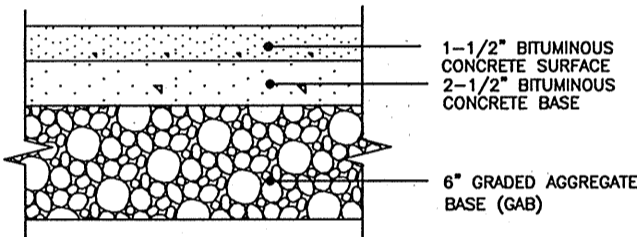


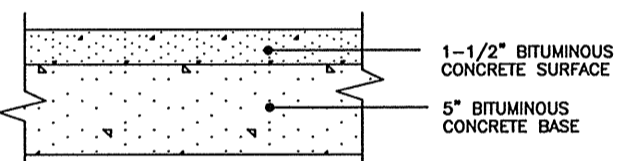
- THE FOLLOWING STANDARD SIGN DESIGN SPECIFICATIONS SHALL APPLY:
1. THE SIGN SIZE SHALL BE 12" x 18".
 2. THE SIGN MATERIAL SHALL BE 0.080 GAUGE THICKNESS ANODIZED ALUMINUM.
 3. THE SIGN SHALL HAVE A GREEN BACKGROUND WITH 3" HIGH WHITE REFLECTIVE NUMBERS AND ARROW WITH A WHITE REFLECTIVE BORDER.
 4. WHERE A PRIVATE ROAD NAME IS IN USE OR PART OF A PRIVATE HOMEOWNER'S ARTICLES OF INCORPORATION AGREEMENT THE SIGN SIZE WILL BE ENLARGED TO ACCOMMODATE THE NECESSARY LETTERING BUT REMAIN PROPORTIONAL TO THE ABOVE DESIGN LIMITS.
 5. THE SIGN WILL BE INSTALLED WITHIN THE COMMON DRIVEWAY EASEMENT AREA AS NOTED ON THE FINAL PLAN.
 6. ADDRESS NUMBER IDENTIFICATION SIGNS ARE TO BE PROVIDED UNDER THE TENANTS OF THE HOMEOWNER'S ASSOCIATION INCORPORATION OR A PROPERTY MANAGEMENT COMPANY FOR INSTALLATION AND MAINTENANCE IN ACCORDANCE WITH THE DEPARTMENT OF PLANNING AND ZONING ADDRESS NUMBERING SYSTEM AND PER SECTION 3.503(c) OF THE HOWARD COUNTY CODE - PUBLIC SIGNS, MAINTENANCE/REPAIR AND REPLACEMENT OF THE ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR A PROPERTY MANAGEMENT COMPANY.
 7. COMPLIANCE REGARDING THE INSTALLATION OF THE NEW ADDRESS NUMBER DIRECTIONAL SIGNS WILL BE ENFORCED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF FINAL APPROVAL FOR ISSUANCE OF THE USE AND OCCUPANCY PERMITS.

HOWARD COUNTY APPROVED SIGN DESIGN AND INSTALLATION DETAIL

NOT TO SCALE



GRANULAR BASE ALTERNATIVE



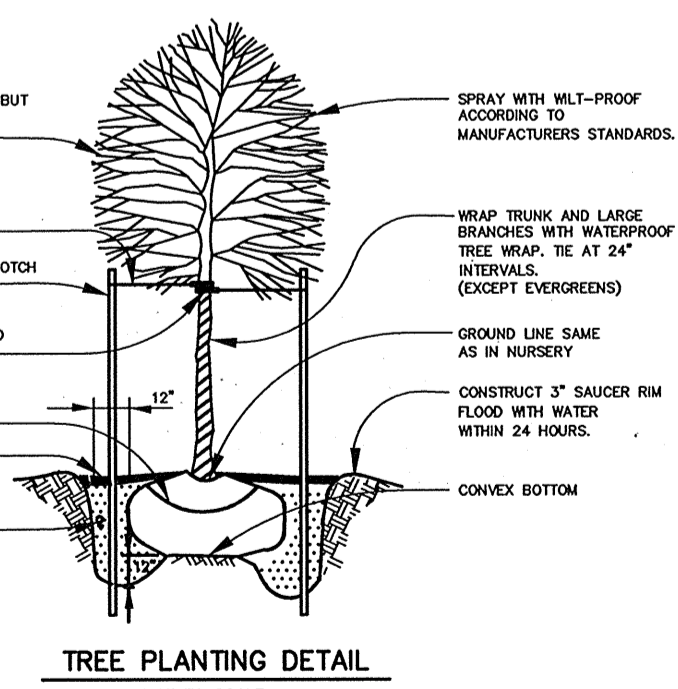
FULL DEPTH BIT. CONC. ALTERNATIVE

P-2 PAVING DETAIL

NOTE: LANDSCAPING FOR THIS SUBDIVISION IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

