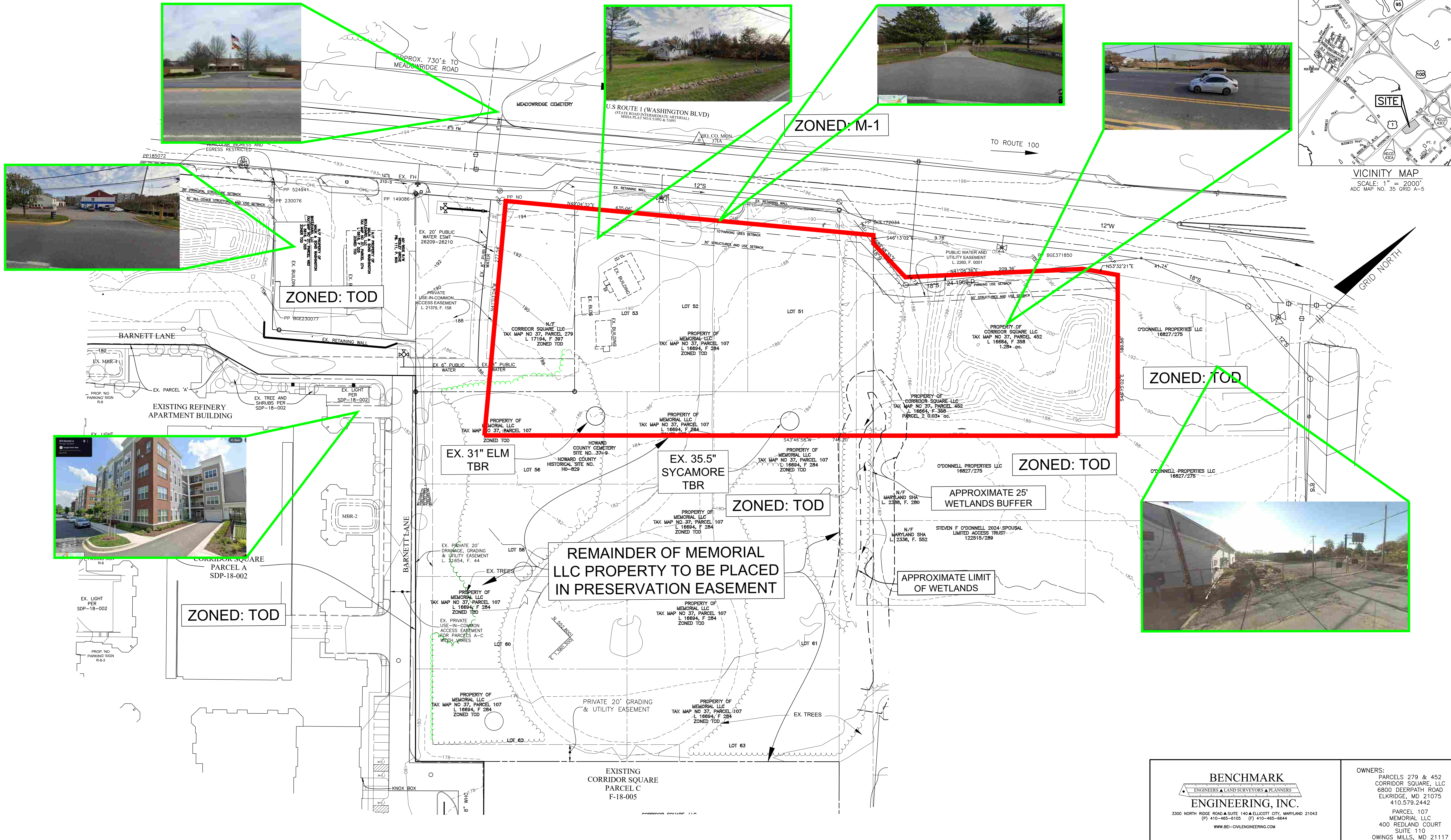
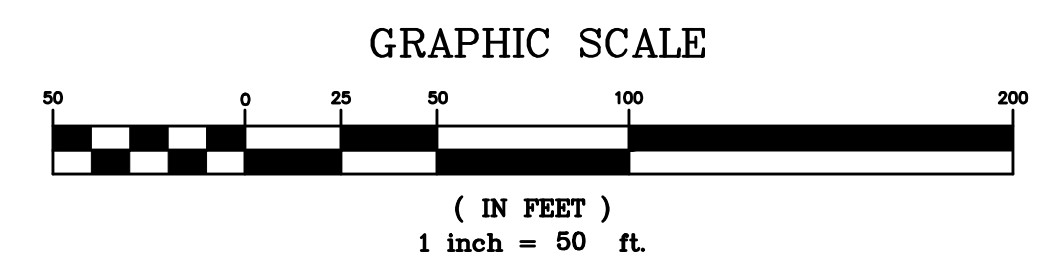
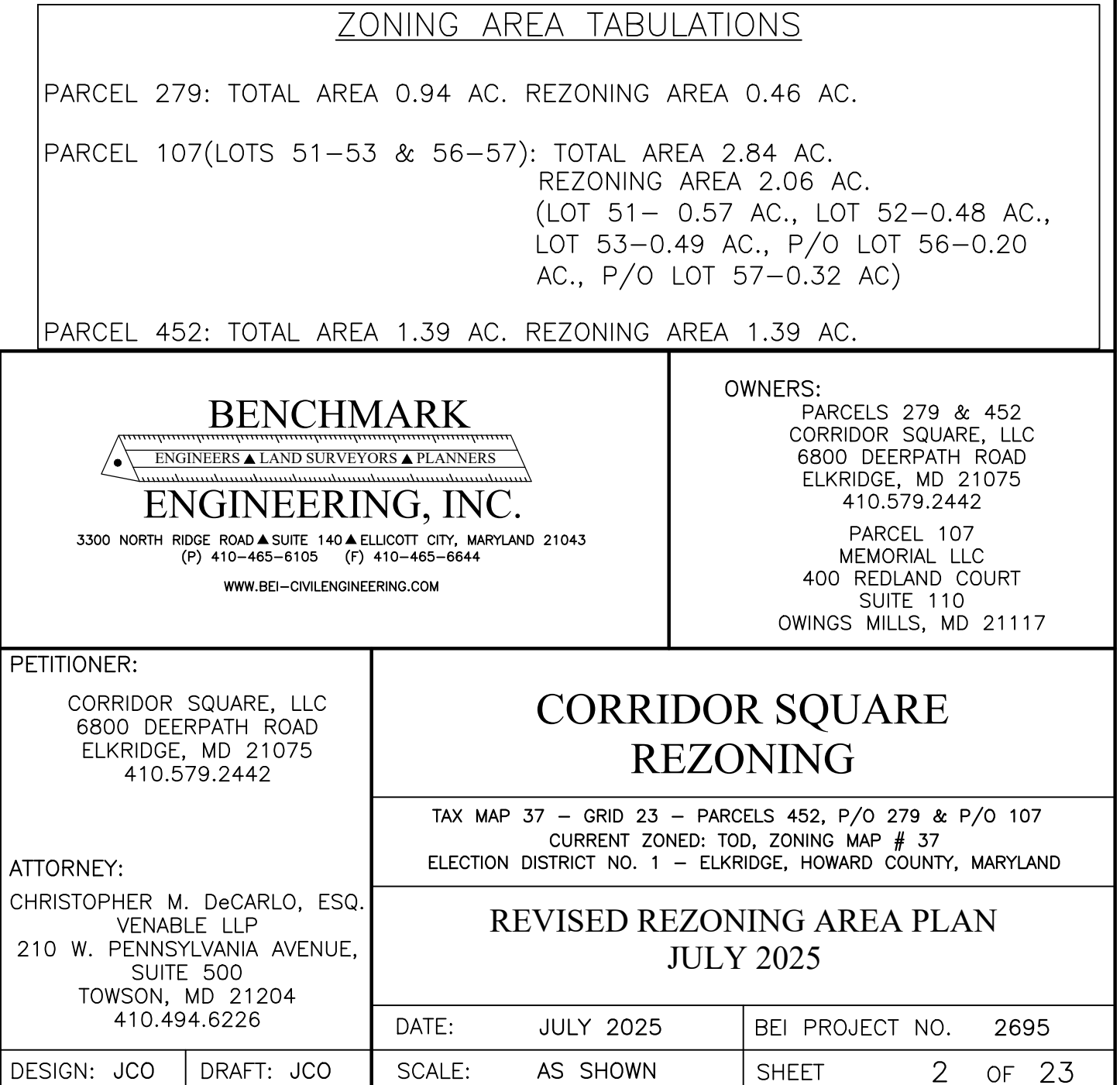
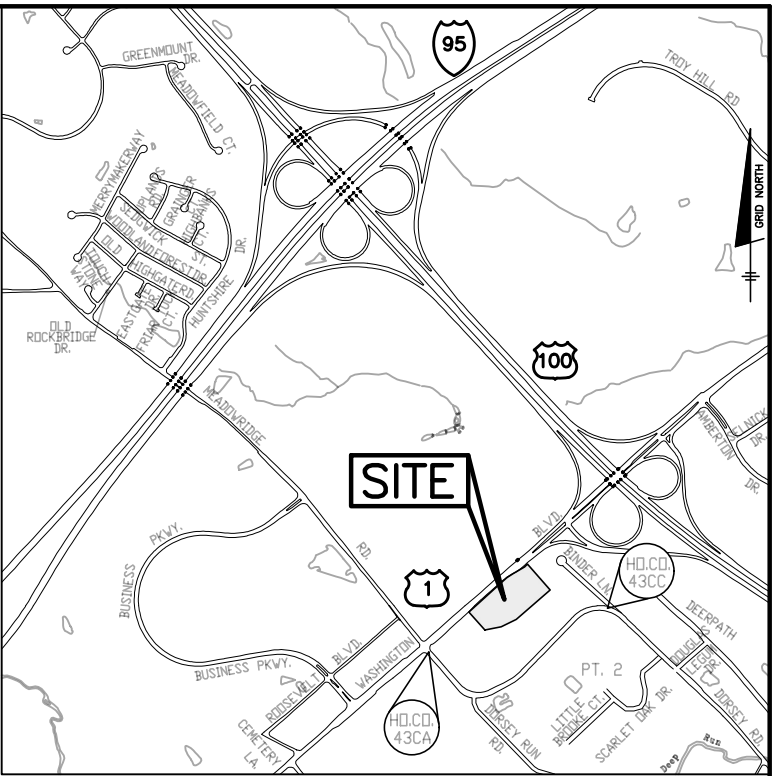




