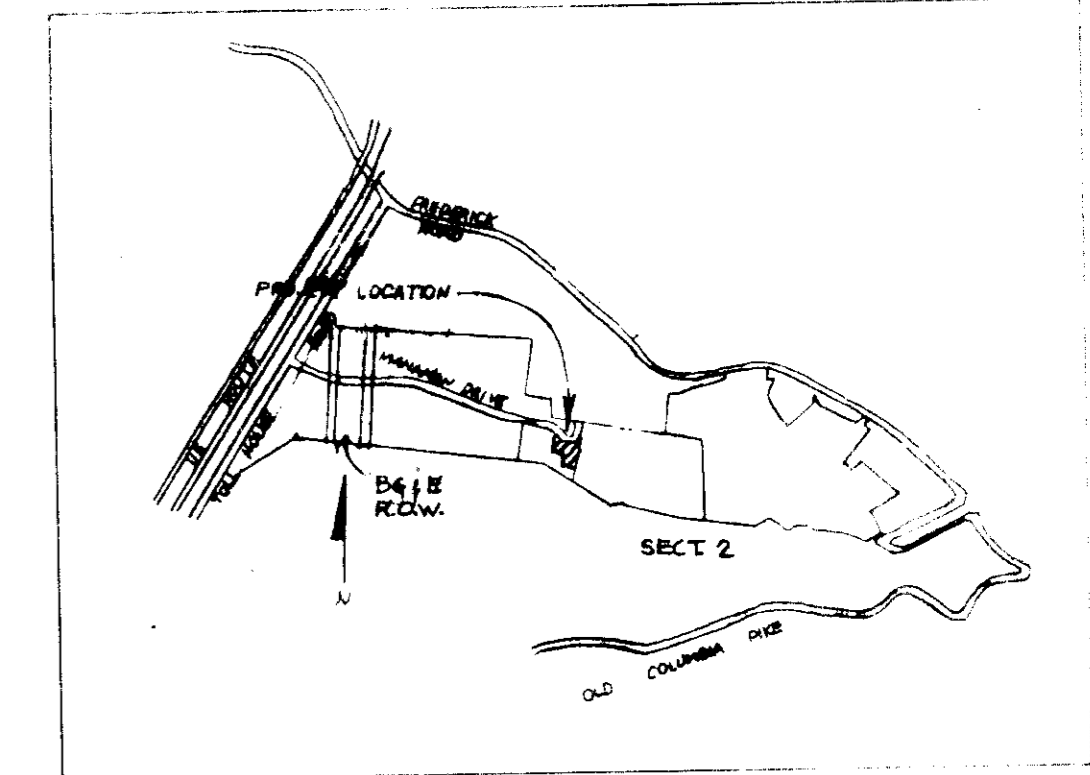
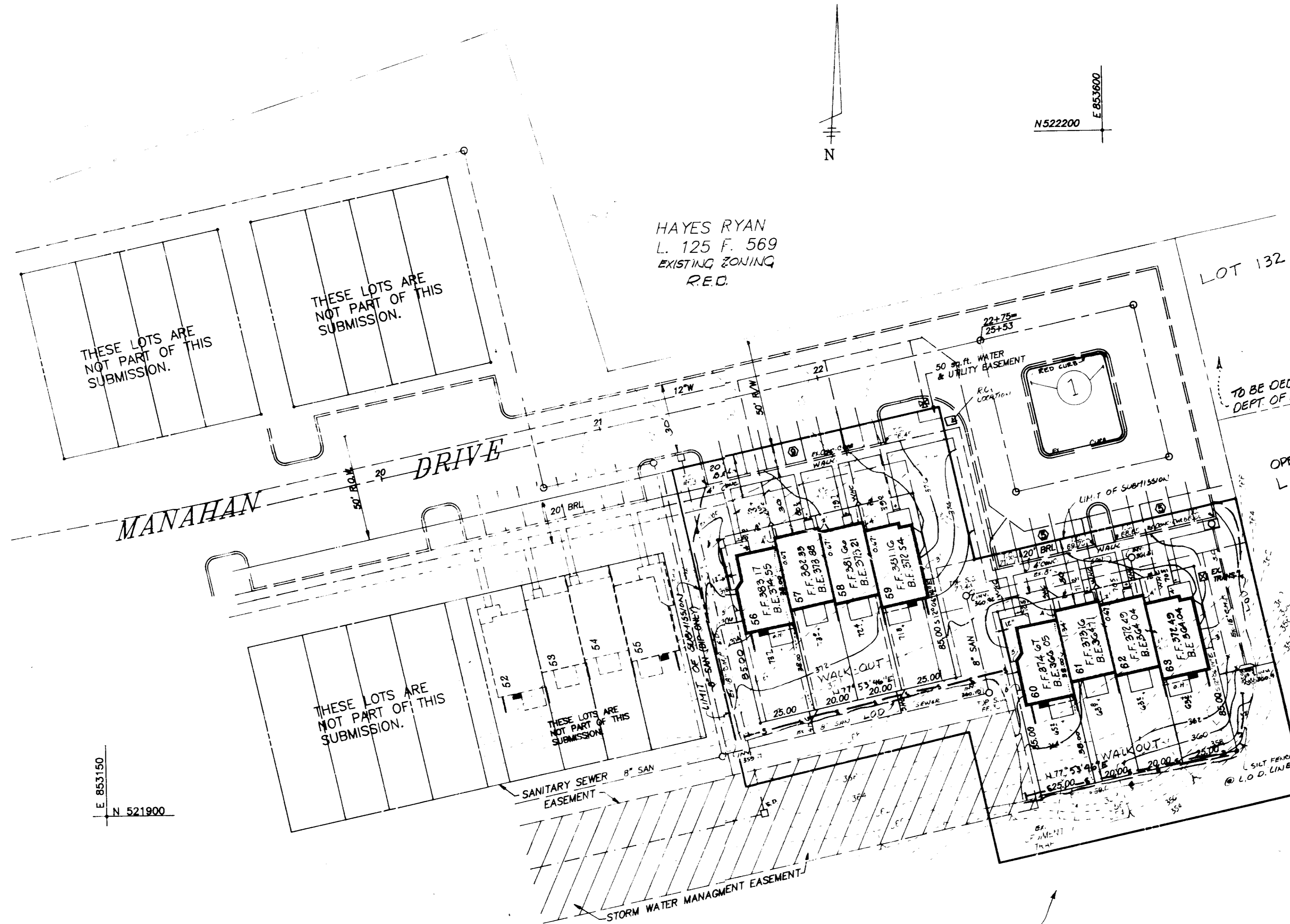


LOT #	STREET	ADDRESS	LT. SQ. FT.	S.H.S. INV. #	MIR. CELLAR
56	867	Manahan Dr	2125	359.98	371.66
57	865	"	1700	359.98	371.66
58	863	"	1700	360.19	369.66
59	861	"	2125	360.19	369.66
60	867	"	2125	361.39	361.66
61	865	"	1700	361.39	361.66
62	863	"	1700	361.69	361.66
63	861	"	2125	361.69	361.66



VICINITY MAP

NOT TO SCALE



HAYES RYAN  
L. 125 F. 569  
EXISTING ZONING  
R.E.D.