SCHEDULE A PERIMETER LANDSCAPE EDGE		
CATEGORY	ADJ. TO PERIMETER PROP. (1)	ADJ. TO TRASH PAD (3)
LANDSCAPE TYPE	B	B
LINEAR FEET OF PERIMETER OR ROADWAY FRONTAGE	790 L.F.	28 L.F.
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO
NUMBER OF PLANTS REQUIRED	790 L.F.	28 L.F.
SHADE TREES	16	-
EVERGREEN TREES	20	-
OTHER TREES (2-1 SUBSTITUTE)	-	-
SHRUBS (10-1 SUBSTITUTE)	-	20*
NUMBER OF PLANTS PROVIDED	16	-
SHADE TREES	16	-
EVERGREEN TREES	20	-
OTHER TREES (2-1 SUBSTITUTE)	-	-
SHRUBS (10-1 SUBSTITUTE)	-	20

*1 SHADE TREE AND 1 EVERGREEN REQUIRED. SHRUBS WILL BE SUBSTITUTED FOR THEM AT A 10:1 RATIO

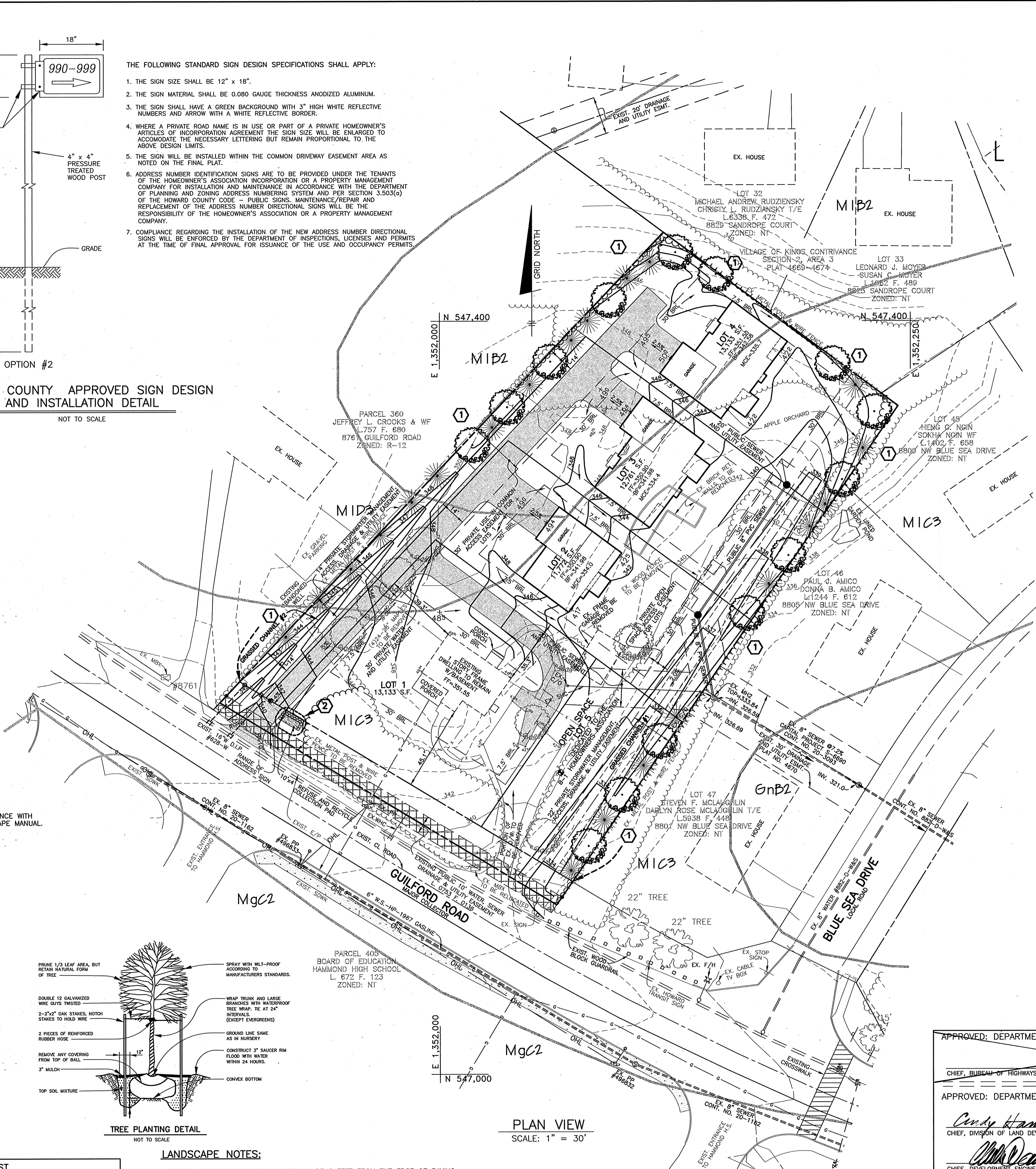


TREE PLANTING DETAIL NOT TO SCALE

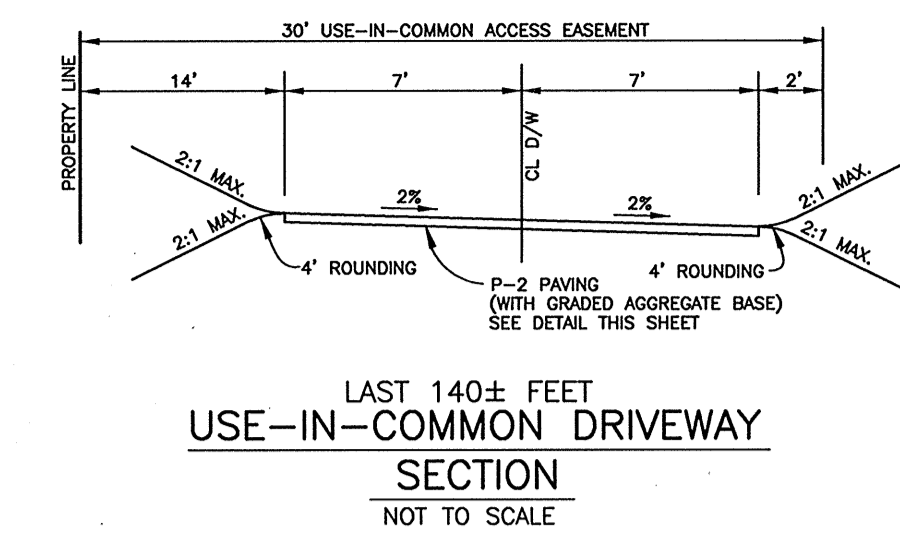
LANDSCAPE NOTES:

1. TREES SHOULD BE PLANTED A MINIMUM OF 6 FEET FROM THE EDGE OF PAVING AND MUST BE A MINIMUM OF 5 FEET FROM ANY STORM DRAIN.
2. TREES MUST BE PLANTED A MINIMUM OF 5 FEET FROM AN OPEN SPACE ACCESS STRIP AND 10 FEET FROM A DRIVEWAY.
3. SEE TREE PLANTING DETAIL - THIS SHEET.
4. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL.
5. LANDSCAPING IS NOT REQUIRED FOR THE GRASSED CHANNELS.
6. LANDSCAPE SURETY IN THE AMOUNT OF \$8,400.00 FOR THE REQUIRED 16 SHADE TREES (\$4,800), 20 EVERGREEN TREES (\$3,000) AND 20 SHRUBS (\$600) WILL BE POSTED AS PART OF THE GRADING PERMITS FILED WITH THE SITE DEVELOPMENT PLAN.
7. INSTALLATION OF LANDSCAPING AND POSTING OF LANDSCAPE SURETY SHALL BE DEFERRED UNTIL THE SITE DEVELOPMENT PLAN.

