

**NOTES:**

- COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE GRID SYSTEM, NAD 83, AS PROJECTED BY HO. CO. GEODETIC CONTROL STATIONS 37A2 AND 37A3.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED R-20 PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A PREVIOUSLY RECORDED PLAT NO. 15503.
- THE ARTICLES OF INCORPORATION FOR THE BURKE LANDING HOMEOWNERS ASSOCIATION WERE RECORDED ON 7/2/02 AS NO. D06888945 AMONG THE MARYLAND STATE DEPARTMENT OF ASSESSMENTS AND TAXATION RECORDS.
- THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE, 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 EASEMENT ARE ALLOWED.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO INSURANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLING TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (14' SERVING MORE THAN ONE RESIDENCE).
  - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.).
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
  - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- A FEE FOR THE ABANDONMENT OF A PORTION OF THE FOREST CONSERVATION EASEMENT IN THE AMOUNT OF \$1.00 PER SQ. FT. (\$2015.00) SHALL BE PAID PRIOR TO RECORDATION OF THIS PLAT.
- THE USE AND MAINTENANCE OBLIGATIONS FOR THE USE-IN-COMMON ACCESS EASEMENT SHALL BE RECORDED CONCURRENTLY WITH THIS PLAT, IN THE LAND RECORDS OF HOWARD COUNTY TO INCLUDE LOT 3 OF THE ROBINSON'S SUBDIVISION, LOT 4, BURKE PROPERTY, DOES NOT CURRENTLY USE THE SHARED DRIVEWAY, AT SUCH TIME THAT LOT 4 DOES WANT TO USE THE SHARED DRIVEWAY, THE DRIVEWAY MUST BE UPGRADED TO A PRIVATE ACCESS PLACE. LIKEWISE, IF THE EXISTING HOUSE ON LOT 4 IS TORN DOWN AND REBUILT OR IF LOT 4 IS RESUBDIVIDED TO CREATE ADDITIONAL LOTS, LOT 4 AND ADDITIONAL LOTS MUST USE THE SHARED DRIVEWAY AND UPGRADE IT TO A PRIVATE ACCESS PLACE AT THAT TIME PER CONDITIONS OF APPROVAL FOR WP-00-07 AND WP-02-09.
- 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.

**OPEN SPACE DATA:**

- MINIMUM RESIDENTIAL LOT SIZE SELECTED..... 20,000 SF.
- OPEN SPACE REQUIRED..... 6% (0.30 AC.)
- TOTAL CREDITED OPEN SPACE PROVIDED..... 1.05 AC. ±
- TOTAL NON-CREDITED OPEN SPACE PROVIDED..... 0.05 AC. ±
- TOTAL OPEN SPACE PROVIDED..... 1.10 AC. ±
- AREA OF RECREATIONAL OPEN SPACE REQUIRED..... N/A
- AREA OF RECREATIONAL OPEN SPACE PROVIDED..... N/A

\* OPEN SPACE REQUIREMENTS WERE ADDRESSED UNDER F-01-112, BUT ARE HEREBY AMENDED TO NET OUT THE AREA OF THE ACCESS EASEMENT TO LOT 3, ROBINSON'S SUBDIVISION.

