

LEGEND			
[Symbol]	RIGHT-OF-WAY	[Symbol]	FOREST CONSERVATION RETENTION EASEMENT
[Symbol]	BOUNDARY LINE	[Symbol]	EXISTING 100 YEAR FLOODPLAIN (PLAT #10826)
[Symbol]	ADJACENT BOUNDARY LINE	[Symbol]	EXISTING PUBLIC DRAINAGE EASEMENT (PLAT #4148-05) (PLAT #4148-06)
[Symbol]	EXISTING CONTOUR	[Symbol]	EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #21049)
[Symbol]	PROPOSED TIE LINE	[Symbol]	EXISTING 20' PRIVATE INGRESS AND UTILITY EASEMENT (L 1297 / F 670)
[Symbol]	EXISTING UTILITY POLE	[Symbol]	EXISTING PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON CAPITAL PROJECT J-4148-C
[Symbol]	EXISTING SIGN	[Symbol]	EXISTING 10' PRIVATE LANDSCAPE BUFFER (PLAT #10823)
[Symbol]	EXISTING WATER LINE	[Symbol]	EROSION CONTROL MATTING
[Symbol]	EXISTING SEWER LINE	[Symbol]	CURB INLET PROTECTION
[Symbol]	EXISTING GAS LINE	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	EXISTING OVERHEAD LINES	[Symbol]	
[Symbol]	SOILS	[Symbol]	
[Symbol]	EXISTING STREAM BANK BUFFER	[Symbol]	
[Symbol]	EXISTING WETLANDS BUFFER	[Symbol]	
[Symbol]	PROPOSED CONTOUR	[Symbol]	
[Symbol]	STABILIZED CONSTRUCTION ENTRANCE	[Symbol]	
[Symbol]	PROPOSED EARTH DIKE	[Symbol]	
[Symbol]	SUPER SILT FENCE	[Symbol]	

**SEDIMENT TRAP ST-IV @ POND E**

PROPOSED D.A. = 1.79 AC.  
 EXISTING D.A. = 1.48 AC.  
 STORAGE REQUIRED (SEDIMENT) = 6,444 CF  
 STORAGE PROVIDED (SEDIMENT) = 7,602 CF  
 TOP OF DAM = 200.25  
 WEIR CREST EL. = 216.00  
 BOTTOM EL. = 217.75  
 C/O EL. = 217.75  
 SIDE SLOPES = 3:1  
 WEIR WIDTH (PSD) = 1.75'  
 WET VOLUME REQUIRED = 3,222 CF  
 WET VOLUME PROVIDED = 3,315 CF  
 WET STORAGE EL. = 218.50  
 DRY VOLUME REQUIRED = 3,222 CF  
 DRY STORAGE PROVIDED = 4,287 CF  
 DRY STORAGE EL. = 218.50  
 BOTTOM DIMENSION = 68'x28'

**SEDIMENT TRAP ST-IV @ POND D**

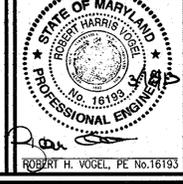
PROPOSED D.A. = 2.86 AC.  
 EXISTING D.A. = 2.86 AC.  
 STORAGE REQUIRED (SEDIMENT) = 10,296 CF  
 STORAGE PROVIDED (SEDIMENT) = 11,773 CF  
 TOP OF DAM = 214.50  
 WEIR CREST EL. = 212.50  
 BOTTOM EL. = 211.00  
 C/O EL. = 211.75  
 SIDE SLOPES = 3:1  
 WEIR WIDTH (PSD) = 2.0'  
 WET VOLUME REQUIRED = 5,148 CF  
 WET VOLUME PROVIDED = 5,180 CF  
 WET STORAGE EL. = 212.50  
 DRY VOLUME REQUIRED = 5,148 CF  
 DRY STORAGE PROVIDED = 6,593 CF  
 DRY STORAGE EL. = 214.00  
 BOTTOM DIMENSION = 120'x25'

**OWNER/DEVELOPER**  
 JESSUP PARK, LLC  
 C/O CHRIS PIPPEN  
 4299 MIDWAY ROAD, #300  
 ELLICOTT CITY, MD 21042  
 (410) 404-8246

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**PHASE 1 GRADING, SEDIMENT AND EROSION CONTROL PLAN**  
**PIPPEN PROPERTY**  
**TM 43 PARCELS 108-A & 108-B**  
**DORSEY RUN ROAD**  
**MASS GRADING PLAN**  
 TAX MAP 43 GRID 22  
 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



**PROFESSIONAL CERTIFICATE**

DESIGN BY: RHV  
 DRAWN BY: DJ/JMR  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2013  
 SCALE: AS SHOWN  
 W.O. NO.: 04-76

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. 16193, EXPIRATION DATE 08-27-2012.