LOT 132

THESE LOTS ARE NOT PART OF THIS SUBMISSION.

THESE LOTS ARE NOT PART OF THIS SUBMISSION.

MANAHAN DRIVE

TO BE DEDICATED TO HOWARD CO. DEPT. OF PARKS & REC.

OPEN SPACE LOT 138

GENERAL NOTES

- 1) THE LAND INCLUDED IS ZONED R-ED (FINAL PLAN 87-185)
- 2) COORDINATES SHOWN ARE EXTENSIONS MADE FROM THE MARYLAND STATE PLANE COORDINATE SYSTEM. BEARINGS REFER TO THE TRUE NORTH AND ARE BASED ON HOWARD COUNTY GEODETIC SURVEY.
- 3) THE AREA COVERED IN THIS SUBMISSION IS LOCATED ON TAX MAP 24
- 4) THE TOTAL AREA ON THIS PLAN IS 15,300 SQ.FT. (0.35 AC.)
- 5) ALL ROADS ARE PUBLIC AND EXISTING.
- 6) ANY DAMAGE TO COUNTY OWNED RIGHT-OF-WAYS SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 7) TOTAL NUMBER OF LOTS IN THIS SUBMISSION ARE 6. TOTAL NO. OF UNITS ARE 6
- 8) STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 18.131 OF THE HOWARD COUNTY SUBDIVISION REGULATIONS BY THE DEVELOPER.
- 9) PARKING SPACES REQUIRED = 10
- 10) PARKING SPACES PROVIDED = 10
- 11) TOTAL AREA FOR EASEMENTS = 4024 WITH IN LOT AREA
- 12) ALL WALLS TO BE 3/4"
- 13) ALL DUAL SEWER HOUSE CONNECTORS TO BE 4"
- 14) PLANNING BOARD REFERENCE NO. F-87-185, S-87-02, P-87-21, PB 200, W.P. 87B-28
- 15) UTILITY ALLOCATION NOTE, DEV. AGMT. NO. 14-1842-D, 14-1701-0, EFF. 8/18/87, 9/14/87
- 16) BUILDING AREA COVERAGE: LOT AREA = 15,300 BUILDING AREA = 9,700 9'
- 17) PROPOSED STRUCTURES WILL BE SINGLE FAMILY TOWNHOUSES.
- 18) ALL WATER METERS ARE 3/4" AND ARE TO BE LOCATED INSIDE.
- 19) ALL REFUSE CONTAINERS WILL BE A MIN. OF 60" (R.C.) AS SHOWN ON PLAN (20) RECORDED PLATS 1509-1516 (DATED 12.08.87)
- 21) STORM WATER MANAGEMENT IS PROVIDED TO THIS PROJECT UNDER FINAL NUMBER 85-185.

AREA TABULATION CHART

TOTAL NO. OF LOTS / PARCELS TO BE RECORDED = 6  
 TOTAL AREA OF LOTS / PARCELS TO BE RECORDED = 15,300 P  
 TOTAL AREA OF ROADWAY TO BE RECORDED = N/A  
 TOTAL AREA OF SUBDIVISION TO BE RECORDED = N/A  
 DENSITY TABULATION = 131 / 74.74 = 1.75 U/AC.  
 BUILDING COVERAGE 35.0%

SUBDIVISION NAME	SECT./AREA	LOTS
TOLLHOUSE	2	56-63
PLAT # OF L/F	BLOCK #	ZONE
7509-7516	12878	R-ED
TAX/ZONE MAP	ELEC. DIST.	CENSUS TR.
24	2	6025
WATER CODE	SEWER CODE	
F.04	1401000	

DEVELOPERS/BUILDERS CERTIFICATE

WE CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN FOR EROSION AND SEDIMENT CONTROL AND THAT ALL RESPONSIBLE PERSONS INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPT. OF NATURAL RESOURCES APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION CONTROL BEFORE BEGINNING THE PROJECT. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT OF THEIR AUTHORIZED AGENTS AS DEEMED NECESSARY.

*George Steyer* 6/22/89  
 SIGNATURE OF DEVELOPER/BUILDER DATE

ENGINEERS CERTIFICATE

I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

*Walter P. Hines* 6/25/89  
 ENGINEER DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT  
*[Signature]* 7-21-89  
 COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
*[Signature]* 8/18/89  
 PLANNING DIRECTOR DATE

*[Signature]* 8/18-89  
 CHIEF DIVISION OF COMMUNITY PLANNING AND LAND DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
*[Signature]* 7/27/89  
 DIRECTOR DATE

*[Signature]* 7-27-89  
 CHIEF BUREAU OF ENGINEERING DATE

THIS DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.  
*[Signature]* 7-18-89  
 APPROVED DATE

REVIEWED FOR HOWARD S.C.D. AND MEETS TECHNICAL REQUIREMENTS.  
*[Signature]* 8/24/89  
 U.S. SOIL CONSERVATION SERVICE DATE

LEGEND

- EX. CURB & GUTTER
- EX. CONCRETE WALK
- EX. PROPERTY LINE
- EX. CONTOUR
- PROP. SPOT GRADE +48.0
- PROP. CONTOUR
- LIMIT OF DISTURBANCE
- PROP. SWALE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE 35.0% (P/S)
- PERIMETER DIKE/SWALL P/S

