

NORMANDY SHOPPING CENTER PAD BUILDING

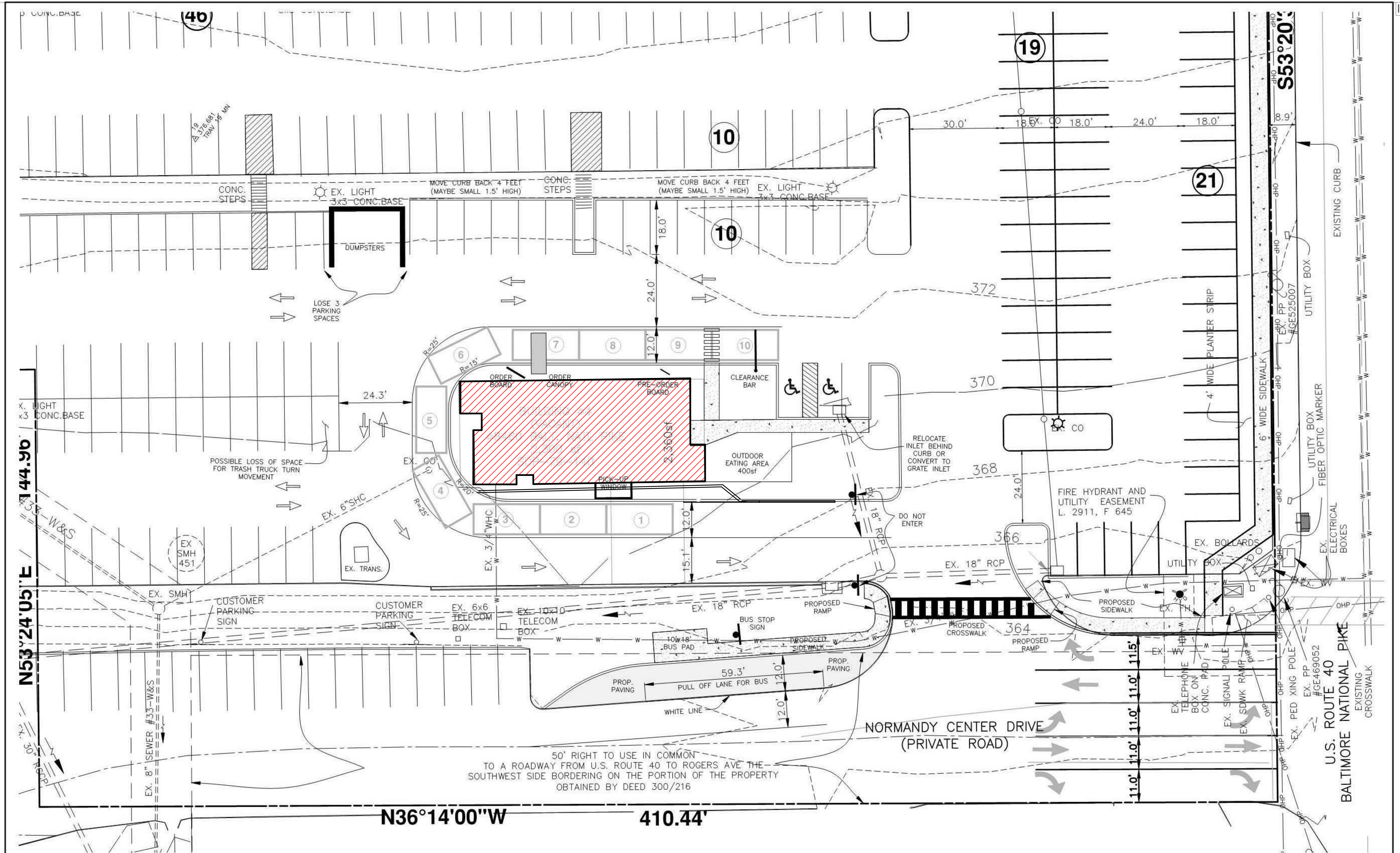
DESIGN ADVISORY PANEL SUBMISSION

DECEMBER 18, 2019



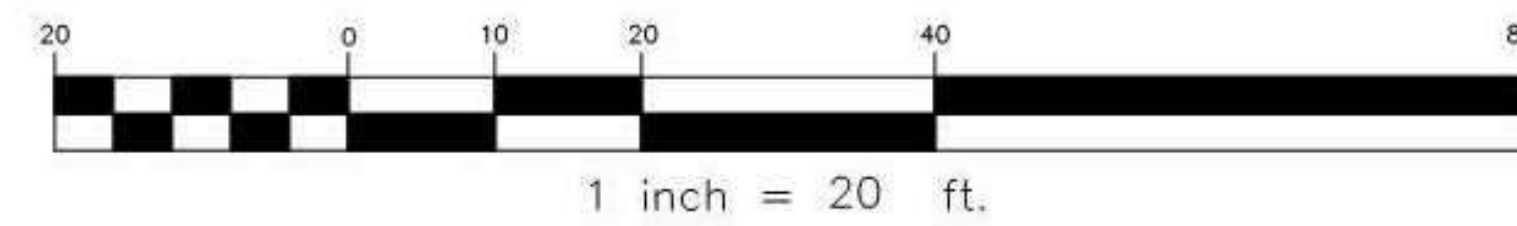
SCALE: 1/4" = 1'-0"

NORMANDY SHOPPING CENTER PAD BUILDING
8460 BALTIMORE NATIONAL PIKE, ELLICOTT CITY
NORMANDY VENTURES LLC



SCALE: 1/4" = 1'-0"

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



LOSS OF 3 PARKING SPACES

COMMERCIAL NORMANDY SHOPPING CENTER PARCEL A	
TAX MAP: 18 - GRID: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2 - HOWARD COUNTY, MARYLAND ZONED: B-2-TNC	
DATE: AUGUST 5, 2019	BEI PROJECT NO. 1345
SCALE: AS SHOWN	SHEET 1 OF 1

