

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- THIS SITE IS ZONED B-1-CR PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- THE BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT FEBRUARY 28, 2007 BY BENCHMARK ENGINEERING, INC. AND RECORD PLAT NO. 23695.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM A FIELD RUN SURVEY WITH ONE FOOT CONTOUR INTERVALS PREPARED BY BOHLER ENGINEERING, INC. DATED NOVEMBER 20, 2014, LAST REVISED FEBRUARY 12, 2015 AND BY APPROVED SDP-15-069 PLANS.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS #438B AND #438C WERE USED FOR THIS PROJECT.
- WATER AND SEWER IS PUBLIC. THE SITE IS WITHIN THE METROPOLITAN DISTRICT. THE CONTRACT NO. IS #36 W&S. AN ADVANCED DEPOSIT ORDER SHALL BE PREPARED FOR THE ON-SITE PUBLIC WATER MAIN. THE DRAINAGE AREA IS "PATAPSCO".
- EXISTING UTILITIES SHOWN ARE BASED ON FIELD SURVEY PREPARED BY BOHLER ENGINEERING, DATED NOVEMBER 20, 2014, REVISED FEBRUARY 12, 2015 AND BY APPROVED SDP-15-069 AND CAPITAL PROJECT #J-4206-1A.
- THERE ARE NO WETLANDS, STREAMS, THEIR REQUIRED BUFFERS, 100-YEAR FLOODPLAIN OR STEEP SLOPES 25% OR GREATER WITH MORE THAN 20,000 SF OF CONTIGUOUS AREA LOCATED ON THIS SITE.
- THERE ARE NO CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THIS SITE.
- THERE IS AN EXISTING STRUCTURE, THE CVS PHARMACY (SDP-15-069) LOCATED ON THIS SITE. THERE ARE NO PROPOSED ADDITIONS OR EXTENSIONS TO THAT BUILDING PROPOSED UNDER THIS SITE DEVELOPMENT PLAN.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED MAY 6, 2016.
- A NOISE STUDY IS NOT REQUIRED SINCE THIS IS A COMMERCIAL PROJECT.
- THE GEOTECHNICAL REPORT WAS PREPARED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. DATED AUGUST, 2017.
- THIS SITE DOES NOT ABUT A SCENIC ROAD.
- A DESIGN ADVISORY PANEL MEETING WAS HELD ON MARCH 23, 2016. THE MEETING SUMMARY WITH ADVISORY COMMENTS WAS ISSUED.
- THE PROPOSED MOTOR VEHICLE FUELING STATIONS ARE AN INTEGRATED DESIGN USE SUBJECT TO AUTHORIZATION. THEY WERE AUTHORIZED AS PERMITTED USE THROUGH THE OPTIONAL DESIGN PROJECT PER SECTION 121.11.1 OF THE ZONING REGULATIONS. THE OPTIONAL DESIGN PROJECT/PLANNING BOARD APPLICATION WAS SUBMITTED ON 8-13-2016. THE PROJECT WAS PRESENTED TO THE PLANNING BOARD ON JANUARY 5, 2017, MARCH 2, 2017, AND AGAIN ON JUNE 1, 2017. THE DECISION AND ORDER FOR P-2017-001 WAS ISSUED ON SEPTEMBER 11, 2017. IT WAS APPROVED WITHOUT ANY CONDITIONS. THE ODP WAS SIGNED ON SEPTEMBER, 19, 2017.
- A DESIGN MANUAL WAIVER WAS APPROVED ON JULY 28, 2010 REQUESTING TO WAIVE SECTION 5.2.1.A OF CHAPTER 5 OF HOWARD COUNTY DESIGN MANUAL, VOLUME I, WHICH REQUIRES MANAGEMENT CONTROL OF THE 10 AND 100-YEAR STORMS. THE REQUEST ASKED FOR AN ALTERNATE COMING FROM THE DEVELOPER TO EXCEED THE EXISTING IMPERVIOUS FOR THE 100-YEAR STORM AND EFFECTIVELY REDUCING THE IMPERVIOUS BY 50%. PROPOSED MITIGATION FOR THE SITE WILL ACHIEVE MANAGEMENT CONTROL FOR THE ROYAL FARMS DEVELOPMENT WHICH USES A WEIGHTED AVERAGE TO CALCULATE THE REQUIRED VOLUME OF THE 10 AND 100-YEAR STORMS.
- THIS SITE IS REQUIRED TO MEET THE HO.CO. RE-DEVELOPMENT CRITERIA. STORMWATER MANAGEMENT FOR THIS PROJECT WILL BE PROVIDED BY THE TWO (M-6) MICRO BIO-RETENTIONS FACILITIES. THESE FACILITIES SHALL ADEQUATELY MANAGE THE 100 YEAR STORM FOR ALL NEW IMPERVIOUS AREA. THE FACILITIES SHALL BE PRIVATELY OWNED & MAINTAINED.
- THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL HAVE BEEN ADDRESSED BY A CERTIFIED LANDSCAPE PLAN WITHIN THIS PLAN SET. THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER AGREEMENT IN THE AMOUNT OF \$19,230.00 FOR 19 SHADE TREES & 10 EVERGREEN TREES & 141 SHRUBS & 15 STREET TREES & 3 INTERNAL TREES & 8 SHADE TREES TO SATISFY WP-10-157.
- THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WAS MET UNDER SDP-15-069 VIA A PAYMENT OF A FEE-IN-LIEU.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN THE BOUNDARIES OF THE 1998 BALTIMORE/WASHINGTON INTERNATIONAL AIRPORT (BWI), AIRPORT NOISE ZONE AS WELL AS THE FOUR MILE RADIUS OF BWI AIRPORT. THEREFORE, NO APPROVAL FROM THE MARYLAND AVIATION ADMINISTRATION IS REQUIRED.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED/REFLECTED AWAY FROM ALL ADJACENT PUBLIC ROADS AND RESIDENTIAL ZONING DISTRICTS IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS. LIGHT FIXTURES SHALL BE SHIELDED LIGHTS PER SECTION 134.0.C.1 OF HOWARD COUNTY ZONING ORDINANCE. SEE SHEETS 18, 19 AND 20 FOR LIGHT FIXTURE DETAILS.
- KNOX BOX SHALL BE PLACED ON THE FRONT OF THE BUILDINGS NO MORE THAN 6' TO THE RIGHT OF THE MAIN ENTRANCE AT A HEIGHT OF 4'-5". IT SHALL BE ELECTRONICALLY SUPERVISED TO NOTIFY THE OWNER THAT IT IS BEING ACCESSSED (INTEGRATED WITH THE FIRE SYSTEM).
- ALL PLAN DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- TRASH PICK-UP FOR THE ROYAL FARMS STORE SHALL BE PRIVATE.
- HEALTH DEPARTMENT APPROVAL OF THIS SITE DEVELOPMENT PLAN DOES NOT ENSURE APPROVAL OF BUILDING PERMIT APPLICATIONS ASSOCIATED WITH THIS PLAN. PLANS FOR CERTAIN FACILITIES TO BE CONSTRUCTED WITHIN THE LIMITS DESCRIBED BY THIS PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE HEALTH DEPARTMENT. SUCH FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, THOSE WHICH HAVE SWIMMING POOLS, OR THAT SELL PREPARED OR PACKAGED FOODS, OR THAT MAY HAVE EQUIPMENT THAT EMITS RADIATION.
- WAIVER PETITION, WP-10-157, A REQUEST TO WAIVE SECTION 16.155(a)(1)(i) REQUIRING A SITE DEVELOPMENT PLAN FOR MASS GRADING OF NON-RESIDENTIAL PROPERTY; SECTION 16.1202(a) REQUIRING SUBMISSION OF A FOREST CONSERVATION PLAN ON PARCEL 'A'; AND SECTION 16.1205(a)(10) REQUIRING THE RETENTION OF SPECIMEN TREES WAS APPROVED ON JUNE 3, 2010 WITH THE FOLLOWING CONDITIONS:
 - ALL FUTURE DEVELOPMENT ON PARCEL 'A' AND/OR GRADING AND DEVELOPMENT ON PARCEL 'C' WILL REQUIRE SUBMISSION OF A SITE DEVELOPMENT PLAN.
 - THE DEVELOPER SHALL PROVIDE ENHANCED SHADE TREE PLANTINGS AT A RATIO OF 2 PER 1 SPECIMEN TREE REMOVED IN ADDITION TO STANDARD LANDSCAPE REQUIREMENTS UNDER SITE DEVELOPMENT PLAN FOR PARCEL 'A'.
 - THE STORMWATER MANAGEMENT SHALL BE MET UNDER THE SITE DEVELOPMENT PLAN. AN ENVIRONMENTAL CONCEPT PLAN IS REQUIRED PRIOR TO SUBMISSION OF THE SDP.
 - WAIVER OF SECTION 16.1202(a) IS ONLY FOR A TEMPORARY DEFERRAL OF THE FOREST CONSERVATION PLAN REQUIREMENT UNTIL THE SITE IS DEVELOPED WITH A SITE DEVELOPMENT PLAN. IF A SITE DEVELOPMENT PLAN IS NOT SUBMITTED IN A TIMELY MANNER, THE DEVELOPER IS REQUIRED TO ADDRESS THE FOREST CONSERVATION OBLIGATION FOR THE LIMIT OF DISTURBANCE INDICATED FOR THIS SITE UNDER THE GRADING PLAN AND GRADING PERMIT APPLICATION.
- ENVIRONMENTAL CONCEPT PLAN, ECP-10-012, WAS APPROVED ON 9-9-2010.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THE ROYAL FARMS STORE WAS HELD ON APRIL 16, 2016.
- APPLICABLE DEPARTMENT OF PLANNING AND ZONING FILE REFERENCES: ECP-10-012, SDP-15-069, PB CASE #420, WP-10-157, F-16-079, F-10-047, GP-10-091, BA-10-028V
- SEE CAPITAL PROJECT #J-4206-1B FOR ULTIMATE CONDITIONS WITHIN U.S. ROUTE 1 STATE RIGHT-OF-WAY AND MONTEVIDEO ROAD.
- TRAFFIC CONTROL DEVICES:
 - THE R1-1 ("STOP") SIGN AND THE STREET NAME SIGN(SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICES LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES"(MUTCD).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (QUICK PUNCH), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE)-3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLL CAP SHALL BE MOUNTED ON TOP OF EACH POST.
- A REDLINE REVISION TO SDP-15-069 WAS APPROVED BY HOCC DPZ BY LETTER DATED MARCH 16, 2018 PER THE FOLLOWING COMMENTS:
 - PLEASE ENSURE THE 4" STREET TREES ARE SPACED AT 50' o/c AND THE SPACING TO THE NEXT TREE ON THE ROYAL FARMS PROJECT SITE IS ALSO 50'. SEE SPACING ON THE ATTACHED EXHIBIT.
 - PLEASE ALSO UPDATE THE STREET TREE CHART TO CHANGE TREES PROVIDED FROM 9 TO 4 AND INCLUDE A NOTE THAT LARGER 4" CALIPER TREES ARE BEING PROVIDED PER ODP FOR B-240 APPROVED SEPTEMBER 2017.
 - PLEASE ADD A PURPOSE NOTE FOR THE REVISION INDICATING "IN ORDER TO MAINTAIN A CONSISTENT STREETScape ACROSS THE FRONTAGE OF THE ENTIRE SITE, PARCEL A, IT WAS APPROVED THAT WHATEVER IS PLANNED FOR THE ROUTE 1 STREETScape FOR THE ROYAL FARMS STORE (SDP-18-006) SHALL BE REQUIRED FOR THE ROUTE 1 FRONTAGE OF THE CVS PHARMACY PLAN (SDP-15-069)."
- A FEE-IN-LIEU OF PROVIDING SIDEWALK ALONG MONTEVIDEO ROAD, IN THE AMOUNT OF \$31,759.40 WAS APPROVED BY DPW ON 4/26/18 AND SHALL BE PAID AS PART OF THE DPW DEVELOPER AGREEMENT.
- PLAT # 23851, RECORDED ON 6-21-2016 IS A LAND UNIT PLAT WHICH ESTABLISHED LAND UNIT 1, LAND UNIT 2, AND FUTURE EXTENSION AREA. THIS SDP IS FOR WORK PROPOSED WITHIN LAND UNIT 2. HOWARD COUNTY DPZ DOES NOT RECOGNIZE LAND UNIT/CONDOMINIUM LINES THEY ARE BEING SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LOT	Pradice	No.	DA (sq)	Imp Area (sq)	%	Rv	Pe required	Required	At (sf)	2% DAF	ESDv (cf)	Pe Provided	Required	REV	Provided	Ownership
RF#230	(M-6) Micro-Bioretent	MB-1	54,825	46,601	85%	0.82	1.0	1097	2780	PASS	4988	4747	1.3	597cf	Private	
RF#230	(M-6) Micro-Bioretent	MB-2	2,935	2,495	85%	0.82	1.0	59	410	PASS	241	305	1.5	597cf	Private	
Totals per individual Drainage Area			57,760	49,096	85%	0.82			5229		5229	5052				
Totals per Re-Development Criteria:								4988	5052						101%	

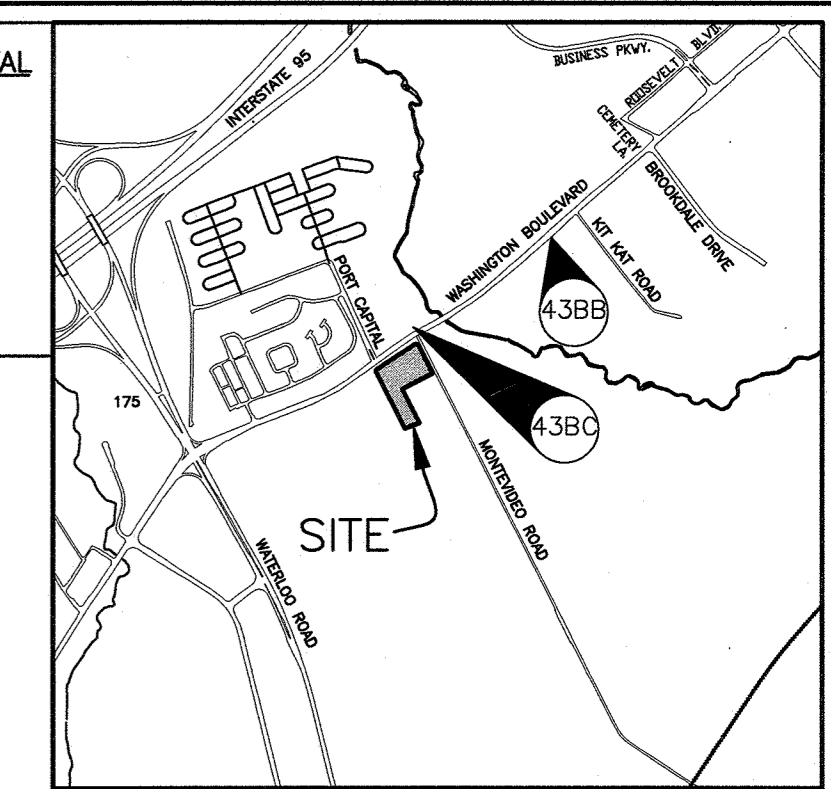
Notes:
 1. The Pe required column is based on individual practice Pe calculation. The Rv is based on individual drainage area percent impervious (per DED).
 2. The total file area (Area) is utilized as MB-1 ESDv requirement, with remaining obligation provided in MB-2.
 3. MB-1 has been made larger in order to accommodate the 100-year storm to control flooding impacts within the Deep Run Watershed.

COMMERCIAL SITE DEVELOPMENT PLAN

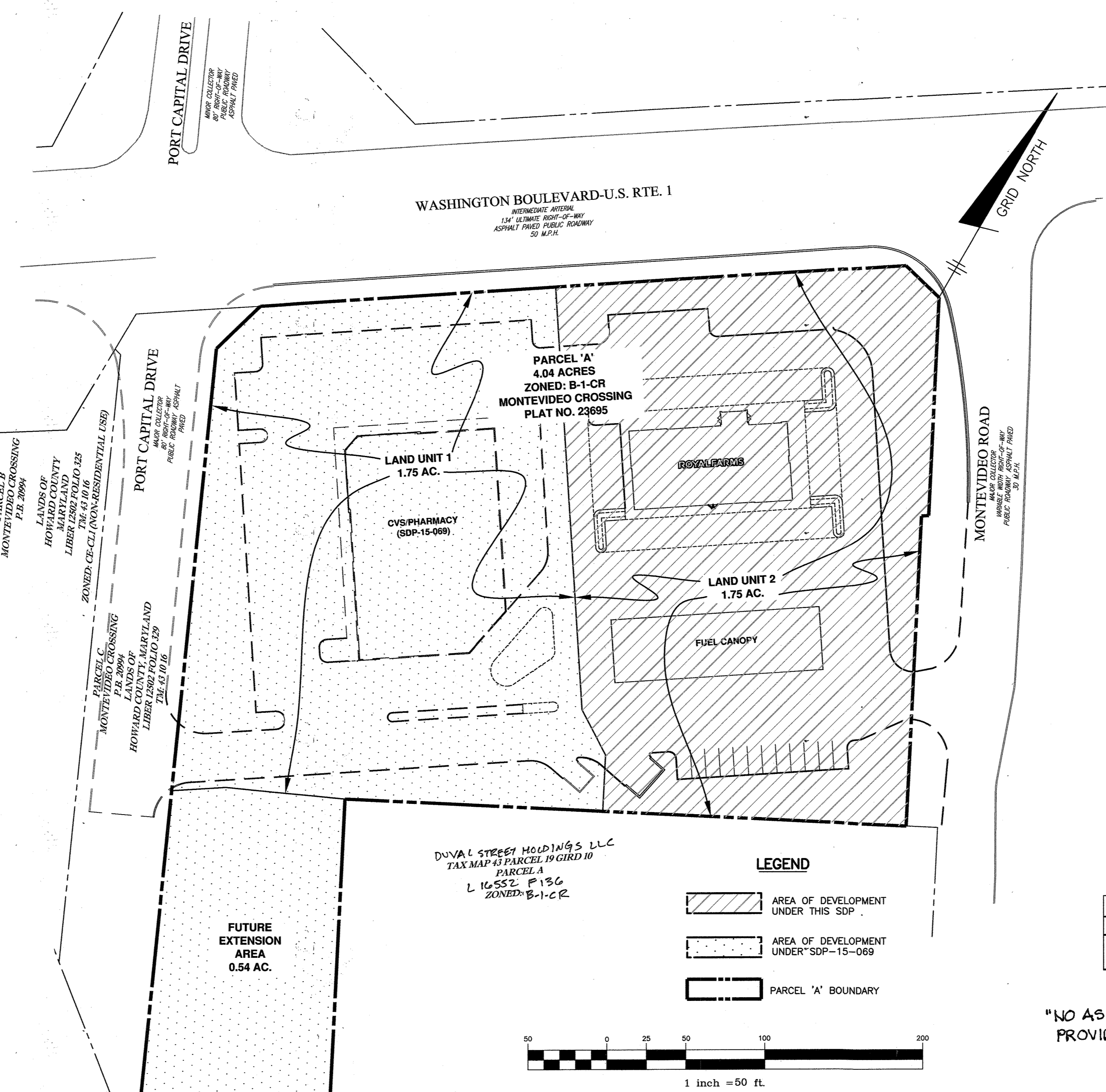
ROYAL FARMS STORE #230

7130 MONTEVIDEO ROAD

HO.CO. #438B STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 550,534.19' E 1,376,905.25'
HO.CO. #438C STAMPED BRASS DISK SET ON TOP OF CONCRETE BASE N 549,592.091' E 1,375,466.62'

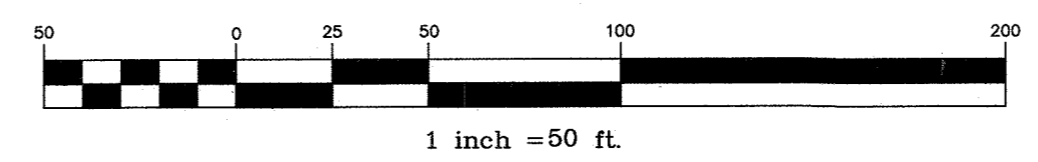


NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	SITE GRADING PLAN
5	SITE UTILITY PLAN
6	STORM DRAIN DRAINAGE AREA MAP
7	STORM DRAIN PROFILES, NOTES, AND DETAILS
8	UTILITY PROFILES, NOTES, & DETAILS
9	STORMWATER MANAGEMENT DRAINAGE AREA MAP
10	STORMWATER MANAGEMENT NOTES AND DETAILS
11	LANDSCAPE PLAN, NOTES, AND DETAILS
12	SEDIMENT AND EROSION CONTROL PLAN
13	SEDIMENT AND EROSION CONTROL NOTES, AND DETAILS
14	ROYAL FARMS DETAIL SHEET
15	ROYAL FARMS & HOWARD COUNTY DETAIL SHEET
16	BORING LOGS & SITE DEVELOPMENT NOTES, AND DETAILS
17	ADA COMPLIANCE PLAN
18	LIGHTING PLAN
19	LIGHTING NOTES
20	LIGHTING DETAILS
21	BUILDING ELEVATION VIEW
22	BUILDING ELEVATION VIEW
23	DUMPSTER ENCLOSURE & SIGNAGE
24	FUEL CANOPIES

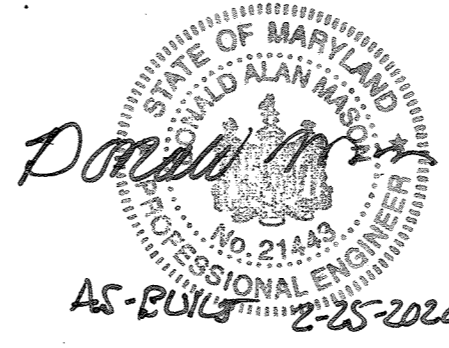


A.) TOTAL PROJECT AREA	4.04 acres
B.) AREA OF PLAN SUBMISSION	1.75 acres
C.) LIMIT OF DISTURBED AREA	1.80 acres
D.) PRESENT ZONING:	B-1-CR
E.) PROPOSED USE OF SITE:	COMMERCIAL ROYAL FARMS CONVENIENCE STORE MOTOR VEHICLE FUELING
F.) FLOOR AREA (CONVENIENCE STORE)	5,166 SF
G.) MAXIMUM NUMBER OF EMPLOYEES	N/A
H.) NUMBER OF PARKING SPACES REQUIRED	SEE PARKING CALCULATION CHART
I.) OPEN SPACE ON-SITE	N/A
J.) BUILDING COVERAGE OF SITE	0.12 AC.
PERCENTAGE OF GROSS AREA	6.9%
K.) APPLICABLE DPZ FILE REFERENCES:	SEE GENERAL NOTE 34.

Building	Square Footage	Zoning Section	Parking Requirement	Spaces Required	ADA Spaces Required
Royal Farms Convenience Store	5,166	133.0.D.4.e	(5.0 spaces per 1,000 sf)	26	2
Royal Farms Motor Vehicle Fueling Station	NA	133.0.D.4.i	3	3	0
Total Spaces Required:				29	2
Total Spaces Provided:				56	3



"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



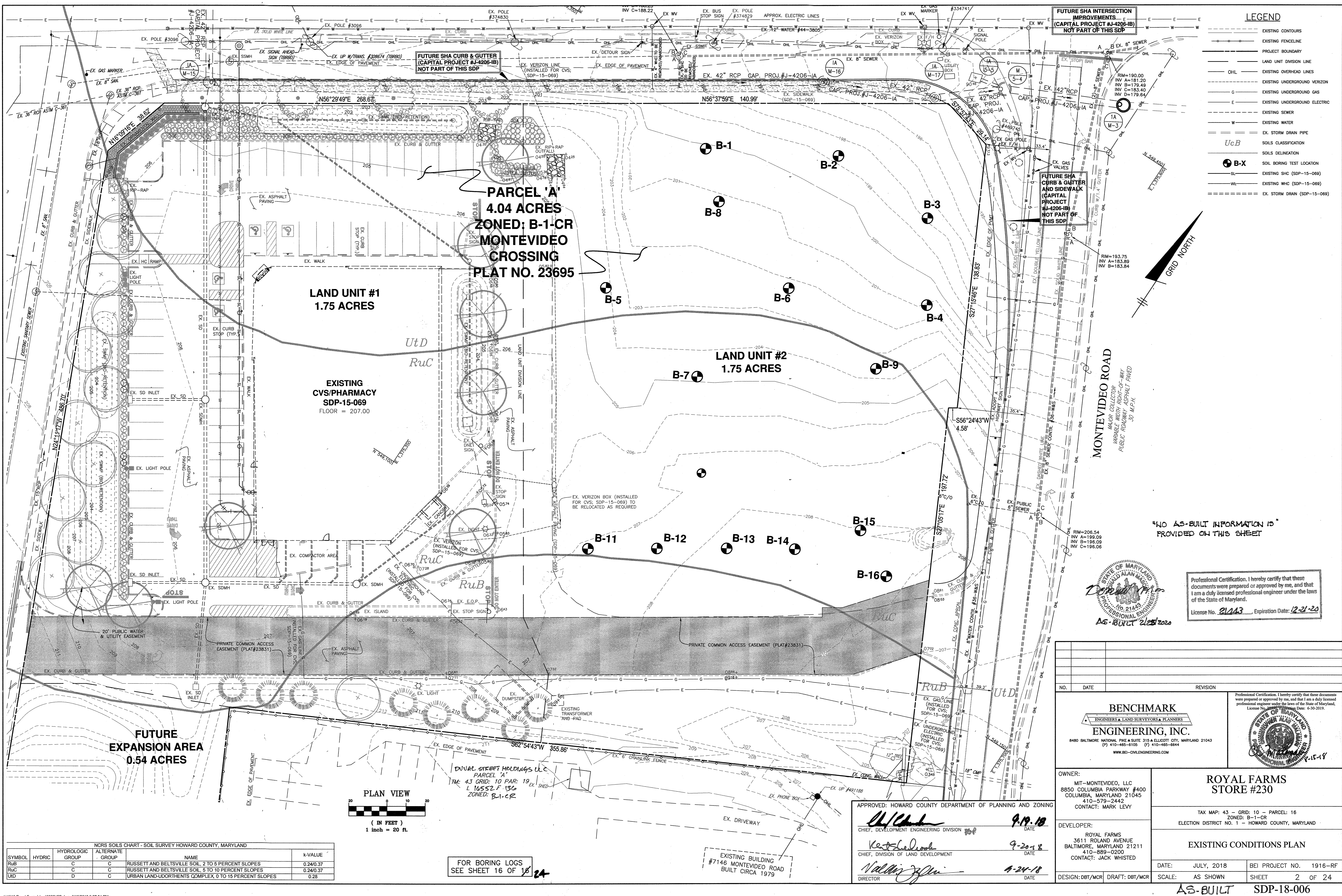
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 2/25/20

BUILDING	STREET ADDRESS
ROYAL FARMS	7130 MONTEVIDEO ROAD

SUBDIVISION NAME:	SECTION/AREA:	LOT/PARCEL #			
MONTEVIDEO CROSSING	NA	16			
PLAT No. OR L/F	GRID No.	ZONE	TAX MAP NO	ELECTION DISTRICT	CENSUS TRACT
23695	10	B-1-CR	43	1	6012.00

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DIRECTOR

NO.	DATE	REVISION
<p>BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-8644 WWW.BE-ONLINEENGINEERING.COM</p>		
<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 21443, Expiration Date: 2-25-2020</p>		
<p>OWNER: MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 CONTACT: MARK LEVY</p>		
<p>DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-889-0200 CONTACT: JACK WHISTED</p>		
<p>ROYAL FARMS STORE #230</p>		
<p>TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p>		
<p>TITLE SHEET</p>		
DATE:	JULY, 2018	BEI PROJECT NO. 1916-RF
DESIGN: DBT/MCR	DRAFT: DBT/MCR	SCALE: AS SHOWN
SHEET 1 OF 24		SDP-18-006



FUTURE SHA INTERSECTION IMPROVEMENTS (CAPITAL PROJECT #J-4206-IB) NOT PART OF THIS SDP

FUTURE SHA CURB & GUTTER (CAPITAL PROJECT #J-4206-IB) NOT PART OF THIS SDP

FUTURE SHA CURB & GUTTER AND SIDEWALK (CAPITAL PROJECT #J-4206-IB) NOT PART OF THIS SDP

**PARCEL A
4.04 ACRES
ZONED: B-1-CR
MONTEVIDEO
CROSSING
PLAT NO. 23695**

**LAND UNIT #1
1.75 ACRES**

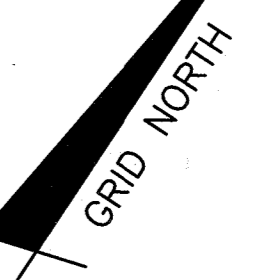
**LAND UNIT #2
1.75 ACRES**

**EXISTING
CVS/PHARMACY
SDP-15-069
FLOOR = 207.00**

**FUTURE
EXPANSION AREA
0.54 ACRES**

LEGEND

- - - - - EXISTING CONTOURS
- - - - - EXISTING FENCELINE
- - - - - PROJECT BOUNDARY
- - - - - LAND UNIT DIVISION LINE
- - - - - OHL
- - - - - EXISTING UNDERGROUND VERIZON
- - - - - EXISTING UNDERGROUND GAS
- - - - - EXISTING UNDERGROUND ELECTRIC
- - - - - EXISTING SEWER
- - - - - EXISTING WATER
- - - - - EX. STORM DRAIN PIPE
- UcB SOILS CLASSIFICATION
- B-X SOILS DELINEATION
- ⊕ SOIL BORING TEST LOCATION
- SL EXISTING SHC (SDP-15-069)
- WL EXISTING WHC (SDP-15-069)
- ===== EX. STORM DRAIN (SDP-15-069)

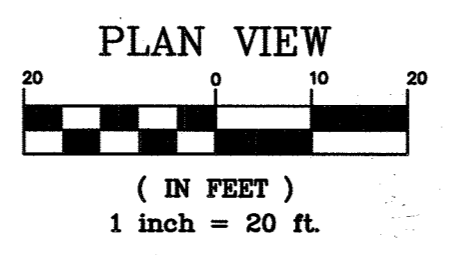


"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21243 Expiration Date: 12-31-20

NO.		DATE	REVISION
<p align="center">BENCHMARK ENGINEERING, INC. ENGINEERS • LAND SURVEYORS • PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-8844 WWW.BE-CIVILENGINEERING.COM</p>			
OWNER:		<p>ROYAL FARMS STORE #230</p> <p>MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 CONTACT: MARK LEVY</p>	
DEVELOPER:		<p>ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 CONTACT: JACK WHISTED</p>	
DESIGN: DBT/MCR		DRAFT: DBT/MCR	
DATE: JULY, 2018		BEI PROJECT NO. 1916-RF	
SCALE: AS SHOWN		SHEET 2 OF 24	



NCRS SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
RuB	C	C	C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.240.37
RuC	C	C	C	RUSSETT AND BELTSVILLE SOIL, 5 TO 10 PERCENT SLOPES	0.240.37
Ud	D	C	C	URBAN LAND-UDORTHENTS COMPLEX, 0 TO 15 PERCENT SLOPES	0.28

FOR BORING LOGS SEE SHEET 16 OF 16

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 9-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 9-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

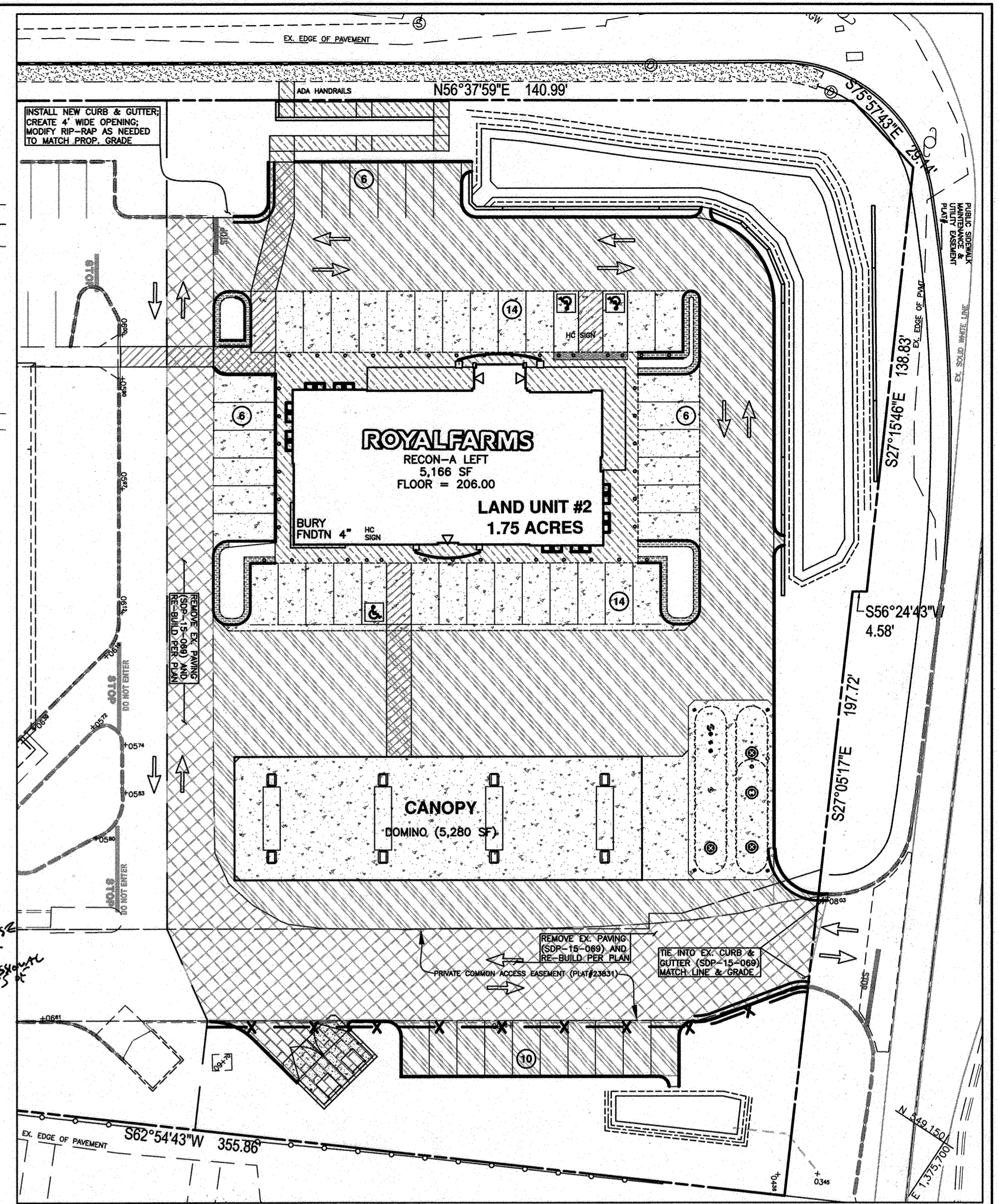
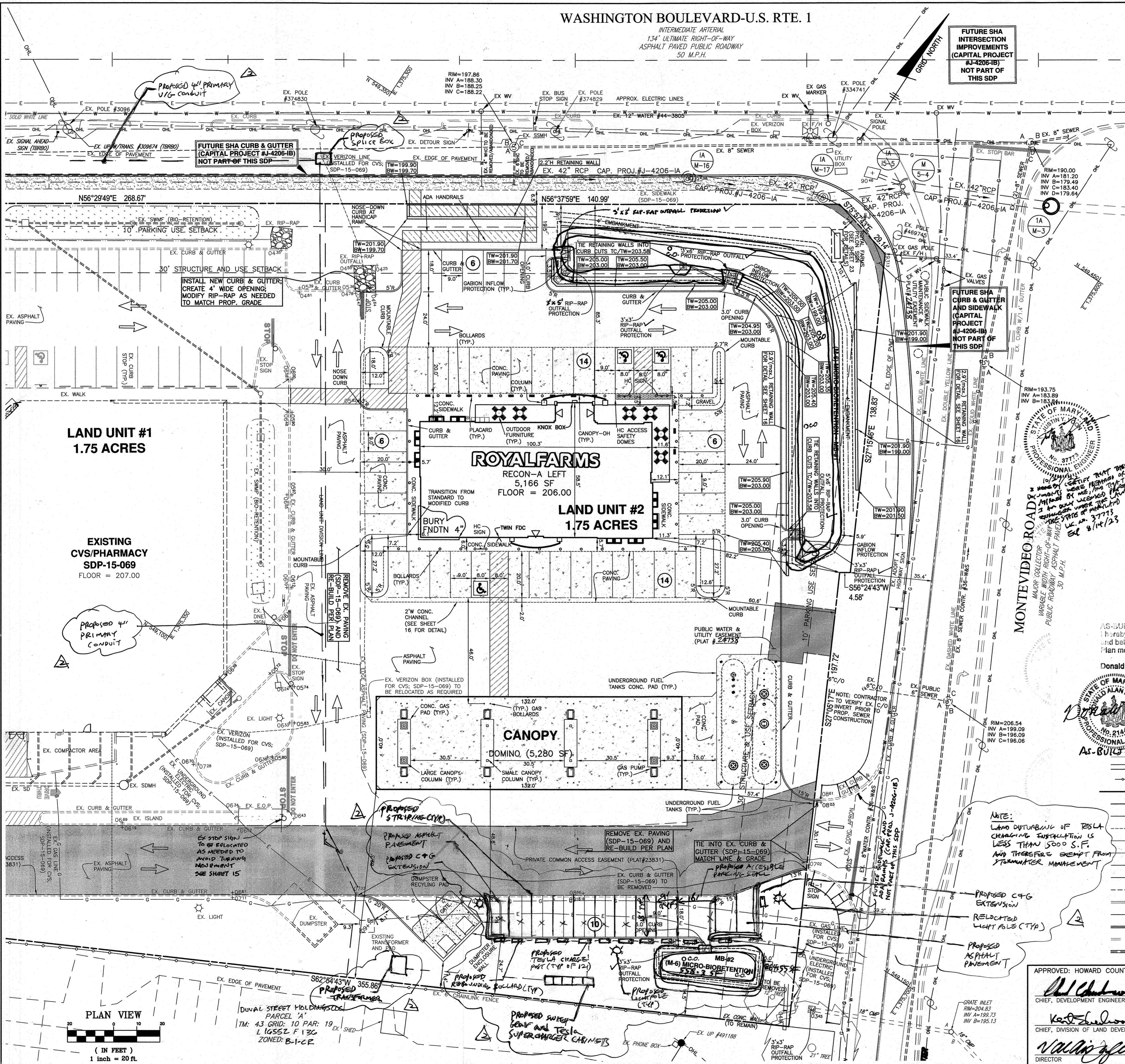
[Signature] 9-24-18
DIRECTOR DATE

EXISTING BUILDING #7146 MONTEVIDEO ROAD BUILT CIRCA 1979

WASHINGTON BOULEVARD-U.S. RTE. 1

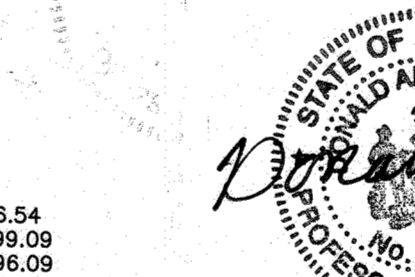
INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

FUTURE SHA
INTERSECTION
IMPROVEMENTS
(CAPITAL PROJECT
#J-4206-1B)
NOT PART OF
THIS SDP



NOTE: CONTRACTOR TO VERIFY EX. 15' WIDE R/W TO ADJUST FOR REMOVAL OF EX. ASPHALT AND RE-BUILD PER PLAN. SEE SHEET 15 FOR DETAILS.

MONTEVIDEO ROAD
MAJOR COLLECTOR
VARIABLE WIDTH RIGHT-OF-WAY
PUBLIC ROADWAY ASPHALT PAVED
30 M.P.H.



AS-BUILT
LEGEND

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
Donald Mason, P.E.
Date: 2/25/2020

PAVEMENT & CURB PLAN KEY
LEGEND
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 01447 Expiration Date: 12/4/20

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 ELLCOTT CITY, MARYLAND 21043
OWNER: MIT-MONTEVIDEO, LLC
DEVELOPER: ROYAL FARMS
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
DATE: 9-11-18
DATE: 9-20-18
DATE: 7-24-18

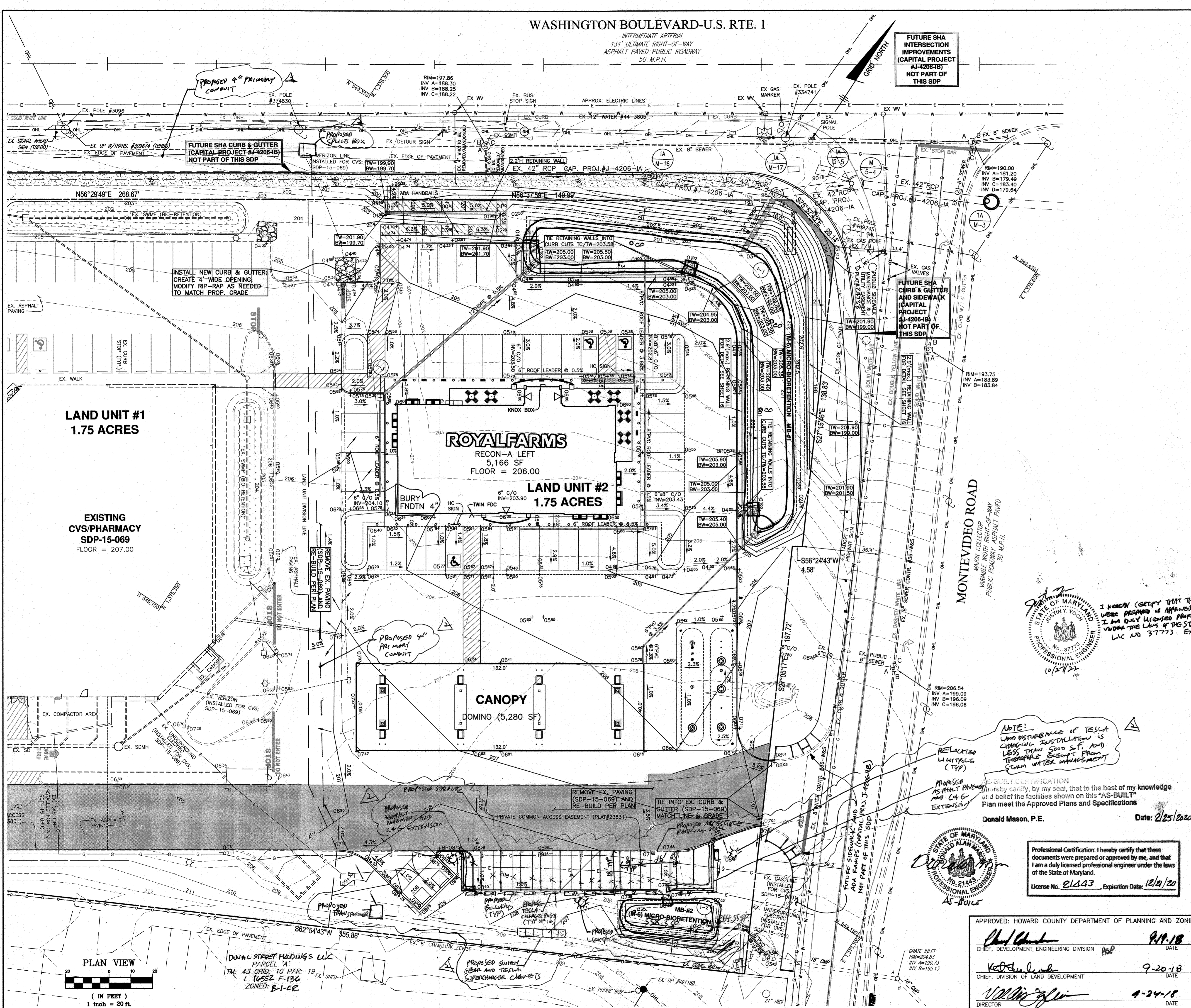
WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

FUTURE SHA
INTERSECTION
IMPROVEMENTS
(CAPITAL PROJECT
#J-4206-1B)
NOT PART OF
THIS SDP

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCELINE
- PROJECT BOUNDARY
- LAND UNIT DIVISION LINE
- OHL --- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND VERZON
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- PROP. UNDERGROUND GAS
- PROP. UNDERGROUND ELECTRIC
- EXISTING SEWER
- PROP. SEWER
- EXISTING WATER
- PROP. WATER
- EX. STORM DRAIN PIPE
- PROP. STORM DRAIN PIPE



I HEREBY CERTIFY THAT THESE DOCUMENTS
WERE PREPARED OR APPROVED BY ME, AND THAT
I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND
LIC NO 37773 EXPIRES 8/1/23
10/27/22



NOTE:
LAND DISTURBANCE OF TESLA
CHARGING INSTALLATION IS
LESS THAN 5000 S.F. AND
LESS THAN 5000 S.F. AND
LESS THAN 5000 S.F. FROM
TERRACE EXCEPT FROM
TERRACE WHICH MANAGEMENT
SHALL CERTIFY
DATE: 2/25/2020

RELATED
UTILITY
(TYP)

PROPOSED
AS-BUILT PAVING
AND C&G
EXTENSION

Professional Certification. I hereby certify that these
documents were prepared or approved by me, and that
I am a duly licensed professional engineer under the laws
of the State of Maryland.
License No. 21243, Expiration Date: 12/21/20



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
Chief, Division of Land Development
Director

9-19-18
9-20-18
9-24-18

2 10/27/2022 TESLA CHARGING INSTALLATION		Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28981, Expires 8/30/2019.	
1 1/6/2020 REUSE EXISTING AND GRADING IN MB#1 BY PARKING SPACE		Professional Engineer Seal for Donald Mason, P.E., State of Maryland, License No. 37773, expires 8/1/23.	
NO. DATE REVISION		BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-485-8105 (F) 410-485-8644 WWW.BE-CIVILENGINEERING.COM	
OWNER: MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 CONTACT: MARK LEVY		ROYAL FARMS STORE #230 TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND	
DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 CONTACT: JACK WHISTED		SITE GRADING PLAN DATE: JULY, 2018 BEI PROJECT NO. 1916-RF SCALE: AS SHOWN SHEET 4 OF 24	
DESIGN: DBT/MCR DRAFT: DBT/MCR		AG-BUILT SDP-18-006	

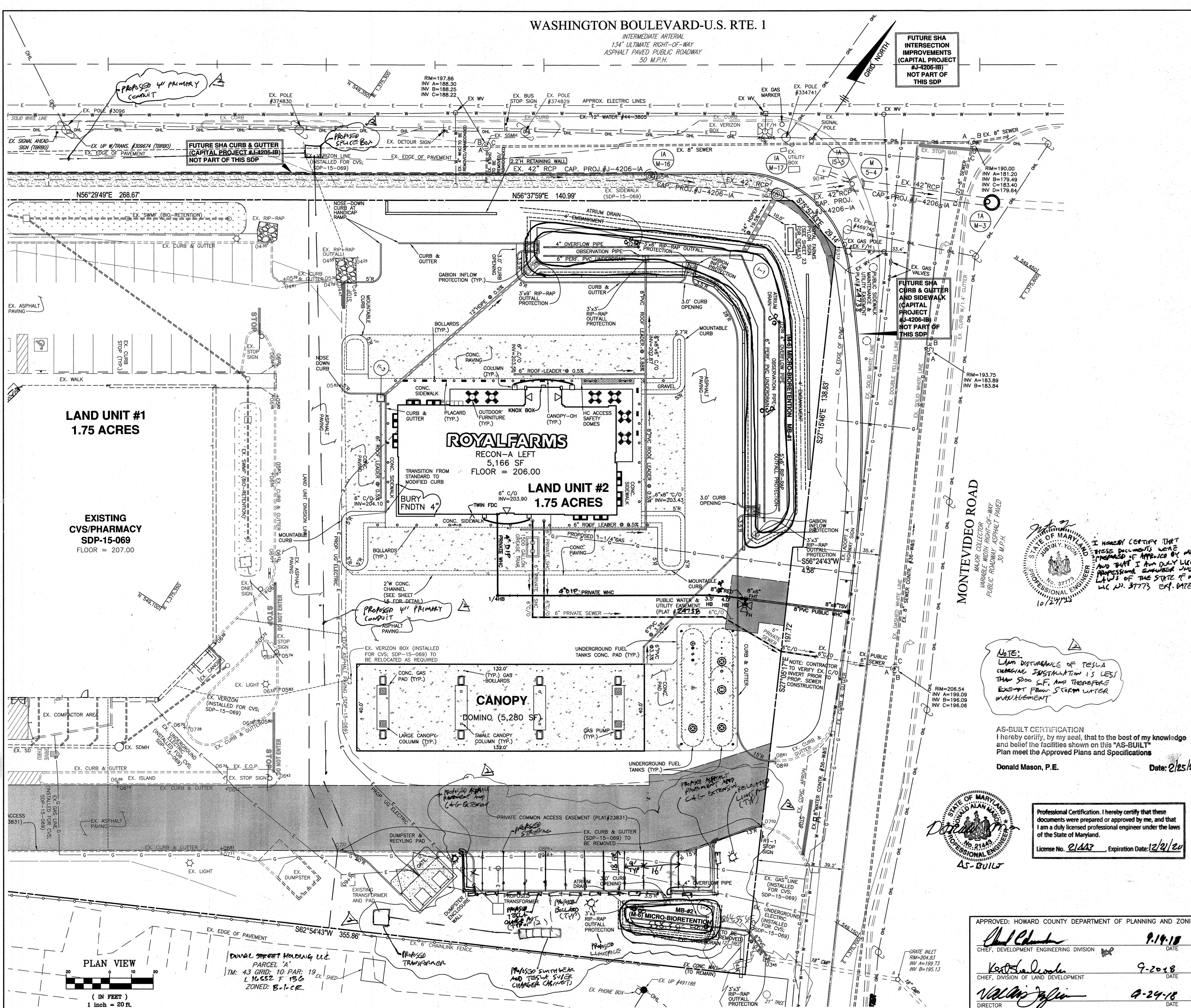
WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