BENCHMARK ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD ■ SUITE 140 ■ ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-485-6644 WWW.BE-CIVILENGINEERING.COM OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117		
PETITIONER: CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226 DESIGN: JCO DRAFT: JCO	CORRIDOR SQUARE TAX MAP 37 - GRID 23 - PARCELS 272 & 279 CURRENT ZONED: TOD ELECTION DISTRICT NO. 1 - ELKRIDGE, HOWARD COUNTY, MARYLAND EXISTING CONDITIONS PLAN	
	DATE:	JULY 2025
	BEI PROJECT NO.	2695
	SCALE:	AS SHOWN
SHEET	1 OF 23	

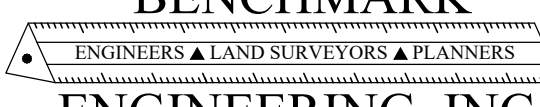






ZONED: TOD

SCHEDULE A PERIMETER LANDSCAPE EDGE						
LANDSCAPE TYPE	A	A	A	B		TOTAL
PERIMETER	①	②	③	④		
LINEAR FEET OF PERIMETER	190 LF	747 LF	278 LF	752 LF		
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO		
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO		
NUMBER OF PLANTS REQUIRED						
SHADE TREES	4	13	5	16		38
EVERGREEN TREES	—	—	—	19		19
OTHER TREES (2:1 SUBSTITUTE)	—	—	—	—		—
SHRUBS	—	—	—	—		—
NUMBER OF PLANTS PROVIDED						
SHADE TREES	4	13	5	16		38
EVERGREEN TREES	—	—	—	9		9
OTHER TREES (2:1 SUBSTITUTE)	—	—	—	14		14
SHRUBS (10:1 SUBSTITUTE)	—	—	—	30		30
(DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)						

 BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD ● SUITE 140 ● ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-ENGINEERING.COM		OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117	
PETITIONER: CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442		CORRIDOR SQUARE REZONING TAX MAP 37 – GRID 23 – PARCELS 452, P/O 279 & P/O 107 CURRENT ZONED: TOD, ZONING MAP # 37 ELECTION DISTRICT NO. 1 – ELKRIDGE, HOWARD COUNTY, MARYLAND	
ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226		DOCUMENTED SITE PLAN LANDSCAPE PLAN	
DESIGN: JCO		DATE: JULY 2025	BEI PROJECT NO. 2695
DRAFT: JCO		SCALE: AS SHOWN	SHEET 4 OF 23



ALL WORK © DESIGN COLLECTIVE, INC.

NOTE: HATCHED AREAS NOT INCLUDED IN REDEVELOPMENT APPLICATION.
FOR ILLUSTRATIVE PURPOSES ONLY.