2 SHEET OF 5

**APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**

CHIEF, DEVELOPMENT DIVISION: *[Signature]* DATE: 4/15/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT: *[Signature]* DATE: 4/29/13  
 DIRECTOR: *[Signature]* DATE: 4/29/13

**BY THE DEVELOPER:**

"I 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 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."

*[Signature]* DATE: 3/18/13

**BY THE ENGINEER:**

"I 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."

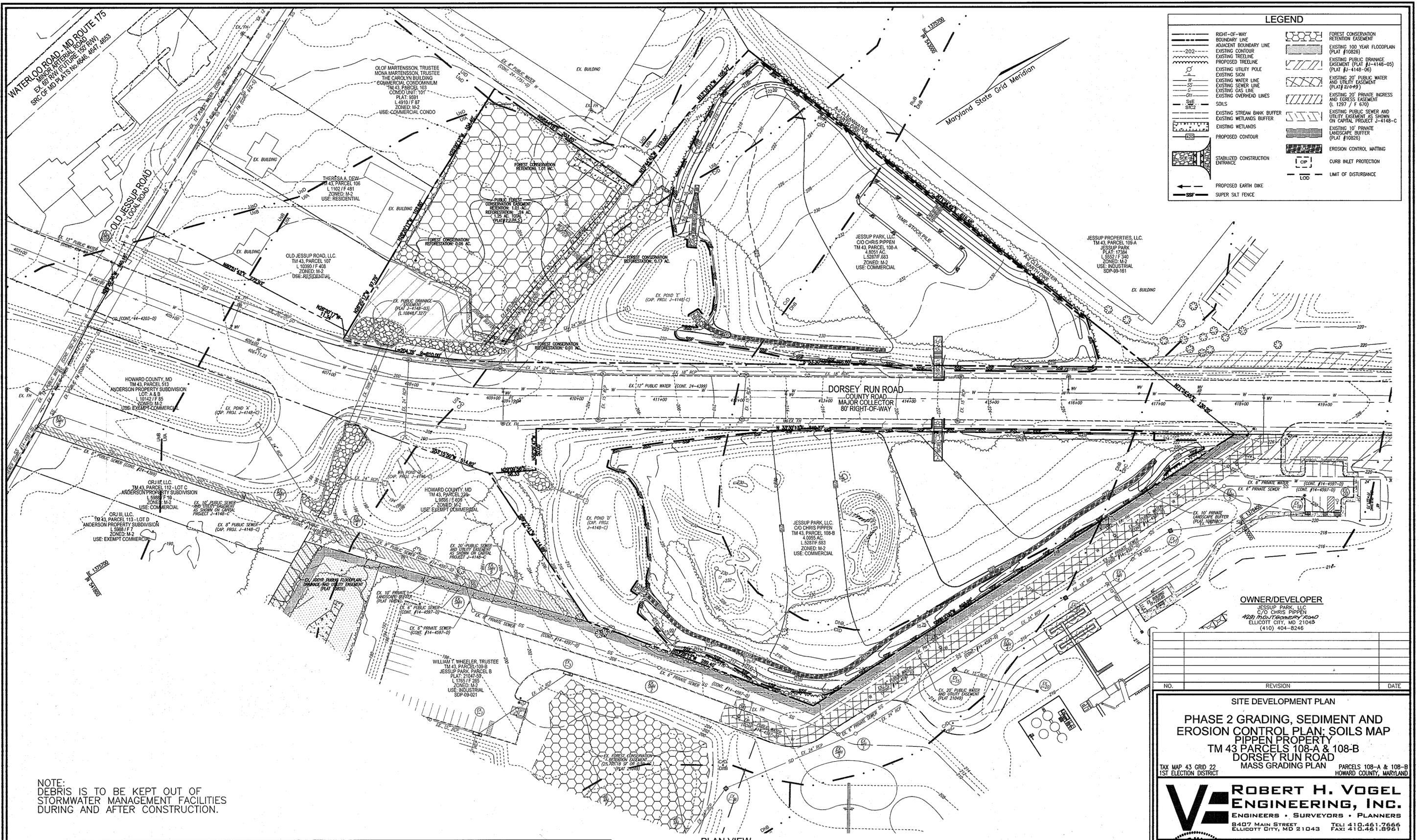
*[Signature]* DATE: 4/18/13

**PLAN VIEW**  
 SCALE: 1" = 50'

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

*[Signature]* DATE: 4/18/13  
 HOWARD S.C.D.

**NOTE:**  
 DEBRIS IS TO BE KEPT OUT OF STORMWATER MANAGEMENT FACILITIES DURING AND AFTER CONSTRUCTION.



**LEGEND**

---	RIGHT-OF-WAY	---	FOREST CONSERVATION RETENTION EASEMENT
---	BOUNDARY LINE	---	EXISTING 100 YEAR FLOODPLAIN (PLAT #10823)
---	ADJACENT BOUNDARY LINE	---	EXISTING PUBLIC DRAINAGE EASEMENT (PLAT #J-4148-05)
---	EXISTING CONTOUR	---	EXISTING PUBLIC DRAINAGE EASEMENT (PLAT #J-4148-06)
---	EXISTING TREETRINE	---	EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #21049)
---	PROPOSED TREETRINE	---	EXISTING 20' PRIVATE INGRESS AND EGRESS EASEMENT (L 1297 / F 670)
---	EXISTING UTILITY POLE	---	EXISTING PUBLIC SEWER AND UTILITY EASEMENT AS SHOWN ON CAPITAL PROJECT #4148-C
---	EXISTING SIGN	---	EXISTING 10' PRIVATE LANDSCAPE BUFFER (PLAT #10823)
---	EXISTING WATER LINE	---	EROSION CONTROL MATTING
