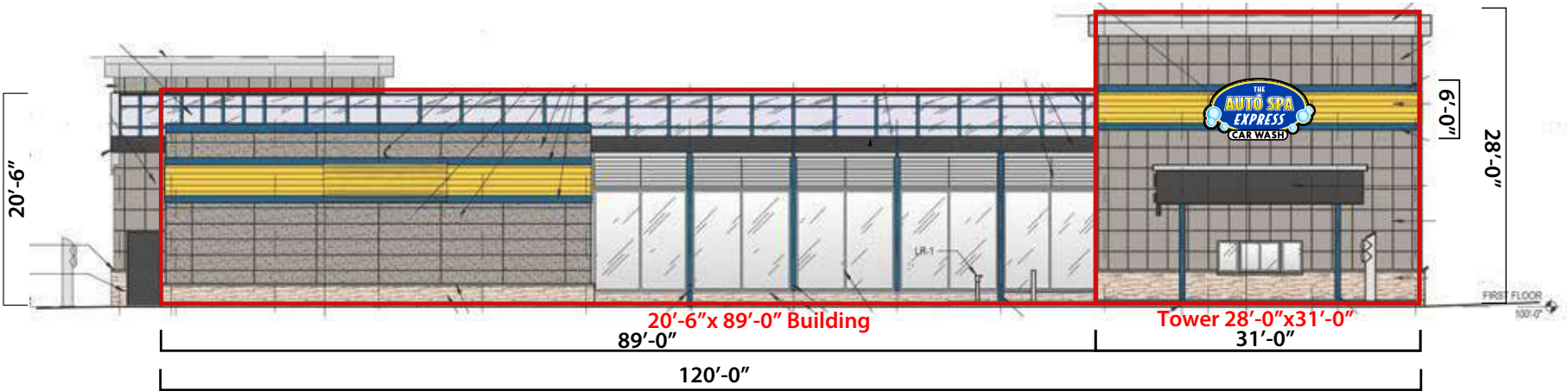
Total Elevation Signage = 63 Sq. Ft.

☒ Single ☐ Double Sided

Total Elevation Signage = 63 Sq. Ft.

SIGN # 4

10'-6" 63 Sq. Ft.



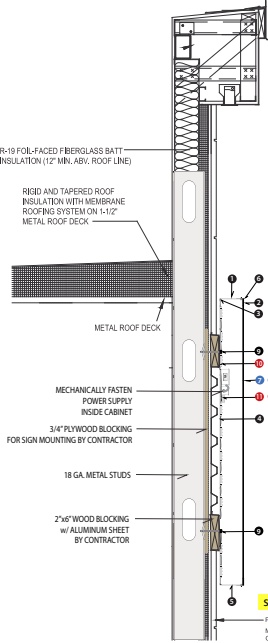
EXTERIOR MATERIALS LEGEND	
	PREFINISHED METAL PANELS
	CEMENT BOARD PANEL
	PREFINISHED METAL COPING
	ALUM FLAT STOCK (RAL 9010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	CULTURED STONE VENER

EAST ELEVATION

1/16" = 1'-0"



6"x10'-6" Building Sign Construction Mounting Detail



Principal White LED Illumination



CUSTOM WALL SIGN	
ITEM	RETAINER / CABINET STRUCTURE
1	6" - .080" SIDEWALLS
2	2" - .100" ROUTED ALUM. FLANGE
3	WELDED CONSTRUCTION
4	.125" ALUM. BACK / SUPPORTS-GUSSETS
5	WEEP HOLES
6	.100" - 2" X 2" RETAINER
9	3/8" STEEL TOGGLE FASTENERS
CABINET / RETAINER PAINT COLORS	
MAP BLK, SIDEWALLS AND BACK (MATT)	
ITEM	FACE
7	.177" CLEAR POLY CARBONATE 1 PIECE FACE
8	DIGITAL PRINTED GRAPHICS
FACE PRINT COLORS	
PMS 293 BLUE	
PMS 293 BLUE	
PMS YELLOW C	
ITEM	ELECTRICAL-120v
10	LED-Principal
11	POWER SUPPLY: 1x 60W (Principal)
12	POWER SUPPLY MOUNTED IN SIGN CAB
INSTALLATION	
MOUNT TO BUILDING FACIA	
SIGN CODE:	
SCALE:	1/2" = 1'
DATE:	

Bolt: Identification, Strength, Clamp, Torque, Materials

GRADE 2	
SIZE	STRENGTH
1/4-20	10,000
1/4-28	15,000
5/16-18	21,000
5/16-24	24,000
3/8-24	36,000

Auto Spa Express
8181 Lark Brown Rd.
Elkridge, Maryland
21705



Making the Sign Process Easy Since 1965.