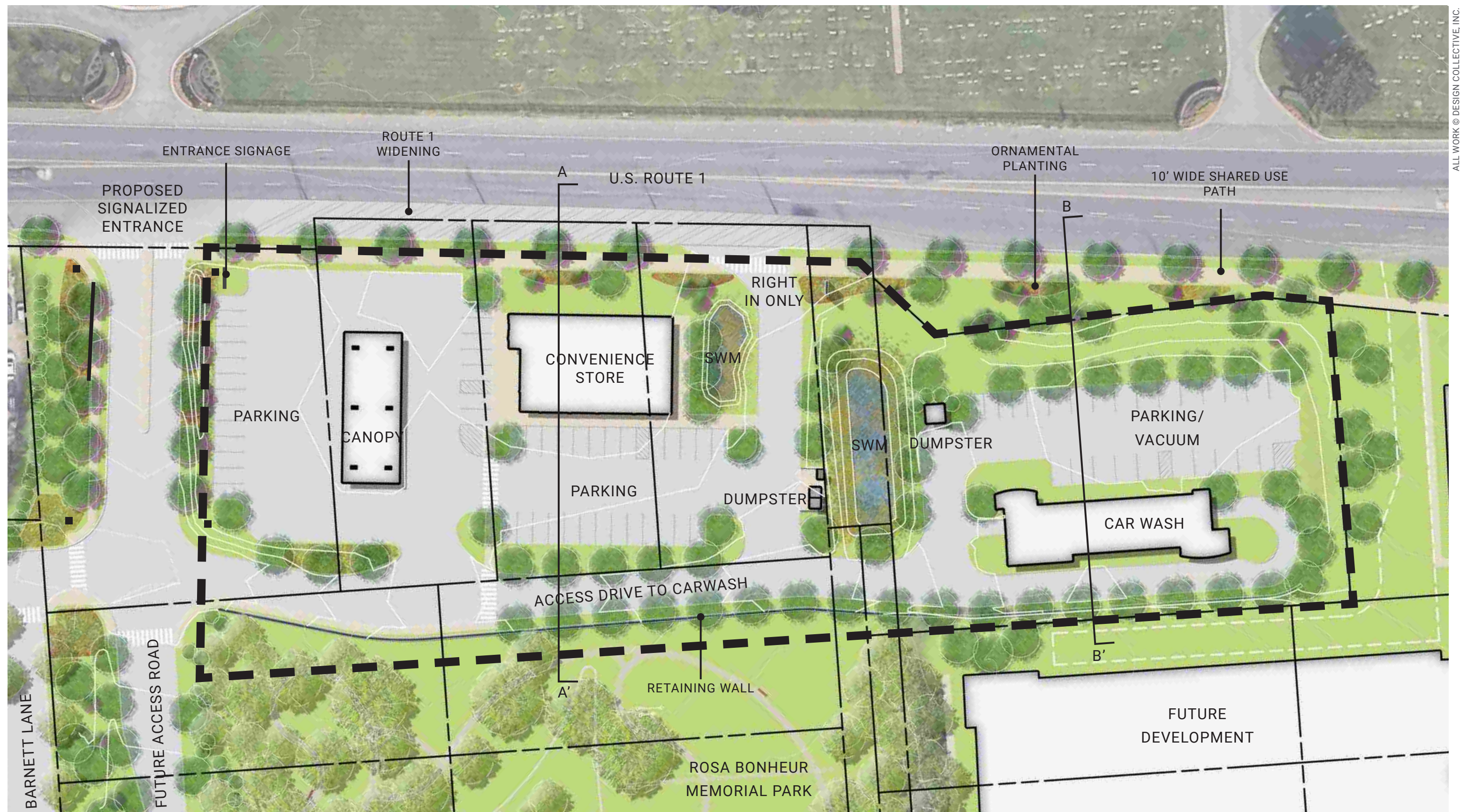
OVERALL AREA PLAN

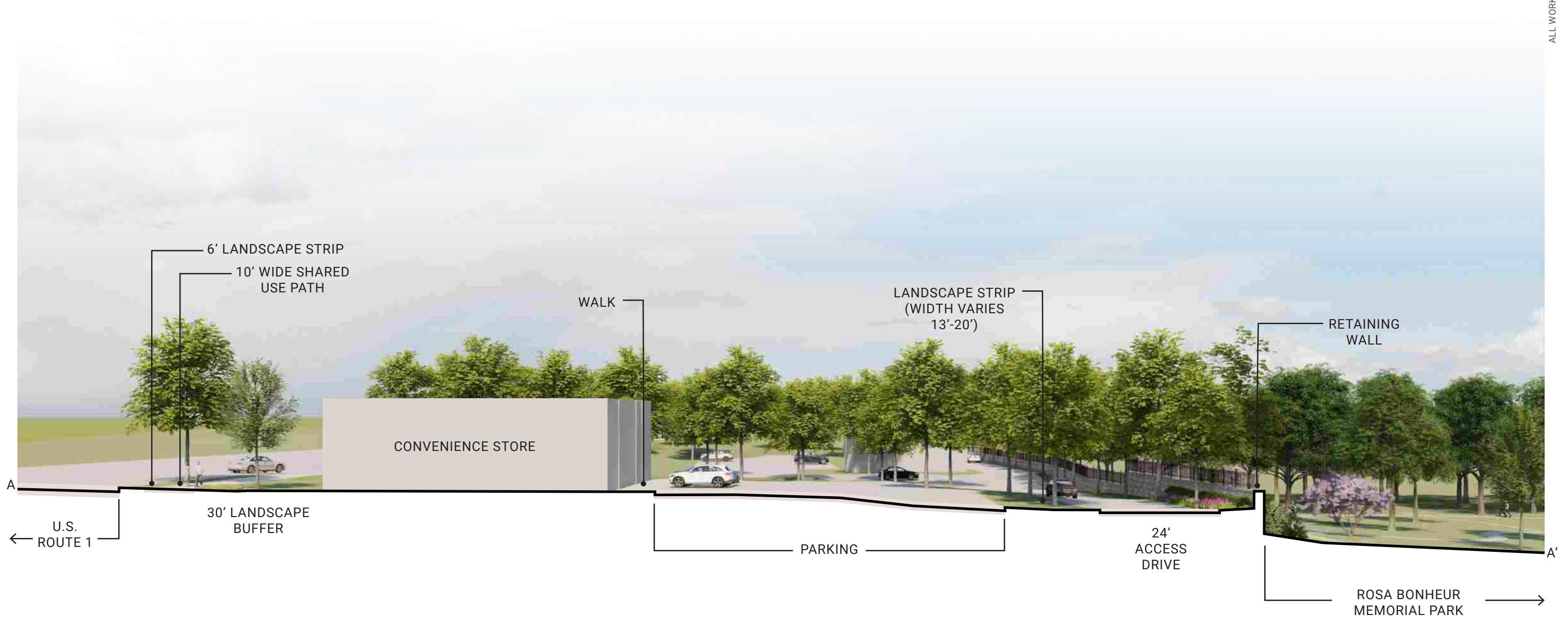
Illustrative Rendering

5 of 23

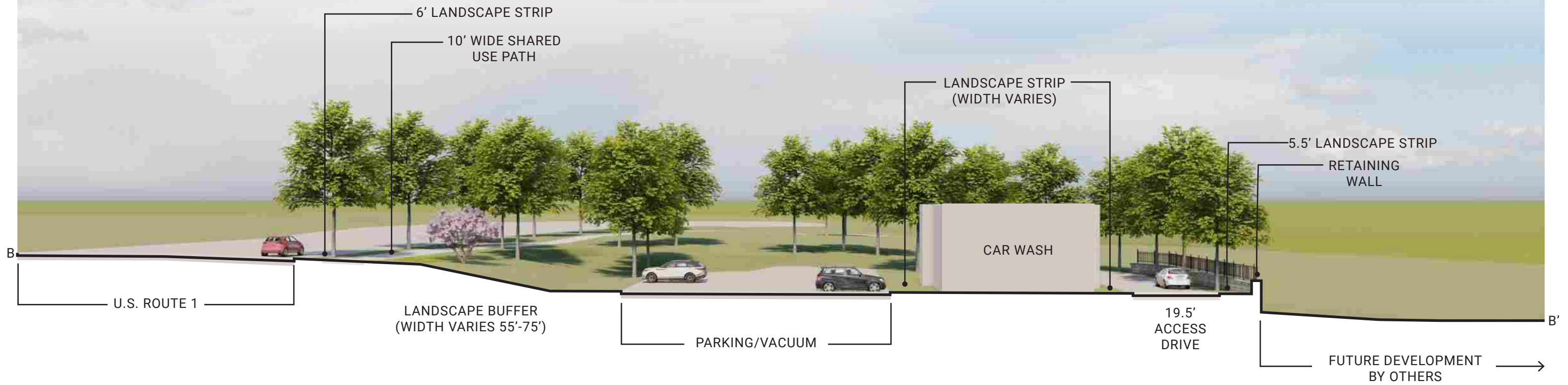
240-20 CORRIDOR SQUARE PARCEL B
JULY 2025

