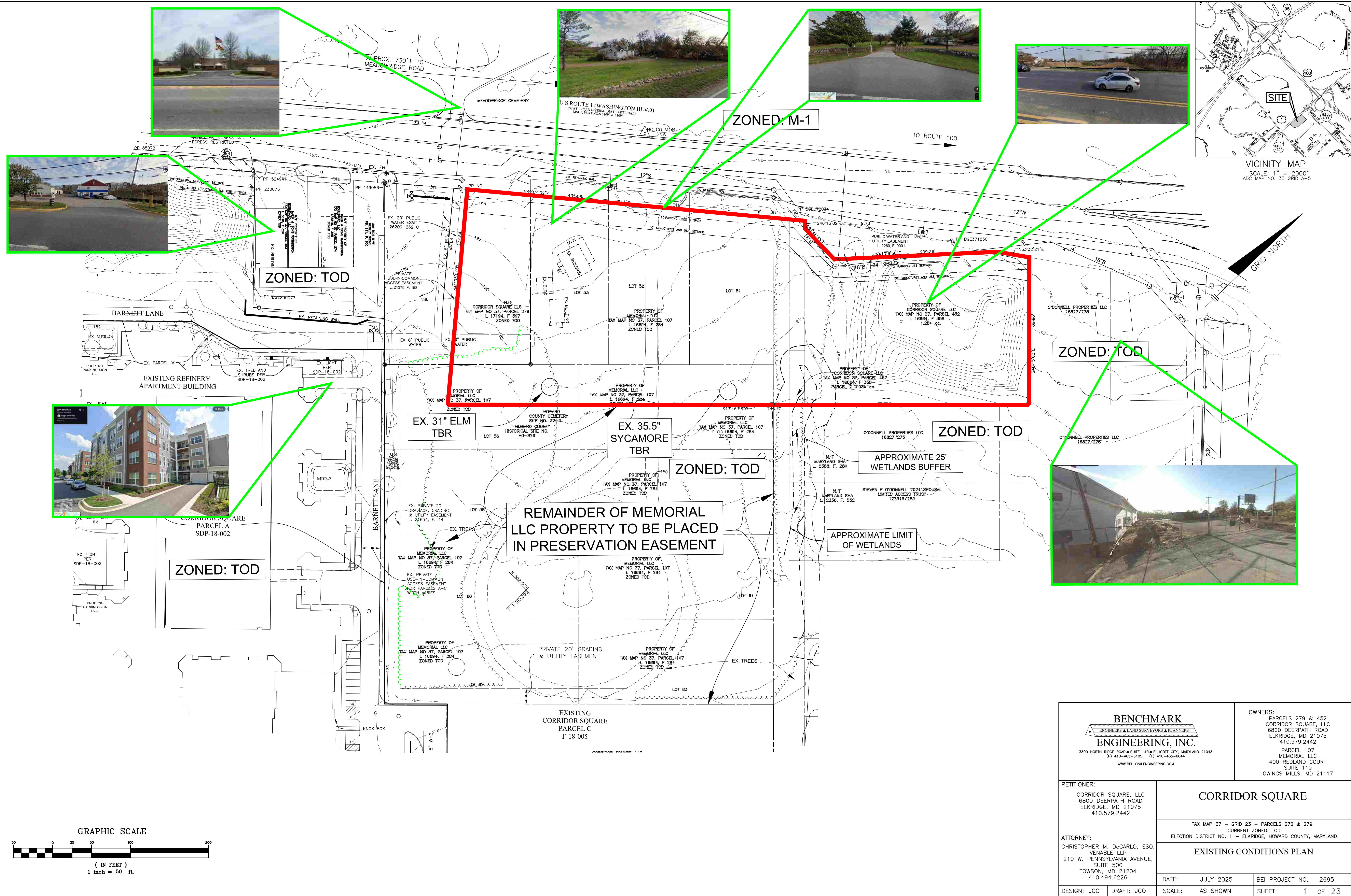
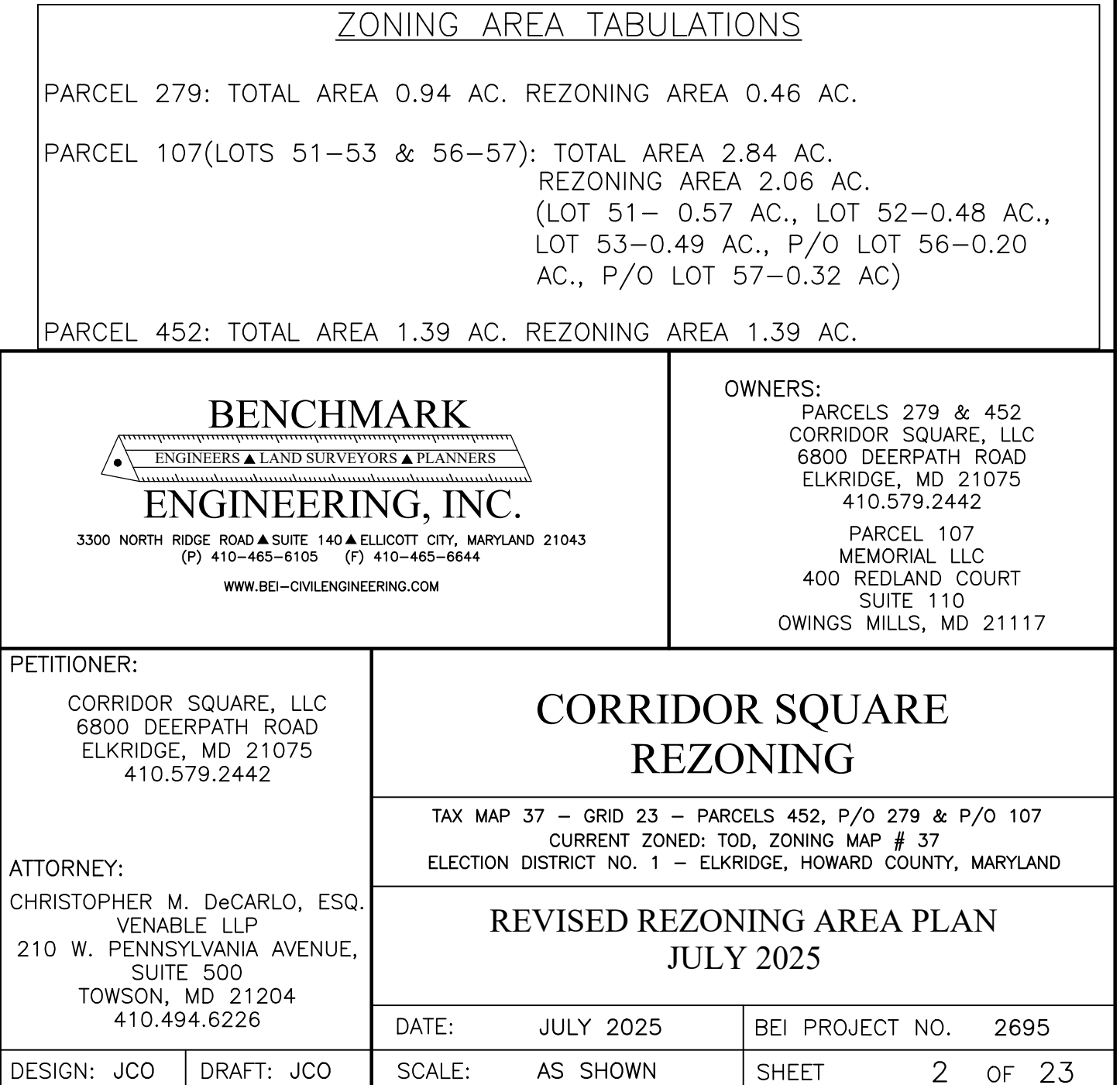
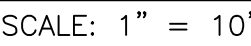
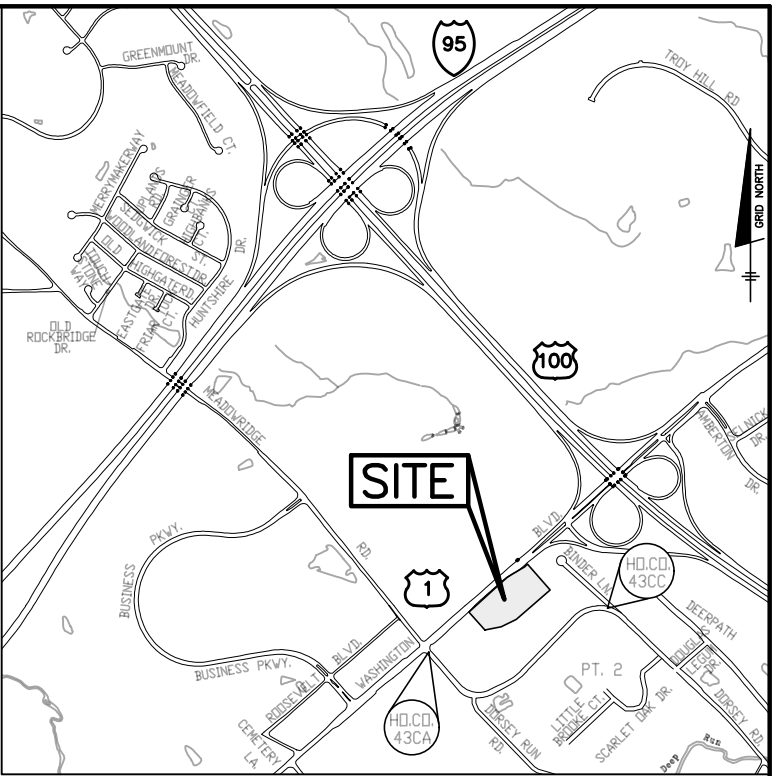






