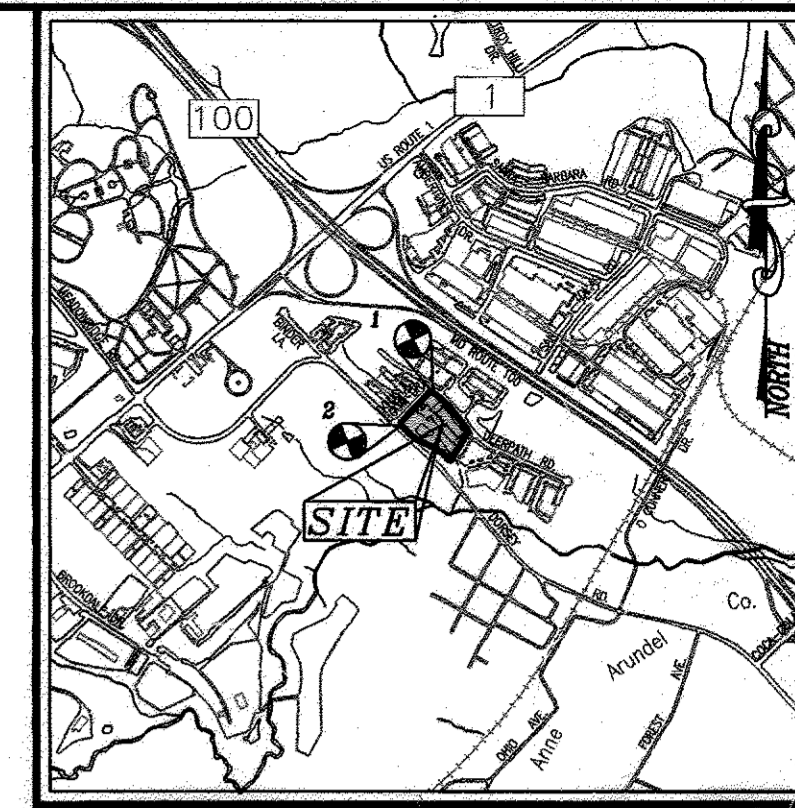


ICAT LOGISTICS, INC. DORSEY BUSINESS CENTER SECTION 1 SITE DEVELOPMENT PLAN

LEGEND

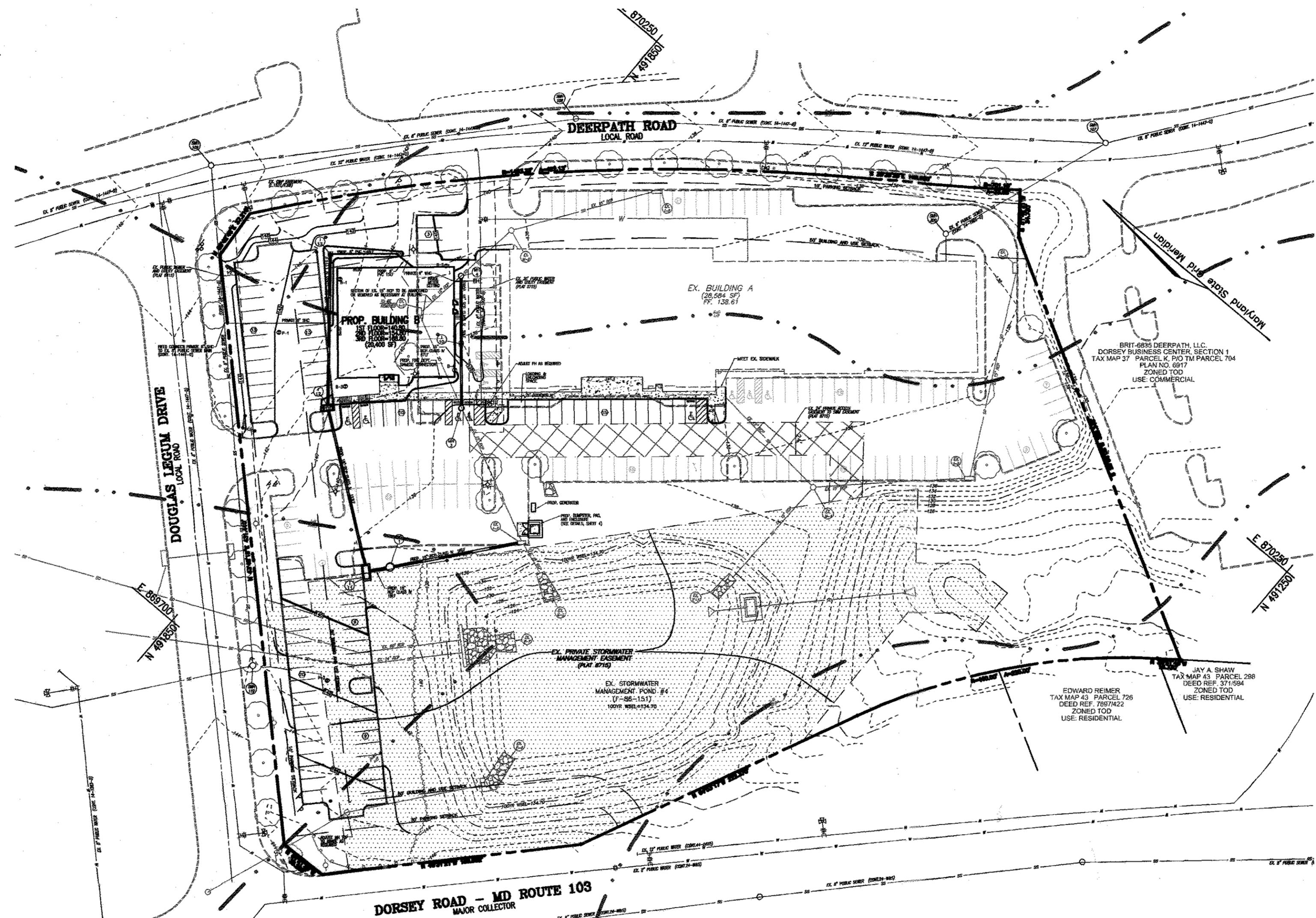
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PROPOSED CONTOUR: -322.56
EXISTING SPOT ELEVATION: 382.56
PROPOSED SPOT ELEVATION: +82.53
DIRECTION OF FLOW: [Symbol]
EXISTING TREES TO REMAIN: [Symbol]
LIGHT POLES: [Symbol]
SOIL TYPE: [Symbol]
CONCRETE: [Symbol]



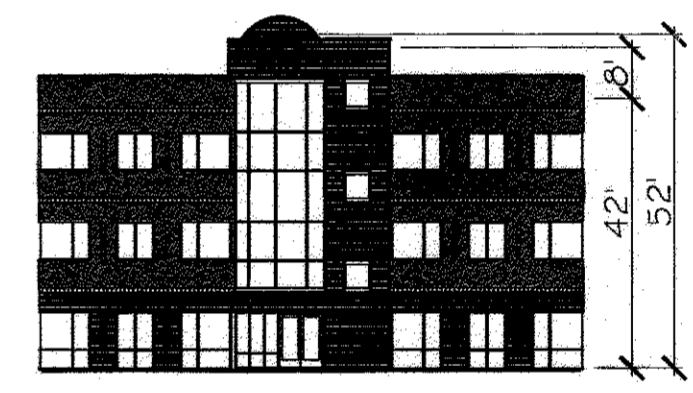
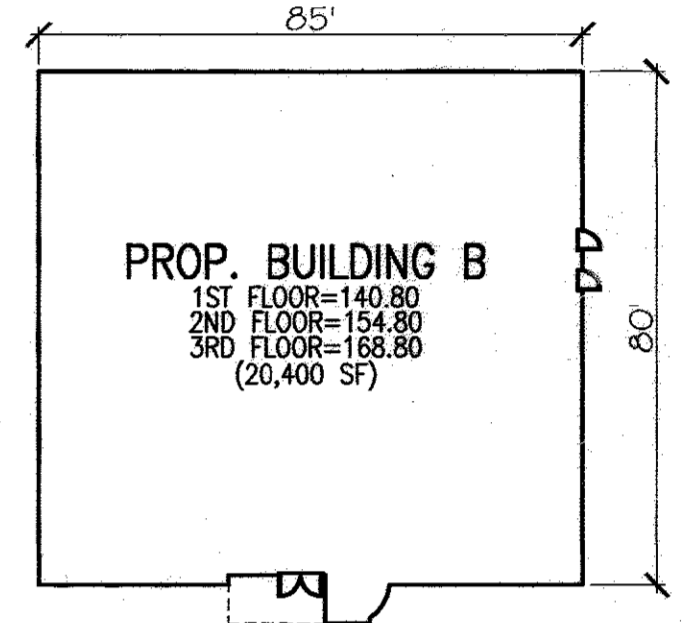
BENCHMARKS
COORDINATES BASED ON NAD '27, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS 2445004, 2445006. ELEVATIONS BASED ON TWO EXISTING IRON PIN & CAPS (PROPERTY CORNERS)
1 N 491997 E 869964 ELEV. 144.75
2 N 491647 E 869629 ELEV. 146.46

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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
MISS UTILITY: 1-800-257-7777
VERIZON TELEPHONE COMPANY: 1-410-954-6281
HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
AT&T CABLE LOCATION DIVISION: 393-3553
B.G.&E. CO. CONTRACTOR SERVICES: 850-4820
B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4820
STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
AREA OF PARCEL: 6.15 AC.
PRESENT ZONING: T.O.D.
USE OF STRUCTURE: OFFICE
EX. BUILDING COVERAGE: 28,584 SF
PROP. BUILDING COVERAGE: 6,800 SF
TOTAL BUILDING COVERAGE: 35,384 SF
BUILDING A COVERAGE ON SITE (INCLUDING ROOF): .20 AC. OR 8.42% OF GROSS AREA
BUILDING B COVERAGE ON SITE (INCLUDING ROOF): .11 AC. OR 4.63% OF GROSS AREA
TOTAL BUILDING COVERAGE ON SITE (INCLUDING ROOF): .31 AC. OR 13.05% OF GROSS AREA
PAVED PARKING LOT/AREA ON SITE: 0.52 AC.
AREA OF LANDSCAPE ISLAND: .03 AC.
LIMIT OF DISTURBED AREA: 55,062 SF. OR 1.26 AC.
CUT: 1200 CY. FILL: N/A
- PROJECT BACKGROUND:**
LOCATION: ELK RIDGE, MD.; TAX MAP 42, BLOCK 6, PARCEL D, **Tin PARCEL 034**
ZONING: T.O.D.
SUBDIVISION: DORSEY BUSINESS CENTER
SECTION/AREA: 1
SITE AREA: 6.15 AC.
DPZ REFERENCES: SDP-89-112, F-86-151, F-89-234, PLAT 8715
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C'.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, DATED OCTOBER 2005. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAILS, SHEET 2)
- ALL CURB AND GUTTER TO BE DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL, SHEET 2)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER IS AVAILABLE THROUGH CONTRACT NO. 24-11905-D.
- PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT NO. 14-1447-D.
- WATER QUALITY IS PROPOSED BY A STORMCEPTOR. THE PROPOSED WATER QUALITY SYSTEM IS TO BE PRIVATELY OWNED AND MAINTAINED. (SEE DETAILS, SHEET 3)
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 2)
- BUILDINGS TO HAVE INSIDE WATER METER SETTING.
- TRAFFIC IMPACT STUDY PREPARED BY THE TRAFFIC GROUP, DATED NOVEMBER 23, 2005.
- GEOTECHNICAL REPORT PREPARED BY HERBST/BENSON & ASSOCIATES DATED NOVEMBER 28, 2005.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR.
- IN ACCORDANCE WITH SUBDIVISION SECTION 16.1202(b)(1)(ii), THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROJECT WAS PREVIOUSLY GRADED AND CLEARED IN ACCORDANCE WITH SDP-89-112.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$26,250.00 FOR THE REQUIRED 50 SHADE TREES, 46 EVERGREEN TREES, AND 145 SHRUBS.
- DEBRIS IS TO BE KEPT OUT OF ALL STORMWATER MANAGEMENT FACILITIES DURING AND AFTER CONSTRUCTION.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.
- PER ADEQUATE ROAD FACILITIES TEST EVALUATION PREPARED BY MARS GROUP DATED NOVEMBER 2016, THE CHANGE OF USE FROM GENERAL OFFICE TO A DENTAL OFFICE IS EXEMPT FROM APFO DUE TO THE TRIP GENERATION NOT IMPACTING THE PEAK HOUR TRAFFIC.



LOCATION MAP
SCALE: 1"=60'



PROP. BUILDING B
NOT TO SCALE

DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCILOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN	2 OF 6
SITE GRADING PLAN, AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
STORM DRAIN DRAINAGE AREA MAP, SWM NOTES & DETAILS, AND UTILITY PROFILES	5 OF 6
LANDSCAPE PLAN	6 OF 6

SHARED PARKING ADJUSTMENT CHART

REQD	ADJUSTED SPACES						
	WEEKDAY			WEEKEND		NIGHTTIME	MID-GAM
	MORNING 6AM-8AM	MID-DAY 8AM-3PM	AFTERNOON 3PM-5PM	EVENING 5PM-MID	DAYTIME GAM-6PM	EVENING 6PM-MID	
CHURCH	80	9	9	9	90	90	0
HEALTH CLUB	90	33	33	45	30	18	6
OFFICE OR INDUSTRIAL	94	75	94	94	10	5	5
RESTAURANT (FAST FOOD)	20	2	14	11	9	12	8
TOTAL	203	119	156	169	142	121	12

2 DAYCARE OR SCHOOL USE WITHIN THE CHURCH IS NOT PERMITTED PARKING TABULATION

REQUIRED	REQUIRED
BUILDING A MEDICAL OFFICE (DENTAL): 1,942 SF @ 5 SPACES / 1000 SF	10 SPACES
BUILDING A RESTAURANT: 1,387 SF @ 14 SPACE/1000 SF	20 SPACES
BUILDING A CHURCH: 9,000 SF ASSEMBLY AREA @ 10 SPACE/1000 SF OF ASSEMBLY AREA (SEE NOTE 2)	90 SPACES
BUILDING A OFFICE: 4,902 SF @ 3.3 SPACE/1000 SF	16 SPACES
BUILDING A HEALTH CLUB: 5,820 SF ASSEMBLY AREA @ 10 SPACE/1000 SF OF ASSEMBLY AREA	60 SPACES
BUILDING B OFFICE: 20,400 SF @ 3.3 SPACE/1000 SF	68 SPACES
TOTAL SPACES REQUIRED:	203 SPACES
TOTAL SPACES PROVIDED:	204 SPACES (INCLUDING 5 HANDICAP)

NOTE:
1. THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE SHOWN USES AND SQUARE FOOT AREAS OF THE USES IN BUILDINGS A AND B HAS BEEN REDUCED FROM 203 TO 199 BASED ON THE SHARED PARKING ADJUSTMENT ANALYSIS SUBMITTED WITH THIS PLAN ON 11/29/05, REVISED 9/7/08, 3/25/10, 9/26/16
2. ANY CHANGE TO THE SHOWN USES AND/OR SQUARE FOOT AREAS OF THE USES IN BUILDING A AND/OR BUILDING B SHALL REQUIRE COMPLIANCE WITH THE PARKING REQUIREMENTS OF ZONING SECTION 113 AND THE APPROVAL OF THE HO. CO. DPZ.