LAND DESIGN ASSOCIATES  
 718 HIGHWOOD DRIVE  
 BALTIMORE, MD. 21212 301-323-6344

LOTS:  
 56 THRU 63

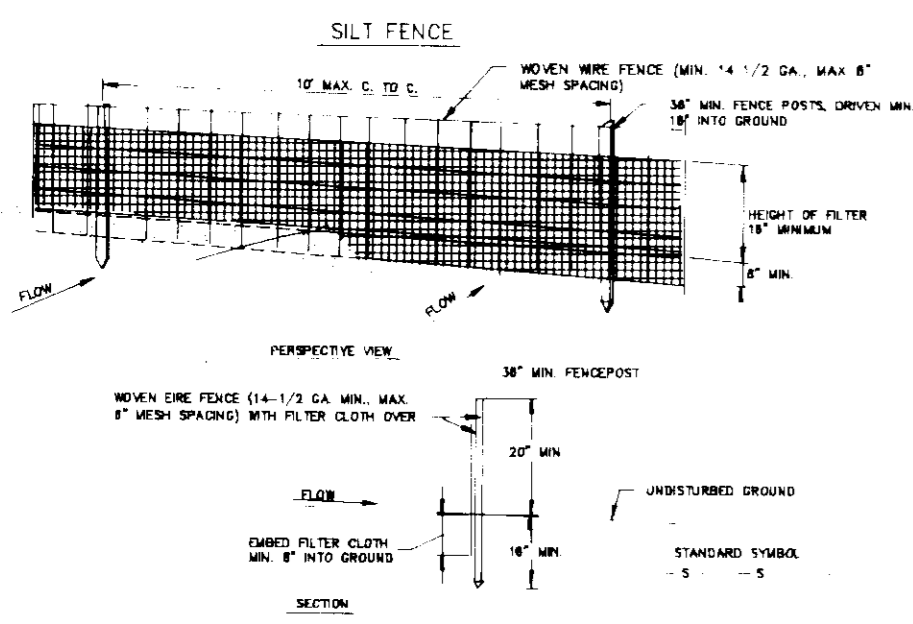
SECTION 2 AREA PARCEL NO. 11E3-254

TOLLHOUSE  
 SITE DEVELOPEMENT & SEDIMENT CONTROL  
 SECOND ELECTION DISTRICT  
 HOWARD COUNTY, MARYLAND

FOR: GRAYSON HOMES INC.  
 89025 CHEVROLET DRIVE  
 ELLICOTT CITY, MD. 21043

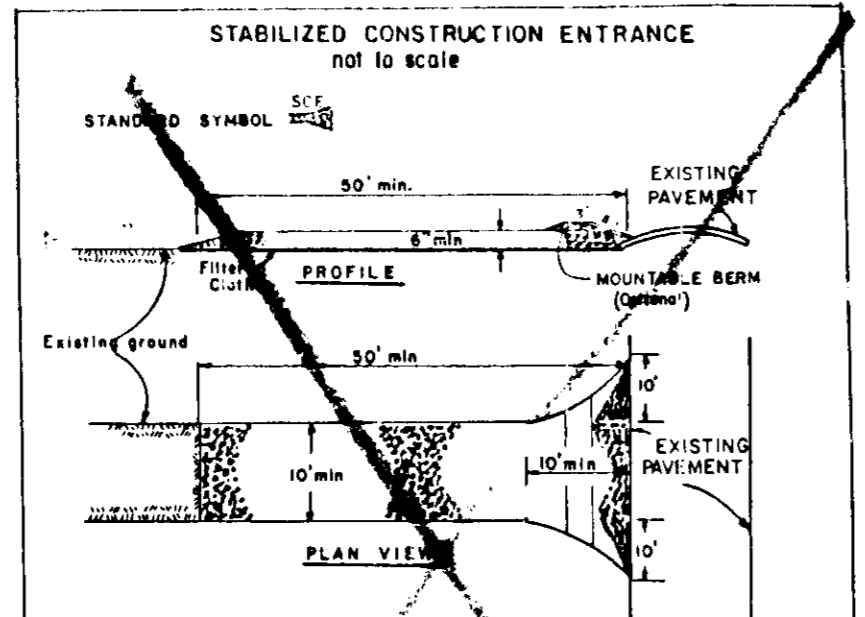
DESIGNED: [Signature]  
 DRAWN: [Signature]  
 CHECKED: [Signature]

SCALE: 1"=100'  
 SHEET 1 OF 3  
 DATE: 7-7-89



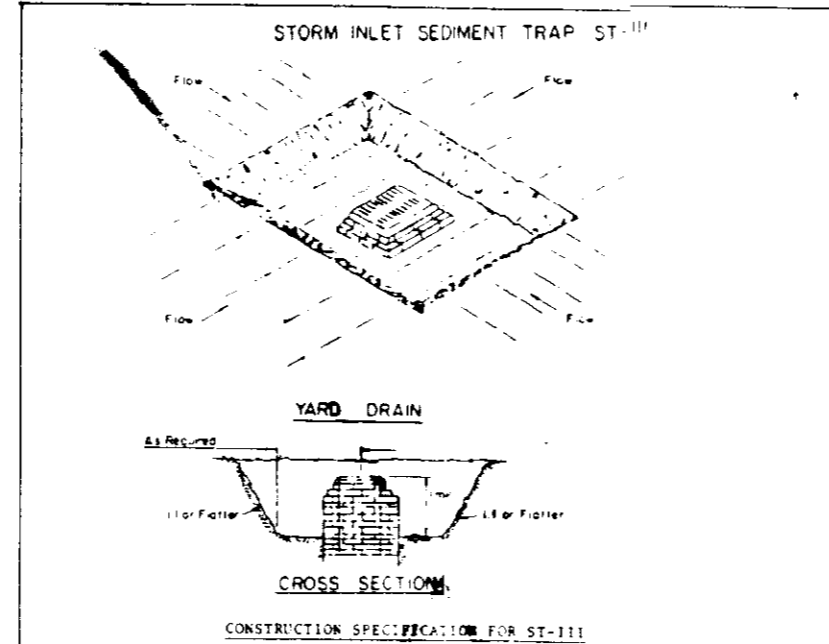
**CONSTRUCTION NOTES FOR FAMILIAR SILT FENCE**

1. REMOVE THE FENCE TO BE INSTALLED TO THE EXISTING GROUND SURFACE. THE FENCE SHOULD BE INSTALLED TO THE EXISTING GROUND SURFACE.
2. FILTER CLOTH TO BE FASTENED TO THE WOODEN FRAME WITH 1/2" DIA. GALV. NAILS. THE FILTER CLOTH SHOULD BE INSTALLED TO THE EXISTING GROUND SURFACE.
3. THE FENCE SHOULD BE INSTALLED TO THE EXISTING GROUND SURFACE.
4. MAINTENANCE SHALL BE PERFORMED AS REQUIRED TO KEEP THE FENCE IN GOOD WORKING ORDER.