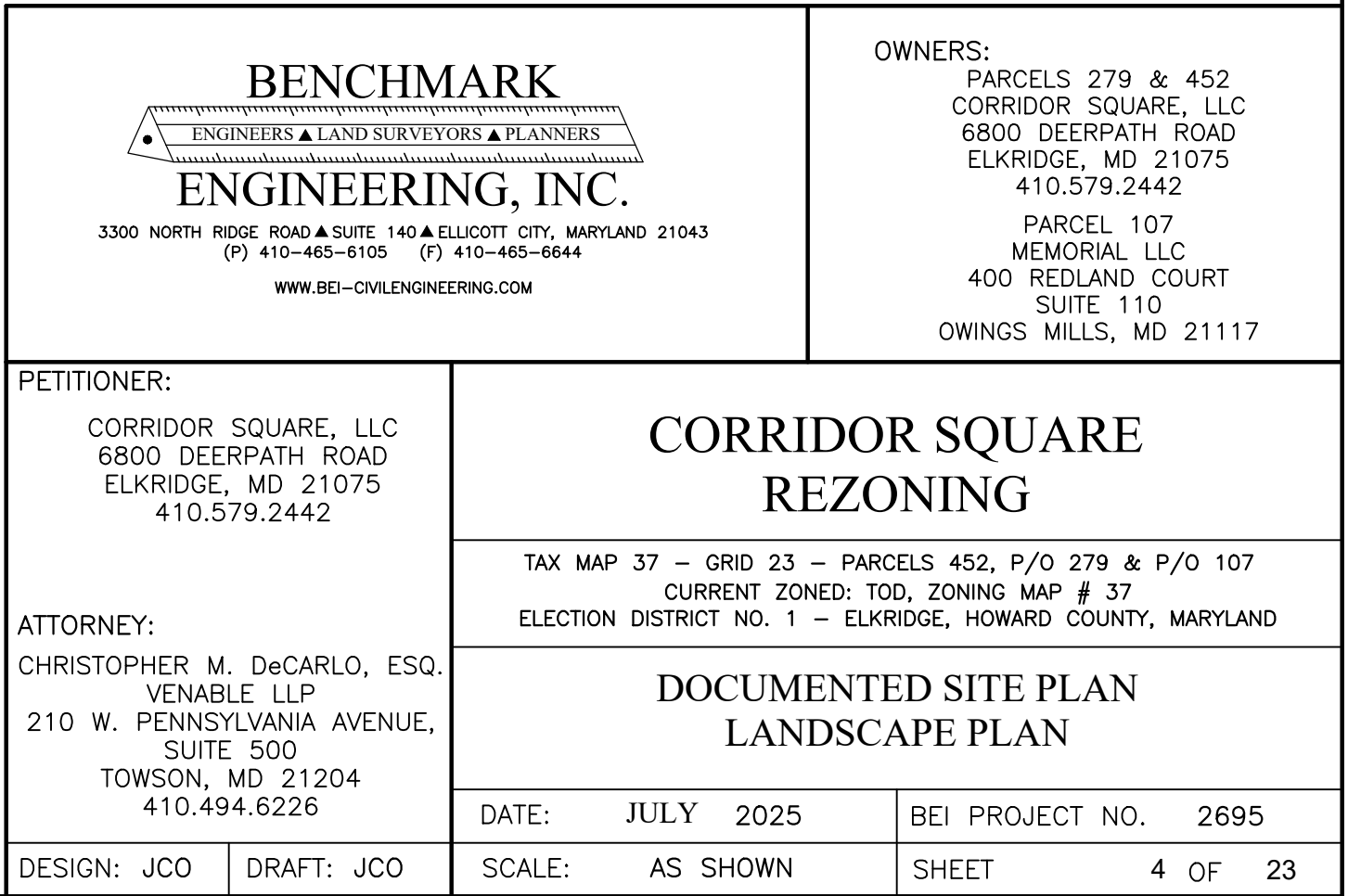




ZONED: TOD

SCHEDULE B	
PARKING LOT INTERNAL LANDSCAPING	
NUMBER OF SPACES	72 PARKING SPACES*
NUMBER OF TREES REQUIRED	4 SHADE TREES
NUMBER OF TREES PROVIDED	
SHADE TREES	4 SHADE TREES
OTHER TREES	
SUBSTITUTION ☉ 2:1	
* INCLUDES 21 CARWASH VACUUMED SPACES	
STREET TREE REQUIREMENTS	
ROADWAY NAME:	ROUTE 1
LINEAR FEET OF ROADWAY RIGHT-OF-WAY	752
STREET TREES REQUIRED 1:40	19
NUMBER OF PLANTS PROVIDED:	
SHADE TREES	4
EVERGREEN TREES	0
OTHER TREES (2:1 SUBSTITUTION)	6
SHADE (10:1 SUBSTITUTION)	120
(DESCRIBE PLANT SUBSTITUTION	
CREDITS BELOW IF MANUALLY	-

* REFER TO THE ROUTE 1 MANUAL FOR PLANTING TYPES AND LOCATIONS





ALL WORK © DESIGN COLLECTIVE, INC.