ADDRESS CHART

BUILDING	STREET ADDRESS
BUILDING A	6801 DOUGLAS LEGUM DRIVE
BUILDING B	6805 DOUGLAS LEGUM DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
DORSEY BUSINESS CENTER	1	"PARCEL D"
PLAT NO.	BLOCK NO.	ZONE
8715	6	TOD
TAX/ZONE	ELECT. DIST.	CENSUS TR.
37	1ST	6012.02
WATER CODE: B01	SEWER CODE: 228000	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/17/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/15/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/15/06
DIRECTOR DATE

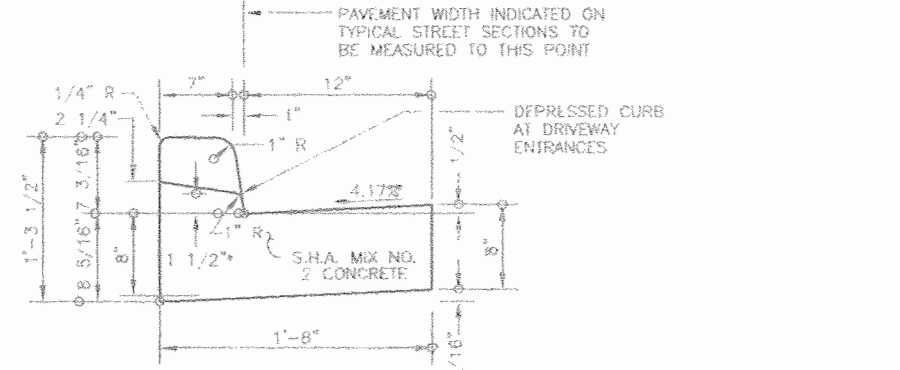
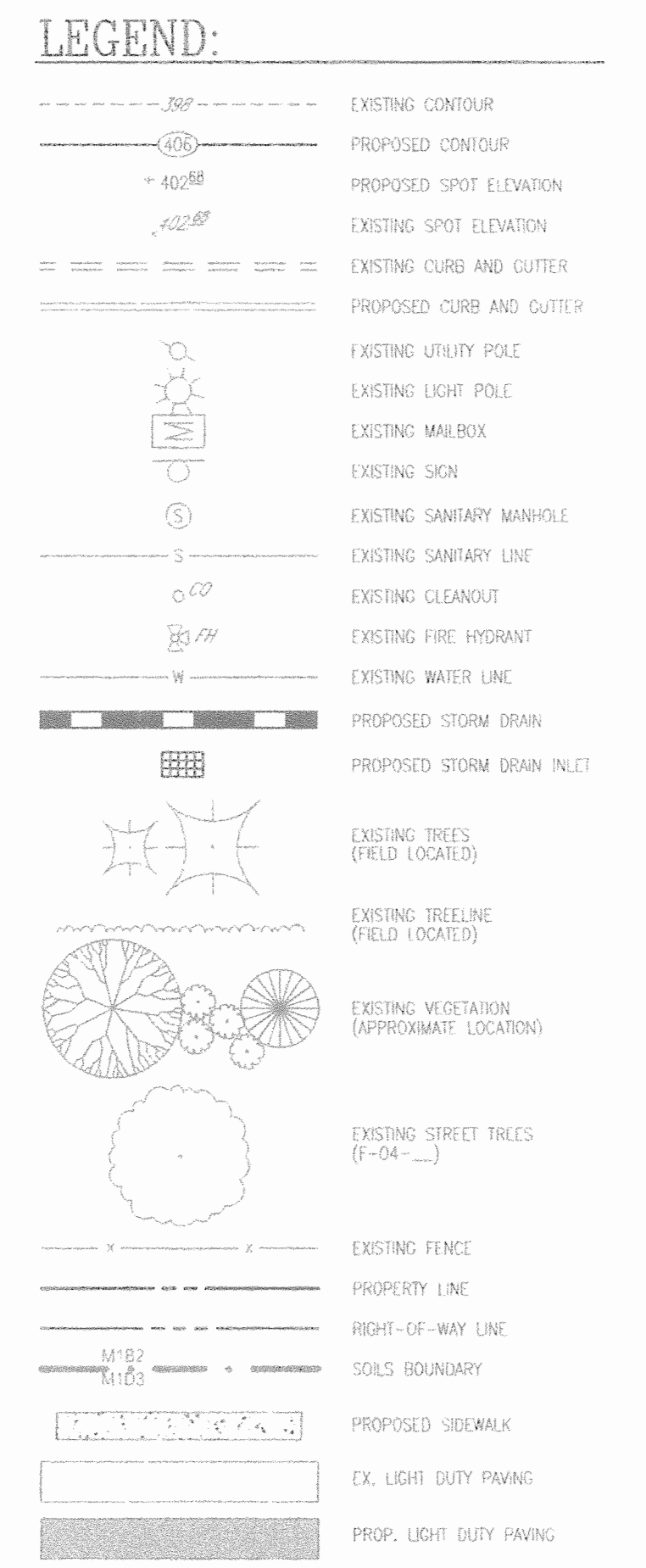
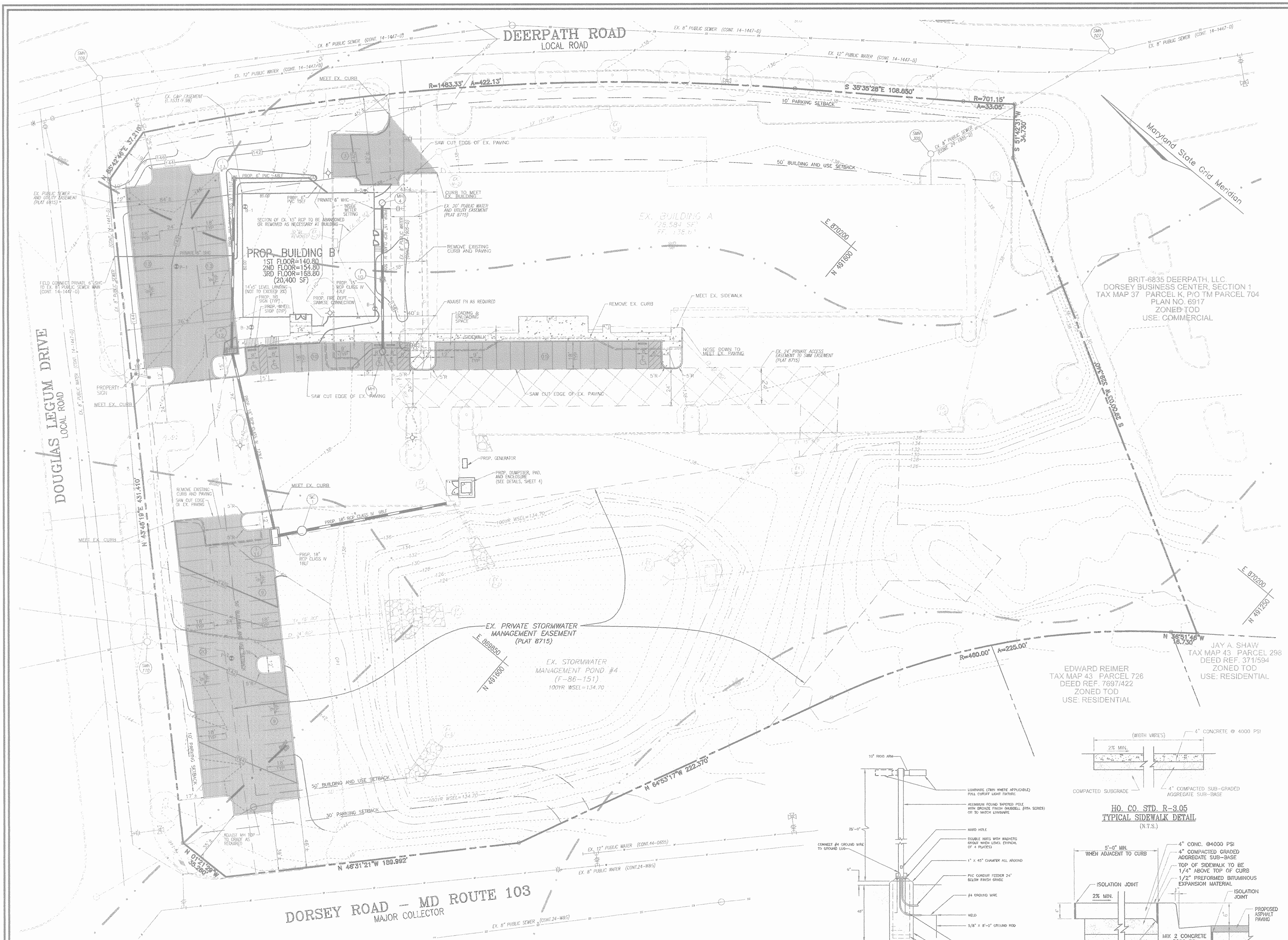
NO.	REVISION	DATE
1	REVISE PARKING TABULATIONS	5/7/08
2	REVISE PARKING CALCULATIONS FOR NEW USE	3/25/10
3	REVISE PARKING TABULATION FOR NEW USE & ADD GENERAL NOTE 3A.	11/14/16

SITE DEVELOPMENT PLAN
COVER SHEET
ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24, Tin PARCEL 034 PARCEL 'D'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043 TEL: 410.461.2666

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: APRIL 2006
SCALE: AS SHOWN
W.O. NO.: 05-36