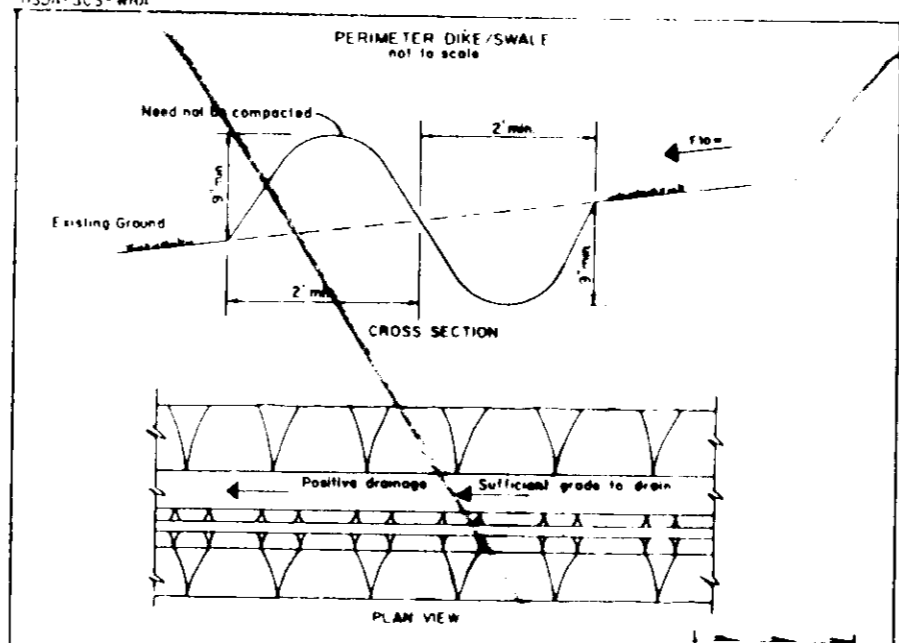
**STABILIZED CONSTRUCTION ENTRANCE**  
not to scale

1. Stone Size - One (1) stone of equivalent or lighter concrete equivalent.
2. Length - As required, but not less than 50 feet (except on a single residence lot where a 30 foot minimum length is acceptable).
3. Thickness - Not less than 12" (4) inches.
4. Width - Two (2) foot minimum, but not less than the full width of the entrance where a driveway or access occurs.
5. Filter Cloth - Will be placed over the entire area prior to placing of stone. Filter cloth will not be permitted on a slope steeper than 1:1.
6. Surface Water - All surface water flowing or diverted toward construction entrance shall be directed across the entrance. If possible, install a portable pump with 1:1 slope will be permitted.
7. Maintenance - The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as good stone is used and/or cleaning of any material used to top dressing. All sediment, fertilizer, dropped, washed or tracked onto public rights-of-way must be cleaned immediately.
8. Washing - Areas shall be cleaned to remove sediment prior to surface onto public rights-of-way. When washing is required, it shall be done in an area established with stone and which drains into an approved sediment trapping device.
9. All entrances shall be inspected and maintenance shall be provided after each site visit.



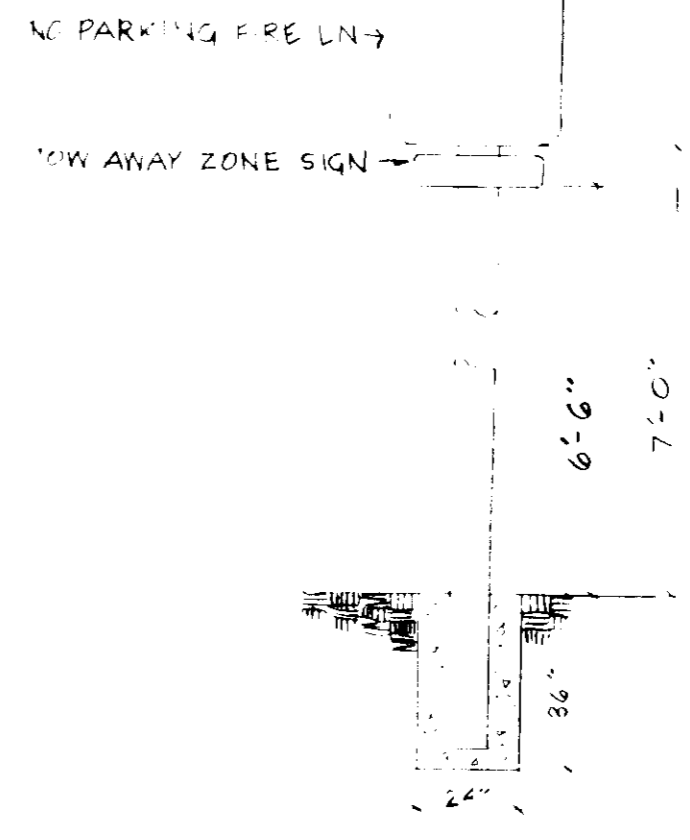
**STORM INLET SEDIMENT TRAP**

1. Sediment shall be removed and the trap returned to its original operation when the sediment has accumulated to the top of the trap. The trap shall be returned to its original operation as soon as possible after the sediment has been removed.
2. The trap shall be inspected and maintained in a condition which will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as good stone is used and/or cleaning of any material used to top dressing. All sediment, fertilizer, dropped, washed or tracked onto public rights-of-way must be cleaned immediately.
3. The trap shall be inspected and maintenance shall be provided after each site visit.