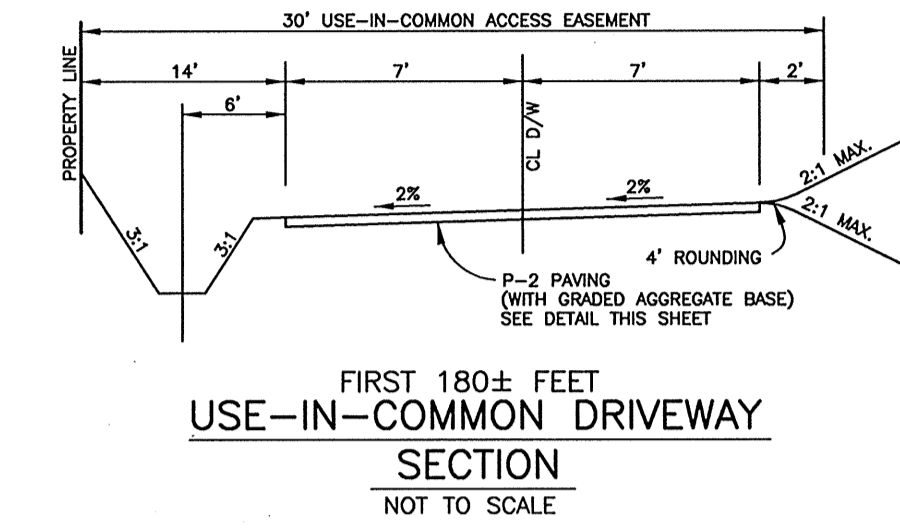
LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	16	QUERCUS RUBRA (Red Oak)	2-1/2" - 3" cal. SHADE TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	PINUS STROBUS (Eastern White Pine)	6' - 8' ht. EVERGREEN TREES ALONG PERIMETER TO BE PROVIDED BY THE DEVELOPER
	20	AZALEA 'Delaware Valley White' (Delaware Valley White Azalea)	18" - 24" sp. EVERGREEN SHRUBS TO BE PLANTED ALONGSIDE TRASH PADS LOCATIONS TO BE PROVIDED BY THE DEVELOPER



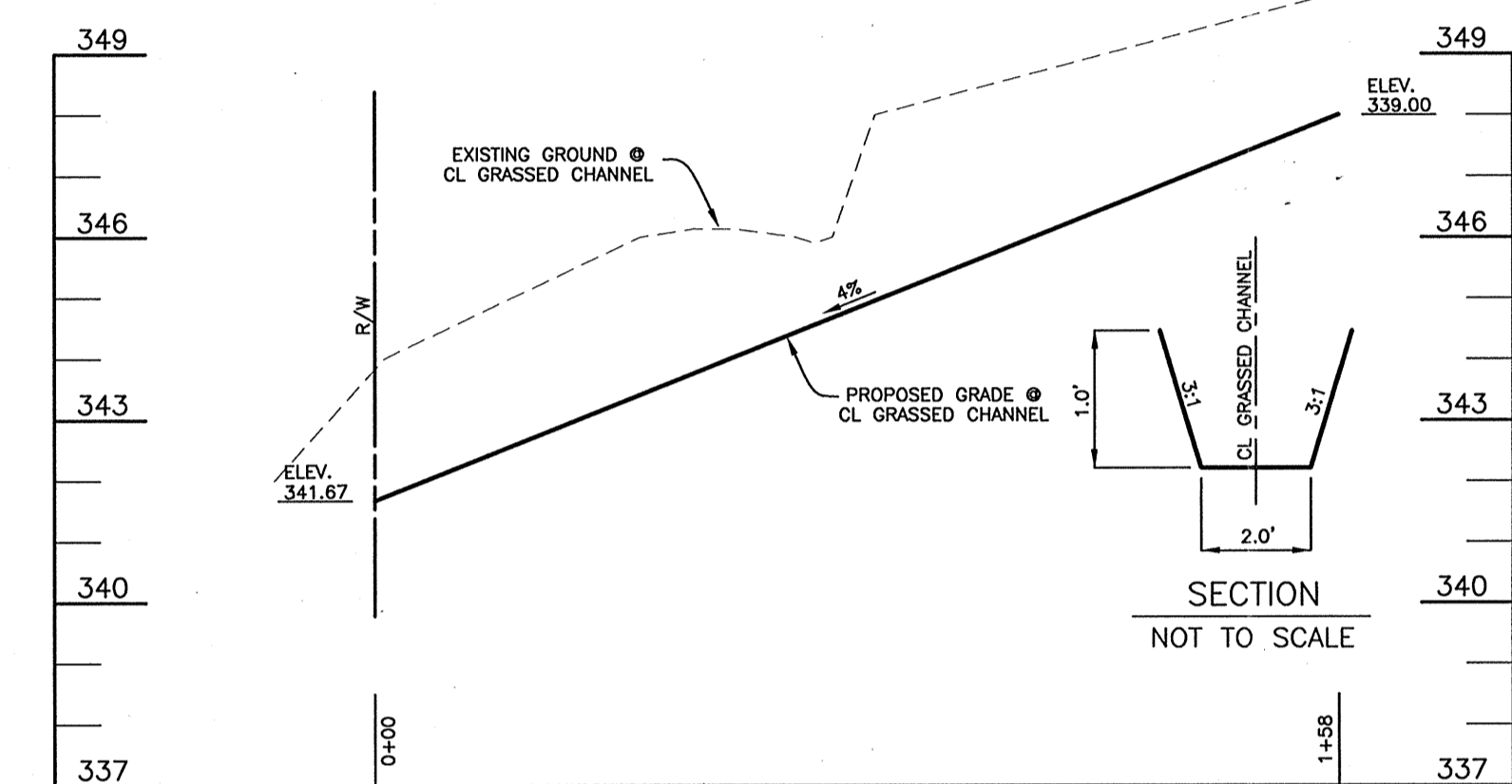
PLAN VIEW SCALE: 1" = 30'