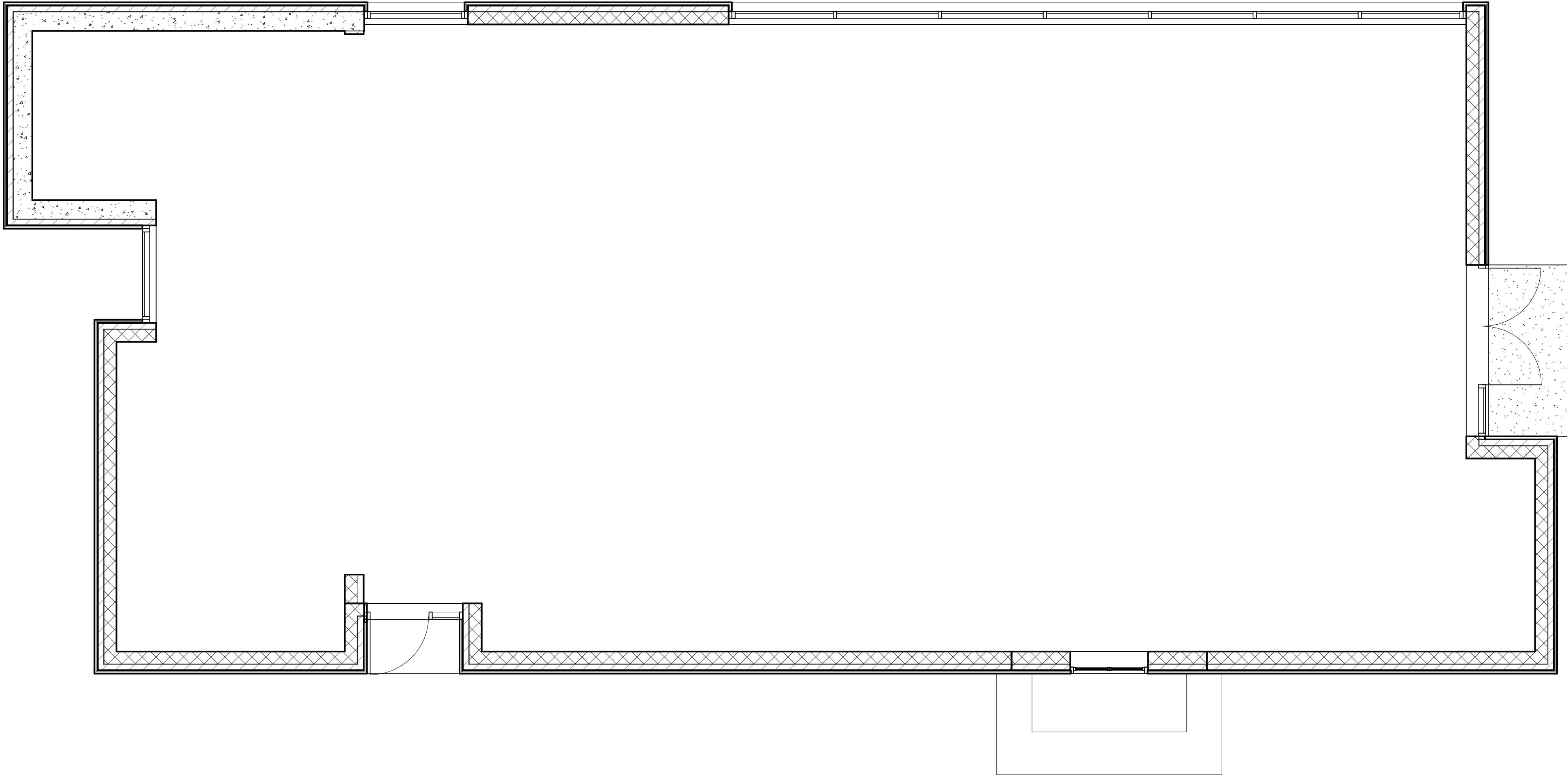
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NORMANDY VENTURES LLC





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1 | PROPOSED FLOOR PLAN



NORMANDY SHOPPING CENTER PAD BUILDING
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NORMANDY VENTURES LLC



SCALE: 1/2" = 1'-0"

NORMADY SHOPPING CENTER PAD BUILDING
8460 BALTIMORE NATIONAL PIKE, ELLICOTT CITY
NORMADY VENTURES LLC



SCALE: 1/2" = 1'-0"

NORMANDY SHOPPING CENTER PAD BUILDING
 8460 BALTIMORE NATIONAL PIKE, ELLICOTT CITY
 NORMANDY VENTURES LLC



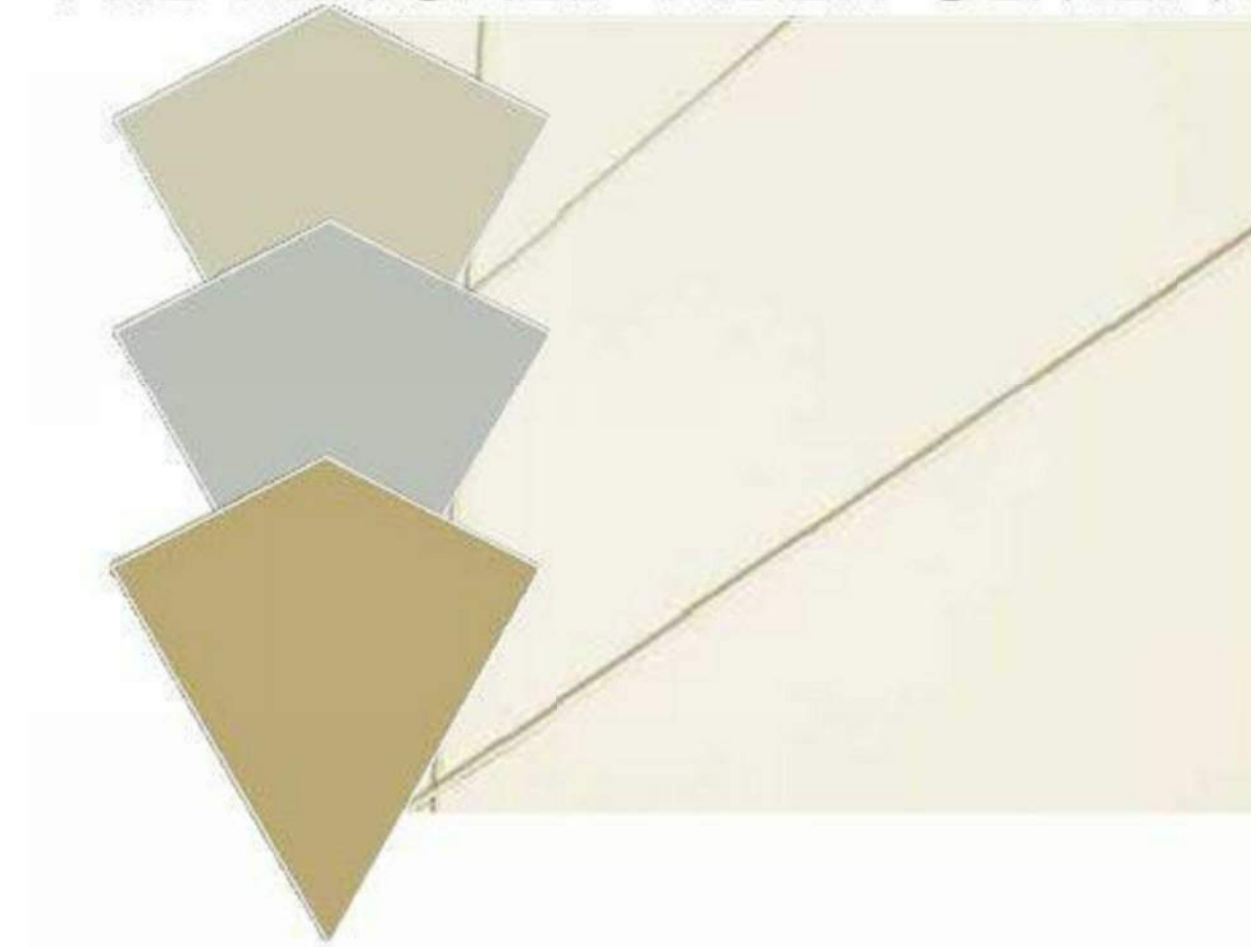
SCALE: 1/2" = 1'-0"