**PERIMETER DIKE**

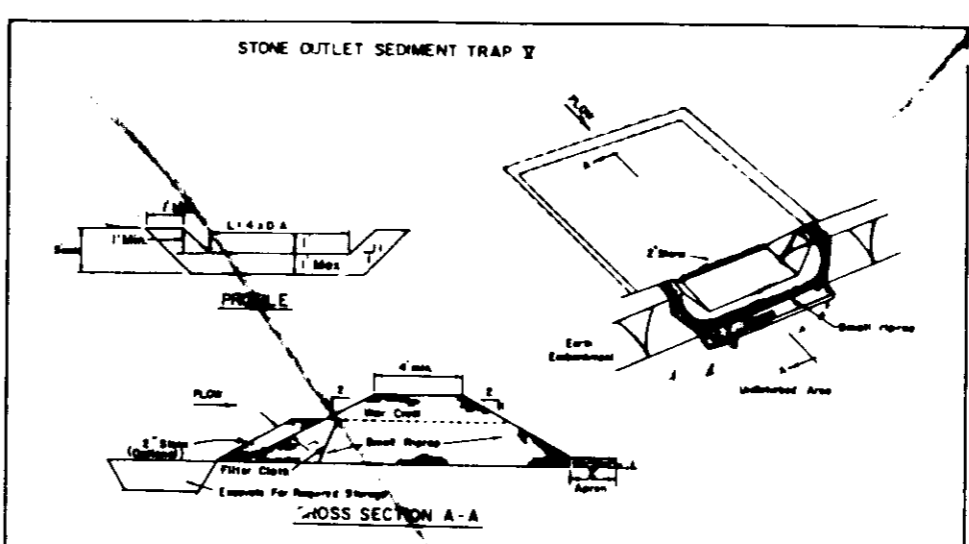
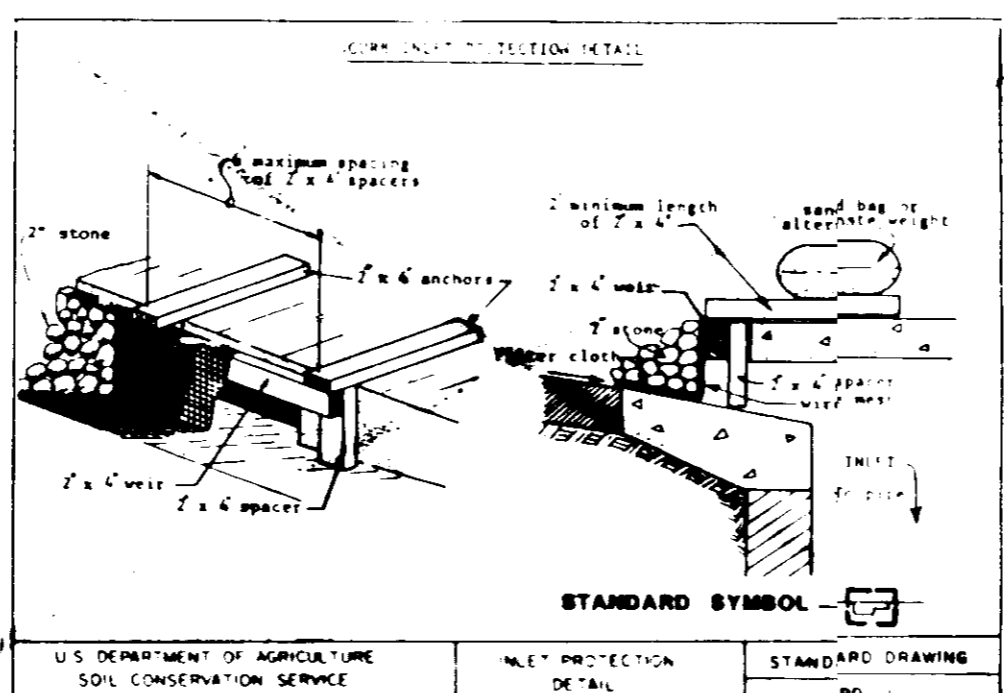
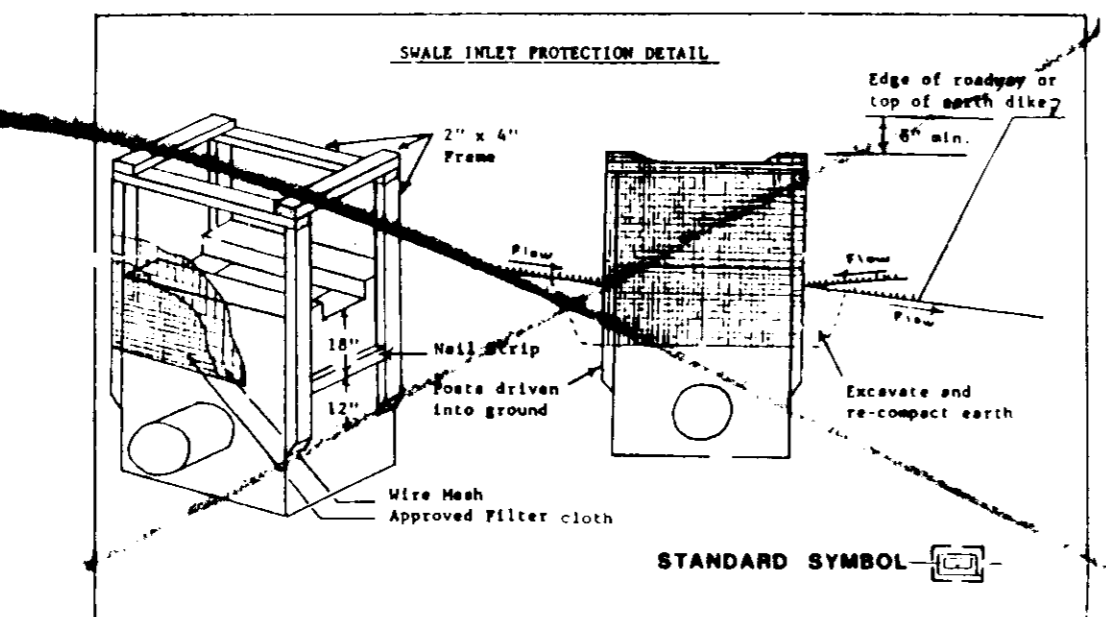
1. ALL PERIMETER DIKES SHALL HAVE UNIMPAIRED POSITIVE DRAINAGE TO AN OUTLET.
2. DIKES SHALL BE CONSTRUCTED FROM A DISTURBED AREA SHALL BE CONFINED TO A BEST PRACTICE DRAINAGE DEVICE.
3. DIKES SHALL BE CONSTRUCTED FROM A DISTURBED AREA SHALL BE CONFINED TO A BEST PRACTICE DRAINAGE DEVICE.
4. THE DIKE SHALL BE CONSTRUCTED FROM A DISTURBED AREA SHALL BE CONFINED TO A BEST PRACTICE DRAINAGE DEVICE.
5. THE DIKE SHALL BE CONSTRUCTED FROM A DISTURBED AREA SHALL BE CONFINED TO A BEST PRACTICE DRAINAGE DEVICE.
6. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AFTER EACH SITE VISIT.