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CONVENIENCE STORE SECTIONS VIEW A



CAR WASH SECTIONS VIEW B



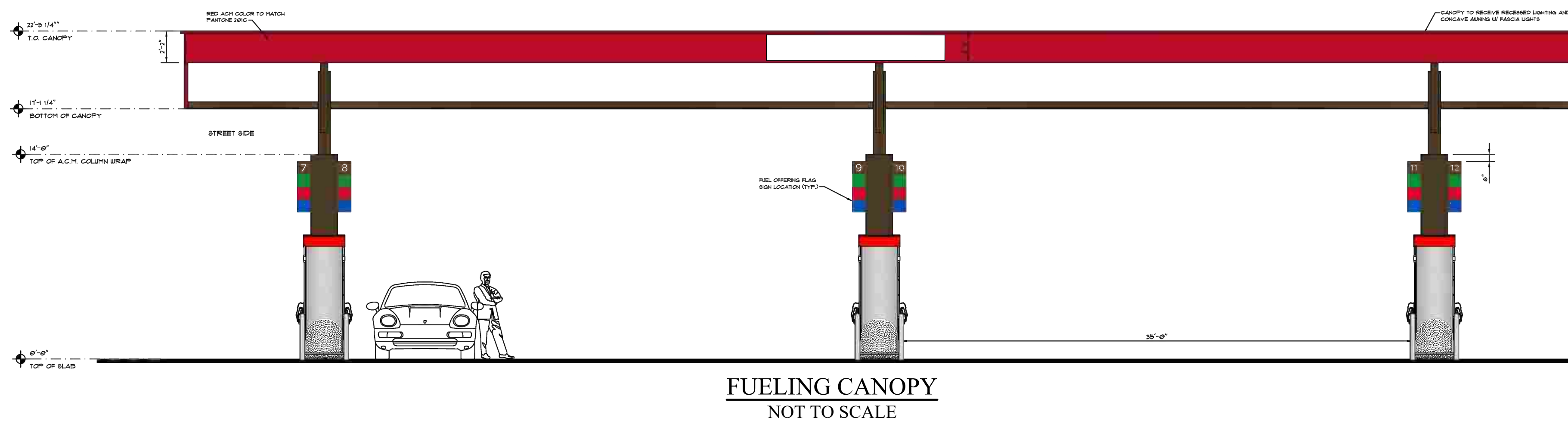
TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 JOINT SEALANTS, GENERAL BUILDING FASCIADE WEATHER SEALANT AND SHALL MATCH THE COLOR OF THE STORE.

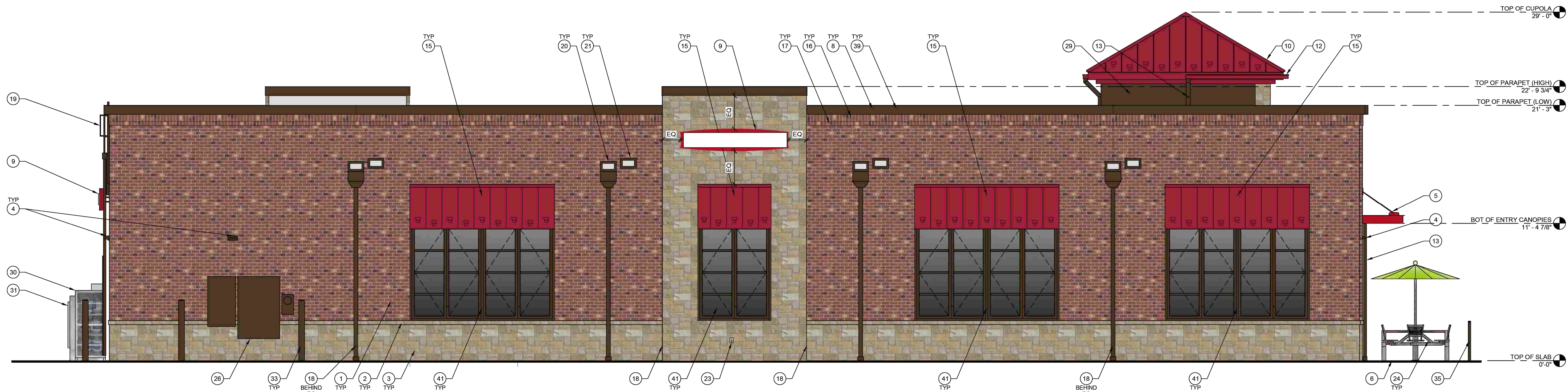
EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS
- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
- BRICK PAVER WALKWAY
- LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- METAL COPING, COLOR: DARK BRONZE
- WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- STANDING SEAM METAL ROOF, COLOR: BRITE RED
- ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- GUTTER, COLOR TO MATCH CUPOLA COLOR
- DOWNSPOUT, COLOR: DARK BRONZE
- N/A
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CONTROL JOINT, SEE MASONRY SPEC

- STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- OVERFLOW SCUPPER
- ALUMINUM STOREFRONT SYSTEM, SEE A600
- EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- OUTDOOR FURNITURE
- ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- HM DOOR AND FRAME, COLOR: DARK BRONZE
- EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- PROPANE LOCKER
- ICE MERCHANDISER
- RTI FILLPORT
- STEEL BOLLARD, COLOR: DARK BRONZE
- CO2 FILLPORT
- DECORATIVE ALUMINUM FENCE, COLOR DARK BRONZE
- AUTOMATIC DOOR PUSH PLATE AND BOLLARD, BOLLARD COLOR: DARK BRONZE
- GAS METER AND RISER, REFER TO CIVIL UTILITY PLAN, COLOR: DARK BRONZE
- MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- MTO DECAL LIGHT BAR, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC



BENCHMARK ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD ■ SUITE 140 ■ ELICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-6644 WWW.BE-CIVILENGINEERING.COM		OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL, LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117	
PETITIONER: CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442		CORRIDOR SQUARE REZONING	
ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226		DOCUMENTED SITE PLAN CONVENIENCE STORE AND FUELING CANOPY ELEVATIONS & MATERIALS	
DESIGN: JCO DRAFT: JCO		DATE: JUNE 2025	BEI PROJECT NO. 2695
SCALE: AS SHOWN		SHEET 9 OF 23	



CONVENIENCE STORE FRONT
VIEW FROM ROUTE 1
NOT TO SCALE

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED OTHERWISE.
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EXTERIOR ELEVATION KEYNOTES:

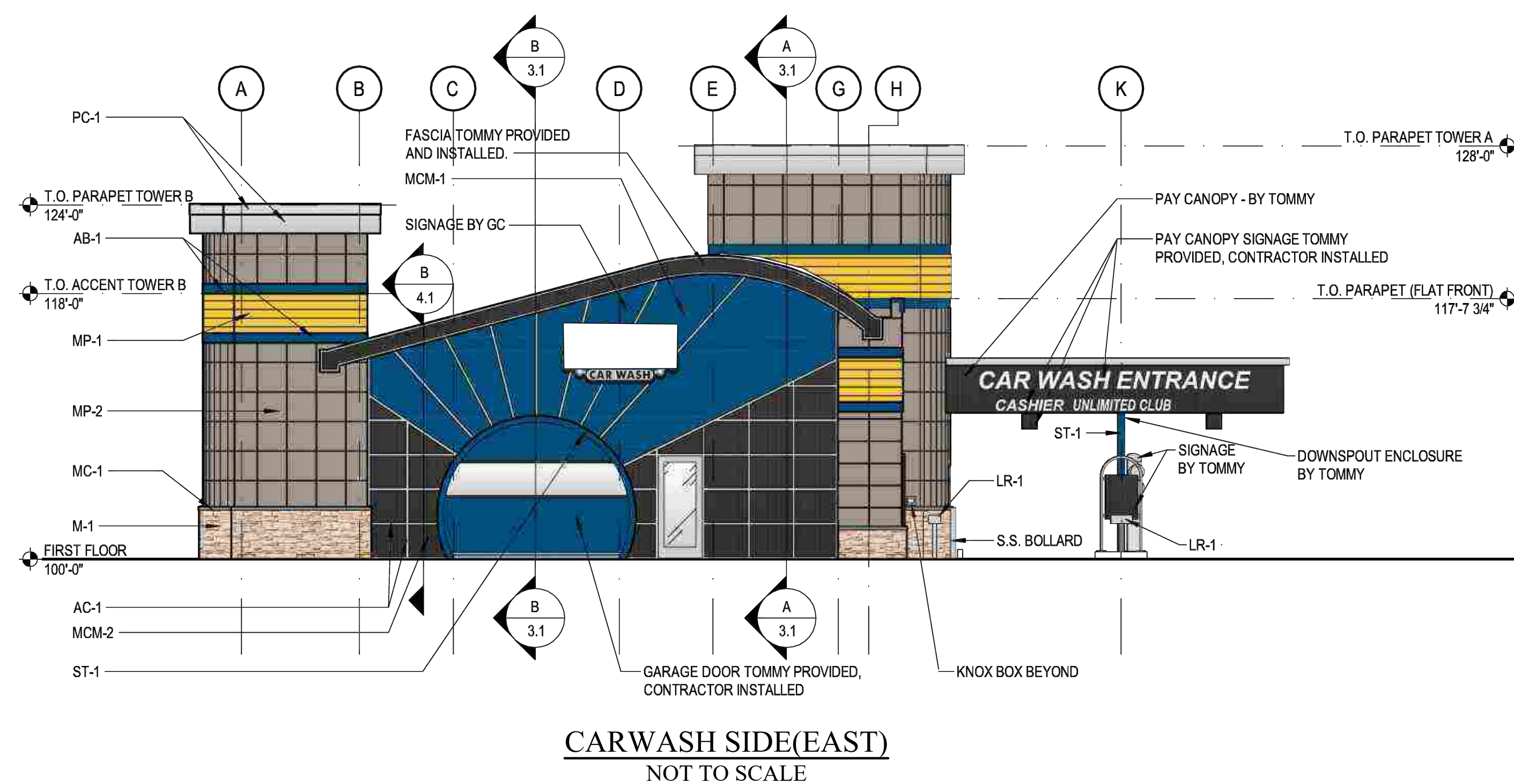
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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- ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT KYNAR FINISH
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- LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- MTO DECAL LIGHT BAR, REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- FAUX WINDOWS WITH INTERNAL GRAPHIC



CONVENIENCE STORE
VIEW LOOKING SOUTH FROM ROUTE 1
NOT TO SCALE

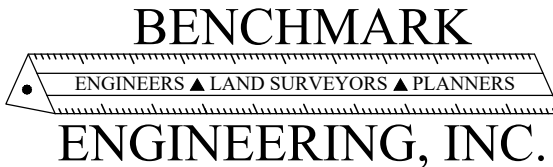
BENCHMARK ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD ■ SUITE 140 ■ ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM		OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL, LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117	
PETITIONER: CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442		CORRIDOR SQUARE REZONING	
ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226		TAX MAP 37 - GRID 23 - PARCELS 452, P/O 279 & P/O 107 CURRENT ZONED: TOD, ZONING MAP # 37 ELECTION DISTRICT NO. 1 - ELKRIDGE, HOWARD COUNTY, MARYLAND	
DESIGN: JCO		DOCUMENTED SITE PLAN CONVENIENCE STORE AND FUELING CANOPY ELEVATIONS & MATERIALS	
DRAFT: JCO		DATE: JUNE 2025	BEI PROJECT NO. 2695
SCALE: AS SHOWN		SHEET 10	OF 23

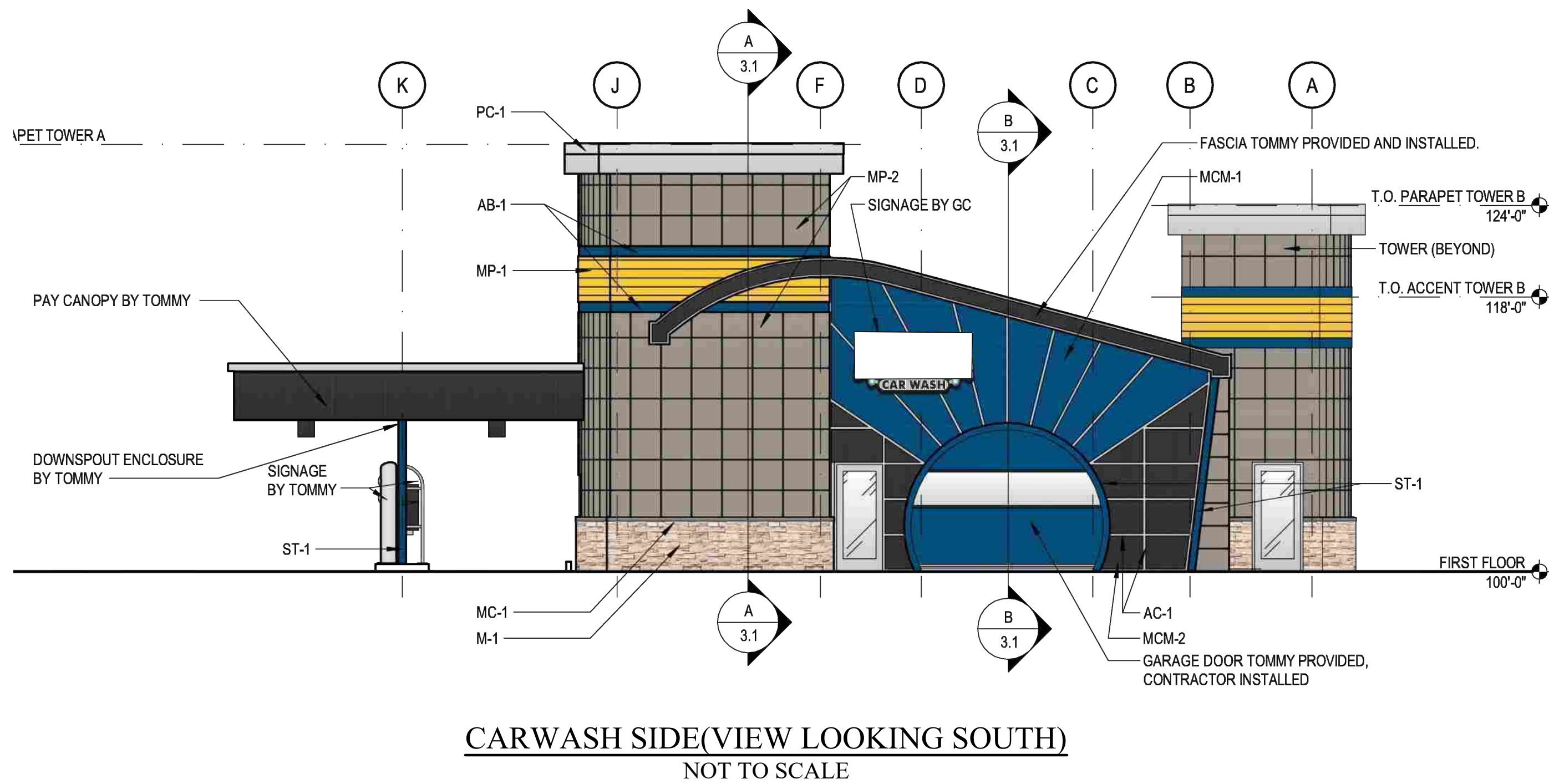
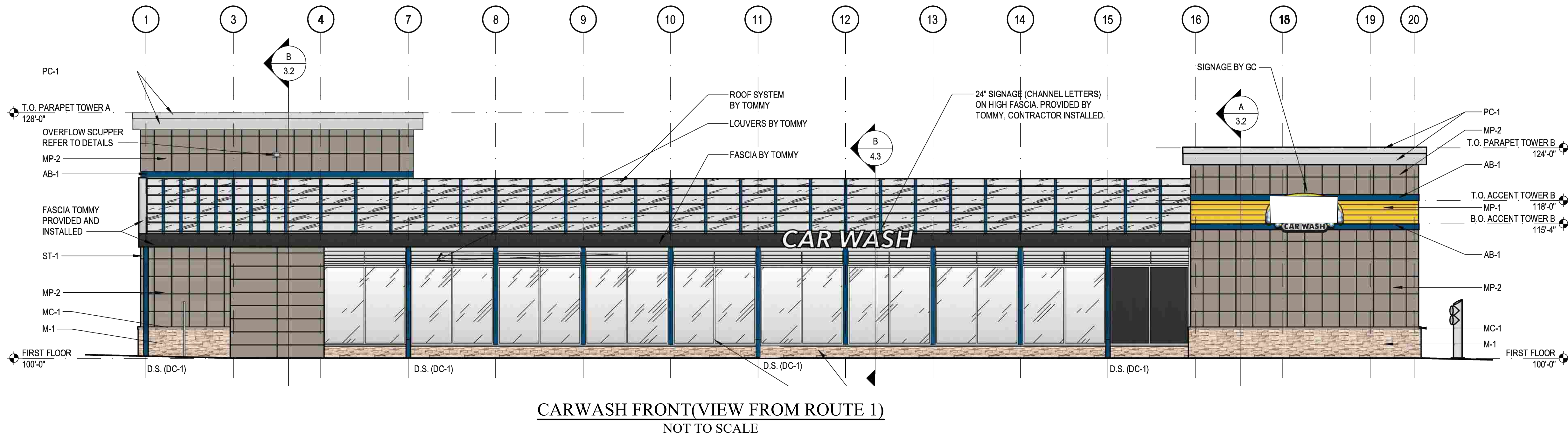