FUTURE SHA
INTERSECTION
IMPROVEMENTS
(CAPITAL PROJECT
#J-4206-1B)
NOT PART OF
THIS SDP

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCELINE
- PROJECT BOUNDARY
- LAND UNIT DIVISION LINE
- OHL --- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND VERIZON
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- PROP. UNDERGROUND GAS
- PROP. UNDERGROUND ELECTRIC
- EXISTING SEWER
- PROP. SEWER
- EXISTING WATER
- PROP. WATER
- EX. STORM DRAIN PIPE
- PROP. STORM DRAIN PIPE

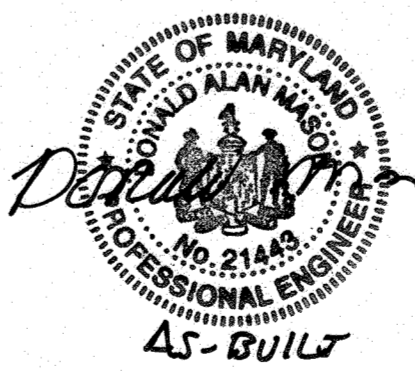


I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LIC. NO. 31773 EXP. DATE 8/14/23
10/24/22

NOTE:
LAWN DISBURSANCE OF TESLA CHARGING INSTALLATION IS LESS THAN 5000 SF, AND THEREFORE EXEMPT FROM STORM WATER MANAGEMENT

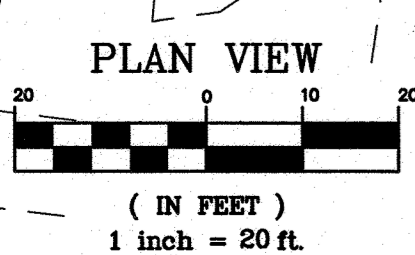
AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
Donald Mason, P.E. Date: 2/25/2022

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21447 Expiration Date: 12/31/20



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature] 9-14-18 DATE
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 [Signature] 9-20-18 DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT
 [Signature] 9-24-18 DATE
 DIRECTOR

NO. DATE REVISION		2 10/27/2022 TESLA CHARGING INSTALLATION	
<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 6480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043 (P) 410-465-0105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM</p>			
OWNER:		ROYAL FARMS STORE #230	
DEVELOPER:		SITE UTILITY PLAN	
DATE: JULY, 2018		BEI PROJECT NO. 1916-RF	
SCALE: AS SHOWN		SHEET 5 OF 24	



WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

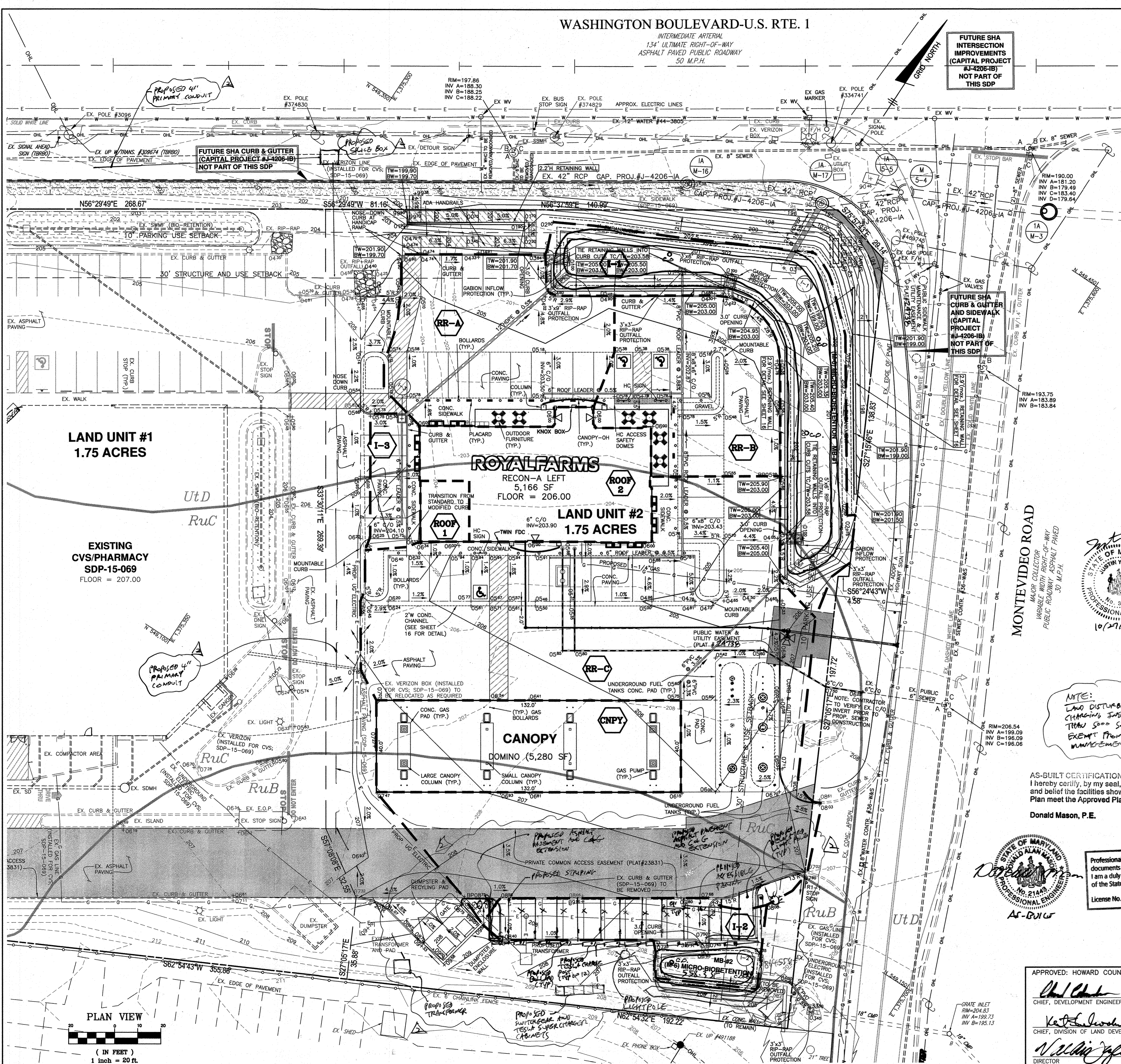
FUTURE SHA INTERSECTION IMPROVEMENTS (CAPITAL PROJECT #J-4206-1B) NOT PART OF THIS SDP

STORM DRAIN AREA TABULATION

INLET #	SUBAREA (B)	AREA (A)	TOTAL (A)
	I-3	0.03	
	ROOF-1	0.01	
	ROOF-2	0.11	
	RR-A	0.14	
	RR-B	0.12	
	RR-C	0.57	
	CANOPY	0.12	
I-1		0.16	1.26
I-2		0.07	0.07
			1.33

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCELINE
- PROJECT BOUNDARY
- CONDOMINIUM DIVISION LINE
- OHL EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND VERIZON
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- PROP. UNDERGROUND GAS
- PROP. UNDERGROUND ELECTRIC
- EXISTING SEWER
- PROP. SEWER
- EXISTING WATER
- PROP. WATER
- EX. STORM DRAIN PIPE
- PROP. STORM DRAIN PIPE
- SOIL CLASSIFICATION
- SOILS DELINEATION
- SOIL BORING TEST LOCATION
- PROP. SWM DRAINAGE AREA
- PROP. STORM DRAINAGE AREA



LAND UNIT #1
1.75 ACRES

ROYAL FARMS
RECON-A LEFT
5,166 SF
FLOOR = 206.00

LAND UNIT #2
1.75 ACRES

CANOPY
DOMINO (5,280 SF)

MONTEVIDEO ROAD
MAJOR COLLECTOR
VARIABLE WIDTH RIGHT-OF-WAY
PUBLIC ROADWAY ASPHALT PAVED
30 M.P.H.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
L.C. NO. 37773
EX. DATE 8/14/23
10/27/22

NOTE:
LAND DISTURBANCE OF TESLA CHARGING INSTALLATION IS LESS THAN 5000 SF. AND THEREFORE EXEMPT FROM STORM WATER MANAGEMENT

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications
Donald Mason, P.E. Date: 2/25/2020

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 10/21/20

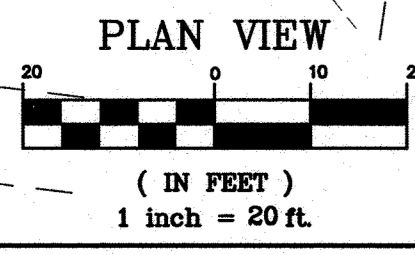
<p>NO. DATE REVISION</p> <p>2 10/27/22 TESLA CHARGING INSTALLATION</p>		<p>BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 410-579-2442 (F) 410-465-6844 WWW.BE-CVLENGINEERING.COM</p>	<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22350 EX. DATE 6-30-2019.</p>
<p>OWNER: MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 CONTACT: MARK LEVY</p>			
<p>DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 CONTACT: JACK WHISTED</p>		<p>ROYAL FARMS STORE #230</p> <p>TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p> <p>STORM DRAINAGE AREA PLAN</p> <p>DATE: JULY, 2018 BEI PROJECT NO. 1916-RF SCALE: AS SHOWN SHEET 6 OF 24</p>	

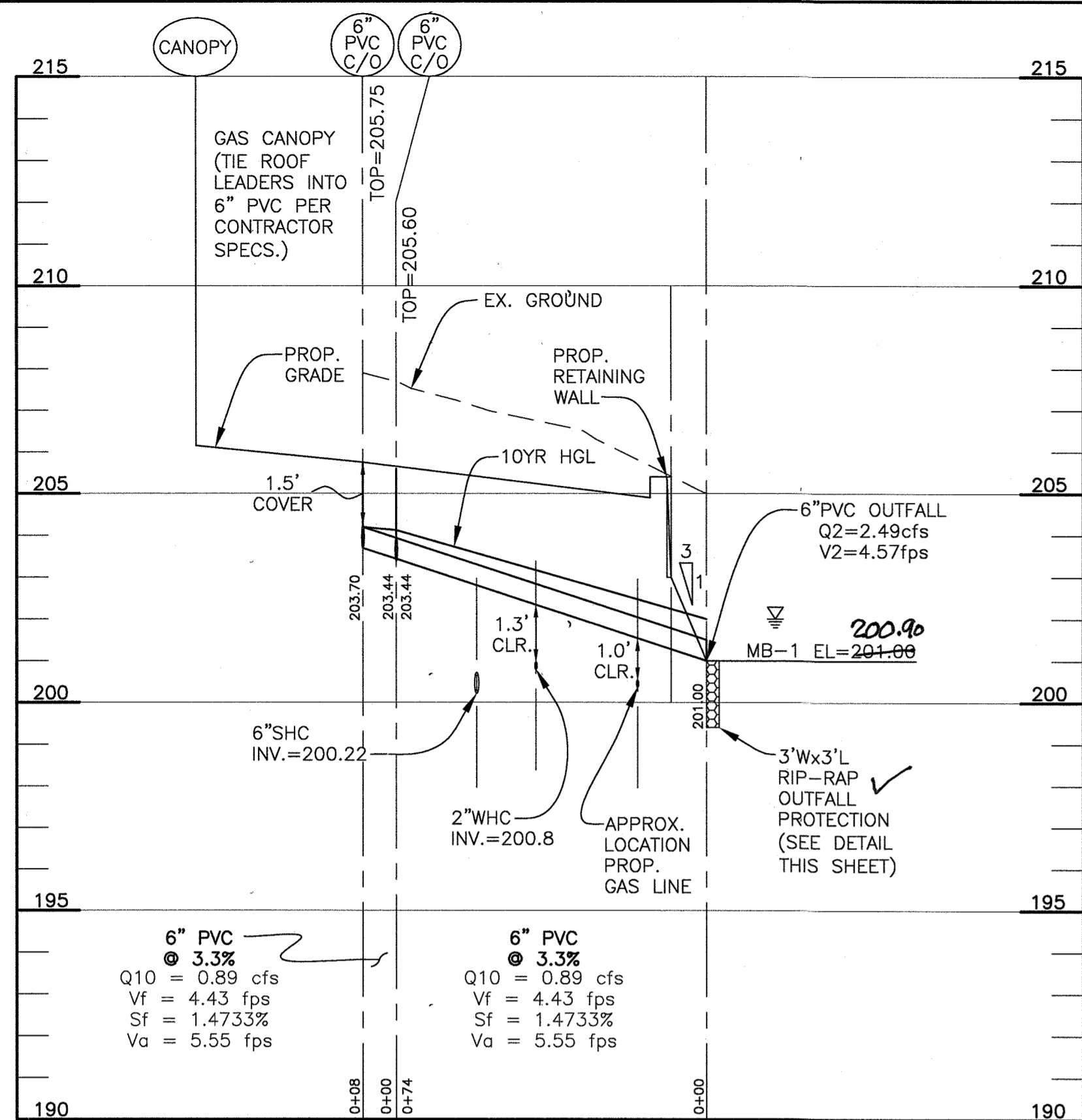
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Howard 9-10-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Kathleen 9-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

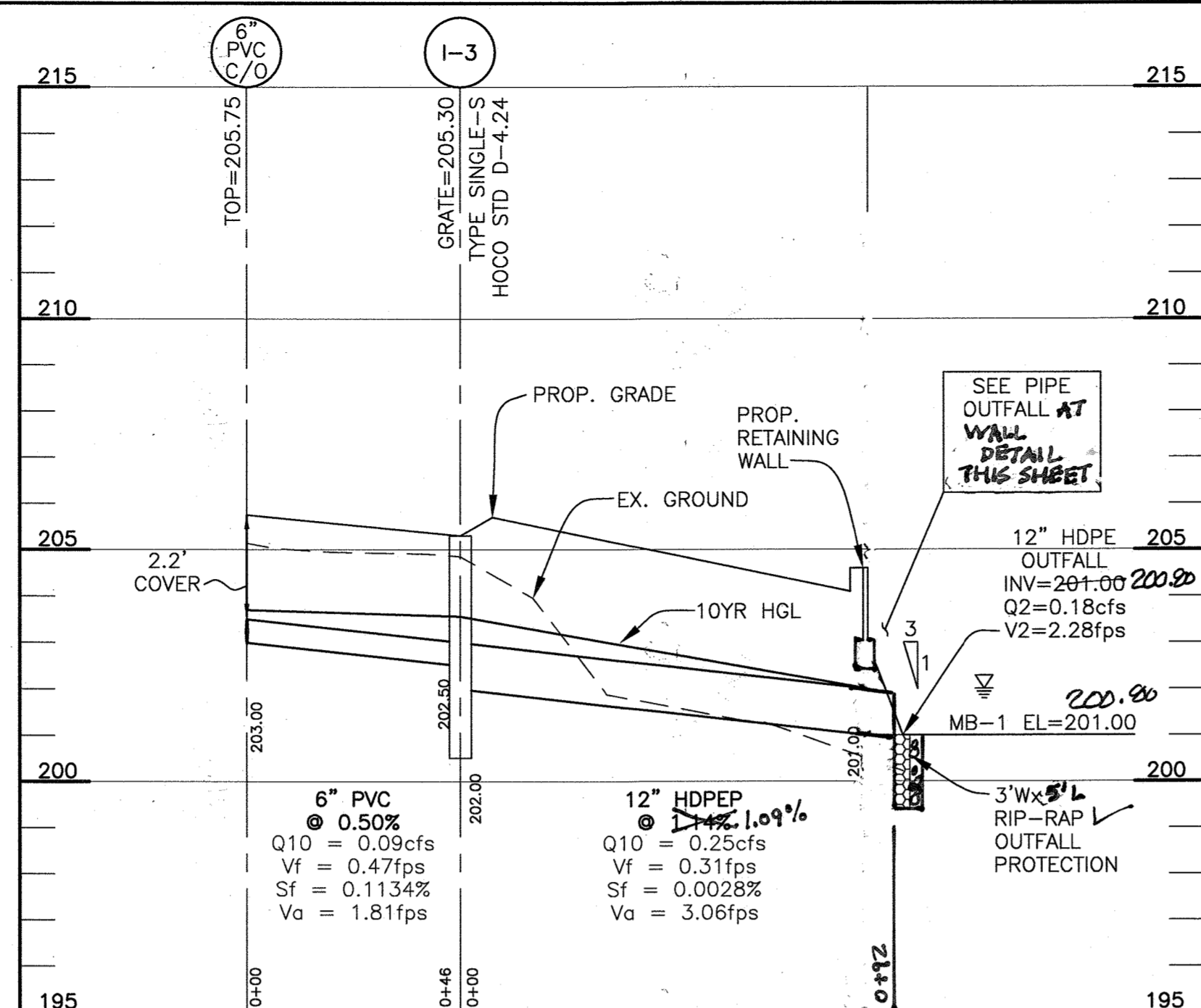
N. J. J. 8-24-18
DIRECTOR DATE





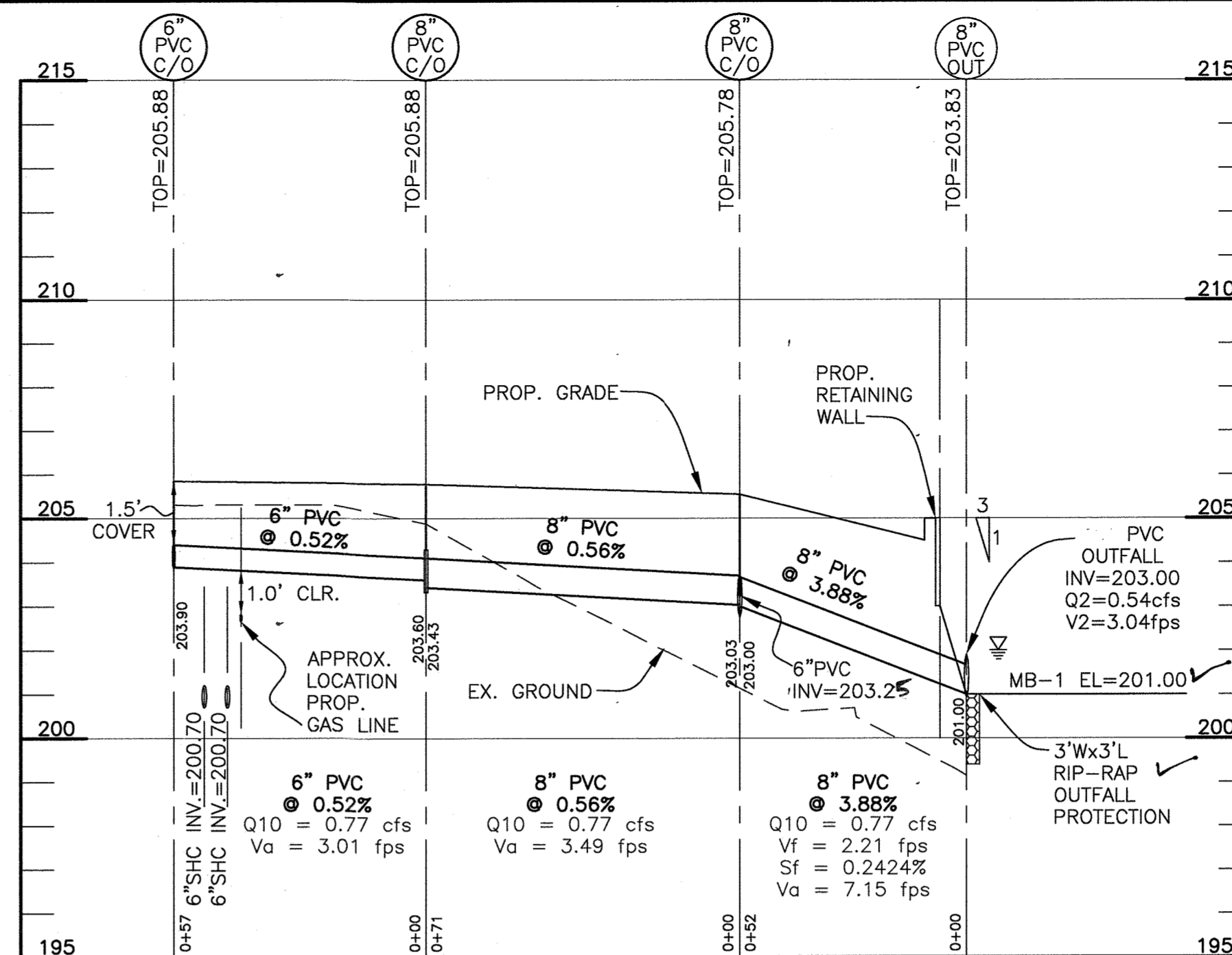
PRIVATE STORM DRAIN PROFILE - CANOPY TO OUTFALL

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



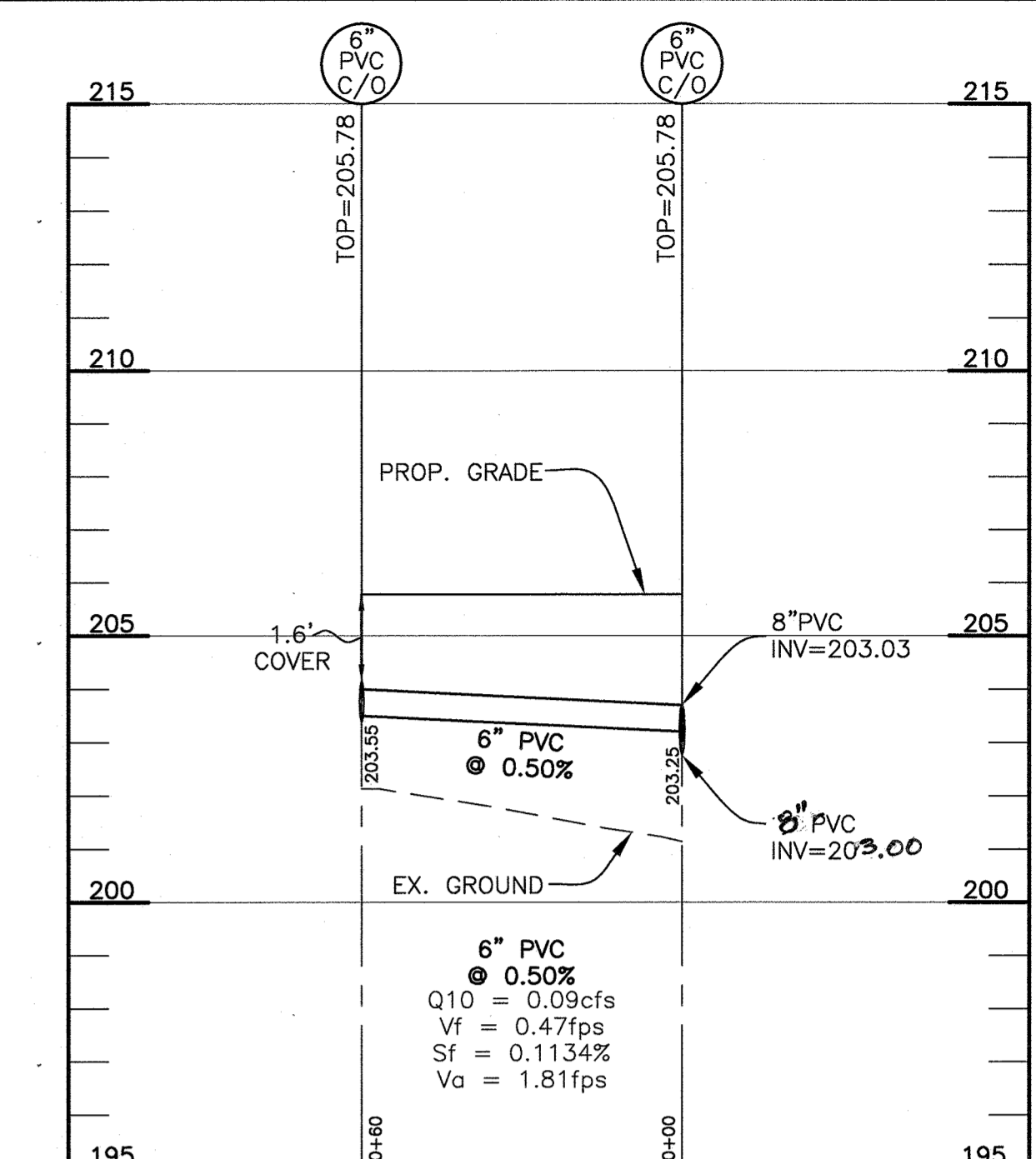
PRIVATE STORM DRAIN PROFILE - ALONG WEST SIDE OF ROYAL FARMS

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



PRIVATE STORM DRAIN PROFILE - ALONG REAR & EAST SIDE OF ROYAL FARMS

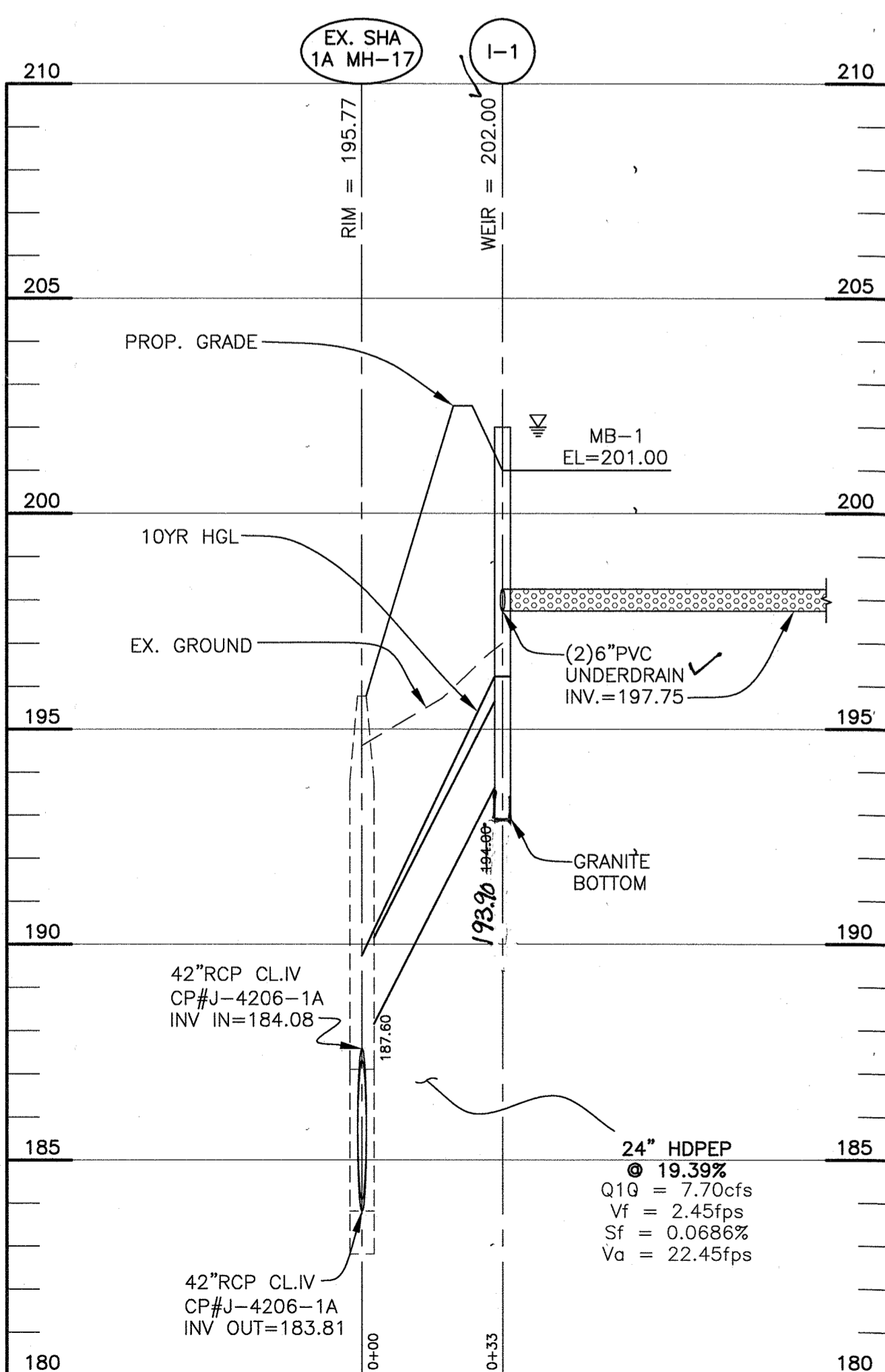
VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'



PRIVATE STORM DRAIN PROFILE ALONG FRONT OF ROYAL FARMS

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'

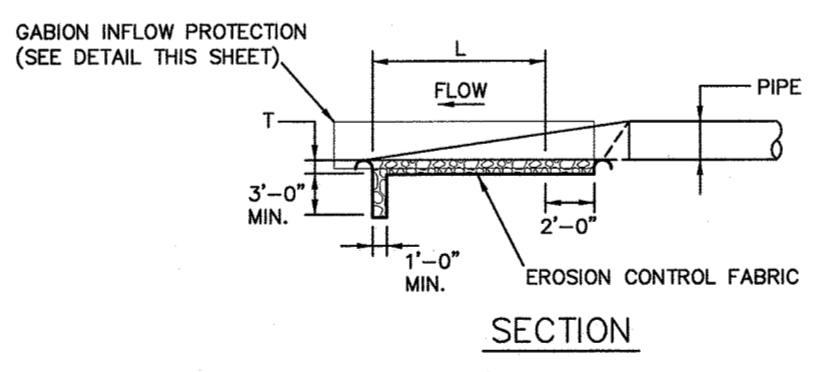
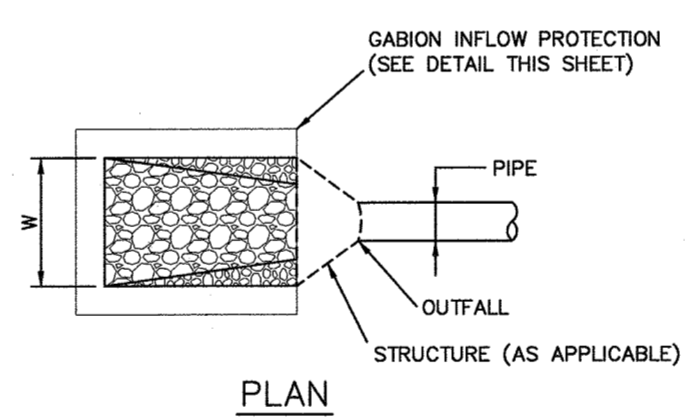
STORM DRAIN STRUCTURE TABLE								
NUMBER	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	STD. DETAIL	OWNER	REMARKS
I-1	DOUBLE-S	N549,382.0779 E1,375,482.7241	197.75(6")	194.00(24")	202.00	D-4.25	PRIVATE	-
I-2	NDS-1215	N549,116.0119 E1,375,639.9519	203.77(4")	203.67(6")	207.35	N/A	PRIVATE	SEE MANUFACTURERS SPECS
I-3	SINGLE-S	N549,236.0737 E1,375,380.6906	202.50(6")	202.00(12")	205.30	D-4.24	PRIVATE	-
IA M-17	EX. SHA 60" MH	N549,414.6470 E1,375,480.9340	187.60(24")	184.08(42")	195.77	G-5.12	PUBLIC	CAPITAL PROJECT #J-4206-1A



PRIVATE STORM DRAIN PROFILE - MB OUTFALLS TO EX. SHA SD

VERTICAL SCALE: 1"=3'
HORIZONTAL SCALE: 1"=30'

PIPE TABLE		
SIZE / MATERIAL	LENGTH	
12" HDPEP	87.7	
24" HDPEP	32.6	
6" PVC	278.0	
8" PVC	122.9	

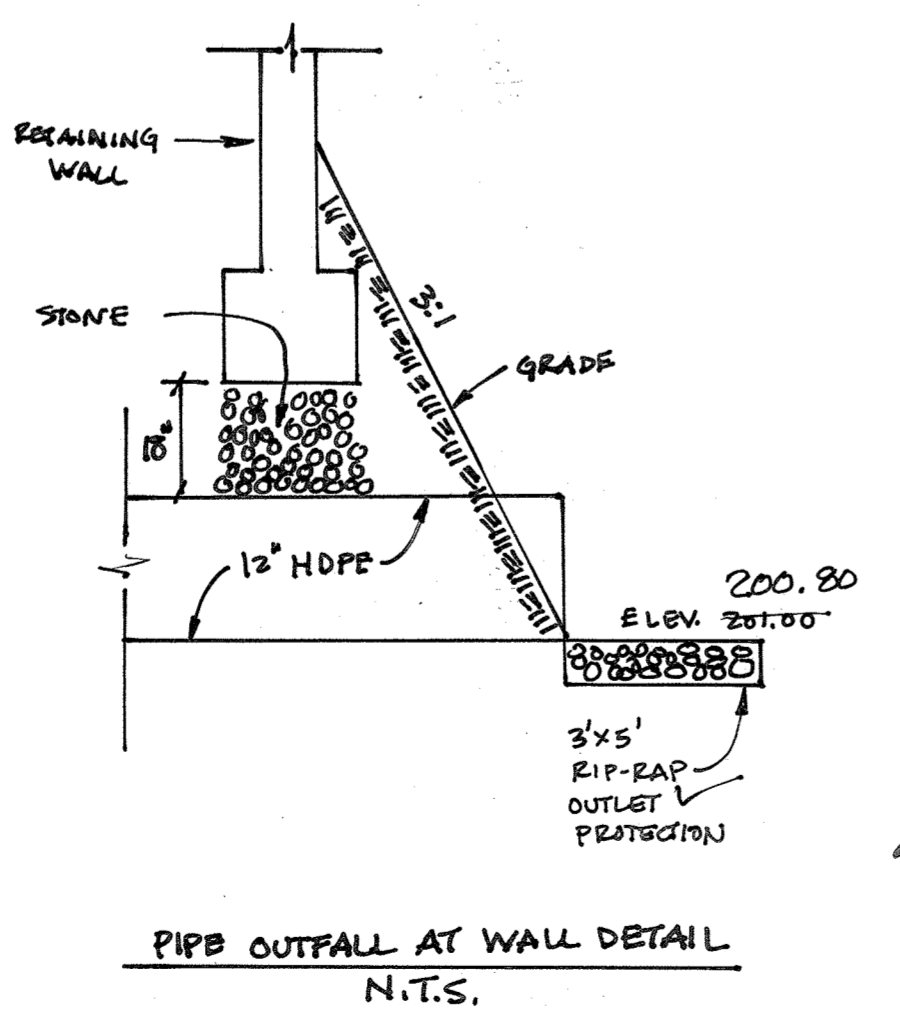


STRUCTURE	d50	LENGTH(L)	WIDTH(W)	THICK.(T)	SHA CLASS
3'W x 5'L	9.5"	5' @ 0.0	3' @ 0.0	19"	I
3'W x 6'L (TYP)	9.5"	6' @ 3.1	3' @ 0.0	19"	I
3'W x 3'L (TYP)	9.5"	3' @ 0.0	3' @ 0.0	19"	I

OUTLET PROTECTION DETAIL NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. THE SUBGRADE FOR THE FILTER, RIP-RAP, OR GABION SHALL BE PREPARED TO THE REQUIRED LINES AND GRADES. ANY FILL REQUIRED IN THE SUBGRADE SHALL BE COMPACTED TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
2. THE ROCK OR GRAVEL SHALL CONFORM TO THE SPECIFIED GRADING LIMITS WHEN INSTALLED RESPECTIVELY IN THE RIP-RAP OR FILTER.
3. GEOTEXTILE CLASS C28 OR BETTER SHALL BE PROTECTED FROM PUNCHING, CUTTING, OR TEARING. ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE SHALL BE PREPARED BY PLACING ANOTHER PIECE OF GEOTEXTILE FABRIC OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE FABRIC. ALL OVERLAPS WHETHER FOR REPAIRS OR FOR JOINING TWO PIECES OF GEOTEXTILE FABRIC SHALL BE A MINIMUM OF ONE FOOT.
4. STONE FOR THE RIP-RAP OR GABION OUTLETS MAY BE PLACED BY EQUIPMENT. THEY SHALL BE CONSTRUCTED TO THE FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. THE STONE FOR THE RIP-RAP OR GABION OUTLETS SHALL BE DELIVERED AND PLACED IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. RIP-RAP SHALL BE PLACED IN A MANNER TO PREVENT DAMAGE TO THE FILTER BLANKET OR GEOTEXTILE FABRIC. HAND PLACEMENT WILL BE REQUIRED TO THE EXTENT NECESSARY TO PREVENT DAMAGE TO THE PERMANENT WORKS.
5. THE STONE SHALL BE PLACED SO THAT IT BLENDS IN WITH THE EXISTING GROUND. IF THE STONE IS PLACED TOO HIGH THEN THE FLOW WILL BE FORCED OUT OF THE CHANNEL AND SCOUR ADJACENT TO THE STONE WILL OCCUR.



PIPE OUTFALL AT WALL DETAIL N.T.S.

AS-BUILT CERTIFICATION
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications

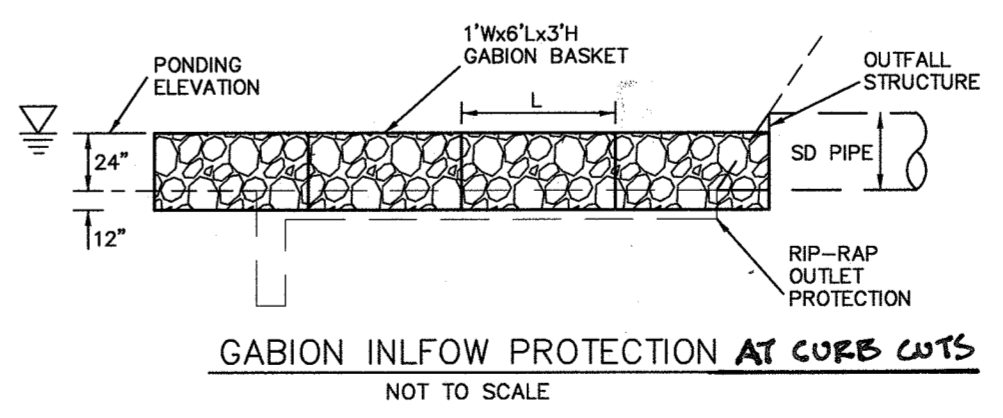
Donald Mason, P.E.

Date: 2/25/2020

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443, Expiration Date: 12/21/20

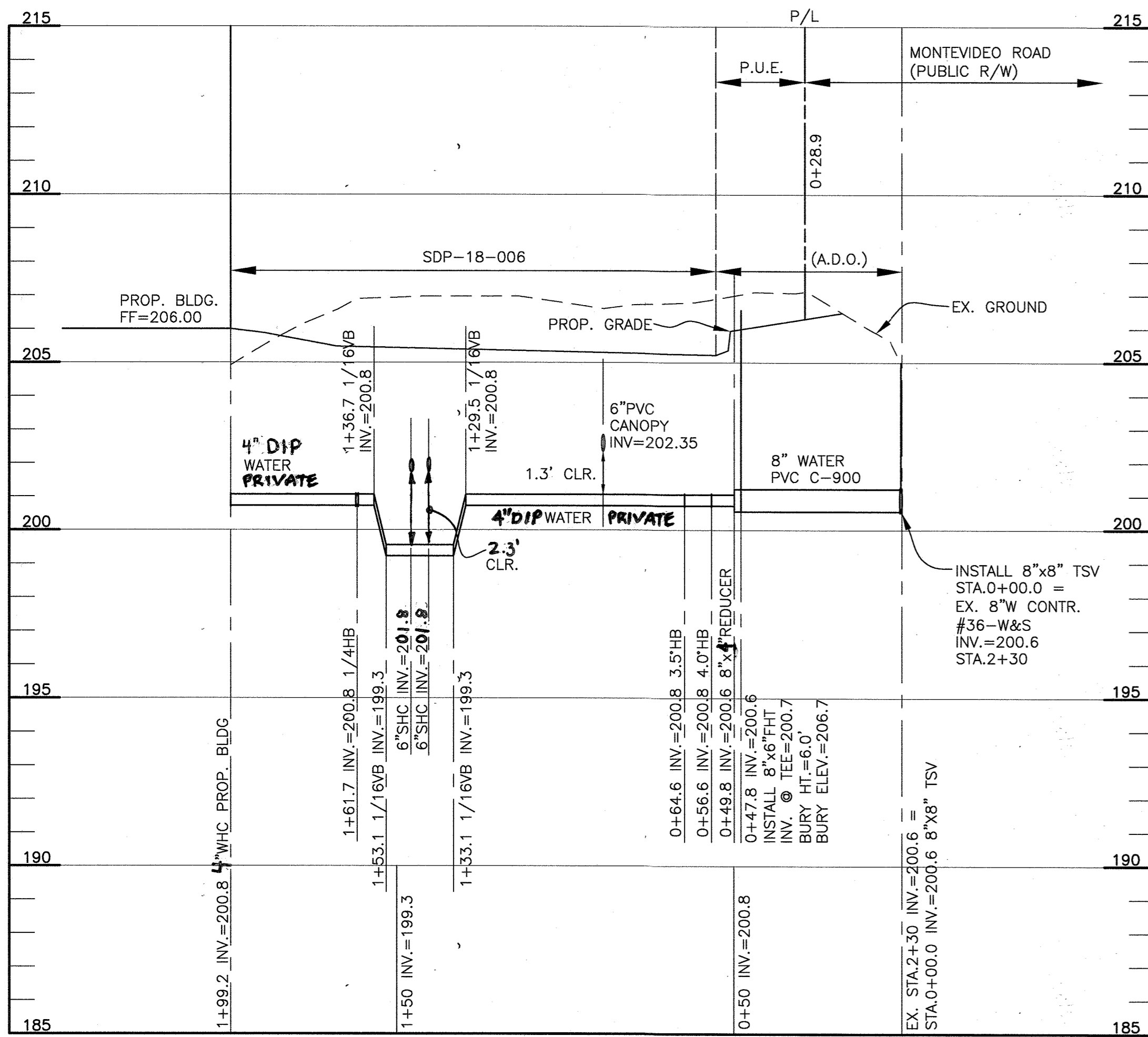
Part No.	Description	Color	Pkg Qty.	Wt. Ea. (lbs.)	Product Class	Specifications
1215	12" Square Galvanized Steel Grate	Galvanized Steel	1	10.40	1040	12" Square Beams, 1/2" Diameter Steel Bars, 1/4" Openings
1200BLKGT	12" x 12" Catch Basin, 2 Open Sides	Black Grate	4	7.99	1040	12" x 12" Tapered Catch Basin, Polypropylene
1200GRKGT	12" x 12" Catch Basin, 2 Open Sides	Green Grate	4	7.99	1040	12" x 12" Tapered Catch Basin, Polypropylene
1200GRKGTSP	12" x 12" Catch Basin, 2 Open Sides	Black Grate	4	7.99	1040	12" x 12" Tapered Catch Basin, Polypropylene, 3-Opening
1200SALDTRN	12" Basin with Rotational Decorative Grate	Black Grate	4	7.99	1040	12" x 12" Tapered Catch Basin, Polypropylene, 3-Opening and Plug
1200G3TRN	12" Basin with Rotational Decorative Grate	Black Grate	4	7.99	1040	12" x 12" Tapered Catch Basin, Polypropylene, 3-Opening and Plug
1203	12" x 12" Catch Basin, 3 Openings	Black	4	3.75	1040	12" x 12" Catch Basin, 3 Openings
1204	12" x 12" Catch Basin, 4 Openings	Black	4	3.75	1040	12" x 12" Catch Basin, 4 Openings

NDS 1215 SPECIFICATIONS (1-2) NOT TO SCALE

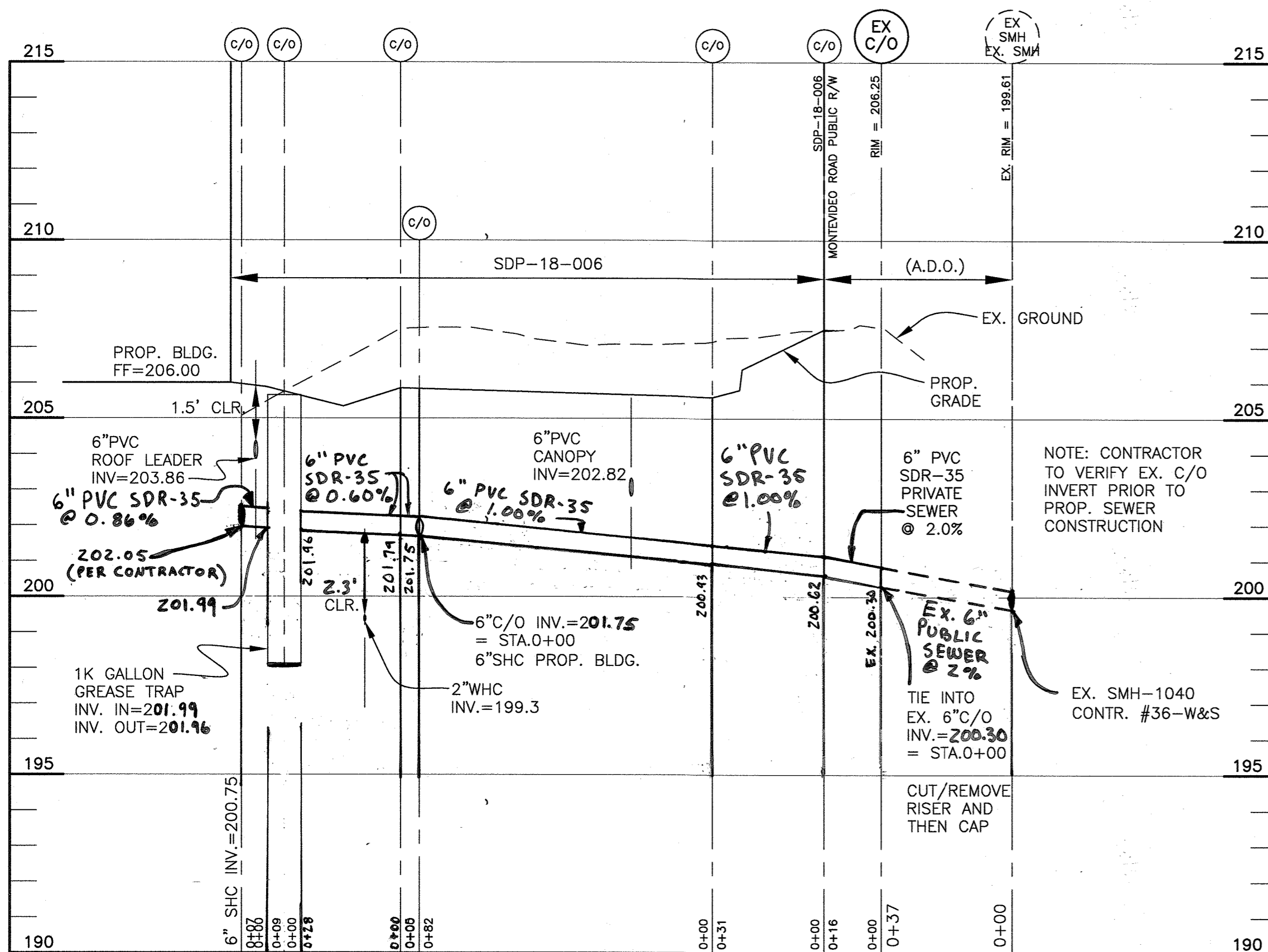


GABION INFLOW PROTECTION AT CURB CUTS NOT TO SCALE

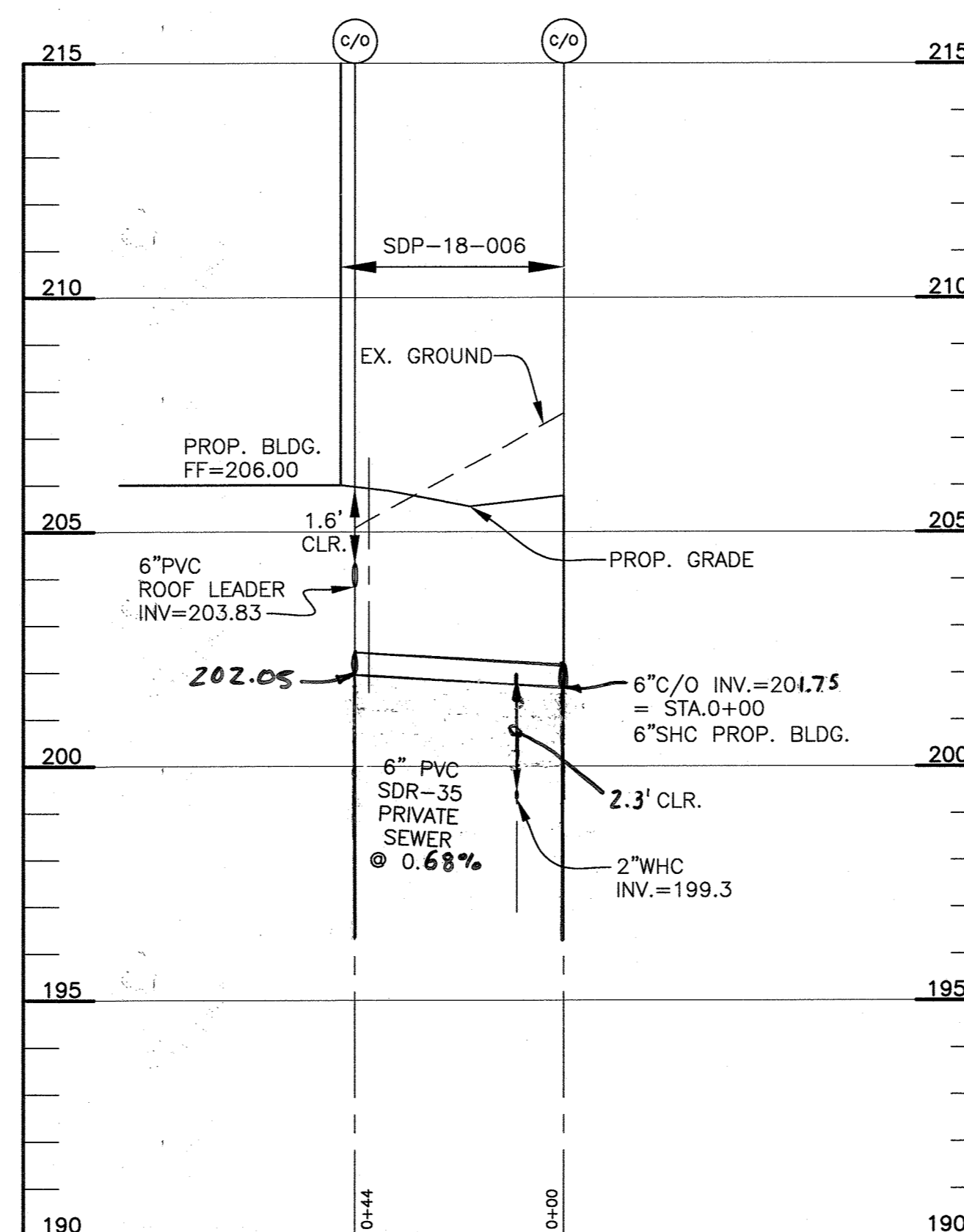
<p>1.6.2020 REVISE OUTFALL OF PIPE FROM I-3. PIPE GOES UNDER WALL. REVISE RIP-RAP</p>		<p>Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 21443, Expiration Date: 12/21/20.</p>	
<p>BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-465-8105 (F) 410-465-6644 WWW.BE-ONLINEENGINEERING.COM</p>		<p>ROYAL FARMS STORE #230 TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND</p>	
<p>OWNER: MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 CONTACT: MARK LEVY</p>		<p>DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-889-0200 CONTACT: JACK WHISTED</p>	
<p>APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING</p> <p>Howard County Department of Planning and Zoning</p>		<p>DATE: JULY, 2018 BEI PROJECT NO. 1916-RF</p>	
<p>DESIGN: DBT/MCR DRAFT: DBT/MCR</p>		<p>SCALE: AS SHOWN SHEET 7 OF 24</p>	



PRIVATE WATER PROFILE
 VERTICAL SCALE: 1"=3'
 HORIZONTAL SCALE: 1"=30'



PRIVATE SHC PROFILE
 VERTICAL SCALE: 1"=3'
 HORIZONTAL SCALE: 1"=30'



PRIVATE SHC PROFILE
 VERTICAL SCALE: 1"=3'
 HORIZONTAL SCALE: 1"=30'

NOTE: WATER & SEWER CONNECTIONS TO BE INSTALLED UNDER AN A.D.O.

