

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT AREA
2	26,610 S.F.±	643 S.F.±	25,967 S.F.±
3	32,978 S.F.±	1,648 S.F.±	31,330 S.F.±
4	56,718 S.F.±	2,559 S.F.±	54,159 S.F.±
5	40,000 S.F.±	2,486 S.F.±	37,514 S.F.±

COORDINATE LIST		
NO.	NORTH	EAST
1	565,391.079	1,366,122.665
2	565,546.743	1,366,642.493
3	565,483.792	1,366,663.472
4	565,552.473	1,366,878.883
5	565,569.094	1,366,931.012
6	565,355.171	1,366,978.126
7	565,339.557	1,366,925.776
8	565,112.943	1,366,165.991

NOTE: COORDINATES AND GRID TICKS SHOWN HEREON ARE BASED ON THE NAD '83 AND ARE IN FEET. TO CONVERT TO METERS DIVIDE BY 3.28083333.

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, PRIVATE UTILITIES, PRIVATE NATURAL CONSERVATION AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH LOTS 1 THROUGH 6, OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER A DEED(S) FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY, WITH A METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND, IN CASE OF A FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF DEVELOPER'S OBLIGATION UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF THE DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.

WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

W. H. Burke Jr. 6-27-02
(SIGNATURE OF PLATTING SURVEYOR) DATE
William H. Burke Jr.
(NAME OF FIRM OR PARTNERSHIP THAT OWNS THE PROPERTY BEING SURVEYED BY THE PLAT)
William H. Burke Jr. Trustee 6-28-02
(SIGNATURE OF OWNER) DATE

TOTAL AREA TABULATION	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	4
TOTAL NUMBER OF PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS OR PARCELS TO BE RECORDED	6
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,588 Ac±
TOTAL AREA OF PARCELS	0.000 Ac±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	1.101 Ac±
TOTAL AREA OF LOTS OR PARCELS TO BE RECORDED	4.689 Ac±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.273 Ac±
TOTAL AREA TO BE RECORDED	4.962 Ac±

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

Penny Brantley MKP-JS 7/12/02
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

William H. Burke Jr. 7/11/02
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
James R. Smith MK 7/15/02
DIRECTOR DATE

GENERAL NOTES

- TAX MAP: 31, PARCEL: 488, BLOCK: 24
- SUBJECT PROPERTY ZONED R-20 PER THE 10/18/93 COMPREHENSIVE ZONING PLAN. THE SUBJECT PROPERTY IS BEING DEVELOPED UNDER THE REQUIREMENTS FOR THE R-20 ZONING DISTRICT, IN ACCORDANCE WITH SECTION 107.6 OF THE ZONING REGULATIONS.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JANUARY 22, 1999, BY LDE, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 37A2 AND 37A3.
STA. NO. 37A2 N 562,120.845 ELEV.: 403.66
E 1,369,913.218
STA. NO. 37A3 N 561,130.798 ELEV.: 385.62
E 1,369,913.218
- DENOTES GRANITE MONUMENT FOUND
○ DENOTES AN IRON PIN OR IRON PIPE FOUND.
BRL DENOTES A BUILDING RESTRICTION LINE.
- SURVEY WORK AND DOCUMENTS ARE TO BE PERFORMED IN CONFORMANCE WITH SUBTITLE 13, BOARD OF PROFESSIONAL LAND SURVEYORS, 09.13.06 STATE OF MARYLAND MINIMUM STANDARDS OF PROFESSIONAL PRACTICE.
- ALL AREAS ARE MORE OR LESS.
- THIS SUBDIVISION IS IN THE METROPOLITAN DISTRICT. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- NO WETLANDS OR FLOODPLAIN EXIST ON-SITE.
- NO BURIAL GROUNDS OR CEMETARIES EXIST ON-SITE.
- NO STEEP SLOPES OVER 20,000 SQ. FT. EXIST ON-SITE.
- OPEN SPACE REQUIRED = 6%
OPEN SPACE PROVIDED = 22%
MINIMUM LOT SIZE = 20,000 S.F.
- FOREST CONSERVATION OBLIGATIONS FOR THIS SUBDIVISION ARE MET BY DESIGNATING A FOREST CONSERVATION AREA WITHIN OPEN SPACE LOTS 1 AND 6. THE 1.1 AC. OF FOREST CONSERVATION REQUIRED IS SATISFIED BY PLACING 1.0 AC. INTO FOREST CONSERVATION EASEMENT AND A FEE-IN-LEIN PAYMENT OF \$2,175.00 FOR THE REMAINING 0.1 AC. AT 20 CENTS/SQ. FT.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
- STORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE LOTS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE SITE DEVELOPMENT PLAN, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITIES AND A MAINTENANCE AGREEMENT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
A) WIDTH - 14 FEET
B) SURFACE - 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET.
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DENOTES PUBLIC WATER, SEWER AND DRAINAGE & UTILITY EASEMENT TO BE USED BY LOTS 2,3 AND 5.
- THE EXISTING STRUCTURES AND HOUSE (BUILT IN 1933) ON LOT 4, KNOWN AS 5534 WATERLOO ROAD, ELLICOTT CITY, MARYLAND 21042, ARE TO REMAIN. NO ADDITIONS OR NEW STRUCTURES MAY BE CONSTRUCTED WHICH DO NOT COMPLY WITH APPLICABLE SETBACKS AND ZONING REGULATIONS FOR THIS PROPERTY. ALSO, SEE NOTE #24.
- DENOTES THE LOCATION OF A PRIVATE USE-IN-COMMON RIGHT-OF-WAY AND A DRAINAGE & UTILITY EASEMENT WHICH OVERLAY ONE ANOTHER BUT ARE SEPARATE, THAT WILL USED BY LOTS 1 - 6.
- DENOTES A PROPOSED RIGHT-OF-WAY TO BE CONVEYED TO STATE HIGHWAY ADMINISTRATION.