EXTERIOR MATERIALS SPECS				
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFILED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	CADET GREY
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGESTONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDRADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24"x48" PANEL SIZE	GRAY
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOVIZED
SF01 SF02 SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF04 SF05	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR1 TO BE SUPPLIED BY TOMMY.

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR1 TO BE SUPPLIED BY TOMMY.

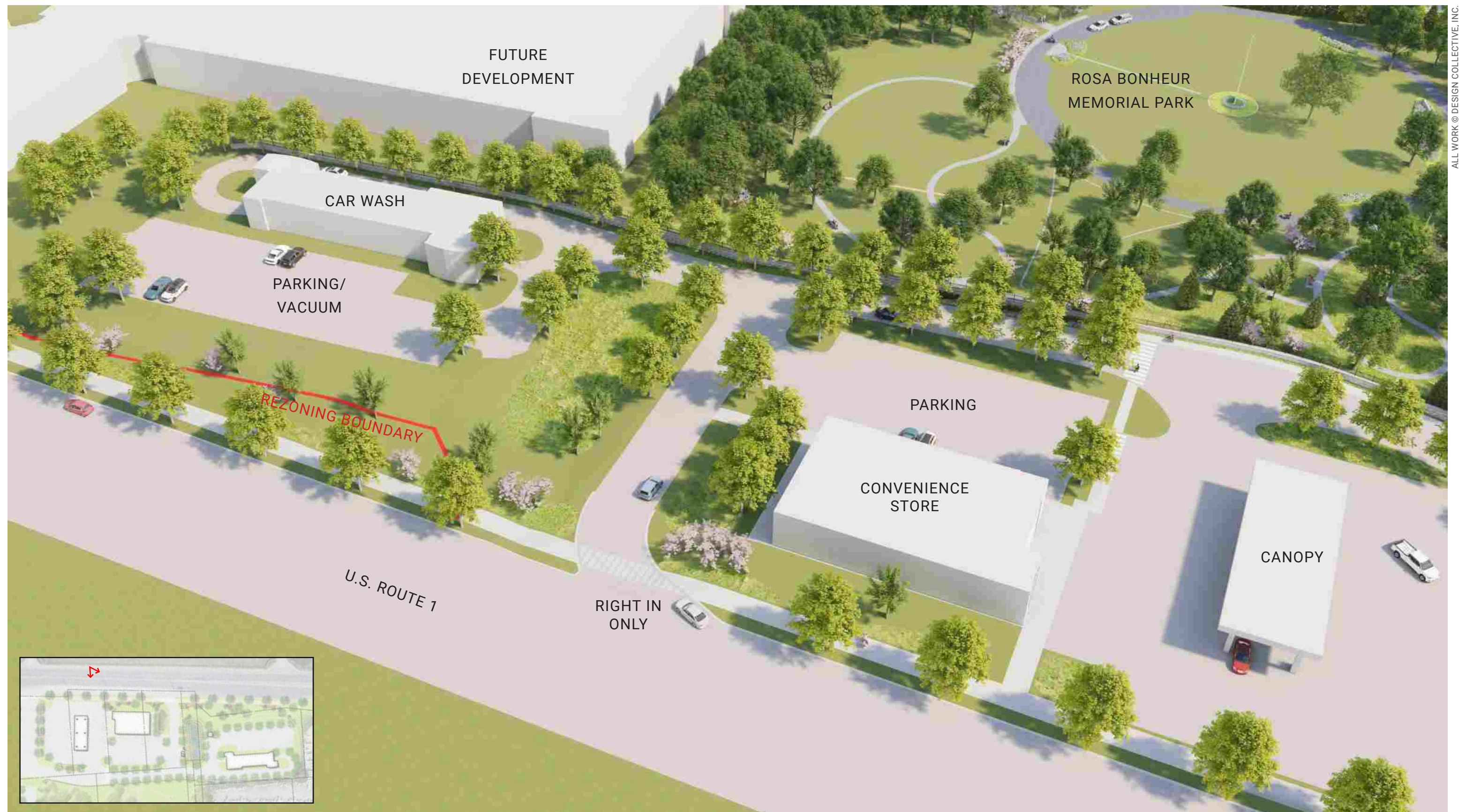
 BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD & SUITE 140 • ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-0664 WWW.BEI-CIVILENGINEERING.COM		OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117	
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ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226		TAX MAP 37 — GRID 23 — PARCELS 452, P/O 279 & P/O 107 CURRENT ZONED: TOD, ZONING MAP # 37 ELECTION DISTRICT NO. 1 — ELKRIDGE, HOWARD COUNTY, MARYLAND	
		DOCUMENTED SITE PLAN CARWASH ELEVATIONS & MATERIALS	
DESIGN: JCO		DATE: JUNE 2025	BEI PROJECT NO. 2695
DRAFT: JCO		SCALE: AS SHOWN	SHEET 11 OF 23



