

COORDINATE LIST				
NO.	NORTH	EAST	NO.	EAST
1002	563621.713	1395501.170	1054	564185.489
1003	563676.665	1395458.596	1055	564255.403
1004	563689.701	1395474.980	1060	564014.465
1005	563726.597	1395441.950	1061	563951.602
1042	564158.544	1395814.342	1062	563768.071
1043	564096.764	1395863.578	1063	563676.868
1044	564035.528	1395956.889	1064	563638.901
1045	563996.727	1395990.202	1065	563726.694
1046	563987.181	1396011.128	1066	563730.535
1047	563948.005	1395953.117	1067	563886.583
1048	563835.053	1395905.025	1068	563679.263
1049	563764.334	1395874.975	1069	563663.819
1050	563778.496	1395864.814	1070	563646.530

LINE TABLE FOR FOREST CONSERVATION EASEMENT		
LINE	BEARING	DISTANCE
FC1	S38°58'14"E	62.36'
FC2	S24°29'31"E	34.79'
FC3	S47°27'54"E	36.38'
FC4	S39°30'58"E	38.45'
FC5	S46°58'24"E	21.03'
FC6	S40°26'11"E	22.59'
FC7	S38°10'31"E	11.53'
FC8	N51°55'46"E	79.45'
FC9	S38°35'38"E	20.00'
FC10	S51°55'46"W	78.99'
FC11	S38°03'16"E	115.87'

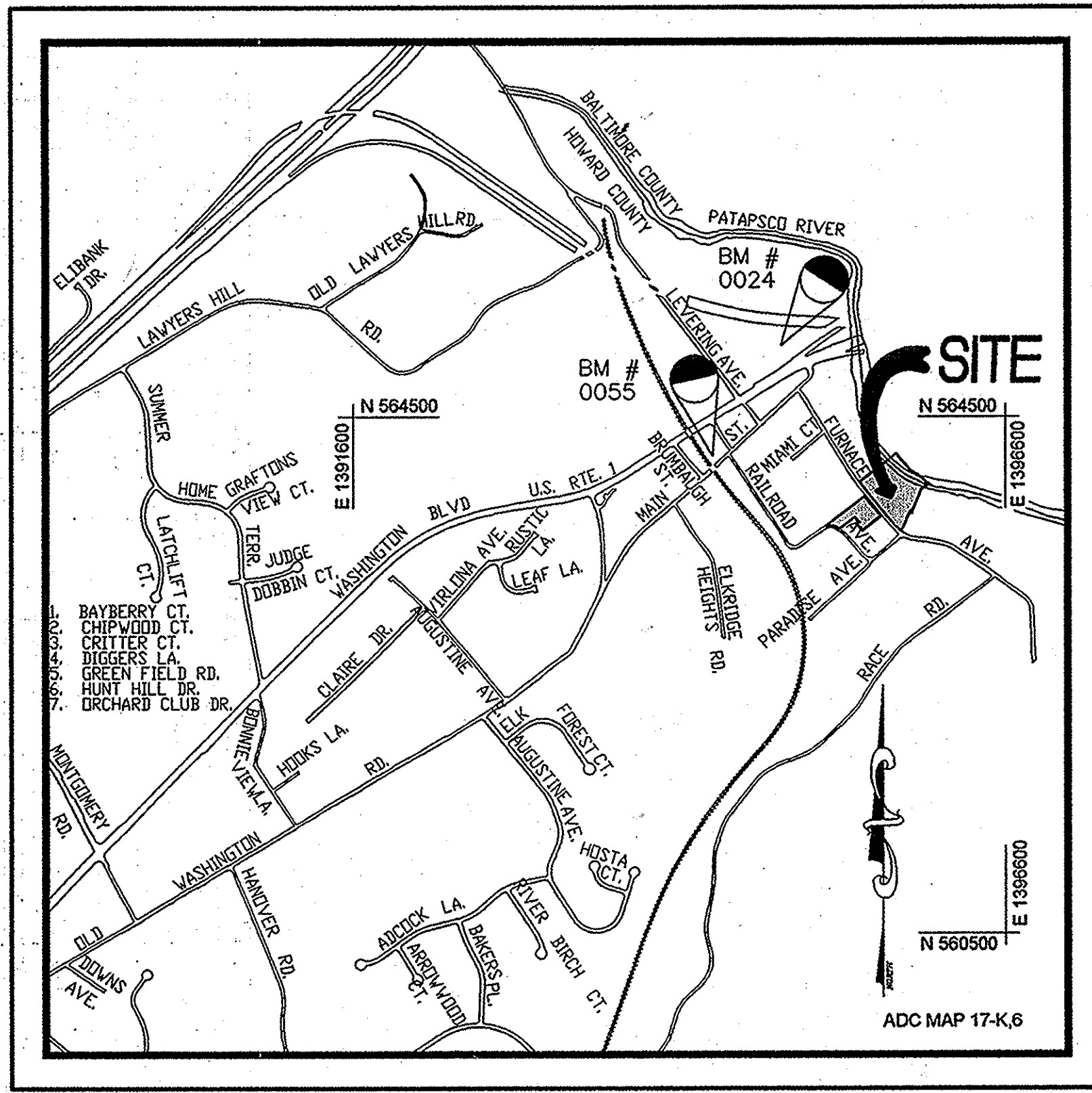
TOTAL AREA 30,653 SF. OR 0.704 AC.

