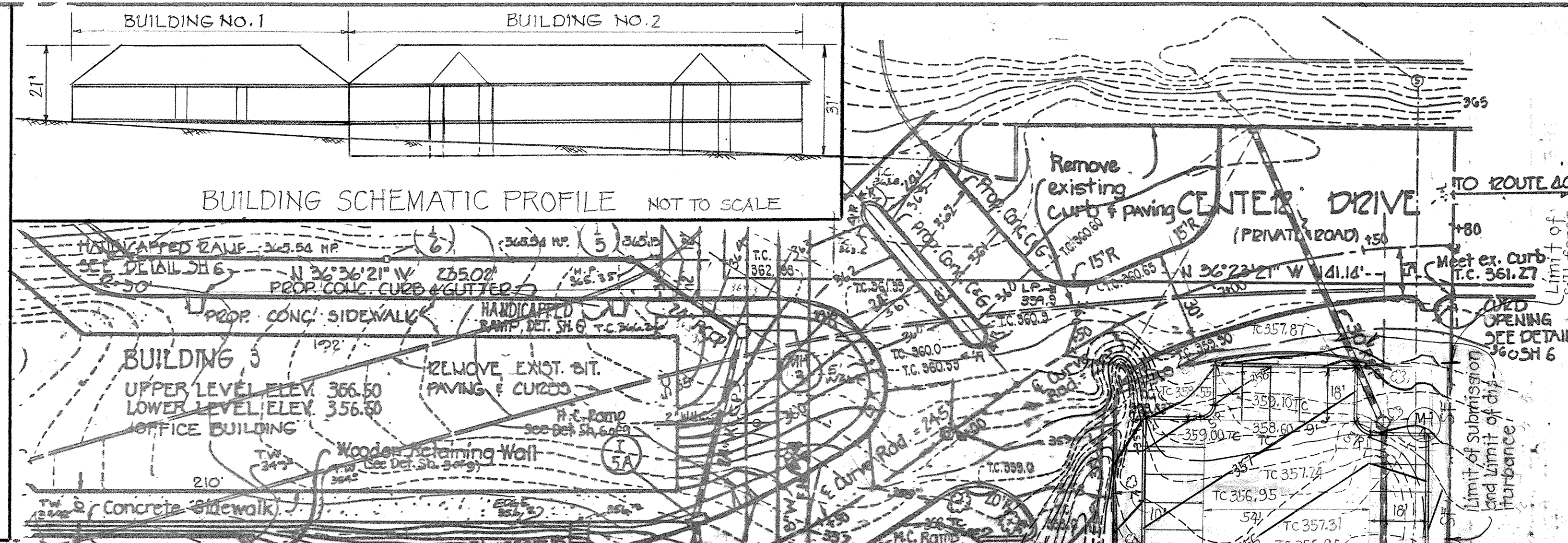
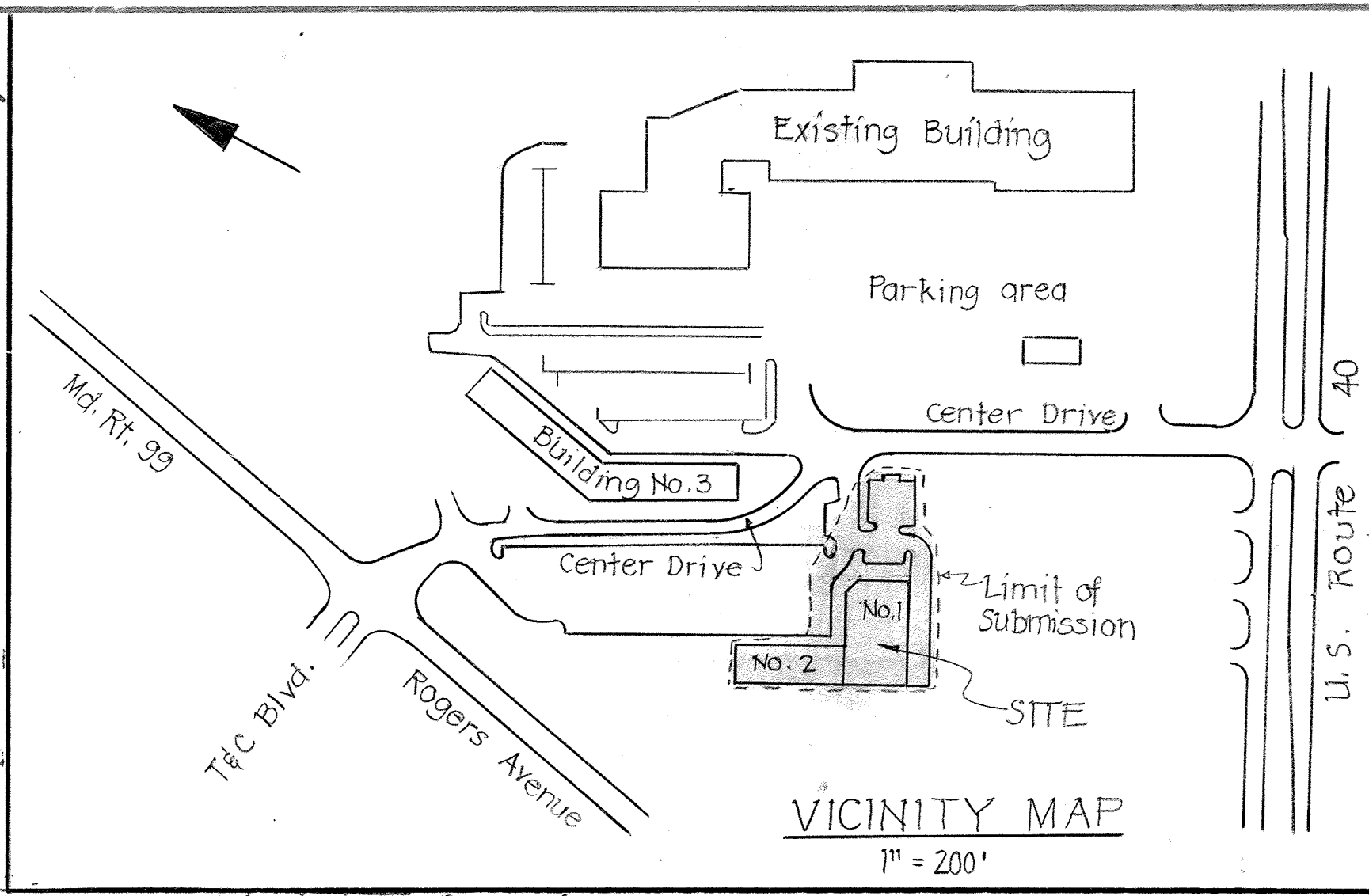