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

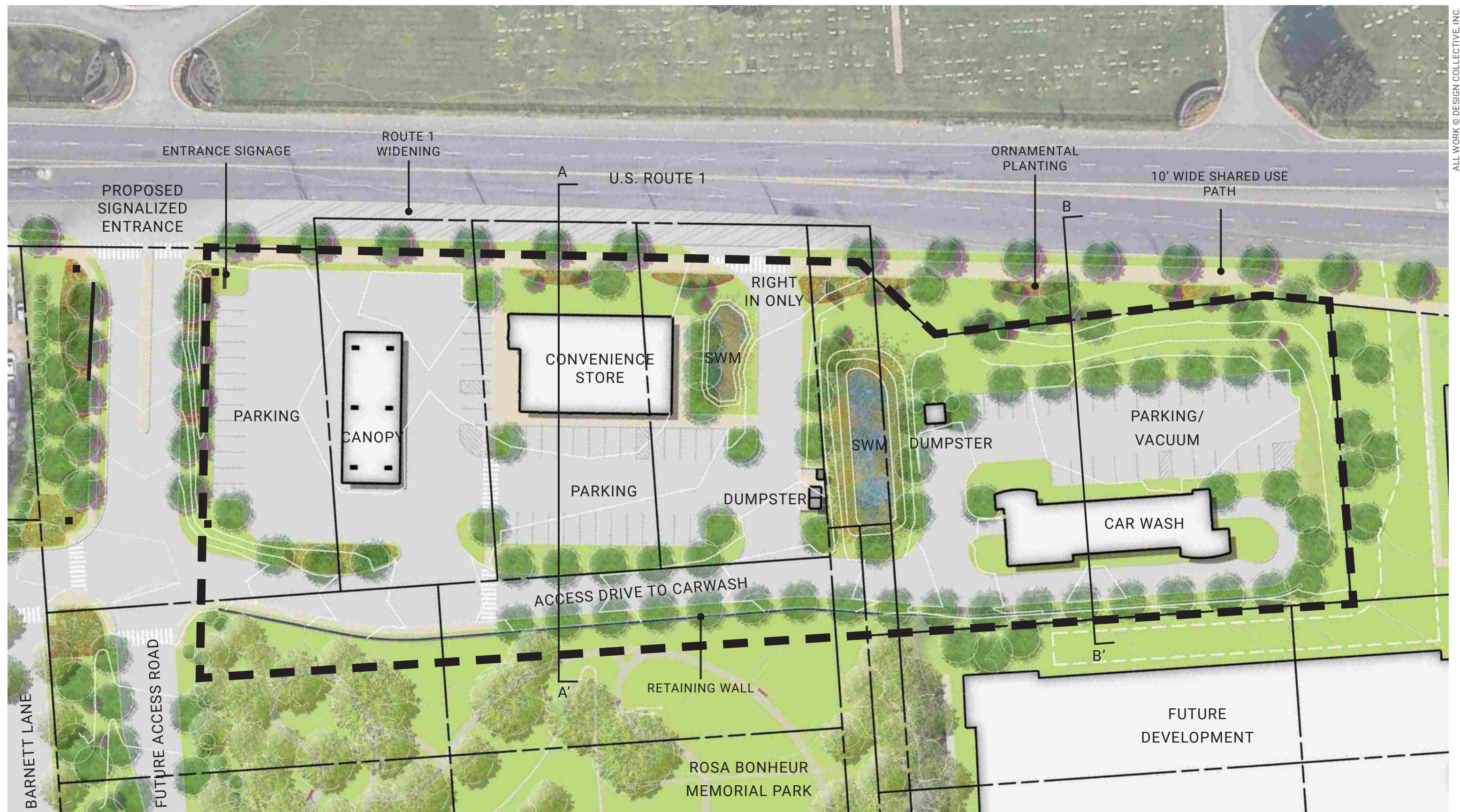
OVERALL AREA PLAN

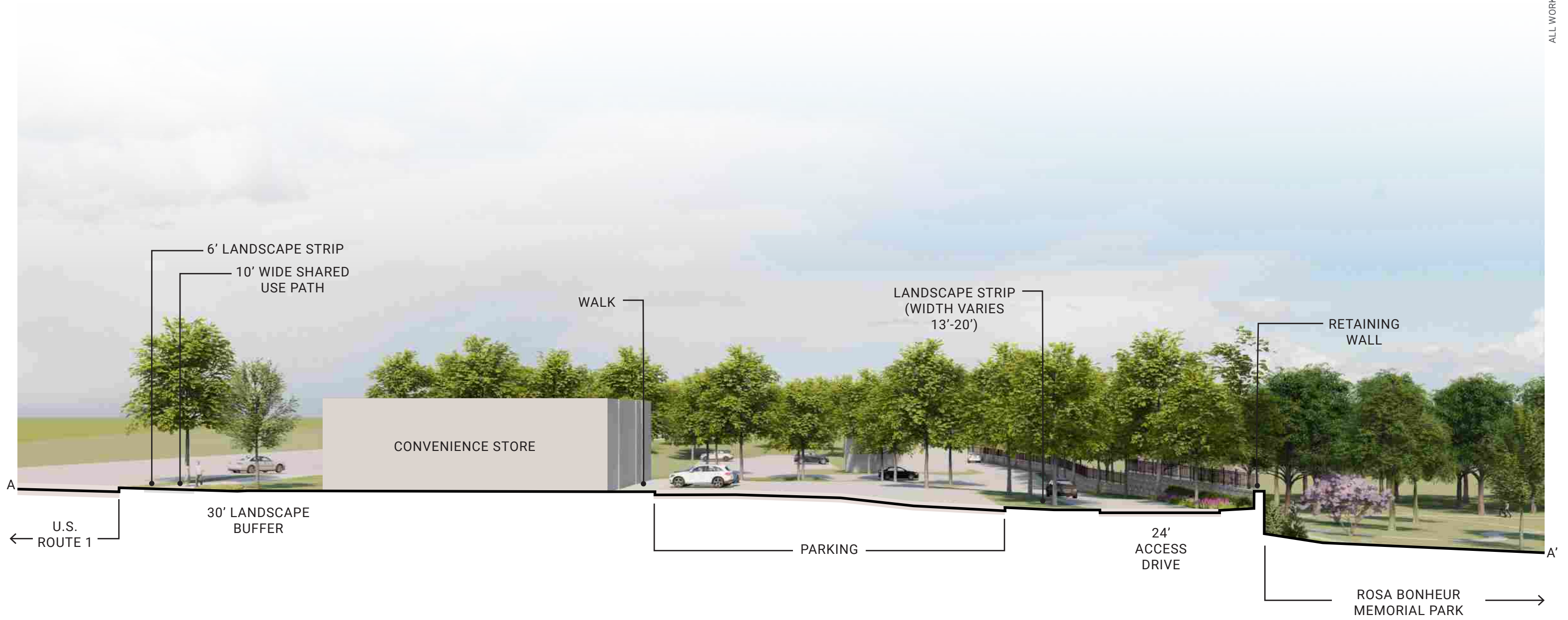
Illustrative Rendering

5 of 23

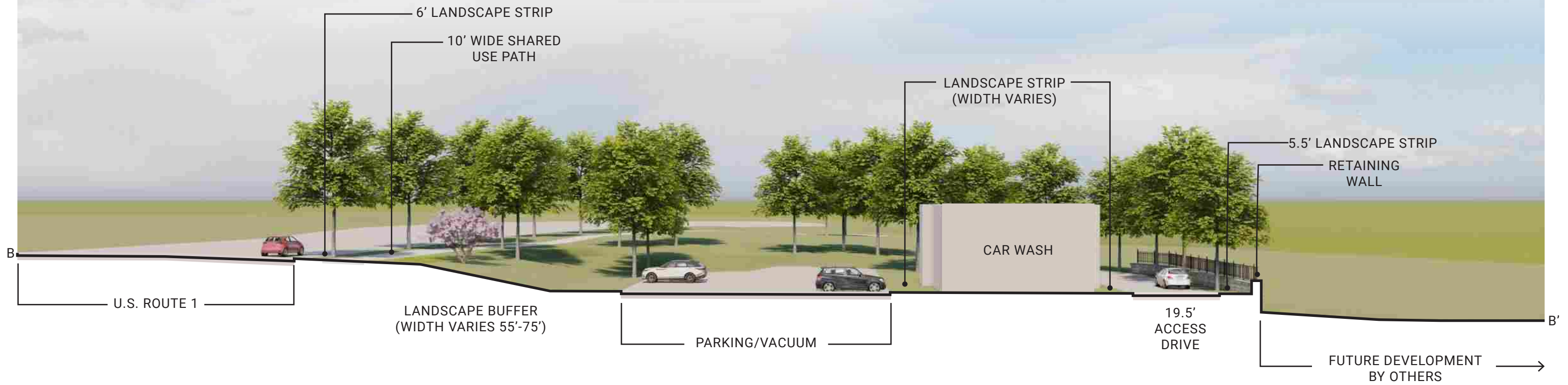
240-20 CORRIDOR SQUARE PARCEL B
JULY 2025

Design
Collective





CONVENIENCE STORE SECTIONS VIEW A



CAR WASH SECTIONS VIEW B



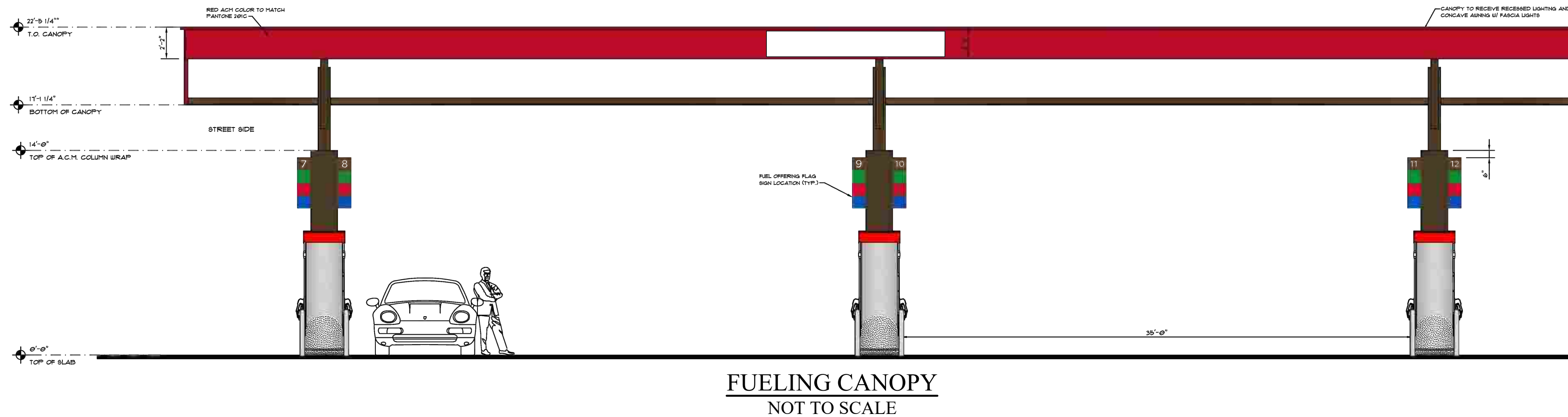
TYPICAL EXTERIOR ELEVATION NOTES:

- 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.

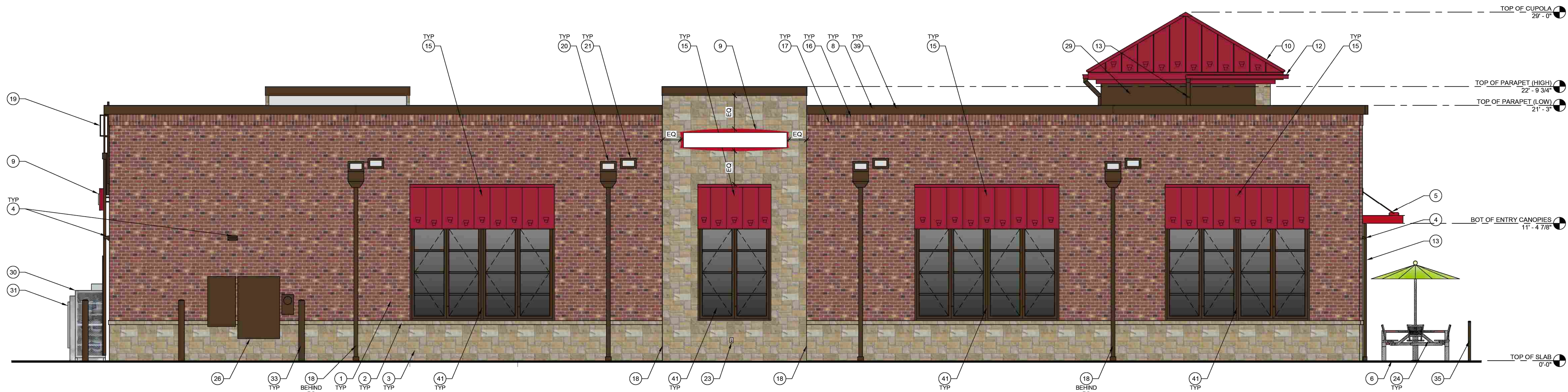
EXTERIOR ELEVATION KEYNOTES:

- 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 ■ ELLICOTT 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 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 CONVENIENCE STORE AND FUELING CANOPY ELEVATIONS & MATERIALS DATE: JUNE 2025 BEI PROJECT NO. 2695
DESIGN: JCO	DRAFT: JCO
SCALE: AS SHOWN	SHEET 9 OF 23