NORMANDY SHOPPING CENTER PAD BUILDING
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NORMANDY VENTURES LLC



1 EAST ELEVATION

PRE-FINISHED FIBER CEMENT PANELS

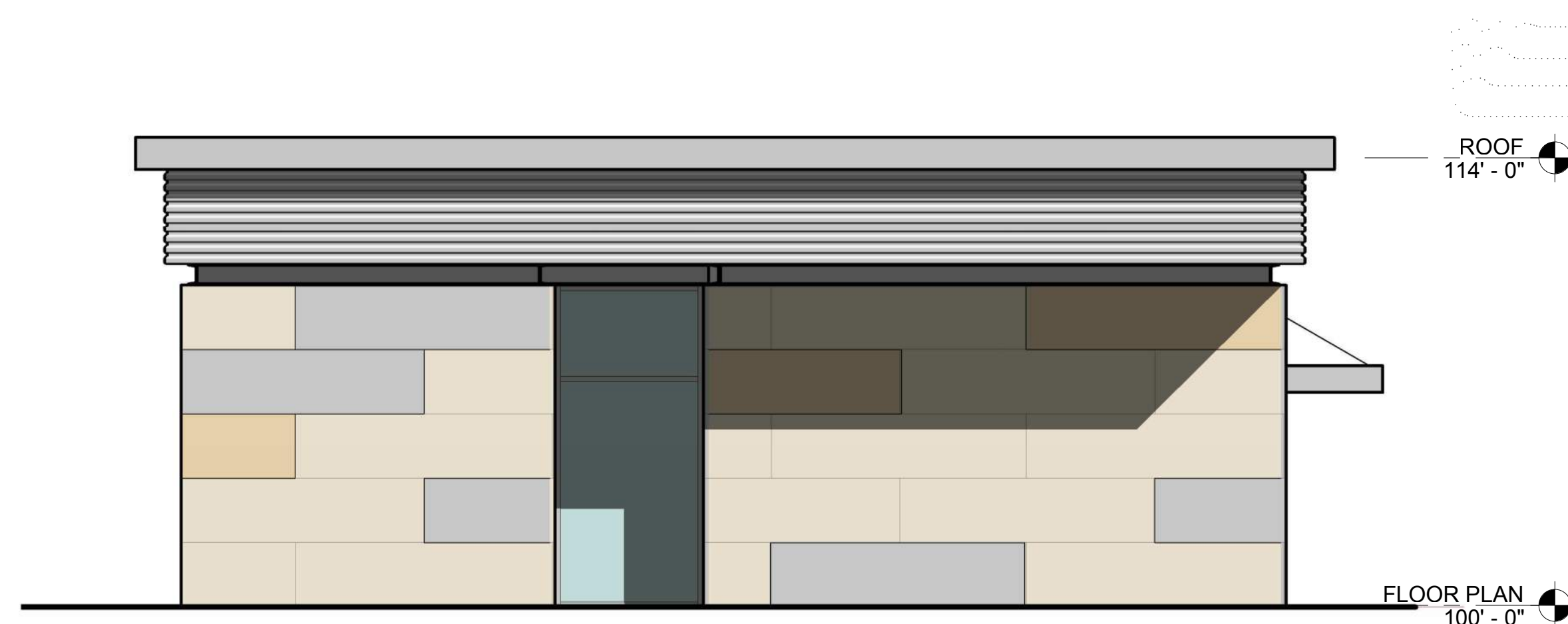


2 NORTH ELEVATION

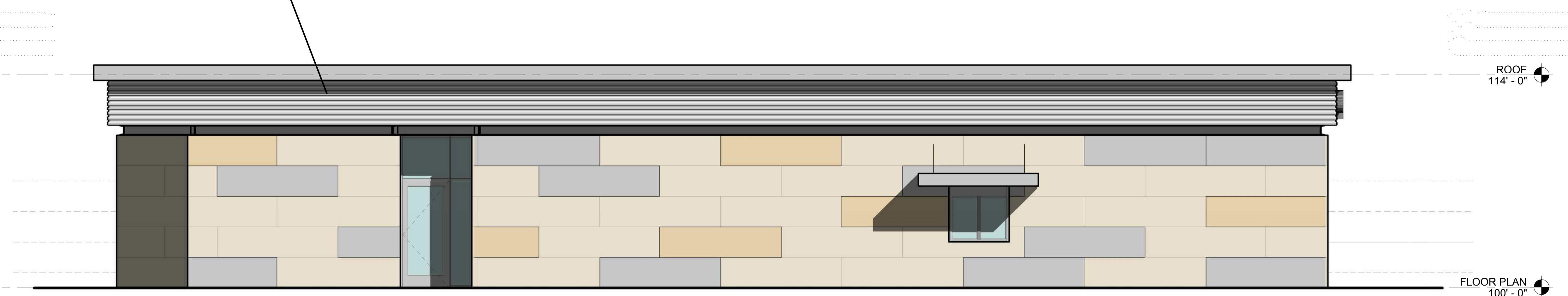
THIN STONE VENEER MASONRY



CORRUGATED METAL PANEL-
ANODIZED ALUMINUM



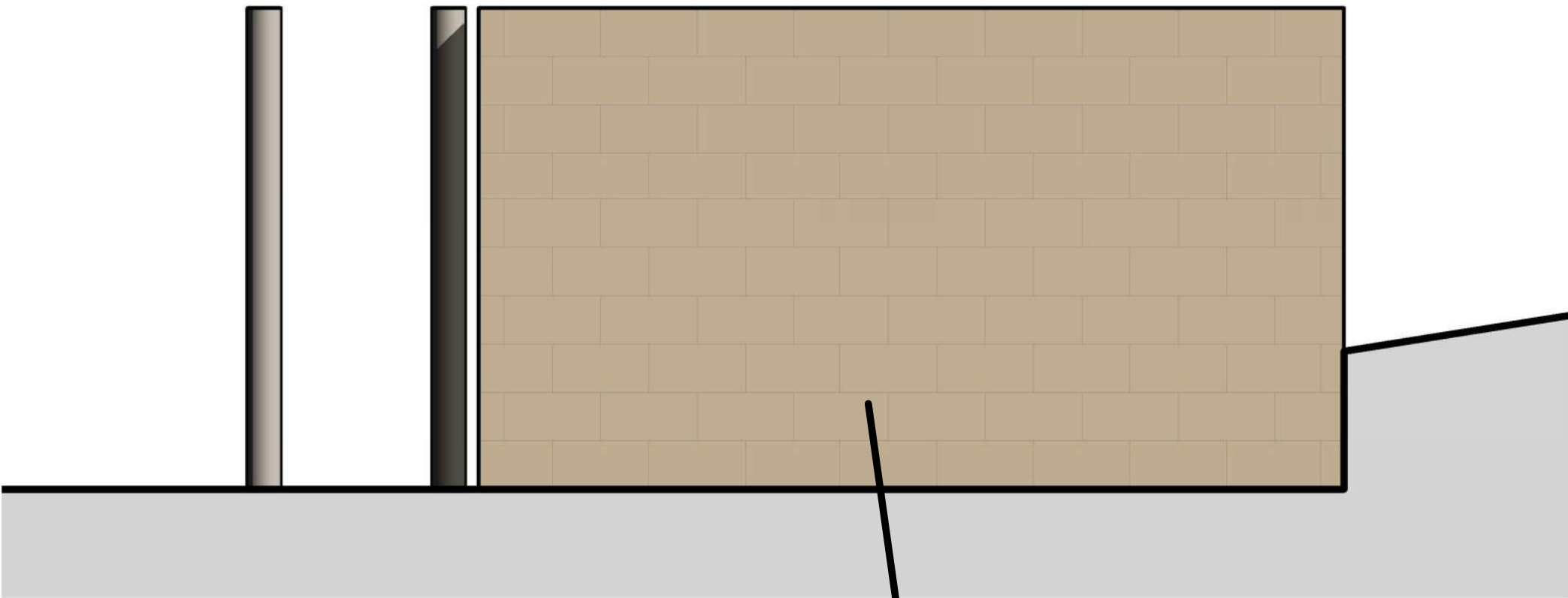
3 WEST ELEVATION



4 SOUTH ELEVATION



1 FRONT ELEVATION



2 SIDE ELEVATION



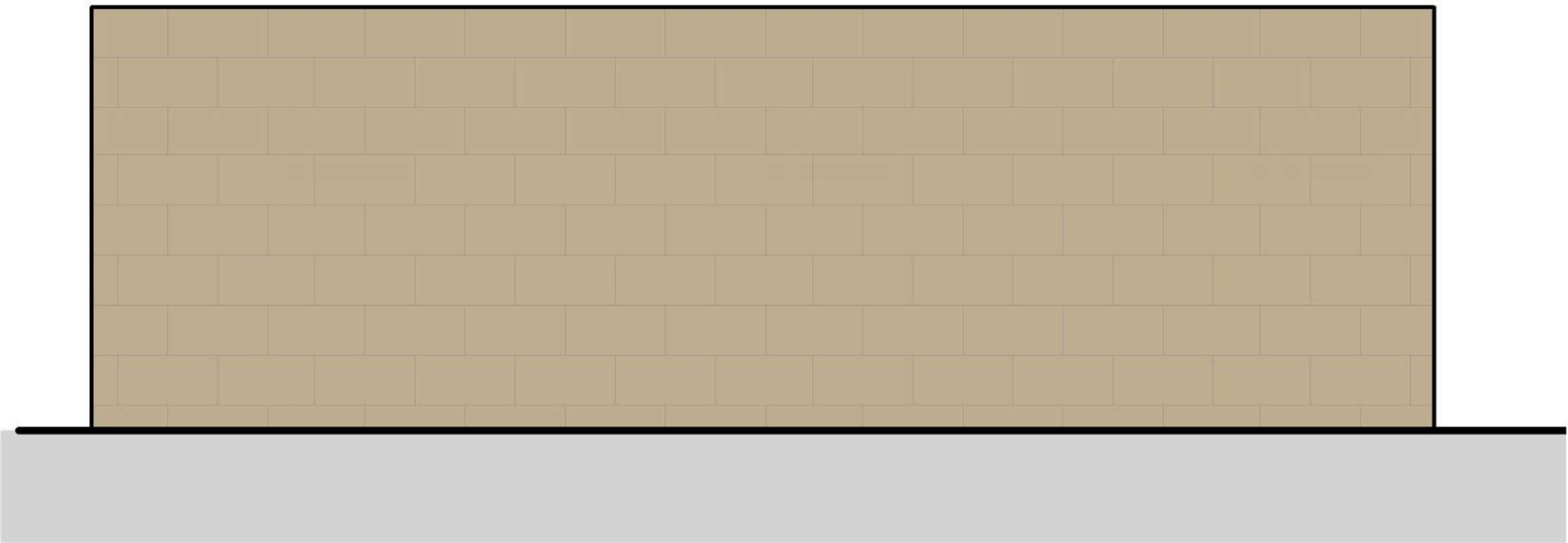
CORRUGATED METAL PANEL-
ANODIZED ALUMINUM