1 SHEET OF 6



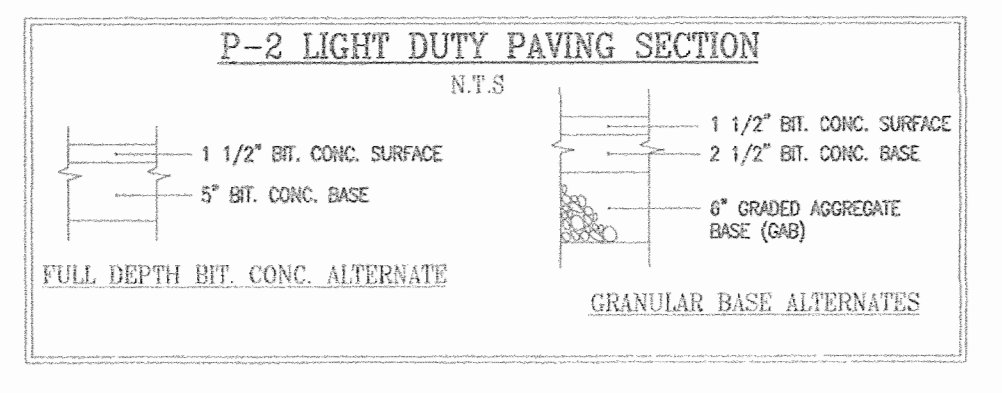
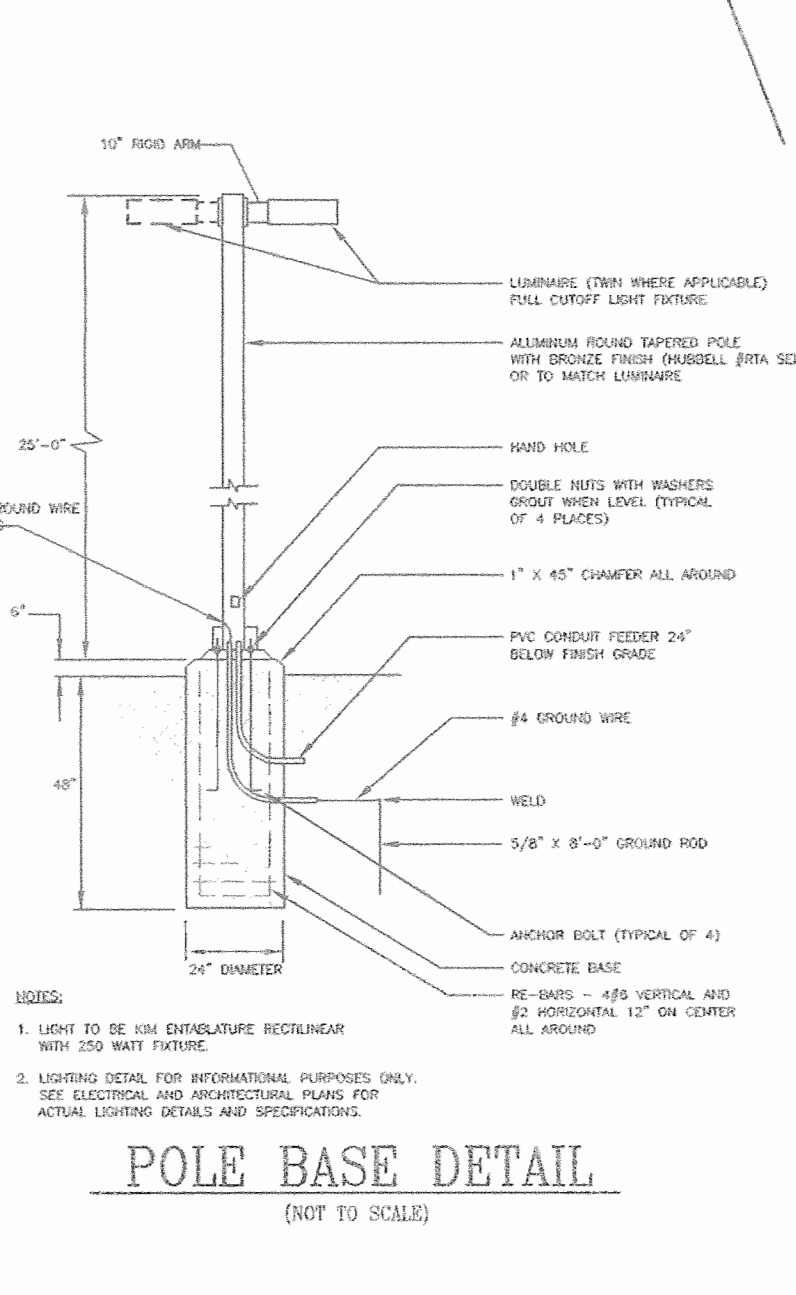
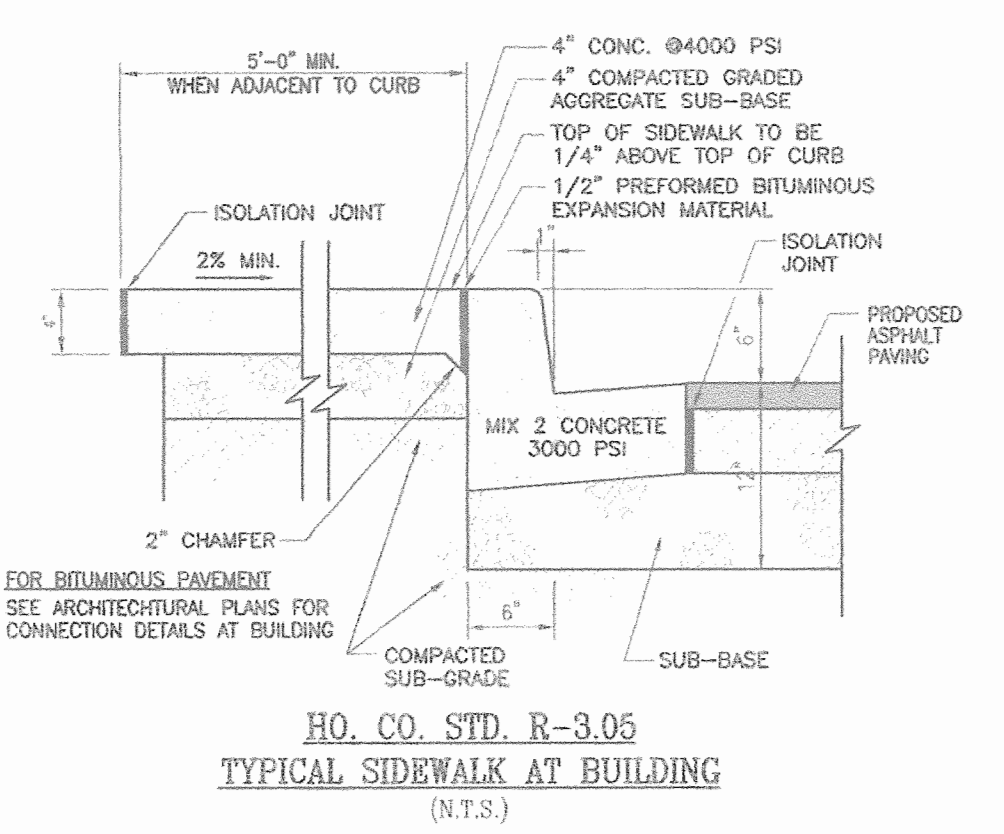
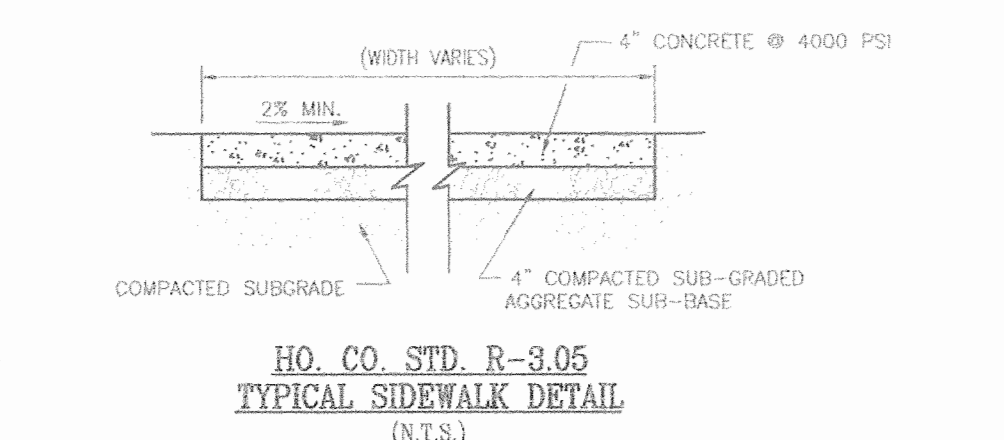
*NOTE: DEPRESSION CURB IN HANDICAP ACCESSIBLE AREAS SHALL HAVE A 0.0417(1/24) RISE FROM PAVING TO TOP OF CURB.

*CUTTER FIN AT THE WEIR EDGE OF INTERMEDIATE SPAN ON THE HIGH SIDE OF SUPERELEVATED SECTIONS SHALL BE SLOPED AT THE SAME RATE AND IN THE SAME DIRECTION AS THE PAVEMENT. WHEN PAVEMENT CROSS SLOPE WHICH CURB IS LOCATED ON THE LOW SIDE OF SUPERELEVATED SECTION AND THE RATE OF SUPERELEVATION IS GREATER THAN 2% FOR HIGHER CURB AND CUTTER.

STANDARD COMBINATION CURB AND GUTTER
HOWARD COUNTY STANDARD R-3.01
(NOT TO SCALE)

DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCLOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/10/16

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: 4/15/16

DIRECTOR
DATE: 4/12/16

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE LAYOUT PLAN
AND SITE DETAILS

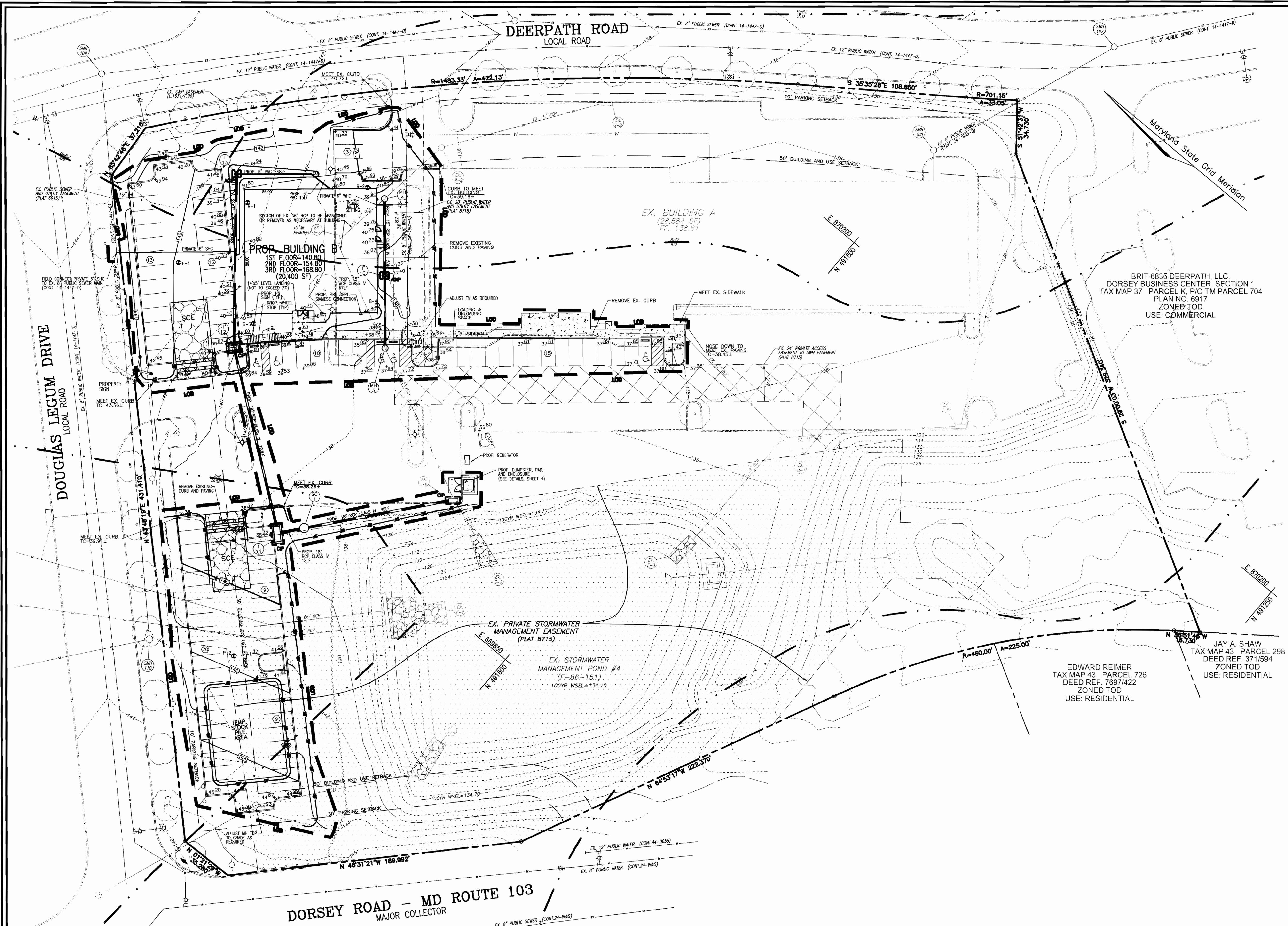
ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24, PARCELS 1-10
1ST ELECTION DISTRICT

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLICOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RHY
DRAWN BY: DZ
CHECKED BY: RHY
DATE: APRIL 2006
SCALE: 1" = 30'
W.O. NO.: 05-36

2 SHEET OF 6

1:1 SCALE OF PLAN, ELEVATION, AND SECTION. 1/4" = 10' SCALE OF SECTION. 1/4" = 10' SCALE OF SECTION. 1/4" = 10' SCALE OF SECTION.



LEGEND:

	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	EXISTING CLAY WIRE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	EXISTING SD MANHOLE
	EXISTING STORM DRAIN
	PROPOSED STORM DRAIN INLET
	EXISTING TREES (FIELD LOCATED)
	EXISTING TREE LINE (FIELD LOCATED)
	EXISTING VEGETATION (APPROXIMATE LOCATION)
	EXISTING FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	SOILS BOUNDARY
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	CURB INLET PROTECTION
	AT GRADE INLET PROTECTION
	REMOVABLE PUMPING STATION
	PROPOSED LIGHTPOLE
	PROPOSED SIDEWALK
	STABILIZED CONSTRUCTION ENTRANCE

EDWARD REIMER
TAX MAP 43 PARCEL 726
DEED REF. 7897/422
ZONED TOD
USE: RESIDENTIAL

JAY A. SHAW
TAX MAP 43 PARCEL 298
DEED REF. 371/594
ZONED TOD
USE: RESIDENTIAL

DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCELOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

NO.	REVISION	DATE

SITE DEVELOPMENT PLAN
SITE GRADING, SEDIMENT AND EROSION CONTROL PLAN

ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24; *TM PAR. 634* PARCEL 'D'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: APRIL 2006
SCALE: 1" = 30'
W.O. NO.: 05-36

3 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 4/1/06
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 4/1/06
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/1/06
DIRECTOR DATE

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

[Signature] 4/12/06
USDA-NATURAL RESOURCES CONSERVATION SERVICE DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

[Signature] 4/12/06
HOWARD S.C.D. DATE

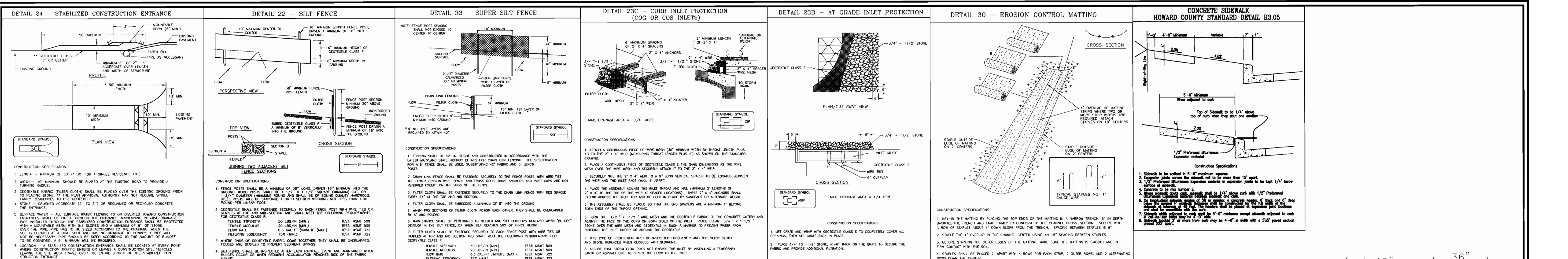
BY THE DEVELOPER:

[Signature] 4/12/06
SIGNATURE OF DEVELOPER DATE

BY THE ENGINEER:

[Signature] 4/1/06
SIGNATURE OF ENGINEER ROBERT H. VOGEL, P.E. DATE

P:\Projects\05_06_Land\05_06_01\05_06_01.dwg 4.4 2006 4:51:52 PM



PERMANENT SEEDING NOTES

APPLY TO GRADED OR CLEARED AREAS NOT SUBJECT TO IMMEDIATE FURTHER DISTURBANCE UNDER A PERMANENT LONG-TERM VEGETATIVE SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously done.

SOIL AMENDMENTS: In lieu of soil test recommendations, use one of the following:

- Preferred - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 600 lbs. per acre 10-10-10 fertilizer (14 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil. At the time of seeding, apply 400 lbs. per acre 30-0-0 ureaform fertilizer (9 lbs./1000 sq.ft.).
- Acceptable - Apply 2 tons per acre dolomitic limestone (92 lbs./1000 sq.ft.) and 1000 lbs. per acre 10-10-10 fertilizer (23 lbs./1000 sq.ft.) before seeding. Harrow or disc into upper three inches of soil.

SEEDING: For periods March 1 thru April 30, and August 1 thru October 15, seed with 60 lbs. per acre (1.4 lbs./1000 sq.ft.) of Kentucky 31 Tall Fescue. For the period May 1 thru July 31, seed with 60 lbs. Kentucky 31 Tall Fescue per acre and 2 lbs. per acre (0.5 lbs./1000 sq.ft.) of seeding lovegrass. During the period of October 16 thru February 28, protect site by: Option (1) 2 tons per acre well anchored straw mulch and seed as soon as possible in the spring. Option (2) Use soil. Option (3) Seed with 60 lbs/acre Kentucky 31 Tall Fescue and mulch with 2 tons/acre well anchored straw mulch.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 options per acre (5 sq./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 options.

MAINTENANCE: Inspect all seeded areas and make needed repairs.

TEMPORARY SEEDING NOTES

SEEDBED PREPARATION: Loosen upper three inches of soil by raking, discing or other acceptable means before seeding, if not previously done.

