

Schedule A
Perimeter Landscape Edge

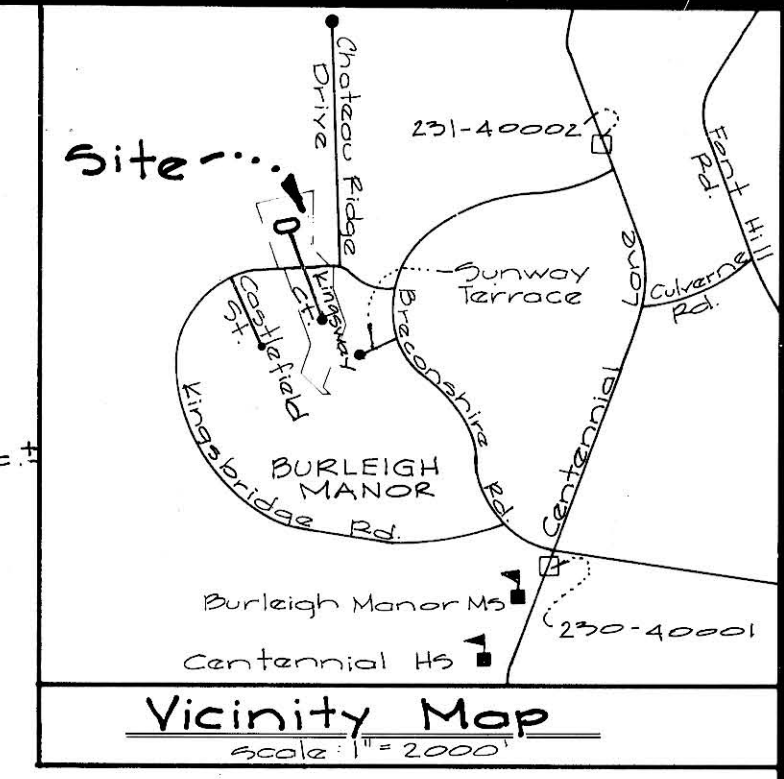
Category	Adjacent to Roadways	Lot 705	Lot 775	Lot 774
Landscape Type	2'-0" Family-Style to Road			
Linear Feet of Roadway Frontage Perimeter		252'	212'	250'
Credit for Existing Vegetation (Yes, No, Linear Feet) (Describe below if needed)		Yes 50'	Yes 100'	No
Credit for Wall, Fence or Barn (Yes, No, Linear Feet) (Describe below if needed)		No	No	No
Number of Plants Required				
Shade Trees		1:50 = 4	1:50 = 2	1:50 = 4
Evergreen Trees		1:40 = 5	1:40 = 2	1:40 = 5
Shrubs				
Number of Plants Provided				
Shade Trees		⊙ = 4	⊙ = 2	⊙ = 4
Evergreen Trees		⊙ = 5	⊙ = 2	⊙ = 5
Other Trees (2:1 substitution)				
Shrubs (10:1 substitution)				
(Describe plant substitution credits below if needed)				

Minimum Lot Size Chart

Lot No	Gross Area	Pipestem Area	Remaining Area	100 Yr Floodplain	2 1/2% Slopes	Min. Lot Size
705	41,585 #	1,080 #	39,705 #	N/A	N/A	39,705 #
709	44,175 #	3,525 #	40,647 #	N/A	N/A	40,647 #

Open Space Requirements

- Entire 21 lot subdivision - Gross Area = 22.751 Ac.
- Required (10%) = 2.275 Ac.
- Provided (lots 784 & 785) = 2.775 Ac. + 0.216 Ac = 2.991 Ac (13.1%)