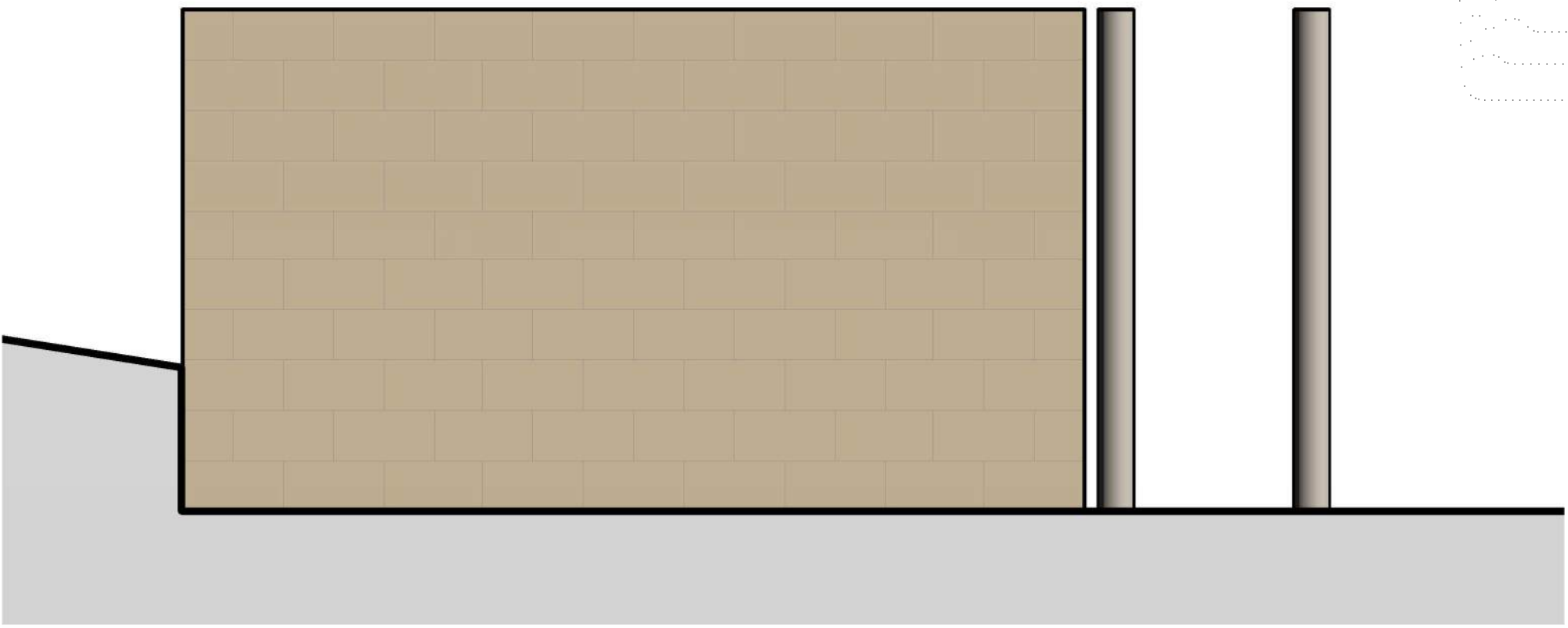
SHERWIN WILLIAMS
INTELLECTUAL GRAY



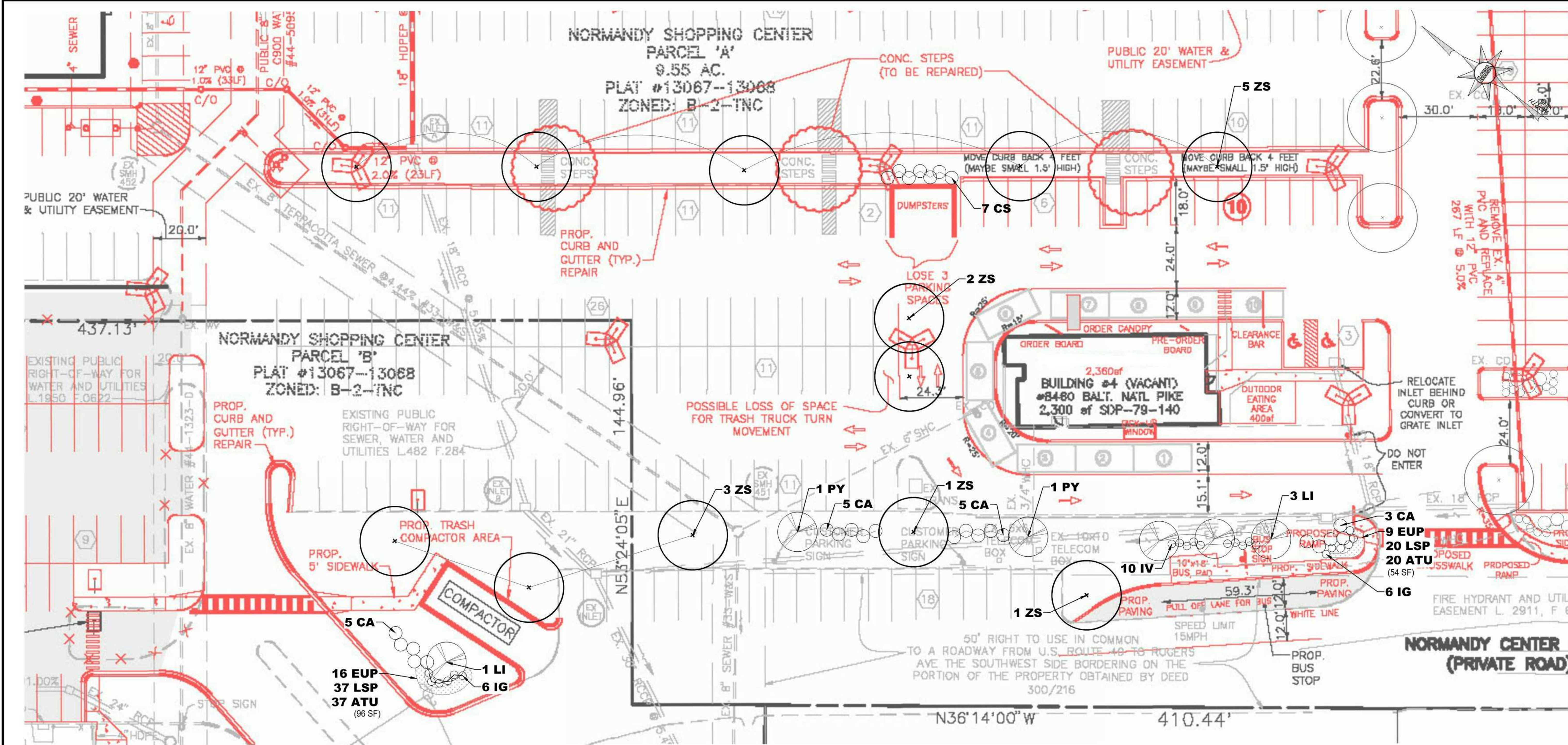
ECHELON SPLIT FACE BLOCK
AUTUMN TAN



3 REAR ELEVATION



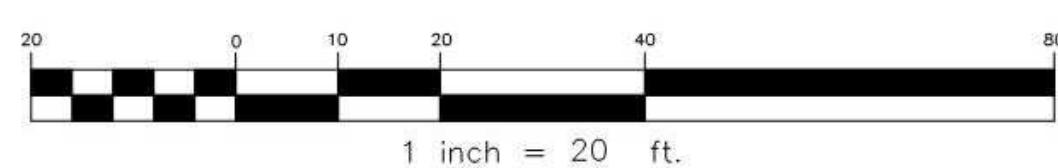
4 SIDE ELEVATION



PROPOSED PLANTING PLAN

1" = 20'