LINE TABLE FOR FLOODPLAIN EASEMENT		
LINE	BEARING	DISTANCE
FP1	S53°14'26"E	70.20'
FP2	S31°08'53"E	14.37'
FP3	S39°04'40"E	39.34'
FP4	S63°05'17"E	27.29'
FP5	S50°25'10"E	13.44'
FP6	S17°08'54"E	20.68'
FP7	S52°40'26"E	25.99'
FP8	S39°07'35"E	32.86'
FP9	S35°15'33"E	30.23'
FP10	S34°51'14"E	18.89'
FP11	S38°08'50"E	35.76'
FP12	S54°05'17"E	15.93'

TOTAL AREA 18,724 SF. OR 0.430 AC.

LINE TABLE FOR WETLANDS		
LINE	BEARING	DISTANCE
WL1	N20°59'55"W	28.77'
WL2	N39°56'01"W	43.52'
WL3	N19°40'55"W	14.06'
WL4	N19°40'55"W	3.46'
WL5	N55°04'20"W	3.94'
WL6	S41°37'52"E	18.85'
WL7	S37°49'50"E	17.29'
WL8	S37°58'27"E	48.03'
WL9	S38°22'04"E	22.90'
WL10	S38°22'04"E	9.27'
WL11	S38°53'13"E	33.25'

TOTAL AREA 6,352 SF. OR 0.146 AC.



VICINITY MAP  
SCALE: 1" = 1000'

NOTE: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAT FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES, AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, OVER AND THROUGH PARCELS 'A' AND 'B', OR PORTIONS THEREOF, AND SHOWN ON THIS PLAT AS THE FOREST CONSERVATION AREA. ANY AND ALL CONVEYANCES OF AFORESAID PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID PARCEL(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.