**MINIMUM LOT SIZE CHART**

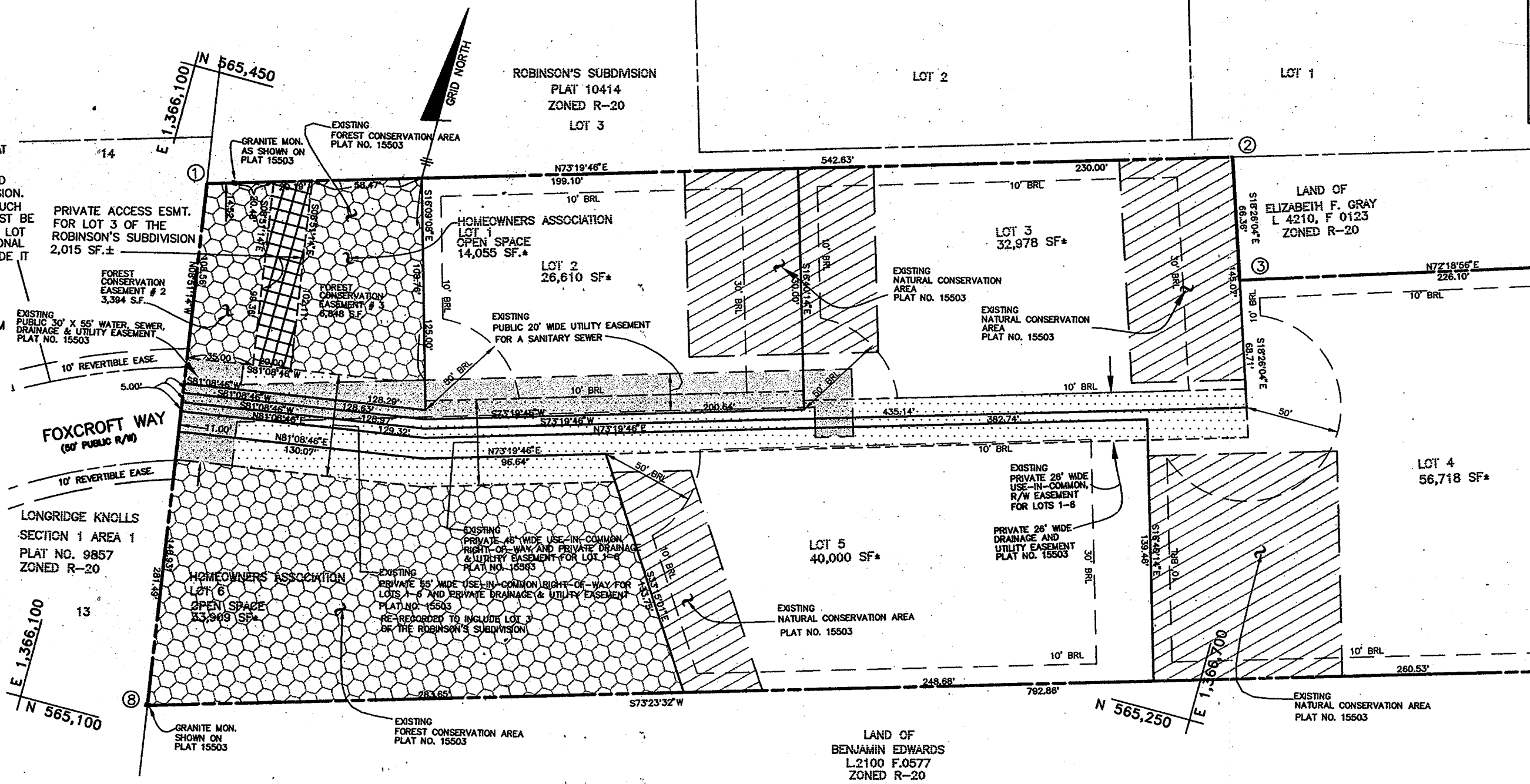
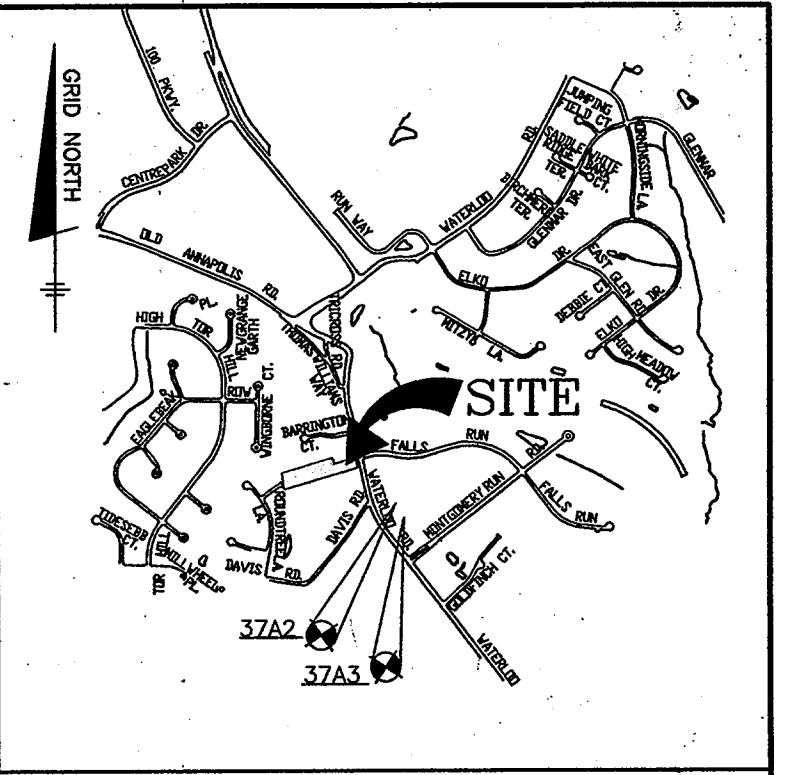
LOT NO.	GROSS AREA	PIPESTEM AREA	NET LOT AREA
2	26,610 S.F. ±	643 S.F. ±	25,967 S.F. ±
3	32,978 S.F. ±	1,648 S.F. ±	31,330 S.F. ±
4	56,718 S.F. ±	2,559 S.F. ±	54,159 S.F. ±
5	40,000 S.F. ±	2,486 S.F. ±	37,514 S.F. ±

**COORDINATE CHART (NAD '83)**

No.	NORTH	EAST	No.	NORTH	EAST
1	565,391.079	1,366,122.665	7	565,339.557	1,366,925.776
2	565,546.743	1,366,642.493	8	565,112.943	1,366,165.991
3	565,483.792	1,366,663.472			
4	565,552.473	1,366,878.883			

**GEODETIC CONTROL STATIONS NAD'83**

HO. CO. # 37A2	
N 562,120.845	E 1,369,300.204
ELEV. 403.66	
HO. CO. # 37A3	
N 561,130.798	E 1,369,913.218
ELEV. 385.62	



THE REQUIREMENTS § 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.