**1 FIRE LANE SIGN DETAILS**  
NO SCALE

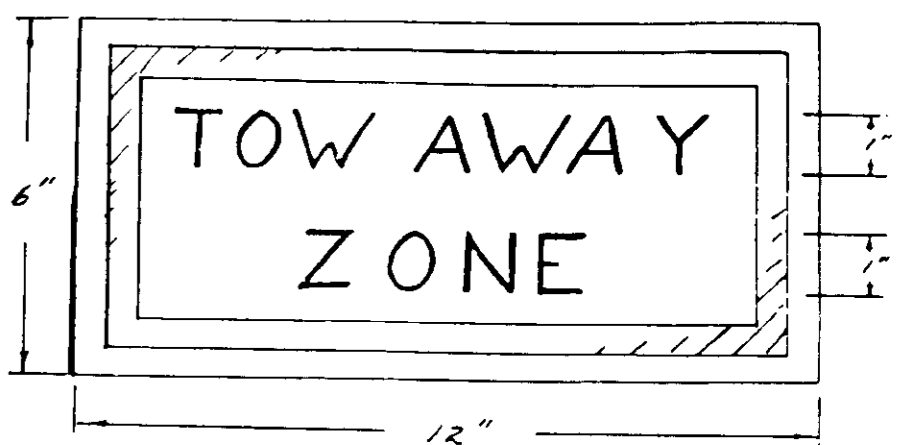
**SEDIMENT CONTROL NOTES**

1. A minimum of 24 hours notice must be given to the Howard County Office of Inspections and Permits prior to the start of any construction (902-7437).
2. All vegetative and structural practices are to be installed according to the provisions of this plan and are to be in conformance with the 1983 MISSOURI STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
3. Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within: a) 7 calendar days for all perimeter sediment control structures, dikes, perimeter slopes and all slopes greater than 2:1; b) 14 days for all other disturbed or graded areas on the project site.
4. All sediment traps/basins shown must be fenced and warning signs posted around their perimeter in accordance with Vol. 1, Chapter 12, of the HOWARD COUNTY DESIGN MANUAL - Storm Drainage.
5. All disturbed areas must be stabilized within the time period specified above in accordance with the 1983 MISSOURI STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL for permanent seedings (Sec. 51), and (Sec. 54), temporary seeding (Sec. 50) and mulching (Sec. 52). Temporary stabilization with mulch alone can only be done when recommended seeding dates do not allow for proper germination and establishment of grasses.
6. All sediment control structures are to remain in place and are to be maintained in operation condition until permission for their removal has been obtained from the Howard County Sediment Control Inspector.
7. Site Analysis:
  - Total Area of Site: 0.55 acres
  - Area Disturbed: 0.15 acres
  - Area to be roofed or paved: 0.11 acres
  - Area to be vegetatively stabilized: 0.29 acres
  - Total: 0.55 acres
8. Any sediment control practice which is disturbed by grading activity for placement of utilities, must be repaired on the same day of disturbance.
9. Additional sediment controls must be provided, if deemed necessary by the Howard County DEP sediment control inspector.
10. On all sites with disturbed areas in excess of 1/2 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.



**STONE OUTLET SEDIMENT TRAP**

1. A one foot layer of 2" stone may be placed on the upstream side of the trap in place of the unexcavated filter cloth.
2. Area under sediment shall be excavated, graded and restriped of top vegetation and root mat. The area shall be stabilized.
3. All cut and fill slopes shall be 2:1 or flatter.
4. The stone used in the outlet shall be small (1/2" to 1") in size with a 2" thickness of 2" aggregate placed on the top of the stone on the small (1/2" to 1") sediment filter cloth in the trap.
5. Sediment shall be removed and trap returned to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap.
6. The structure shall be inspected after each site visit and repair made as needed.
7. Construction operations shall be carried out in such a manner that tracking and water pollution is minimized.
8. The structure shall be removed and the area stabilized when the drainage area has been properly stabilized.



**TOW AWAY ZONE**  
Color: Red Letters & Border on White Reflective Background.  
RT-201 Designation in Manual on Uniform Traffic Control Devices

**TEMPORARY SEEDING NOTES**

**A. SEEDBED PREPARATION** - Loosen upper 3 inches of soil by discing, raking, or other acceptable means. **IF NOT PREVIOUSLY LOOSENED**

**B. SOIL AMENDMENTS** - Apply 600 lbs (15 lbs./1000 sq. ft.) of 10-20-10 fertilizer.

**C. SEEDING** - For periods March 1 thru April 30, and from August 15 thru November 15, seed with 2 1/2 bushels per acre (3.2 pounds/1000 sq. ft. of annual seed). For the period May 1 thru August 14 seed with 3 pounds per acre (0.07 lbs./1000 sq. ft.) with Weeping Lovegrass.

**D. MULCHING** - Apply 1.5 to 2 tons per acre (70 to 90 pounds per 1000 sq. ft.) of unrotted small grain straw immediately after seeding. Anchor mulch immediately after application using 200 gallons per acre (5 gallons per 1000 sq. ft.) of emulsified asphalt on flat areas. On slopes 8 feet or higher use 348 gallons per acre (8 gallons per 1000 sq. ft.).

**PERMANENT SEEDING NOTES**

**A. SEEDBED PREPARATION** - Scarify or otherwise loosen upper 3 inches of soil. Clods shall be broken up and the top three (3) inches of soil shall be worked into a satisfactory seedbed by raking, discing, or other acceptable means before seeding. **IF NOT PREVIOUSLY LOOSENED**

**B. SOIL AMENDMENTS** - Apply 3 tons per acre dolomitic limestone (38 lbs./1000 sq. ft.) and 600 lbs per acre 0-20-20 fertilizer (14 lbs./1000 sq. ft.). Harrow or disc lime and fertilizer into upper three inches of soil. At time of seeding, apply 400 lbs. per acre (99.2 lbs./1000 sq. ft.) of 38-0-0 ureaform fertilizer and 600 lbs per acre (1.5 lbs./1000 sq. ft.) of 10-20-20 fertilizer.

**C. SEEDING** - Grass seed shall be certified seed only and should be delivered to the site with original state certification, or, in the case of a mixture, certified by the Maryland Department of Agriculture.

**TURF GRASS MIXTURE**  
10 lbs./1000 sq. ft. or 300 lbs./acre

Common Name	% by Weight	Min % Purity	Minimum % Germination
Tall Fescue (Rebel TS, Hound Dog, Falcon No. 78 or Shannon K5-27)	90	98	90
Kentucky Blue Grass (Kenblue)	10	98	90

**D. 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. Apply mulch immediately after seeding. Anchor mulch immediately after application using 348 gallons per acre (8 gallons/1000 sq. ft.) of emulsified asphalt.