NOTES

1. DRAWING AND PAGE NUMBERS SHOWN HEREON ARE REFERENCED TO THE HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION.
2. THE LOCATION OF EXISTING UTILITIES SHOWN HEREON ARE BASED ON THE LATEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL HOWEVER, DETERMINE THE EXACT LOCATION BEFORE MAKING CONNECTIONS.
3. THE CONTRACTOR SHALL NOTIFY 'MISS UTILITY' AT LEAST THREE DAYS PRIOR TO BEGINNING ANY WORK SHOWN HEREON.
4. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION UNLESS OTHERWISE SPECIFIED.
5. HANDICAPPED FACILITIES TO BE PROVIDED.
6. ALL ROADS & DRIVEWAYS WITHIN THE LIMITS OF SUBMISSION ARE PRIVATE ROADWAYS.
7. ALL NEW WATER MAINS (EXCEPT WATER HOUSE CONNECTIONS) ARE TO BE PUBLIC WATER MAINS CONSTRUCTED UNDER CONTRACT NO. 44-1923-D.
8. HANDICAPPED PARKING SPACE SIGN, USE R7-8 PAGE 28-24 OF M.D. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. THE 'H' OF SIGN 6" FROM GROUND.
9. AREA OF REVISED LIMIT OF SUBMISSION = 1.26 AC ±.
10. Provide trees as shown within the limit of submission. Trees shall be spaced 30' o.c. and shall have a 2 1/2" min. trunk diameter, hardwood variety & indigenous to the area.



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. 22370 Expiration Date: 6-30-2021

For July 2019 Revision only
PROPERTY OF
TOWN & COUNTRY-WEST, INC.
449/730



For July 2019 Revision only

SITE ANALYSIS

1. TOTAL AREA OF SITE	13.669 AC ±
2. PRESENT ZONING: SC B2	6.010 AC ± 5.857 AC ±
3. TOTAL AREA DISTURBED and Limit of Submission	1.26 AC ±
4. TOTAL AREA PAVED	12,240 SF
5. LOT COVERAGE - STRUCTURES	6.7%
6. OPEN SPACE	61.1%
PAVING ANALYSIS:	
NO. OF EXIST. PARKING SPACES (SDP 77-15 & SDP 79-140)	606
NO. OF SPACES TO REMAIN	513
NEW SPACES PROVIDED (INCLUDING HANDICAPPED SPACES)	810
TOTAL PARKING SPACES PROVIDED	823
PARKING REQUIREMENTS:	
TOTAL EXISTING AREAS - AREA (SDP 72-110)	77,375 S.F.
NEW CONSTRUCTION - BUILDING 'A' OFFICE	14,870 S.F.
BUILDING 'B' OFFICE	20,000 S.F.
BUILDING 'C' RETAIL OFFICE	20,000 S.F.
OFFICE	20,000 S.F.
TOTAL RETAIL BUSINESS AREA	97,455 S.F.
SPACES REQUIRED @ 1 SPACE / 200 S.F.	487
TOTAL OFFICE AREA	60,600 S.F.
SPACES REQUIRED @ 7 SPACES / 10 PERSONS	165
TOTAL SPACES REQUIRED	652
8. AREA OF LANDSCAPED ISLANDS WITHIN PROPOSED PARKING LOTS	1796 S.F.
LANDSCAPED ISLANDS % OF TOTAL PAVED AREA	9.4%

CONSTRUCTION SEQUENCE

1. Obtain building permit and grading permit.
2. Relocate or re-install silt fence.
3. Start grading limit of disturbance to subgrade.
4. Start building construction.
5. Pave parking area, travelway and install curb and gutter.
6. Install riprap outfall at curb opening.
7. Stabilize areas not to be paved.
8. Remove sediment control devices as per approval of Inspector.

NOTE: For Sediment Control Notes, Seeding Notes and Silt Fence details, See Approved SDP-85-205.

APPROVED
DIVISION OF LAND DEVELOPMENT & ZONING ADMINISTRATION
HOWARD COUNTY, MARYLAND
DATE 11-8-85

DATE	BY	DESCRIPTION OF REVISIONS
7-20-19	B6Z	REVISIONS TO STAIRS TO UPPER LEVEL AND ADD AREA SEE SHEET 2 FOR PROPOSED IMPROVEMENTS
1-19-16	BE1	ADD SHEET 2, SHOWING IMPROVEMENTS AT BUILDING #1, SHOW NEW PARKING CALCUS AND SHEET 2
4-10-84	ANT	Added 6" X To Bldg. 2

OWNER/DEVELOPER:

Prudential Investment Co.
8 Normandy Shopping Center
8450 Baltimore National Pike
Ellicott City, Maryland 21045

APPROVED: For Soil Erosion & Sediment Control.

Howard Co. Soil Conservation District

Signature: *[Signature]* Date: 11/21/85

Reviewed for Howard Conservation District and meets technical requirements.

Signature: *[Signature]* Date: 11/21/85

PURDUM & JESCHKE
CONSULTING ENGINEERS
LAND SURVEYORS

1023 North Calvert Street
Baltimore, Maryland 21202 301/837-0194

APPROVED: For Public Water, Public Sewerage, Storm Drainage and Roads, Howard County, Dept. of Public Works

Signature: *[Signature]* Date: 11-25-85

Signature: *[Signature]* Date: 11-22-85

Chief, Bureau of Engineering Date: 11-22-85

APPROVED: For Public Water and Public Sewerage Systems, Howard County Health Department

Signature: *[Signature]* Date: 11-26-85

Signature: *[Signature]* Date: 11-27-85

Planning Director Date: 11-27-85

APPROVED: Howard Co. Office of Planning & Zoning

Signature: *[Signature]* Date: 11-27-85

Signature: *[Signature]* Date: 11-27-85

Planning Director Date: 11-27-85

DEVELOPER'S CERTIFICATION

I certify that all development and construction will be done according to this plan and any responsible personnel involved in the construction project will have a certificate of attendance at the Dept. of Natural Resources training program for the control of any sediment erosion before beginning the project.
Signature: *[Signature]* Date: 10/14/85

ENGINEER'S CERTIFICATION

I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it is prepared in accordance with the requirements of the Howard Soil Conservation District.
Signature: *[Signature]* Date: 10/14/85