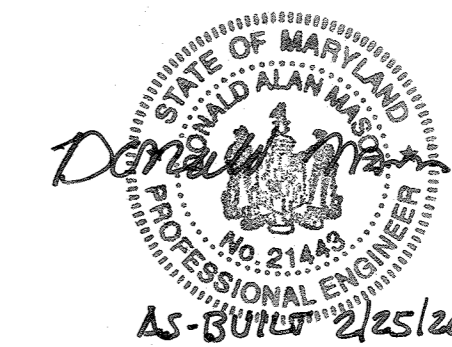
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad E. ... 9-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Karla L. ... 9-20-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Valeria ... 9-24-18
 DIRECTOR DATE

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12/31/20

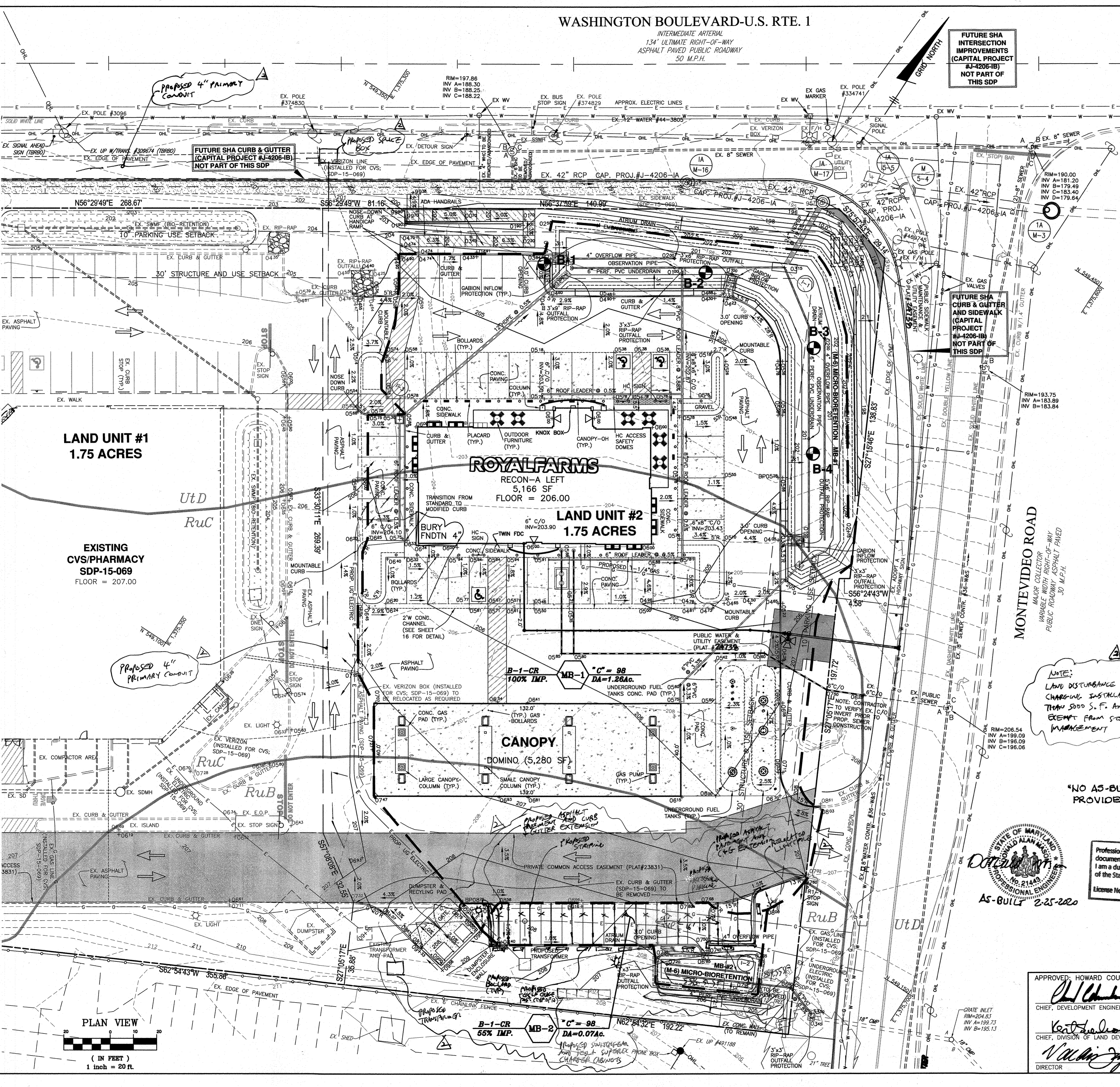
NO.	DATE	REVISION
1	3-17-2019	REVISE SHC PROFILE BASED ON FIELD VERIFIED EX. INVERT

BENCHMARK ENGINEERING, INC. ENGINEERS & LAND SURVEYORS & PLANNERS 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BEI-CVLENGINEERING.COM	Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22390, Expiration Date: 6-30-2019. <i>Cl. Malgon</i> 7-30-18
DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-889-0200 CONTACT: JACK WHISTED	ROYAL FARMS STORE #230 TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND
DATE: JULY, 2018 SCALE: AS SHOWN	BEI PROJECT NO. 1916-RF SHEET 8 OF 24

WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

FUTURE SHA INTERSECTION IMPROVEMENTS
(CAPITAL PROJECT #J-4206-1B)
NOT PART OF THIS SDP



HILLS-GARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Table with columns: Elevation, Depth, Description, Boring and Sampling Notes, RCL, NPL, SPT Blows, SPT Blows/ft. Includes data for borings M-1 through M-5.

HILLS-GARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Table with columns: Elevation, Depth, Description, Boring and Sampling Notes, RCL, NPL, SPT Blows, SPT Blows/ft. Includes data for borings M-6 through M-10.

HILLS-GARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Table with columns: Elevation, Depth, Description, Boring and Sampling Notes, RCL, NPL, SPT Blows, SPT Blows/ft. Includes data for borings M-11 through M-15.

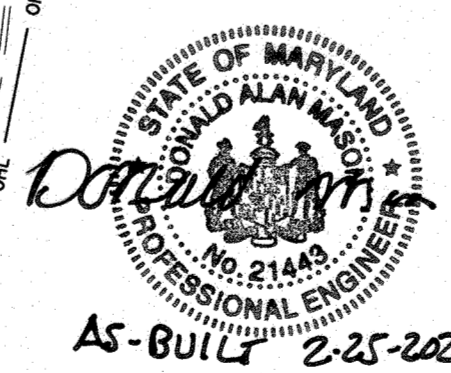
HILLS-GARNES ENGINEERING ASSOCIATES, INC. RECORD OF SOIL EXPLORATION. Table with columns: Elevation, Depth, Description, Boring and Sampling Notes, RCL, NPL, SPT Blows, SPT Blows/ft. Includes data for borings M-16 through M-20.

NOTE:
LAWYER DISTURBANCE OF TESLA CHARGING INSTALLATION IS LESS THAN 500 S.F. AND THEREFORE EXEMPT FROM SCUM WATER MANAGEMENT

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAW OF THE STATE OF MARYLAND.
LIC. NO. 37773
EXP. DATE: 8/14/23
10/27/22

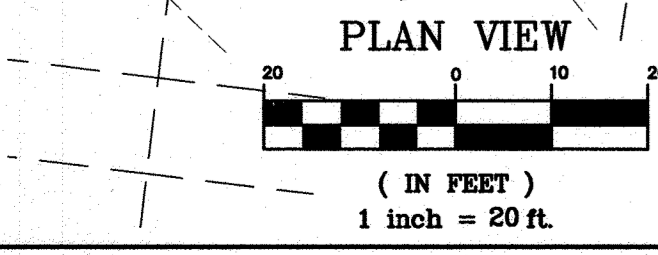
"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/21/26



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] DATE: 9-20-18
[Signature] DATE: 9-24-18
[Signature] DATE: 9-24-18

REVISION TABLE with 2 entries: 10/27/22 TESLA CHARGING INSTALLATION. BENCHMARK ENGINEERING, INC. logo and contact info. OWNER: MIT-MONTEVIDEO, LLC. DEVELOPER: ROYAL FARMS. STORMWATER MANAGEMENT DRAINAGE AREA MAP. DATE: JULY, 2018. SHEET 9 OF 24.



CONSTRUCTION SPECIFICATIONS

B.4.C Specifications for Micro-Bioretenion, Rain Gardens, Landscape Infiltration & Infiltration Berms

1. Material Specifications:

The allowable materials to be used in these practices are detailed in Table B.4.1.

2. Filtering Media or Planting Soil:

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the micro-bioretenion practice that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet the following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy and (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction:

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoes to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high-pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material:

Recommended plant material for micro-bioretenion practices can be found in Appendix A, Section A.2.3.

5. Plant Installation:

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant material shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plants shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quantity. Adding fertilizers, defoliate, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains:

Underdrains should meet the following criteria:

- Pipe - Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations - If perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel - The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/4" to 3/8") shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

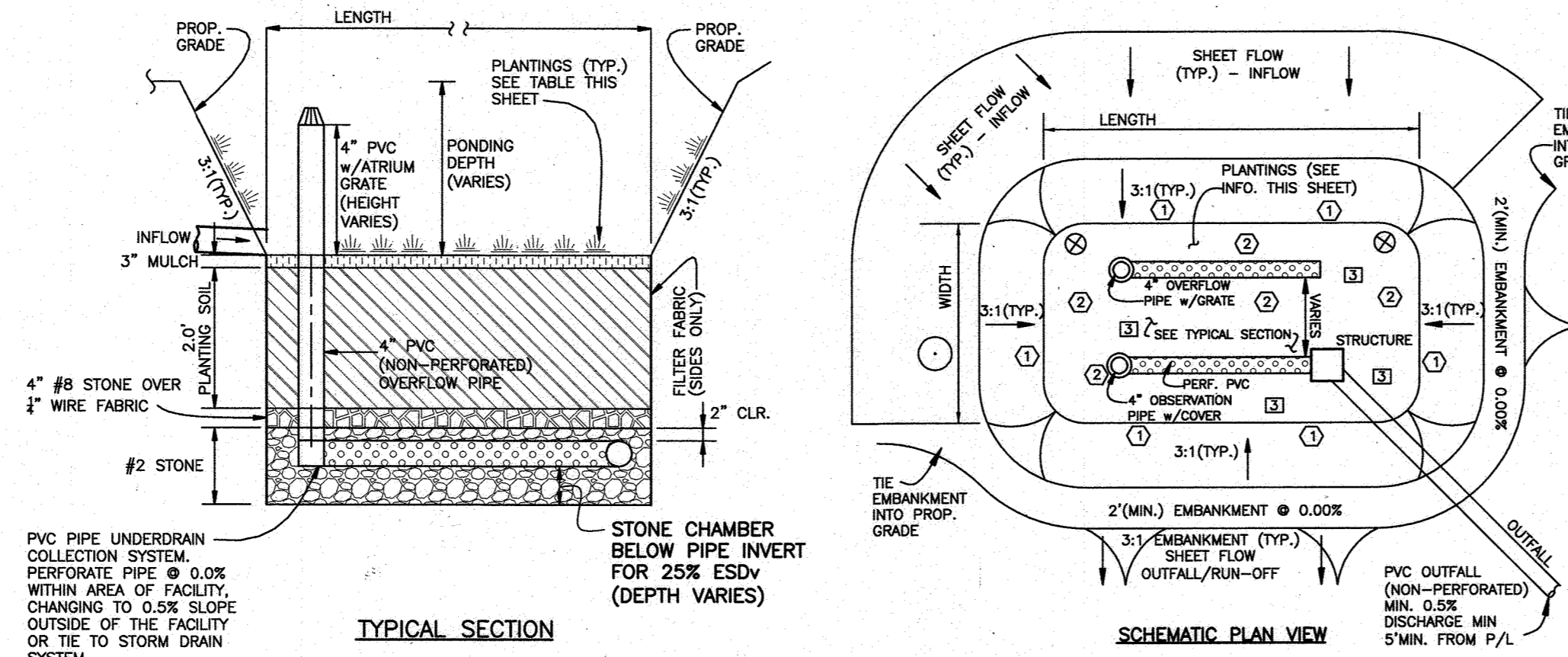
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous:

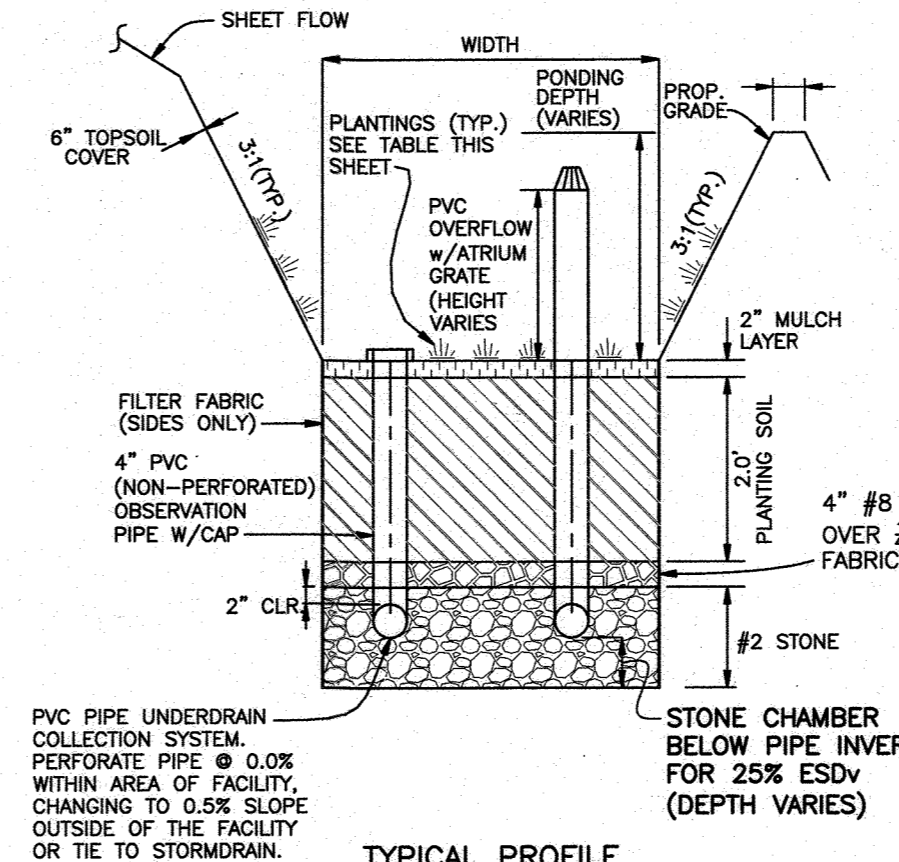
These practices may not be constructed until all contributing drainage area has been stabilized.

Appendix B.4. Construction Specifications for Environmental Site Design Practices

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
Planting soil	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%), and compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content < 5% [2" to 4" deep]
Organic content	Min. 10% by dry weight (ASTM D 2974)	n/a	aged 6 months, minimum; no pine or wood chips
Mulch	shredded hardwood	n/a	aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	n/a
Curtain drain	ornamental stone: washed cobble	stone: 2" to 5"	FR Type 1 nonwoven
Geotextile	n/a	n/a	FR Type 1 nonwoven
Gravel (underdrains and infiltration berms)	AASHTO M-43	NO. 57 OR NO. 6 AGGREGATE (1/2" TO 3/4")	n/a
Underdrain piping	F 758, Type PS 28 or AASHTO M-278	4" to 6" rigid schedule 40 PVC or SDR35	Slotted or perforated pipe, 3/8" perf. @ 6" on center, 4 holes per row; minimum of 3" of gravel over pipe; not necessary underdrain pipe. Perforated pipe shall be wrapped with 1/4-inch galvanized hardware cloth
Poured in place concrete (if required)	MSEA Mts No. 3, F-3500 psi @ 28 days, normal weight, air-entrained; reinforcing to meet ASTM-A615-60	n/a	on-site testing of poured-in-place concrete required; 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) not using previously approved State or local standards requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.3R(9); vertical loading (15-15 or 16-20); allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone (AASHTO #10) are not acceptable. No calcium sulfonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand.

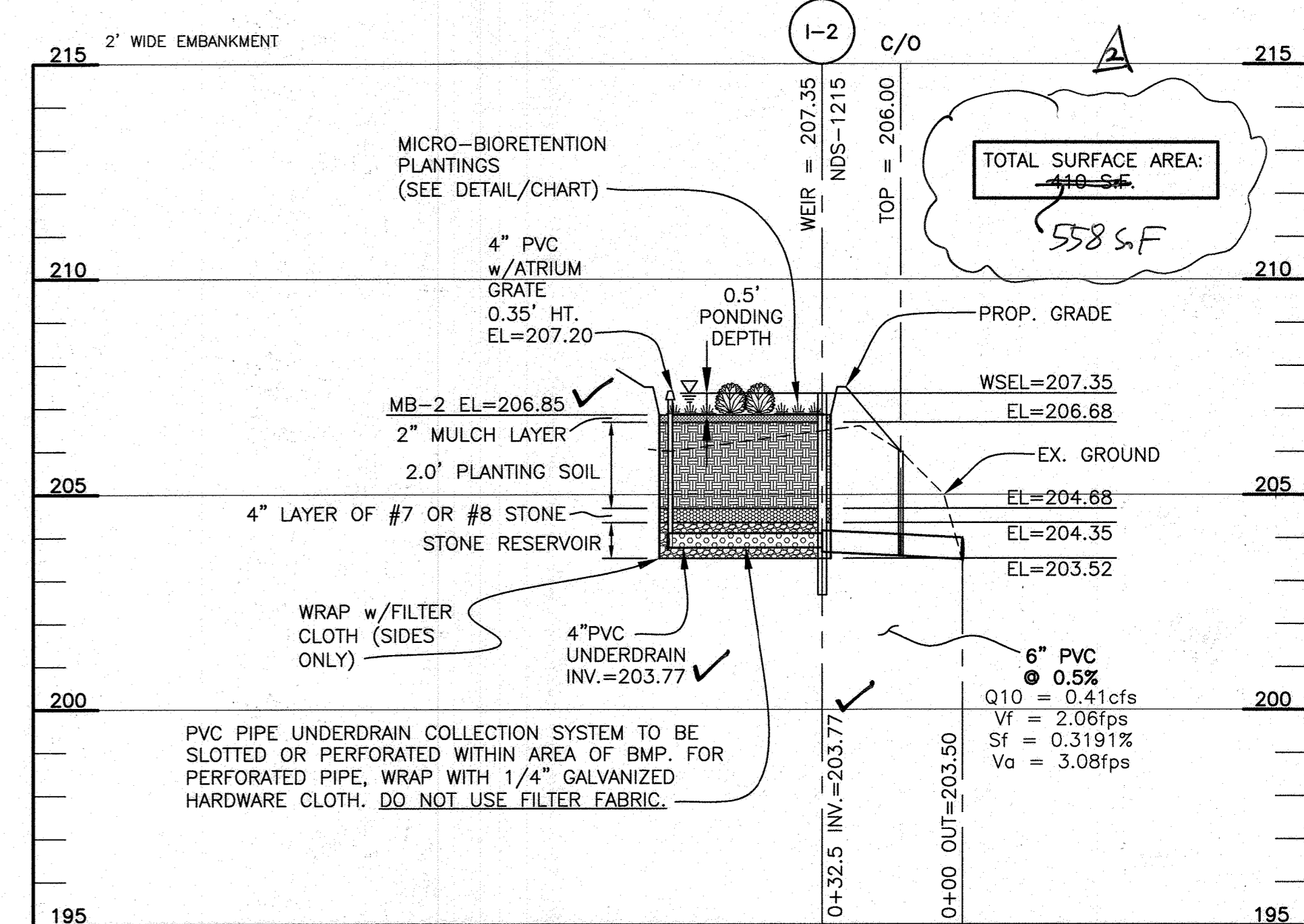


STANDARD MICRO-BIORETENION DETAILS
NOT TO SCALE

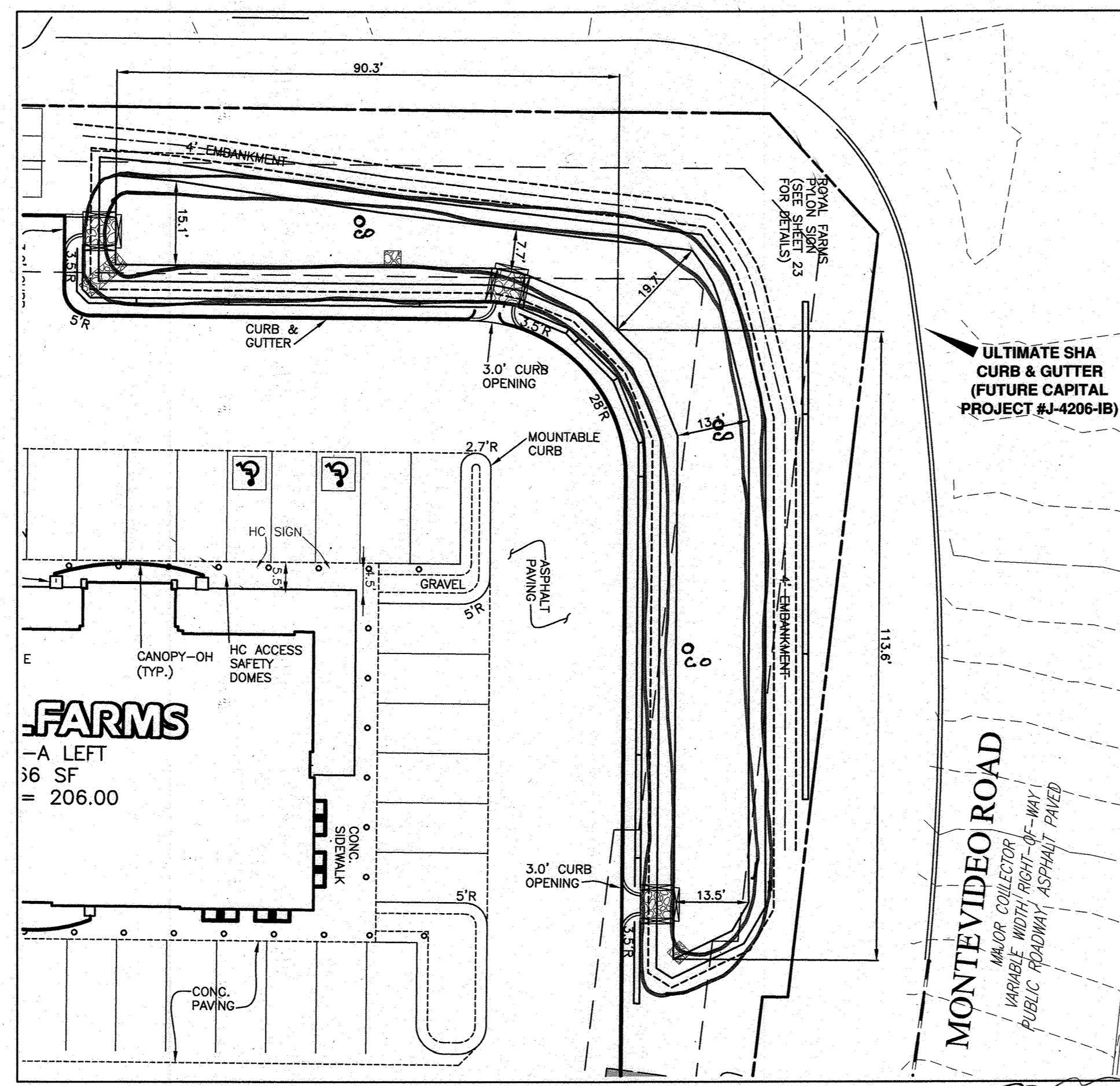


UNDERDRAIN, OVERFLOW AND OUTFALL NOTES

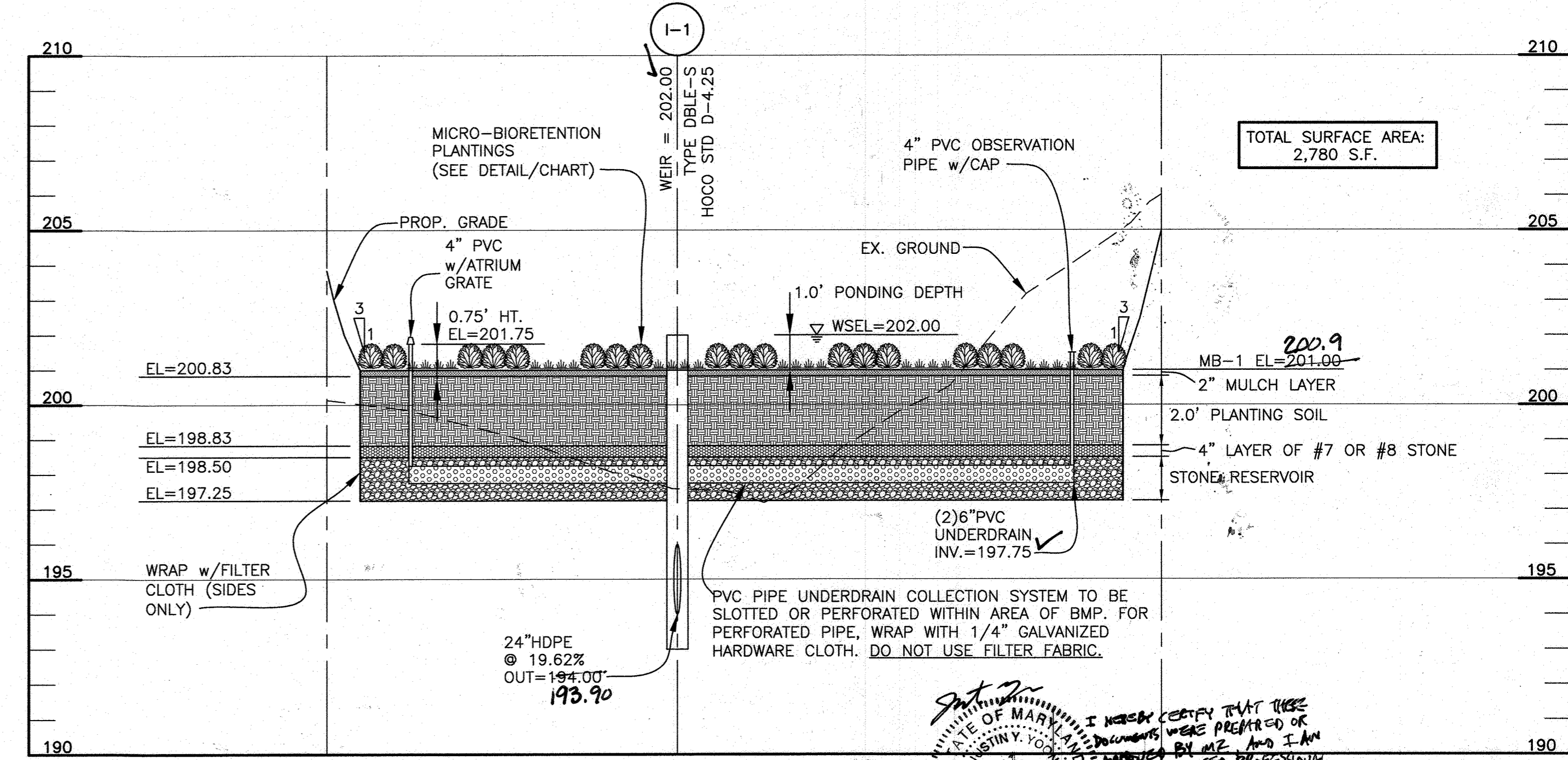
1. THE LAST CLEAN-OUT LOCATION WITHIN EACH MICRO-BIORETENION FACILITY SHALL BE FITTED WITH A NON-CLOGGING SURFACE DRAIN (EXAMPLE: 4" ABS ROOF DRAIN W/CAST ALUMINUM DOME) AT THE POND SURFACE ELEVATION INDICATED IN THE CORRESPONDING TABLE ELEV. 2.
2. THE PVC WITHIN THE FACILITY SHALL BE PERFORATED.
3. THE UNDER-DRAIN AND PIPE TO OUTFALL SHALL BE INSTALLED TO A MINIMUM DEPTH OF 2' BELOW FINISHED GRADE AND SHALL MAINTAIN A MINIMUM 0.5% SLOPE AND MAINTAIN A MINIMUM OF 1' OF SEPARATION AT ALL CROSSINGS.



MB-2 PROFILE
VERTICAL SCALE: 1"=3"
HORIZONTAL SCALE: 1"=30"



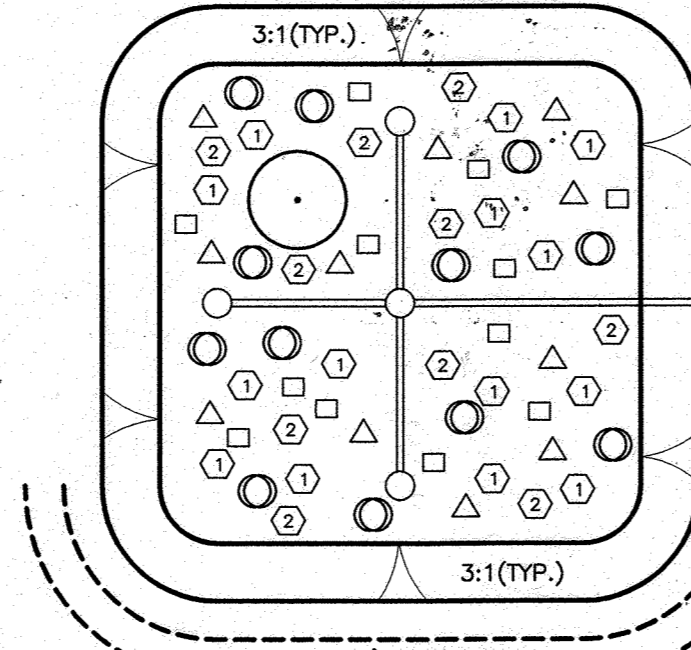
MB-1
SWMF DIMENSION DETAILS
SCALE: 1"=20"



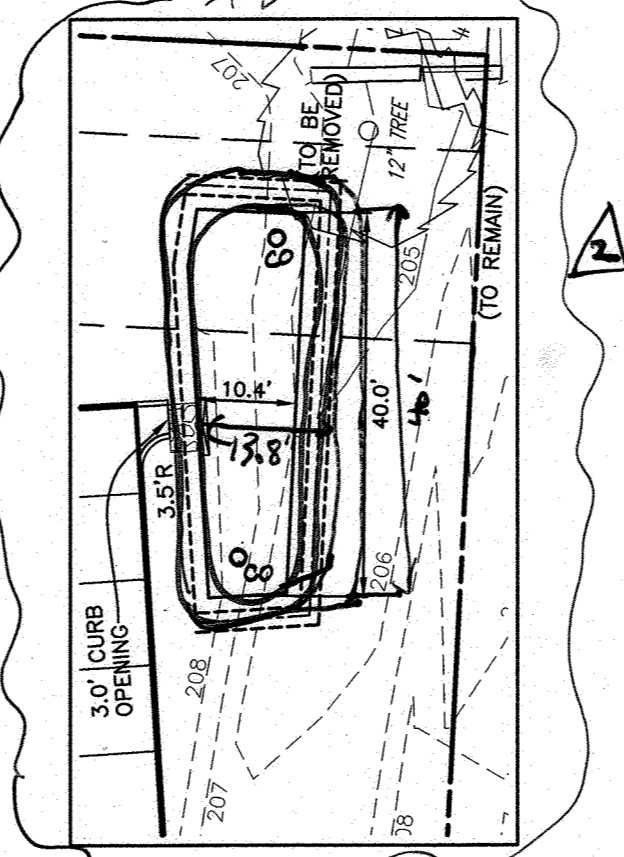
MB-1 PROFILE
VERTICAL SCALE: 1"=3"
HORIZONTAL SCALE: 1"=30"

PLANT NAME	COMMON NAME	TYPE	Surface Area	TOTAL QUANTITY		
				MB-1	MB-2	TOTAL
Ilex verticillata	Common Winterberry	shrub	2.5'-3" ht	28	4	32
Lobelia cardinalis	Cardinal flower	perennial herbaceous plant	quart bulb	185	27	212
Lobelia siphilitica	Great Blue Lobelia	perennial herbaceous plant	quart bulb	185	27	212
Carex stricta	Uplight Sedge	grass	quart bulb	185	27	212
iris versicolor	Blue Water Iris	perennial herbaceous plant	quart bulb	185	27	212
Liatis spicata	Prairie Gay Feather	perennial herbaceous plant	quart bulb	185	27	212

PLANTING LEGEND	
SYMBOL	NAME
①	LOBELIA CARDINALIS
②	LOBELIA SIPHILITICA
□	CAREX STRICTA
△	IRIS VERSICOLOR
○	LIATRIS SPICATA
●	ILEX VERTICILLATA



SCHMATIC PLANTING DETAIL FOR (M-6) PRACTICES
NOT TO SCALE



AS-BUILT CURB & GUTTER
I hereby certify, by my seal, that to the best of my knowledge and belief the facilities shown on this "AS-BUILT" Plan meet the Approved Plans and Specifications

Donald Mason, P.E.
Professional Engineer
No. 21443
Expiration Date: 12/31/20

OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED (M-3) LANDSCAPE INFILTRATION (M-6) MICRO-BIORETENION

- The Owner shall maintain the plant material, mulch layer and soil layer annually. Maintenance of mulch and soil is limited to correcting areas of erosion or wash out. Any mulch replacement shall be done in the spring. Plant material shall be checked for disease and insect infestation and maintenance will address dead material and pruning. Acceptable replacement plant material is limited to the following: 2000 Maryland Stormwater Design Manual Volume II, Table A.4.1 and 2.
- The Owner shall perform a plant inspection in the spring and in the fall of each year. During the inspection, the Owner shall remove dead and diseased vegetation considered beyond treatment, replace dead plant material with acceptable replacement plant material, treat diseased trees and shrubs, and replace all deficient stakes and wires.
- The Owner shall inspect the mulch each spring. The mulch shall be replaced every two to three years. The previous mulch layer shall be removed the new layer is applied.
- The Owner shall correct soil erosion on an as needed basis, with a minimum of once per month and after each heavy storm.

Date: 2/25/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Development Engineering Division
9-18-18 DATE

Chief, Division of Land Development
9-20-18 DATE

Director
9-24-18 DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443, Expiration Date: 12/31/20

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LIC. NO. 37773
EXP. DATE 8/14/23

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6100 (F) 410-485-8644
WWW.BE-ENGINEERING.COM

ROYAL FARMS STORE #230

OWNER: MIT-MONTEVIDEO, LLC
8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045
CONTACT: MARK LEVY

DEVELOPER: ROYAL FARMS
3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211
410-889-0200 CONTACT: JACK WHISTED

TAX MAP: 43 - GRID: 10 - PARCEL: 16
ZONED: B-1-CR
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

STORMWATER MANAGEMENT PLAN, NOTES, AND DETAILS

DATE: JULY, 2018 BEI PROJECT NO. 1916-RF
DESIGN: DBT/MCR DRAFT: DBT/MCR SCALE: AS SHOWN SHEET 10 OF 24

WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

LANDSCAPING NOTES

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- THE FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING SHALL BE POSTED AS PART OF THE DEVELOPER AGREEMENT IN THE AMOUNT OF \$19,230.00 FOR 19 SHADE TREES & 141 EVERGREEN TREES & 141 SHRUBS & 16 STREET TREES & 3 INTERNAL TREES & 8 SHADE TREES TO SATISFY WP-10-157.
- QUANTITIES SHOWN ON PLANT LISTS TAKE PRECEDENCE OVER SYMBOLS ON PLAN VIEWS IN CASE OF CONFLICTS.

THE OWNER, TENANT AND/OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE REQUIRED LANDSCAPING, INCLUDING BOTH PLANT MATERIALS AND 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 OTHER REQUIRED LANDSCAPING SHALL BE PERMANENTLY MAINTAINED IN GOOD CONDITION AND WHEN NECESSARY, REPAIRED OR REPLACED.

STREET TREE SCHEDULE

LINEAR FEET OF RIGHT-OF-WAY	U.S. ROUTE 1	MONTEVIDEO ROAD
237'	237'	341'
0	0	0
237'	237'	341'
REQUIREMENT	LARGE (2.5' cal)	LARGE (2.5' cal)
NUMBER OF TREES REQUIRED	6	9
NUMBER OF TREES PROVIDED	4*	7*

*LARGER 4" CALIPER TREES SHALL BE SUBSTITUTED AT 1:50 LF AS APPROVED BY H.O.C. DPZ UNDER THE ODP APPLICATION WITH PER-420 ON SEPTEMBER 11, 2017; NOTE THAT ONLY 4 STREET TREES ARE PROPOSED AS SHOWN ON THE ODP PER-420 PLAN, BUT SURETY IS BASED ON THE LS PERIMETER REQUIREMENT.

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	PARKING LOT ADJACENT TO ROAD (ROUTE 1)			TOTALS
	P-1	P-2	P-3	
LANDSCAPE TYPE	E	E	C	
	1:40 shade 1:4 shrub	1:40 shade 1:4 shrub	1:40 shade 1:20 evergreen	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	237 LF	326 LF	192 LF	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	
NUMBER OF PLANTS REQUIRED	237 LF	326 LF	192 LF	
SHADE TREES	6**	8**	5**	19
EVERGREEN TREES	-	-	10	10
OTHER TREES (2:1 SUBSTITUTE) SHRUBS	59	82	-	141
NUMBER OF PLANTS PROVIDED	0	0	0	0
SHADE TREES	0	0	20***	20
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (2:1 SUBSTITUTE)	119*	162**	0	281

*60 SHRUBS ARE BEING SUBSTITUTED FOR THE 8 SHADE TREES AT A 10:1 RATIO
**80 SHRUBS ARE BEING SUBSTITUTED FOR THE 8 SHADE TREES AT A 10:1 RATIO
***10 EVERGREENS ARE BEING SUBSTITUTED FOR THE 5 SHADE TREES AT A 2:1 RATIO

SCHEDULE B PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	59
NUMBER OF TREES REQUIRED	3
NUMBER OF TREES PROVIDED	1/20 SPACES
SHADE TREES	3*
SMALL DECIDUOUS OR EVERGREEN TREES (2:1 SUBSTITUTE)	0

*THESE TREES ARE LOCATED ALONG PERIMETER P-2 DUE TO THE LACK OF LANDSCAPE ISLES WITHIN SITE

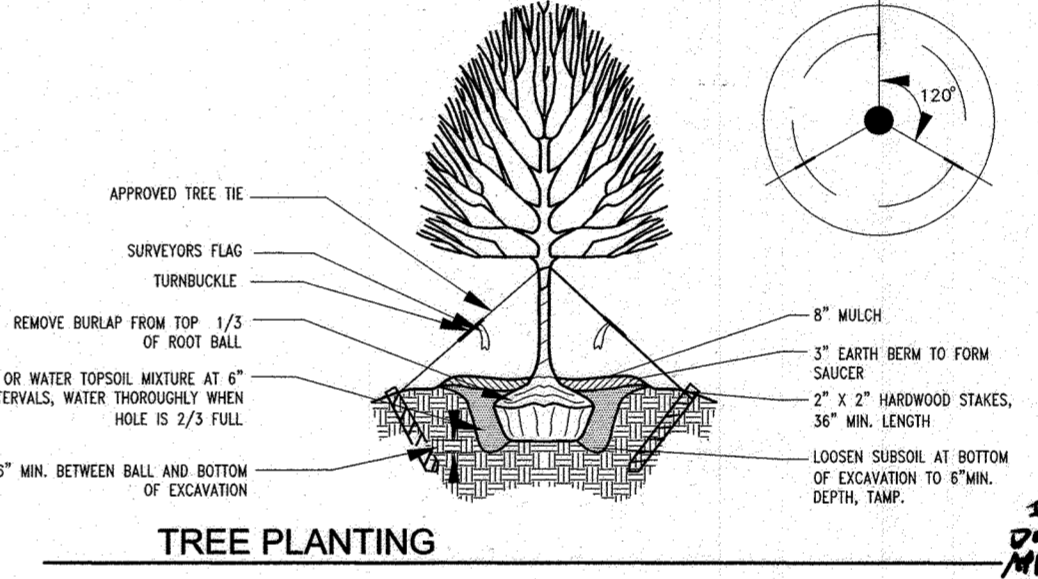
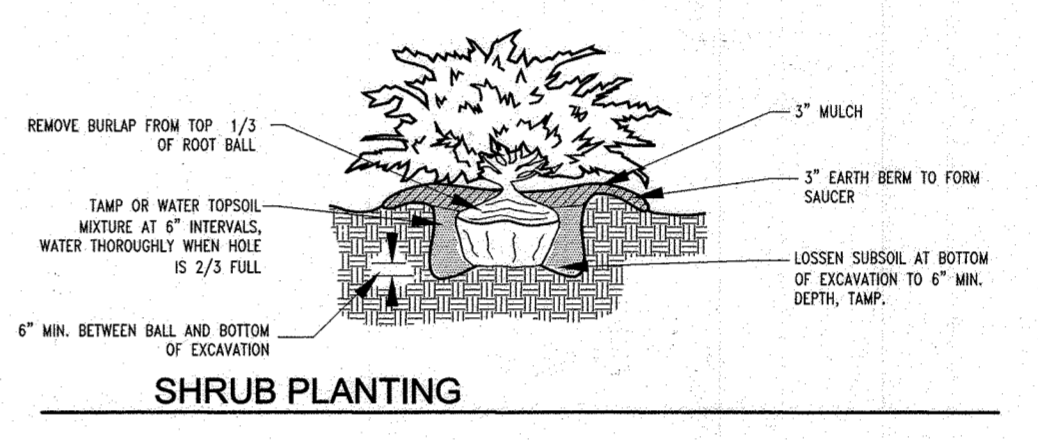
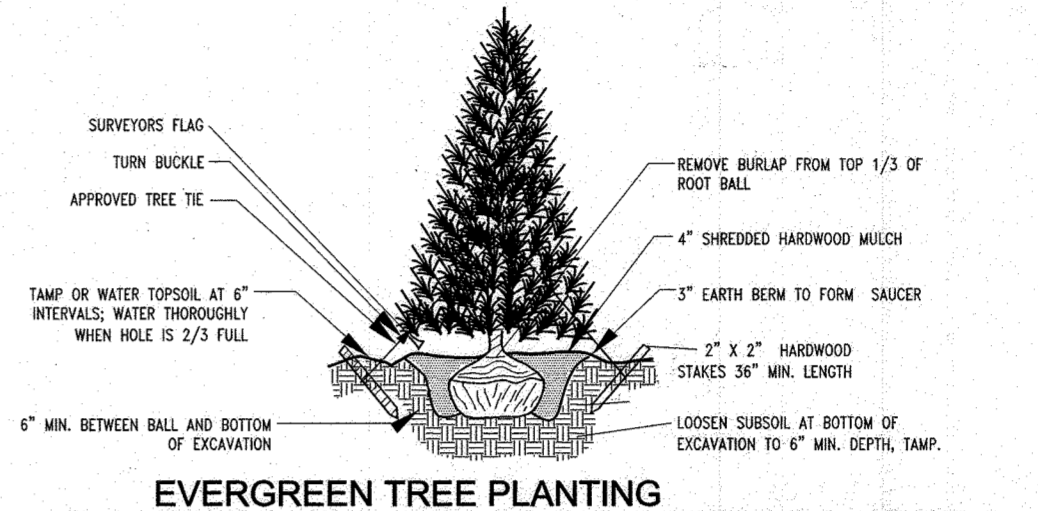
DUMPSTER/LOADING/SERVICE AREA LANDSCAPING

CATEGORY	ADJACENT TO ROADWAY	ADJACENT TO RESIDENTIAL	ADJACENT TO NON-RESIDENTIAL
LANDSCAPE / BUFFER TYPE	NO	NO	YES
LOCATION OF DUMPSTER/LOADING/SERVICE AREA:	TRASH PAD		
CREDIT FOR WALL OR FENCE:	NO OR YES (LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	YES	ALL
NUMBER OF PLANTS REQUIRED:			
SHADE TREES			
EVERGREEN TREES			
OTHER TREES (2:1 SUBSTITUTE) SHRUBS			
NUMBER OF PLANTS PROVIDED:			
SHADE TREES			
EVERGREEN TREES			
OTHER TREES (2:1 SUBSTITUTE) SHRUBS (10:1 SUBSTITUTE) (DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED)			

INTERNAL LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
[Symbol]	3	LAGERSTROMIA INDICA (Crowsmyrtle)	6' - 8' HT.

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



STREET TREE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
[Symbol]	5	PLATANUS X ACERIFOLIA 'COLUMBIA' (Columbia London Plane)	4" Cal.
[Symbol]	7	ACER RUBRUM 'RED SUNSET' (Red Sunset Red Maple)	4" Cal.

PERIMETER LANDSCAPE PLANTING LIST

SYMBOL	QUANTITY	NAME	REMARKS
[Symbol]	20	PICEA ABIES (Norway Spruce)	6' - 8' HT.
[Symbol]	227	TAXUS X MEDIA DENSIFORMIS (Densaformus Yew)	24"-30" B&B
[Symbol]	54	ILEX X MEXICANA CHINA GEL MEXICANA (Holly)	2-1/2' to 3' HT.
[Symbol]	*8	*QUERCUS RUBRA (Northern Red Oak)	2-1/2' Cal.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/21/20

AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE 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 RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

OWNER'S 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 HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF 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.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 9-10-18
[Signature] 9-20-18
[Signature] 9-24-18

NO.	DATE	REVISION
1	10/27/2022	TESLA CHARGING INSTALLATION
2	10/27/2022	REVISE ILEX COCAINATA TO BE ILEX X MEXICANA

BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-8844
WWW.BE-CIVILENGINEERING.COM

OWNER: MIT-MONTEVIDEO, LLC
8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 410-579-2442 CONTACT: MARK LEVY

DEVELOPER: ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-589-0200 CONTACT: JACK WHISTED

ROYAL FARMS STORE #230

TAX MAP: 43 - GRID: 10 - PARCEL: 16
ZONED: B-1-CR
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

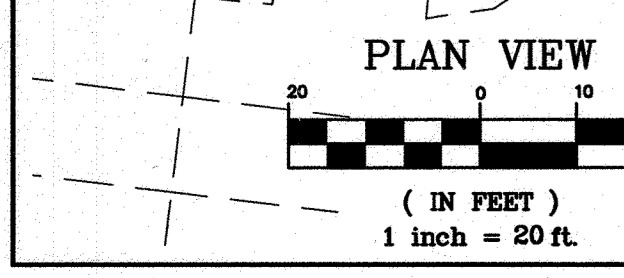
LANDSCAPING PLAN, NOTES AND DETAILS

DATE: JULY, 2018 BEI PROJECT NO. 1916-RF
SCALE: AS SHOWN SHEET 11 OF 24

LAND UNIT #1
1.75 ACRES

EXISTING CVS/PHARMACY
SDP-15-069
FLOOR = 207.00

NOTE: LAND DISTANCE OF TESLA CHARGING INSTALLATION IS LESS THAN 500' SAFE AND THEREFORE EXEMPT FROM STORM WATER MANAGEMENT. ANY LANDSCAPING TO BE REQUIRED TO ACCOMMODATE CHARGING INSTALLATION TO BE REPAIRED IN KIND.