---	EXISTING SEWER LINE	---	CURB INLET PROTECTION
---	EXISTING GAS LINE	---	LIMIT OF DISTURBANCE
---	EXISTING OVERHEAD LINES	---	
---	SOILS	---	
---	EXISTING STREAM BANK BUFFER	---	
---	EXISTING WETLANDS BUFFER	---	
---	EXISTING WETLANDS	---	
---	PROPOSED CONTOUR	---	
---	STABILIZED CONSTRUCTION ENTRANCE	---	
---	PROPOSED EARTH DIKE	---	
---	SUPER SILT FENCE	---	

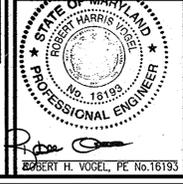
NOTE: DEBRIS IS TO BE KEPT OUT OF STORMWATER MANAGEMENT FACILITIES DURING AND AFTER CONSTRUCTION.

**OWNER/DEVELOPER**  
 JESSUP PARK, LLC  
 C/O CHRIS PIPPEN  
 1420 MONTGOMERY ROAD  
 ELLICOTT CITY, MD 21045  
 (410) 404-8246

NO.	REVISION	DATE

**SITE DEVELOPMENT PLAN**  
**PHASE 2 GRADING, SEDIMENT AND EROSION CONTROL PLAN: SOILS MAP**  
**PIPPEN PROPERTY**  
**TM 43 PARCELS 108-A & 108-B**  
**DORSEY RUN ROAD**  
 MASS GRADING PLAN  
 TAX MAP 43 GRID 22 PARCELS 108-A & 108-B  
 1ST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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



**PROFESSIONAL CERTIFICATE**  
 DESIGN BY: RHV  
 DRAWN BY: OZ/JMR  
 CHECKED BY: RHV  
 DATE: FEBRUARY 2018  
 SCALE: AS SHOWN  
 W.O. NO.: 04-76  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 EXPIRATION DATE: 08-27-2022  
 3 SHEET OF 5

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
 [Signature] 4/15/13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 [Signature] 4/20/13  
 CHIEF, DIVISION OF LAND DEVELOPMENT  
 [Signature] 4/20/13  
 DIRECTOR