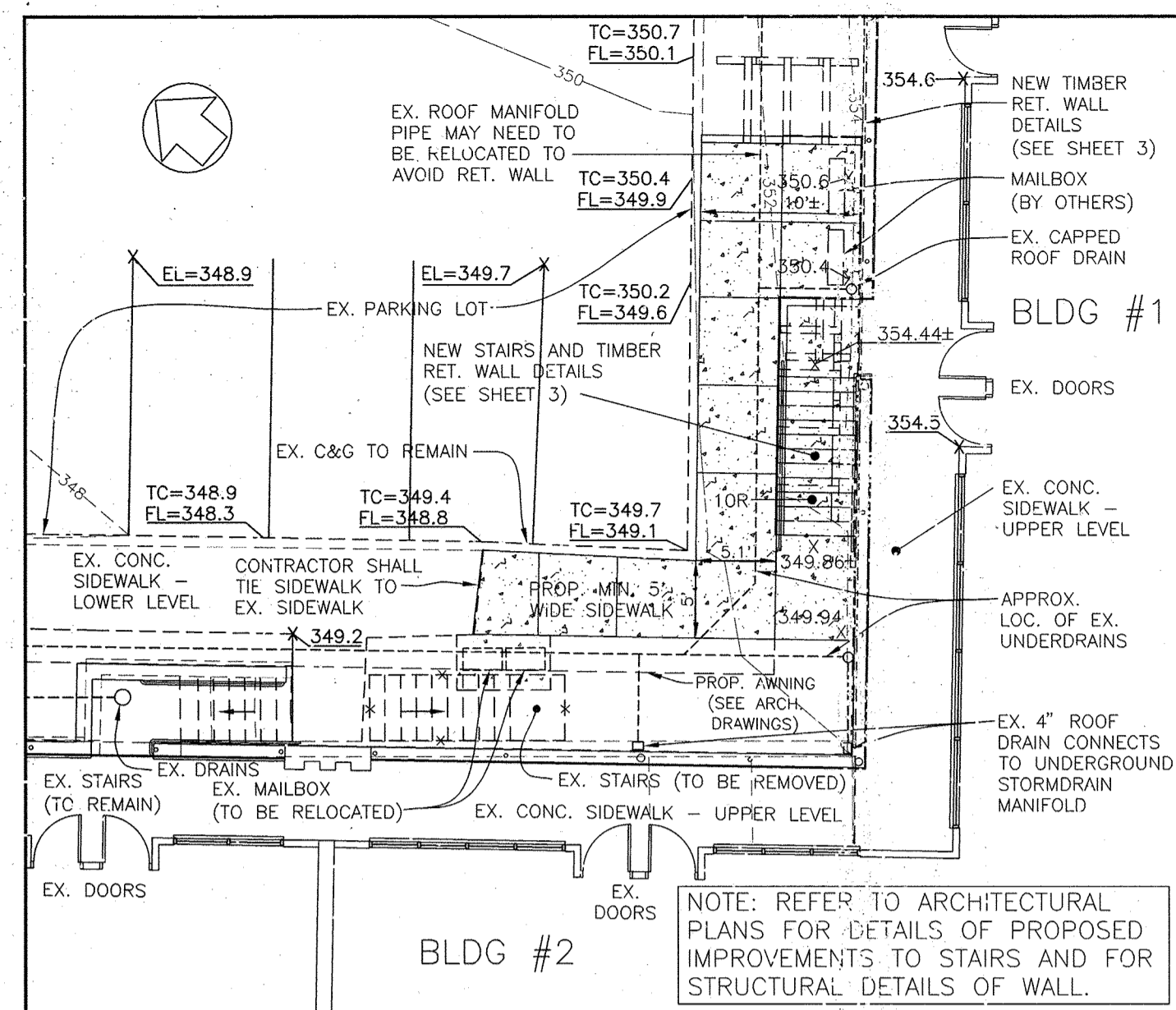
STATE OF MARYLAND
WILLIAM J. JESCHKE
Professional Engineer
License No. 22370

NORMANDY SHOPPING CENTER (PHASE II)
REVISION TO
SITE DEVELOPMENT PLAN (SDP-85-205)

2nd Election District, Howard County, Md.
Tax Map No. 17115 Parcel No. 751155
Scale: 1" = 30' SDP-84-297 Date: 10-9-85
Designed: B.C.
Drawn by: S.C.B.
Checked by: B.E.