**E. MAINTENANCE** - Inspect all seeded areas and make needed repairs, replacements, and reseedings.

**SEEDING CERTIFICATE**

I, the undersigned, hereby certify that the seed used in the above described project is certified seed and meets the requirements of the Maryland Department of Agriculture.

NOTE: GRADING OF SITES MAY NOT BEGIN UNTIL ALL PERIMETER DRAINS, GRAVEL STORAGE STRUCTURES ARE IN PLACE AND SLOPES BROUGHT TO FINISHED GRADE AND COMPLETELY STABILIZED.

**DEVELOPER/BUILDER'S CERTIFICATE**

I, the undersigned, hereby certify that all development and construction will be done according to this plan of development and plan for erosion and sediment control and that all responsible persons involved in the construction project will have a certificate of attendance at a dept. of natural resources approved training program for the control of sediment and erosion control before beginning the project. I also authorize periodic on-site inspection by the HOWARD COUNTY SEDIMENT CONTROL DISTRICT OF THEIR AUTHORIZED AGENTS AS DEEMED NECESSARY.

**ENGINEER'S CERTIFICATE**

I, the undersigned, hereby certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of site conditions and that it was prepared in accordance with the requirements of the HOWARD COUNTY SEDIMENT CONTROL DISTRICT.

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

*[Signature]* 7-31-89  
COUNTY HEALTH OFFICER DATE

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING

*[Signature]* 8/18/89  
PLANNING DIRECTOR DATE

*[Signature]* 8/18/89  
CHIEF DIVISION OF COMMUNITY DEVELOPMENT DATE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

*[Signature]* 7/27/89  
DIRECTOR DATE

*[Signature]* 7-27-89  
CHIEF BUREAU OF ENGINEERING DATE

LAND DESIGN ASSOCIATES  
718 HIGHWOOD DRIVE  
BALTIMORE, MD 21212 301/323 6344

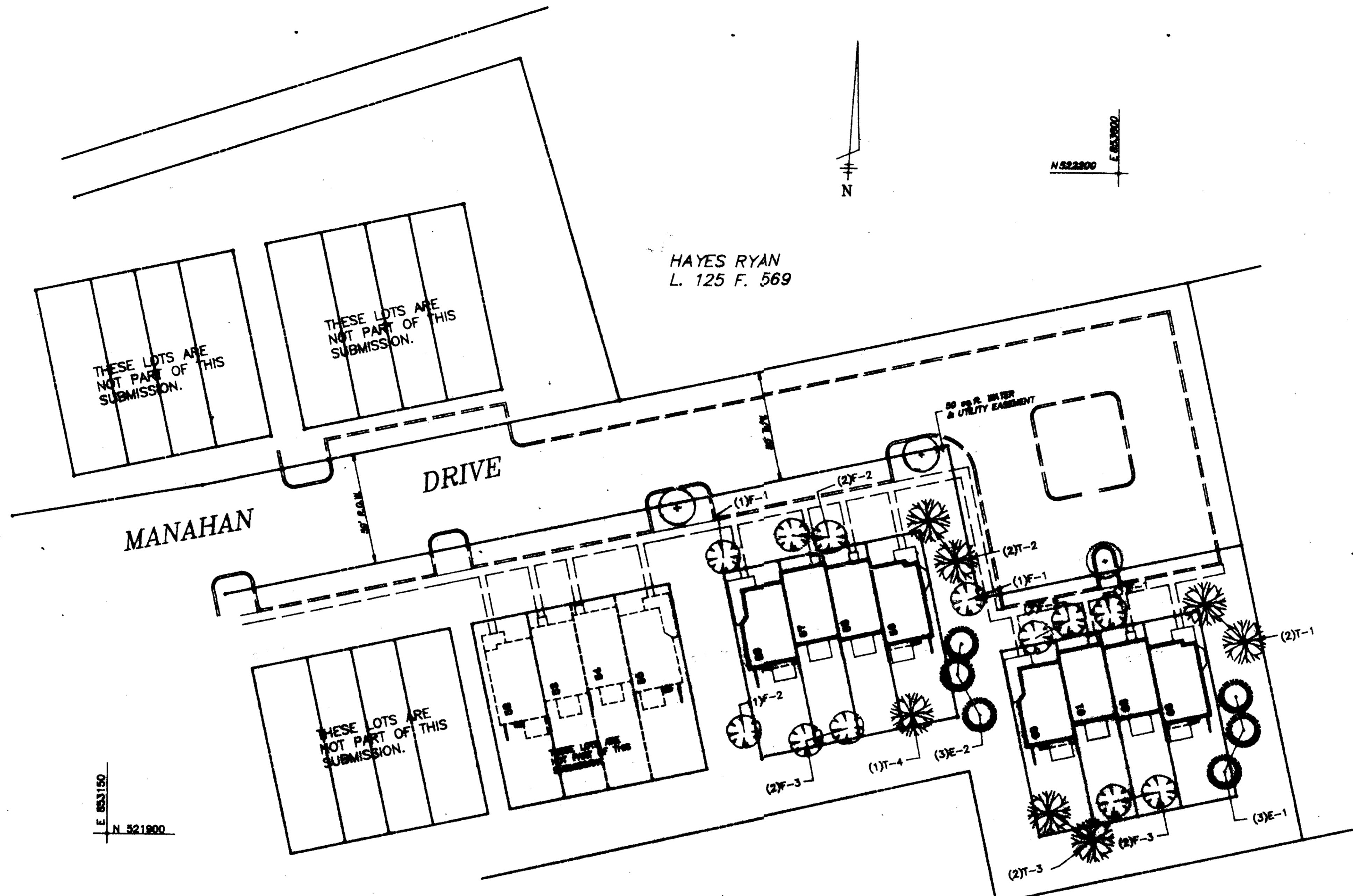
REVISIONS

**TOLL HOUSE**  
SECTION 2 PARCEL \*1183-254 LOTS 56-63  
SITE DEVELOPMENT & SEDIMENT CONTROL PLAN  
SECOND ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

FOR: GRAYSON HOMES, INC.  
9025 CHEVROLET DRIVE  
ELLCOTT CITY, MD 21043

DESIGNED R.L.W.  
DRAWN P.S.  
CHECKED R.L.W.