BY THE DEVELOPER:  
 "I WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN FOR EROSION AND SEDIMENT 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."  
 [Signature] 3/18/13  
 SIGNATURE OF DEVELOPER DATE

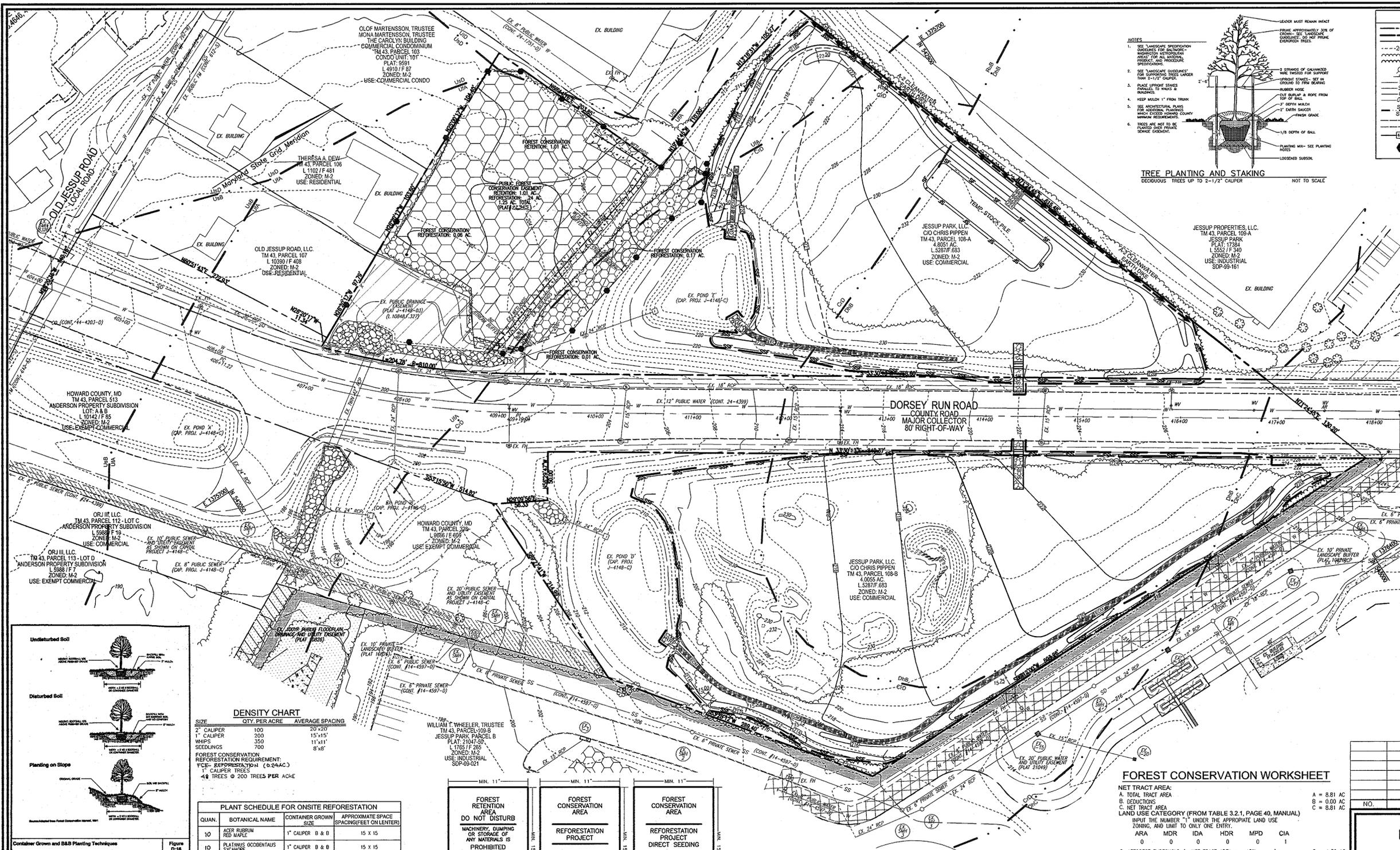
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 [Signature] 4/19/13  
 SIGNATURE OF ENGINEER DATE