- GENERAL NOTES
- THE SUBJECT PROPERTY IS ZONED CAC-CLI PER THE 2/02/04 COMPREHENSIVE ZONING PLAN AND REGULATION AMENDMENTS EFFECTIVE 7/26/06.
  - NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
  - SEE DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS: SDP-08-109, WP-09-52, BA-08-54V AND AA-08-22. WP-09-52 IS A WAIVER REQUEST TO WAIVE SECTION 16.116(a)(2)(ii) OF THE SUBDIVISION REGULATIONS TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN THE REQUIRED 75' PERENNIAL STREAM BANK BUFFER FOR A PROPOSED PEDESTRIAN WALKWAY AND SEATING AMENITY AREA FOR THE SUBJECT "CAC" ZONED DEVELOPMENT WAS APPROVED ON JANUARY 5, 2009 WITH THE FOLLOWING CONDITIONS:  
THE WAIVER PETITION APPROVAL PERTAINS ONLY TO THE LIMIT OF DISTURBANCE LOCATED WITHIN THE 75' STREAM BANK BUFFER FOR THE PEDESTRIAN WALKWAY AND SEATING AREA AS SHOWN ON THE WAIVER PETITION PLAN EXHIBIT AND REVISED SITE DEVELOPMENT PLAN, SDP-08-109 SUBMITTED ON DECEMBER 11, 2008. THE LIMIT OF DISTURBANCE SHALL BE THE MINIMUM NECESSARY FOR THE PROPOSED SITE IMPROVEMENTS. THE LIMITS OF STREAM BUFFER DISTURBANCE TO INSTALL THE UNDERLYING SWM OUTFALL PIPE AND CHANNEL WAS PREVIOUSLY APPROVED BY SCD AND DPZ AS AN ESSENTIAL DISTURBANCE IN ACCORDANCE WITH SECTION 16.116(c) OF THE REGULATIONS.
  - BA-08-54V ASKED TO BE ALLOWED TO PARK AND CONSTRUCT A SIDEWALK WITH OTHER USES WITHIN 30' OF A R-12 DISTRICT WAS GRANTED APPROVAL ON FEBRUARY 16, 2009 SUBJECT TO THE FOLLOWING:  
A. THE VARIANCES WILL APPLY ONLY TO THE USES BEING REQUESTED AND NOT TO ANY NEW STRUCTURES, USES, OR CHANGE IN USES ON THE SUBJECT PROPERTY, TO ANY ADDITIONS THERETO, OR TO THE ADDITIONAL (ONE) PARKING SPACE SHOWN ON PETITIONER'S EXHIBIT 1.  
B. THE PETITIONER SHALL CONSULT WITH THE DEPARTMENT OF PLANNING AND ZONING AT THE SITE DEVELOPMENT PHASE TO DETERMINE THE LANDSCAPE BUFFERING AND/OR TYPE OF FENCE APPROPRIATE ALONG THE LOT LINE WHERE THE SIDEWALK WILL BE INSTALLED.  
C. THE PETITIONER SHALL OBTAIN THE REQUIRED PERMITS CONFORMING TO THE PLANS FOR WHICH THIS VARIANCE IS GRANTED WITHIN FOUR (4) YEARS, AND SUBSTANTIAL CONSTRUCTION SHALL BE COMPLETED WITHIN FIVE (5) YEARS OF THE DATE OF THIS DECISION AND ORDER.
  - AA-08-22 HEARING TO ALLOW A HEIGHT ADJUSTMENT IN EXCESS OF 40' TO 47'-3" FOR BLDGS. A-1, A-2 AND A-3 WAS HELD ON 12/09/08 WAS APPROVED ON 12/16/08.
  - ALL COORDINATES ARE BASED ON THE MARYLAND STATE GRID SYSTEM; ORIGIN OF THE COORDINATE VALUES ARE FROM HOWARD COUNTY, BENCHMARKS NO. 0024 (N 565065.4512, E 1395212.1044) AND NO. 0055 (N 564363.703, E 1394202.3634). (NAD 83)
  - THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2008 BY MARKS & ASSOCIATES, LLC.
  - THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND PUBLIC SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS; THEREOF, PUBLIC WATER AND PUBLIC SEWER DEVELOPERS AGREEMENT NO. 14-4581-D AND PSWM DEVELOPERS AGREEMENT NO. SDP-08-109 ARE ASSOCIATED WITH SDP-08-109 AND SHALL BE EXECUTED PRIOR TO ITS APPROVAL.
  - INDICATES 4" X 4" CONCRETE MONUMENT TO BE SET.  
○ INDICATES REBAR AND CAP.
  - STORMWATER MANAGEMENT AND WATER QUALITY REQUIREMENTS FOR THIS PROPERTY WERE PROVIDED UNDER SDP 08-109.
  - EL-29.5 INDICATES 100 YEAR FLOODPLAIN ELEVATION PER EXISTING FLOODPLAIN EASEMENT (L-11974-F-401)
  - ALL LANDSCAPING ISSUES WILL BE ADDRESSED AT THE SITE DEVELOPMENT PLAN STAGE (SDP-08-109).
  - TORMWATER MANAGEMENT FACILITIES WILL BE REQUIRED ON THE PARCELS 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 FACILITY AND A MAINTENANCE AGREEMENT (SDP-08-109).
  - FEMA MAP #24027C0180D SHOWS A 100 YEAR FLOODPLAIN ELEVATION OF 27 TO 28 MORE OR LESS DATED 11-06-13.
  - WETLANDS DO EXIST ON SITE AS PER WETLAND CERTIFICATION LETTER FROM TIMOTHY PRIGG, RLA#1000, DATED SEPTEMBER, 2008. APPLICATION FOR LETTER OF EXEMPTION BASED ON THE LIMITED NATURE OF THE DISTURBANCE. SEE PERMIT TRACKING NUMBER 2009060379.
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 1200 OF THE HOWARD COUNTY CODE AND 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.
  - ALL FIVE (5) OF THE EXISTING HOUSES INCLUDING THE TWO (2) REMAINING HISTORIC HOUSES IDENTIFIED AS HO-518 AND TWO (2) COMMERCIAL STRUCTURES LOCATED WITHIN PARCELS 'A' AND 'B' WILL BE REMOVED UNDER THE PROCESSING OF SDP-08-109.
  - THE PROPERTY IS LISTED IN THE HOWARD COUNTY HISTORIC SITES INVENTORY AS HO-518 & HO-784. THE PLANS WERE REVIEWED BY THE HISTORIC DISTRICT COMMISSION ON JUNE 5, 2009 AND ITS FINDINGS ARE AS FOLLOWS:  
A. NO REQUIREMENTS WERE REPRESENTED BY THE HDC.
  - THERE ARE NO BURIAL OR CEMETERY SITES LOCATED ON THE SUBJECT PROPERTY.
  - THIS FINAL PLAT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 75-2003. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
  - DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY.
  - THIS SITE IS LOCATED WITHIN THE BVM AIRPORT ZONING DISTRICT. THE MAA HAS REVIEWED THE AIRPORT ZONING PERMIT AND ON SEPTEMBER 2, 2008 APPROVED THIS PROJECT. THIS SITE IS NOT EXPECTED TO PRESENT HAZARDS TO THE AIRSPACE SURROUNDING BVM.
  - ALL AREAS ARE LISTED ARE MORE OR LESS.