SHADE TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
12	ZS	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2"-2 1/2" cal.	B&B	AS SHOWN
ORNAMENTAL TREES						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
4	LN	<i>Lagerstroemia</i> 'Natchez'	Natchez Crape Myrtle	10'-12' Ht.	B&B	AS SHOWN
2	PY	<i>Prunus x yedoensis</i>	Yoshino Cherry	6'-7' Ht. min.	B&B	AS SHOWN
SHURBS						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
25	CA	<i>Camus alba</i> 'Sibirica'	Red Twig Dogwood	24"-36" Ht.	#5	AS SHOWN
12	IG	<i>Ilex glabra</i> 'Shamrock'	Shamrock Inkberry Holly	18"-24" Ht.	#4	AS SHOWN
10	IV	<i>Ilex verticillata</i>	Common Winterberry	18"-24" Ht.	#4	AS SHOWN
PERENNIALS						
QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	
57	ATU	<i>Asclepias tuberosa</i>	Butterfly Weed	8"-12" Ht.	LP50	12" O.C.
25	EPU	<i>Echinacea purpurea</i>	Purple Coneflower	12"-15" Ht.	#1	18" O.C.
57	LSP	<i>Liatris spicata</i>	Blazing Star	8"-12" Ht.	#SP4	12" O.C.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR	DATE

MRA**MORRIS & RITCHIE ASSOCIATES, INC.**ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
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BALTIMORE, MD 21202
(410) 535-5555 / (443) 286-9628
info@mra-inc.comOWNER/APPLICANT:
THE NORMANDY VENTURE
LIMITED PARTNERSHIPDAVID MOXLEY
3620 CHAMPIONSHIP DRIVE
GLENWOOD, MARYLAND 21738
PHONE: 410-370-8529
dmoxley1@gmail.com**NORMANDY SHOPPING CENTER**

PARCEL A

TAX MAP: 18 - GRID: 19 - PARCEL: 75 ELECTION DISTRICT NO. 2, ZONED B-2-TNC
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RITCHIE ASSOCIATES, INC.

LANDSCAPE PLAN

SHEET NUMBER

LP-11 OF 2
SDP-XX-XXXNORMANDY SHOPPING CENTER PAD BUILDING
8460 BALTIMORE NATIONAL PIKE, ELLICOTT CITY
NORMANDY VENTURES LLC**BRASHER**