22. DEED REFERENCE LIBER 2460, FOLIO 165, WAS RECORDED ON JANUARY 27, 1992.

23. FOREST CONSERVATION EASEMENTS: "THE FOREST CONSERVATION EASEMENTS SHOWN HEREON HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT. HOWEVER, FOREST MANAGEMENT PRACTICES, AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENTS ARE ALLOWED."

24. USE-IN-COMMON EASEMENT: "THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2,3,4 (IF THE EXISTING DWELLING IS RAZED AND REPLACED WITH A NEW DWELLING) AND 5, ARE CONTAINED IN A USE-IN-COMMON ACCESS AND MAINTENANCE AGREEMENT, RECORDED CONCURRENTLY WITH THIS PLAT, IN THE LAND RECORDS OF HOWARD COUNTY."

25. ARTICLES OF INCORPORATION AND HOA COVENANTS: "THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION APPROVED THE ARTICLES OF INCORPORATION FOR THE Burke Landing Homeowners Assoc., UNDER RECEIPT # D0689945 ON 7/2/02. COVENANTS REGARDING THE RIGHTS AND RESTRICTIONS IMPOSED BY THE HOA, AS WELL AS THE MAINTENANCE RESPONSIBILITIES OF THE HOA, FOR THIS SUBDIVISION, ARE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY."

26. UNDER WAIVER PETITION FILE NO. WP-00-07, BURKE PROPERTY (APPROVED UNDER WP-02-09).

THE PLANNING DIRECTOR APPROVED YOUR REQUEST TO WAIVE SECTION 16.119.F (1) WHICH PROHIBITS RESIDENTIAL ACCESS ONTO ARTERIAL OR MAJOR COLLECTOR ROADS; AND SECTION 16.121.E, (1) WHICH REQUIRES A MINIMUM OF 40' OF FRONTAGE ONTO A PUBLIC ROAD FOR OPEN SPACE LOTS. SPECIFICALLY, THE APPROVAL ALLOWS FRONTAGE TO BE 8.96+ FOR OPEN SPACE LOT 1, AND 15.48+ FOR OPEN SPACE LOT 2. APPROVAL OF THE WAIVER IS SUBJECT TO THE FOLLOWING CONDITIONS:

A) THE PETITIONER MUST OBTAIN APPROVAL OF A FINAL SUBDIVISION PLAT. THE FINAL SUBDIVISION PLAT MUST BE SUBMITTED WITHIN 1 YEAR OF THE DATE OF ACTION BY THE PLANNING DIRECTOR (BY 12/20/2000).