GENERAL NOTES

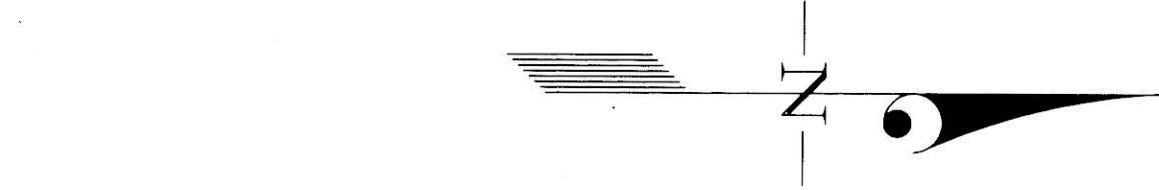
- THE PROJECT IS CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED
- PROJECT BACKGROUND:
LOCATION: KINGSBRIDGE ROAD, APPROXIMATELY 1000' WEST OF BRECONSHIRE ROAD.
TAX MAP 23, Parcels A & B
ZONING: R-20
ELECTION DISTRICT: 2
GROSS AREA OF TRACT: 15.42 AC.
NET AREA OF TRACT: 14.33 AC +/-
AREA OF ROAD R/W: 1.09 AC +/-
AREA OF PROPOSED LOTS/PARCELS: 14.14 AC +/-
NUMBER OF LOTS/PARCELS (BUILT) 1 OPEN SPACE
- SKETCH PLAN FILE NUMBER AND APPROVAL DATE:
S 94-25 / APRIL 7, 1994
PREVIOUS DP2 FILE NUMBERS: F 91-17, S 86-98, P 88-100, F 88-124, F 88-207, F 95-03, F 95-117, W 95-184
- TOPOGRAPHY SHOWN HAS A 2' CONTOUR INTERVAL AND WAS PHOTOGRAPHED BY PHOTOGRAMMETRIC DATA SERVICES, INC. ON 4/19/94.
- WATER AND SEWER WILL BE PUBLIC.
- STORMWATER MANAGEMENT WILL BE PROVIDED ON SITE USING A COMBINATION OF A DETENTION/PERMANENT POOL FACILITY. P 95-03 & F 95-117
- THE FLOODPLAIN EASEMENT SHOWN WAS TAKEN FROM A PREVIOUS RECORDED PLAT FOR THIS SUBDIVISION, THE RECORDING REFERENCE IS PLAT NUMBER 9929.
- THE WETLAND DELINEATION WAS PERFORMED BY EXPLORATION RESEARCH, INC. ON MAY 25, 1994.
- THE TRAFFIC STUDY WAS PERFORMED BY THE TRAFFIC GROUP ON FEBRUARY 11, 1994.
- A NOISE STUDY WAS NOT REQUIRED FOR THIS PROJECT.
- THE GEOTECHNICAL STUDY WAS PERFORMED BY HILLIS-CARNES ENGINEERING ASSOC., INC. ON JULY 19, 1994.
- EXISTING UTILITIES WERE SHOWN PER APPROVED PLANS FOR THE ADJOINING PROPERTIES.
- STREET TREES WILL BE PROVIDED IN ACCORDANCE WITH DESIGN MANUAL, VOLUME III, SECTION 2.12.7.
- BEDIMENT CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE "1994 MARYLAND STANDARDS & SPECIFICATIONS FOR SOIL EROSION AND BEDIMENT CONTROL."
- SIDEWALKS WILL BE PROVIDED AT FINAL PLAN STAGE IN ACCORDANCE WITH SECTION 16.104 OF THE SUBDIVISION REGULATIONS.
- THE LANDSCAPE PLANTING SHOWN WILL BE INSTALLED BY THE DEVELOPER.
- FOREST CONSERVATION PROVIDED UNDER P 95-03 & F 95-117

Curve Data Road 'A'