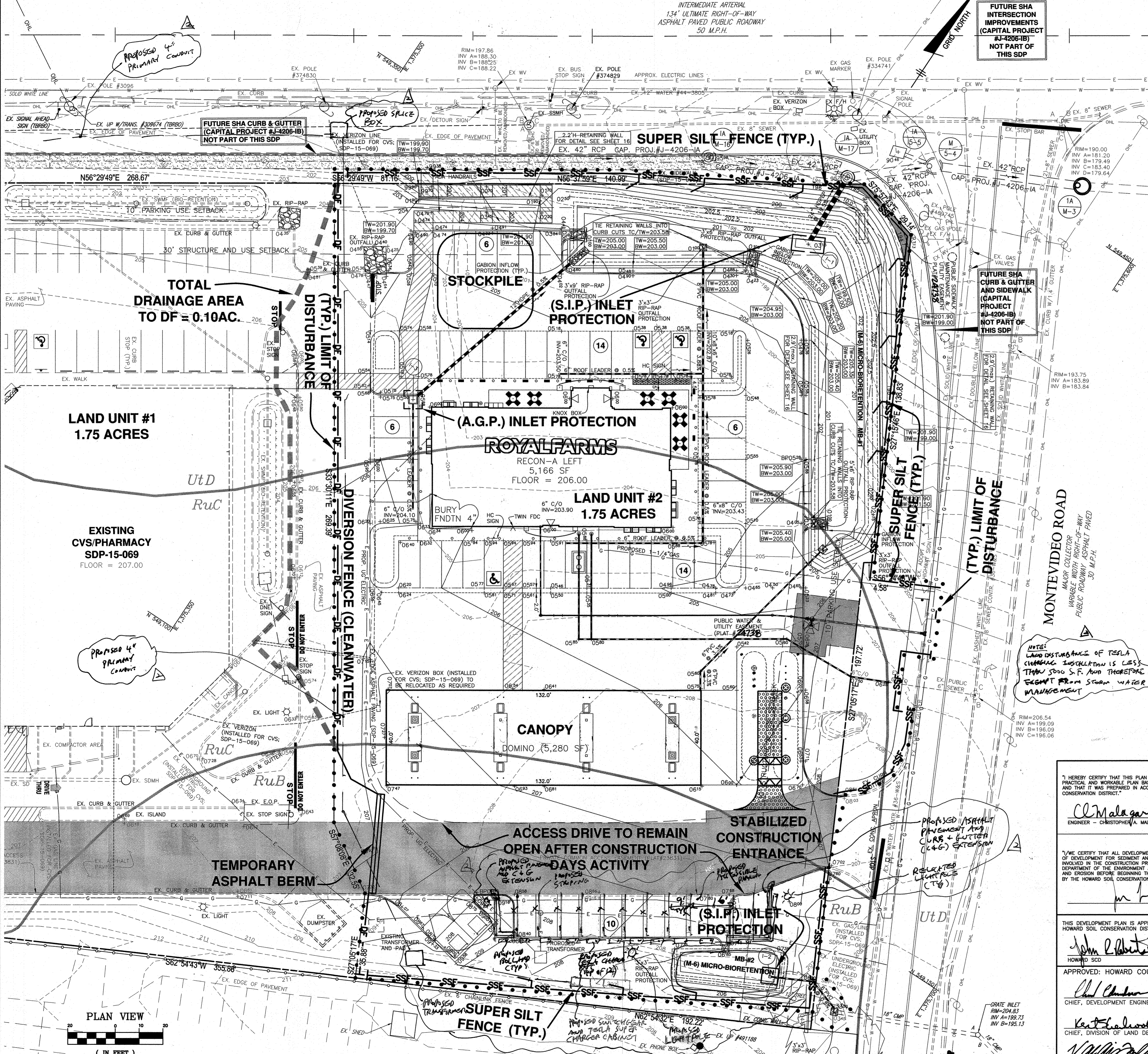
WASHINGTON BOULEVARD-U.S. RTE. 1

INTERMEDIATE ARTERIAL
134' ULTIMATE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY
50 M.P.H.

FUTURE SHA
INTERSECTION
IMPROVEMENTS
(CAPITAL PROJECT
#J-4206-IB)
NOT PART OF
THIS SDP

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING FENCELINE
- PROJECT BOUNDARY
- CONDOMINIUM DIVISION LINE
- OHL --- EXISTING OVERHEAD LINES
- EXISTING UNDERGROUND VERIZON
- EXISTING UNDERGROUND GAS
- EXISTING UNDERGROUND ELECTRIC
- PROP. UNDERGROUND GAS
- PROP. UNDERGROUND ELECTRIC
- EXISTING SEWER
- PROP. SEWER
- EXISTING WATER
- PROP. WATER
- EX. STORM DRAIN PIPE
- PROP. STORM DRAIN PIPE
- U_cB --- SOILS CLASSIFICATION
- SOILS DELINEATION
- B-X --- SOIL BORING TEST LOCATION
- LIMIT OF DISTURBANCE
- SUPER SILT FENCE
- DIVERSION SILT FENCE
- TEMPORARY ASPHALT DIVERSION BERM
- INLET PROTECTION
- SCE --- STABILIZED CONSTRUCTION ENTRANCE



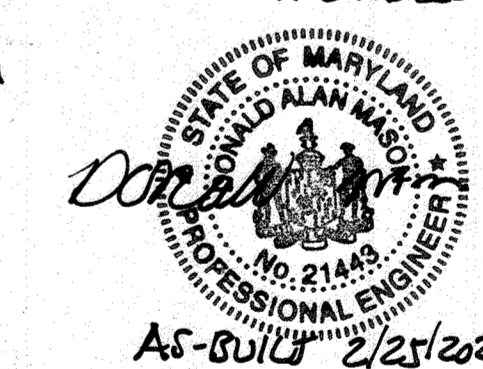
NCRS SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND

SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
RUB		C	C	RUSSETT AND BELTSVILLE SOIL, 2 TO 5 PERCENT SLOPES	0.24/0.37
RUC		C	C	RUSSETT AND BELTSVILLE SOIL, 5 TO 10 PERCENT SLOPES	0.24/0.37
UID		D	C	URBAN LAND-UDORTMENTS COMPLEX, 0 TO 15 PERCENT SLOPES	0.28

NOTE: LAND DISTURBANCE OF TESLA CHARGING STATION IS LESS THAN 5000 S.F. AND THEREFORE EXEMPT FROM STORM WATER MANAGEMENT

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
L.C. NO. 27773
EX. DATE 8/14/23



ENGINEER'S CERTIFICATE
I HEREBY CERTIFY THAT THIS PLAN FOR SEDIMENT AND EROSION CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.
Ch Malagari
ENGINEER - CHRISTOPHER A. MALAGARI
DATE 7/30/18

OWNER'S CERTIFICATE
I/WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT FOR SEDIMENT AND EROSION CONTROL, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.
John Malagari
DATE 7/30/18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
John Malagari 9/19/18
CHIEF, DEVELOPMENT ENGINEERING DIVISION
Kent Chaddock 9-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT
N. Williams 9-24-18
DIRECTOR

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21447 Expiration Date: 12/31/20

AS-BUILT 2/25/2020

BENCHMARK ENGINEERING, INC.
4840 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6844
WWW.BEI-ENGINEERING.COM

OWNER: MIT-MONTEVIDEO, LLC
8850 COLUMBIA PARKWAY #400
COLUMBIA, MARYLAND 21045
410-579-2442
CONTACT: MARK LEVY

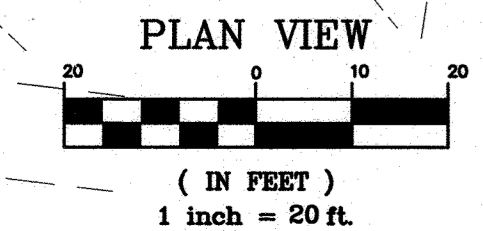
DEVELOPER: ROYAL FARMS
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
410-889-0200
CONTACT: JACK WHISTED

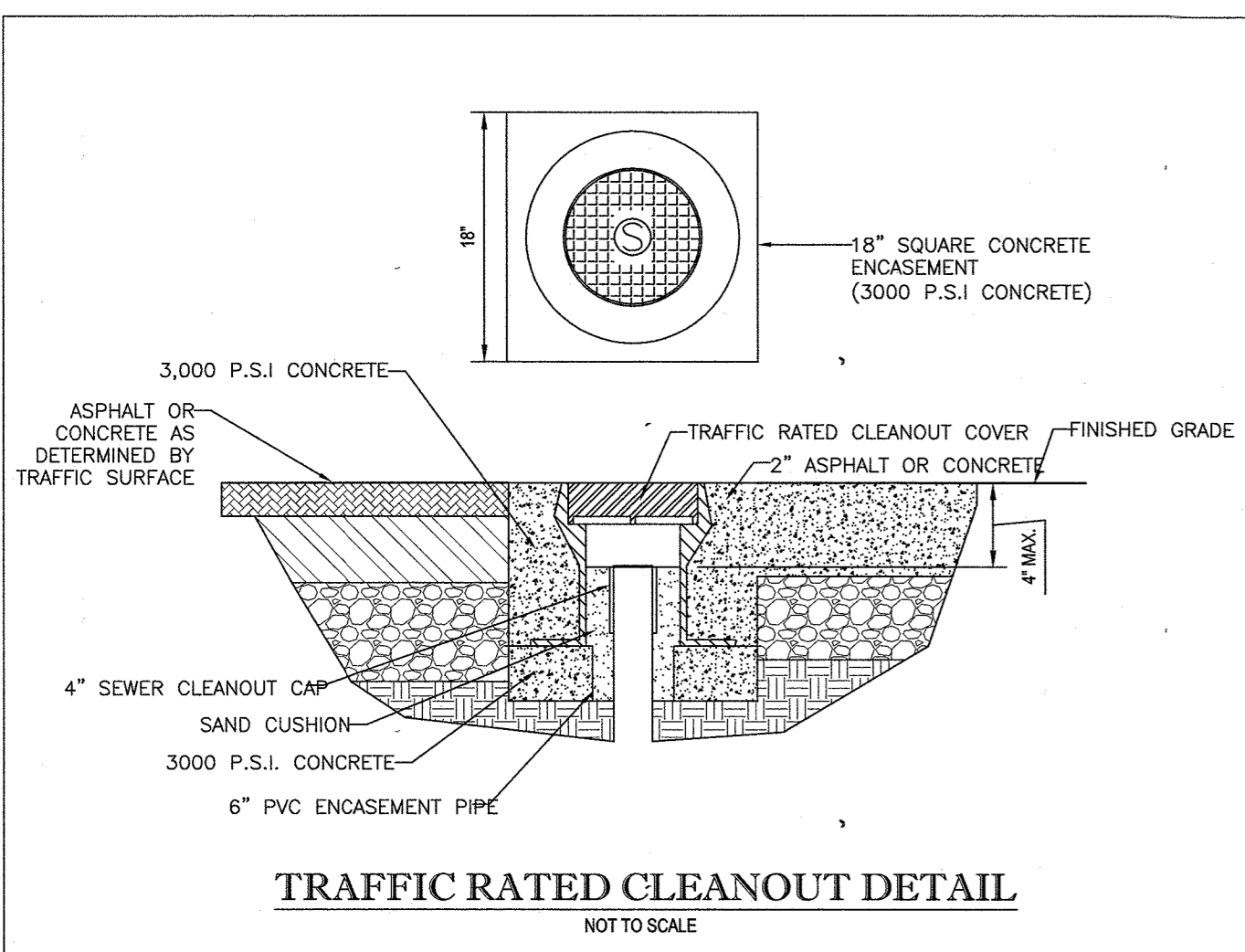
ROYAL FARMS STORE #230

TAX MAP: 43 - GRID: 10 - PARCEL: 16
ZONED: B-1-CR
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

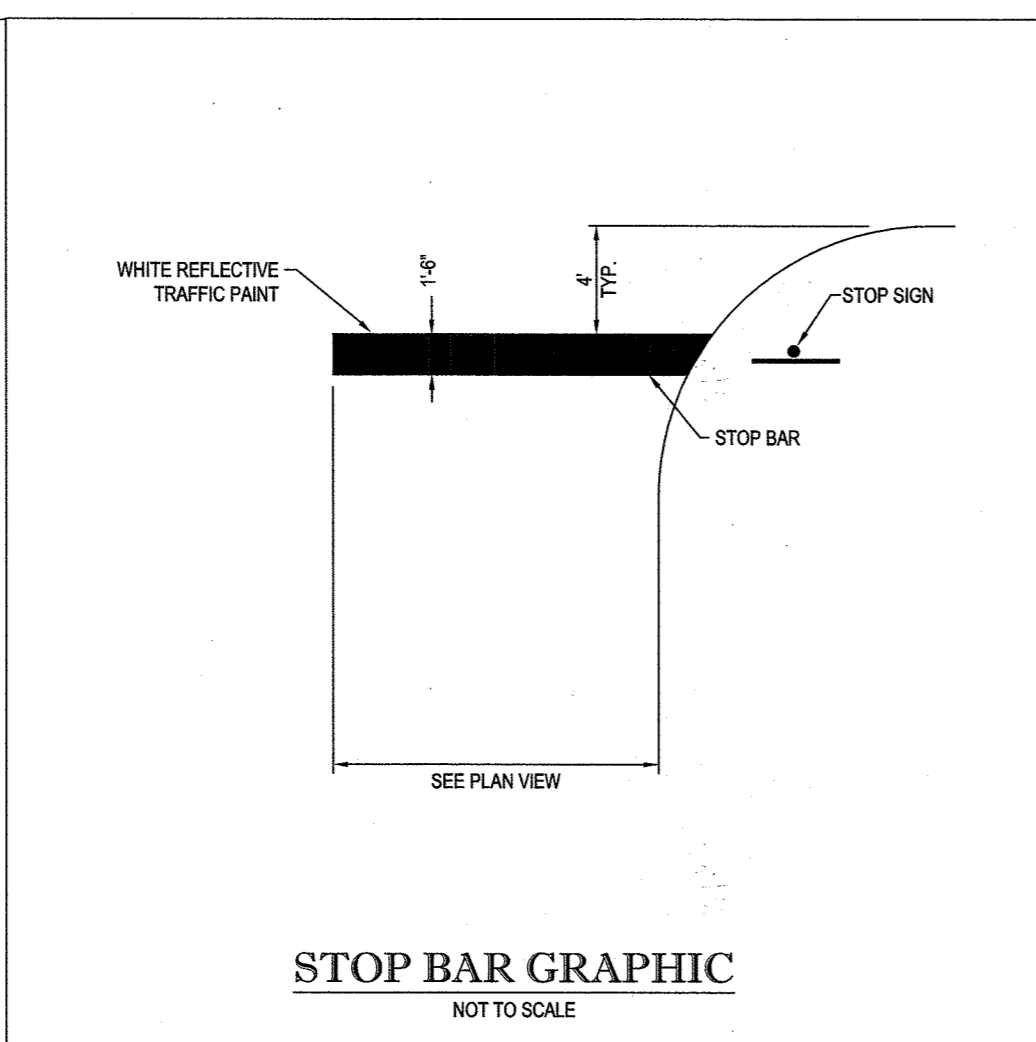
SEDIMENT & EROSION CONTROL PLAN, NOTES AND DETAILS

DATE: JULY, 2018 BEI PROJECT NO. 1916-RF
DESIGN: DBT/MCR DRAFT: DBT/MCR SCALE: AS SHOWN SHEET 12 OF 24

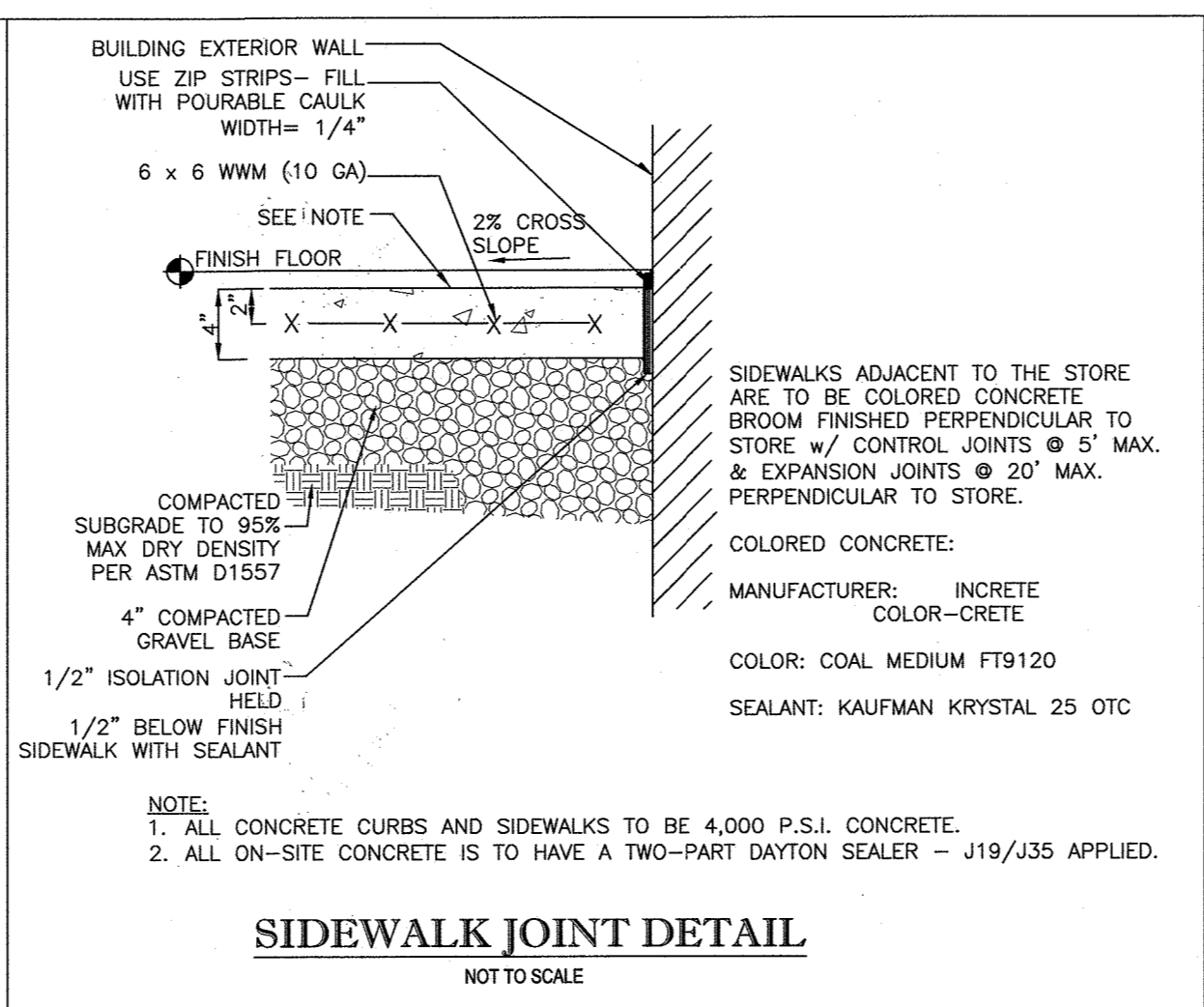




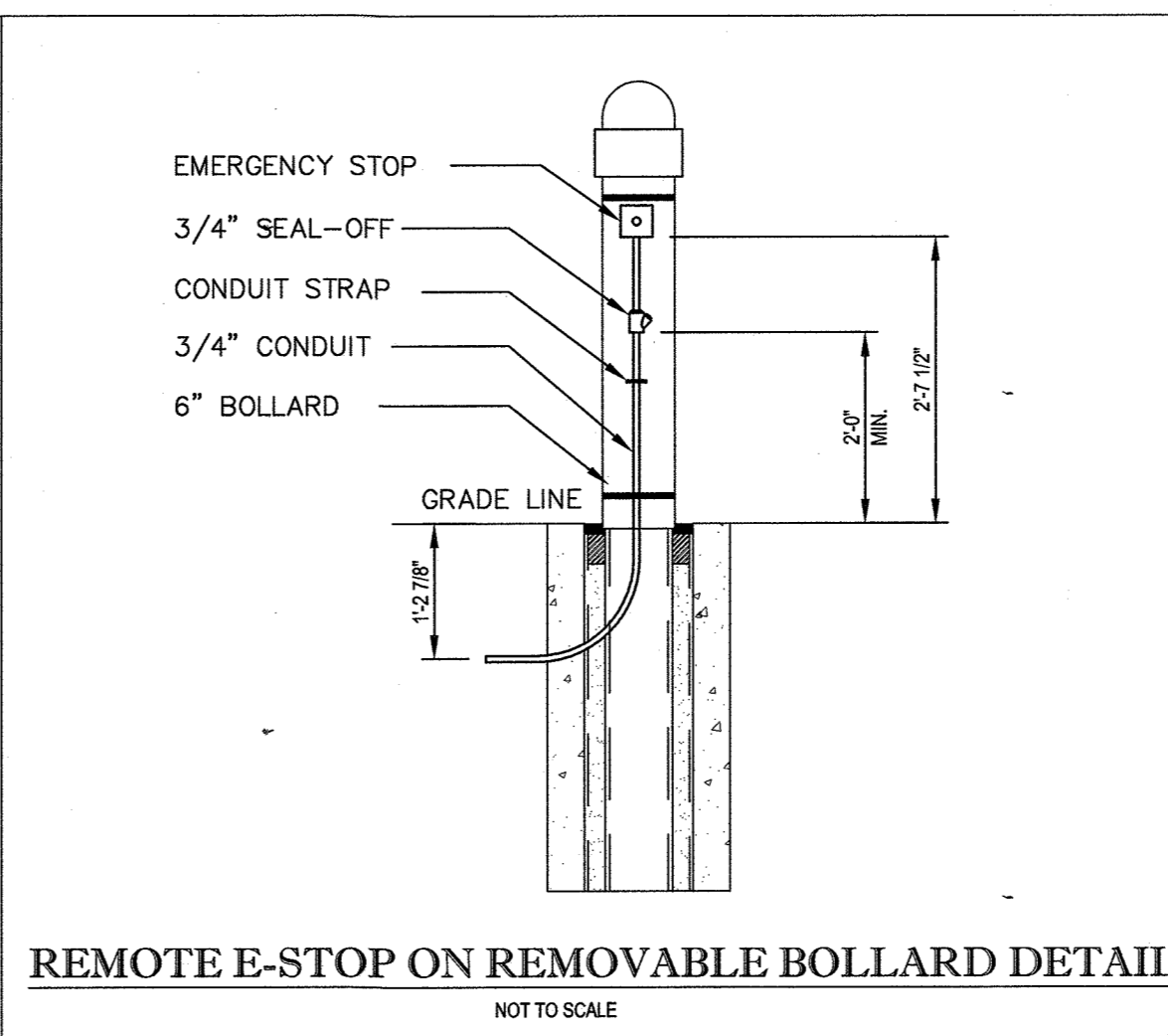
TRAFFIC RATED CLEANOUT DETAIL
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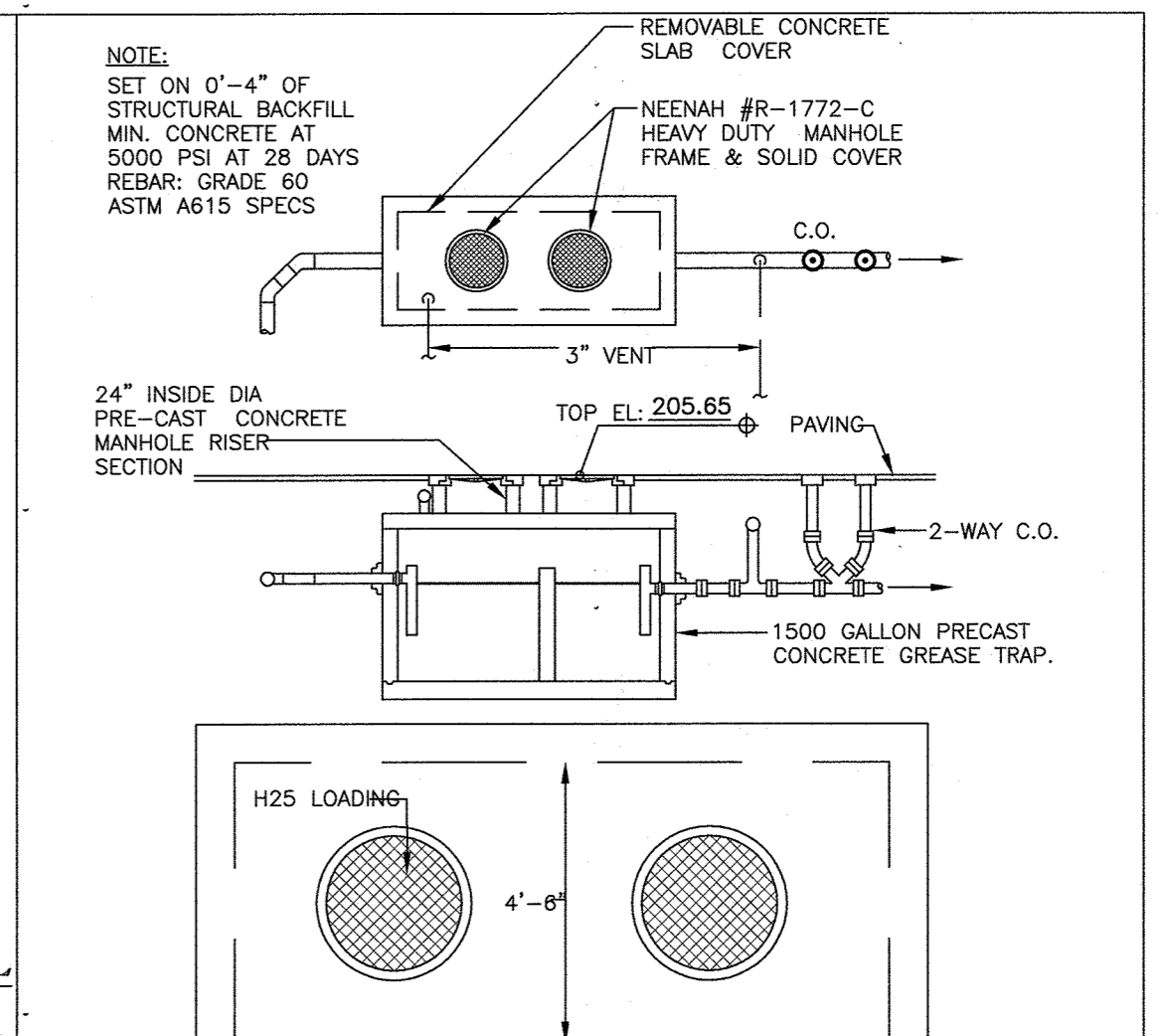
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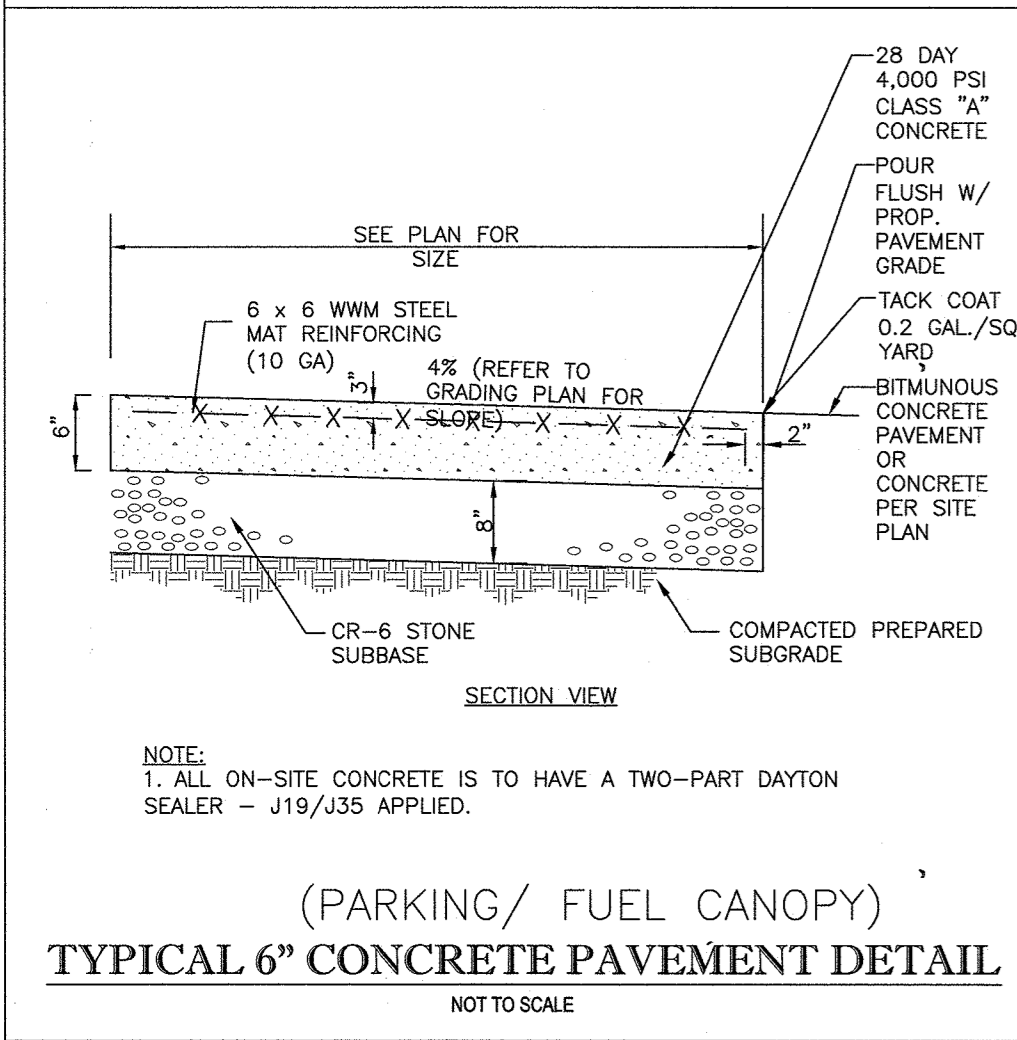
SIDEWALK JOINT DETAIL
NOT TO SCALE



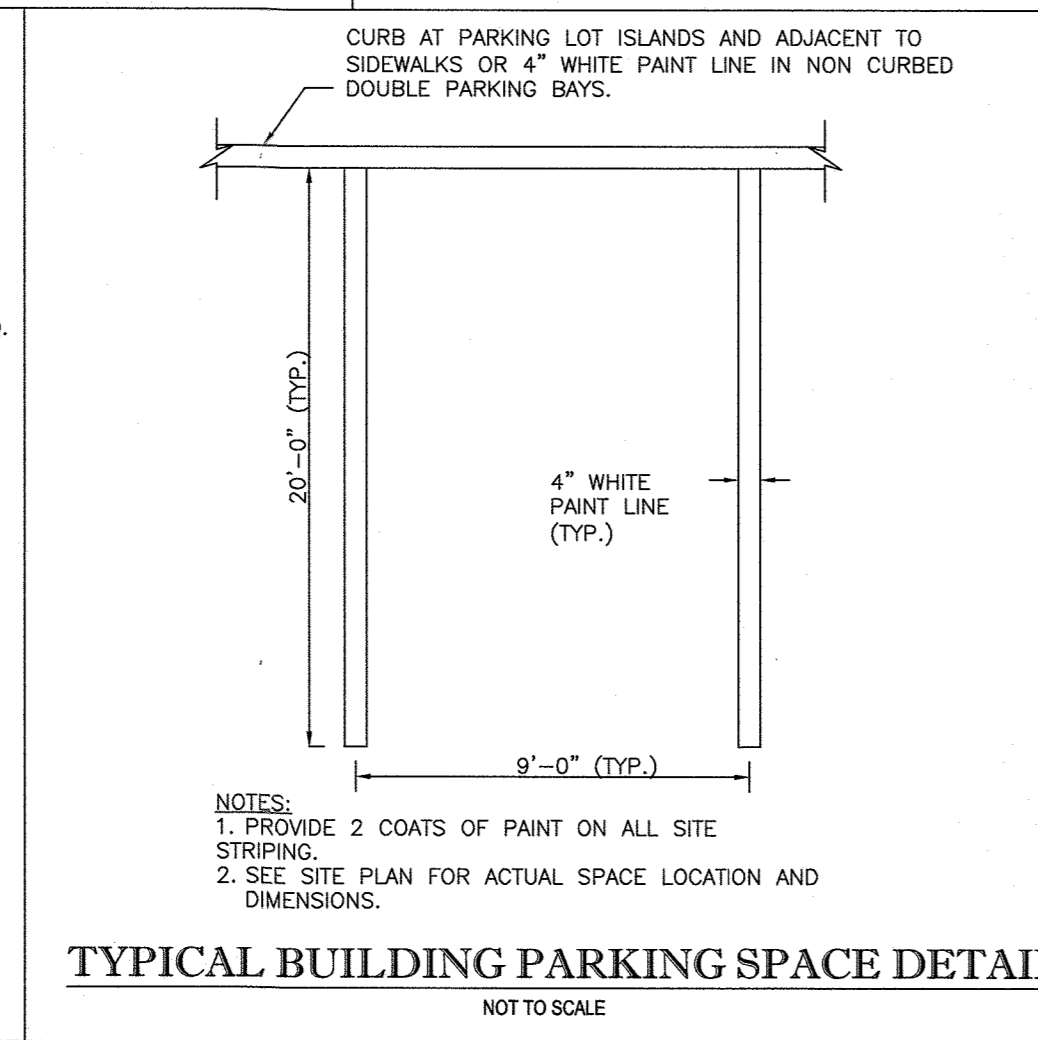
REMOTE E-STOP ON REMOVABLE BOLLARD DETAIL
NOT TO SCALE



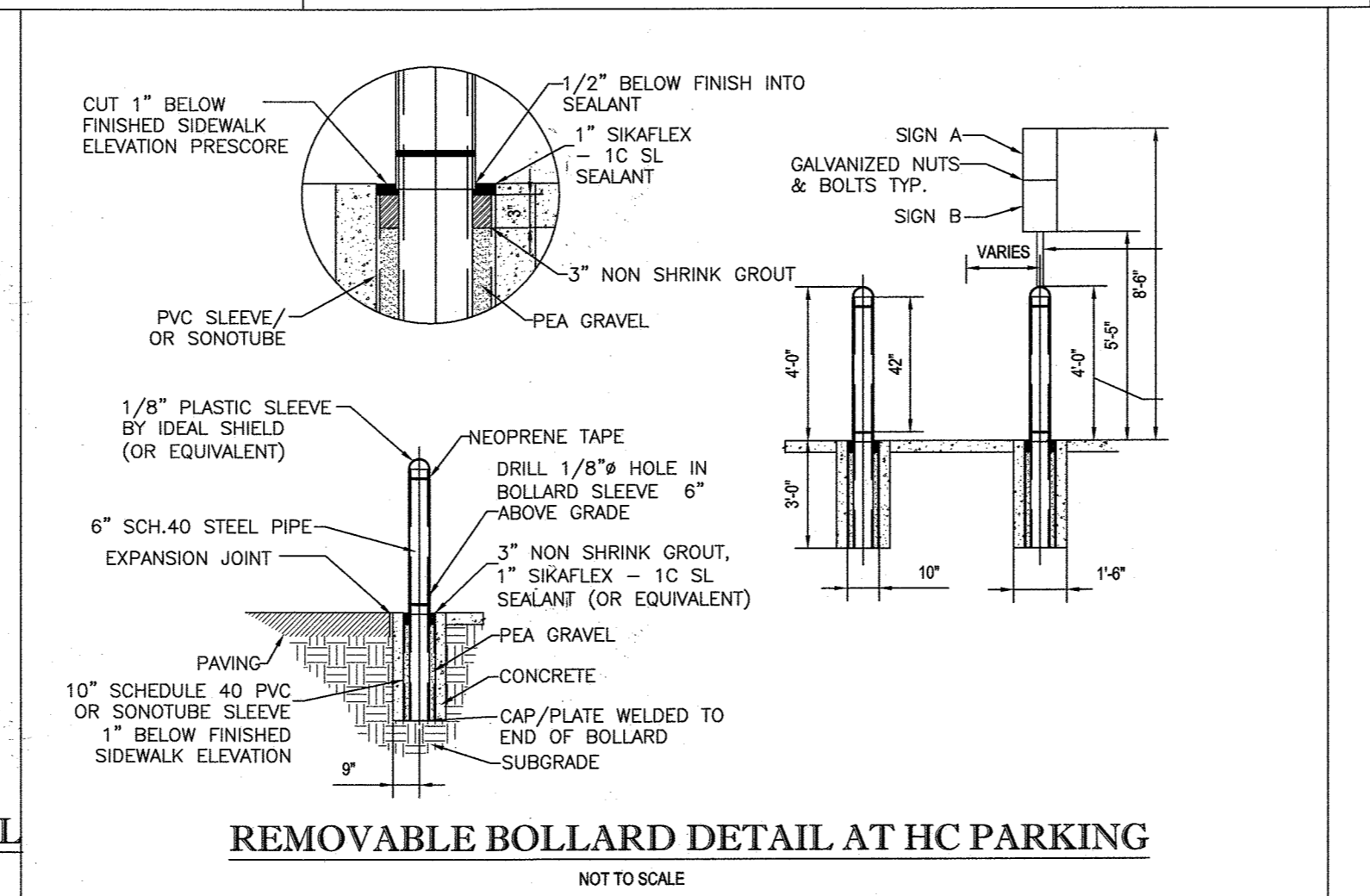
GREASE INTERCEPTOR DETAIL
NOT TO SCALE



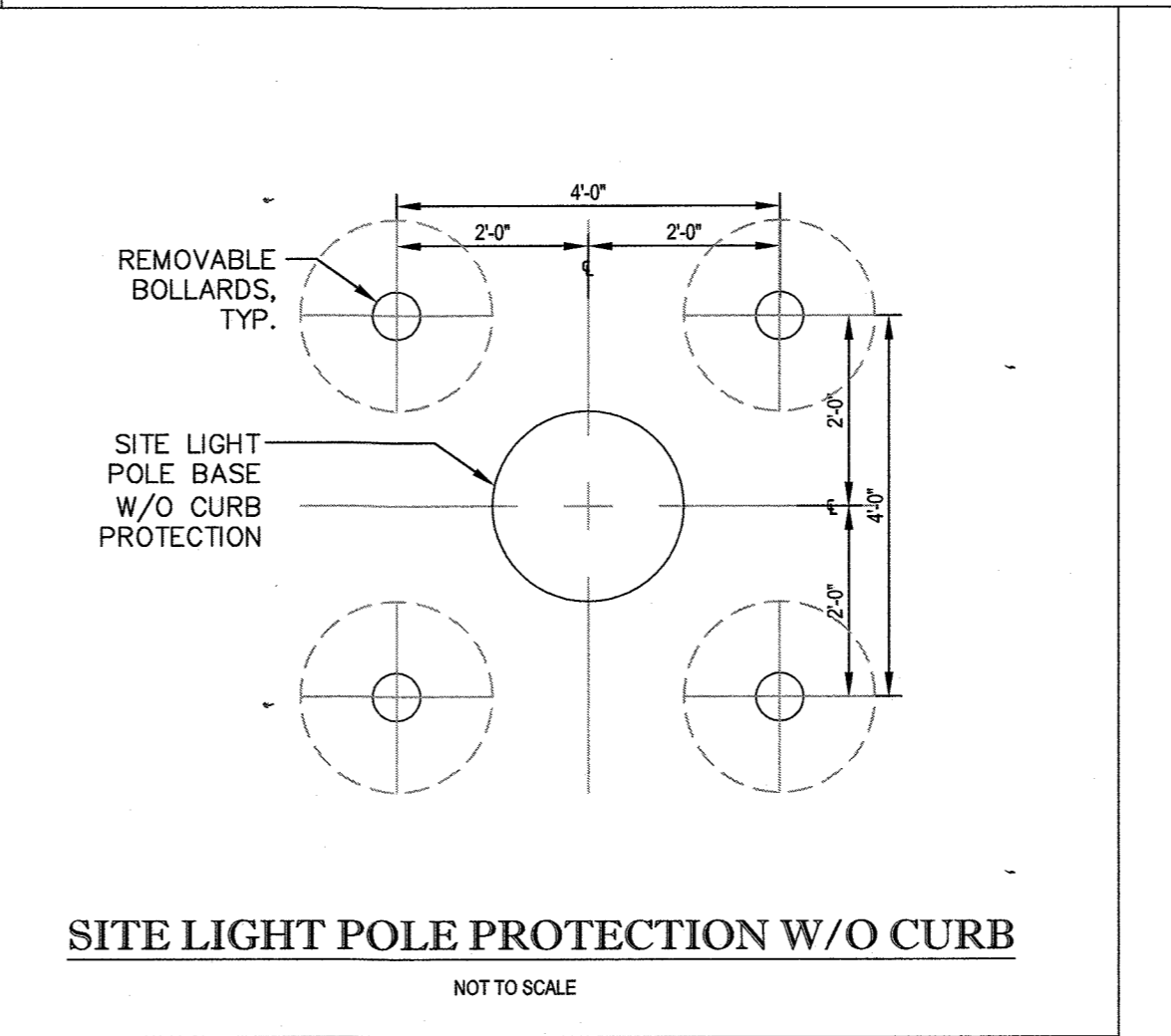
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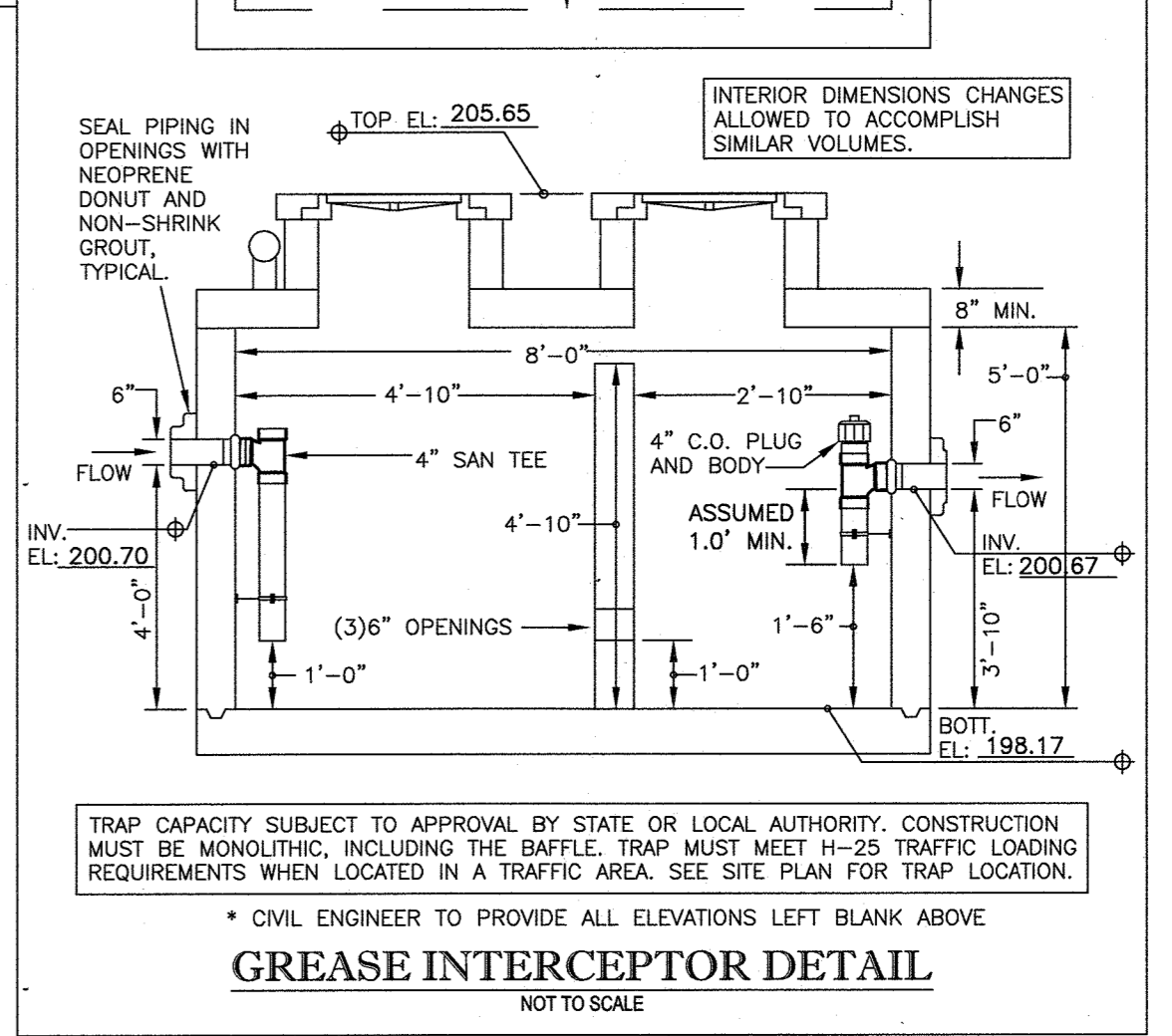
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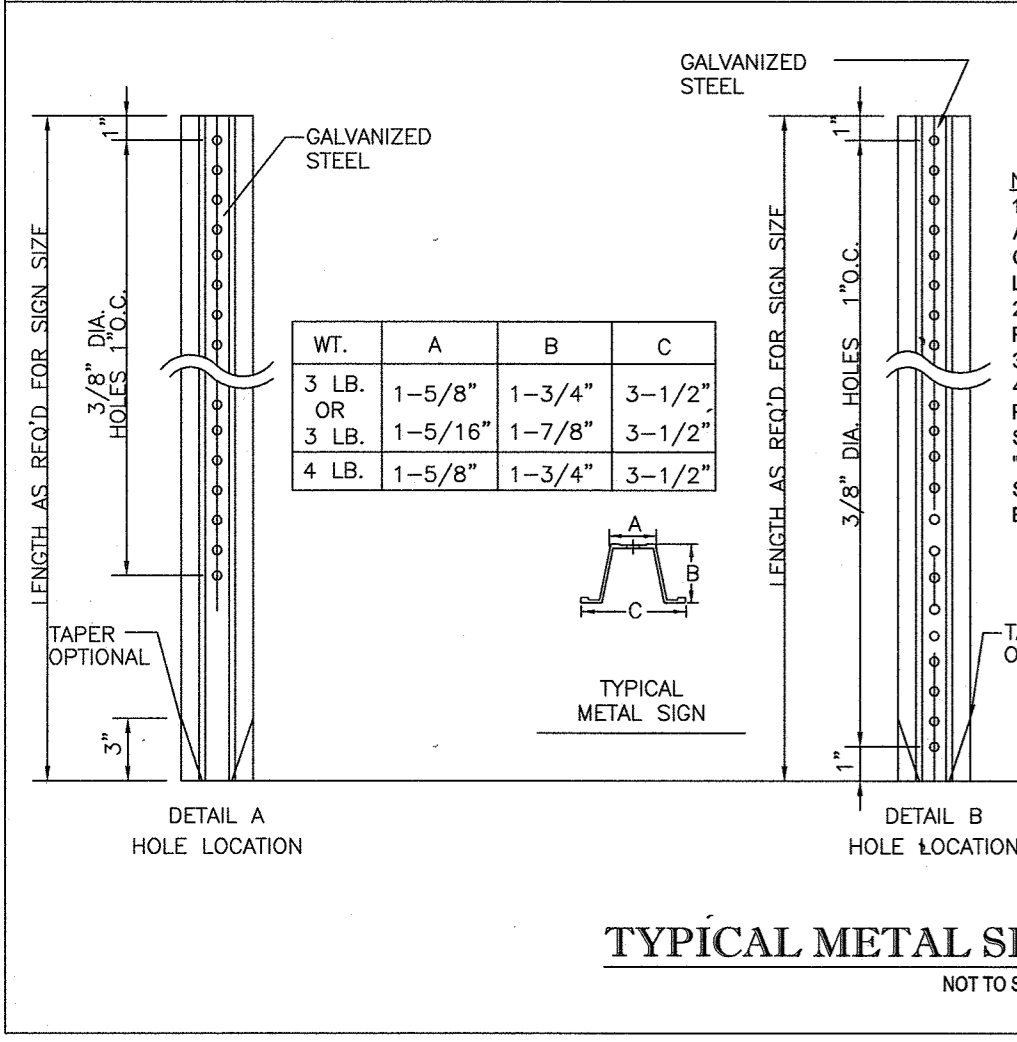
REMOVABLE BOLLARD DETAIL AT HC PARKING
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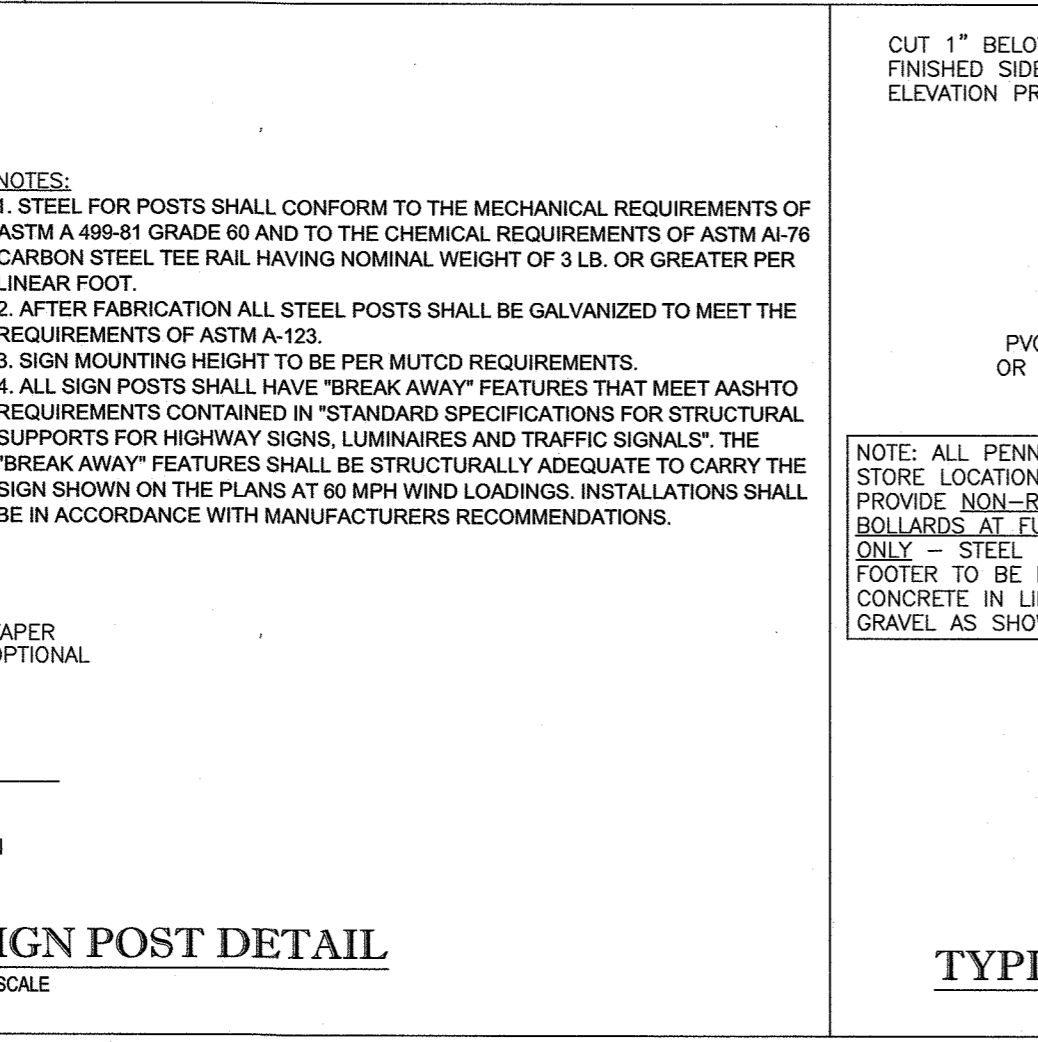
SITE LIGHT POLE PROTECTION W/O CURB
NOT TO SCALE