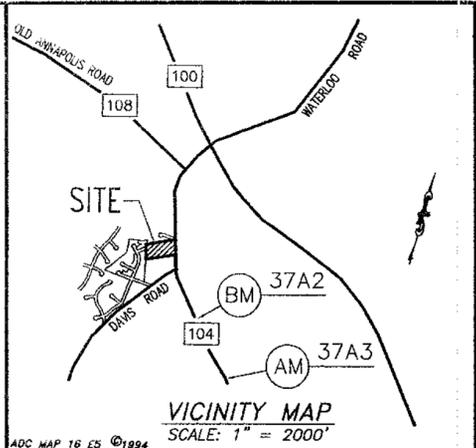
B) IF THE EXISTING HOUSE ON LOT 4 IS TORN DOWN AND A BUILDING PERMIT FOR CONSTRUCTION OF A NEW HOUSE IS APPLIED FOR, THEN THE DRIVEWAY ONTO ROUTE 108 SHALL BE REMOVED, AND ACCESS SHALL BE PROVIDED THROUGH THE USE-IN-COMMON EASEMENT TO FOXCROFT WAY. SIMILARLY, IF LOT 4 IS RESUBDIVIDED TO CREATE ADDITIONAL RESIDENTIAL LOTS, THE NEW LOTS MUST BE ACCESSED VIA FOXCROFT WAY. ADD A PLAT NOTE INDICATING THESE STIPULATIONS.

C) IN ACCORDANCE WITH THE COMMENTS FROM THE DEPARTMENT OF RECREATION AND PARKS, ON THE PLAT, PROPOSED OPEN SPACE LOTS 1 AND 6 ARE TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION.

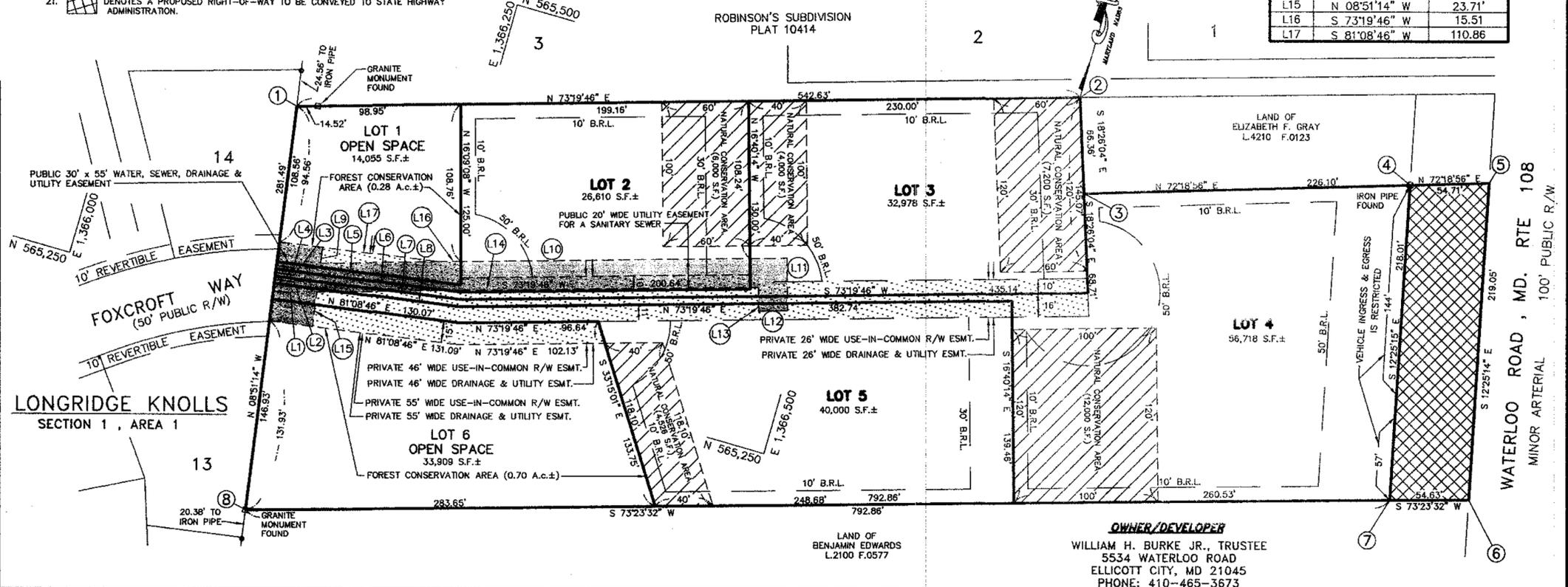
"THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION AND RECORDING REFERENCES OF THE ARTICLES OF INCORPORATION AND RESTRICTIONS ARE SHOWN HEREON. (SEE GENERAL NOTES #25)"