EXTERIOR MATERIALS SPECS				
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFIED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	CADET GREY
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC
M-1	STONE VENEER	BORAL	PRO-FIT LEDGESTONE	SOUTHWEST BLEND
MC-1	PRECAST STONE SILL	ELDORADO	CHISELED EDGE WALL CAP	SMOKE
MP-3	PREFINISHED METAL PANEL	DRI-DESIGN	24"x48" PANEL SIZE	GRAY
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	RAL 5010
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	CITADEL	GLAZE GUARD (SERIES F)	EBONY
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOIDIZED
SF01 SF02 SF03	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR
SF04 SF05	METAL PANEL INFILL		1" MCM PANEL INFILL	BLACK
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER	RAL 5010
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL

NOTE: GENERAL CONTRACTOR TO SUPPLY ALL MATERIALS/EQUIPMENT EXCEPT ST-1, DC-1 & LR1 TO BE SUPPLIED BY TOMMY.

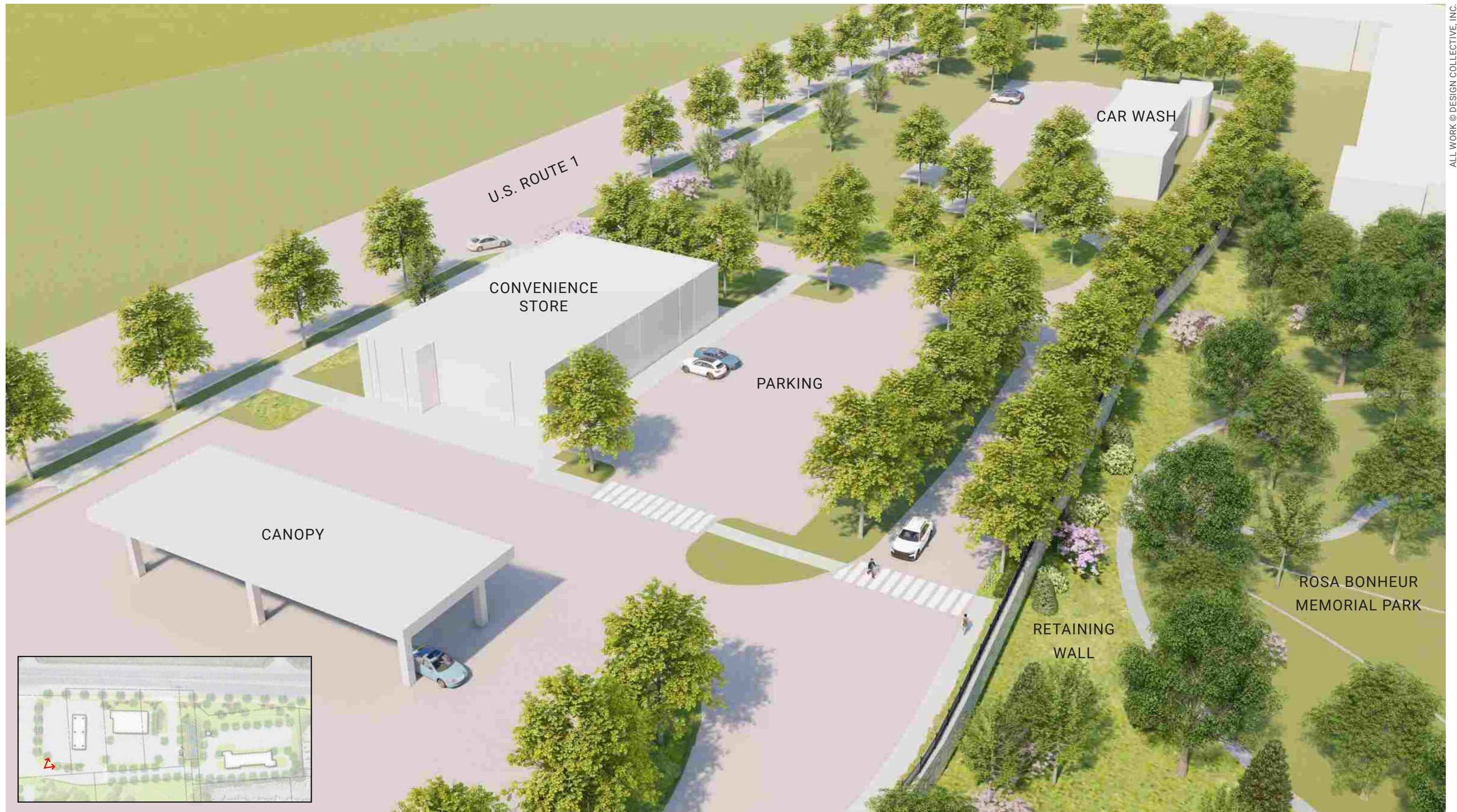
BENCHMARK ENGINEERS ■ LAND SURVEYORS ■ PLANNERS ENGINEERING, INC. 3300 NORTH RIDGE ROAD ■ SUITE 140 ■ ELLCOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-6644 WWW.BE-CIVILENGINEERING.COM OWNERS: PARCELS 279 & 452 CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 PARCEL 107 MEMORIAL LLC 400 REDLAND COURT SUITE 110 OWINGS MILLS, MD 21117		CORRIDOR SQUARE REZONING TAX MAP 37 - GRID 23 - PARCELS 452, P/O 279 & P/O 107 CURRENT ZONED: TOD, ZONING MAP # 37 ELECTION DISTRICT NO. 1 - ELKRIDGE, HOWARD COUNTY, MARYLAND DOCUMENTED SITE PLAN CARWASH ELEVATIONS & MATERIALS DATE: JUNE 2025 BEI PROJECT NO. 2695 SCALE: AS SHOWN SHEET 12 OF 23	
PETITIONER: CORRIDOR SQUARE, LLC 6800 DEERPATH ROAD ELKRIDGE, MD 21075 410.579.2442 ATTORNEY: CHRISTOPHER M. DeCARLO, ESQ. VENABLE LLP 210 W. PENNSYLVANIA AVENUE, SUITE 500 TOWSON, MD 21204 410.494.6226 DESIGN: JCO DRAFT: JCO			