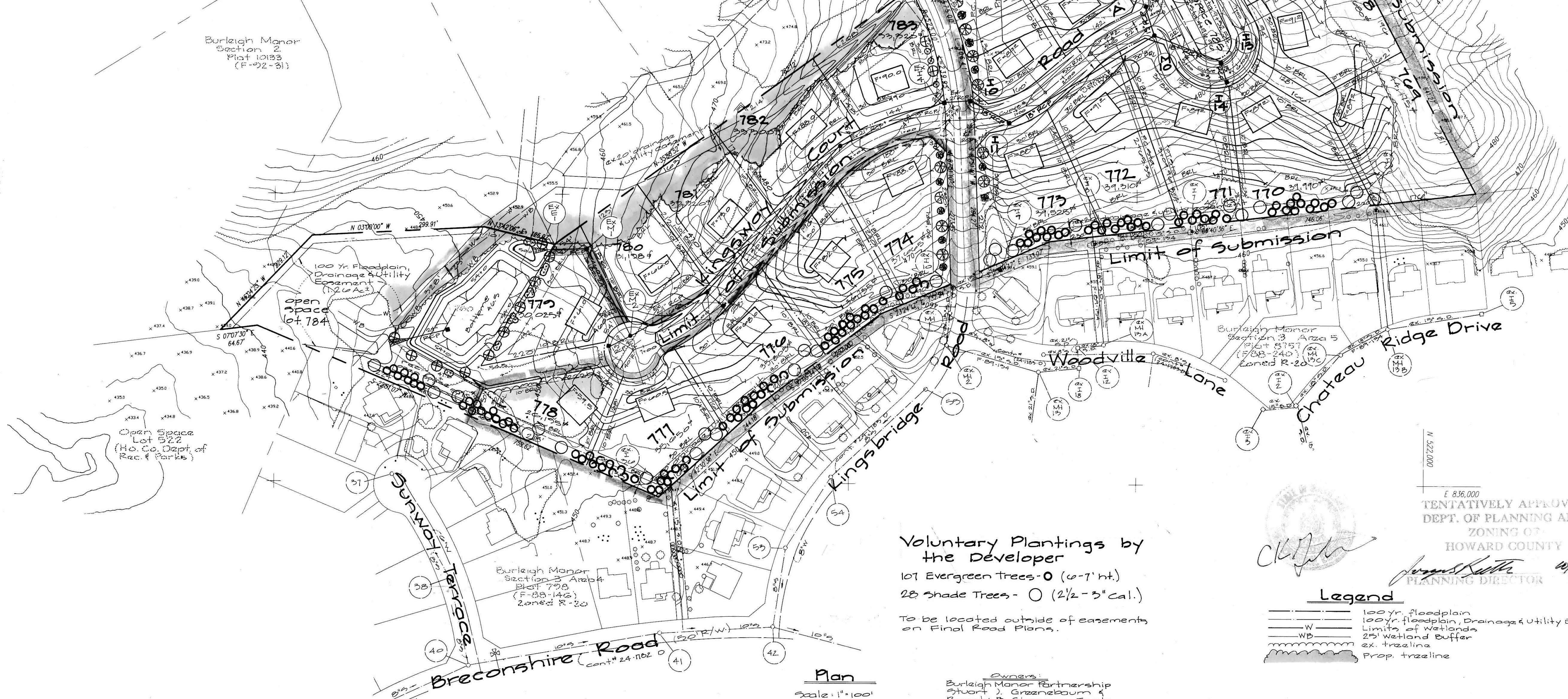
CURVE #1	CURVE #3
R = 200'	R = 250'
L = 124.41'	L = 172.91'
Δ = 56°55'59"	Δ = 100°00'00"
CURVE #2	CURVE #4
R = 200'	R = 50'
L = 172.91'	L = 172.91'
Δ = 12°46'52"	Δ = 180°00'00"

- Notes:
- Kingsway Court, Lots 774 through 784 and the improvements for these lots have been submitted and approved under P 95-03 and F 95-117. The use of this preliminary plan for the subdivision of Parcels A and B in order to create lots 705 through 778 and 785.
 - Stormwater management for lots proposed under this preliminary plan submission is being provided under P 95-117.
 - The Forest Conservation Plan for the areas in the submission has been submitted and approved under P 95-03.

Note:
Lots 779-784 have been approved under P 95-03 and F 95-117.



This table excludes Voluntary plantings along rear of lots 770-784



Voluntary Plantings by the Developer

101 Evergreen Trees - 0 (4-7' ht.)
25 Shade Trees - 0 (2 1/2 - 3" Cal.)

To be located outside of easements on Final Road Plans.

TENTATIVELY APPROVED
DEPT. OF PLANNING AND ZONING OF
HOWARD COUNTY

J. Scott Kuttel
PLANNING DIRECTOR

Legend

- 100 yr. floodplain
- 100 yr. floodplain, Drainage & Utility Easmt.
- W - Limits of Wetlands
- WP - 25' Wetland Buffer
- ex. - tree line
- Prop. - tree line

Plan
Scale: 1" = 100'

Prepared for:
Greenbaum & Rose Assoc. Inc.
Suite 410 Woodholme Center
1827 Reisterstown Road
Baltimore, Maryland 21208
Phone: (410) 484-0400
Attn: Mark Bennett

Preliminary Plan
Kingsbridge @ Burleigh Manor
Lots 705-778 and 785
A Resubdivision of Parcels A & B
2nd Election District
Howard County, Maryland

SCALE	ZONING	G. L. W. FILE No.
1" = 100'	R-20	9400B
DATE	TAX MAP No.	SHEET
July 1995	23	1 of 1

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK - BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 NO. VA.: (301) 989-2524 BALT.: (410) 880-1820 FAX: (301) 421-4186 DES. DRN. CHK.

DATE	REVISION	BY	APPR.

P-96-04