PARCEL A

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

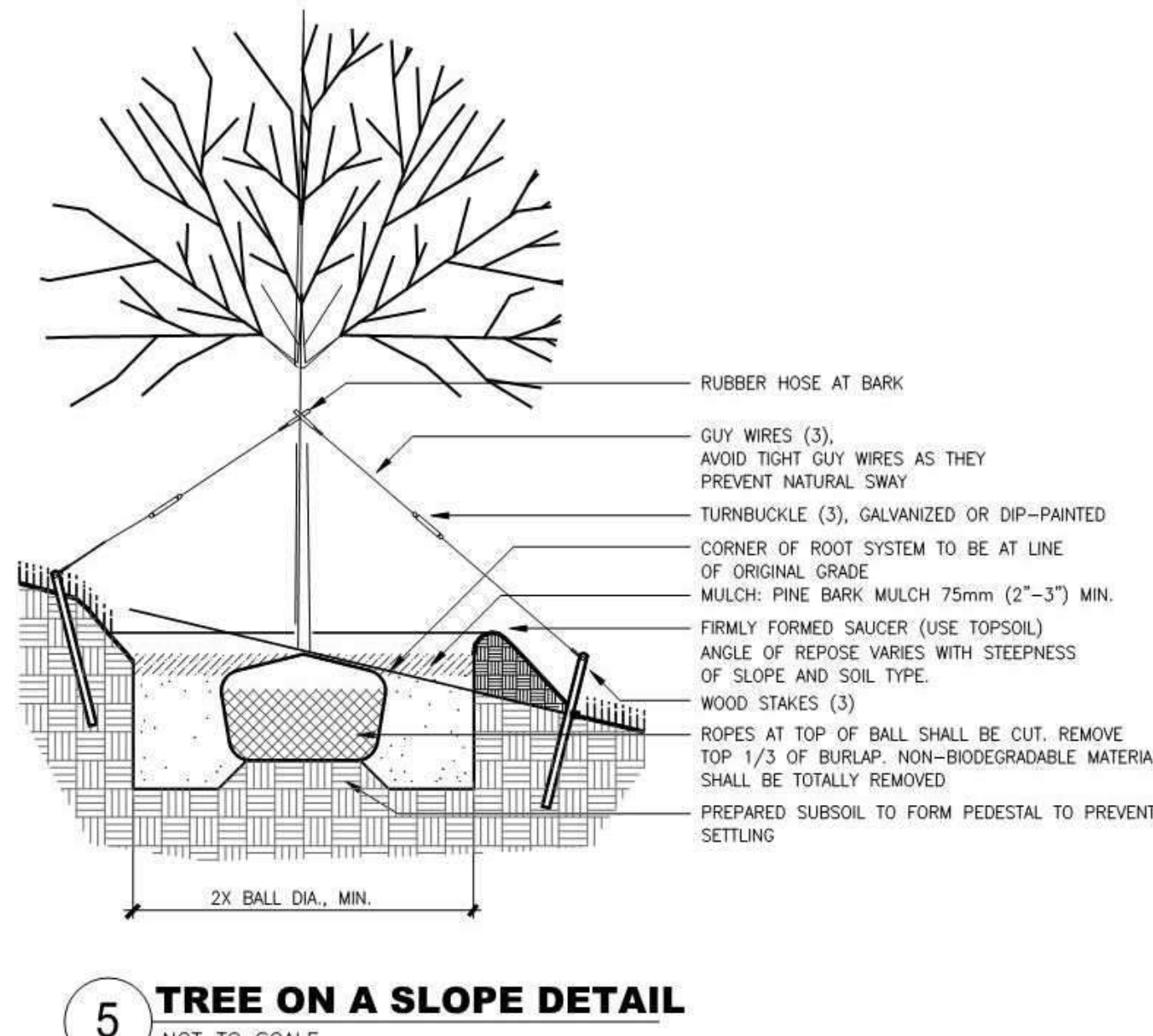
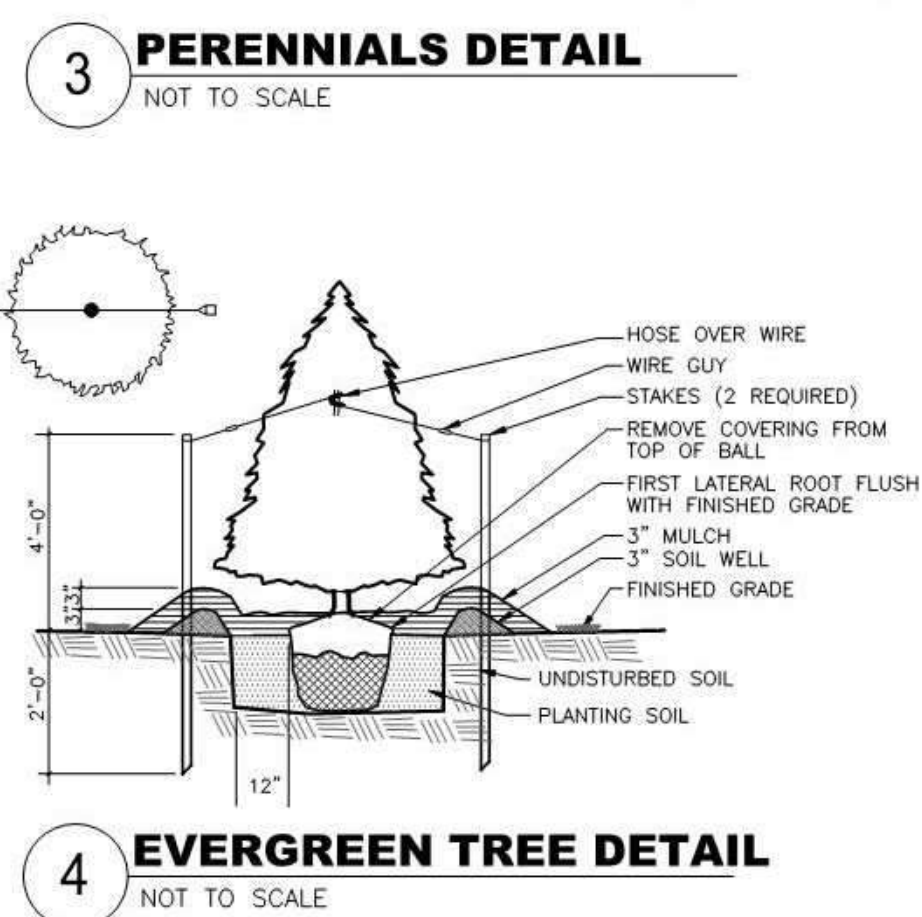