D) ALTHOUGH NOT A CONDITION OF APPROVAL, YOU ARE ADVISED THAT CREATION OF ADDITIONAL RESIDENTIAL LOTS (FOR A TOTAL OF MORE THAN FOUR LOTS) WILL REQUIRE THE USE-IN-COMMON DRIVEWAY EASEMENT TO BE CONVERTED TO A PRIVATE ACCESS PLACE (PAP), IN ACCORDANCE WITH THE SPECIFICATIONS OF THE DESIGN MANUAL.

27. □ DENOTES NATURAL CONSERVATION EASEMENT TO SATISFY STORMWATER MANAGEMENT DESIGN REGULATIONS. THIS AREA MAY NOT BE DISTURBED.



LINE	BEARING	LENGTH
L1	N 08°51'14" W	11.00'
L2	N 08°51'14" W	5.00'
L3	N 08°51'14" W	5.00'
L4	N 08°51'14" W	5.00'
L5	S 81°08'46" W	128.29'
L6	S 81°08'46" W	128.63'
L7	S 81°08'46" W	128.97'
L8	S 81°08'46" W	129.32'
L9	N 08°51'14" W	11.10'
L10	S 73°19'46" W	322.99'
L11	N 16°40'14" W	36.24'
L12	N 73°19'46" E	20.00'
L13	S 16°40'14" E	16.24'
L14	N 73°19'46" E	305.74'
L15	N 08°51'14" W	23.71'
L16	S 73°19'46" W	15.51'
L17	S 81°08'46" W	110.86'



OWNER'S STATEMENT
I, WILLIAM H. BURKE JR., TRUSTEE/OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1.) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2.) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE. 3.) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENT FOR THE FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND, 4.) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.
WITNESS MY HAND THIS 28 DAY OF June
William H. Burke Jr.
WILLIAM H. BURKE JR. TRUSTEE
James R. Smith
WITNESS

SURVEYOR'S CERTIFICATION
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED TO WILLIAM H. BURKE, JR., TRUSTEE BY WILLIAM H. BURKE, JR. BY DEED DATED NOVEMBER 17, 1991, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER NO. 2460 AT FOLIO 0165 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED. THIS SUBDIVISION IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.
W. H. Burke Jr. 6-27-02
KENNETH LEE CANTERA, P.L.S. No. 10997 DATE

RECORDED AS PLAT/5503 ON 7/18/02 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.
FINAL PLAT, LOTS 1 - 6
LAND OF WILLIAM H. BURKE JR., TRUSTEE
5534 WATERLOO ROAD
ELLICOTT CITY, MD 21045
TAX MAP 31
PARCEL 488
BLOCK 24
LOT
6TH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
EX. ZONING: R-20
DPZ FILE NO. WP-00-07
SCALE: 1" = 60'
DATE: 4/26/01
ENGINEER
STATE OF THE ART CIVIL ENGINEERING, INC.
206 S. HAYS ST., BEL AIR, MD. 21014, PH. 410-879-8053
SURVEYOR
CANTERA LAND SURVEYING SERVICES, INC.
136 E. MAIN ST., ELKTON, MD. 21921, PH. 410-620-9307