SOIL AMENDMENTS: Apply 600 lbs. per acre 10-10-10 fertilizer.

SEEDING: For periods March 1 thru April 30 and from August 15 thru November 15, seed with 2 1/2 bushel per acre of annual ryegrass (3.2 lbs./1000 sq.ft.). For the period May 1 thru August 14, seed with 3 lbs. per acre of seeding lovegrass (0.7 lbs./1000 sq.ft.). For the period November 16 thru February 28, protect site by applying 2 tons per acre of well anchored straw mulch and seed as soon as possible in the spring.

MULCHING: Apply 1 1/2 to 2 tons per acre (70 to 90 lbs./1000 sq.ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using mulch anchoring tool or 218 options per acre (5 sq./1000 sq.ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher, use 348 options per acre.

REFER TO THE 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL FOR RATE AND METHODS NOT

21.0 STANDARDS AND SPECIFICATIONS FOR TOPSOIL

Placement of topsoil over a prepared subsoil prior to providing a suitable soil medium for vegetable growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or

Conditions Where Practice Applies

- This practice is limited to areas having 2:1 or flatter slopes.
- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- The original soil to be vegetated contains:
 - soil is so acidic that treatment with lime is required.
 - For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization methods and material specifications.

Construction and Material Specifications

- Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Department of Environment and Water Management Administration.
- Topsoil Specifications - Soil to be used as topsoil shall be:
 - loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils that contain less than 75% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 and 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as Bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, etc. where the subsoil is either highly acidic or compacted or heavy clay to which topsoil is to be spread at the rate of 4-8 tons/acre (200-400 pounds per 1000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over topsoil and worked into the soil in conjunction with tillage operations as described in Section 1 - Vegetative Stabilization Methods and Materials.
- For sites having disturbed areas over 5 acres:
 - On soil meeting topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
 - pH for topsoil shall be between 6.0 and 7.5, if the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
 - Organic content of topsoil shall be not less than 1.5 percent by weight.
 - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 - No soil or sand shall be placed on soil which has been treated with soil surfactants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.
- Topsoil Application
 - When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
 - Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.
 - Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that seeding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that would be detrimental to proper grading and seeded preparation.

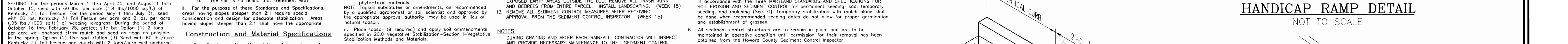
SEQUENCE OF CONSTRUCTION

- OBTAIN HOWARD COUNTY GRADING PERMIT. (WEEK 1)
- NOTIFY HOWARD COUNTY AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. (WEEK 1)
- CONDUCT A PRE-CONSTRUCTION MEETING WITH THE SEDIMENT CONTROL INSPECTOR PRIOR TO ANY LAND DISTURBANCE. (WEEK 1)
- WITH APPROVAL OF SEDIMENT CONTROL INSPECTOR, ROUGH GRADE SITE AS SHOWN. (WEEK 2)
- INSTALL ALL UTILITY. (WEEK 3)
- INSTALL ON-SITE CURB AND GUTTER. (WEEK 3)
- BEGIN BUILDING CONSTRUCTION. (WEEK 3)
- INSTALL ON-SITE PAVING BASE COURSE. REMOVE INLET PROTECTION PER THE SEDIMENT CONTROL INSPECTOR AS WORK PROGRESSES. (WEEK 4)
- COMPLETE BUILDING CONSTRUCTION. (WEEK 13)
- INSTALL ALL PAVING SURFACE COURSE. (WEEK 14)
- INSTALL SIDEWALK. (WEEK 14)
- FINE GRADE AND STABILISE ALL AREAS OF PARCEL INCLUDING ANY EXPOSED EARTH AREAS OUTSIDE THE LOT. REMOVE ALL TRASH, JUNK AND DEBRIS FROM ENTIRE PARCEL. INSTALL LANDSCAPING. (WEEK 15)
- REMOVE ALL SEDIMENT CONTROL MEASURES AFTER RECEIVING APPROVAL FROM THE SEDIMENT CONTROL INSPECTOR. (WEEK 15)

SEDIMENT CONTROL NOTES

- A minimum of 48 hours notice must be given to the Howard County Department of Inspection, License and Permits Sediment Control Division prior to the start of any construction (315-1855).
- All vegetation and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL and revisions thereto.
- Following initial soil disturbance or redistribution, permanent or temporary sediment control structures shall be completed within: (a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes, and all slopes greater than 3:1; (b) 14 days as to all other disturbed or graded areas on the project site.
- All sediment traps/basins shown must be fenced and warning signs posted according to their perimeter in accordance with Vol. 1, Chapter 7, HOWARD COUNTY DESIGN MANUAL, Storm Drainage.
- All disturbed areas must be stabilized within the time period specified above in accordance with the 1994 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, for permanent seeding, sod, temporary seeding, and mulching (Sec. C). Temporary stabilization with mulch alone shall be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
- All sediment control structures are to remain in place and are to be maintained in operative condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
- Site Analysis:

Total Area	2,375 Acres
Area Disturbed	2,433 Acres
Area to be roofed or paved	1,200 Acres
Area to be vegetatively stabilized	1,133 Acres
Total Fill	225 CY
WASTE/BORROW LOCATION	13,433 CY OFFSITE "1"
- Any sediment control practice which is disturbed by grading activity for placement of utilities must be repaired on the same day of disturbance.
- Additional sediment controls must be provided, if deemed necessary by the Howard County Sediment Control Inspector.
- On all sites with disturbed areas in excess of 2 acres, approval of the inspection agency shall be requested upon completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until this initial approval by the inspection agency is made.
- Trenches for the construction of utilities is limited to three pipe lengths or that which shall be back-filled and stabilized within one working day, whichever is shorter.
- To be determined by contractor, with pre-approval of the Sediment Control Inspector with an approved and active grading permit.



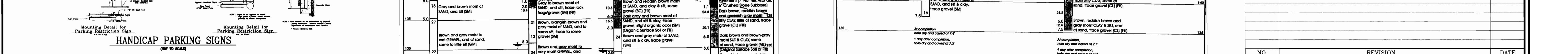
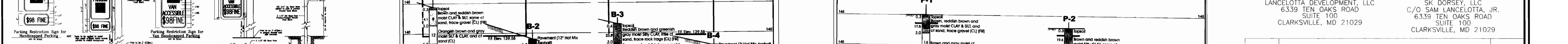
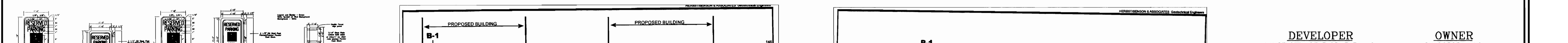
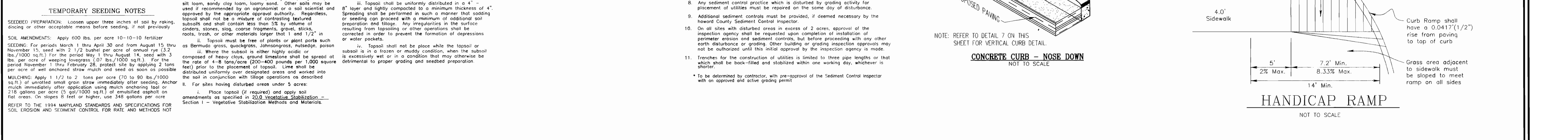
HANDICAP RAMP DETAIL

NOT TO SCALE

Curb Ramp shall have a tactile warning texture extending the full width and depth of the Curb Ramp, including any flares.

Curb Ramp shall have a 0.0417"(1/2") rise from paving to top of curb.

Grass area adjacent to sidewalk must be sloped to meet ramp on all sides.



DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCLOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

SITE DEVELOPMENT PLAN
SEDIMENT AND EROSION CONTROL
NOTES AND DETAILS
ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24; **Tin PAR 154** PARCEL 'D'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RHV
DRAWN BY: DJ
CHECKED BY: RHV
DATE: APRIL 2006
SCALE: AS SHOWN
W.O. NO.: 05-36

4 SHEET OF 6

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE: 4/12/06

CHIEF, DIVISION OF LAND DEVELOPMENT DATE: 4/18/06

DIRECTOR DATE: 4/12/06

REVIEWED FOR HOWARD S.C.D. & MEETS TECHNICAL REQUIREMENTS.

BY THE DEVELOPER: [Signature] DATE: 4/12/06

BY THE ENGINEER: [Signature] DATE: 4/15/06

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

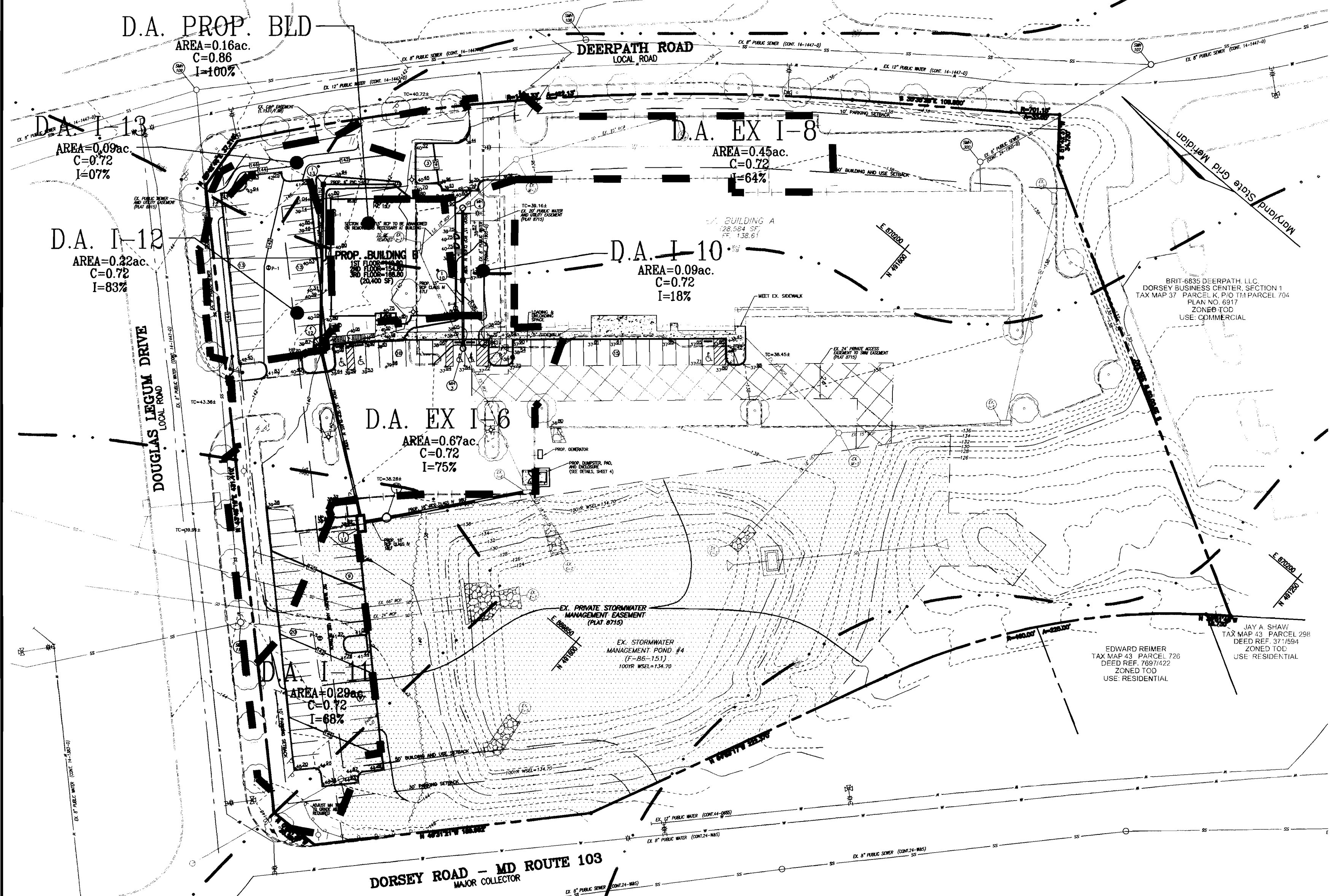
WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR SEDIMENT AND EROSION CONTROL AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION SHALL BE CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION REFINANCING THE PRE-COASTAL AUTHORITY PERIOD ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

WE CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT 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.

SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
BeB2	BELTSVILLE SILT LOAM, 1 TO 5% SLOPES, MODERATELY ERODED	C
LuB	LUCA LOAM, LOCAL ALLUVIUM, 1 TO 5% SLOPES	C
Sc-B	SANDY AND CLAYEY LAND, GENTLY SLOPING	C
Sc-D	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C

NOTE: BASED ON HOWARD SOIL SURVEY



STORM DRAIN DRAINAGE AREA MAP
SCALE = 1"=50'

Precast Concrete Stormceptor® Order Request Form

CONTRACTOR INFORMATION
 Name: _____
 Address: _____
 City: _____
 State: _____
 Zip Code: _____
 Contact: _____
 Phone: _____
 Fax: _____

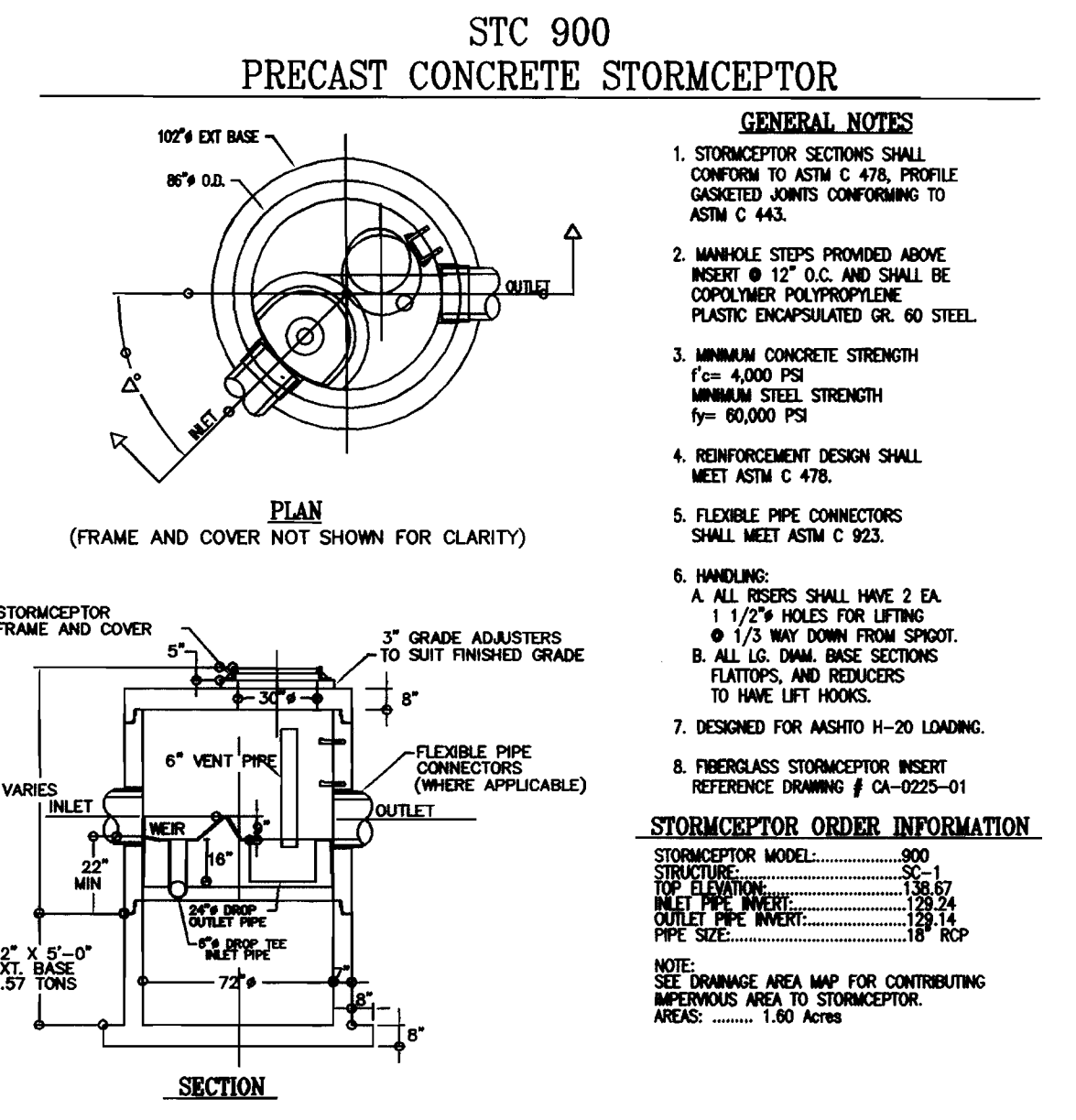
OWNER INFORMATION
 Name: LANCELOTTA REAL ESTATE
 Phone: 410-535-0001
 Fax: _____

IMPERVIOUS DRAINAGE AREA FOR THIS UNIT: 1.04 AC.

Stormceptor® Model	Insert Size	Manhole Number
STC 900 <input checked="" type="checkbox"/> 3600 <input type="checkbox"/>	SINGLE INLET <input type="checkbox"/>	SC-1
1200 <input type="checkbox"/> 4800 <input type="checkbox"/>	DISC <input type="checkbox"/>	Top Elevation (ft) 138.67
1800 <input type="checkbox"/> 6000 <input type="checkbox"/>	MULTIPLE INLET <input type="checkbox"/>	Inlet Pipe Invert (ft) 129.24
2400 <input type="checkbox"/> 7200 <input type="checkbox"/>	DISC <input type="checkbox"/>	Outlet Pipe Invert (ft) 129.14
	CUSTOM _____	Pipe Type 18" RCP
		Inlet Pipe Inside Diameter (ID) 18"
		Inlet Pipe Outside Diameter (OD) 18"
		Outlet Pipe Inside Diameter (ID) 18"
		Outlet Pipe Outside Diameter (OD) 18"

Project Name: DORSEY BUSINESS CENTER, PARCEL 634, LOT D
 Approximate time frame of delivery (weeks): _____
 Delivery Address: Street 6801 DOUGLAS LEGUM DRIVE
 City: ELK RIDGE State: MARYLAND Zip Code: 21075
 Designer Company: ROBERT H. VOGEL ENGINEERING, INC.
 Designer Contact: ROBERT H. VOGEL Phone (410) 461-7666 Fax (410) 461-8961

PLEASE FILL OUT COMPLETELY AND FAX TO: **CSR Hydro Conduit**
 ATTN: ED O'MALLEY FAX: (703)922-3659, PHONE: (703)313-6389
 FOR TECHNICAL ASSISTANCE PLEASE CALL MIKE BARG, PHONE (703)313-6399



OPERATION AND MAINTENANCE SCHEDULE FOR STORMCEPTOR WATER QUALITY STRUCTURE

- The Stormceptor Water Quality structure shall be periodically inspected and cleaned to maintain operation and function. The owner shall inspect the Stormceptor unit yearly at a minimum, utilizing the Stormceptor inspection/monitoring form. Inspections shall be done by using a clear Plexiglas tube (1/2" x 1/2") to extract a water column sample. When the sediment depth exceeds the level specified in table 5 of the Stormceptor Technical Manual, the unit must be cleaned.
- The Stormceptor water quality structure shall be checked and cleaned immediately after petroleum spills. The owner shall contact the appropriate regulatory agencies.
- The maintenance of the Stormceptor unit shall be done using a vacuum truck which will remove the water, sediment, debris, floating hydrocarbons and other materials in the unit. Proper cleaning and disposal of the removed materials and liquid must be followed by the owner.
- The inlet and outlet pipes shall be checked for any obstructions at least once every six months. If obstructions are found the owner shall have them removed. Structural parts of the Stormceptor unit shall be reported as needed.
- The owner shall retain and make the Stormceptor Inspection/Monitoring Forms available to the Howard County officials upon their request.

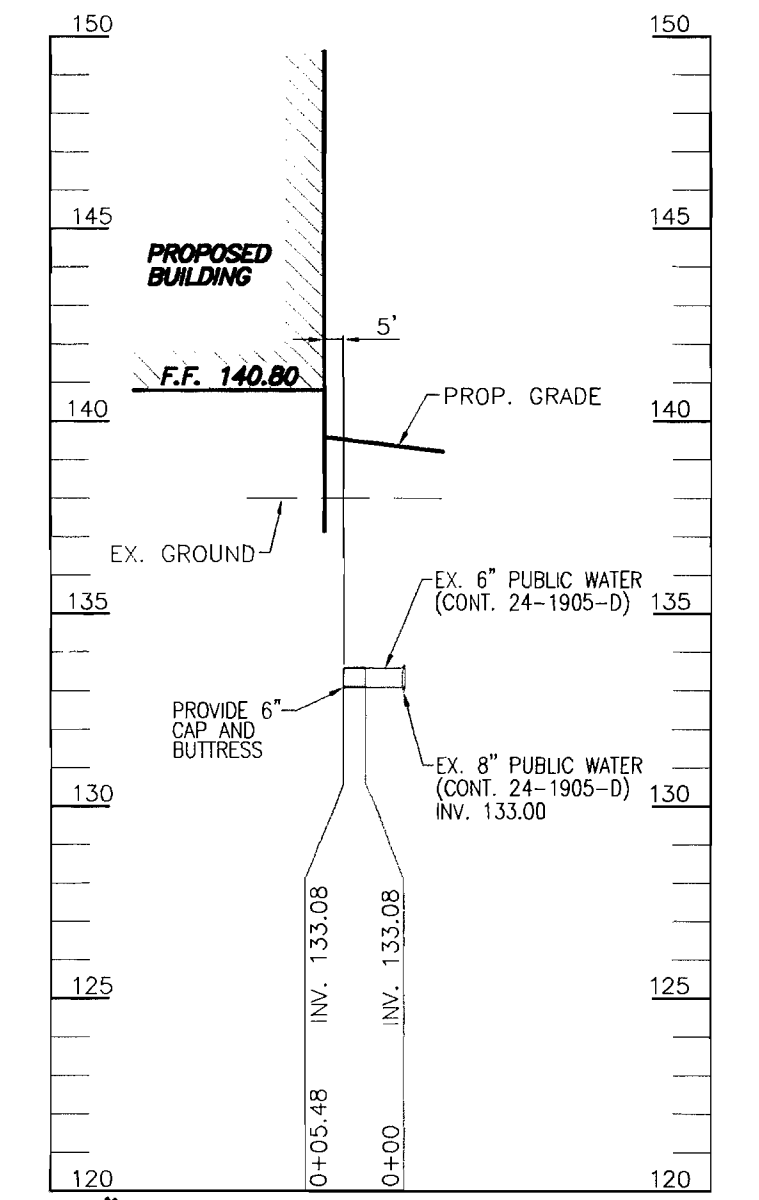
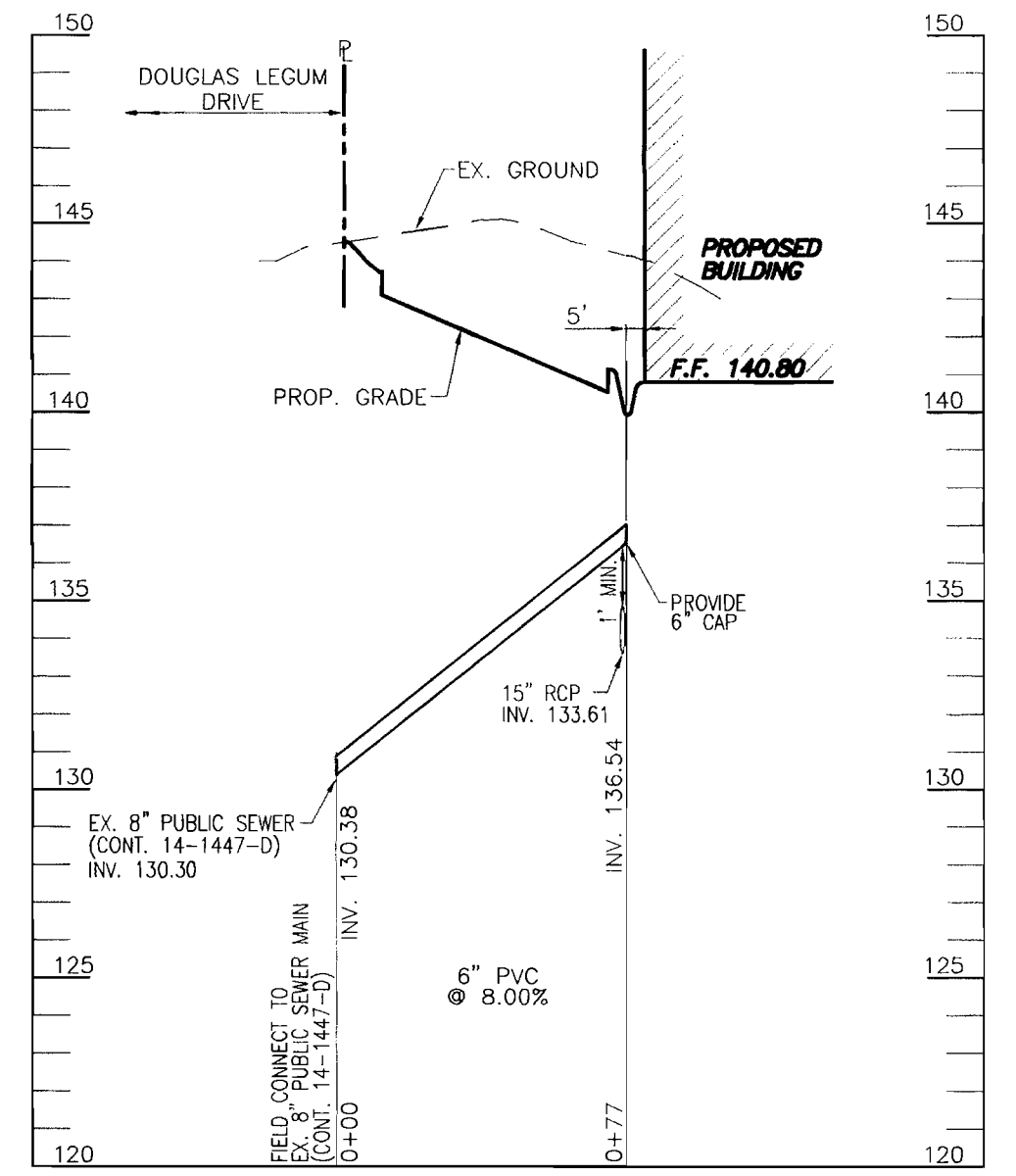
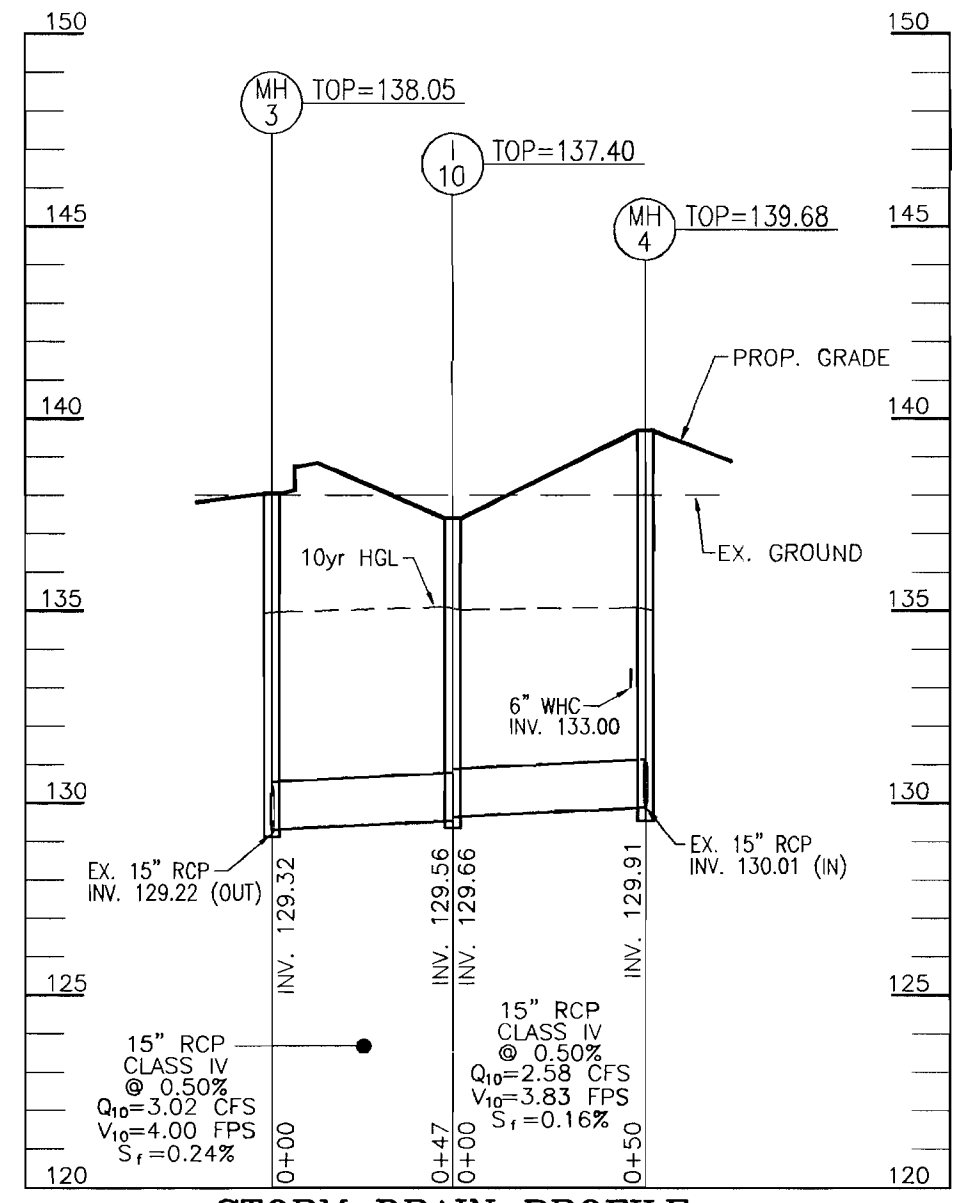
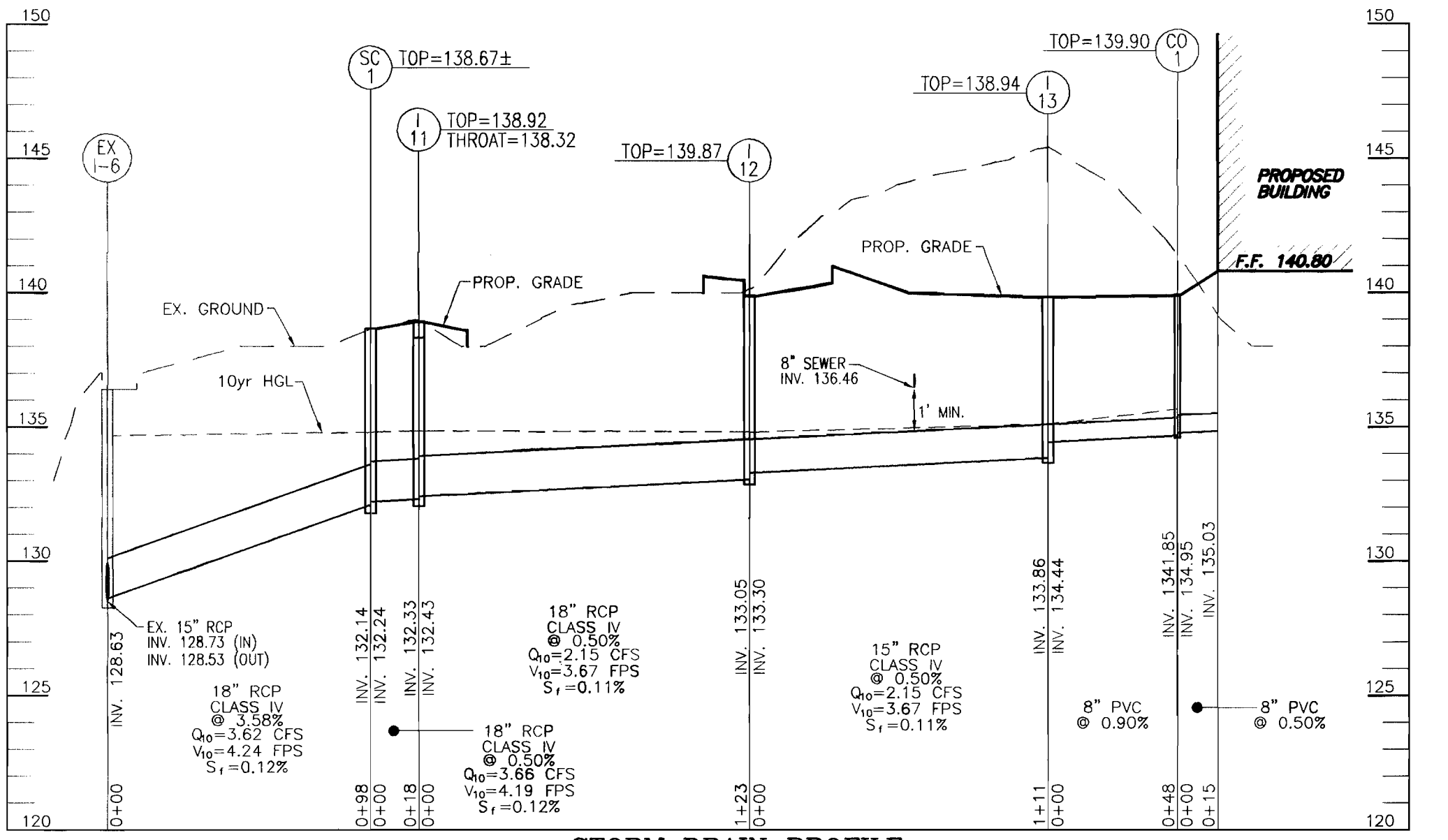
STORM DRAIN STRUCTURE SCHEDULE