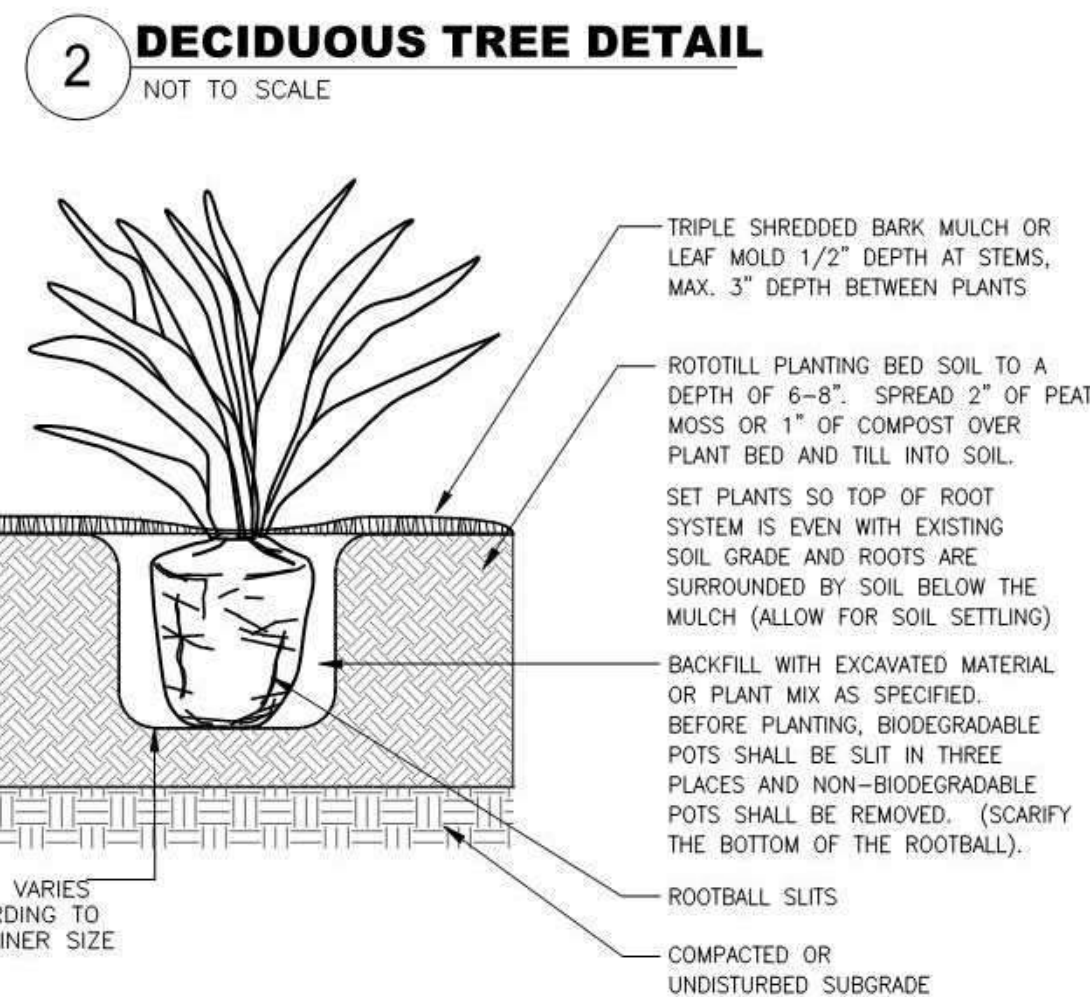
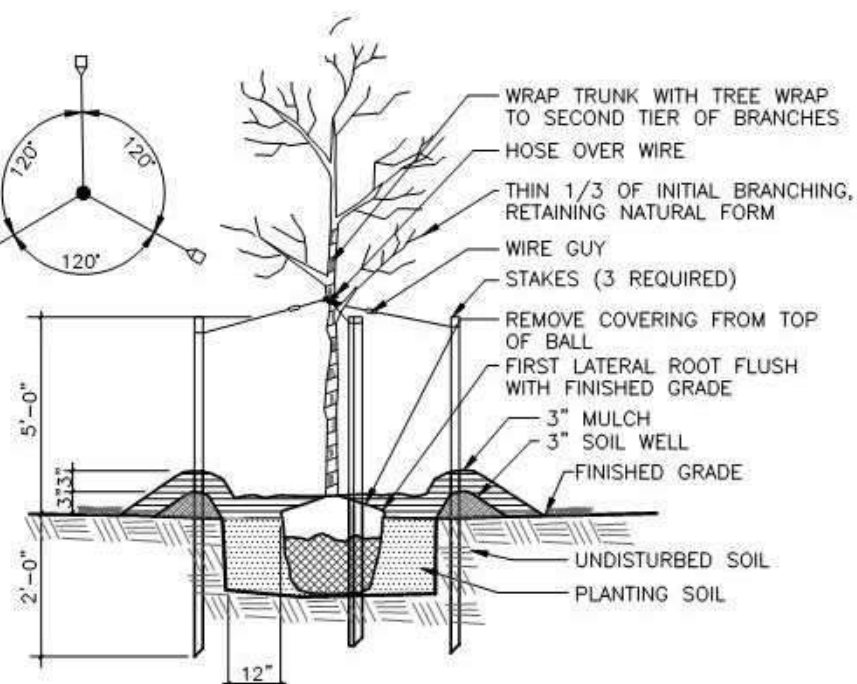
NO.	REVISION	DATE
OB NO.	SCALE	ISSUED
16713	NONE	8/2/19