CONVENIENCE STORE FRONT
VIEW FROM ROUTE 1
NOT TO SCALE

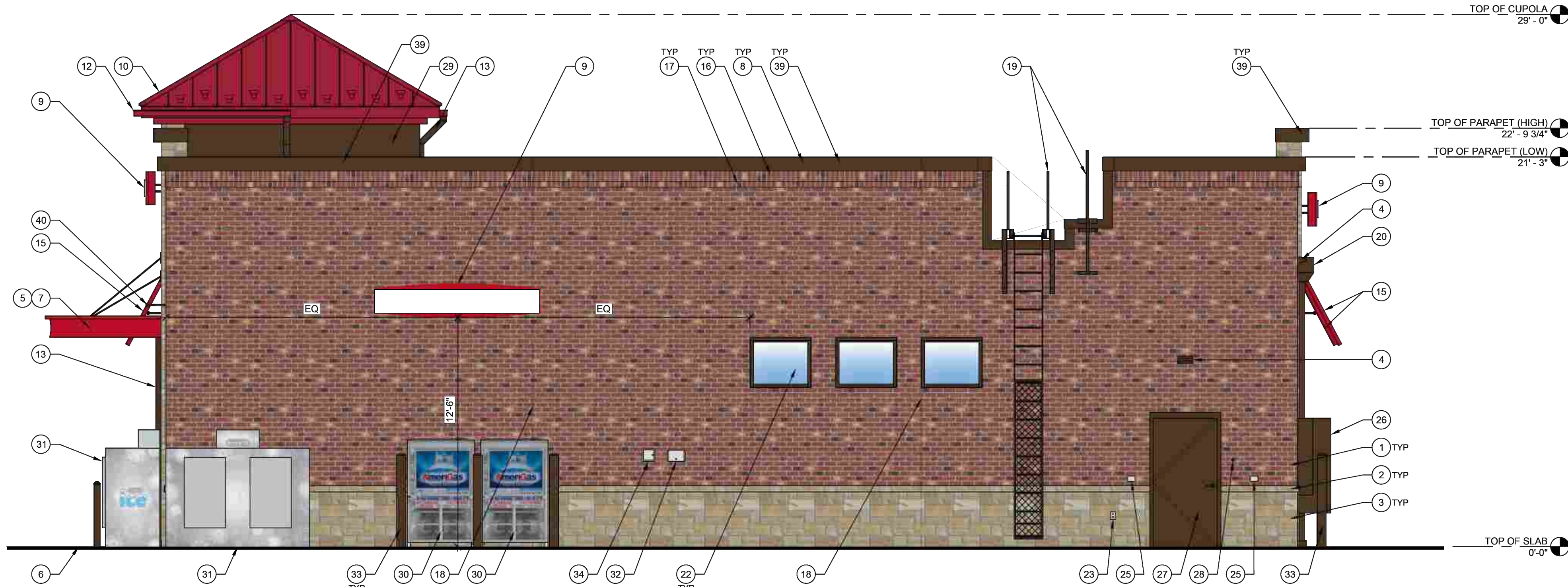
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EXTERIOR ELEVATION KEYNOTES:

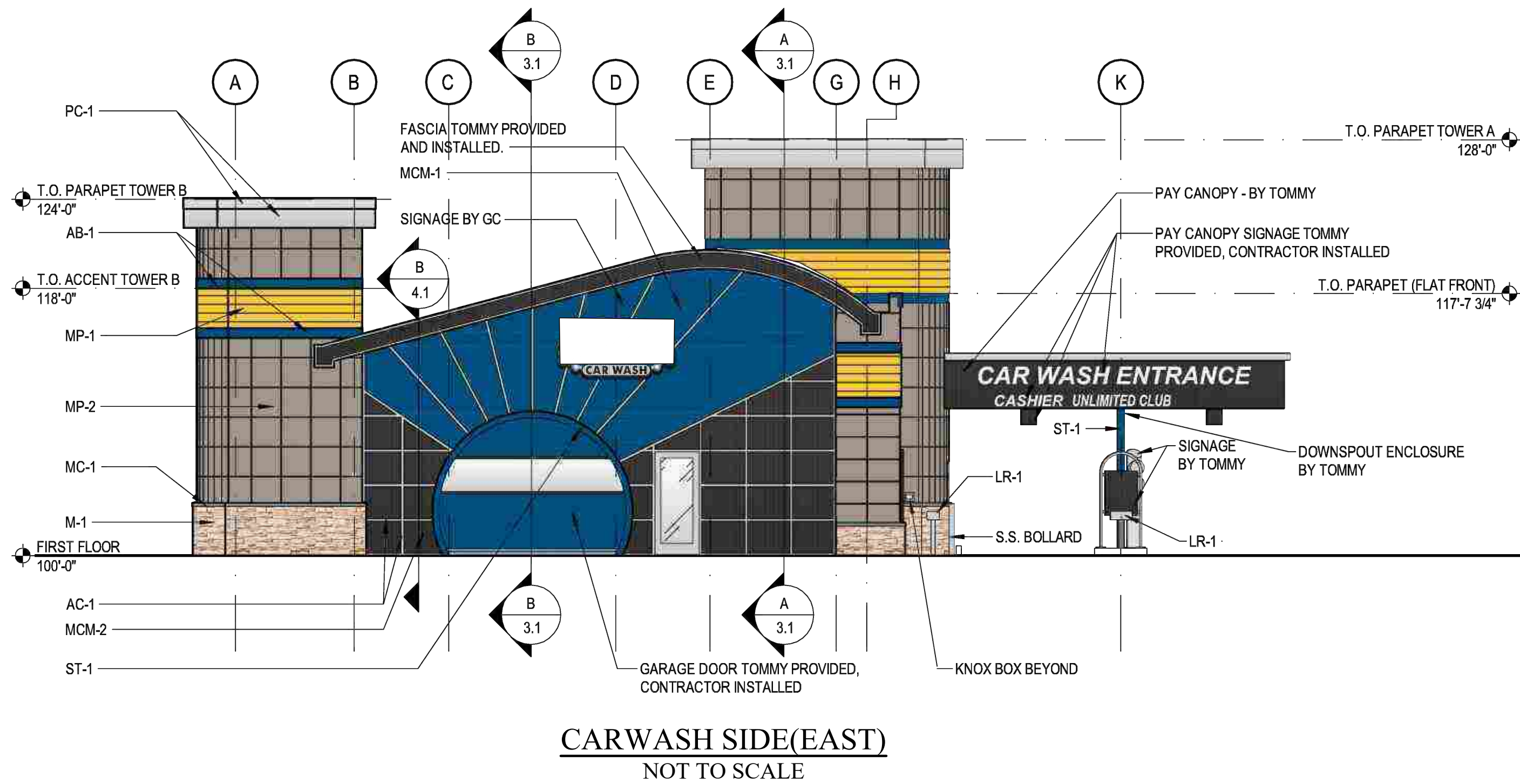
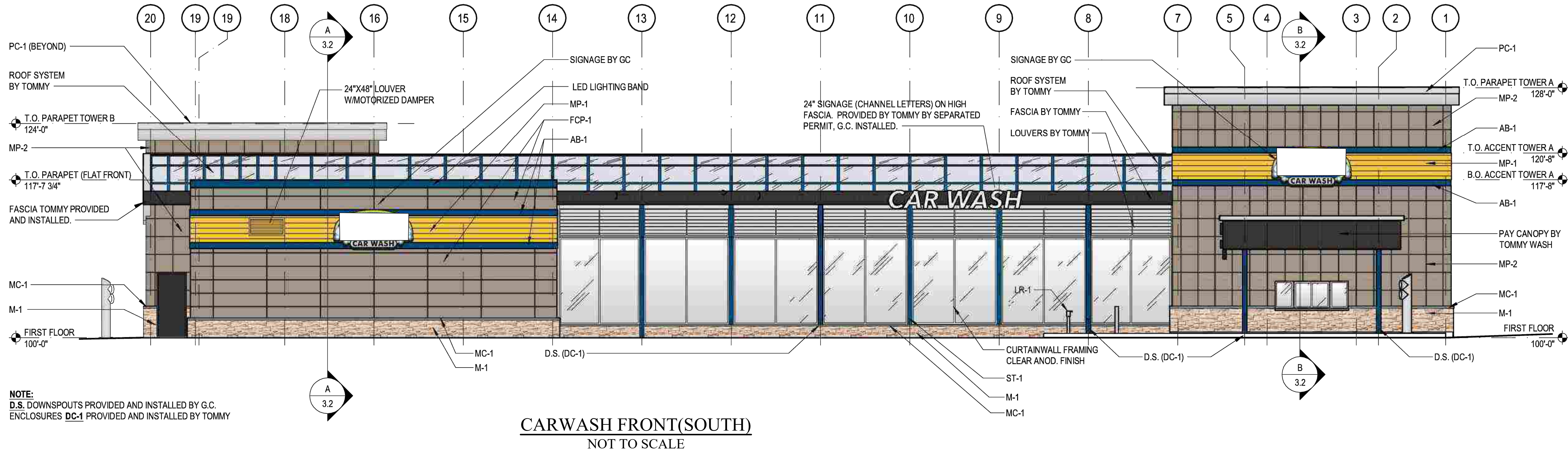
- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
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- FAUX WINDOWS WITH INTERNAL GRAPHIC