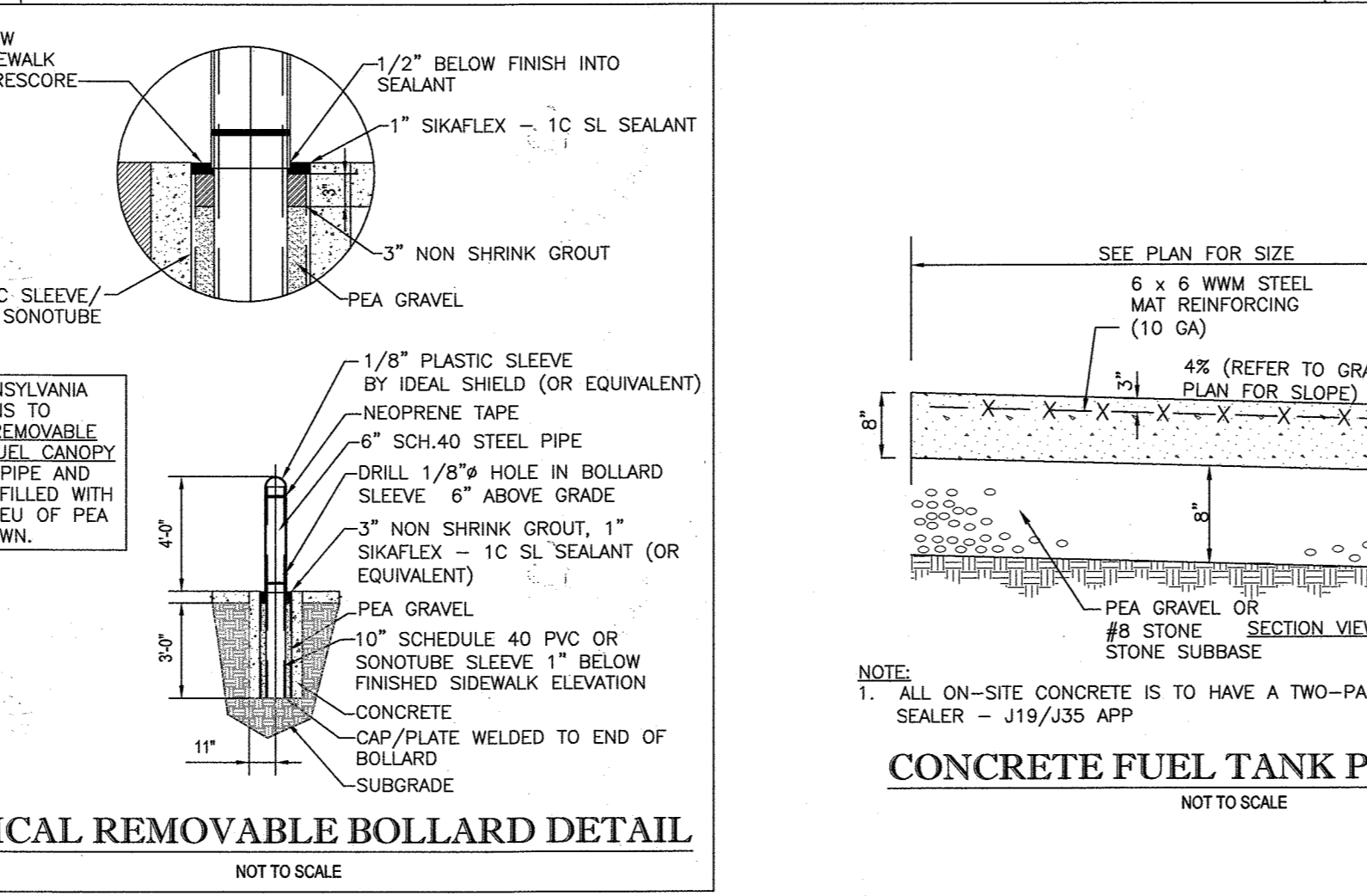
GREASE INTERCEPTOR DETAIL
NOT TO SCALE



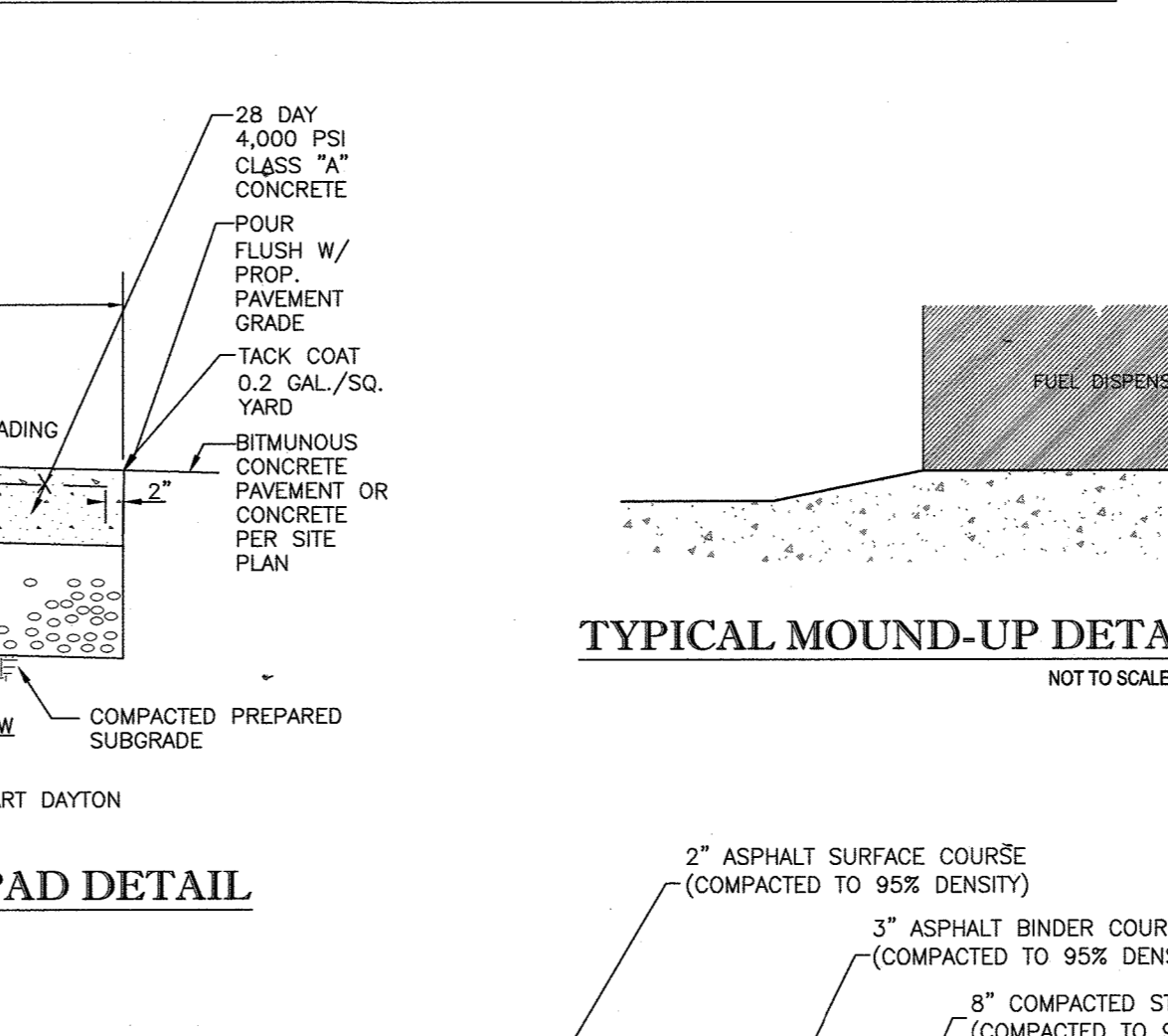
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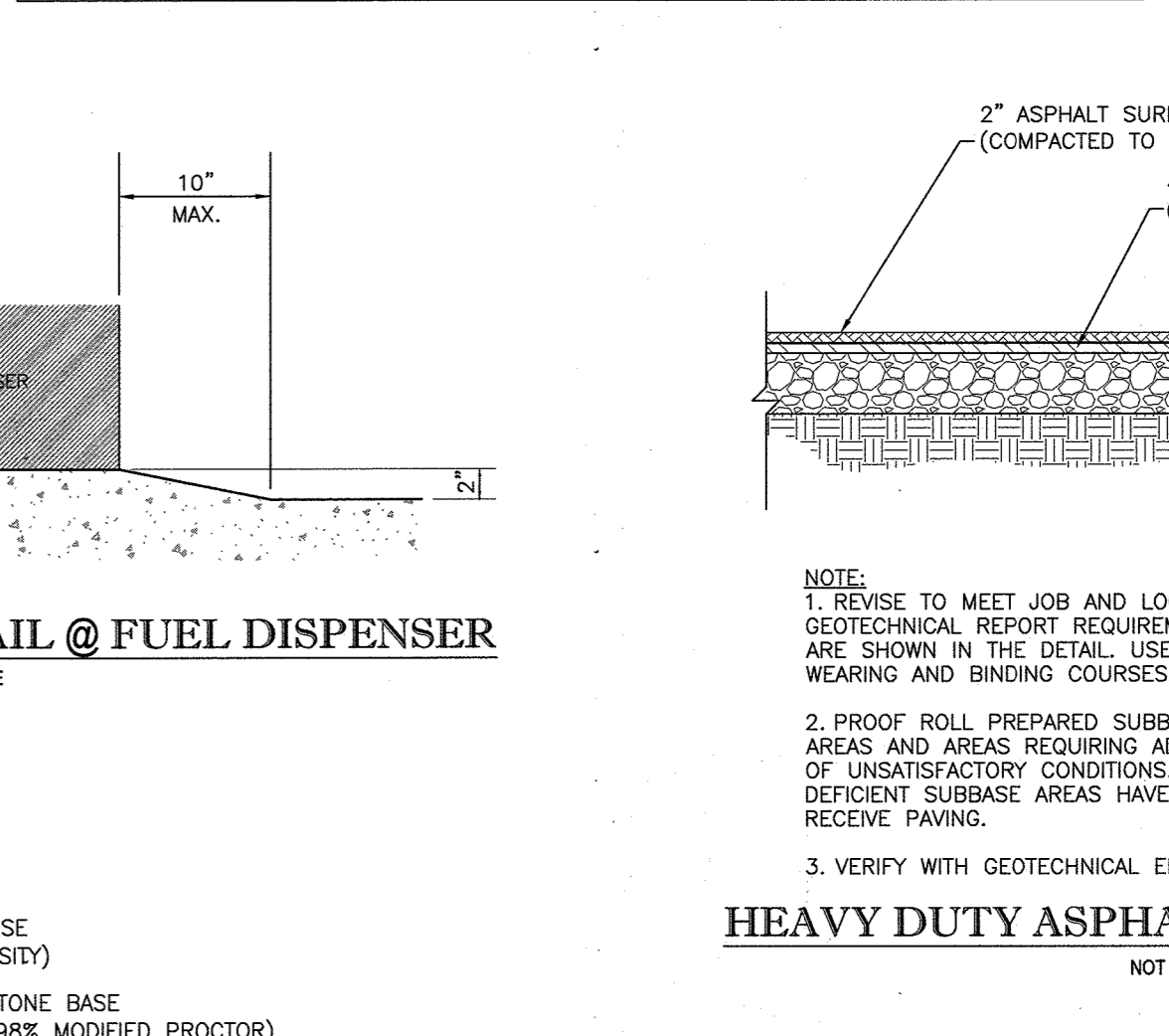
TYPICAL REMOVABLE BOLLARD DETAIL
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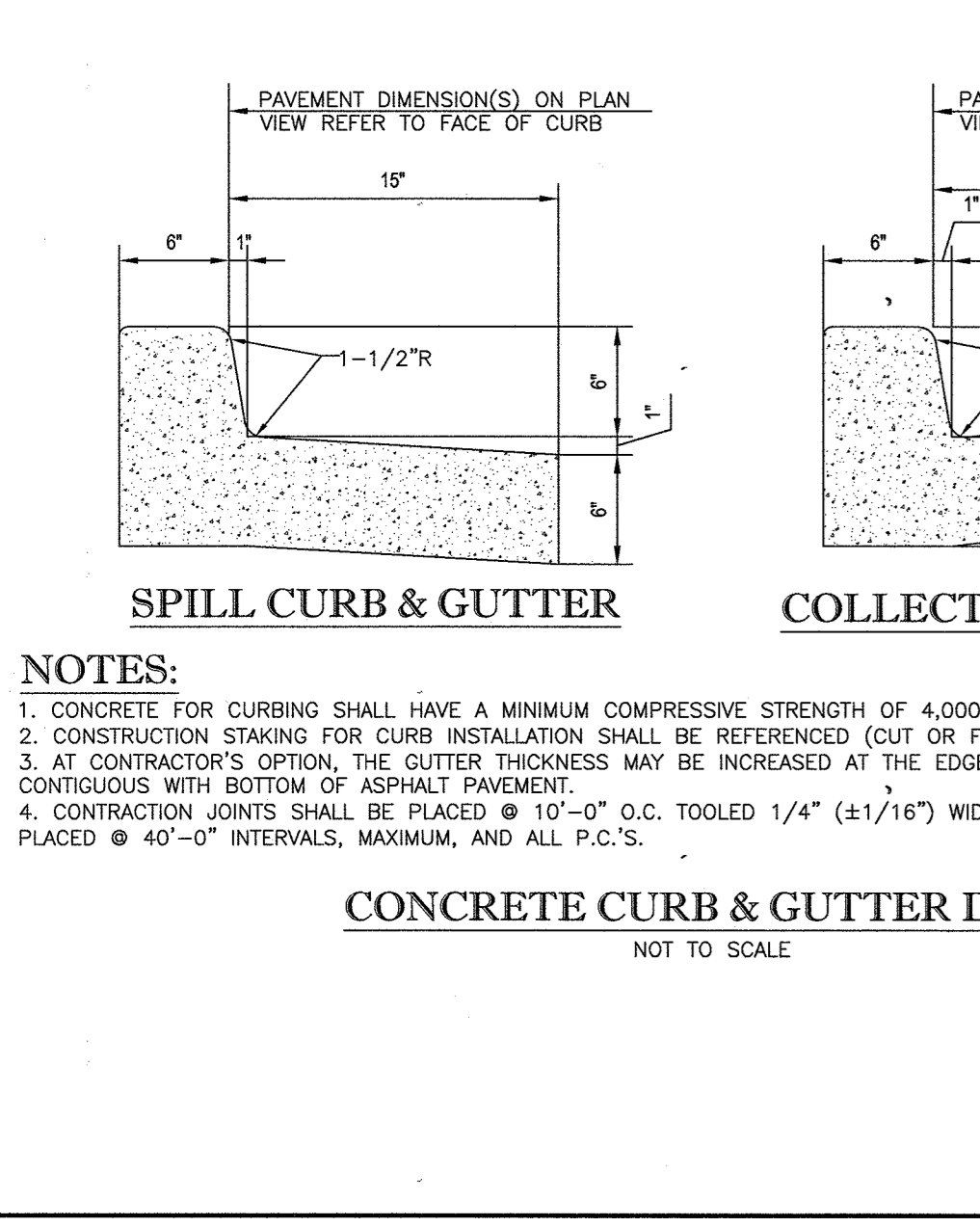
CONCRETE FUEL TANK PAD DETAIL
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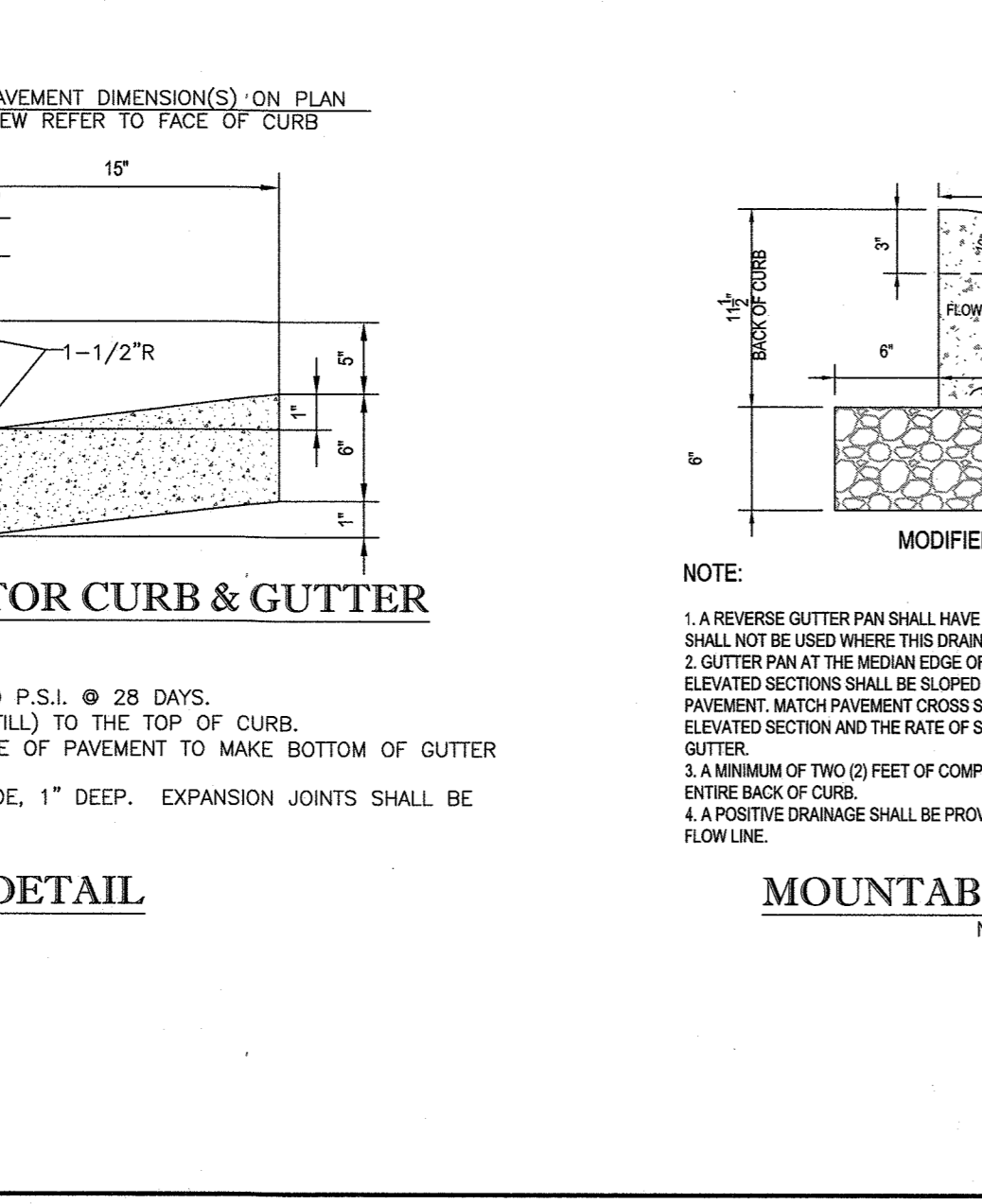
TYPICAL MOUND-UP DETAIL @ FUEL DISPENSER
NOT TO SCALE



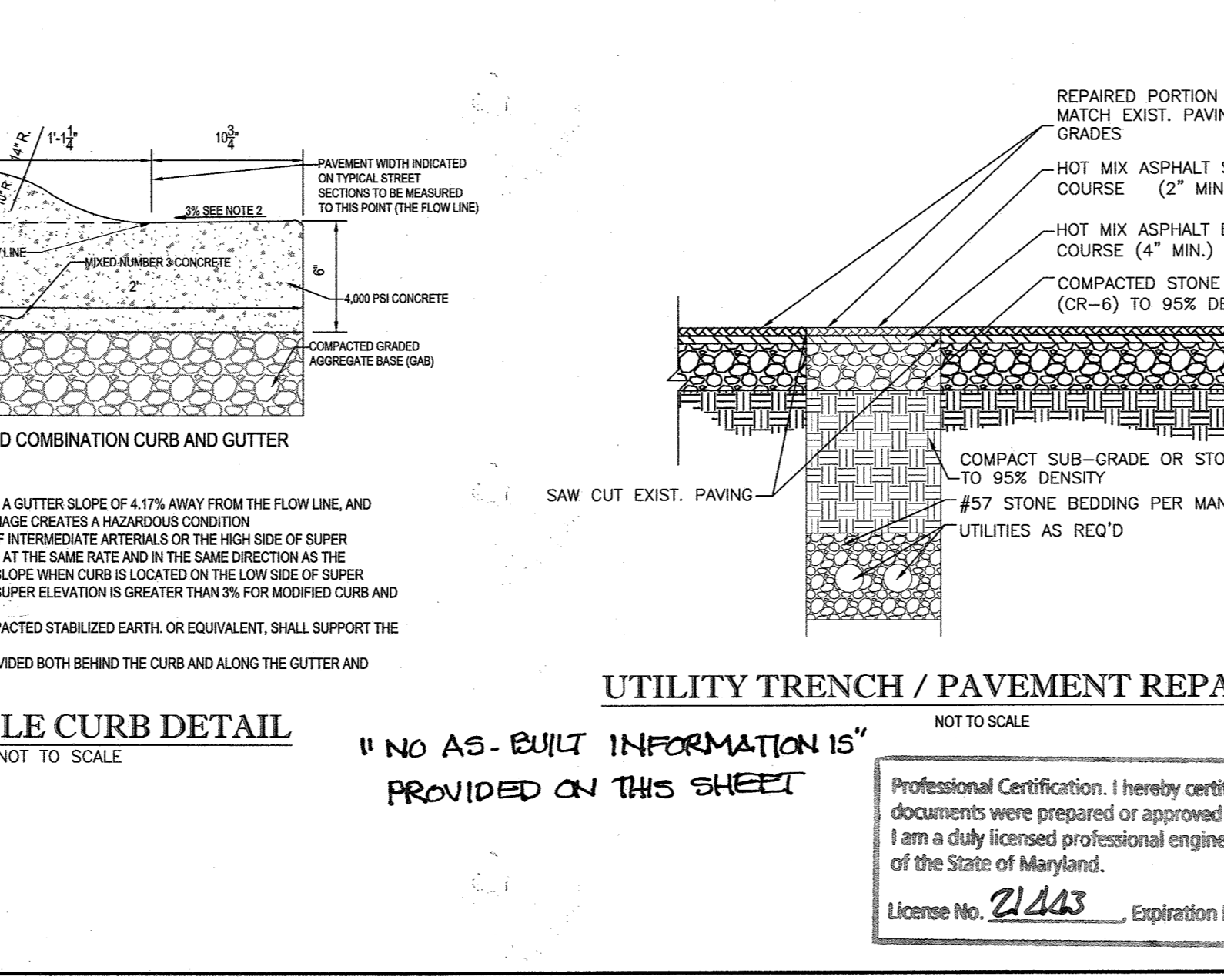
HEAVY DUTY ASPHALT PAVEMENT DETAIL
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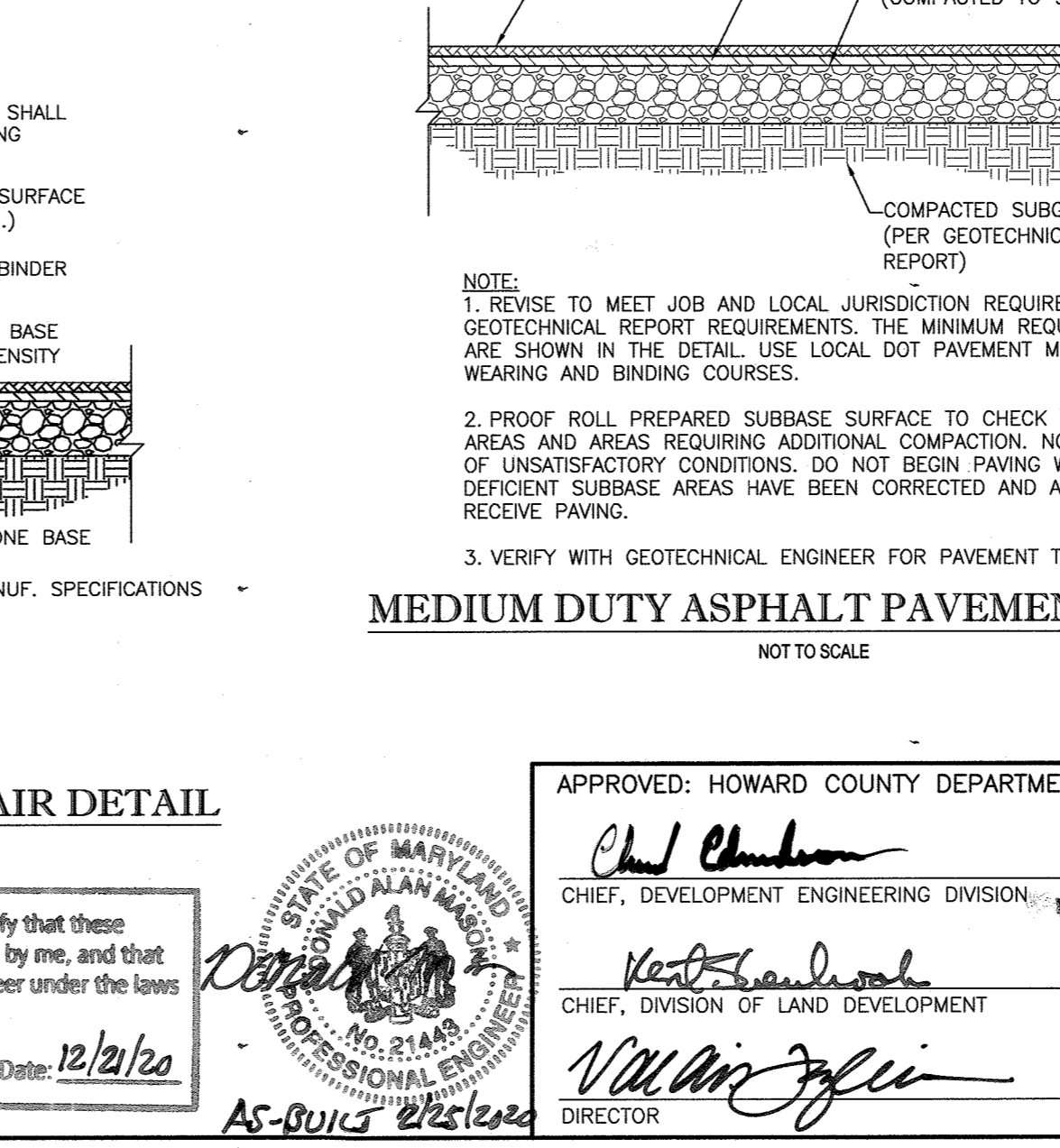
CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



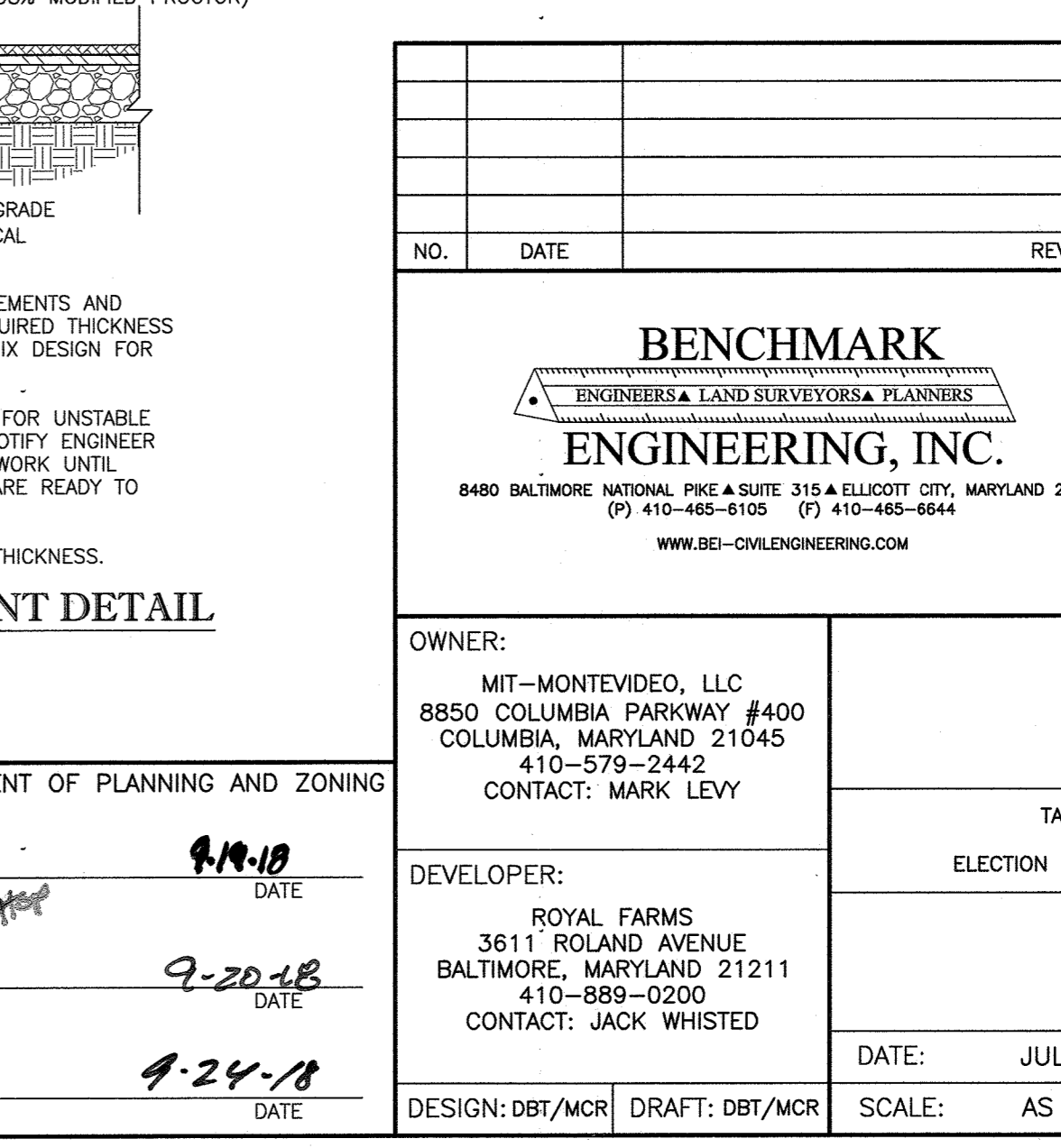
MOUNTABLE CURB DETAIL
NOT TO SCALE



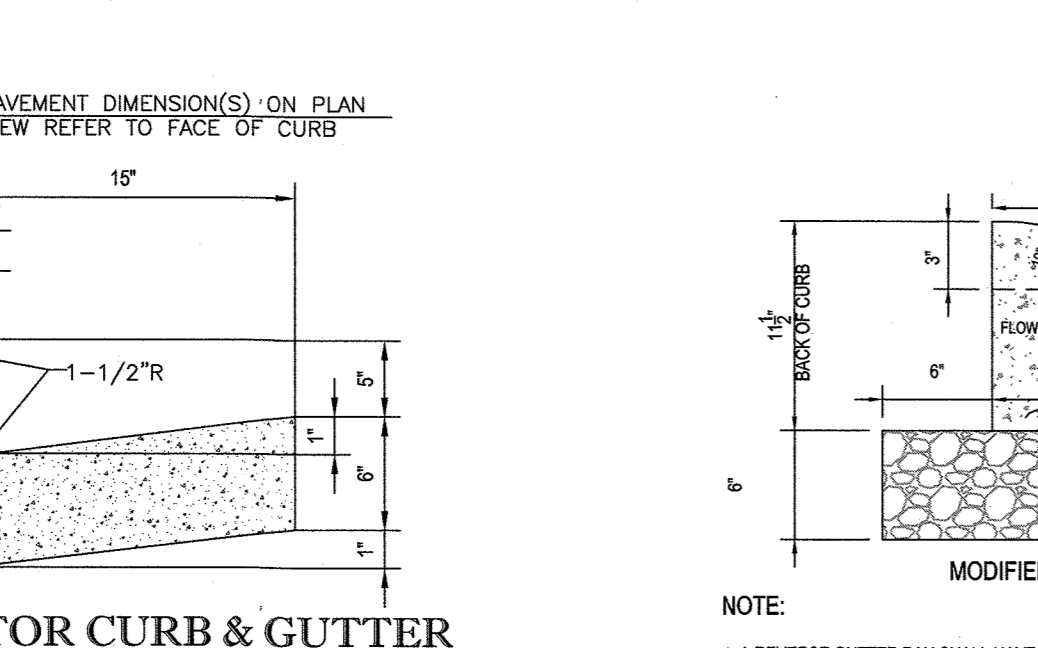
UTILITY TRENCH / PAVEMENT REPAIR DETAIL
NOT TO SCALE



MEDIUM DUTY ASPHALT PAVEMENT DETAIL
NOT TO SCALE



SPILL CURB & GUTTER



COLLECTOR CURB & GUTTER

NOTES:
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE INCREASED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (±1/16") WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.

NOTE:
1. A REVERSE GUTTER PAN SHALL HAVE A GUTTER SLOPE OF 4.1% AWAY FROM THE FLOW LINE, AND SHALL NOT BE USED WHERE THIS DRAINAGE CREATES A HAZARDOUS CONDITION.
2. GUTTER PAN AT THE MEDIAN EDGE OF INTERMEDIATE ARTERIALS OR THE HIGH SIDE OF SUPER ELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. MATCH PAVEMENT CROSS SLOPE WHEN CURB IS LOCATED ON THE LOW SIDE OF SUPER ELEVATED SECTION AND THE RATE OF SUPER ELEVATION IS GREATER THAN 5% FOR MODIFIED CURB AND GUTTER.
3. A MINIMUM OF TWO (2) FEET OF COMPACTED STABILIZED EARTH, OR EQUIVALENT, SHALL SUPPORT THE ENTIRE BACK OF CURB.
4. A POSITIVE DRAINAGE SHALL BE PROVIDED BOTH BEHIND THE CURB AND ALONG THE GUTTER AND FLOW LINE.

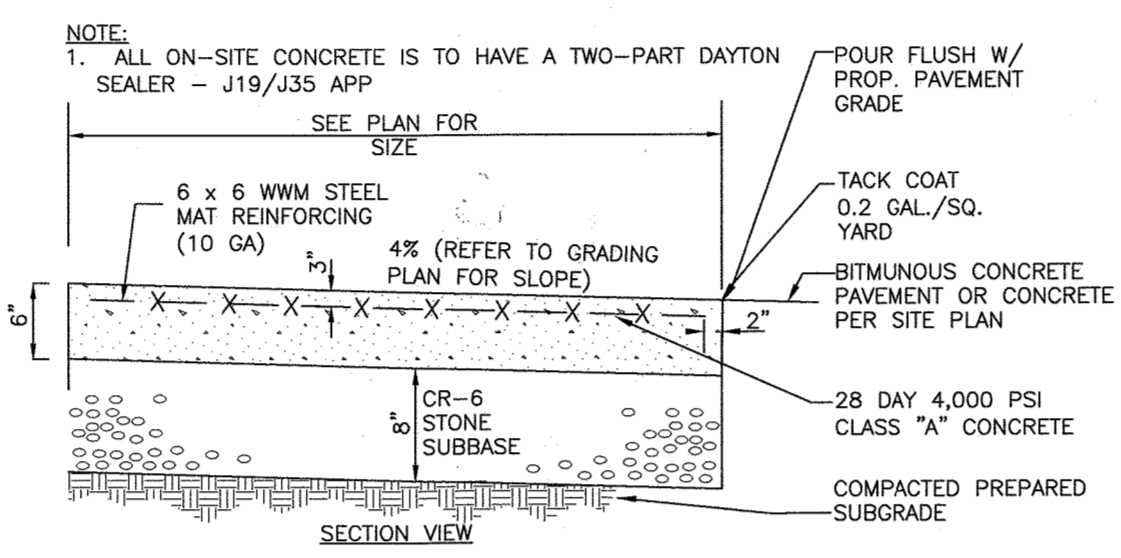
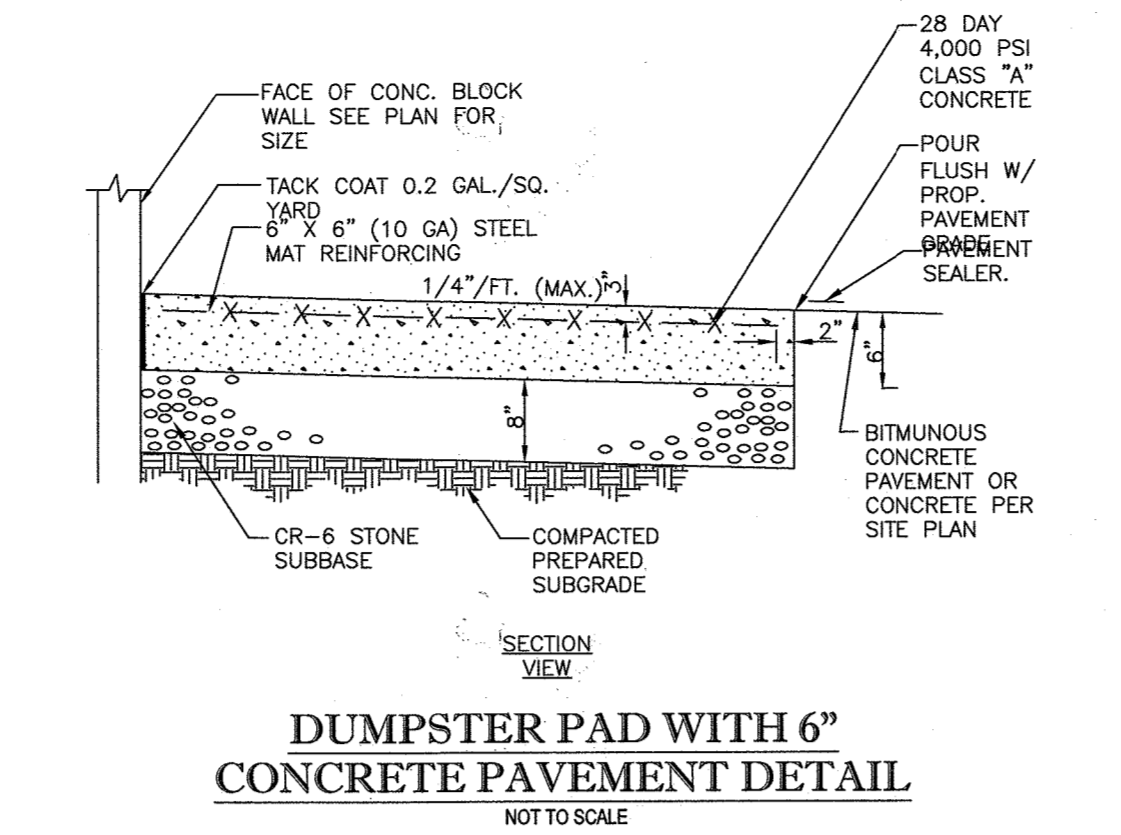
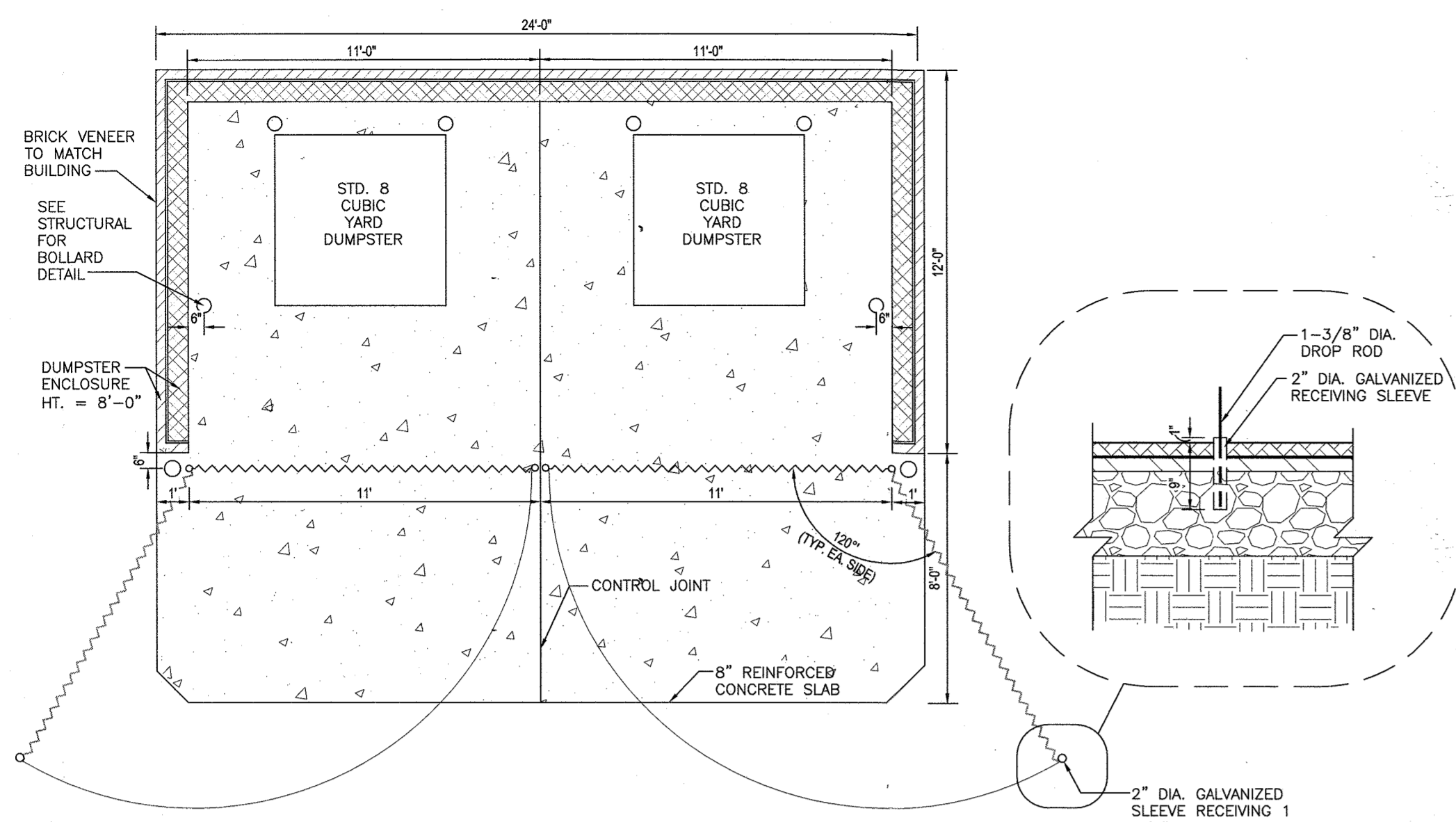
"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/21/20



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chad Chubb 9-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
Keith Sanderson 9-20-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE
William Joffe 9-24-18
 DIRECTOR DATE

NO. DATE REVISION	
BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM	
OWNER:	ROYAL FARMS STORE #230
DEVELOPER:	ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-889-0200 CONTACT: JACK WHISTED
TAX MAP: 43 - GRID: 10 - PARCEL: 16	ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND
DATE: JULY, 2018	BEI PROJECT NO. 1916-RF
DESIGN: DBT/MCR DRAFT: DBT/MCR	SCALE: AS SHOWN SHEET 14 OF 24

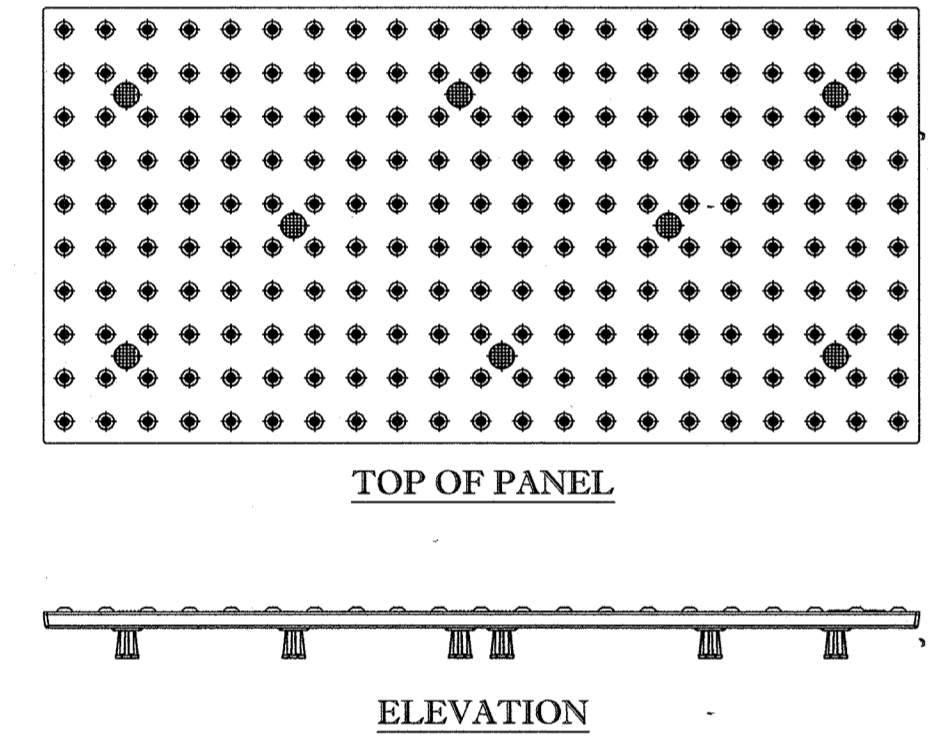
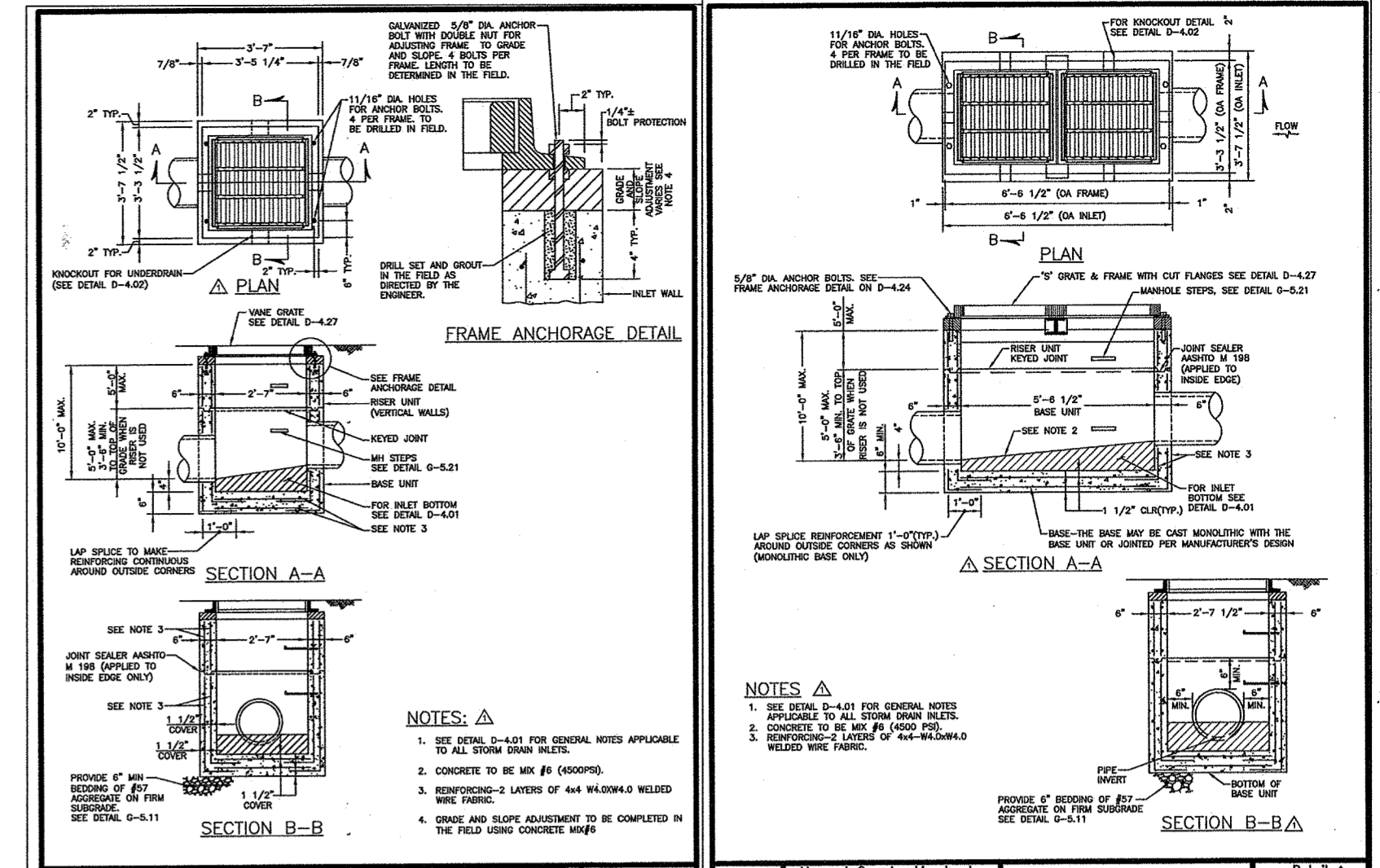


Baltimore Canvas Products, Inc.
Manufacturer of Fabric Awnings, Metal Canopies and Industrial Fabric Products Since 1917
2861 W Franklin St, Baltimore, MD 21233 PH: 410-947-7890 Email: kathy@baltimore-canvas.com

7.5' FIBERGLASS MARKET UMBRELLA

SPECIFICATIONS

FRAME:	1/2" Diameter Fiberglass Fibra
COVER:	Heavy Gauge Roman Paras
POLES:	Shower Steel Paras
BASE:	Heavy Gauge Public System
SIZE:	7.5' Ø
OVERALL HEIGHT:	6'4"
POLE DIAMETER:	1.5" Ø
POLE THICKNESS:	4"
POLE THICKNESS:	2.8mm
FINISH:	Gal. Inlayed, Double, Acrylic



CURB RAMP DIMENSIONS NEW CONSTRUCTION					
RISE OF RAMP	MAX RAMP SLOPE	NOMINAL RAMP LENGTH (1:12)	SIDE FLARE DIMENSION AT CURB (1:12)	SIDE FLARE DIMENSION AT CURB (1:12)	SIDE FLARE DIMENSION AT CURB (1:12)
3"	1:12	3.0 FT.	2.5 FT.	3.0 FT.	3.0 FT.
4"	1:12	4.0 FT.	3.3 FT.	4.0 FT.	4.0 FT.
5"	1:12	5.0 FT.	4.2 FT.	5.0 FT.	5.0 FT.
6"	1:12	6.0 FT.	5.0 FT.	6.0 FT.	6.0 FT.
7"	1:12	7.0 FT.	5.8 FT.	7.0 FT.	7.0 FT.
8"	1:12	8.0 FT.	6.7 FT.	8.0 FT.	8.0 FT.
9"	1:12	9.0 FT.	7.5 FT.	9.0 FT.	9.0 FT.
10"	1:12	10.0 FT.	8.4 FT.	10.0 FT.	10.0 FT.
11"	1:12	11.0 FT.	9.2 FT.	11.0 FT.	11.0 FT.
12"	1:12	12.0 FT.	10.0 FT.	12.0 FT.	12.0 FT.