SHEET 1 OF 23

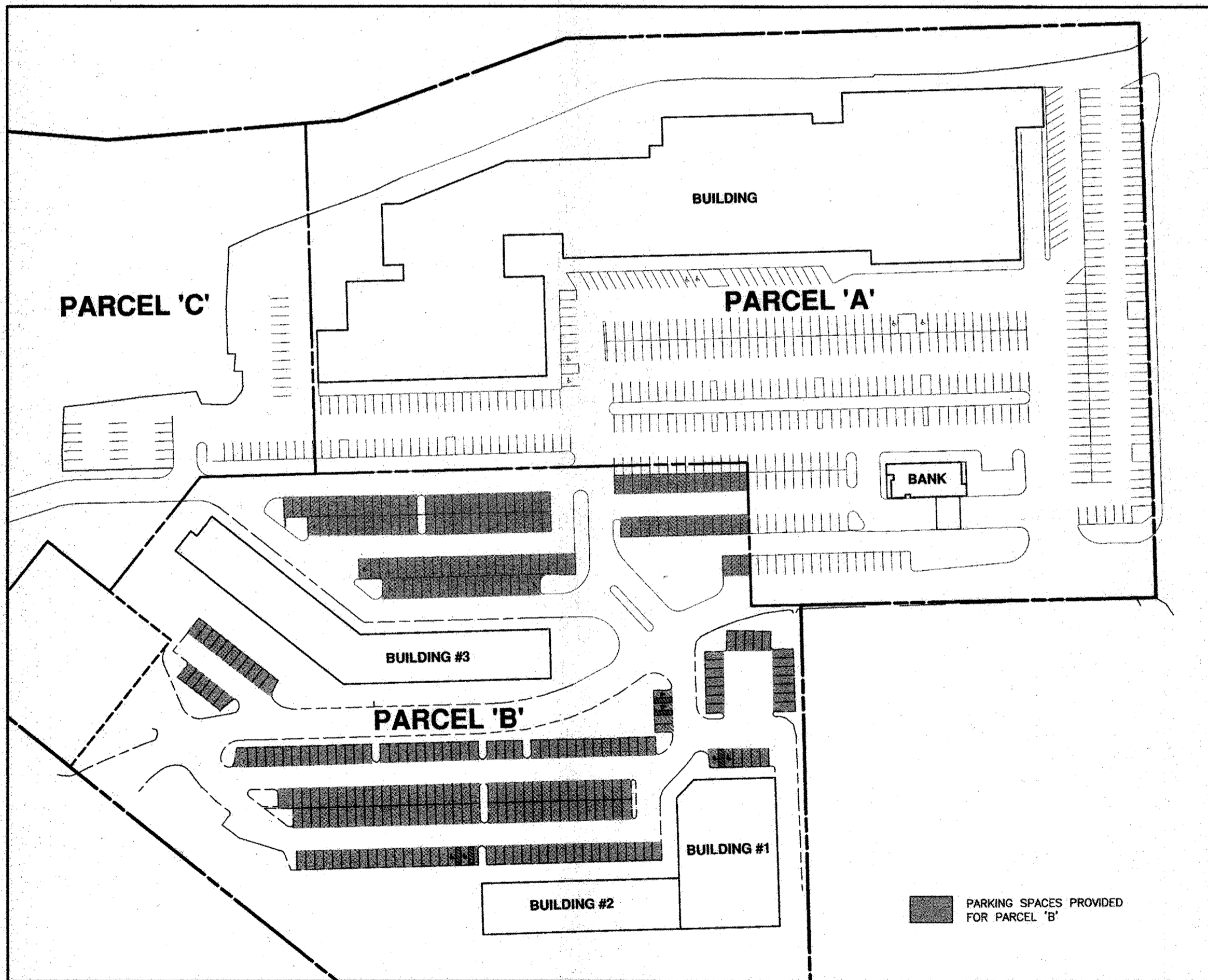
SDP-86-89



STAIR IMPROVEMENT INSET

SCALE: 1" = 10'

Parking Chart for Parcel 'B' (Buildings 1, 2, & 3)					
Buildings #1 & #2	SDP-86-089	square feet	use	requirement	req. spaces
		4,153	retail	6/1,000 sf	25
		20,997	office	3.3/1,000 sf	70
		14,850	daycare	3.0/1000 sf	45
Building #3	SDP-85-205	20,100	retail	6/1,000 sf	121
	SDP-85-205	20,100	office	3.3/1,000 sf	67
				Total Required:	328
				Total Existing Spaces Provided:	333



PARKING DETAIL BLOWUP
SCALE: 1" = 100'

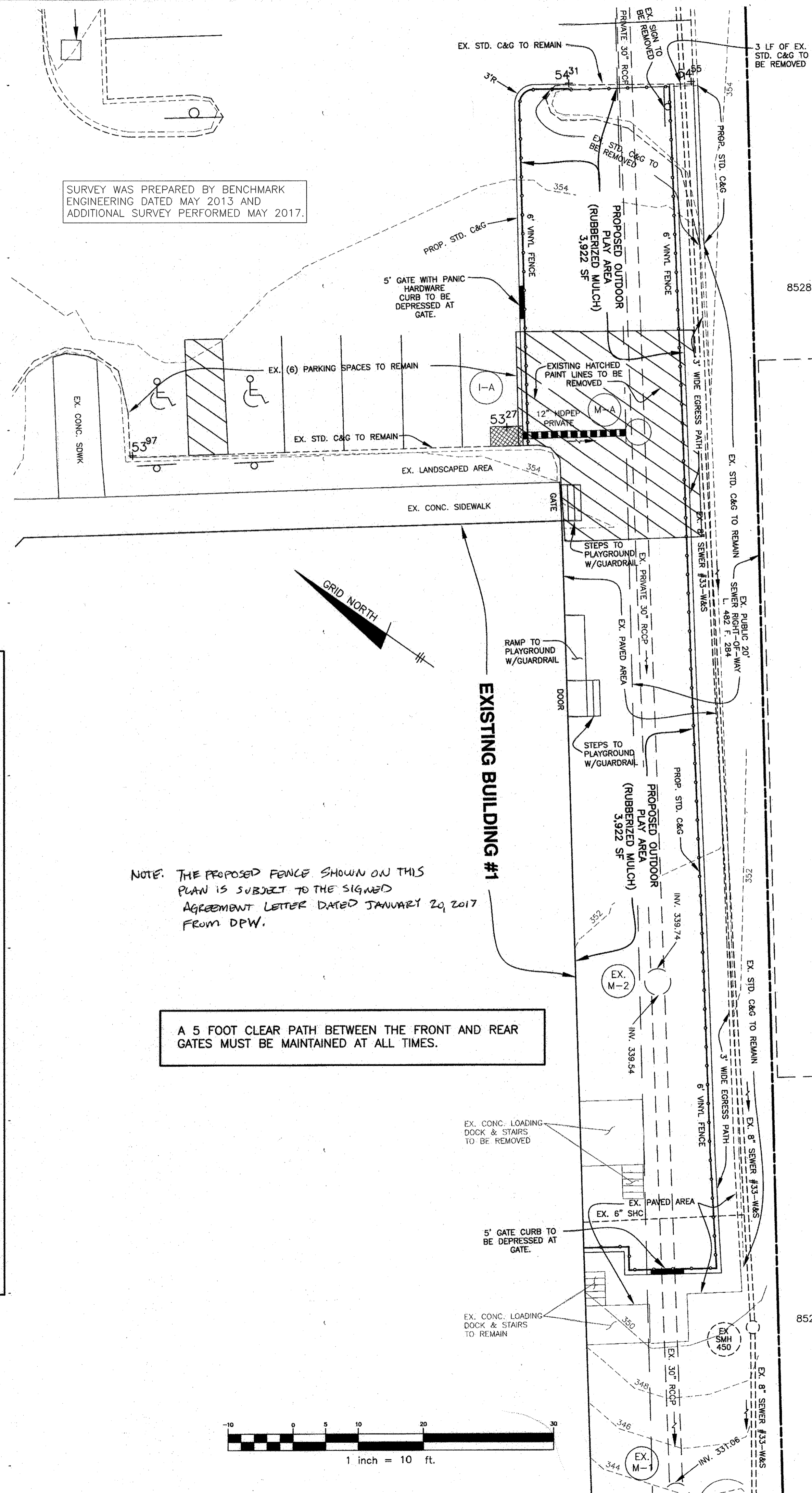
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

8/6/19
DATE

8/9/19
DATE

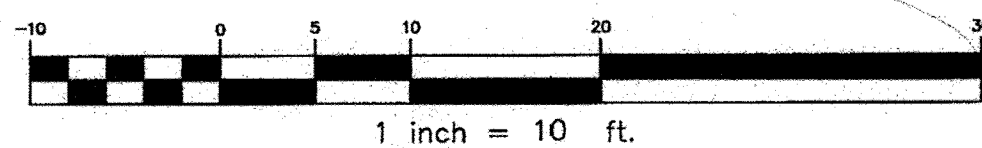
8-9-19
DATE

SURVEY WAS PREPARED BY BENCHMARK ENGINEERING DATED MAY 2013 AND ADDITIONAL SURVEY PERFORMED MAY 2017.