NO.	TYPE	LOCATION	TOP ELEV.	INV. IN	INV. OUT	REMARKS
I-10	YARD INLET	N 491,826 E 869,999	137.40	129.66	129.56	SD 4.14
I-11	A-10 INLET	N 491,767 E 869,816	138.92	132.43	132.33	SD 4.02
I-12	DBL. TYPE "S" COMB. INLET - PARALLEL	N 491,861 E 869,891	139.87	133.50	133.30	SD 4.34
I-13	YARD INLET	N 491,861 E 869,891	138.94	134.44	133.86	SD 4.14
MH-3	PRECAST MANHOLE (4')	N 491,788 E 869,954	138.07	129.32	129.22	G 5.12
MH-4	PRECAST MANHOLE (4')	N 491,850 E 869,832	139.68	130.01	129.91	G 5.12
SC-1	STORMCEPTOR	N 491,753 E 869,832	SEE DETAIL SHEET 6			

NOTE: 1. TOP ELEVATIONS ARE TO THE CENTER OF THE STRUCTURE AT TOP OF CURB FOR A-10 AND DOUBLE TYPE "S" COMB. INLETS, CENTER TOP OF GRATE FOR YARD INLETS, AND TOP OF MANHOLE COVER FOR PRECAST MANHOLES.
 2. FOR TOP SLAB SLOPES SEE GRADING PLAN.
 3. SEE ARCHITECTURAL PLANS FOR ROOF DRAIN DETAILS.
 4. CONTRACTOR TO FIELD VERIFY INVERTS PRIOR TO CONSTRUCTION.

STORM DRAIN PIPE SCHEDULE

SIZE	PVC TYPE	LENGTH
6"	PVC	63 LF
15"	RCP, CL. IV	208 LF
18"	RCP, CL. IV	239 LF



DEVELOPER
LANCELOTTA DEVELOPMENT, LLC
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SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCELOTTA, JR.
6339 TEN OAKS ROAD
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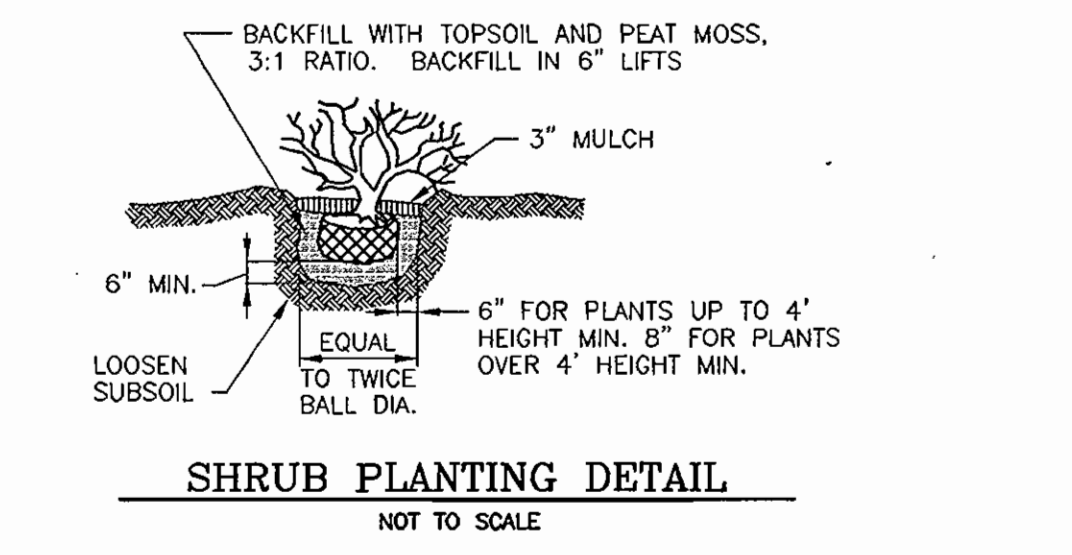
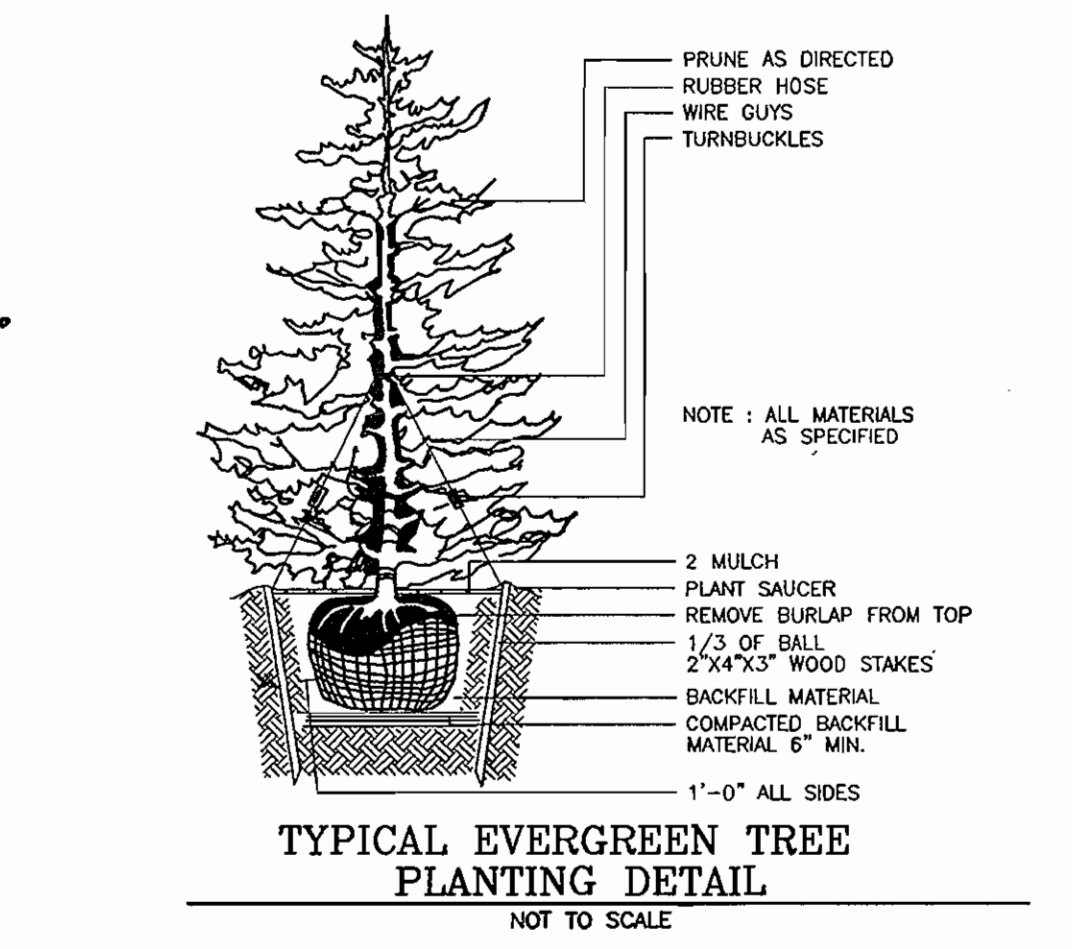
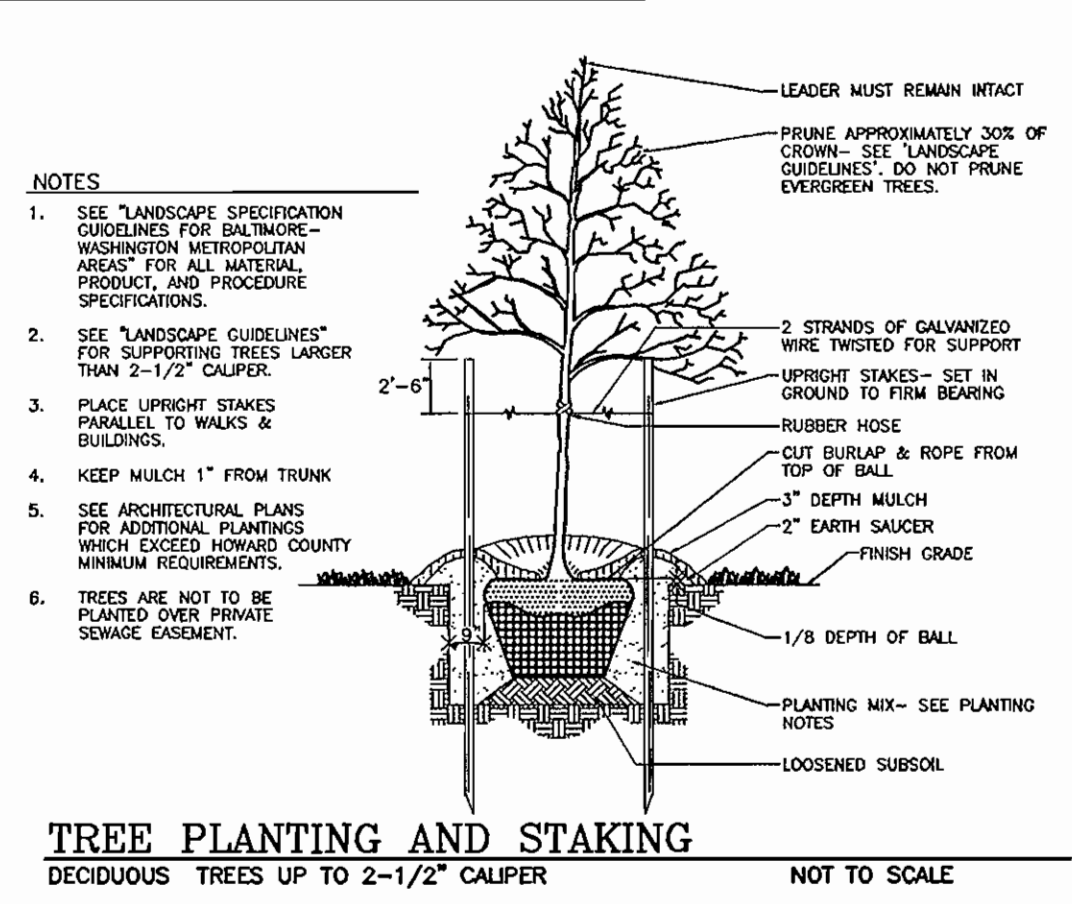
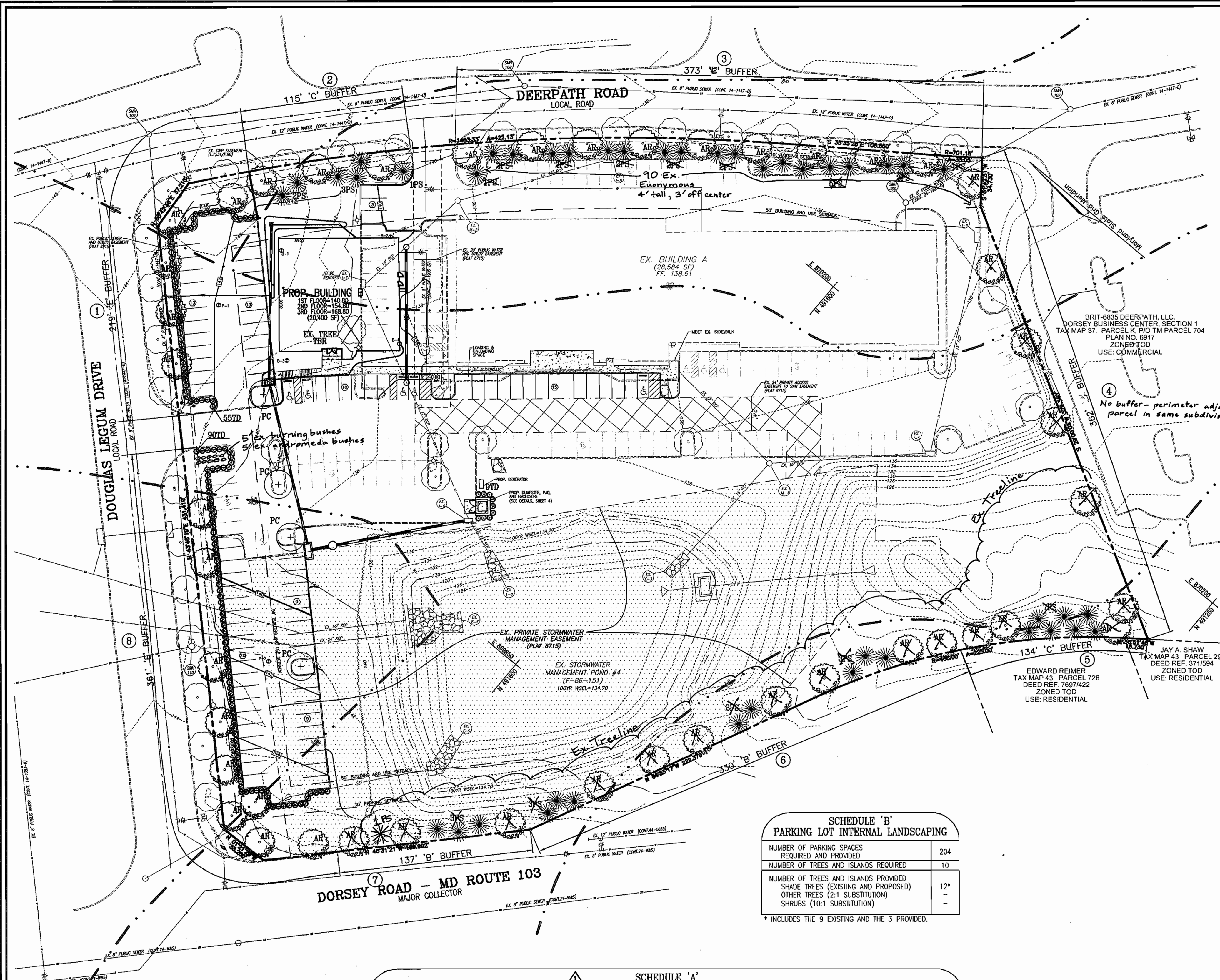
SITE DEVELOPMENT PLAN
STORM DRAIN DRAINAGE AREA MAP,
STORMWATER MANAGEMENT NOTES
AND DETAILS, AND UTILITY PROFILES
ICAT LOGISTICS, INC.
 DORSEY BUSINESS CENTER, SECTION 1
 TAX MAP 37 BLOCK 24; TEN PAR. 634
 1ST ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERS, INC.
 ENGINEERS • SURVEYORS • PLANNERS
 8407 MAIN STREET
 ELLICOTT CITY, MD 21043
 TEL: 410.461.7666
 FAX: 410.461.8961