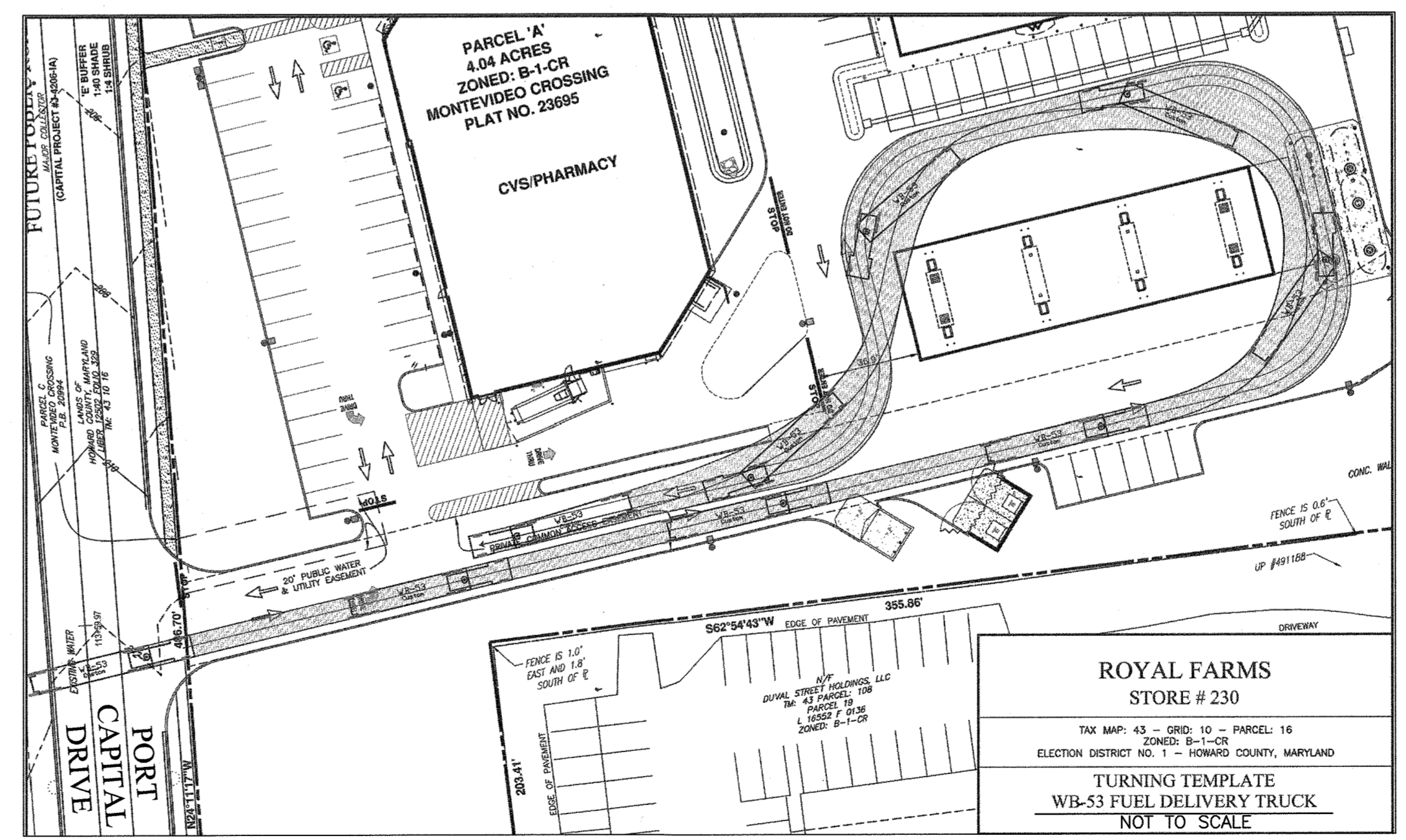
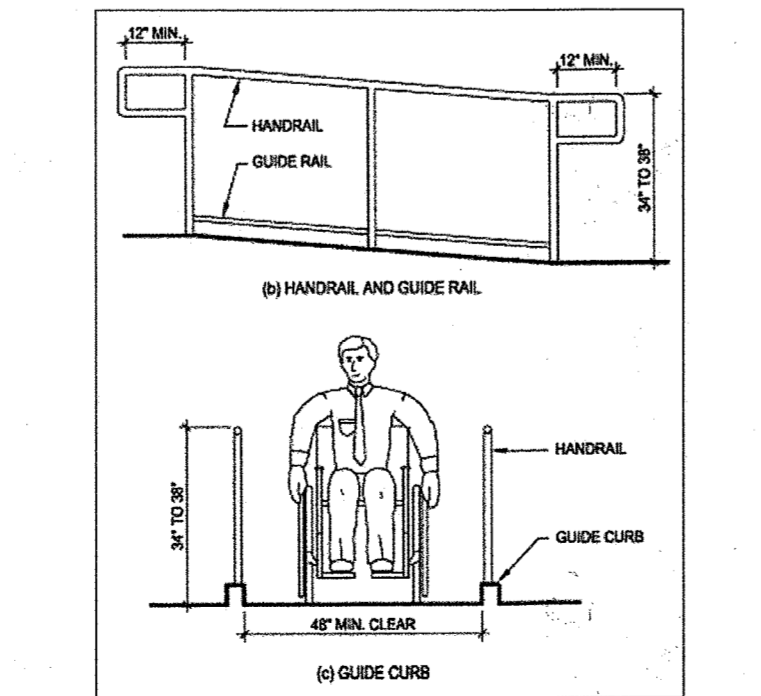
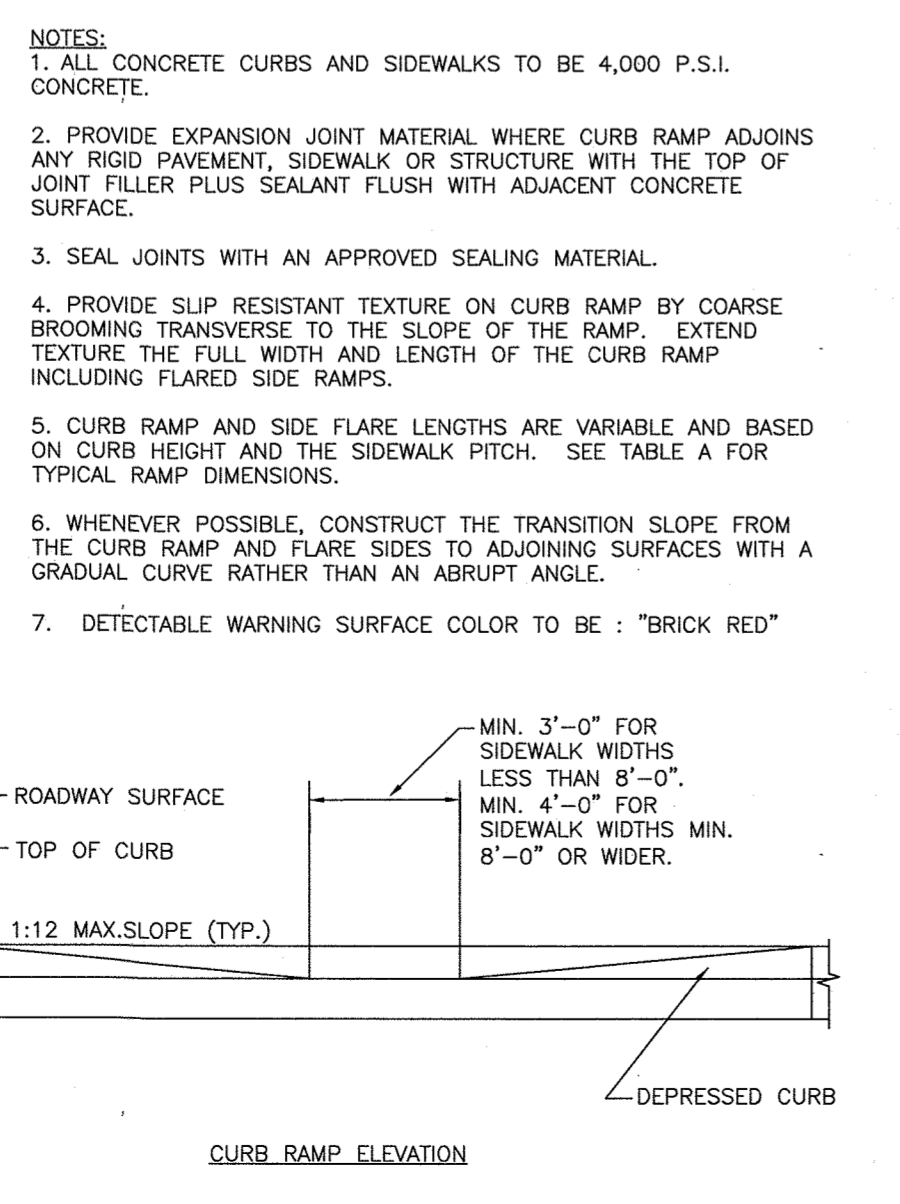
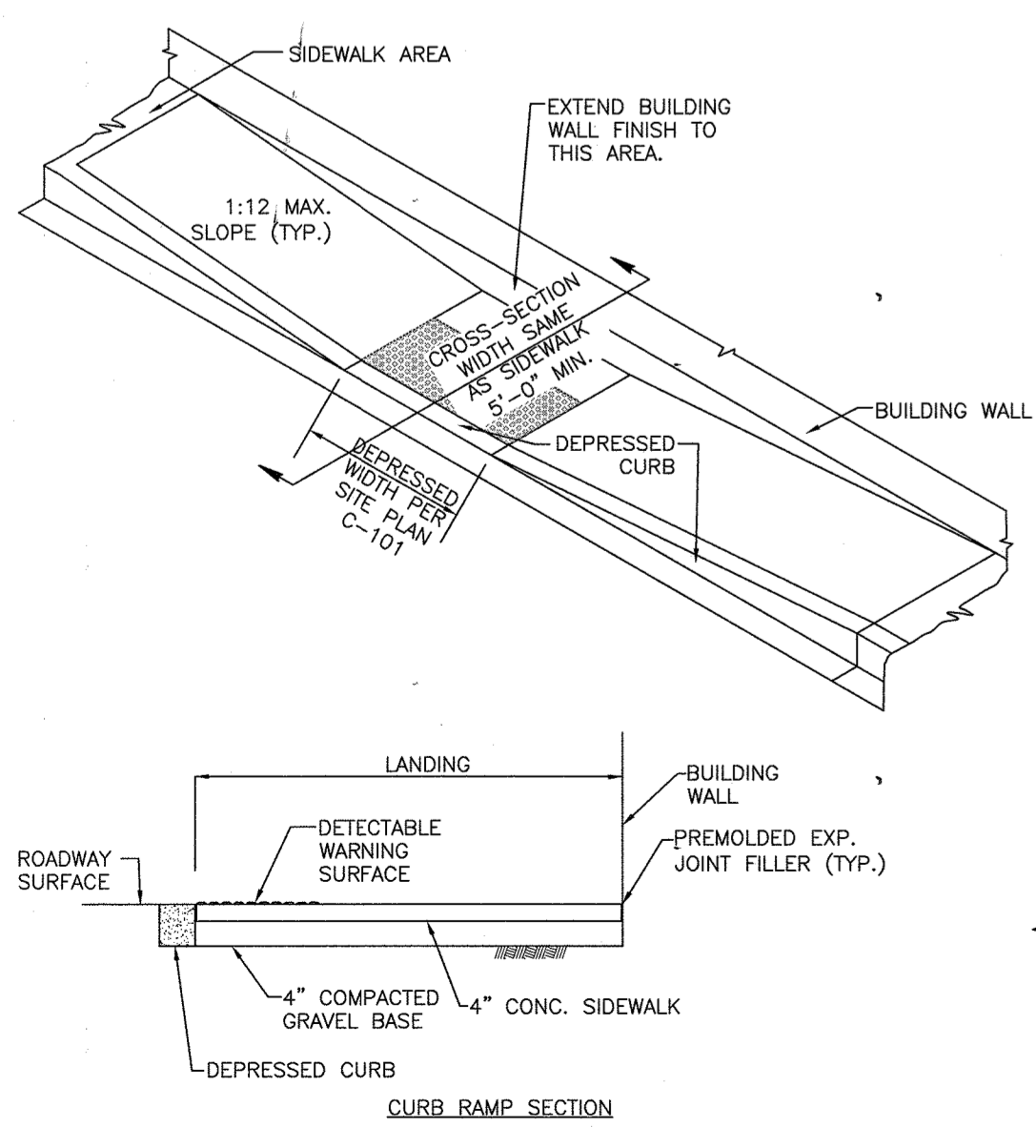
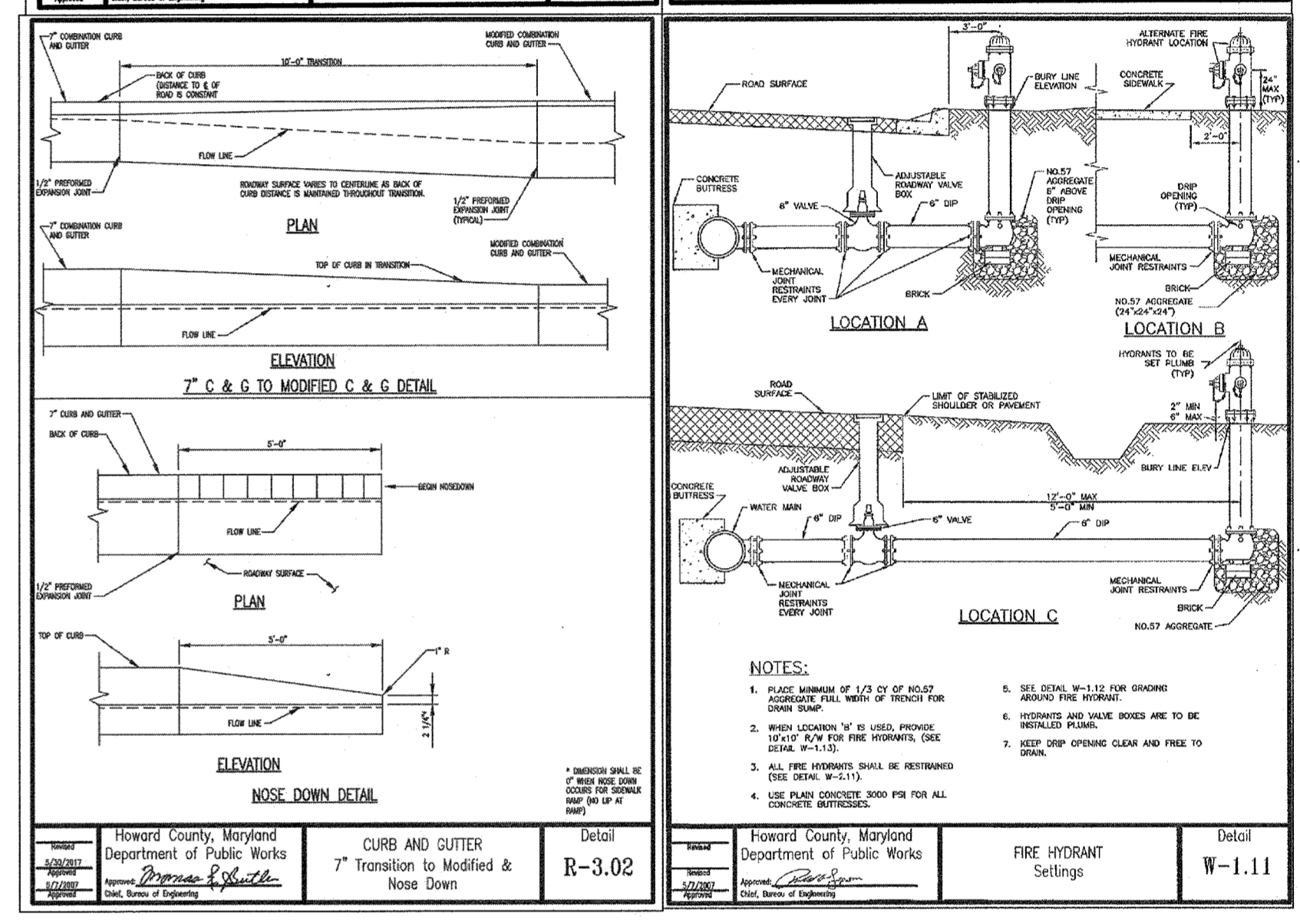
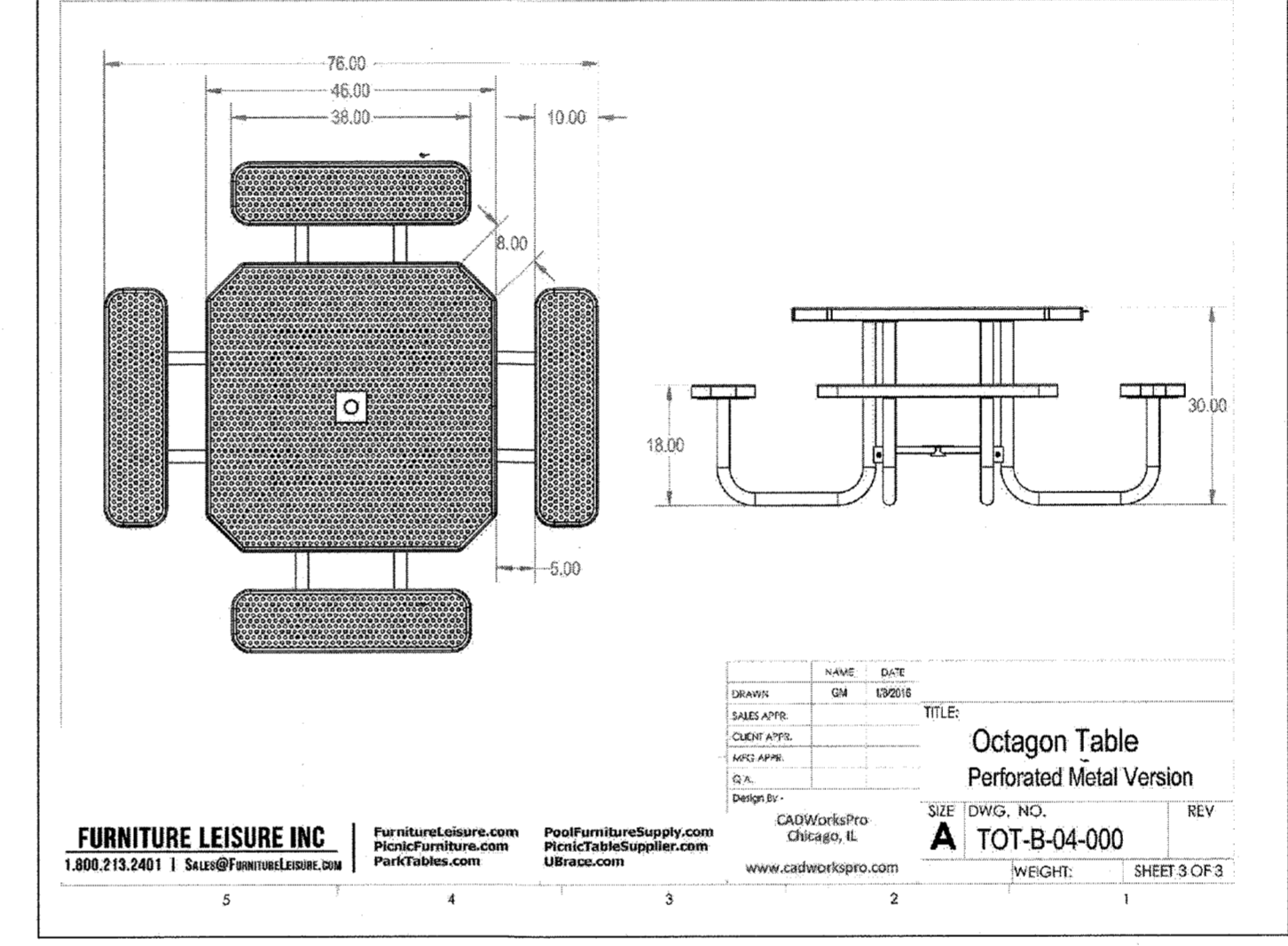
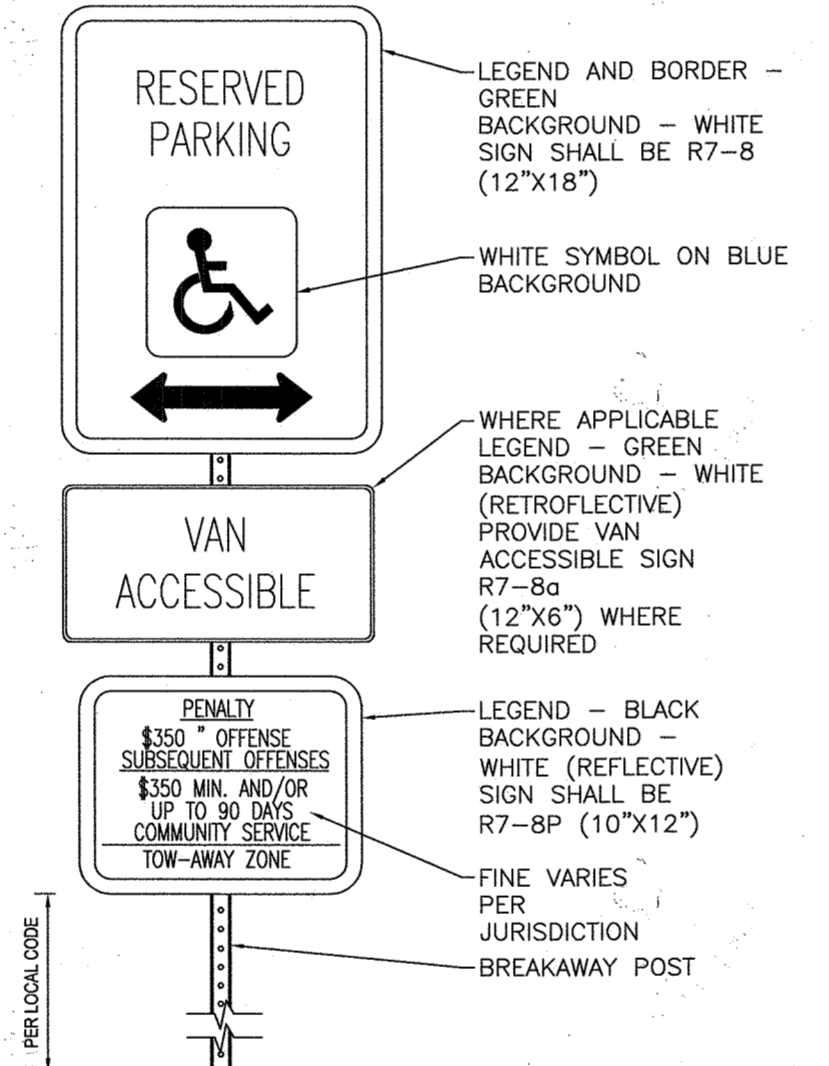
CURB RAMP DIMENSIONS EXISTING CONDITION					
MAX RISE OF RAMP	MAX RAMP SLOPE	NOMINAL RAMP LENGTH	SIDE FLARE DIMENSION AT CURB (1:10)	SIDE FLARE DIMENSION AT CURB (1:12)	SIDE FLARE DIMENSION AT CURB (1:12)
3"	1:8	2.0 FT.	2.5 FT.	3.0 FT.	3.0 FT.
4"	1:10	3.3 FT.	3.3 FT.	4.0 FT.	4.0 FT.
5"	1:10	4.2 FT.	4.2 FT.	5.0 FT.	5.0 FT.
6"	1:10	5.0 FT.	5.0 FT.	6.0 FT.	6.0 FT.

TRUNCATED DOME DETAIL AT CURB RAMP
NOT TO SCALE

NOTE:
1. DETECTABLE WARNING SURFACE TO BE COLOR 'BRICK RED'
2. DETECTABLE WARNING STRIP SHALL BE 'CAST IN PLACE' TYPE

NOTE:
1. REFER TO LOCAL CODE REQUIREMENTS FOR LIMITATIONS ON RAMP SLOPE, LENGTH, RISE, AND SIDE FLARE.

TABLE A
NOT TO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Clark 9-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victor S. L. ... 9-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Walter J. ... 9-24-18
DIRECTOR DATE

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
8480 BALTIMORE NATIONAL PIKE SUITE 315 A ELICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6844
WWW.BE-ENGINEERING.COM

ROYAL FARMS STORE #230

OWNER: MIT-MONTEVIDEO, LLC
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COLUMBIA, MARYLAND 21045
CONTACT: MARK LEVY

DEVELOPER: ROYAL FARMS
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
410-889-0200
CONTACT: JACK WHISTED

TAX MAP: 43 - GRID: 10 - PARCEL: 16
ZONED: B-1-CR
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