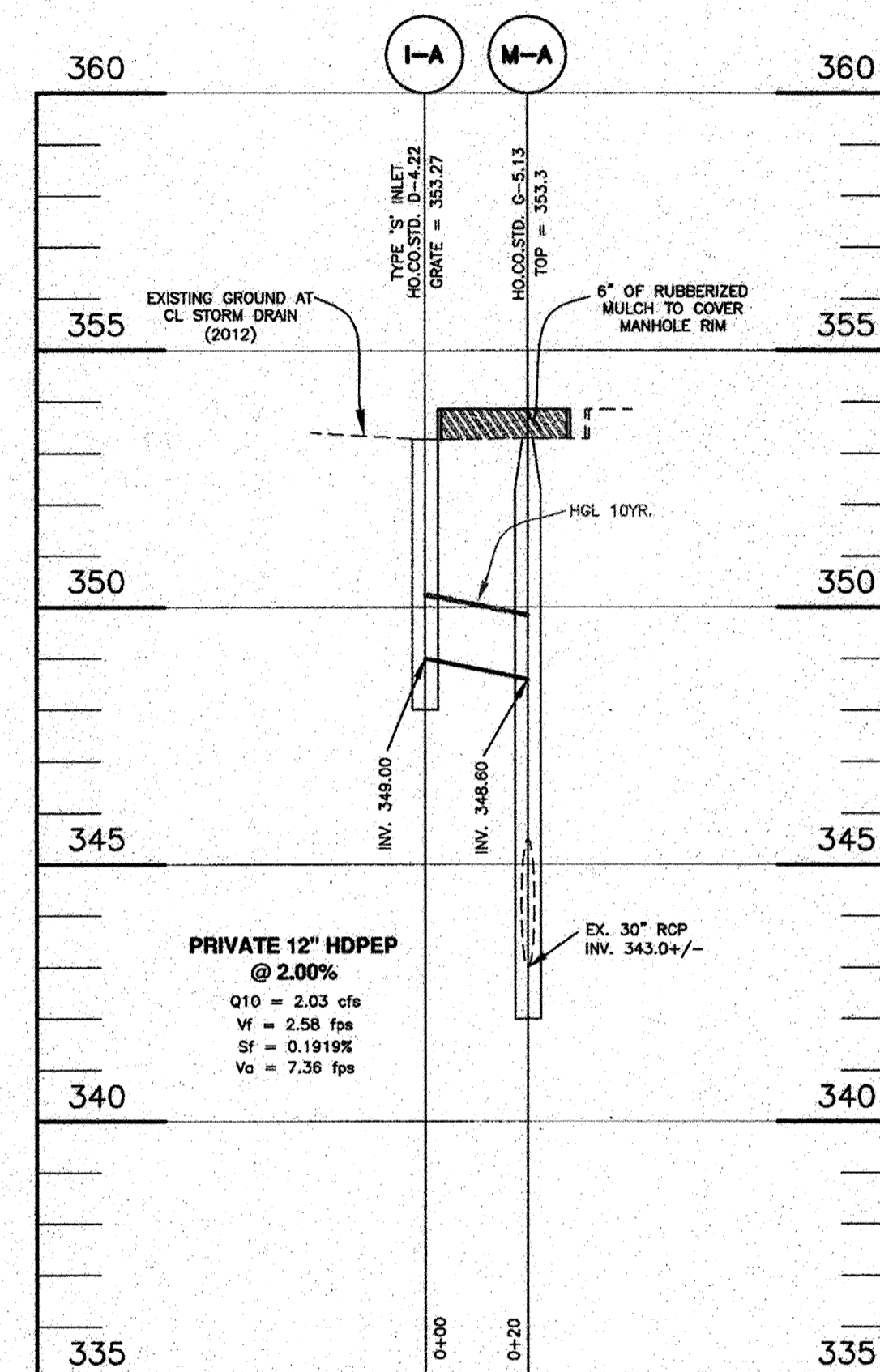
NOTE: THE PROPOSED FENCE SHOWN ON THIS PLAN IS SUBJECT TO THE SIGNED AGREEMENT LETTER DATED JANUARY 20, 2017 FROM DPW.

A 5 FOOT CLEAR PATH BETWEEN THE FRONT AND REAR GATES MUST BE MAINTAINED AT ALL TIMES.



