SITE CONSTRUCTION PLANS
FOR
AVATAR SELF STORAGE
MARDELA SPRINGS, MARYLAND

SITE INFORMATION

1. OWNER: RAJKUMAR THANGAVELU
   MAILING ADDRESS: 13338 HORSEPEN WOODS LANE
   HERNDON, VA 20171
2. SITE ADDRESS: SPRING GROVE ROAD & ROUTE 50
   MARDELA SPRINGS, MD 21837
3. SITE COORDINATES: 38.462962, -75.760527
4. TAX MAP: MAP 200 PARCEL 275
5. DEED REF.: DB. 5128 PG. 91
6. PLATS: JWS 16/ 329 & 14/ 35
   STATE ROADS PLAT #7777
7. ZONING: HIGHWAY COMMERCIAL
8. USE: AGRICULTURAL
9. AREA: ±3.100 ACRES
10. LIMIT OF DISTURBANCE: 2.81 ACRES
11. SITE DATUM: HORIZONTAL NAD '83
    VERTICAL NAVD '88
12. FLOOD ZONE: "X" PER FIRM #24045C0005G
    DATED AUGUST 17, 2015
13. FOREST CONSERVATION: FCA # 2022-34
14. SOILS SHOWN WERE PROTRACTED FROM THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WEB SITE AND FROM GEOTECHNICAL INVESTIGATION CONDUCTED BY DELMARVA SOIL AND CONCRETE INSPECTIONS, LLC. ON SEPTEMBER 21 AND 22, 2023.
15. WATERSHED: NANTICOKE RIVER
16. SUBWATERSHED: NANTICOKE RIVER
17. ALL EXISTING SURVEY INFORMATION IS OBTAINED FROM CORNERSTONE SURVEYING, INC.LAND SURVEY DATED 03/28/2023

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION NOTES:

1. WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
2. WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS RESERVES THE RIGHT TO ALTER THESE PLANS, DURING THE CONSTRUCTION PHASE, AS FIELD CONDITIONS MAY WARRANT.
3. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL ALL IMPROVEMENTS (ROADS, DRAINAGE, STORMWATER MANAGEMENT, ETC.) HAVE BEEN COMPLETED AND THE AS-BUILT PLANS HAVE BEEN ACCEPTED BY WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS.
4. APPROVAL OF THESE PLANS BY WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE COUNTY, ITS OFFICIALS OR EMPLOYEES.
5. AN ENTRANCE PERMIT SHALL BE OBTAINED FROM THE WICOMICO COUNTY ROADS DIVISION PRIOR TO CONSTRUCTION OF AN ENTRANCE ONTO A COUNTY MAINTAINED ROAD.
6. ALL UNDERGROUND UTILITIES SHALL BE INSTALLED PRIOR TO STABILIZATION OF THE ROADWAY.
7. WHEN REQUIRED IN THE PLANS, PERTAINING TO INSPECTION FOR THE CONSTRUCTION OF THE PRIVATE STORMWATER MANAGEMENT SYSTEM, PROVIDE WICOMICO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT WITH THE DAILY PROGRESS REPORTS SEALED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED AND LICENSED IN MARYLAND. THE REPORT IS TO INCLUDE THE FOLLOWING AS APPLICABLE: THE DIMENSION AND HEIGHT OF THE CHAMBERS/STRUCTURES AS WELL AS LOCATION, SIZE AND NUMBER OF CHAMBERS PLACED. THE LOCATION, SIZE AND DEPTH OF MEDIA LAYERS FOR PRACTICES SHALL ALSO BE INCLUDED. THE FINAL APPROVAL OF AS-BUILT DRAWINGS AND REPORT WILL BE WITHHELD UNTIL THE DAILY PROGRESS REPORT(S) HAVE BEEN ACCEPTED BY THE WICOMICO COUNTY PUBLIC WORKS ENGINEERING DEPARTMENT.
8. STORM DRAIN PIPES SHALL HAVE WATER TIGHT CONNECTIONS AND A RUBBER GASKET SHALL BE PROVIDED ON THE PIPE OR INLET AT PIPE TO INLET CONNECTIONS. A CAMERA TEST AFTER INSTALLATION SHALL BE PROVIDED TO VERIFY CORRECT INSTALLATION.
9. SHOULD PRE-CAST STRUCTURES BE USED, THEN SHOP DRAWINGS SHALL BE APPROVED BY THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO THEIR INSTALLATION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
10. APPROVED PLANS REMAIN VALID FOR 2 YEARS FROM THE DATE OF APPROVAL.
11. AN "AS-BUILT RECORD" PLAN SHALL BE PROVIDED TO THE WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION.
12. WICOMICO COUNTY SWM #69-23.