PLAN VIEW  
 SCALE: 1"=50'  
 50' 0 50' 100' 150'  
 THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
 [Signature] 4/19/13  
 HOWARD S.C.D. DATE

**SOILS LEGEND**

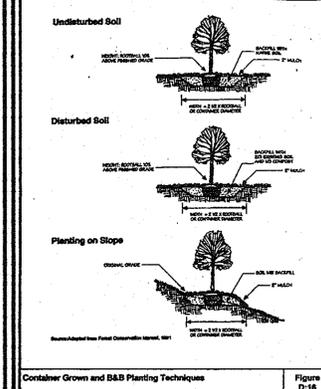
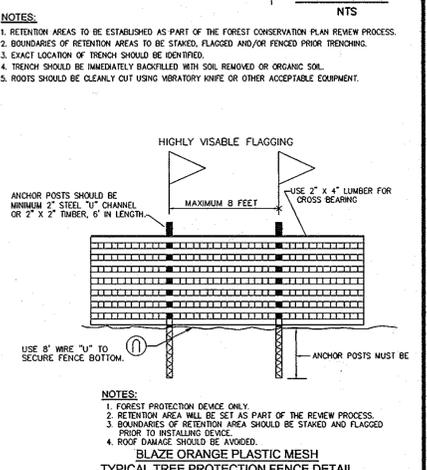
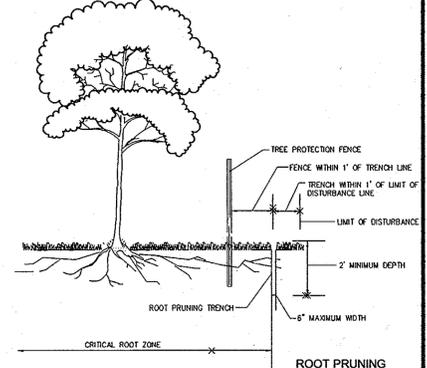
SYMBOL	NAME/DESCRIPTION	GROUP
Cd	CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	C
DnB	DOWNER-HAMMONTON SANDY LOAMS, 2 TO 5 PERCENT SLOPES	B
DnC	DOWNER-HAMMONTON SANDY LOAMS, 5 TO 10 PERCENT SLOPES	B
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D
RuB	RUSSETT AND BELTSVILLE SOILS, 2 TO 5 PERCENT SLOPES	D
Ua	URBAN LAND-FALLSINGTON COMPLEX, 0 TO 2 PERCENT SLOPES	D
UdB	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 0 TO 5 PERCENT SLOPES	D
UdD	URBAN LAND-SASSAFRAS-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	D
UdI	URBAN LAND-UDORTHEMITS COMPLEX, 0 TO 15 PERCENT SLOPES	D





### LEGEND

---	RIGHT-OF-WAY BOUNDARY LINE	---	EXISTING 100 YEAR FLOODPLAIN (PLAT #10826)
---	ADJACENT BOUNDARY LINE	---	EXISTING PUBLIC DRAINAGE EASEMENT (PLAT #14146-05)
---	EXISTING CONTOUR	---	EXISTING 20' PUBLIC WATER AND UTILITY EASEMENT (PLAT #14146-06)
---	PROPOSED TIE LINE	---	EXISTING 20' PRIVATE INGRESS AND EGRESS (L 1297 / F 670)
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---	EXISTING WATER LINE	---	EXISTING WETLANDS
---	EXISTING SEWER LINE	---	
---	EXISTING GAS LINE	---	
---	EXISTING OVERHEAD LINES	---	
---	SOILS	---	
---	EXISTING STREAM BANK BUFFER	---	
---	EXISTING WETLANDS BUFFER	---	
---	PROPOSED CONTOUR	---	
---	FOREST CONSERVATION SIGN	---	



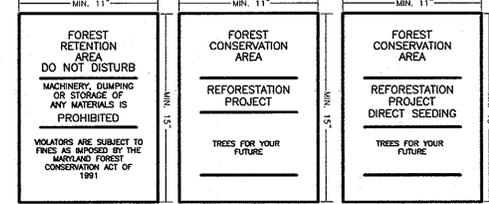
### DENSITY CHART

SIZE	QTY. PER ACRE	AVERAGE SPACING
2" CALIPER	100	20' x 20'
1" CALIPER	200	15' x 15'
WHIPS	350	11' x 11'
SEEDLINGS	700	9' x 9'