SHEET 2 OF 3  
DATE 7-7-89



**PLANT QUANTITIES**

8 Units X 3 Trees Per Unit = 24 Trees Required

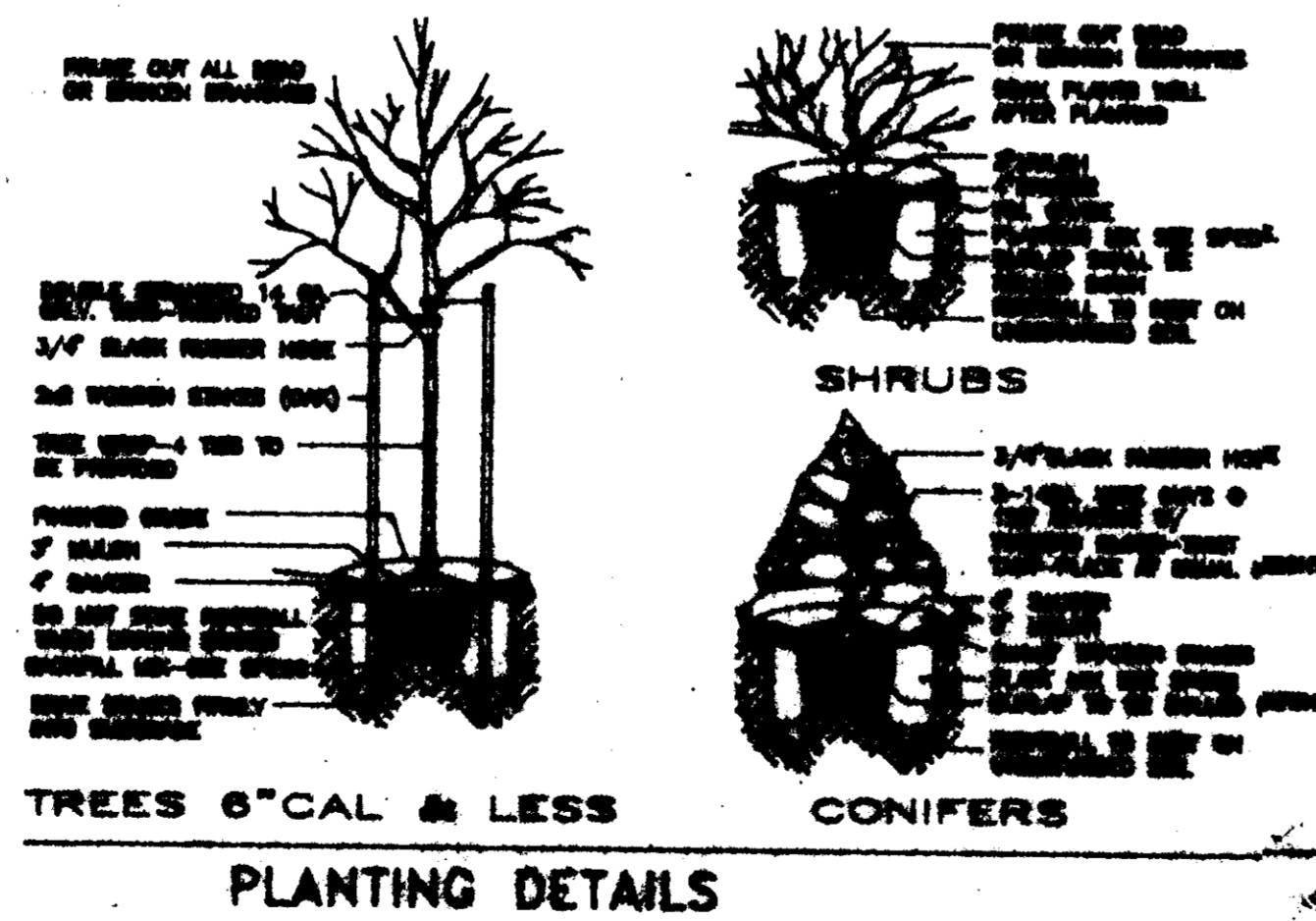
**TREES PROVIDED**

- 7 Major Deciduous Trees
- 12 Flowering Trees
- 6 Evergreens

Total Trees Provided = 25

**Cumulative Plant List**

KEY QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
T-1 2	Acer rubrum "October Glory"	October Glory Red Maple	2.5-3" cal.	B&B
T-2 2	Pyrus calleryana "Bradford"	Bradford Pear	2.5-3" cal.	B&B
T-3 2	Quercus phellos	Willow Oak	2.5-3" cal.	B&B
T-4 1	Tilia cordata "Greenspire"	Little Greenspire Linden	2.5-3" cal.	B&B
F-1 3	Cornus florida	Flowering Dogwood	1.5-2" cal.	B&B
F-2 5	Prunus sargentii	Sargent Cherry	1.5-2" cal.	B&B
F-3 4	Malus baccata	Siberian Crabapple	1.5-2" cal.	B&B
E-1 3	Picea pungens	Colorado Blue Spruce	6-7' hgt.	B&B
E-2 3	Pinus nigra	Austrian Pine	6-7' hgt.	B&B



**LEGEND**

- MAJOR DECIDUOUS TREE
- FLOWERING TREE
- EVERGREEN TREE
- EXISTING STREET TREE

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS-HOWARD COUNTY HEALTH DEPARTMENT  
 COUNTY HEALTH OFFICER: *[Signature]* DATE: 7-21-89

APPROVED HOWARD COUNTY OFFICE OF PLANNING & ZONING  
 PLANNING DIRECTOR: *[Signature]* DATE: 8/10/89

CHIEF ENGINEER OF COMMUNITY PLANNING AND LAND DEVELOPMENT  
 DIRECTOR: *[Signature]* DATE: 8/10/89

APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE STORM DRAINAGE SYSTEMS AND PUBLIC ROADS  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS  
 DIRECTOR: *[Signature]* DATE: 7/27/89

CHIEF BUREAU OF ENGINEERING: *[Signature]* DATE: 7-27-89



PLANTING DESIGN BY:  
**Peek/Smith, Inc.**

Landscape Architecture/Land Planning  
 222 Gadsdenville Road, Gadsdenville, MD 301/788-6880

LAND DESIGN ASSOCIATES 718 HIGHWOOD DRIVE BALTIMORE, MD. 21212 301-323-6344	LOTS: 56 THRU 63
<b>TOLLHOUSE</b>	
SECTION 2 PARCEL NO. 1183-254	
<b>PLANTING PLAN</b> SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND	
FOR: GRAYSON HOMES INC. 8888 CHEVROLET DRIVE ELLICOTT CITY MD. 21043	DESIGNED: GSR DRAWN: GSR CHECKED: ELP
SCALE: 1"=30' SHEET 3 OF 3 DATE: 6/7/89	