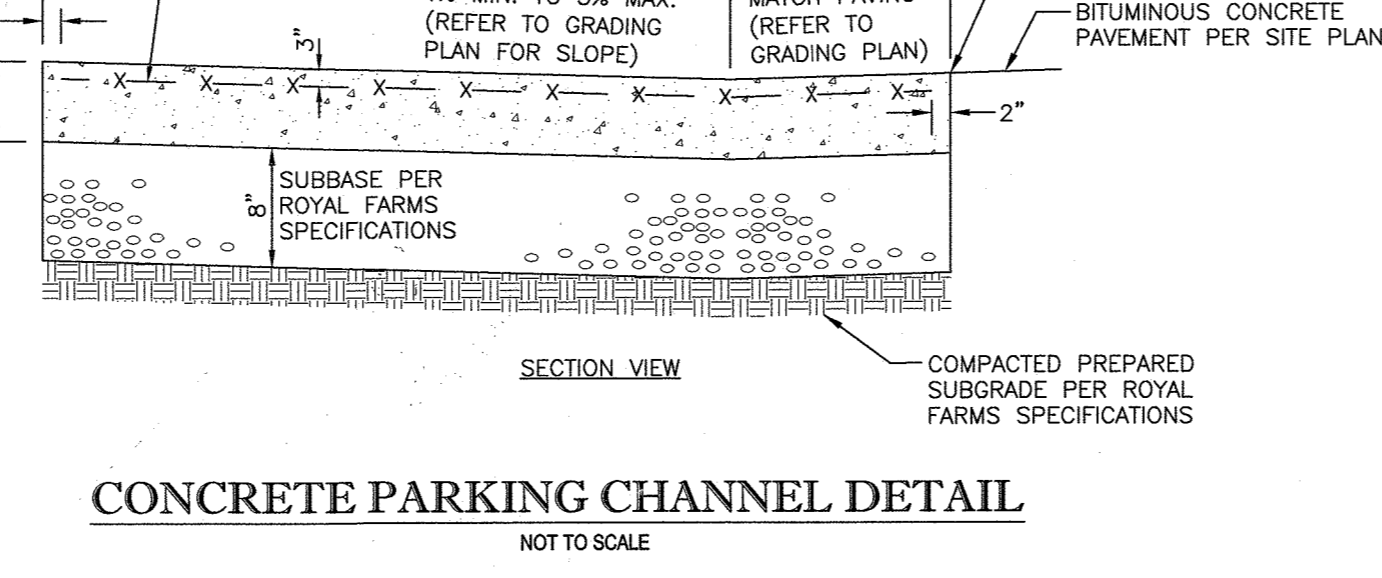
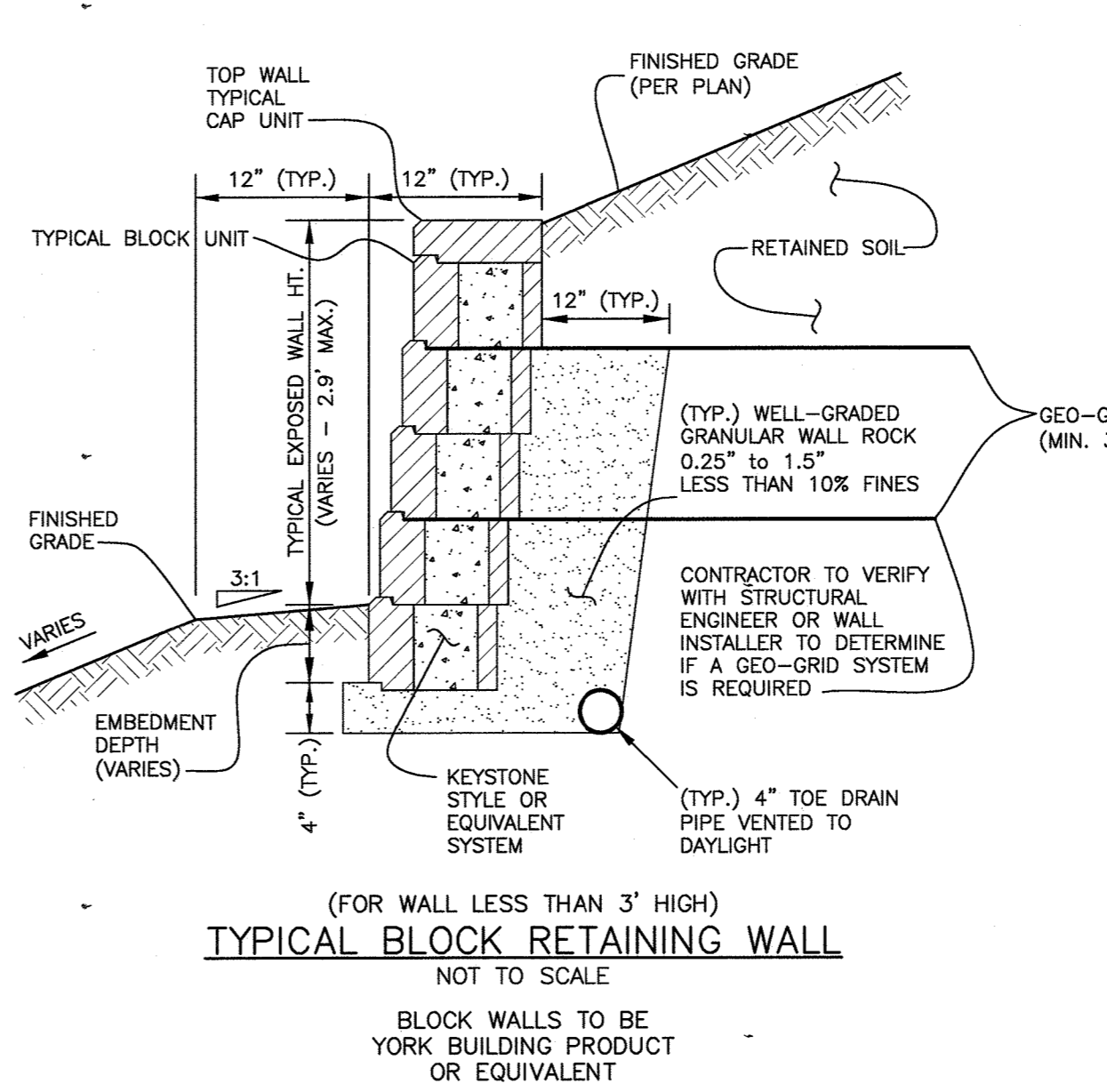
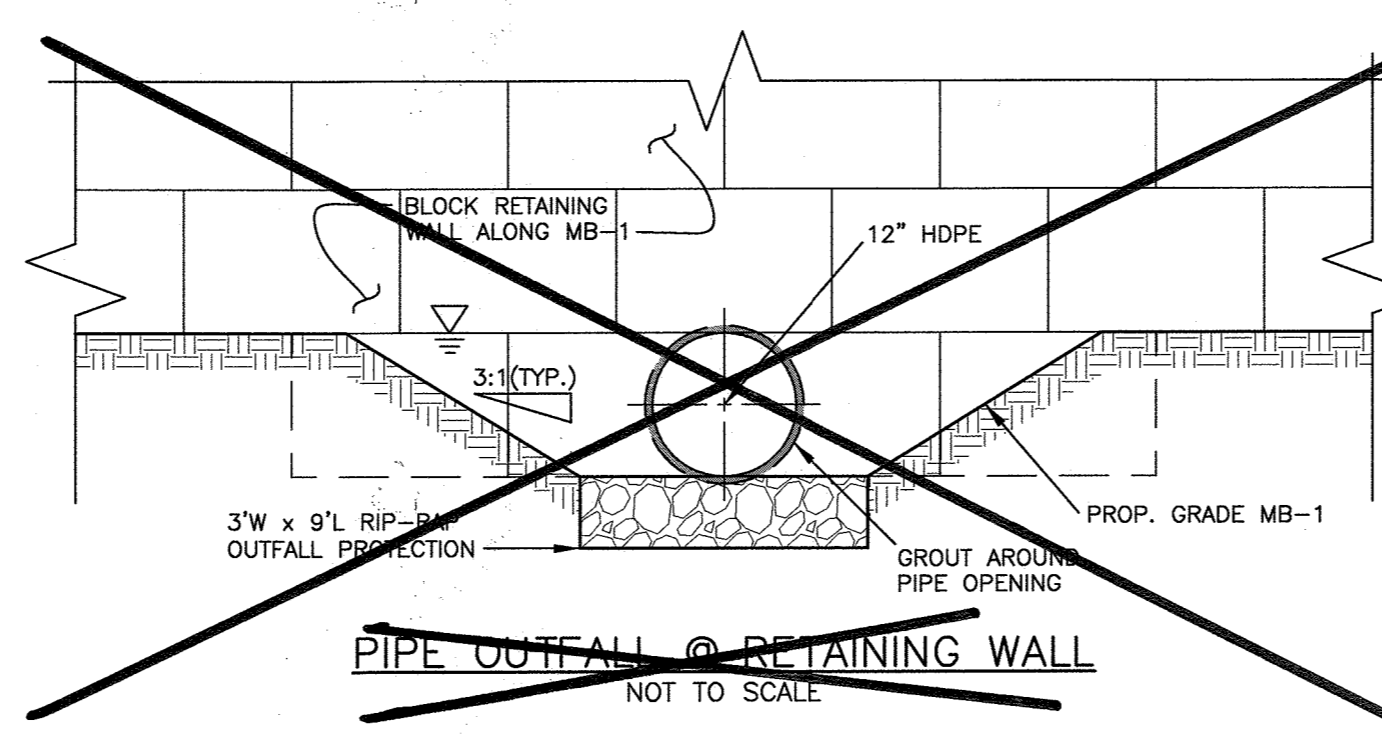
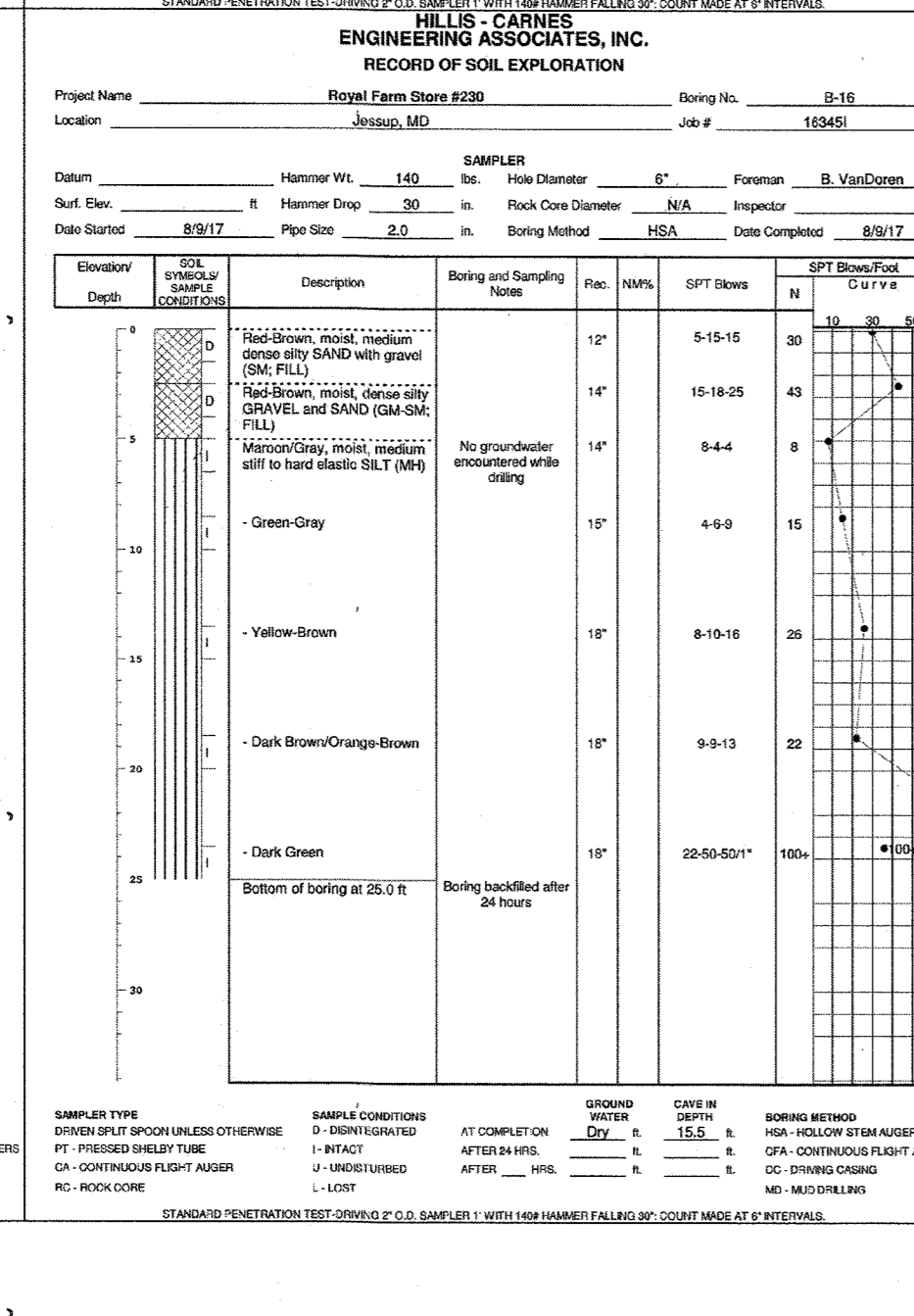
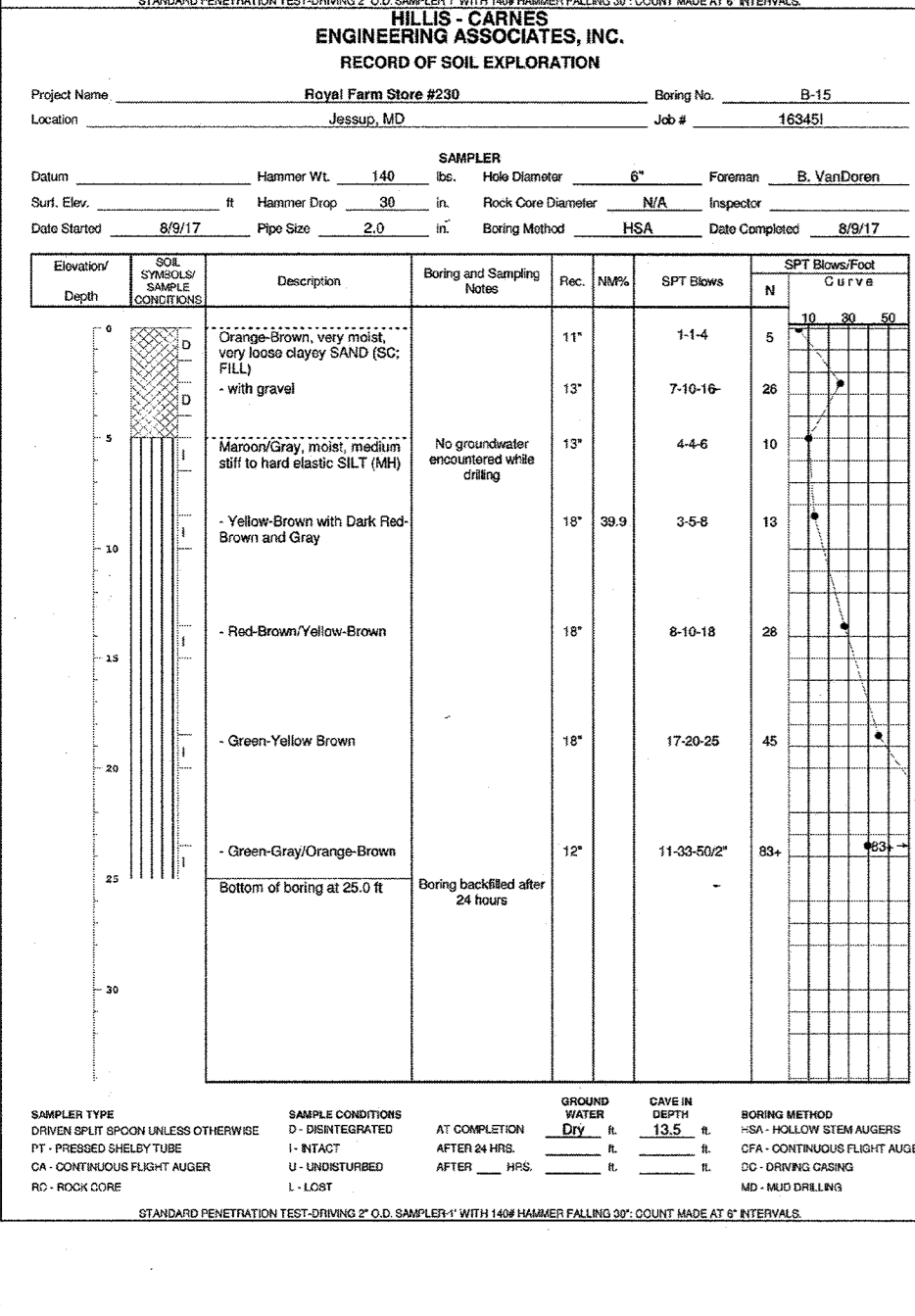
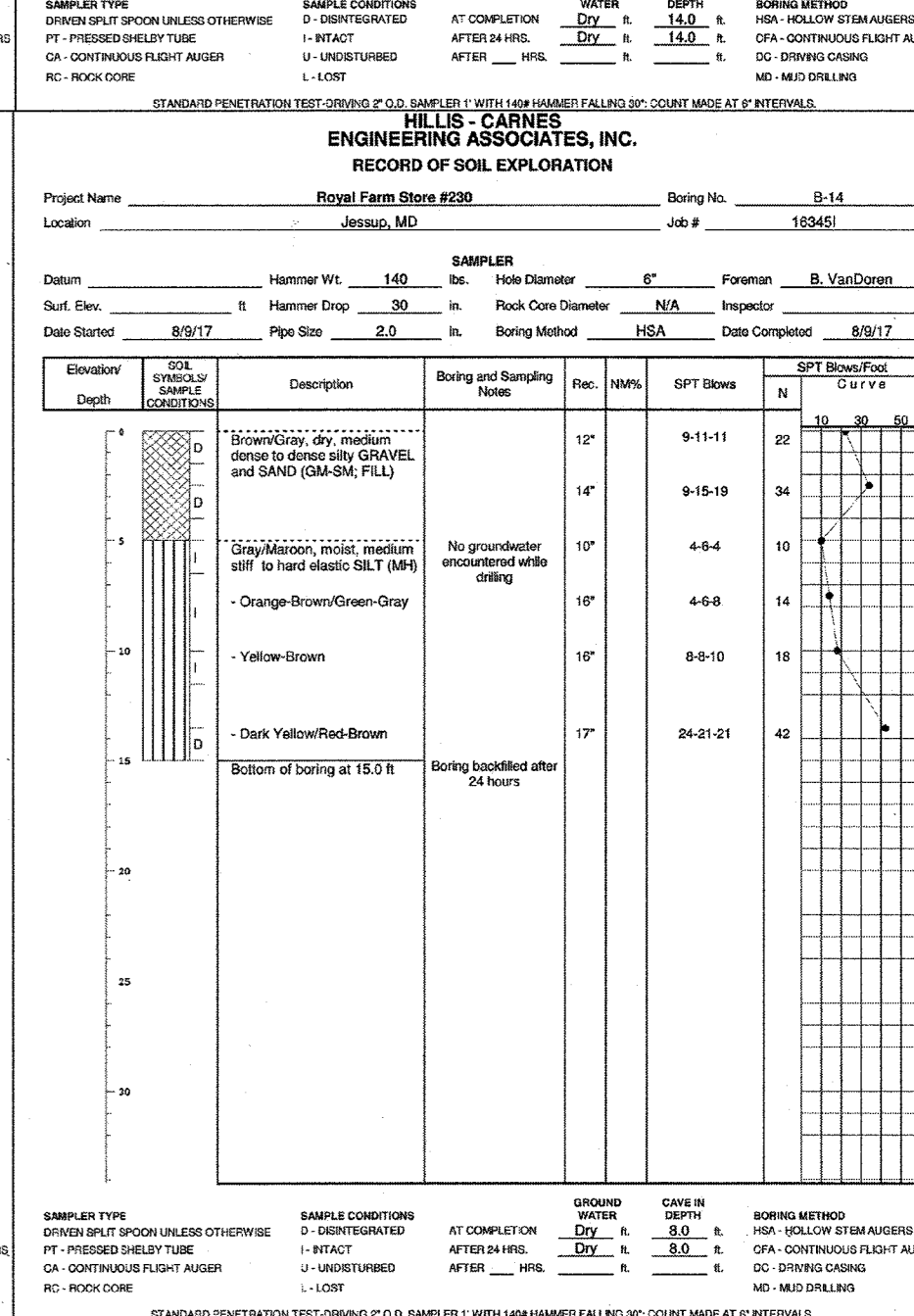
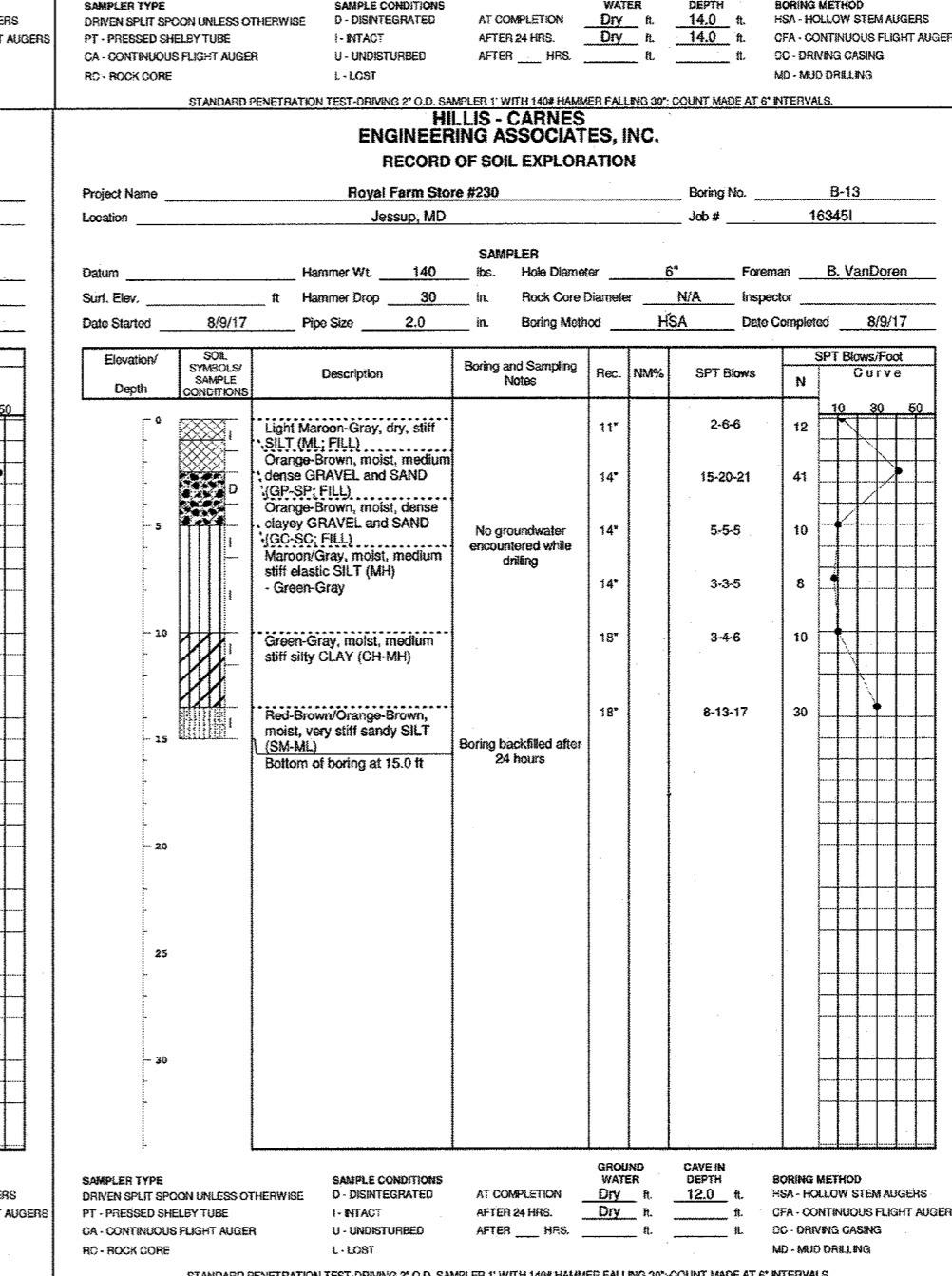
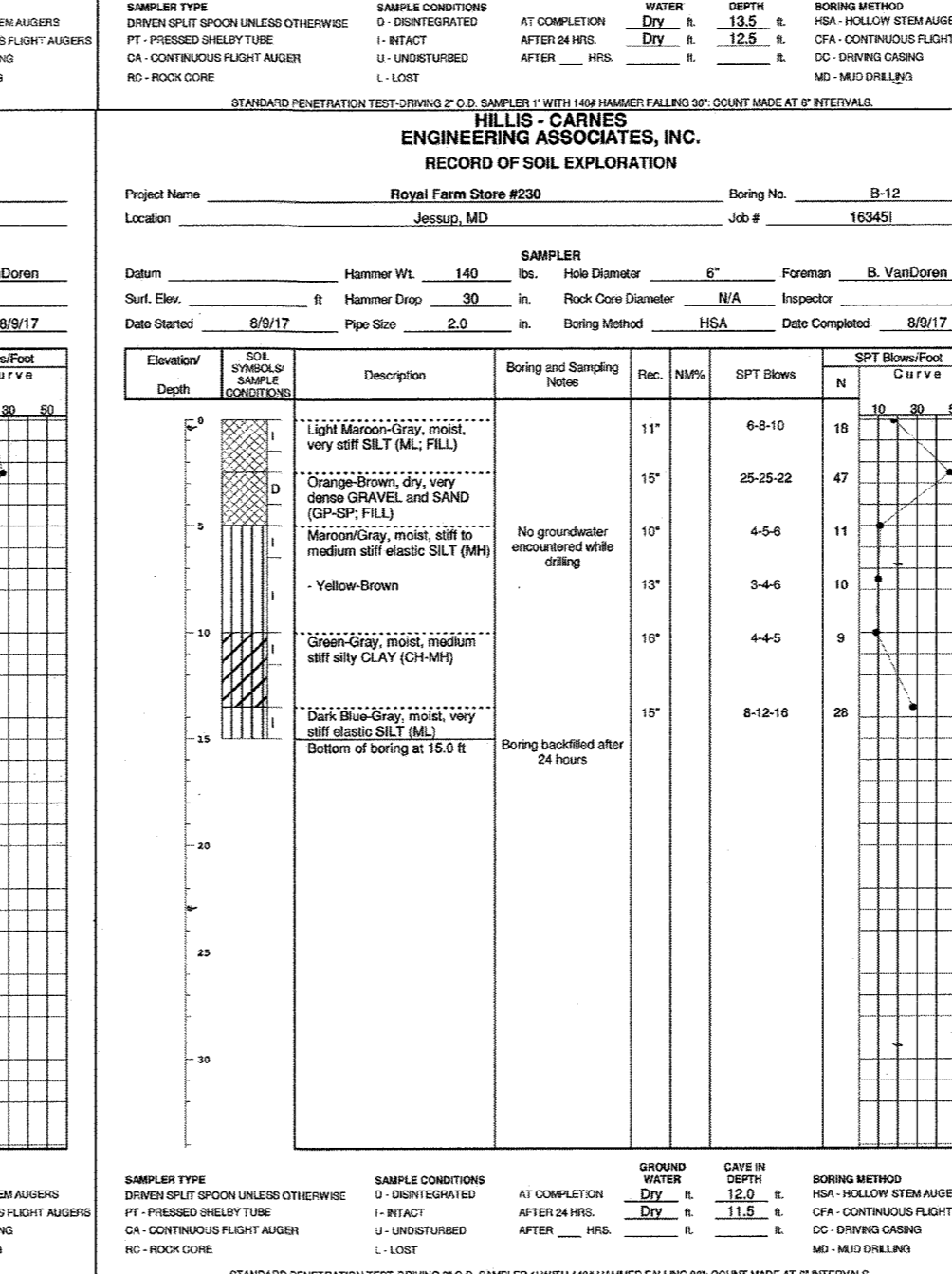
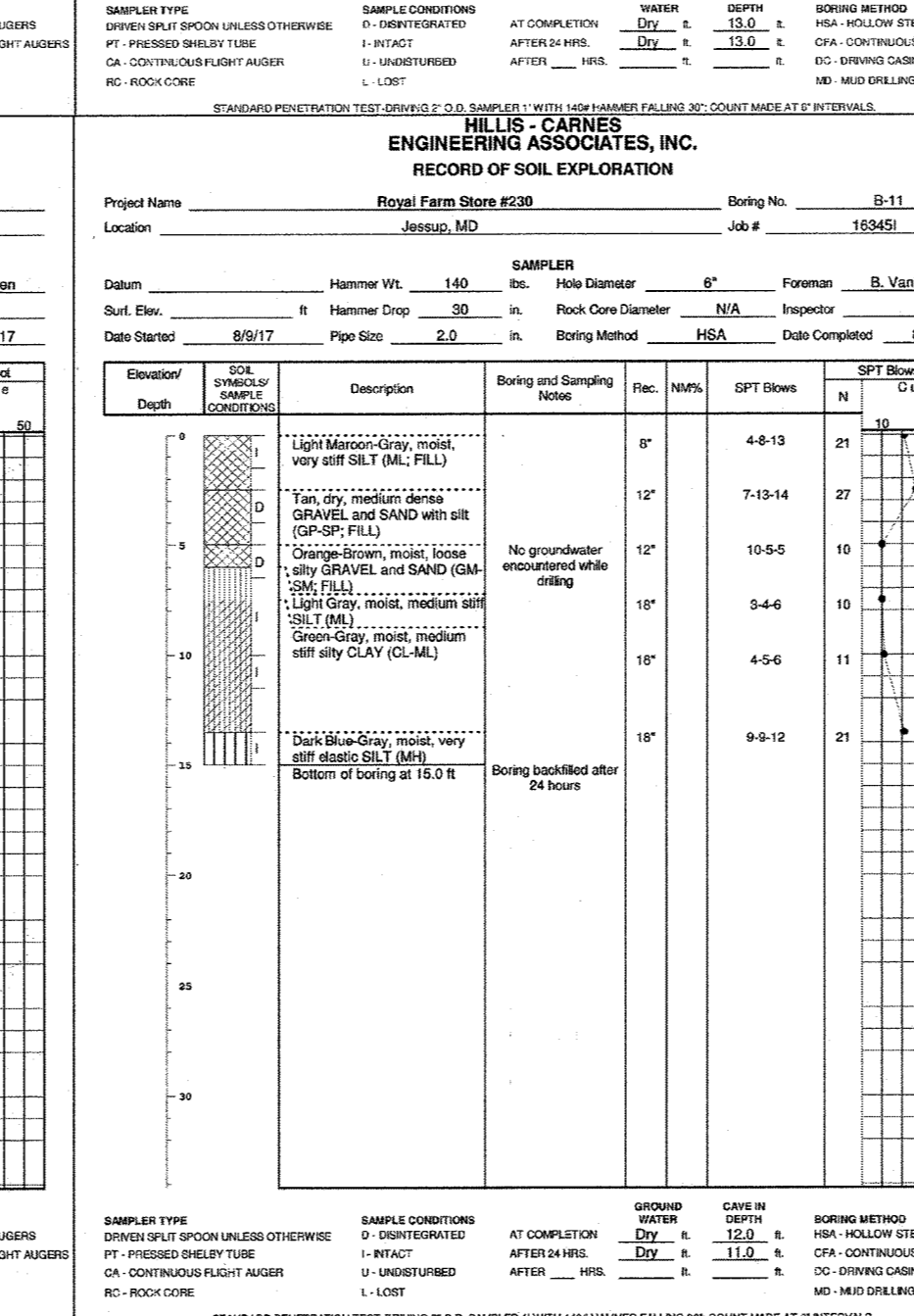
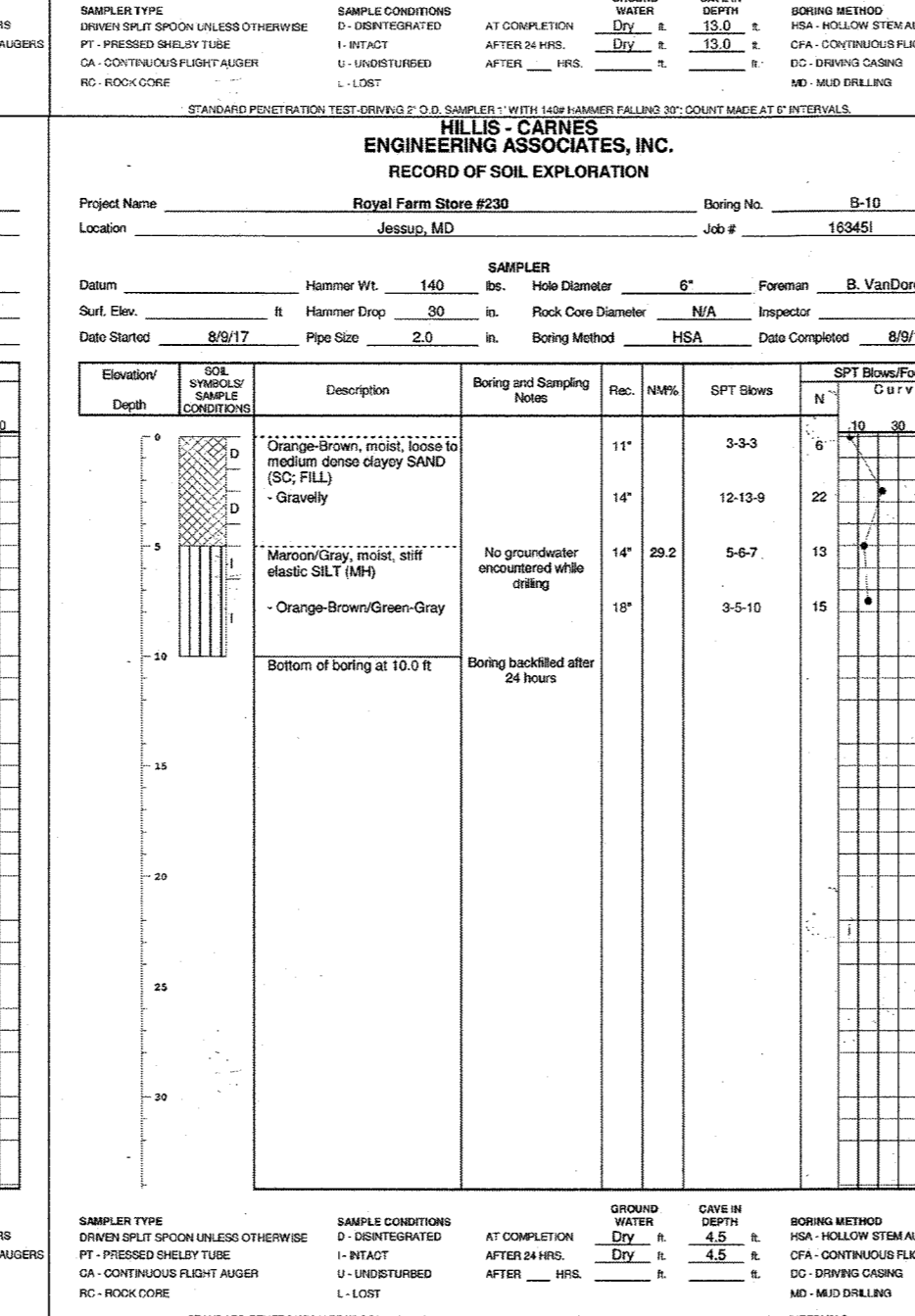
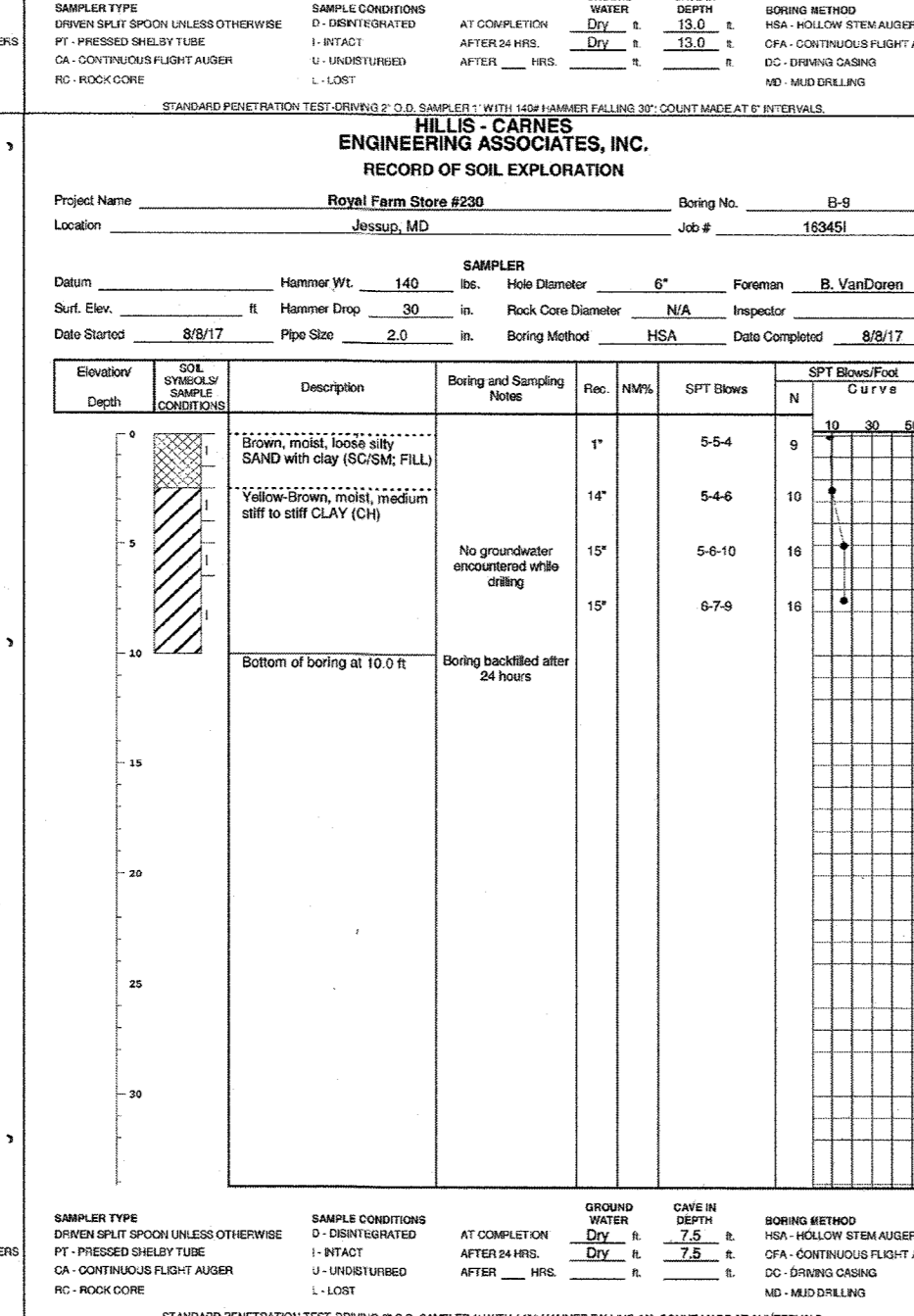
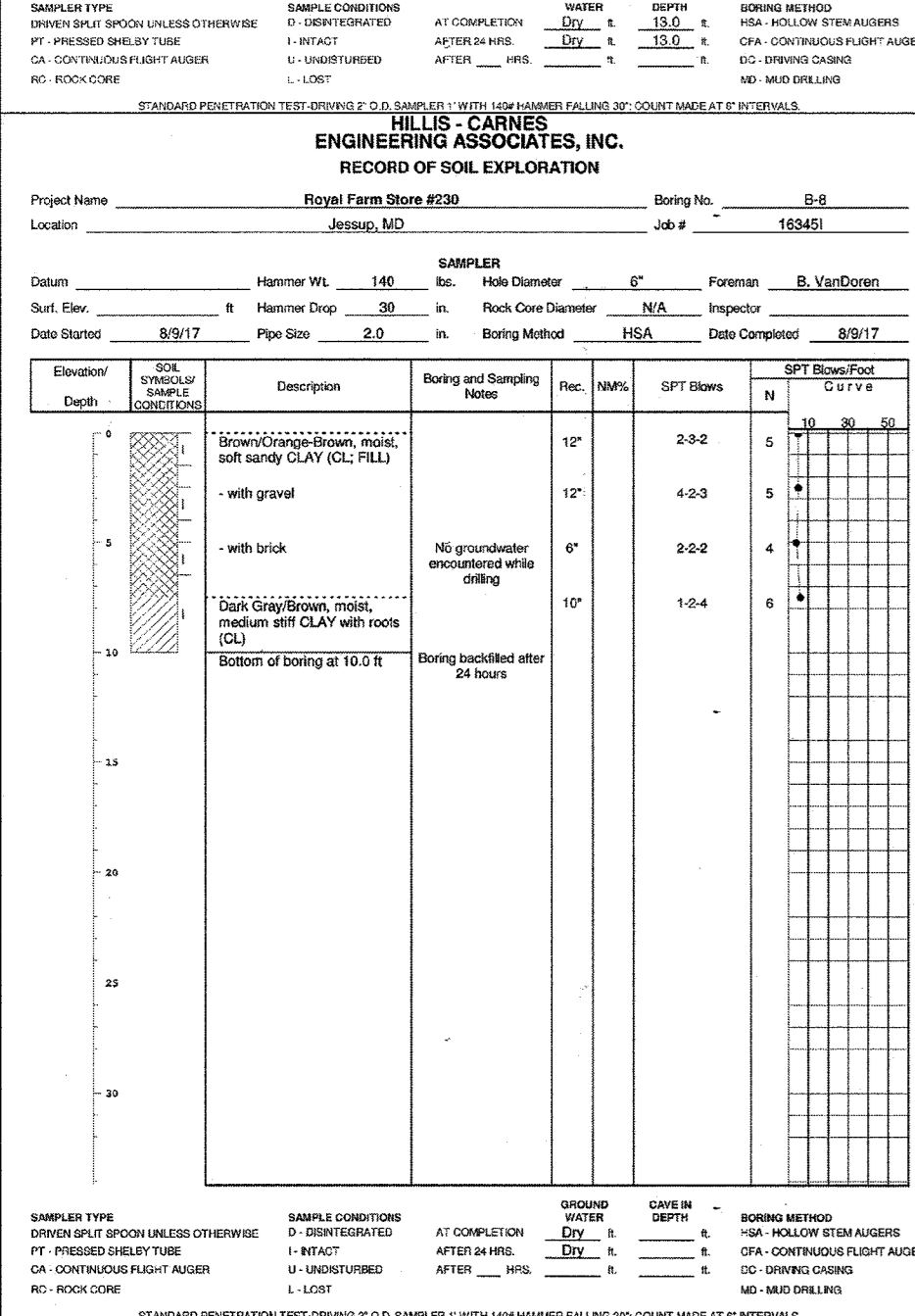
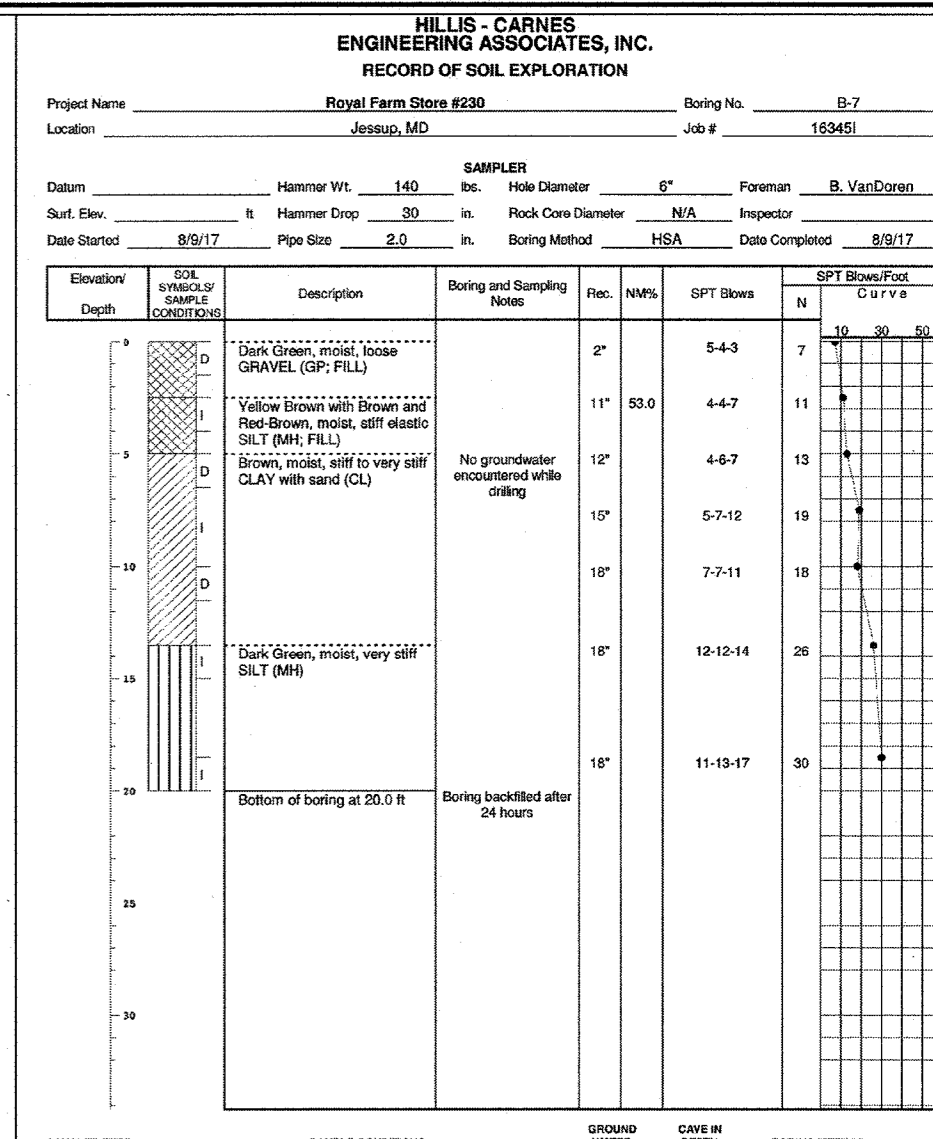
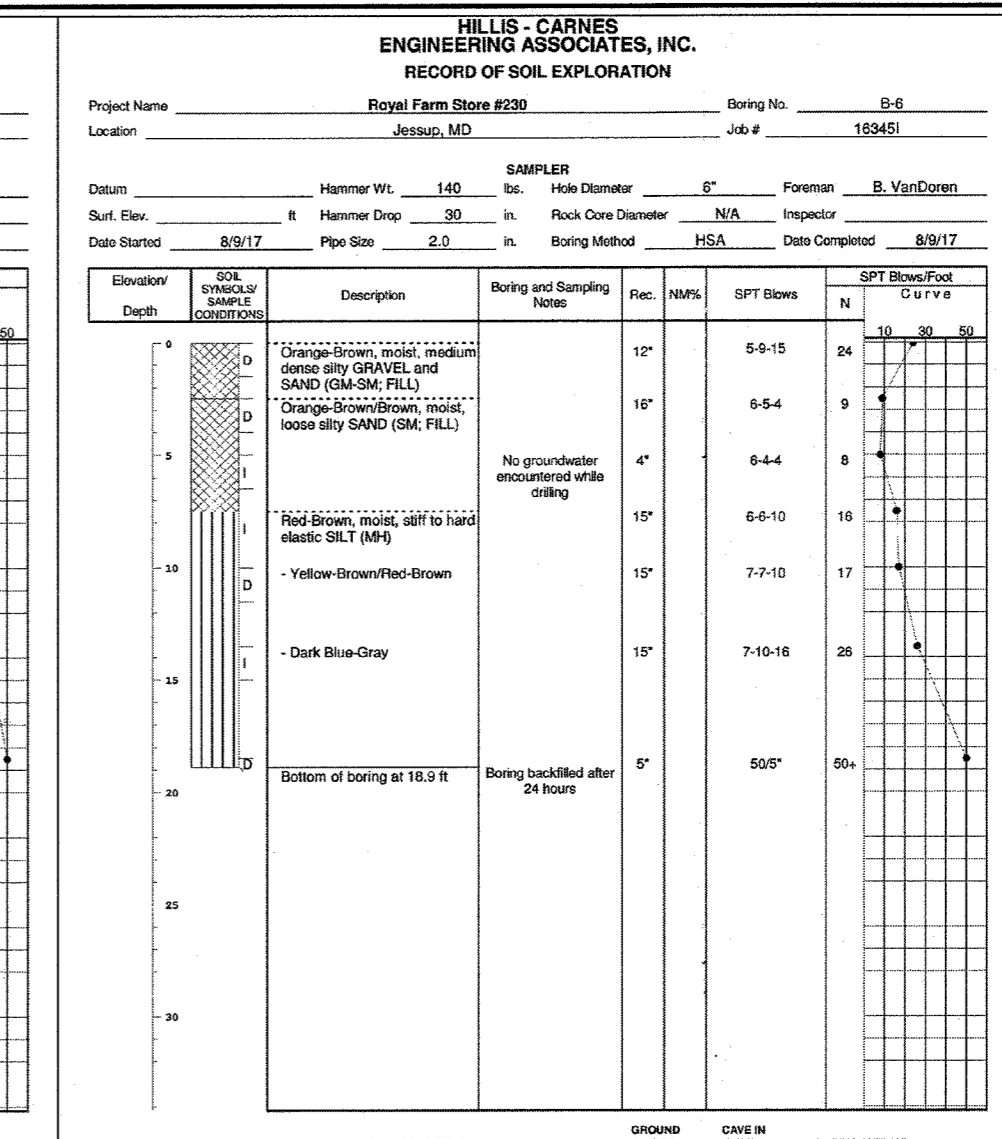
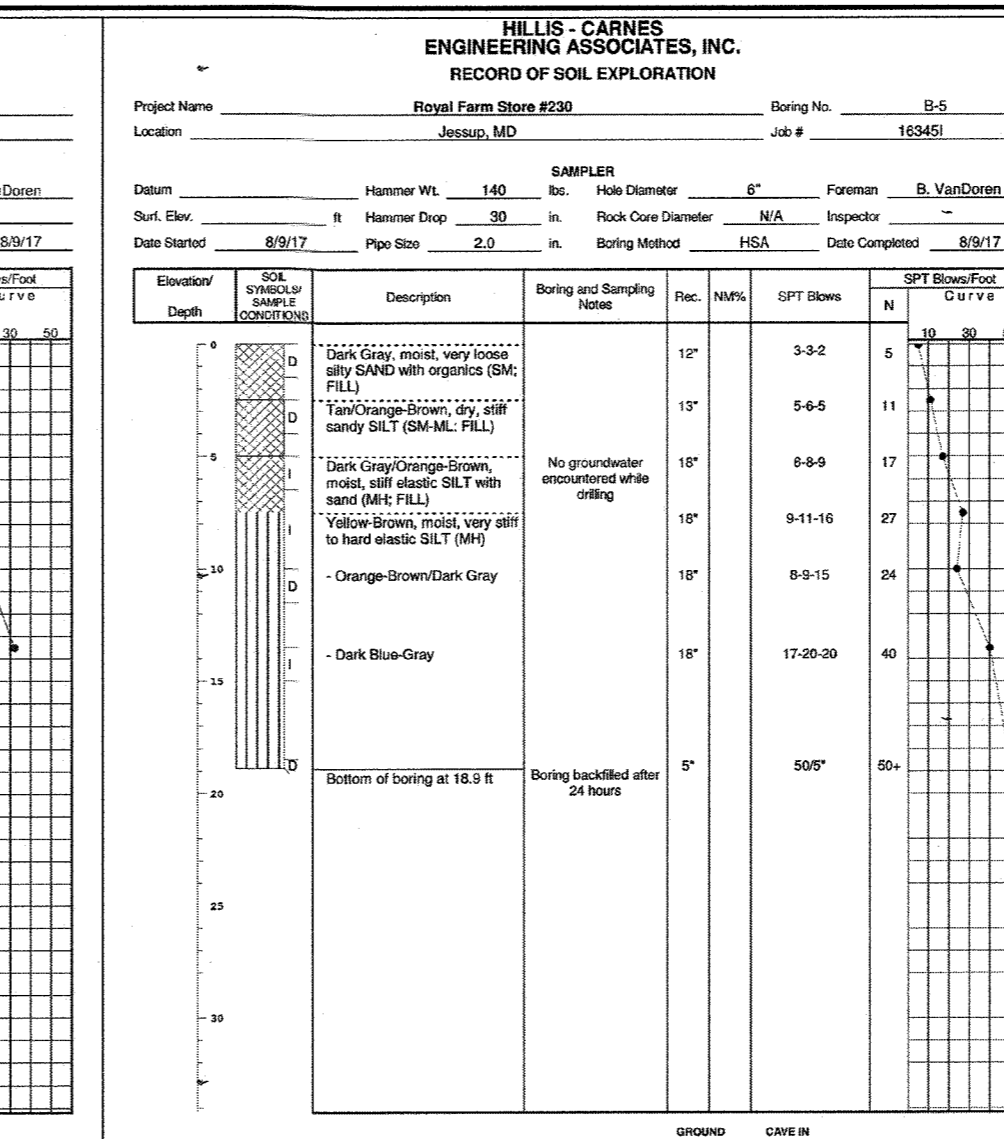
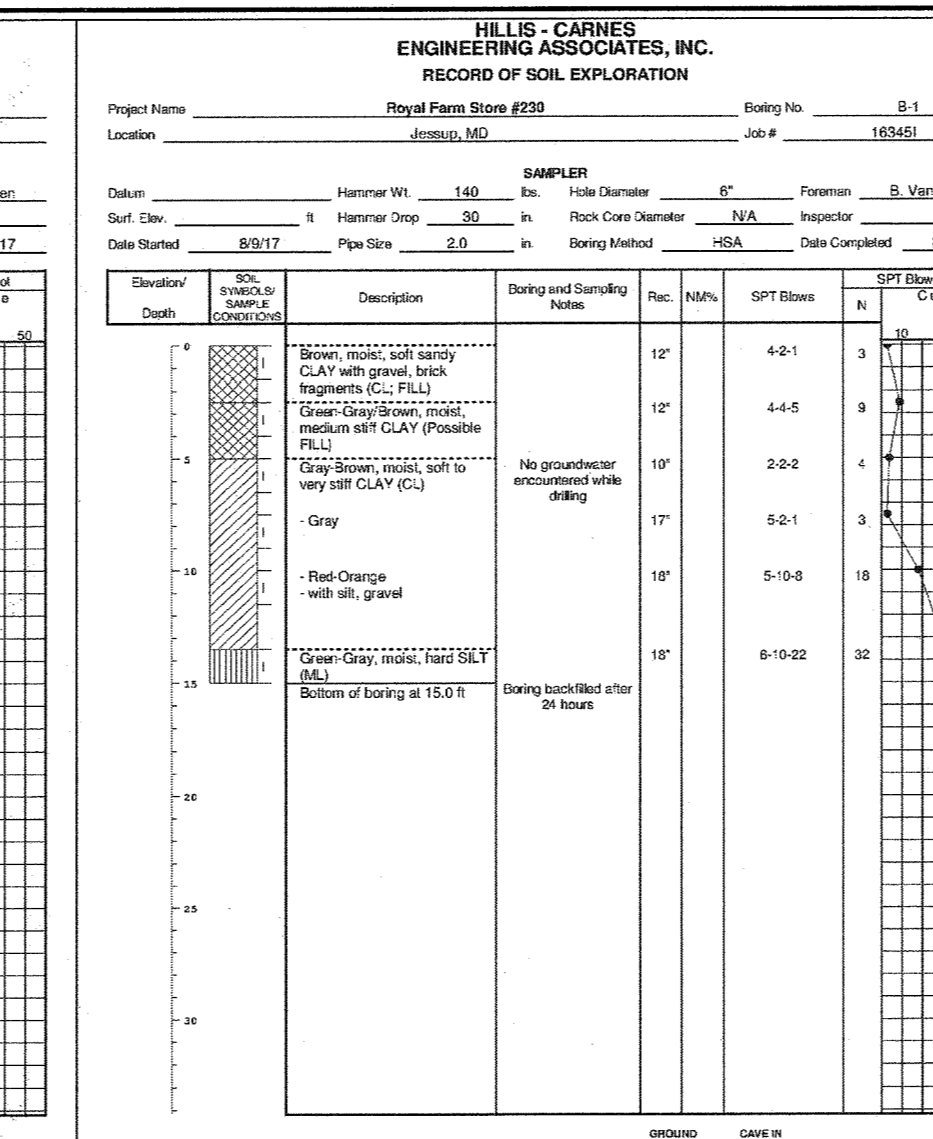
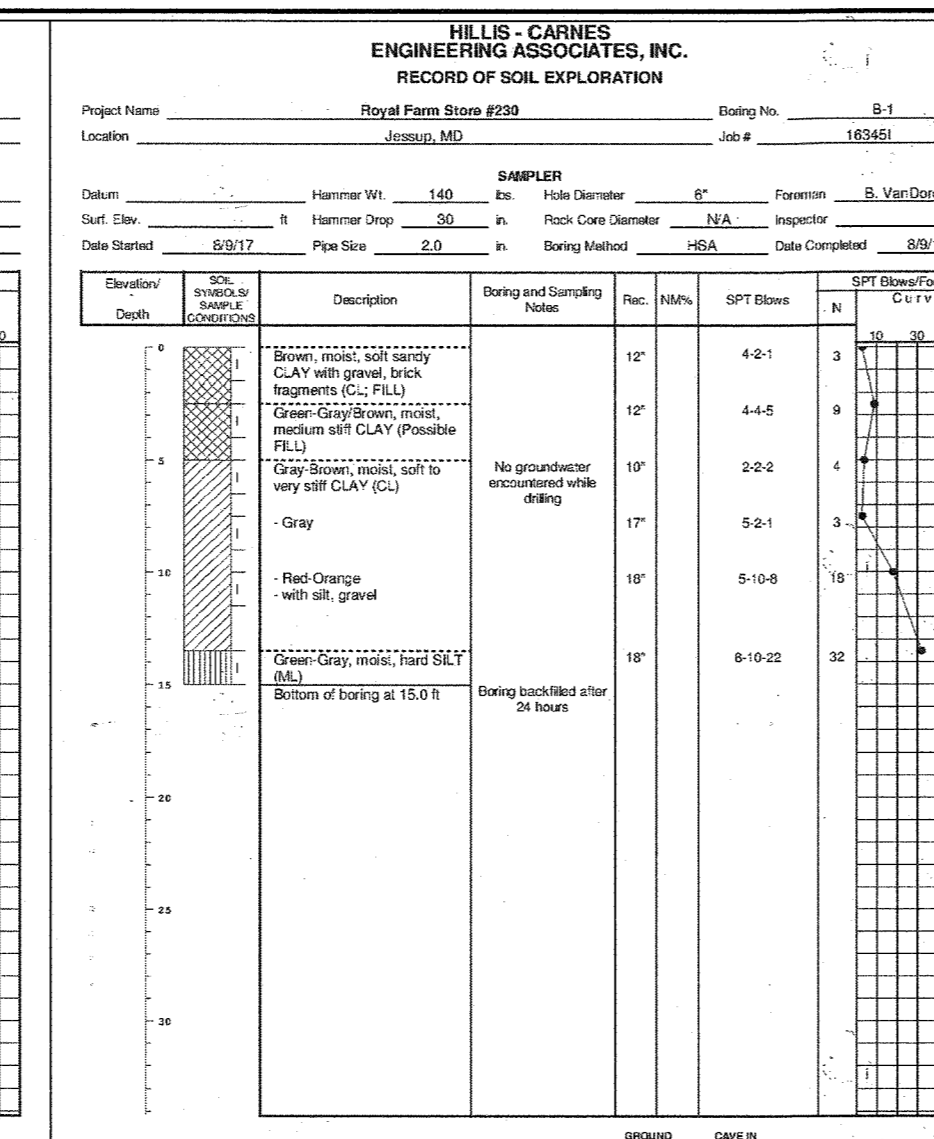
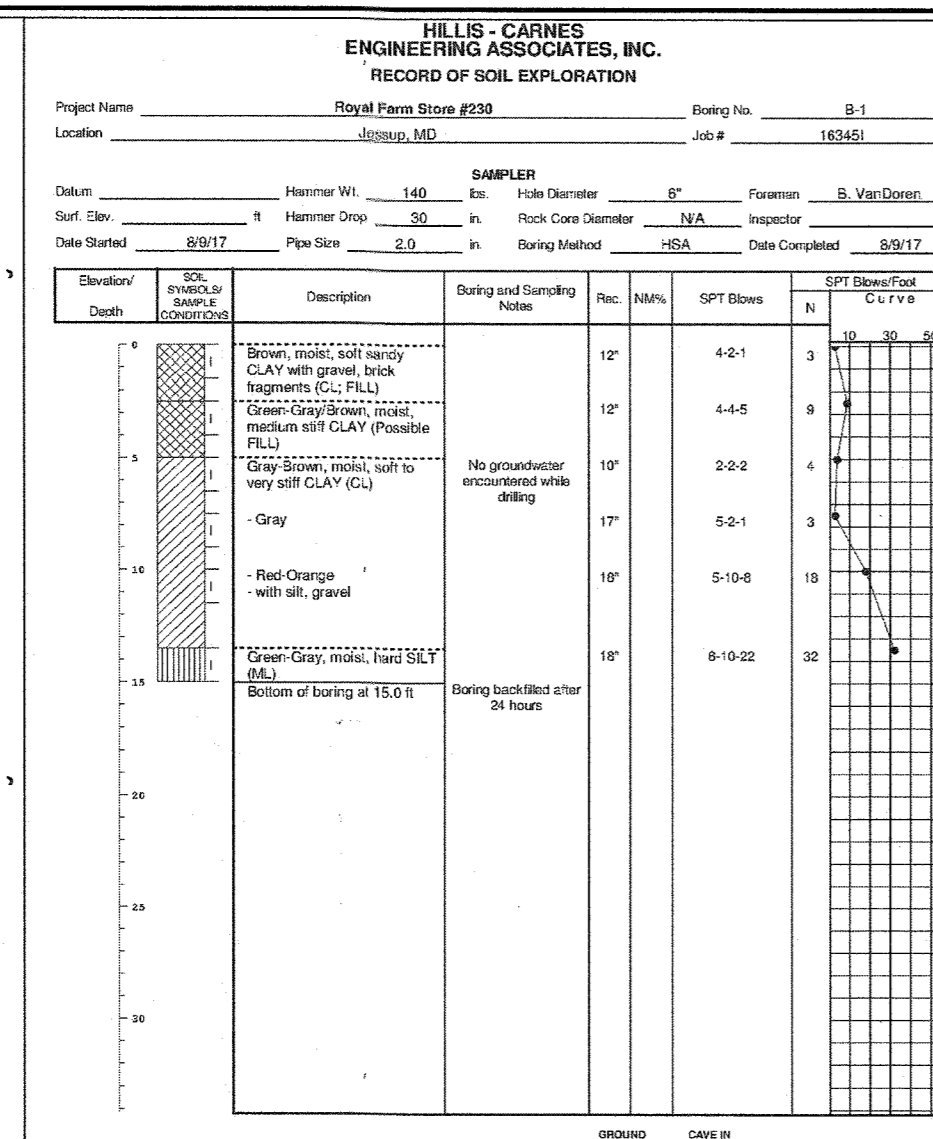
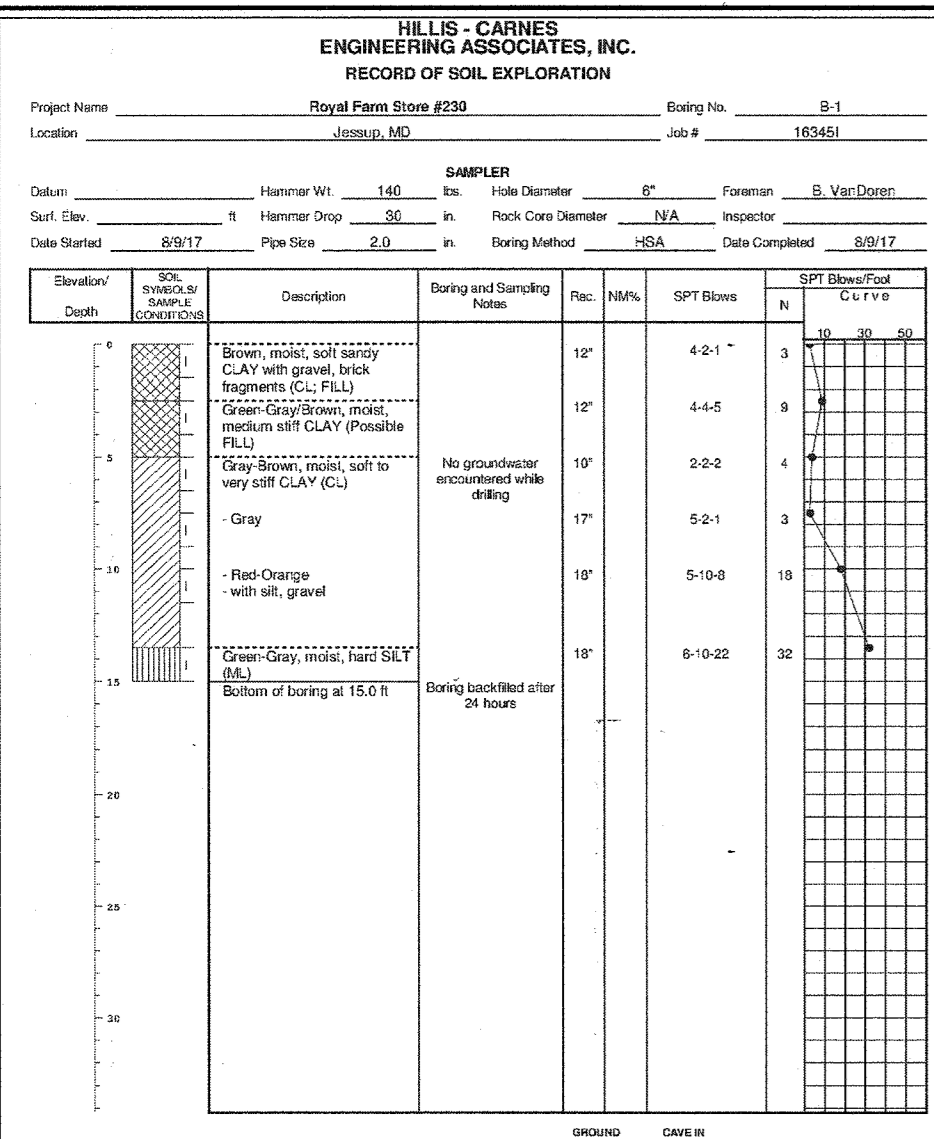
ROYAL FARMS & HOWARD COUNTY NOTES, AND DETAILS

DATE: JULY 2018 BEI PROJECT NO. 1916-RF
DESIGN: DBT/MCR DRAFT: DBT/MCR SCALE: AS SHOWN SHEET 15 OF 24

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/31/20

AS-BUILT 8/25/2020



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Chief, Development Engineering Division
9-18-18 DATE
Chief, Division of Land Development
9-20-18 DATE
Director
9-24-18 DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/31/20
AS-BUILT 9/25/2020

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21443 Expiration Date: 12/31/20

1.6.2020 DELETE "PIPE OUTFALL @ RETAINING WALL" DETAIL
NO. DATE REVISION

BENCHMARK ENGINEERING, INC.
ENGINEERS LAND SURVEYORS PLANNERS
8480 BALTIMORE NATIONAL PIKE A SUITE 315 A ELLICOTT CITY, MARYLAND 21043
(P) 410-465-6105 (F) 410-465-6644
WWW.BE-ONLINEENGINEERING.COM

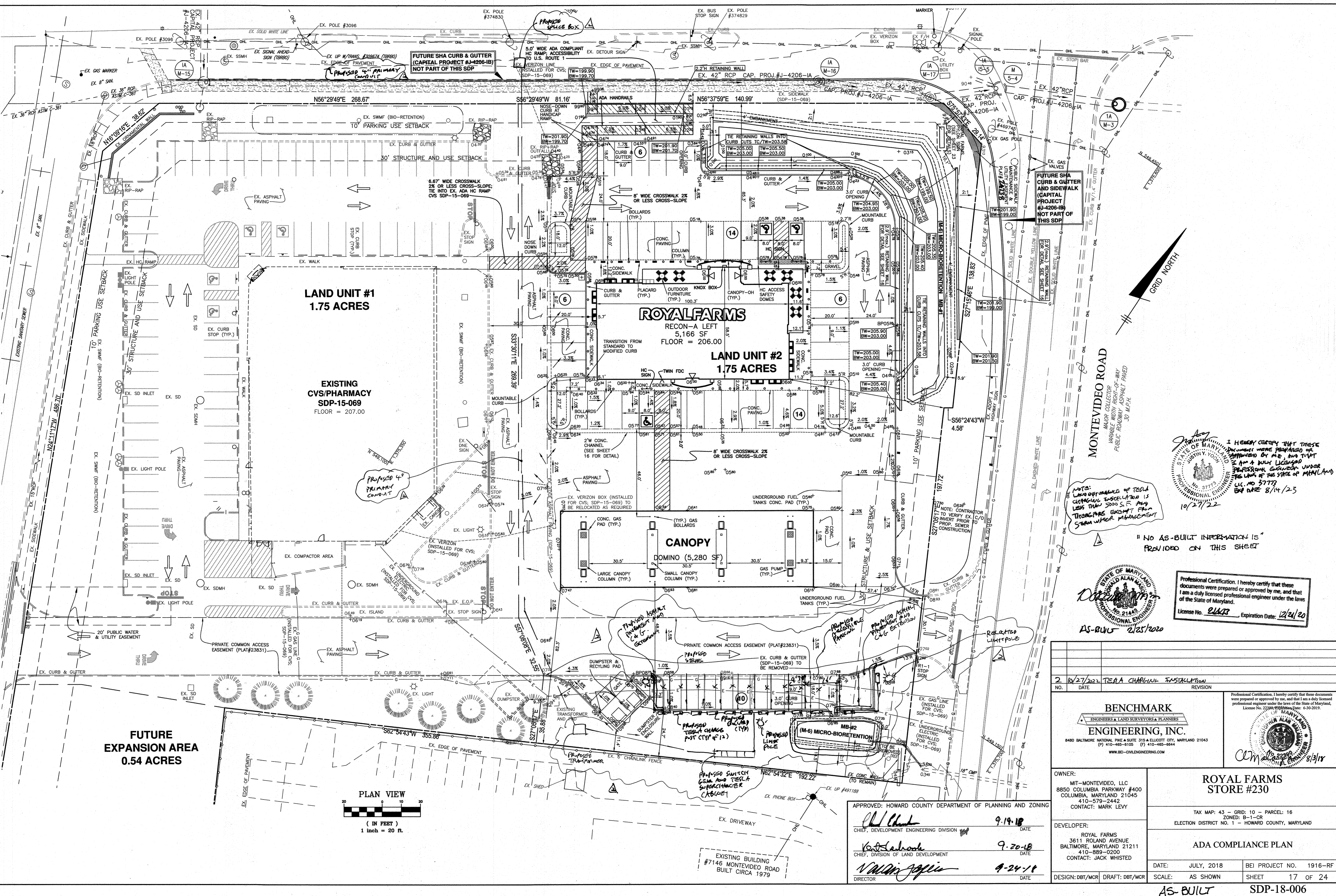
OWNER: MIT-MONTEVIDEO, LLC
8850 COLUMBIA PARKWAY #400
COLUMBIA, MARYLAND 21045
410-579-2442
CONTACT: MARK LEVY

DEVELOPER: ROYAL FARMS
3611 ROLAND AVENUE
BALTIMORE, MARYLAND 21211
410-889-0200
CONTACT: JACK WHISTED

ROYAL FARMS STORE #230
TAX MAP: 43 - GRID: 10 - PARCEL: 16
ZONED: B-1-CR
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

BORING LOGS & SITE DEVELOPMENT NOTES, AND DETAILS
DATE: JULY, 2018
SCALE: AS SHOWN
SHEET 16 OF 24
BEI PROJECT NO. 1916-RF

AS-BUILT SDP-18-006



LAND UNIT #1
1.75 ACRES

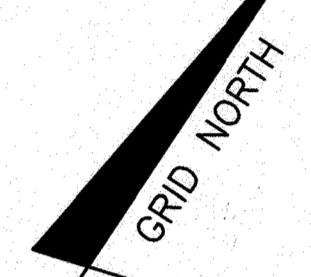
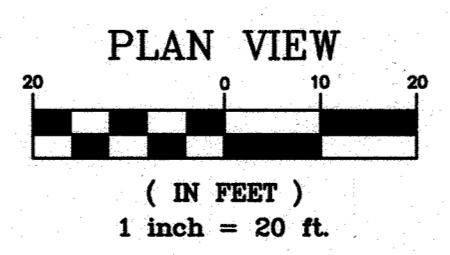
EXISTING
CVS/PHARMACY
SDP-15-069
FLOOR = 207.00

ROYAL FARMS
RECON-A LEFT
5,166 SF
FLOOR = 206.00

LAND UNIT #2
1.75 ACRES

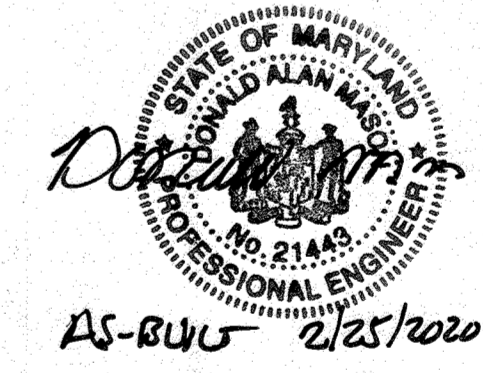
CANOPY
DOMINO (5,280 SF)

FUTURE
EXPANSION AREA
0.54 ACRES



I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LIC. NO. 37772
EXP. DATE 8/14/23
10/27/22

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21423 Expiration Date: 12/21/20