NORRIS-BMP LLC
TM 18 PAR. 158
L 14431 F 444
8528 BALTIMORE NATIONAL PIKE
ZONED: B-1

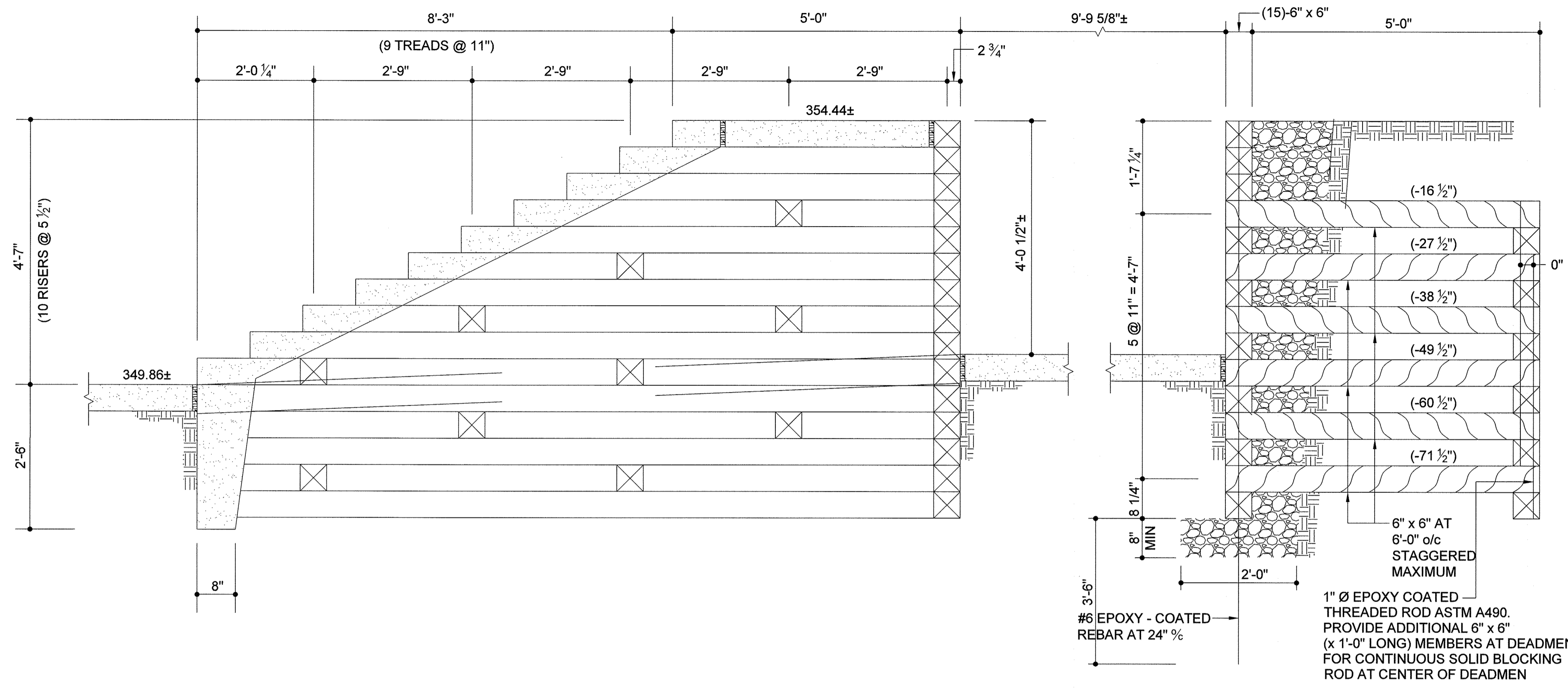
SCALE: 3/8" = 1'-0"



STORM DRAIN PROFILE
SCALE: 1" = 30' HORIZ., 1" = 3' VERT.

THE PURPOSE OF THIS SHEET IS TO SHOW THE PROPOSED OUTDOOR PLAY AREA FOR THE DAYCARE FACILITY PROPOSED IN BUILDING #1. ADDITIONALLY, A STAIR/ WALL DETAIL FOR THE PROPOSED STAIR RELOCATION ON BUILDING #2.

6-2019	REVISION TO STAIRS TO UPPER LEVEL AND ASSOCIATED AREA	
1-19-2017	NEW SHEET ADDED TO SET FOR OUTDOOR DAYCARE AREA	
NO.	DATE	REVISION
BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043 (P) 410-665-8103 (F) 410-665-8844 WWW.BE-CIVILENGINEERING.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: 6-30-2021.		
OWNER:	COMMERCIAL NORMANDY SHOPPING CENTER (PHASE II) REVISION TO SDP-85-205 TAX MAP: 18, PARCEL: 75, GRID: 19 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: TNC	
THE NORMANDY VENTURE LIMITED PARTNERSHIP 3820 CHAMPIONSHIP DRIVE GLENWOOD, MARYLAND 21738 410-370-8529	SITE DEVELOPMENT PLAN DATE: JANUARY 19, 2017 SCALE: AS SHOWN SHEET 2 OF 3	
NORRIS-BMP LLC TM 18 PAR. 158 L 14431 F 444 8528 BALTIMORE NATIONAL PIKE ZONED: B-1	BEI PROJECT NO. 2804 SHEET 2 OF 3 SDP-86-089	



3
S1 SECTION THRU STAIR AND END WALL
SCALE: 3/4" = 1'-0"

GENERAL NOTES

CONTRACTOR RESPONSIBILITIES: THE RETAINING WALL IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER IT IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE WALL AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTING. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIEDOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ENGINEER HAS NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR, JOBSITE SAFETY DURING CONSTRUCTION. PROCESSING AND/OR APPROVED SUBMITTALS MADE BY THE CONTRACTOR WHICH MAY CONTAIN INFORMATION RELATED TO CONSTRUCTION METHODS OF SAFETY ISSUES, OR PARTICIPATION IN MEETINGS WHERE SUCH ISSUES MIGHT BE DISCUSSED, SHALL NOT BE CONSTRUED AS VOLUNTARY ASSUMPTION BY THE ENGINEER OR ANY RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ENGINEER IS NOT ENGAGED IN, AND DOES NOT SUPERVISE CONSTRUCTION.

INSPECTION: WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES. THE OWNER OR CONTRACTOR SHALL HIRE AN EXPERIENCED QUALIFIED INSPECTOR TO PERFORM ALL REQUIRED INSPECTION WORK. INSPECTION SHALL CONSIST OF VISUAL OBSERVATIONS OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE DESIGN INTENT. THE ENGINEER WILL NOT PERFORM THE REQUIRED INSPECTION AS PART OF THIS PRESENT CONTRACT WITH THE ARCHITECT/OWNER. UNDER THIS PRESENT CONTRACT, THE ENGINEER MAY VISIT THE SITE TO ASCERTAIN GENERAL CONFORMANCE TO THE CONTRACT DOCUMENTS. HOWEVER, SUCH VISITS SHALL NOT BE RELIED UPON BY OTHERS AS ACCEPTANCE OF THE WORK, NOR SHOULD IT BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY FROM HIS OBLIGATIONS AND RESPONSIBILITIES UNDER THE CONSTRUCTION CONTRACT.

DESIGN WITHOUT CONSTRUCTION REVIEW: IT IS AGREED THAT IF MORABITO CONSULTANTS, INC.'S PROFESSIONAL SERVICES DO NOT EXTEND TO OR INCLUDE THE REVIEW OR SITE OBSERVATION OF THE CONTRACTOR'S WORK OR PERFORMANCE, THEN THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS MORABITO CONSULTANTS, INC. FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED TO HAVE ARISEN FROM THE CONTRACTOR'S PERFORMANCE OR THE FAILURE OF THE CONTRACTOR'S WORK TO CONFORM TO THE DESIGN INTENT AND THE CONTRACT DOCUMENTS. MORABITO CONSULTANTS, INC. AGREES TO BE RESPONSIBLE FOR ITS OWN OR ITS EMPLOYEES' NEGLIGENCE, ACTS, ERRORS OR OMISSIONS.