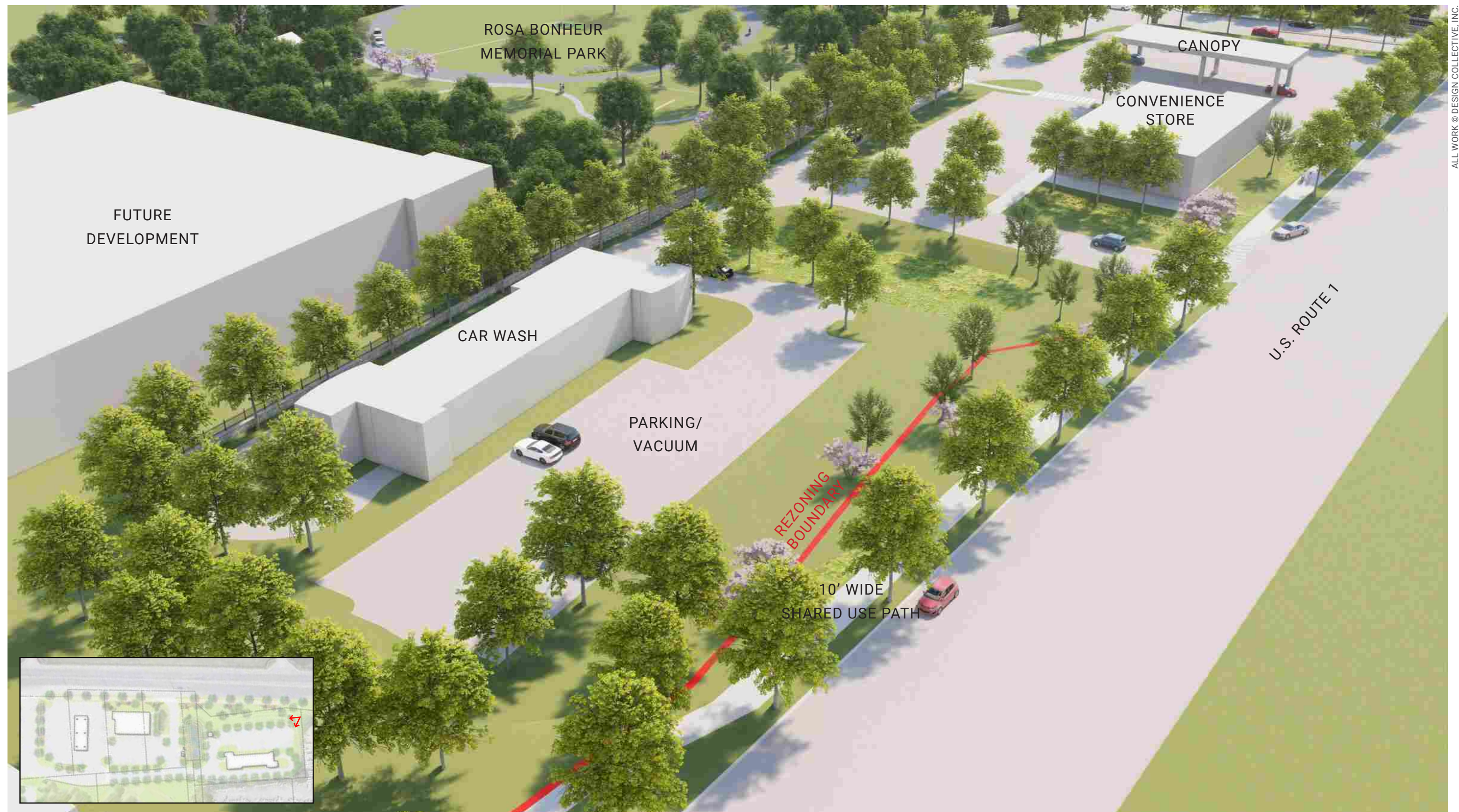
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PROPOSED USES VIEW 4

16 of 23

240-20 CORRIDOR SQUARE PARCEL B
JULY 2025

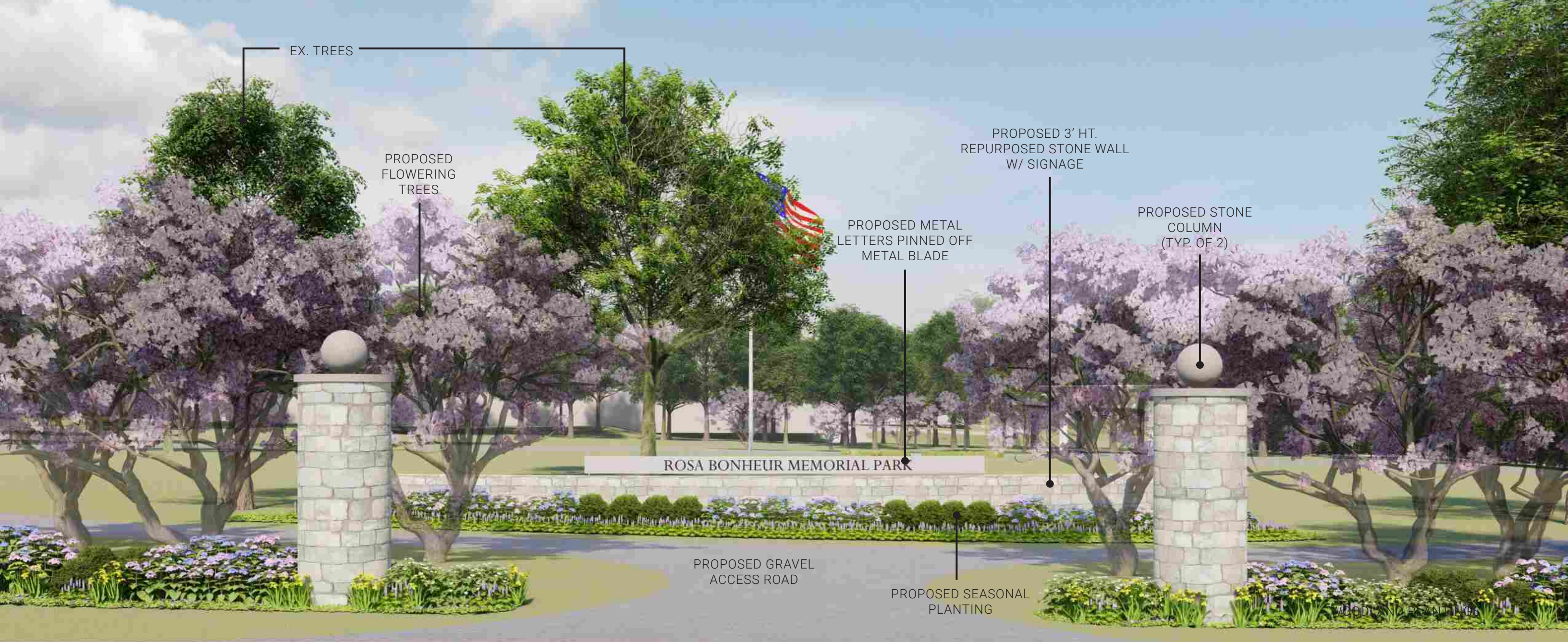
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NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

PROPOSED MEMORIAL PARK ENTRANCE AERIAL RENDERING



NOTE: PROPOSED STONE COLUMNS AND WALL TO BE CONSTRUCTED WITH REPURPOSED STONE FROM ROUTE 1 ENTRANCE OR COMPLIMENTARY MATERIALS.

NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.



PROPOSED MEMORIAL PARK NEW ENTRANCE RENDERING FROM INTERNAL ROAD NETWORK

240-20 CORRIDOR SQUARE PARCEL B
JULY 2025



NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

PROPOSED PET MAUSOLEUM RENDERING



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PROPOSED RETAINING WALL - HIGH SIDE RENDERING



ALL WORK © DESIGN COLLECTIVE, INC.

NOTE: FOR CONCEPTUAL PURPOSES ONLY. ELEMENTS SHOWN ARE SUBJECT TO FURTHER DESIGN DEVELOPMENT.

PROPOSED RETAINING WALL - LOW SIDE RENDERING



NOTE: APPROVED ENTRANCE AND SIGNAGE PER DAP #25-02



NEW ENTRANCE TO REFINERY-RENDERING