NOTE: LAND SURVEYOR OF TESTED CIRCULAR SCALE TO 10 IS LESS THAN 5000 S.F. AND THEREFORE EXEMPT FROM SURVEY MANAGEMENT

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

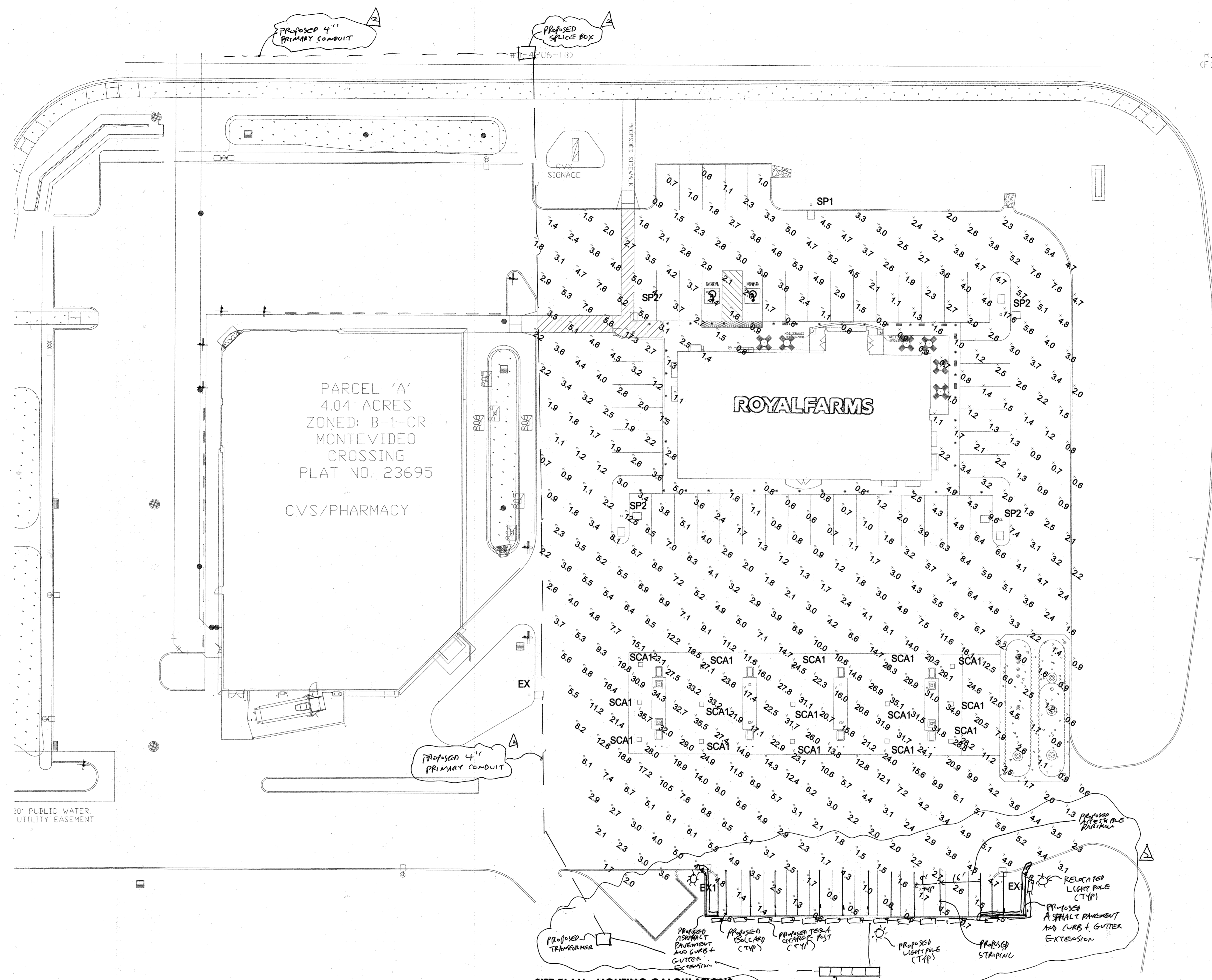
Howard County 9-19-18
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Victoria Lashrode 9-20-18
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

William Jopie 9-24-18
DIRECTOR DATE

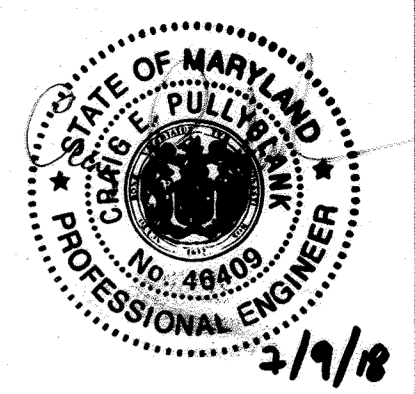
2 10/27/2022 TESLA CHARGING INSTALLATION		Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 22300-08888-Date: 6-30-2019.	
NO.	DATE	REVISION	
BENCHMARK ENGINEERING, INC.		ROYAL FARMS STORE #230	
8480 BALTIMORE NATIONAL PIKE A SUITE 315 & ELLIOTT CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-ENGINEERING.COM		TAX MAP: 43 - GRID: 10 - PARCEL: 16 ZONED: B-1-CR ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND	
OWNER: MIT-MONTEVIDEO, LLC 8850 COLUMBIA PARKWAY #400 COLUMBIA, MARYLAND 21045 410-579-2442 CONTACT: MARK LEVY		ROYAL FARMS 3611 ROLAND AVENUE BALTIMORE, MARYLAND 21211 410-889-0200 CONTACT: JACK WHISTED	
DEVELOPER:		ADA COMPLIANCE PLAN	
DATE: JULY, 2018		BEI PROJECT NO. 1916-RF	
DESIGN: DBT/MCR		SCALE: AS SHOWN	
DRAFT: DBT/MCR		SHEET 17 OF 24	

AS-BUILT SDP-18-006



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21443 EXPIRATION DATE: 12/21/20

RIGHT-IN/FUTURE CAPT #J-420



RATCLIFFE ARCHITECTS
 10404 Stevenson Road
 410-484-7010 • Fax 410-484-3819 • prasad@ratcliffe.com

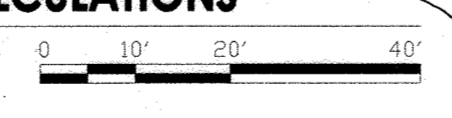
KCI TECHNOLOGIES
 ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS
 696 RIDGEWOOD ROAD, SPARKS BLVD. MD 21102 (410) 382-9600

ROYAL FARMS
 MONTEVIDEO RD. JESSUP, MD
 HOWARD COUNTY, MD
 STORE #230

ELECTRICAL SYMBOLS & ABBREVIATIONS

TITLE BLOCK KEY	REVISED = ■	NOT REVISED = □
#	REVISED DATE	CONTENT
	9/06/2016	PERMIT SET
	2 10/27/2021	TESLA CHARGING

1 SITE PLAN - LIGHTING CALCULATIONS
 SCALE: 1"=20'-0"



"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

John P. ... 9-19-19
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

Kevin ... 9-20-18
 CHIEF, DIVISION OF LAND DEVELOPMENT

Nancy ... 9-24-18
 DIRECTOR

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 21443 EXPIRATION DATE: 12/21/20

AS-BUILT 8/14/23



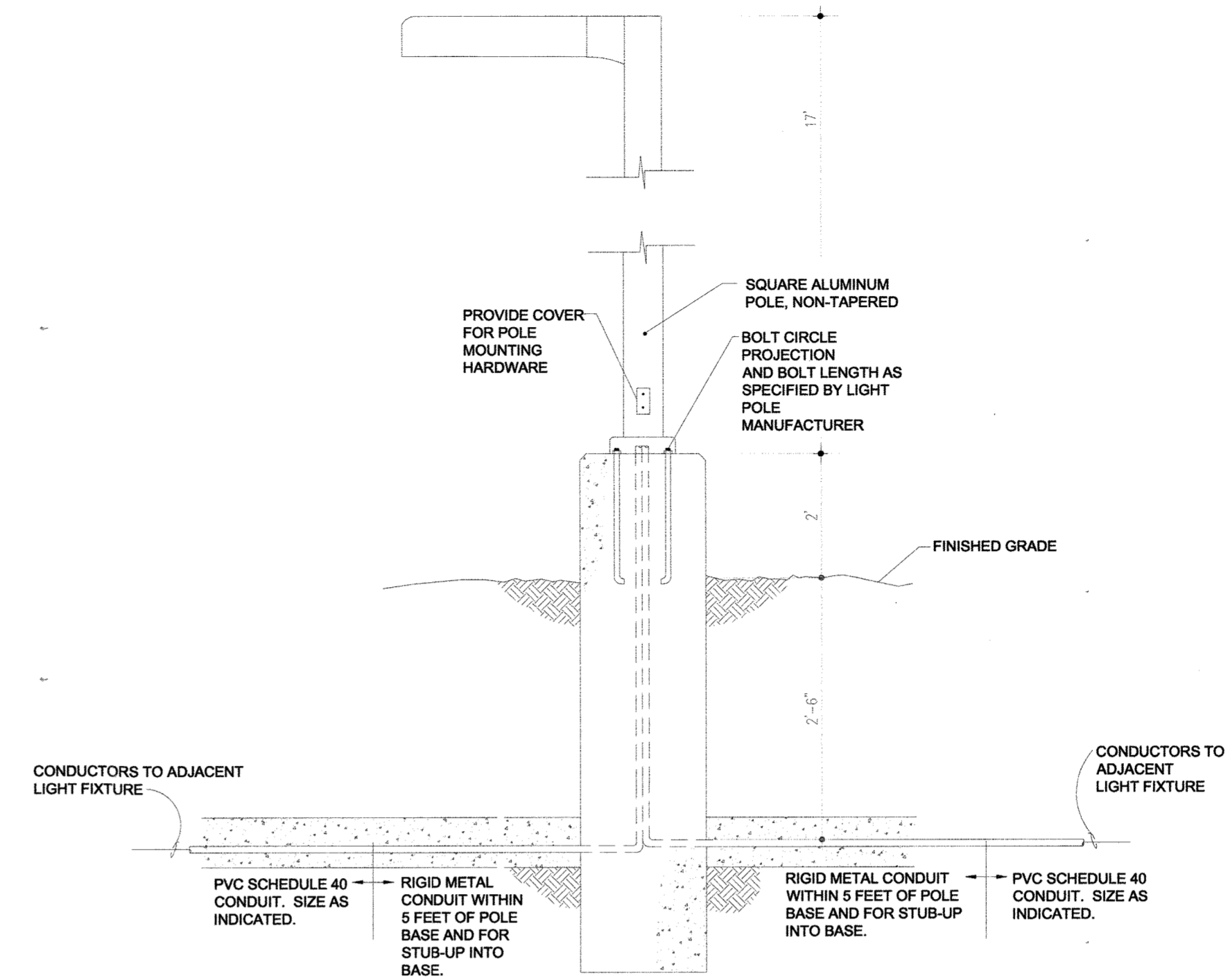
LC1.1
 SHEET 18 OF 24

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. **48409**, EXPIRATION DATE: **1/18/19**



Luminaire Schedule												
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Mounting Height
□	SPA1	15	S LITE CO LTD		CLED-HL-7-UNV-S-5-WH		1	CLED-HL-7-UNV-S-5-WH.LES	14754	1	119.7	18'-0"
□	SP1A	4	BEACON PRODUCTS	VP-S-60NB-136-3K-T4	SMALL VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-S-60NB-136-3K-T4.les	13110.99	1	137	19'-0"
□	SP2	3	BEACON PRODUCTS	VP-S-60NB-136-3K-T4	SMALL VIPER	C-70-CRI DATA SHOWN IS SCALED FROM 1148116	1	VP-S-60NB-136-3K-T4.les	13110.99	1	274	19'-0"
□	EX	1	HUBBELL LTG.	CL1-60L-4K-5M	SMALL VIPER		1		12038.00	1	140.8	19'-0"
□	EX1	2	HUBBELL LTG.	CL1-60L-4K-2-BC	SMALL VIPER		1		7998.00	0.903	141.9	19'-0"

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Area	+	4.4 fc	28.2 fc	0.6 fc	43.7:1	7.3:1
Canopy	+	26.1 fc	36.2 fc	12.2 fc	3.0:1	2.1:1



1 POLE BASE DETAIL
NOT TO SCALE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division *[Signature]* 9-19-18 DATE
 Chief, Division of Land Development *[Signature]* 9-20-18 DATE
 Director *[Signature]* 9-24-18 DATE

" NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET "



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. **21443**, Expiration Date: **12/31/20**

RATCLIFFE
ARCHITECTS
10404 Stevenson Road
410-884-7010 • Fax: 410-884-3619 • peerr@ratcliffe.com

KCI TECHNOLOGIES
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS
840 RICHMOND ROAD, SPAINSDALE, MD 21152 (410) 382-7600

ROYAL FARMS
MONTEVIDEO RD. JESSUP, MD
HOWARD COUNTY, MD
STORE #230

ELECTRICAL SYMBOLS & ABBREVIATIONS

TITLE BLOCK KEY
 REVISED = ■
 NOT REVISED = □

#	REVISED DATE	CONTENT
	9/06/2016	PERMIT SET

SCALE 1" = 20'-0"
 DRAWN BY BET
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LC1.2
SHEET 19 OF 24

VIPER S SERIES
SMALL VIPER LUMINAIRE

BEACON

SPECIFICATIONS

Intended Use:
The Beacon Viper luminaire is available with one choice of ambient LED. Weather configurations are available for outdoor use up to 5000 MH or HF.

Construction:
• One-piece optical cartridge system consisting of an LED engine, LED lens, reflector, gasket and stainless steel base.
• Castings are made together with integral bases standards installed to the level so that it can be field replaced with a complete replacement.

LED/Options:
• 10W or 20W, 27V, 50V Hz to 60 Hz, 3000K or 4000K or 5000K.
• Electrical components are rated at 50,000 hours of full load and 20°C ambient conditions per MIL-2138. Failure rate.
• Dimming drivers are standard with all configurations for external dimming equipment (not included).

Electrical:
• The luminaire is designed to be used with an LED driver that provides a minimum of 3000 hours of full load and 20°C ambient conditions per MIL-2138. Failure rate.
• The luminaire is designed for an optional rated LED driver with a minimum of 30,000 hours of full load and 20°C ambient conditions per MIL-2138. Failure rate.

Dimensions:
A 22.75" (578 mm)
B 16.75" (425 mm)
C 11.25" (286 mm)
Height 5.0" (127 mm)
EPA 8.7" (221 mm)

PHOTOMETRICS
Type I Square Medium VP-S-60NB-136-5K-12
Type II Rectangular VP-S-60NB-136-5K-13
Type III Round Side VP-S-60NB-136-5K-15W
Front Row Auto Optic Type I VP-S-60NB-136-5K-FR
Type V VP-S-60NB-136-5K-17

ORDERING INFORMATION ORDERING EXAMPLE: VPS-60NB-80SK4UN/PCRT-LUBSW/CRV-8BT

VPS	ENGINE WATTS	LED COLOR	VOLTAGE	ELECTRICAL	HOUSE SIDE SHIELD	FINISH
VPS-60NB-80	80W LED	3K 3000K	UNV 120-277V	PCRT-LT	HSS-90	BBT
VPS-60NB-126	126W LED	4K 4000K	347V 347V	PCRT-LT	HSS-90	BBT
VPS-60NB-150	150W LED	5K 5000K	480V 480V	PCRT-LT	HSS-90	BBT

PHOTOMETRICS
Type I Square Medium VP-S-60NB-136-5K-12
Type II Rectangular VP-S-60NB-136-5K-13
Type III Round Side VP-S-60NB-136-5K-15W
Front Row Auto Optic Type I VP-S-60NB-136-5K-FR
Type V VP-S-60NB-136-5K-17

PERFORMANCE DATA

# OF L'S	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	3K (5000K nominal, 70 CR)						4K (4000K nominal, 70 CR)						5K (5000K nominal, 70 CR)					
				LUMENS	LM/W	B	I	G	LUMENS	LM/W	B	I	G	LUMENS	LM/W	B	I	G			
24	700 mA	55 W	SSW	FR71	4239	114	1	1	1	6276	112	1	1	5389	92	1	1	1			
				FR72	4666	102	2	1	2	6910	101	2	1	2	4814	66	1	1	1		
				FR73	4610	101	1	1	2	5524	100	1	1	2	4776	65	1	1	1		
				FR74	5171	111	1	1	2	6110	109	1	1	2	5246	84	1	1	1		
36	700 mA	80 W	SSW	FR75	4263	113	3	1	3	6271	111	3	1	5394	96	3	1	1			
				FR76	4697	109	3	1	3	6927	108	3	1	5291	83	3	1	1			
				FR77	4615	114	1	1	1	5614	112	1	1	4830	66	1	1	1			
				FR78	4625	112	3	1	3	6331	111	3	1	5291	83	3	1	1			
48	700 mA	110 W	SSW	FR79	4615	109	3	1	3	6964	109	3	1	5291	83	3	1	1			
				FR80	4625	110	3	1	3	6331	111	3	1	5291	83	3	1	1			
				FR81	4615	109	3	1	3	6964	109	3	1	5291	83	3	1	1			
				FR82	4625	110	3	1	3	6331	111	3	1	5291	83	3	1	1			
60	700 mA	136 W	SSW	FR83	4615	109	3	1	3	6964	109	3	1	5291	83	3	1	1			
				FR84	4625	110	3	1	3	6331	111	3	1	5291	83	3	1	1			
				FR85	4615	109	3	1	3	6964	109	3	1	5291	83	3	1	1			
				FR86	4625	110	3	1	3	6331	111	3	1	5291	83	3	1	1			

EPA

DRILL PATTERN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 46069. EXPIRATION DATE: 1/18/19

ROYAL FARMS ARCHITECTS
10404 Stevenson Road
Stevenson, Maryland 21153
410-484-7010 • Fax 410-484-3419 • preed@royalfarms.com

KCI TECHNOLOGIES
ENGINEERS | PLANNERS | SCIENTISTS | CONSTRUCTION MANAGERS
606 RIDGEWOOD ROAD, SPANNSVILLE, VA 22152 (410) 382-9000

Canopy | CLED Surface Mount Canopy

BEACON

Specifications

Construction:
• Die cast aluminum heat sink
• Shipping weight: 19lbs

Electrical:
• Universal input voltage 120-277 VAC, 50/60 Hz
• Automatic thermal self-protection
• LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
• LED electrical assembly including PR devices, consumes no power in the off state
• Surge protection standard
• Expected life: 65,000 hours

Warranty:
• 5 year

Listings:
• UL
• DesignLights Consortium qualified

PHOTOMETRICS

Performance Summary

Distribution	Engine	Delivered Lumens	No. of LEDs	CCT	Wattage	Lumens per watt	Replaces
Type V	LL-700	3,375	312	5100K	33	115	100-170W
	LL-700	8,715	312	5100K	88	123	175-250W
	HL-700	14,754	312	5100K	120	123	320-400W

Canopy | CLED Surface Mount Canopy

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	HL-700	14,754	312	5100K	120	123	320-400W

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

WhiteWay LIGHTING, A Division of Hubbell Lighting Inc.
1085 Johnson Drive, Buffalo Grove, IL 60089
800-544-4848 | www.whiteway-llg.com

HUBBELL LIGHTING

9/17/18
9-22-18
9-24-18

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

WhiteWay LIGHTING, A Division of Hubbell Lighting Inc.
1085 Johnson Drive, Buffalo Grove, IL 60089
800-544-4848 | www.whiteway-llg.com

HUBBELL LIGHTING

9/17/18
9-22-18
9-24-18

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BEACON

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1085 Johnson Drive, Buffalo Grove, IL 60089
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HUBBELL LIGHTING

9/17/18
9-22-18
9-24-18

ELECTRICAL SYMBOLS & ABBREVIATIONS

TITLE BLOCK KEY	REVISED =	NOT REVISED =
#	REVISED DATE	CONTENT
9/06/2016		PERMIT SET

SCALE 1" = 20'-0"
DRAWN BY BET

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 21A43 Expiration Date: 12/21/20

AS-BUILT 2/26/2020

LC1.3
SHEET 20 OF 24

AS-BUILT **SDP-18-006**



RATCLIFFE ARCHITECTS
 STEVENSON, MARYLAND 21153
 10404 Stevenson Road
 410-464-7010 • Fax: 410-464-3819 • info@ratcliffearch.com

ROYAL FARMS

WASHINGTON BLVD & MONTEVIDEO RD
 JESSUP, MD
 STORE #230

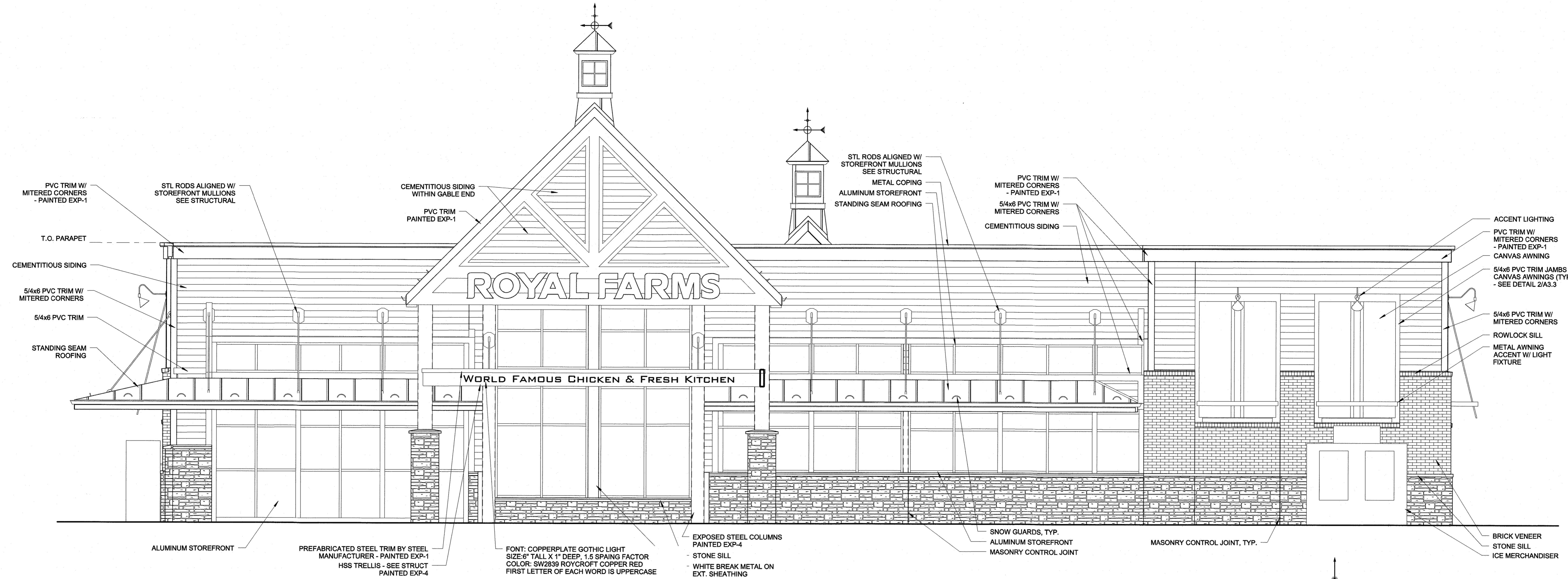
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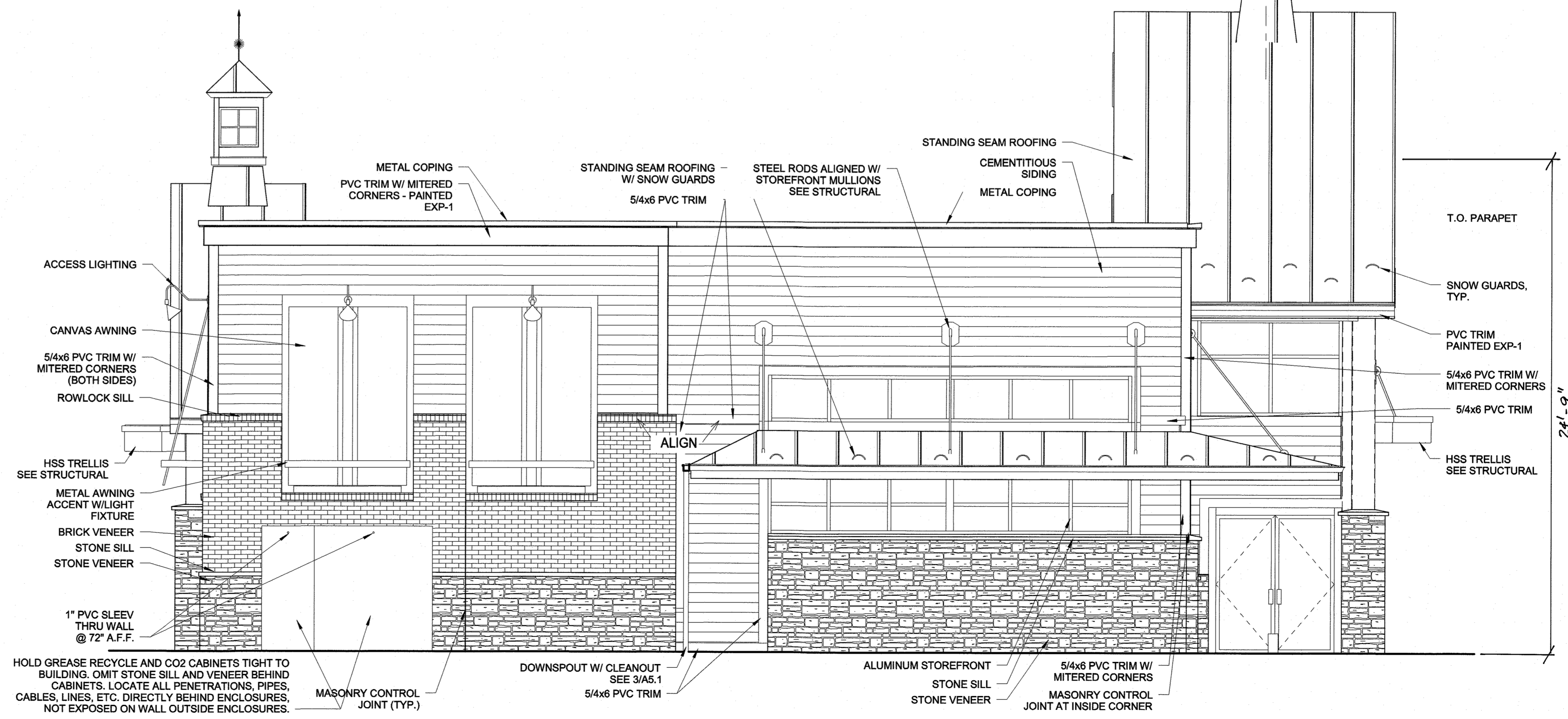
SCALE NOTED
 DRAWN BY STAFF
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A2.0
 SHEET 21 OF 24

AS-BUILT SDP-18-006



1 FRONT ELEVATION
 SCALE = 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE = 1/4" = 1'-0"

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 21443, Expiration Date: 12/21/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Development Engineering Division 168
 Chief, Division of Land Development
 Director

9-19-18 DATE
 9-20-18 DATE
 9-24-18 DATE



RATCLIFFE ARCHITECTS
 10404 Stevenson Road
 Stevenson, Maryland 21153
 410-484-3810 • Fax 410-484-3811 • paw@ratcliffe.com

ROYAL FARMS
 WASHINGTON BLVD & MONTEVIDEO RD
 JESSUP, MD
 STORE #230

ELEVATIONS

#	REVISED DATE	CONTENT	TITLE BLOCK KEY	REVISED = <input checked="" type="checkbox"/>
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SCALE NOTED
 DRAWN BY STAFF

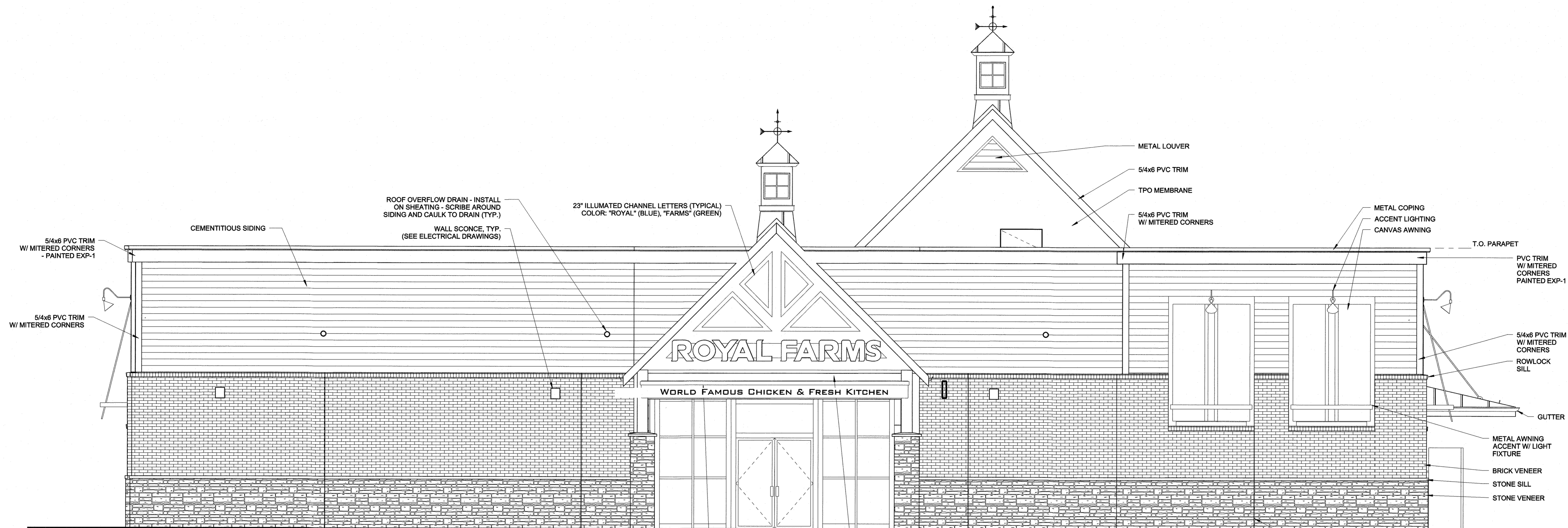
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A2.1

SHEET 22 OF 24

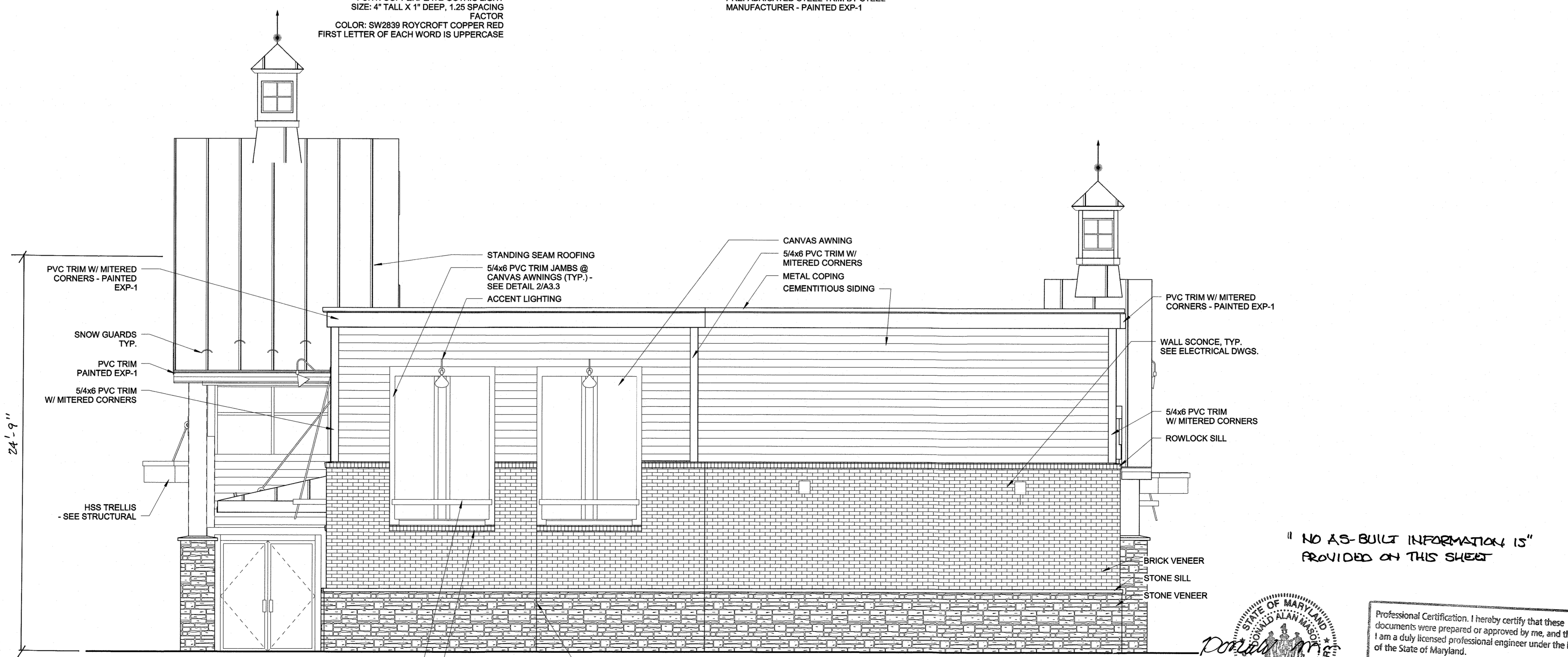
AS-BUILT

SDP-18-006



1 REAR ELEVATION
 SCALE = 1/4" = 1'-0"

FONT: COPPERPLATE GOTHIC LIGHT
 SIZE: 4" TALL X 1" DEEP, 1.25 SPACING FACTOR
 COLOR: SW2839 ROYCROFT COPPER RED
 FIRST LETTER OF EACH WORD IS UPPERCASE



2 LEFT ELEVATION
 SCALE = 1/4" = 1'-0"

"NO AS-BUILT INFORMATION IS PROVIDED ON THIS SHEET"



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 License No. 21443, Expiration Date: 12/21/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Oliver Plank 9-19-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION 16P DATE

Kentle Quach 9-20-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Nadine Joffe 9-24-18
 DIRECTOR DATE

AS-BUILT 2-25-2020



RATCLIFFE ARCHITECTS
 10048 Stevenson Road
 Stevenson, Maryland 21153
 410-884-7010 • Fax: 410-884-8819 • pers@ratcliffearchitects.com

ROYAL FARMS
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 JESSUP, MD
 STORE #230

DUMPSTER ENCLOSURE & EXTERIOR SIGNAGE

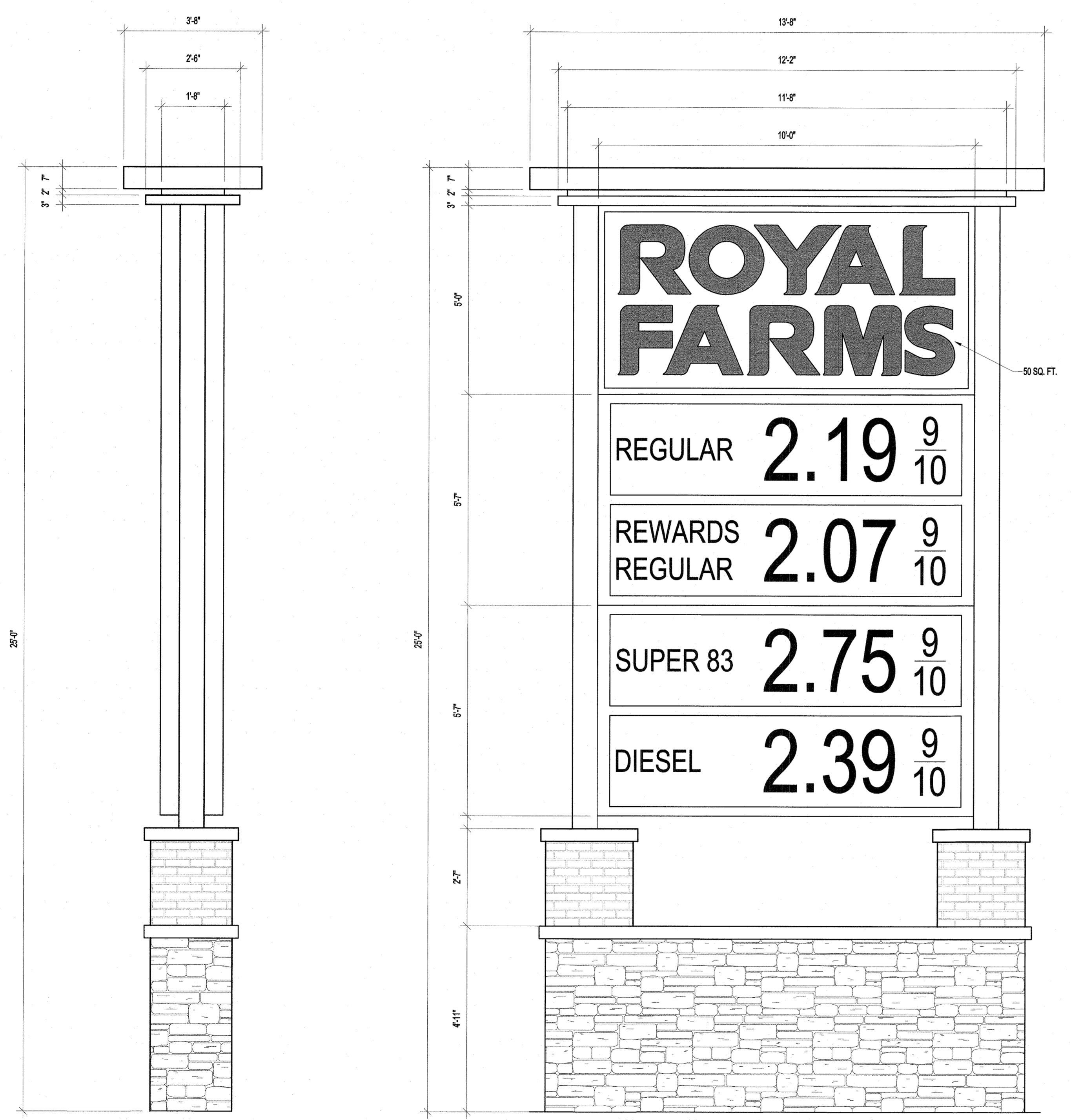
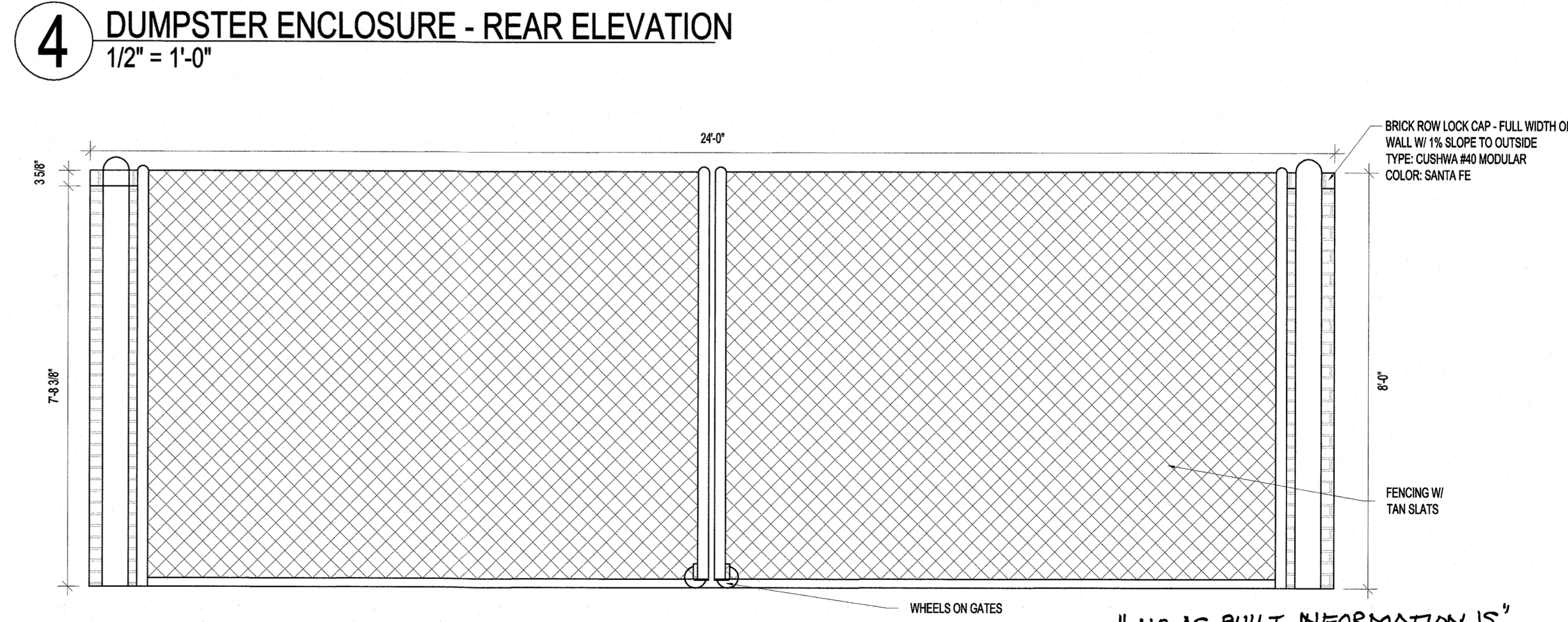
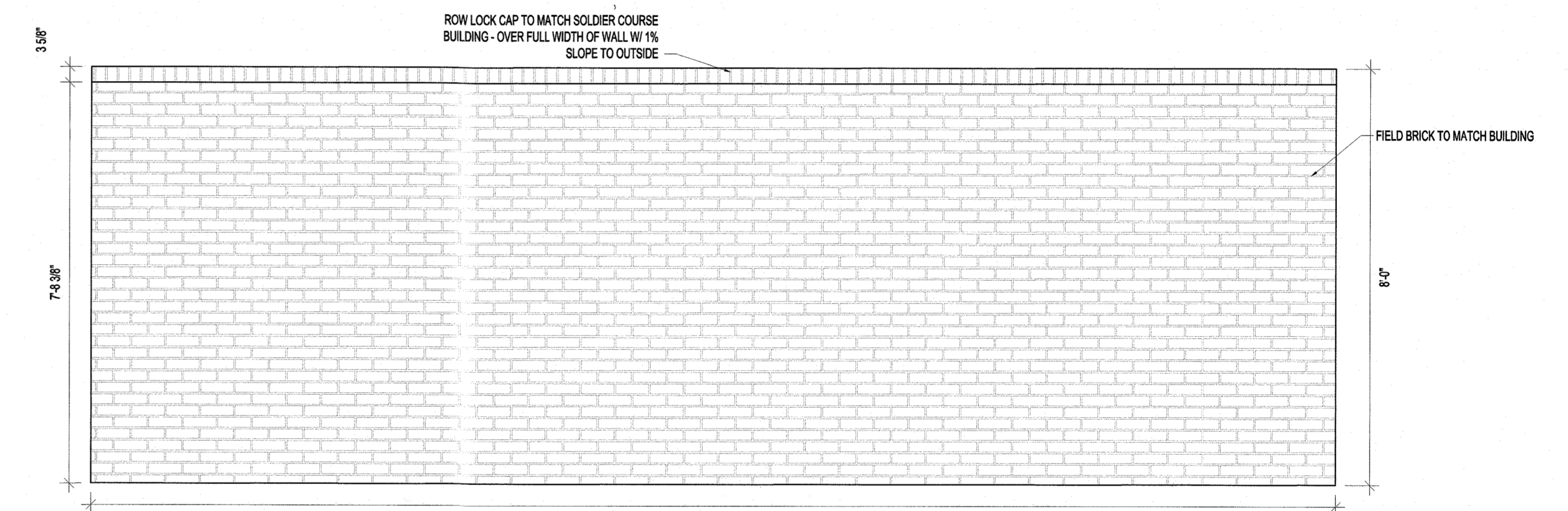
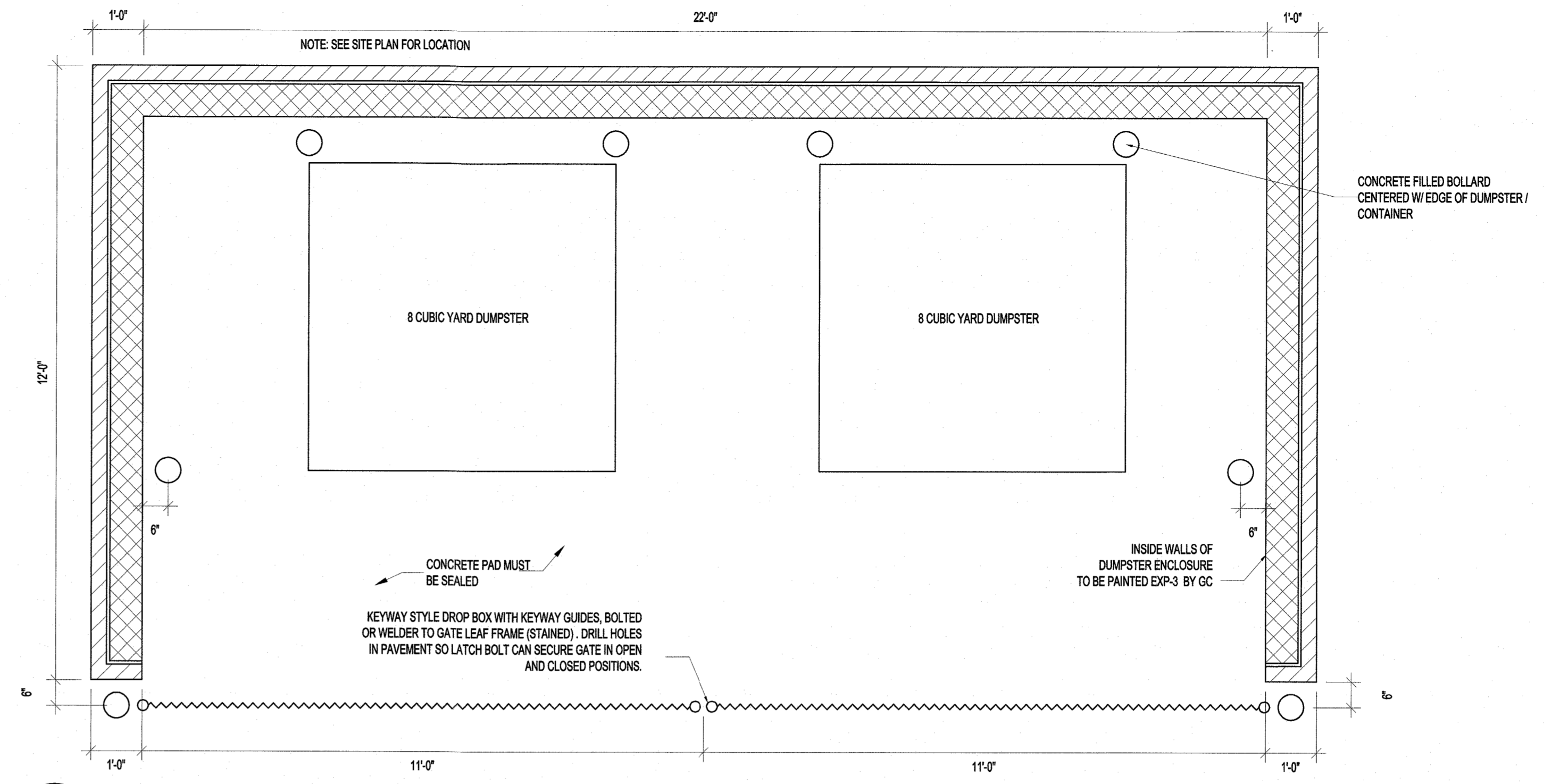
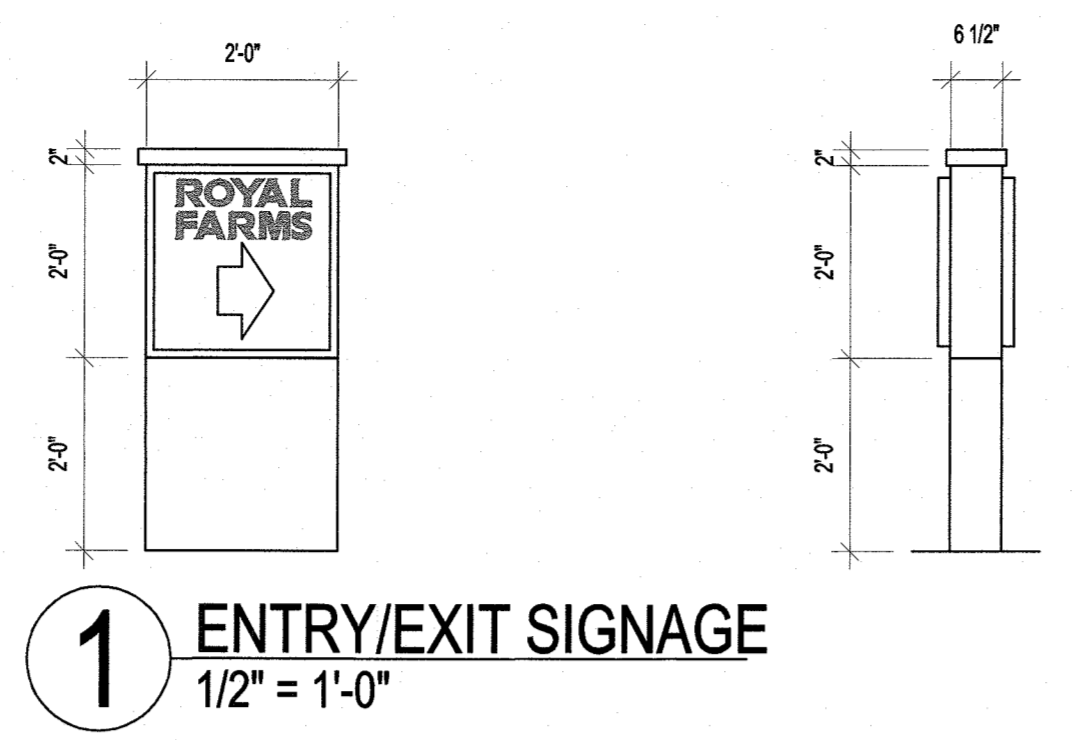
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	NOT REVISED = []

#	REVISION DATE	CONTENT

SCALE NOTED
 DRAWN BY STAFF

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A7.0
 SHEET 23 OF 24



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<i>Chad Clark</i> CHIEF, DEVELOPMENT ENGINEERING DIVISION	9-19-18
<i>Kent Handcock</i> CHIEF, DIVISION OF LAND DEVELOPMENT	9-20-18
<i>Valerie Griffin</i> DIRECTOR	9-24-18



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