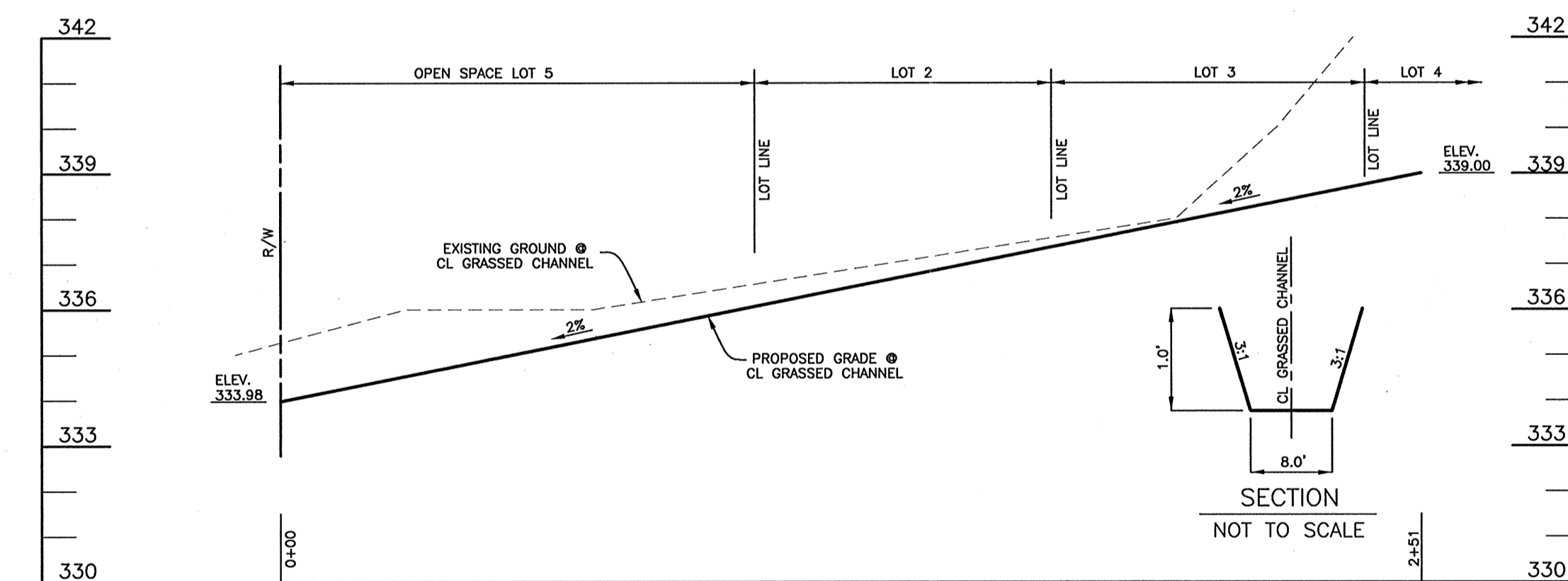
LAST 140± FEET USE-IN-COMMON DRIVEWAY SECTION NOT TO SCALE



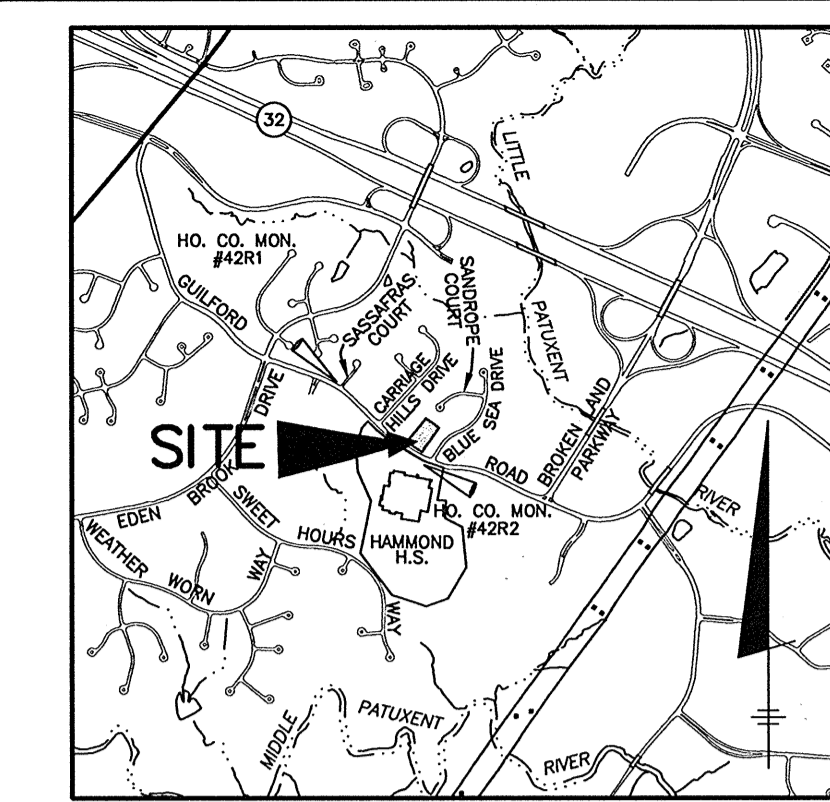
FIRST 180± FEET USE-IN-COMMON DRIVEWAY SECTION NOT TO SCALE



PROFILE SCALE: 1"=5' VERT., 1"=30' HORIZ. GRASSED CHANNEL #2 DETAILS



PROFILE SCALE: 1"=5' VERT., 1"=30' HORIZ. GRASSED CHANNEL #1 DETAILS



VICINITY MAP SCALE: 1" = 2000'

BENCH MARKS	
HO. CO. #42R1	HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT NORTH CORNER OF GUILFORD ROAD AND SASSAFRAS CT. 3.1' FROM E/P. 39.8' FROM LIGHT POLE	
ELEV. 375.950	
HO. CO. #42R2	HOR: NAD83, VERT: NAVD88
3/4" IRON ROD AT SW CORNER OF GUILFORD AND BLUE SEA DRIVE. 38.8' FROM LAMP POST. 63.8' FROM C&P POLE #8	
ELEV. 331.507	

APPROVED: DEPARTMENT OF PUBLIC WORKS

CHIEF, BUREAU OF HIGHWAYS DATE

APPROVED: DEPARTMENT OF PLANNING AND ZONING

Candy Hamites 10/21/04 DATE

10/21/04 DATE

SOILS LEGEND	
MAP SYMBOL	SOIL GROUP