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	

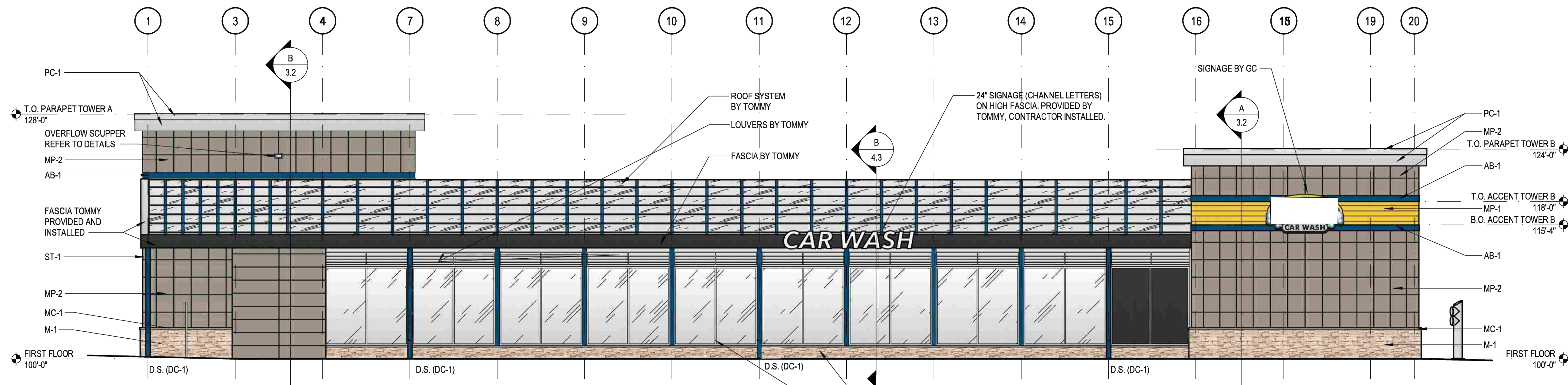


EXTERIOR MATERIALS SPECS

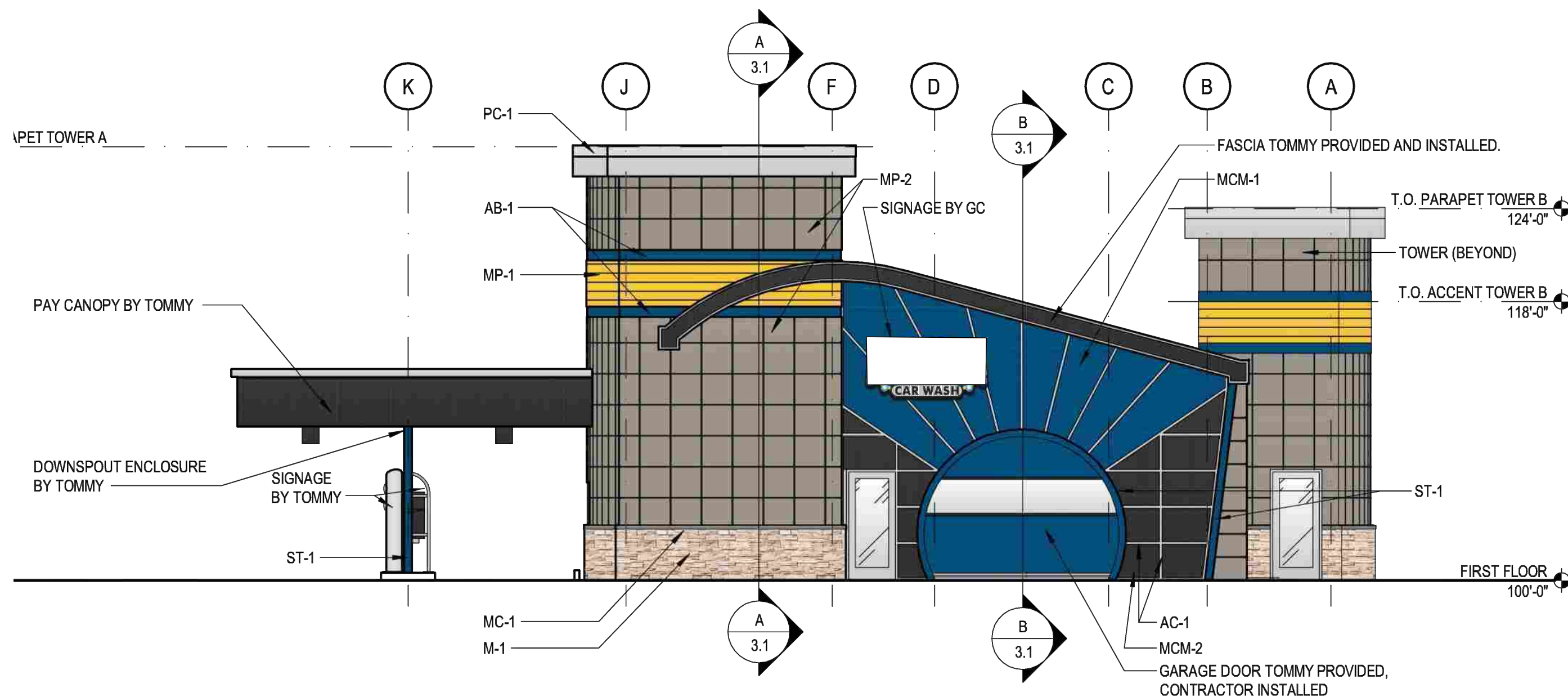
TAG	MATERIAL	MFR.	DESCRIPTION	COLOR
ST-1	STRUCTURAL STEEL	R.B.I.		RAL 5010
MP-1	PROFIED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	RAL 1018
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	CADET GREY
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	RAL 5010
PC-1	PREFIN. ALUM. 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.

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		DOCUMENTED SITE PLAN CARWASH ELEVATIONS & MATERIALS	
DESIGN: JCO		DATE: JUNE 2025	BEI PROJECT NO. 2695
DRAFT: JCO		SCALE: AS SHOWN	SHEET 11 OF 23



CARWASH FRONT(VIEW FROM ROUTE 1)
NOT TO SCALE



CARWASH SIDE(VIEW LOOKING SOUTH)
NOT TO SCALE

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
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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.