*David M. Harris* 08/27/03  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351

*Holly Jones* 9/5/03  
 HOLLY JONES  
 BURKE LANDING HOMEOWNERS ASSOCIATION

**LEGEND**

- DENOTES PRIVATE ACCESS EASEMENT FOR LOT 3 OF THE ROBINSON'S SUBDIVISION
- DENOTES EXISTING USE-IN-COMMON ACCESS EASEMENT TO LOT 1-6 RE-RECORDED TO INCLUDE LOT 3 OF THE ROBINSON'S SUBDIVISION
- DENOTES EXISTING FOREST CONSERVATION EASEMENT
- DENOTES EXISTING NATURAL CONSERVATION EASEMENT
- DENOTES EXISTING PUBLIC WATER, SEWER, DRAINAGE AND UTILITY EASEMENT

**TOTAL TABULATION THIS PLAT**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....	3.59±
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	2
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	1.10 AC±
TOTAL AREA OF RIGHT OF WAY TO BE RECORDED.....	0
TOTAL AREA OF THIS PLAT TO BE RECORDED.....	4.69 AC±

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS, IN ACCORDANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.

*Penny Boenester* M.D. 9/29/03  
 PENNY BOENESTER, M.D.  
 COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

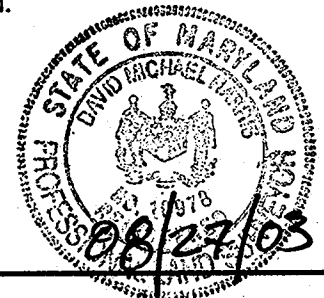
*Michael R. ...* 9/22/03  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION

*David ...* 10/2/03  
 DIRECTOR

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE PLAT OF REVISION SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF THE PREVIOUSLY RECORDED PLAT, LAND OF WILLIAM H. BURKE JR., TRUSTEE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY MARYLAND AS PLAT NO. 15503. THAT IT IS A REVISION OF THE REMAINING 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 2460 AT FOLIO 0165 AND THAT IT IS A REVISION OF THE LAND CONVEYED TO CHASE DEVELOPMENT AND CONSTRUCTION, LLC. BY WILLIAM H. BURKE JR. TRUSTEE BY DEED DATED JULY 25, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6306 AT FOLIO 0658, AND THAT IT IS A REVISION OF THE LAND CONVEYED TO THE BURKE LANDING HOMEOWNERS ASSOCIATION, INC. BY WILLIAM H. BURKE JR. TRUSTEE BY DEED DATED JULY 3, 2002 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 6290 AT FOLIO 0366. AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED, AS IT RELATES TO THE MAKING OF THIS PLAT OF REVISION.

*David M. Harris*  
 DAVID M. HARRIS  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 MARYLAND NO. 10978  
 FOR BENCHMARK ENGINEERING, INC.  
 MARYLAND NO. 351



**OWNER'S DEDICATION**

WILLIAM H. BURKE JR., OWNER OF LOT 4, CHASE DEVELOPMENT AND CONSTRUCTION, OWNER OF LOTS 2, 3, AND 5, AND BURKE LANDING HOMEOWNERS ASSOCIATION, OWNER OF LOT 1 AND 6; SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAT OF REVISION AND IN CONSIDERATION OF APPROVAL OF THIS REVISION PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH 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 RIGHT-OF-WAYS, AND THE SPECIFIC EASEMENT AREA SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREET AND/OR ROADS, 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 WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS DAY OF FEBRUARY, 2003.

*William H. Burke Jr.* 9/5/03  
 WILLIAM H. BURKE JR., TRUSTEE DATE: 9/5/03

*Holly Jones* 9/5/03  
 BURKE LANDING HOMEOWNER ASSOCIATION DATE: 9/5/03

*William H. Burke Jr.* 9/5/03  
 CHASE DEVELOPMENT AND CONSTRUCTION, LLC DATE: 9/5/03

*Holly Jones* 9/5/03  
 HOLLY JONES, MANAGING MEMBER DATE: 9/5/03

RECORDED AS PLAT NO. 16241 ON 10-7-03 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

REVISION PLAT  
**LAND OF WILLIAM H. BURKE JR., TRUSTEE**  
 LOTS 2 THRU 5 AND OPEN SPACE LOTS 1 AND 6  
 PREVIOUSLY RECORDED AS PLAT NO. 15503

6th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 F-01-112, WP-00-07, WP-02-09  
 ZONING: R-20  
 TAX MAP: 31  
 PARCEL: 488

SCALE: AS SHOWN  
 DATE: AUGUST, 2003  
 SHEET: 1 of 1