DESIGN BY: RHV
 DRAWN BY: DZ
 CHECKED BY: RHV
 DATE: APRIL 2006
 SCALE: AS SHOWN
 W.O. NO.: 05-36

5 SHEET OF 6

4:1 Projects US - 58 LAMPS Eng'g, L.L.P., CADD, 5:30AM ALD-05-9, 4:4:2006, 4:40:26 PM



LEGEND:

---	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
+	PROPOSED SPOT ELEVATION
o	EXISTING SPOT ELEVATION
---	EXISTING CURB AND GUTTER
---	PROPOSED CURB AND GUTTER
---	EXISTING GUY WIRE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING MAILBOX
---	EXISTING SIGN
---	EXISTING BOLLARD
---	EXISTING SANITARY MANHOLE
---	EXISTING SANITARY LINE
---	EXISTING CLEANOUT
---	EXISTING FIRE HYDRANT
---	EXISTING WATER LINE
---	EXISTING SD MANHOLE
---	EXISTING STORM DRAIN
---	EXISTING FENCE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	SOILS BOUNDARY
---	PROPOSED SIDEWALK
---	PROPOSED STORM DRAIN INLET
---	PROPOSED LIGHT POLE
---	PERIMETER LANDSCAPING
---	PROPOSED SHADE TREE
---	PROPOSED EVERGREEN TREE
---	PROPOSED SHRUB

LANDSCAPE SCHEDULE NOTES:

- ALL PLANT MATERIALS SHALL BE FULL AND HEAVY, BE WELL FORMED AND SYMMETRICAL, CONFORM TO THE MOST CURRENT AAS SPECIFICATIONS AND BE INSTALLED IN ACCORDANCE WITH LCAMW PLANTING SPECIFICATIONS.
- MAINTENANCE TO INCLUDE MONITORING AND HAND WATERING AS NEEDED FOR THE FIRST TWO GROWING SEASONS TO ESTABLISH WOODY PLANTS. SPECIALIZED PLANTING AREAS INCLUDING FOUNDATION PLANTING OR ANNUAL BEDS MAY REQUIRE REGULAR HAND WATERING OR IRRIGATION.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- CONTRACTOR SHALL VERIFY PLANT QUANTITIES PRIOR TO BIDDING. IF PLAN DIFFERS FROM LANDSCAPE SCHEDULE, THE PLAN SHALL GOVERN.

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. THE REQUIRED PARKING AND PERIMETER LANDSCAPING WILL BE BONDED PER THIS SUBMISSION.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$28,250.00 FOR THE REQUIRED 50 SHADE TREES, 46 EVERGREEN TREES, AND 145 SHRUBS.

SCHEDULE 'B' PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES REQUIRED AND PROVIDED	204
NUMBER OF TREES AND ISLANDS REQUIRED	10
NUMBER OF TREES AND ISLANDS PROVIDED	
SHADE TREES (EXISTING AND PROPOSED)	12*
OTHER TREES (2:1 SUBSTITUTION)	-
SHRUBS (10:1 SUBSTITUTION)	-

* INCLUDES THE 9 EXISTING AND THE 3 PROVIDED.

SCHEDULE 'A' PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PER. PROPERTIES AND ROADS									ADJACENT TO DUMPSTER
	1	2	3	4	5	6	7	8	9	
PERIMETER/FRONTAGE DESIGNATION	1	2	3	4	5	6	7	8	9	
LANDSCAPE TYPE	E	C	E	A	S	B	B	E	D	
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	219	115	374	N/A	134	330	137	361	34	
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED) EXISTING SHADE TREES	NO	NO	90 shr.	NO	134'	330'	90'	10 shr.	NO	
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO	NO	NO	NO	
NUMBER OF PLANTS REQUIRED										
SHADE TREES	1:40 6	1:40 3	1:40 9	1:60 0	1:40 0	1:50 0	1:50 2	1:40 9	1:60 1	
EVERGREEN TREES	-	1:20 6	-	-	1:20 0	1:40 0	1:40 1	-	1:10 3*	
SHRUBS	1:4 55	-	1:4 0	-	-	-	-	1:4 80	-	
NUMBER OF PLANTS PROVIDED										
SHADE TREES	6	3	9	-	0	0	1	9	1	
EVERGREEN TREES	-	6	-	-	-	-	-	-	2*	
OTHER TREES (2:1 SUBSTITUTION)	-	-	-	-	-	-	-	-	-	
SHRUBS (10:1 SUBSTITUTION)	55	-	-	-	-	-	-	80	10*	

* ONE EVERGREEN TREE SUBSTITUTED FOR 10 SHRUBS AT DUMPSTER AREA.

LANDSCAPE SCHEDULE

KEY	QUAN.	BOTANICAL NAME	SIZE	REMARKS
AR	24	ACER RUERUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2"-3" CAL.	B & B
PC	3	PYRUS CALLERYANA 'REDSPIRE' REDSPIRE PEAR	2 1/2"-3" CAL.	B & B
PS	4	PINUS STROBUS EASTERN WHITE PINE	7-9' HT.	B & B
TD	145	TAXUS MEDIA 'DENSIFORMIS' DENSIFORMIS YEW	2-1/2"-3" HT.	B & B

DEVELOPER'S/BUILDER'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, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE (1) YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

SIGNATURE OF DEVELOPER: *[Signature]* DATE: 4/5/06

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 4/17/06

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/18/06

DIRECTOR: *[Signature]* DATE: 4/19/06

DEVELOPER: LANCILOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD, SUITE 100, CLARKSVILLE, MD 21029

OWNER: SK DORSEY, LLC
C/O SAM LANCILOTTA, JR., 6339 TEN OAKS ROAD, SUITE 100, CLARKSVILLE, MD 21029

NO.	REVISION	DATE
1	General revisions to Landscape Chart/Tabulations	11/1/06

SITE DEVELOPMENT PLAN
SITE LANDSCAPE PLAN

ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 241 PARCEL 654
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET, ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