VICINITY MAP
SCALE: 1" = 800'

GRID MAP
SCALE: 1" = 0.5 MILES

DRAWING INDEX		
SHEET NO.	TITLE	REV.
01	COVER	0
02	NOTES & LEGEND	0
03	EXISTING CONDITIONS	0
04	EXISTING MDOT ROADSIDE DITCH	0
05	SITE PLAN	0
06	ESDv CROSS SECTIONS	0
07	EXISTING CONDITIONS DRAINAGE MAP	0
08	PROPOSED CONDITIONS DRAINAGE MAP	0
09	SOIL EROSION AND SEDIMENT CONTROL PLAN	0
10	LANDSCAPE PLANTING PLAN	0
11	DETAILS	0
12	DETAILS	0

ADDITIONAL DRAWINGS		
SHEET NO.	TITLE	REV.
V-100	SURVEY	0

AERIAL MAP
SCALE: 1" = 250'

WETLAND STATEMENT

I, EDWARD M. LAUNAY, SPWS, STATE THAT THIS PROPERTY DOES NOT CONTAIN ANY WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM AS SHOWN ON THIS PLAN AND AS DETERMINED USING MY PROFESSIONAL JUDGMENT. THAT DETERMINATION IS BASED UPON THE METHODOLOGY OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ALL CURRENTLY APPLICABLE SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL MANUAL (VERSION 2.0) INCLUDING THE 2023 WATERS OF THE U.S. RULE AS AMMENDED AUGUST 29, 2023, IN ACCORDANCE WITH (SACKETT V. EPA & RAPANOS V. U.S.) WHICH DEFINE THE JURISDICTION OF THE CLEAN WATER ACT OF 1972.

IN ACCORDANCE WITH THE MARYLAND DEPARTMENT ENVIRONMENT STANDARDS FOR THE DELINEATION OF STATE REGULATED WETLANDS AND WATERS, THERE ARE NO STATE REGULATED WATERS OR WETLANDS ON THIS PROPERTY SUBJECT TO THE MARLAND DEPARTMENT OF ENVIRONMENT REGULATORY PROGRAM

EDWARD M. LAUNAY, SENIOR PWS NO. 875 DATE
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP93MD0510036B

PLAN APPROVED BY WICOMICO SOIL CONSERVATION DISTRICT

SIGNATURE

NAME/ TITLE, DATE

OWNER'S CERTIFICATION AND SIGNATURE BOX

SIGNATURE

RAJKUMAR THANGAVELU
NAME/ TITLE

ENGINEER SEAL

STATE OF MARYLAND
OMER SOHAIL
61239
PROFESSIONAL ENGINEER
09/18/24

WICOMICO COUNTY DEPARTMENT OF PUBLIC WORKS APPROVAL SIGNATURE BOX

SIGNATURE

NAME/ TITLE

OWNER/ DEVELOPER
AVATAR SELF STORAGE, LLC
1300 ROSE PETAL CIR
HERNDON, VIRGINIA 20171
PHONE: (757) 854-4444

SURVEYOR
CORNERSTONE SURVEYING, INC.
38843 WISTERIA LANE
SELBYVILLE, DELAWARE 19975
PHONE: (302) 236-7807

ENGINEER
SOHAIL ENGINEERING, LLC.
97 HAMILTON TRL
TOTOWA, NEW JERSEY 07512
PHONE: (201) 424-3341

811 Know what's below. Call before you dig.

NOTES:

REFERENCE DRAWINGS	
–	–
–	–
–	–
–	–
–	–
V-100	SITE SURVEY – CORNERSTONE SURVEYING, INC.
DWG. NO.	TITLE

REVISIONS							
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
–	–	–	–	–	–	–	–
0	ISSUED FOR FINAL	OS	09/18/2024	OS	09/18/2024	OS	09/18/2024
NO.	DESCRIPTION	BY	DATE	BY	DATE	BY	DATE

Lands of:
Avatar Self Storage, LLC
Rajkumar Thangavelu

SOHAIL ENGINEERING
Sohail Engineering, LLC
Totowa, New Jersey 07512

SITE CONSTRUCTION DRAWINGS
COVER

DRAWN BY: O. SOHAIL	CHECKED BY: O. SOHAIL	APPROVED: O.SOHAIL
CREATION DATE: 09/18/2024	CHECKED DATE: 09/18/2024	APPROVED DATE: 09/18/2024
PROJECT No.: A23.MAR.001	DWG. No.: C-001	SHEET No.: 01 OF 12
SCALE: VARIES		0