client	Auto Spa Express	designer	Chris
sales exec.	Jerry Sterling	scale	nts
date	9 July 2026	revision	rev
file	East Elevation.pdf	prod. time	wks



6300 Arundel Cove Ave. Baltimore, Maryland 21226

410-355-5400



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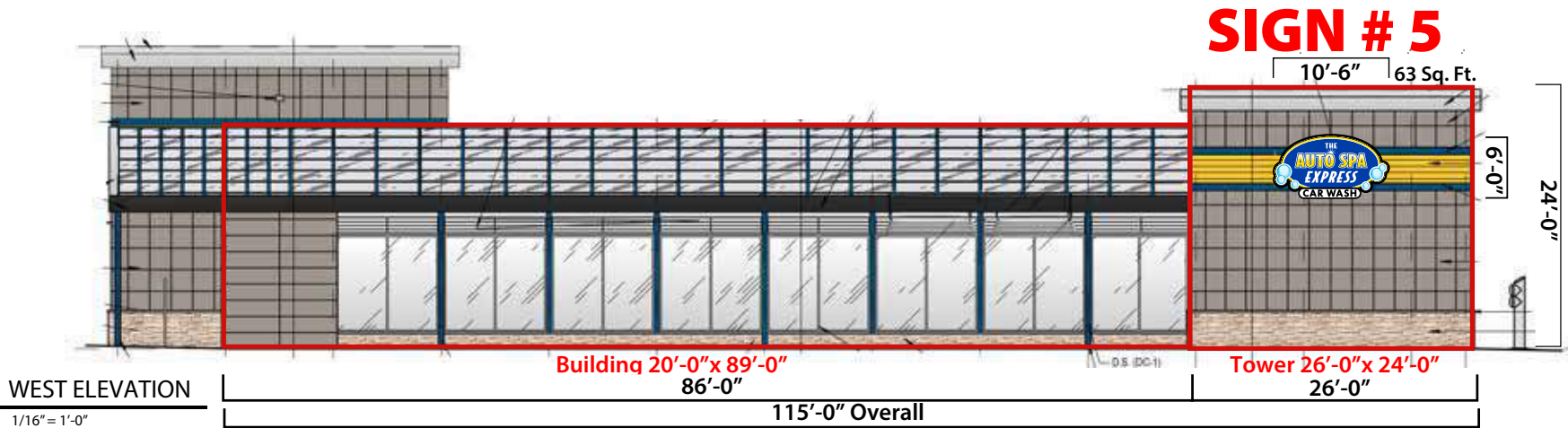
This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL

Auto Spa Express West Elevation Signage

Page 4

☒ Single ☐ Double Sided

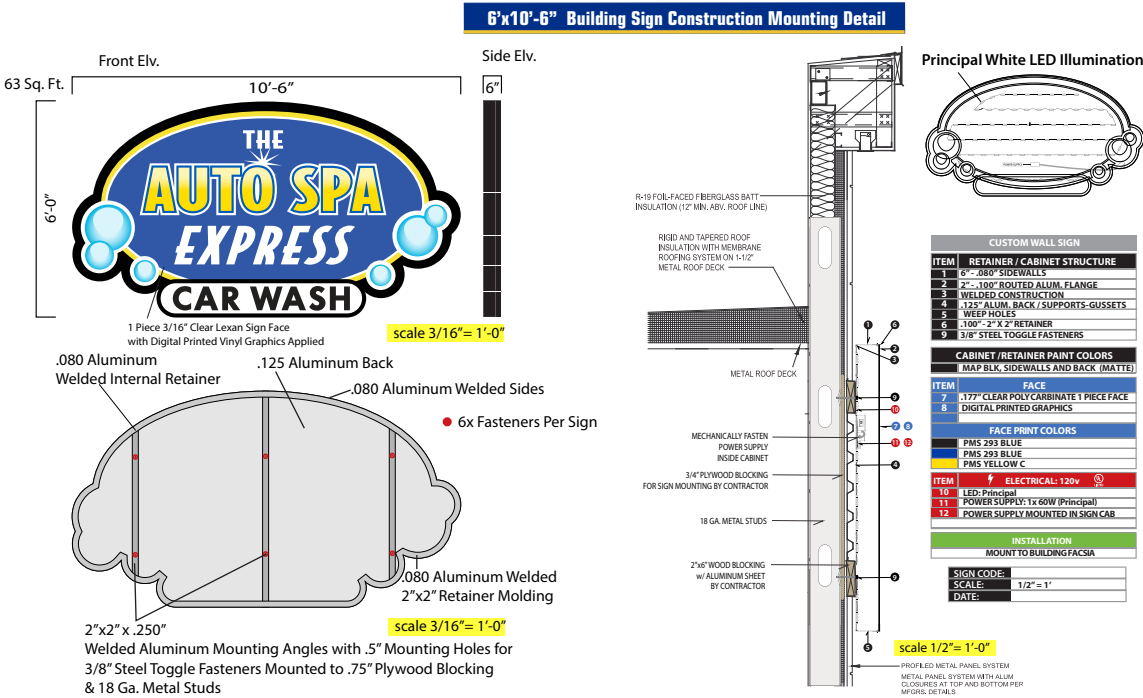
Total Elevation Signage = 63 Sq. Ft.