SHEET NUMBER

LP-2
2 OF 2
SDP-XX-XX

1. ALL MATERIAL SELECTED SHALL BE EQUAL TO OR BETTER THAN THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL MATERIAL SHALL BE NURSERY GROWN UNDER THE SAME CLIMATIC CONDITIONS AS THE LOCATION OF THIS PROJECT FOR AT LEAST TWO YEARS. VARIETIES SHALL BE INDIGENOUS TO THIS AREA, ZONE 6B.
2. ALL MATERIALS SHALL BE INSTALLED ACCORDING TO THE LATEST ADDITION OF LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MD-DC-VA, WITH THE FOLLOWING EXCEPTIONS:
 - A) IF THE SOIL IS WET OR COMPACTED, ALL CONTAINERIZED AND BALLED NURSERY STOCK SHOULD BE PLANTED SUCH THAT THE TOP ONE-THIRD OF THE ROOTBALL IS ABOVE THE EXISTING GRADE. THIS DEPTHURE IN THE ESTABLISHED PROCEDURES HAS BEEN MODIFIED TO INCREASE THE RATE OF TRANSPLANT SUCCESS IN THESE TYPES OF SOILS.
 - B) WIRE AND NON-DEGRADABLE MATERIALS SHOULD BE REMOVED AS FAR AS PRACTICAL BEFORE BACKFILLING TO PREVENT ROOT GIRDLING.
3. ALL PLANT MATERIAL SHALL BE INSTALLED DURING THE FIRST PLANTING SEASON AFTER COMPLETION OF SITE WORK.
4. ALL MATERIAL SHALL BE MAINTAINED DURING CONSTRUCTION AND GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR THE DURATION OF ONE FULL YEAR FROM THE DATE OF LANDSCAPE CERTIFICATION. PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD. MAINTENANCE SHALL INCLUDE WATERING, PRUNING, AND SPRAYING FOR DISEASE OR INSECTS AS NEEDED.
5. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLATION OF THE PROPOSED PLANT MATERIAL.
6. ALL PLANT MATERIALS SHALL BE NURSERY GROWN AND SHALL CONFORM TO AMERICAN ASSOCIATION OF NURSERYMEN, INC. STANDARDS.
7. ALL PLANTING PROCEDURES AND SPECIFICATIONS SHALL CONFORM TO "LANDSCAPE SPECIFICATION GUIDELINES FOR BALTIMORE-WASHINGTON METROPOLITAN AREA", LATEST EDITION.

1. QUANTITIES OF TREES, EVERGREENS AND SHRUBS, WHEN NOTED ON THE PLANT LIST, ARE BASED UPON THE GRAPHIC SYMBOLS SHOWN ON THE DRAWINGS. CONTRACTOR SHALL PROVIDE AND INSTALL THIS PLANT MATERIAL BASED UPON GRAPHIC SYMBOL QUANTITIES. CONTRACTOR LANDSCAPE ARCHITECT IF A DIFFERENCE IS FOUND BETWEEN THE QUANTITIES NOTED IN THE PLANT LIST AND THE SYMBOL COUNT OF MATERIALS SHOWN ON THE DRAWINGS.
2. NO PLANT SUBSTITUTIONS, TYPE, SIZE, OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE OR BUFFER PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT..
3. TREES SHALL NOT BE PLANTED WITHIN 5' OF ANY UTILITY OR WITHIN ANY AREA THAT WOULD ADVERSELY AFFECT STREET LIGHTS, UNDERGROUND OR OVERHEAD UTILITIES, OR VEHICULAR TRAFFIC DISTANCES.
4. THE CONTRACTOR IS RESPONSIBLE FOR GUARANTEEING PLANT VIGOR AND HEALTH WITHIN THE PLANTING BEDS AND PLANTERS BY TESTING AND PREPARING THE FIRST 6"-8" OF TOPSOIL WITH ROTO-TILLING AND AMENDMENTS. THE PREPARED OR IMPORTED TOPSOIL SHALL BE AS CLOSE AS POSSIBLE TO THE FOLLOWING MIX: APPROXIMATELY 45% SAND, 40% SILT, 10% CLAY AND 5% ORGANIC MATERIAL WITH A PH LEVEL NEAR SEVEN (7).
5. THE CONTRACTOR SHALL CONDUCT A SOIL EVALUATION TO DETERMINE THE TOPSOIL'S COMPOSITION, CATIONIC RATIO, RATIO OF ORGANIC TO INORGANIC, PH LEVELS, AND WATER HOLDING CAPABILITIES TO BE PROVIDED TO THE LANDSCAPE ARCHITECT PRE- AND POST-AMENDMENT. DEBRIS GREATER THAN 2" IN SIZE SHALL BE REMOVED.
6. IN THE VICINITY OF PROPOSED TREES2, TOPSOIL SHALL BE EXCAVATED AND AMENDED TO A DEPTH OF 18" TO CERTIFY DE-COMPACTED AND ENSURE FUTURE TREE GROWTH.
7. UNLESS OTHERWISE SPECIFIED, LAWN AREAS SHALL BE SEEDED, BUFFER AREAS WITH A 3 TO 1 SLOPE OR GREATER SHALL BE PLANTED WITH A NATIVE GRASS MIX FROM ERNST SEED.
8. GATOR BAGS OR SIMILAR TO BE PROVIDED FOR ALL WATERING OF TREES.
9. ALL TREES SHALL BE SPECIMEN QUALITY.
10. TREES SHALL BE STAKED OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR, AND FIELD VERIFIED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING.
11. ALL TEMPORARY SOIL WELLS AS SHOWN ON THE PLANTING DETAIL SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR AT THE END ONE YEAR WARRANTY PERIOD AND THE DISTURBED AREA MULCHED TO ORIGINAL SPECIFICATION.
12. THE PROPOSED PLANS ARE IN CONFORMANCE WITH THE COUNTY LANDSCAPE MANUAL.



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

DIRECTOR DATE