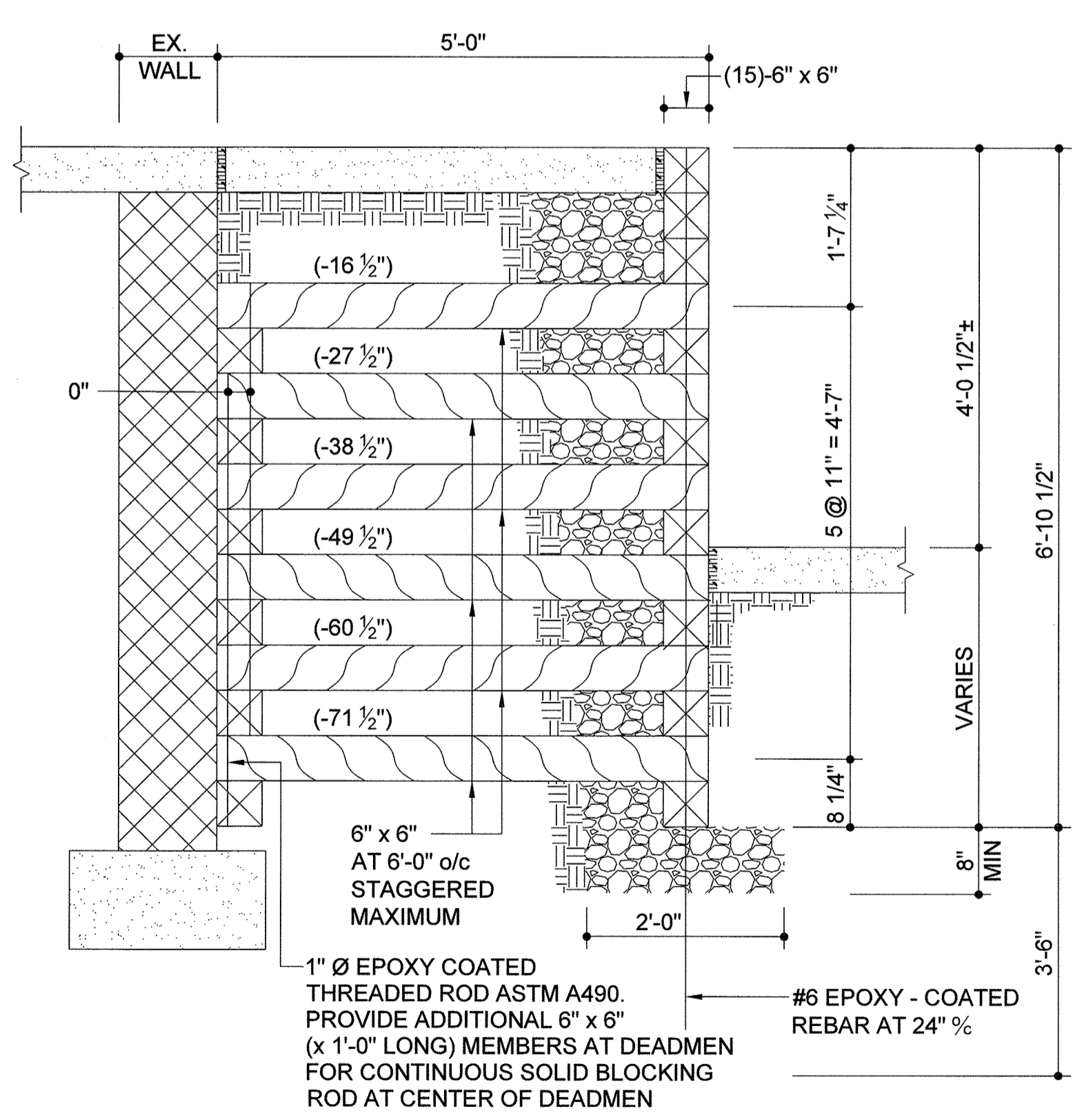
DESIGN DATA:
 Fb = 1500 PSI Fc = 660 PSI
 Fv = 175 PSI Fc = 1,650 PSI
 Ft = 1000 PSI E = 1,800,000 PSI
 Fy = 60,000 psi (Steel)

ASSUMED SOIL PROPERTIES:
 UNIT EARTH WEIGHT = 110 PCF
 ANGLE OF INTERNAL FRICTION = 30°
 ACTIVE PRESSURE COEFFICIENT = 0.333
 PASSIVE PRESSURE COEFFICIENT = 3.000

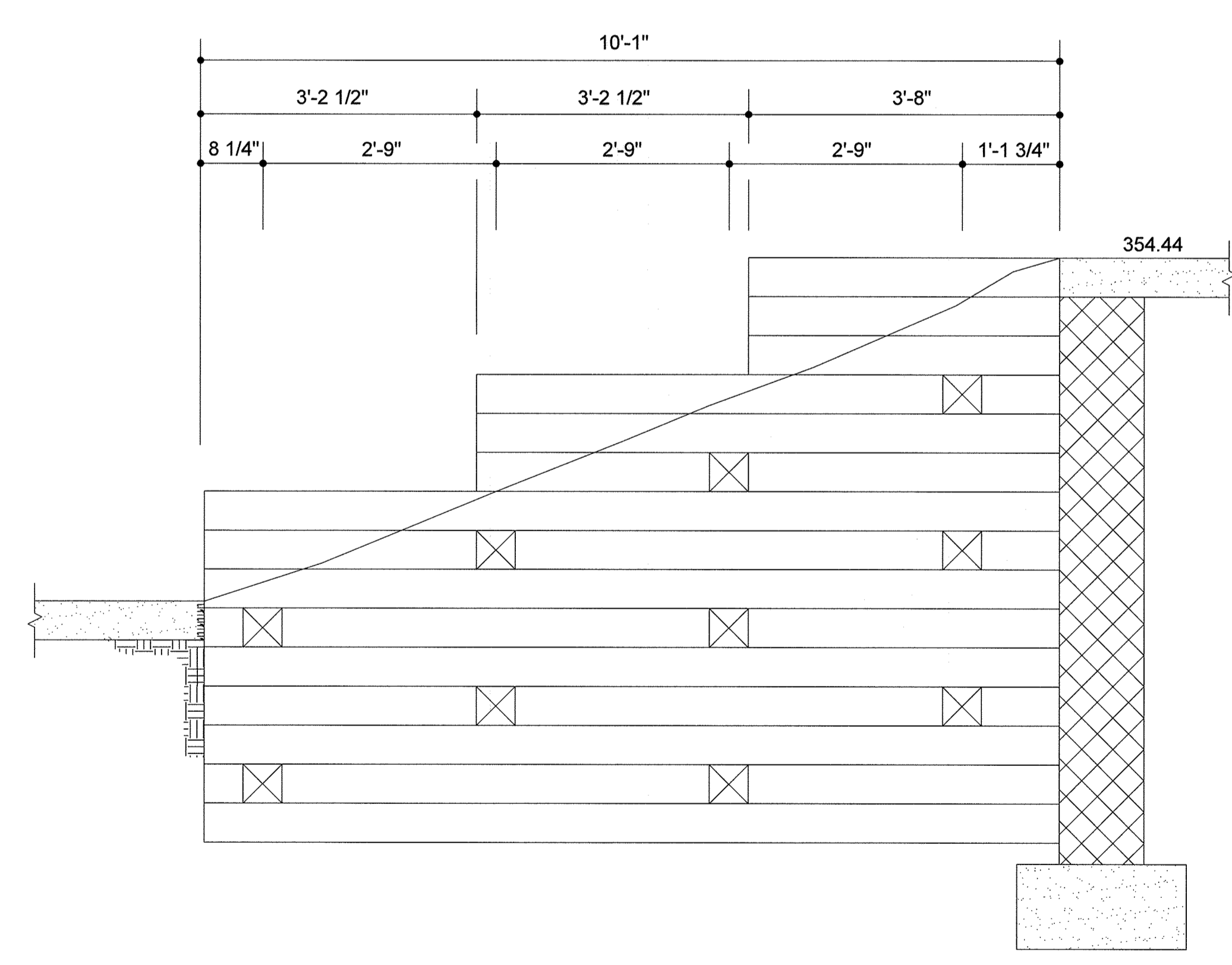
EARTHQUAKE LOADS: (IBC 2015)
 1. SEISMIC USE GROUP = II, IE = 1.0
 2. Ss < 0.124g, Si < 0.051g
 3. SDS = 0.099g, SD1 = 0.058g
 4. SITE CLASS = C
 5. SEISMIC DESIGN CATEGORY = B
 6. EQUIVALENT LATERAL FORCE DESIGN METHOD