GnB2	C* GLENVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MgC2	B MANOR GRAVELLY LOAM, 8 TO 15 PERCENT SLOPES, MODERATELY ERODED
MIB2	B MANOR LOAM, 3 TO 8 PERCENT SLOPES, MODERATELY ERODED
MIC3	B MANOR LOAM, 8 TO 15 PERCENT SLOPES, SEVERELY ERODED
MID3	B MANOR LOAM, 15 TO 25 PERCENT SLOPES, SEVERELY ERODED

BENCHMARK ENGINEERING, INC.

ENGINEERS • LAND SURVEYORS • PLANNERS

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e-mail: bel@bel-civilengineering.com

Donnell Mason 9/16/04

OWNER:	WILLIAM A. STEIGERWALD 8785 GUILFORD ROAD COLUMBIA, MARYLAND 21046 410-381-5589	PROJECT:	KINGS PLACE LOTS 1 - 4 AND OPEN SPACE LOT 5
DEVELOPER:	CORNERSTONE HOLDINGS, L.L.C. 9695 NORFOLK AVENUE LAUREL, MARYLAND 20723 410-792-2565	LOCATION:	TAX MAP: 42, GRID: 8 PARCEL: 16 6-IN-1 ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DESIGN: DBT	DRAFT: DBT	CHECK: CAM	TITLE: SUPPLEMENTAL GRADING, LANDSCAPE AND SOILS PLAN
DATE: SEPTEMBER, 2004	PROJECT NO. 1700	SCALE: AS SHOWN	SHEET 1 OF 1