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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

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

DESIGN: JCO

DRAFT: JCO

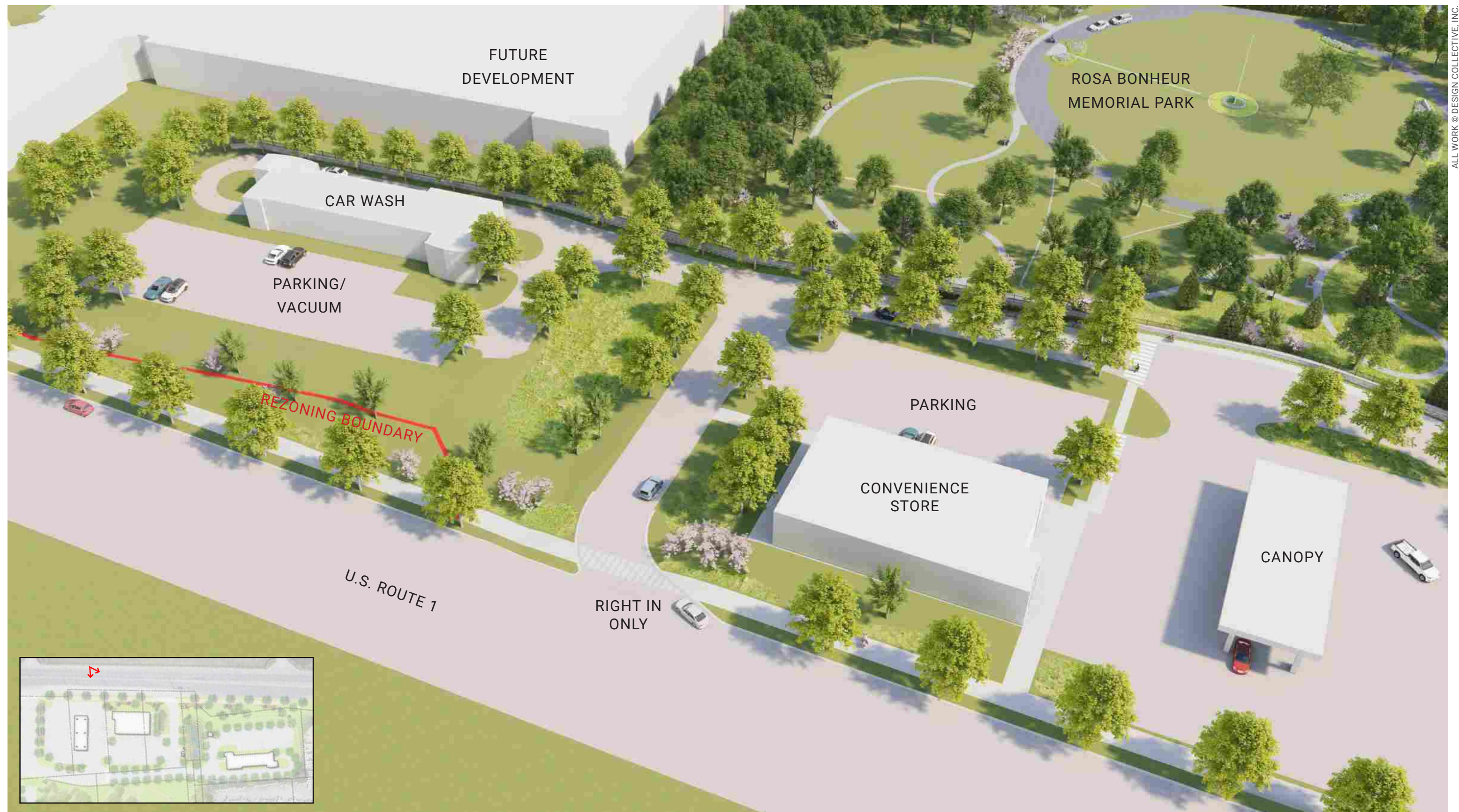
DATE: JUNE 2025

BEI PROJECT NO. 2695

SCALE: AS SHOWN

SHEET

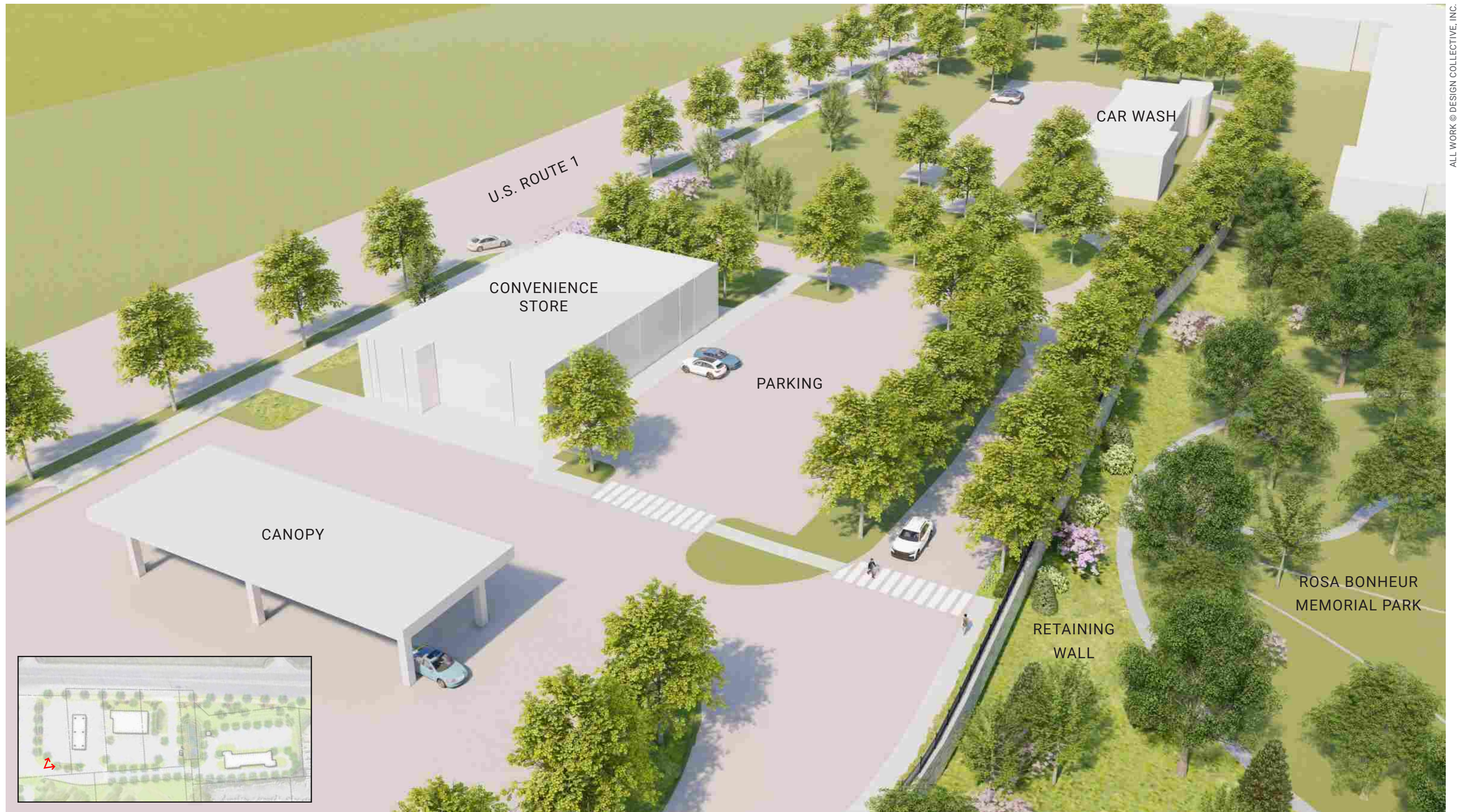
12 OF 23