FOREST CONSERVATION REFORESTATION REQUIREMENT:  
 1" CALIPER TREES  
 49 TREES @ 200 TREES PER ACRE

### PLANT SCHEDULE FOR ONSITE REFORESTATION

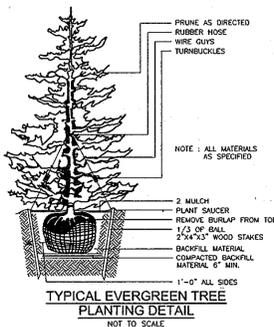
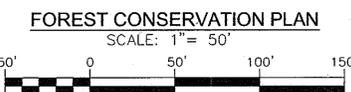
QUAN.	BOTANICAL NAME	CONTAINER GROWN SIZE	APPROXIMATE SPACE SPACING/FEET ON LENGTH
10	ACER RUBRUM RED MAPLE	1" CALIPER B & B	15 X 15
10	PLATANUS OCCIDENTALIS SYCAMORE	1" CALIPER B & B	15 X 15
10	QUERCUS COCCINEA SCARLET OAK	1" CALIPER B & B	15 X 15
9	AMERICAN SWEETGUM LIQUIDAMBAR STRYRACFLUA	1" CALIPER B & B	15 X 15
9	PRINUS SPP FLOWERING CHERRY	1" CALIPER B & B	15 X 15



NOTES:

- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
- SIGNS TO BE PLACED APPROXIMATELY 50-100 FEET APART, CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
- ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
- THE SIGNS NOTIFY CONSTRUCTION WORKERS AND FUTURE RESIDENTS OF THE NEWLY PLANTED MATERIAL IMPROVING THE TREES' SURVIVAL RATES.

FOREST CONSERVATION AREA SIGNS  
NOT TO SCALE



APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION  
 DATE: 4/15/13

CHIEF, DIVISION OF LAND DEVELOPMENT  
 DATE: 4/29/13

DIRECTOR  
 DATE: 4/29/13

### 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  
 DATE: 3/18/13

### GENERAL NOTES:

- THE STREAMS AND WETLANDS SHOWN ON THE PLANS WERE FIELD INVESTIGATED BY LARABEE ENVIRONMENTAL, LLC UNDER SDP-03-164.
- THERE IS NO 100 YEAR FLOODPLAIN OR STEEP SLOPES ON SITE. FLOODPLAIN CONFLICT BEGINS AT CONCRETE OUTFALL AFTER THE SWALES MERGE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW CONSTRUCTION SHALL BE PERMITTED WITHIN THE REQUIRED WETLANDS, STREAM(S) OR THEIR BUFFERS, FOREST CONSERVATION AREAS AND 100 YEAR FLOODPLAIN, LOCATED ON THIS PROPERTY.
- THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES ON THIS PROPERTY.
- LANDSCAPING TO BE PROVIDED UNDER A FUTURE SITE DEVELOPMENT PLAN.
- FOREST STAND DELINEATION PREPARED BY SITE RESOURCES INC., DATED MAY 30, 2002 UNDER SDP-03-164. FOREST STAND REVISED BY HAS BEEN REVISED ROBERT H. VOGEL ENGINEERING, DATED APRIL 2013.
- THERE ARE NO SPECIMEN OR CHAMPION TREES WITHIN THE LOO.

OWNER/DEVELOPER  
 JESSUP PARK, LLC  
 C/O CHRIS PIPPEN  
 4291 MOUNTAINVIEW ROAD  
 ELLICOTT CITY, MD 21103  
 (410) 404-8246

PARCELS 108-A & 108-B  
 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

STATE OF MARYLAND  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 18193

DESIGN BY: RHY  
 DRAWN BY: DZ/JMR  
 CHECKED BY: RHY  
 DATE: FEBRUARY 2013  
 SCALE: AS SHOWN  
 W.O. NO.: 04-76

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR SUPERVISED BY ME, AND THAT I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.  
 EXPIRATION DATE: 08-31-2012

5 SHEET OF 5