DESIGN BY: RHV
DRAWN BY: DZ
CHECKED BY: RHV
DATE: APRIL 2006
SCALE: 1" = 40'
W.O. NO.: 05-36

6 SHEET OF 6

ICAT LOGISTICS, INC. DORSEY BUSINESS CENTER SECTION 1 SITE DEVELOPMENT PLAN

LEGEND

EXISTING CONTOUR

PROPOSED CONTOUR

EXISTING SPOT ELEVATION

PROPOSED SPOT ELEVATION

DIRECTION OF FLOW

EXISTING TREES TO REMAIN

LIGHT POLES

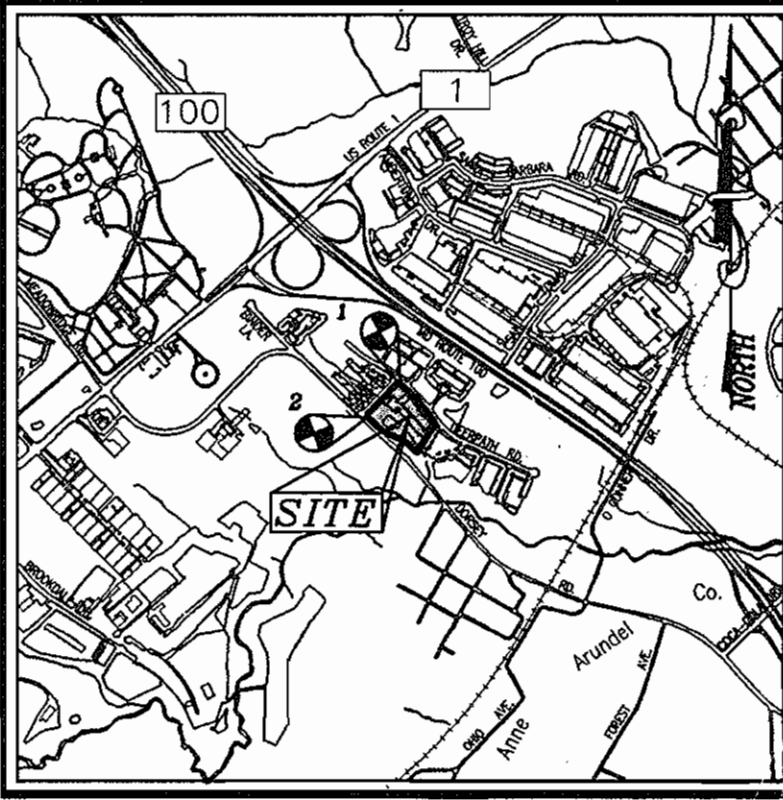
SOIL TYPE

CONCRETE

BENCHMARKS

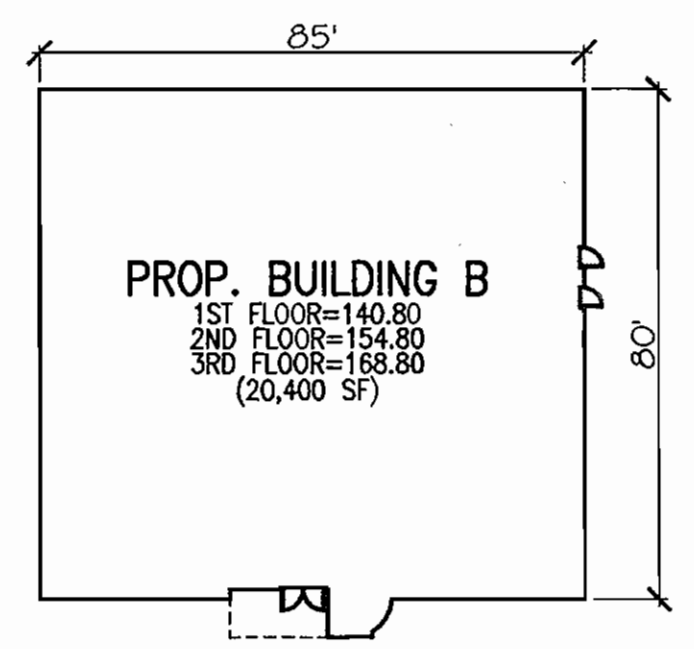
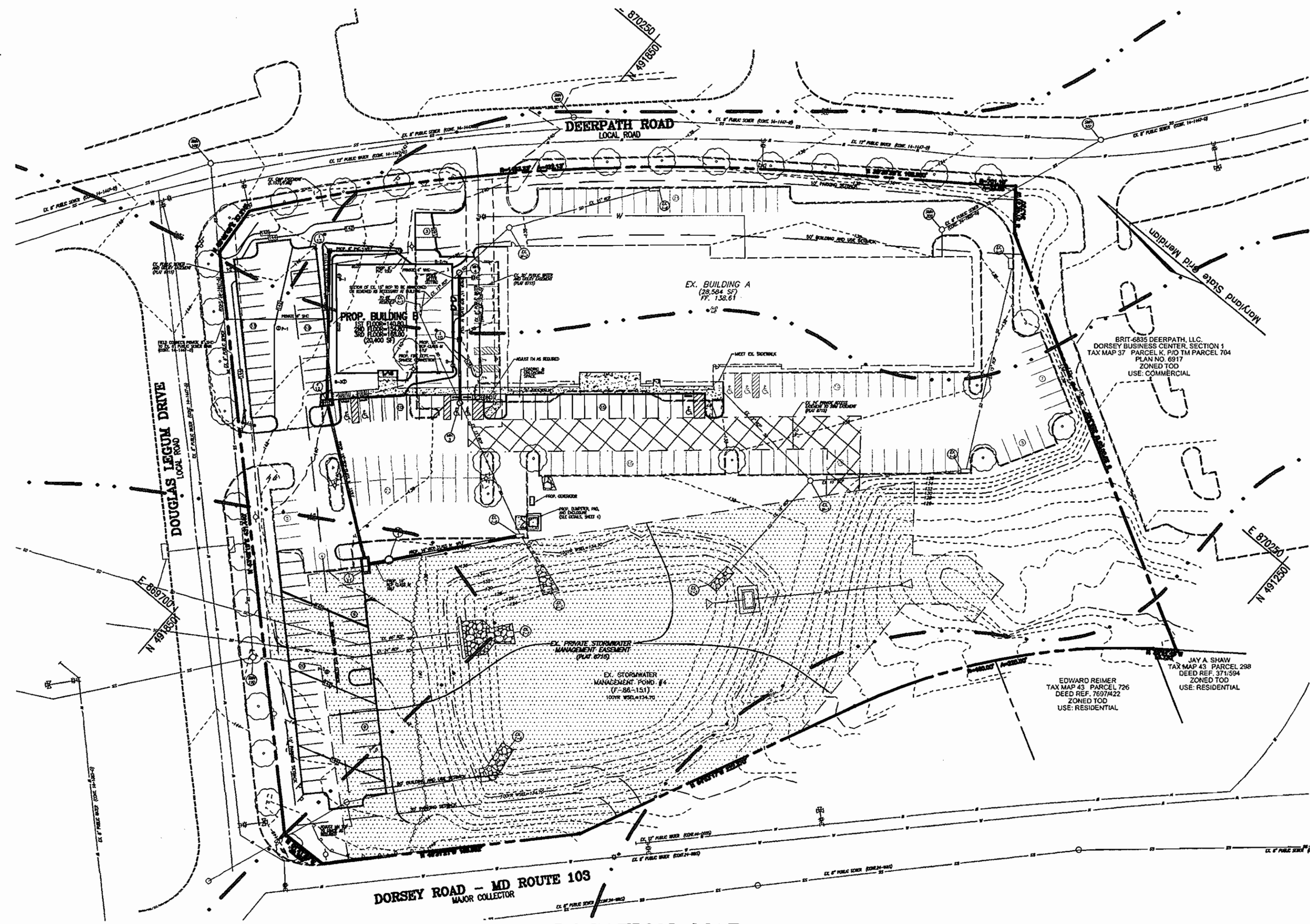
COORDINATES BASED ON NAD '27 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY CONTROL STATIONS 2445004, 2445006 ELEVATIONS BASED ON TWO EXISTING IRON PIN & CAPS (PROPERTY CORNERS)

1 N 491997 E 869964 ELEV. 144.75
2 N 491647 E 869629 ELEV. 146.46



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 "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR IS TO NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST FIVE DAYS BEFORE STARTING WORK ON THESE DRAWINGS:
 - MISS UTILITY 1-800-257-7777
 - VERIZON TELEPHONE COMPANY: 1-410-954-6281
 - HOWARD COUNTY BUREAU OF UTILITIES: 313-2366
 - AT&T CABLE LOCATION DIVISION: 393-3553
 - B.G.&E. CO. CONTRACTOR SERVICES: 850-4820
 - B.G.&E. CO. UNDERGROUND DAMAGE CONTROL: 787-4820
 - STATE HIGHWAY ADMINISTRATION: 531-5533
- SITE ANALYSIS:**
 - AREA OF PARCEL: 6.15 AC.
 - PRESENT ZONING: T.O.D.
 - USE OF STRUCTURE: OFFICE
 - EX. BUILDING COVERAGE: 28,584 SF.
 - PROP. BUILDING COVERAGE: 6,800 SF.
 - TOTAL BUILDING COVERAGE: 35,384 SF.
 - BUILDING A COVERAGE ON SITE (INCLUDING ROOF): .20 AC. OR 8.42% OF GROSS AREA
 - BUILDING B COVERAGE ON SITE (INCLUDING ROOF): .11 AC. OR 4.63% OF GROSS AREA
 - TOTAL BUILDING COVERAGE ON SITE (INCLUDING ROOF): .31 AC. OR 13.05% OF GROSS AREA
 - PAVED PARKING LOT/AREA ON SITE: 0.52 AC.
 - AREA OF LANDSCAPE ISLAND: .03 AC.
 - LIMIT OF DISTURBED AREA: 55,062 SF. OR 1.26 AC.
 - CUT: 1200 CY. FILL: N/A
- PROJECT BACKGROUND:**
 - LOCATION: ELKBRIDGE, MD.; TAX MAP 42, BLOCK 6, PARCEL D, **Trn PARCEL 0324**
 - ZONING: T.O.D.
 - SUBDIVISION: DORSEY BUSINESS CENTER
 - SECTION/AREA: 1
 - SITE AREA: 6.15 AC.
 - DPZ REFERENCES: SDP-89-112, F-86-151, F-89-234, PLAT 8715
- 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 START OF WORK.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS, PAVING, OR EXISTING UTILITIES WILL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
- EXISTING UTILITIES LOCATED FROM ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER EXTENSION PLANS AND AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTORS INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- ALL REINFORCED CONCRETE FOR STORM DRAIN STRUCTURES SHALL HAVE A MINIMUM OF 28 DAYS STRENGTH OF 3,500 P.S.I.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
- ESTIMATES OF EARTHWORK QUANTITIES ARE PROVIDED SOLELY FOR THE PURPOSE OF CALCULATING FEES.
- SOIL COMPACTION SPECIFICATIONS, REQUIREMENTS, METHODS AND MATERIALS ARE TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL ENGINEER. GEOTECHNICAL ENGINEER TO CONFIRM ACCEPTABILITY OF PROPOSED PAVING SECTION, BASED ON SOIL TEST PRIOR TO CONSTRUCTION.
- ALL STORM DRAIN PIPE BEDDING SHALL BE CLASS 'C'.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FIELD RUN SURVEY WITH TWO FOOT CONTOUR INTERVALS PREPARED BY ROBERT H. VOGEL ENGINEERING, DATED OCTOBER 2005. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- ALL PAVING TO BE MINIMUM HOWARD COUNTY STANDARD DETAIL P-2 UNLESS OTHERWISE NOTED. (SEE DETAILS, SHEET 2)
- ALL CURB AND GUTTER TO BE DETAIL 3.01 UNLESS OTHERWISE NOTED. (SEE DETAIL SHEET 2)
- CONTRACTOR RESPONSIBLE TO CONSTRUCT ALL HANDICAP RAMPS AND HANDICAP ACCESS IN ACCORDANCE WITH CURRENT ADA REQUIREMENTS.
- WHERE DRAINAGE FLOWS AWAY FROM CURB, CONTRACTOR TO REVERSE THE GUTTER PAN.
- ALL ELEVATIONS ARE TO FLOWLINE/BOTTOM OF CURB UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- PUBLIC WATER IS AVAILABLE THROUGH CONTRACT NO. 24-11905-D.
- PUBLIC SEWER IS AVAILABLE THROUGH CONTRACT NO. 14-1447-D.
- WATER QUALITY IS PROPOSED BY A STORMCEPTOR. THE PROPOSED WATER QUALITY SYSTEM IS TO BE PRIVATELY OWNED AND MAINTAINED. (SEE DETAILS, SHEET 5)
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS. (DETAIL ON SHEET 2)
- BUILDINGS TO HAVE INSIDE WATER METER SETTING.
- TRAFFIC IMPACT STUDY PREPARED BY THE TRAFFIC GROUP, DATED NOVEMBER 23, 2005.
- GEOTECHNICAL REPORT PREPARED BY HERBST/BENSON & ASSOCIATES DATED NOVEMBER 28, 2005.
- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.
- ANY EXISTING STREET TREES DAMAGED OR DESTROYED DURING CONSTRUCTION WILL BE REPLACED BY THE CONTRACTOR. IN ACCORDANCE WITH SUBDIVISION SECTION 16.1202(b)(1)(ii), THIS PROJECT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROJECT WAS PREVIOUSLY GRADED AND CLEARED IN ACCORDANCE WITH SDP-89-112.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DEVELOPER'S AGREEMENT IN THE AMOUNT OF \$26,250.00 FOR THE REQUIRED 50 SHADE TREES, 46 EVERGREEN TREES, AND 145 SHRUBS.
- DEBRIS IS TO BE KEPT OUT OF ALL STORMWATER MANAGEMENT FACILITIES DURING AND AFTER CONSTRUCTION.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION REGULATIONS.



PROP. BUILDING B
NOT TO SCALE

LOCATION MAP
SCALE: 1"=60'

SHEET INDEX

DESCRIPTION	SHEET NO.
COVER SHEET	1 OF 6
SITE LAYOUT PLAN	2 OF 6
SITE GRADING PLAN, AND SEDIMENT AND EROSION CONTROL PLAN	3 OF 6
SEDIMENT AND EROSION CONTROL NOTES AND DETAILS	4 OF 6
STORM DRAIN DRAINAGE AREA MAP, SWM NOTES & DETAILS, AND UTILITY PROFILES	5 OF 6
LANDSCAPE PLAN	6 OF 6

NOTES CONT.:
2. TWO SEPARATE CARRIOUT RESTAURANTS ARE INCLUDED WITH THIS PLAN.

PARKING TABULATION

BUILDING	REQUIRED
BUILDING A RESTAURANT: 3067 SF @ 6 SPACE/1000 SF	20 SPACES
BUILDING A GROCERY: 3,148 SF @ 5 SPACE/1000 SF	16 SPACES
BUILDING A OFFICE: 8,416 SF @ 3.3 SPACE/1000 SF	28 SPACES
BUILDING A HEALTH CLUB: 13,698 SF @ 10 SPACE/1000 SF	137 SPACES
BUILDING B OFFICE: 20,400 SF @ 3.3 SPACE/1000 SF	68 SPACES
TOTAL SPACES REQUIRED:	269 SPACES
TOTAL SPACES PROVIDED:	204 SPACES (INCLUDING 5 HANDICAP)

SHARED PARKING TABULATION

USE	WEEKDAY			
	MORNING	MID-DAY	AFTERNOON	EVENING
OFFICE	50%	100%	100%	80%
GROCERY	96	48	96	10
REST./PATIO	16	2	16	15
HEALTH CLUB	137	137	69	137
TOTAL	269	185	201	174

NOTE:
1. THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE SHOWN USES AND SQUARE FOOT AREAS OF THE USES IN BUILDINGS A AND B HAS BEEN REDUCED FROM 269 TO 204 BASED ON THE SHARED PARKING ADJUSTMENT ANALYSIS SUBMITTED WITH THIS PLAN ON 11/29/05, & REVISED 5/7/06. ANY CHANGE TO THE SHOWN USES AND/OR SQUARE FOOT AREAS OF THE USES IN BUILDING A AND/OR BUILDING B SHALL REQUIRE COMPLIANCE WITH THE PARKING REQUIREMENTS OF ZONING SECTION 113 AND THE APPROVAL OF THE HO. CO. DPZ.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *[Signature]* DATE: 4/17/06

CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/15/06

DIRECTOR: *[Signature]* DATE: 4/15/06

ADDRESS CHART

BUILDING	STREET ADDRESS
BUILDING A	6801 DOUGLAS LEGUM DRIVE
BUILDING B	6805 DOUGLAS LEGUM DRIVE

PERMIT INFORMATION CHART

SUBDIVISION NAME	SECTION/AREA	PARCEL NUMBER
DORSEY BUSINESS CENTER	1	PARCEL 'D'
PLAT NO.	BLOCK NO.	ZONE
8715	6	TOD
TAX/ZONE	ELECT. DIST.	CENSUS TR.
37	1ST	6012.02
WATER CODE: B01	SEWER CODE: 228000	

DEVELOPER
LANCLOTTA DEVELOPMENT, LLC
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

OWNER
SK DORSEY, LLC
C/O SAM LANCELOTTA, JR.
6339 TEN OAKS ROAD
SUITE 100
CLARKSVILLE, MD 21029

NO.	REVISION	DATE
1	REVISE PARKING TABULATIONS	5/7/06

SITE DEVELOPMENT PLAN
COVER SHEET
ICAT LOGISTICS, INC.
DORSEY BUSINESS CENTER, SECTION 1
TAX MAP 37 BLOCK 24; **Trn PARCEL 0324** PARCEL 'D'
1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
8407 MAIN STREET
ELLCOTT CITY, MD 21043
TEL: 410.461.7666
FAX: 410.461.8961

DESIGN BY: RHY
DRAWN BY: DZ
CHECKED BY: RHY
DATE: APRIL 2006
SCALE: AS SHOWN
W.O. NO.: 05-36

1 SHEET OF 6