LIVE LOADS:
 STAIRS = 100 PSF

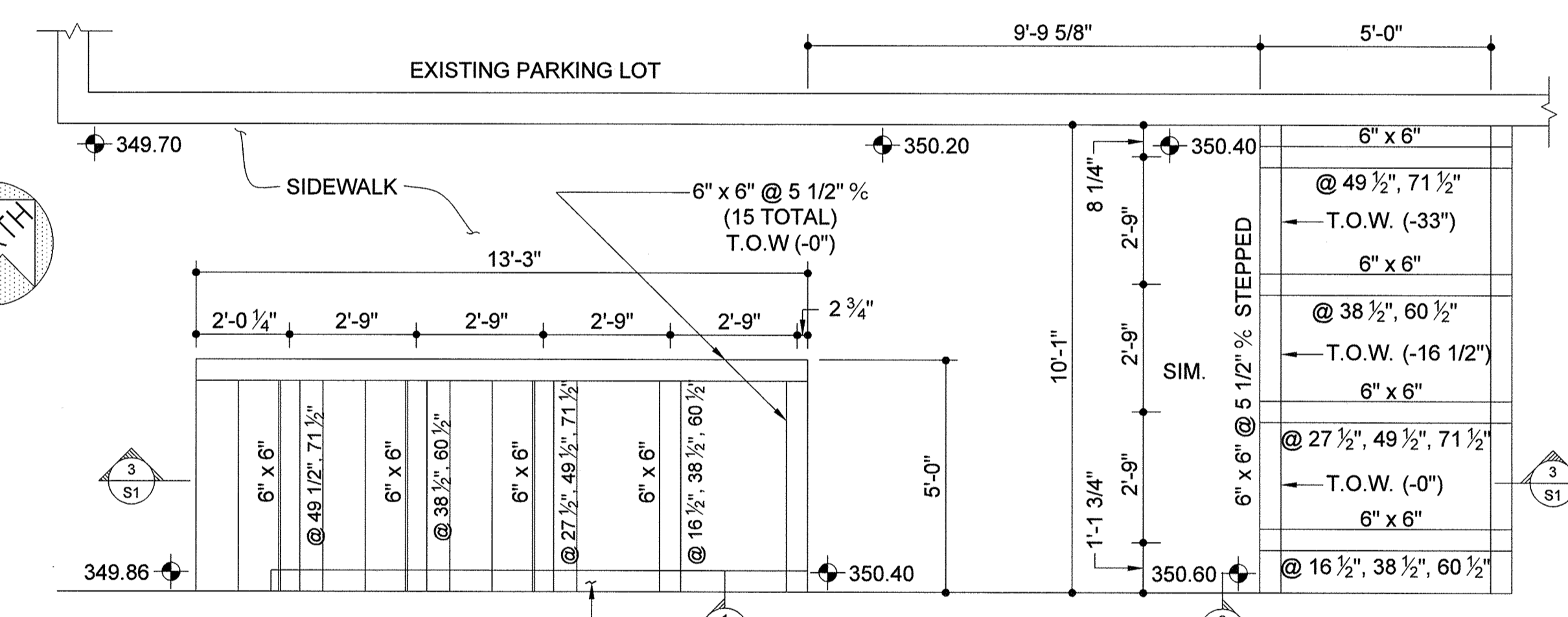
WIND LOADS: (ASCE 7-10)
 1. FACTORED WIND SPEED = 115 MPH
 2. RISK CATEGORY = II
 3. WIND EXPOSURE = B
 4. WIND IMPORTANCE FACTOR = 1.0



1
S2 SECTION AT STAIR LANDING
SCALE: 3/4" = 1'-0"



2
S2 ELEVATION AT END WALL
SCALE: 3/4" = 1'-0"



2
S1 PLAN - TIE BACKS AND DEADMEN LOCATIONS
SCALE: 3/8" = 1'-0"

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION 8/6/19 DATE

 CHIEF, DIVISION OF LAND DEVELOPMENT 8/9/19 DATE

 DIRECTOR 8/9/19 DATE

morabito consultants

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. 19949.

OWNER: THE NORMANDY VENTURE LIMITED PARTNERSHIP
 3820 CHAMPIONSHIP DRIVE
 GLENWOOD, MARYLAND 21738

COMMERCIAL
NORMANDY SHOPPING CENTER
 (PHASE II)
 REVISION TO SDP-85-205

TAX MAP: 18, PARCEL: 75, GRID: 19
 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND
 ZONED: TNC

STAIR AND END WALL SECTIONS

DATE: JUNE, 2019 BEI PROJECT NO. 2804
 SCALE: AS SHOWN SHEET 3 OF 3