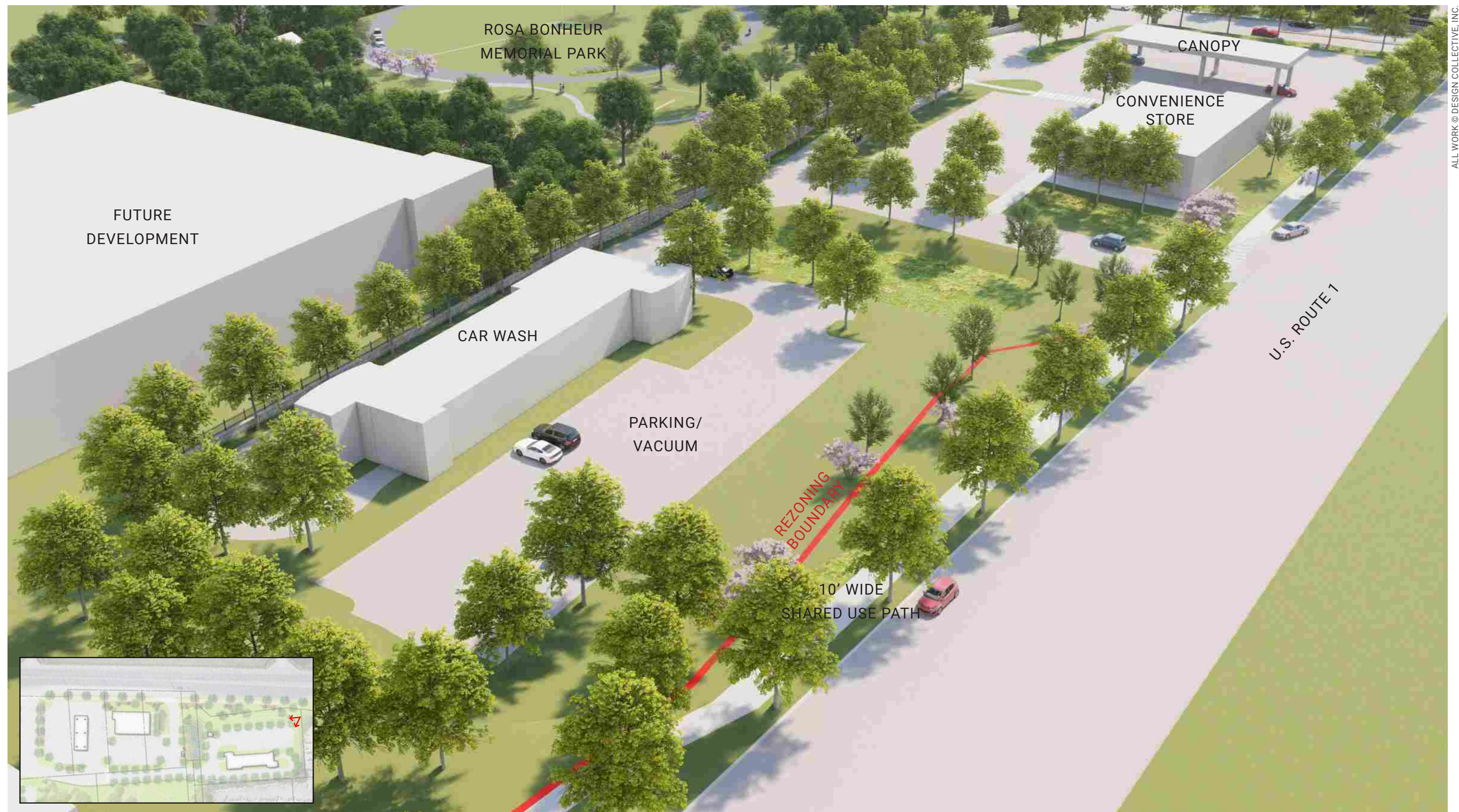
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PROPOSED USES VIEW 4

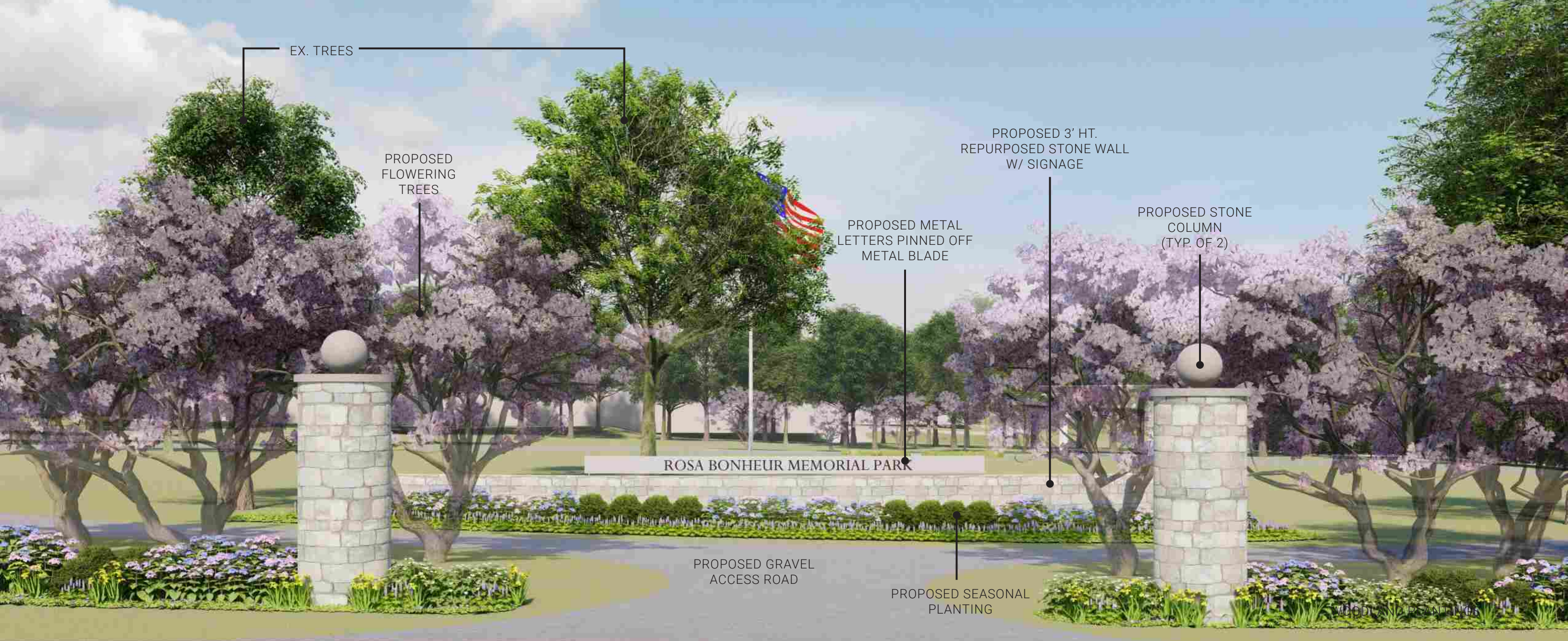


PROPOSED USES VIEW 5



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



ALL WORK © DESIGN COLLECTIVE, INC.

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



NEW ENTRANCE TO REFINERY-RENDERING