EXTERIOR MATERIALS LEGEND	
	PREFINISHED METAL PANELS
	CEMENT BOARD PANEL
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 9010)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	CULTURED STONE VENEER

Auto Spa Sign Colors

- PMS 293
- PMS Yellow C
- Black



Auto Spa Express
8181 Lark Brown Rd.
Elkridge, Maryland
21705



Making the Sign Process Easy Since 1965.

client	Auto Spa Express	designer	Chris
sales exec.	Jerry Sterling	scale	nts
date	9 July 2026	revision	rev
file	West Elevation.pdf	prod. time	wks



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410-355-5400



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Due to the phys. limits of the print process, this sample drawing cannot provide an exact match between ink, vinyl, & paint.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. UL

The logo for Pasadena Signs features a blue rounded rectangle with a yellow border. Inside, the letters "PS" are written in a large, white, bold, sans-serif font. To the right of "PS", the text "EST. 1965" is written in a smaller, white, sans-serif font. Above the rectangle, the words "PASADENA" and "SIGNS" are stacked vertically in a large, bold, blue, sans-serif font.

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*Celebrating
Year in 61th Business*



AUTHORIZED DEALER

Making the Sign Process Easy Since 1965.

client	Auto Spa Express		designer	Chris
sales exec.	Jerry Sterling		scale	nts
date	9 July 2026		revision	rev
file	West Elevation.pdf		prod. time	wks

Page 5

SIGN # 6

Single **X** Double Sided

2'-0" 45 Sq. Ft. 9'-0"

Page 5
SIGN # 6

5'-0" 5'-0" 20'-0" 12'-0"

THE AUTO SPA EXPRESS
CAR WASH

8181

Reveal

Auto Spa Sign Colors

- PMS 293
- PMS Yellow C
- Black

EXTERIOR MATERIALS LEGEND

- PREFINISHED METAL PANELS
- CEMENT BOARD PANEL
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (RAL 5010)
- CORRUGATED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING
- CULTURED STONE VENEER

scale 1/2" = 1'-0"

Grade

The drawing shows a car wash sign structure. The sign itself is a large, blue, oval-shaped sign with a yellow border. It features the text 'THE AUTO SPA EXPRESS' in a stylized font, with 'THE' in small letters above 'AUTO SPA'. Below this, 'EXPRESS' is written in a larger, bold font. Underneath the oval is a white rectangular sign with the words 'CAR WASH' in black, bold letters. Below the sign is a large, silver, cylindrical structure that tapers slightly towards the top. The number '8181' is printed in large, black, bold digits on the front of this cylinder. The entire sign and cylinder are mounted on a yellow structure. Dimensions are indicated with lines and text: the sign is 9'-0" wide and 5'-0" high; the cylinder is 20'-0" high and 12'-0" wide at the base; the yellow structure is 5'-0" wide and 12'-0" high. A silhouette of a person in a suit is shown at the bottom for scale. A legend for exterior materials is provided on the right, including PMS 293 (blue), PMS Yellow C (yellow), and Black. The page is labeled 'Page 5' and 'SIGN # 6'.

EXTERIOR MATERIALS LEGEND

	PREFINISHED METAL PANELS
	CEMENT BOARD PANEL
	PREFINISHED METAL COPING
	ALUM. FLAT STOCK (RAL 5015)
	CORRUGATED METAL PANEL
	MCM PANEL (BLACK)
	GLAZING
	CULTURED STONE VENEER

scale $1/2'' = 1'-0''$

Grade

Concrete Footing to be in Undisturbed Earth

8" Round Steel Pole
Schedule 40

3,000 PSI Concrete

Auto Spa Express
8181 Lark Brown Rd.
Elkridge, Maryland
21705



THANK YOU