THE REQUIREMENTS 03-108, 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.

*Larry J. Drehoff* 9/25/14  
SURVEYOR  
LARRY J. DREHOFF  
PROFESSIONAL LAND SURVEYOR #21597  
DATE

*Thomas A. Palacorolla* 9/24/14  
OWNER  
LT PROPERTIES, LLC  
THOMAS A. PALACOROLLA, MEMBER  
DATE

*Barbara J. Palacorolla* 9/24/14  
OWNER  
BARBARA J. PALACOROLLA  
DATE

OWNERS:  
THOMAS A. PALACOROLLA  
BARBARA J. PALACOROLLA  
5673 FURNACE AVENUE  
ELKRIDGE, MD 21075  
410-796-7676

LT PROPERTIES, LLC  
C/O THOMAS A. PALACOROLLA  
5673 FURNACE AVENUE  
ELKRIDGE, MD 21075  
410-796-7676

PLANS FOR THE PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE

*Thomas Palacorolla* 9/24/14  
OWNER:  
LT PROPERTIES, LLC  
THOMAS A. PALACOROLLA, MEMBER  
DATE

*Barbara J. Palacorolla* 9/24/14  
OWNER:  
BARBARA J. PALACOROLLA  
DATE

THE PURPOSE OF THIS PLAT IS TO REVISE THE 20' PUBLIC WATER AND UTILITY EASEMENTS ON PARCELS 'A' AND 'B' TO AGREE WITH THE LATEST WATER MAIN CHANGES TO THE SDP-08-109 AND UPDATE GENERAL NOTE #12 TO ADDRESS THE CURRENT FEMA INFORMATION.

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF PARCELS TO BE RECORDED.....	2
TOTAL AREA OF 100 YEAR FLOOD PLAIN.....	0.430 Ac
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	4.488 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 Ac
TOTAL AREA OF PARCELS TO BE RECORDED.....	4.488 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 Ac
TOTAL AREA TO BE RECORDED.....	4.488 Ac

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

*Wilson for Mauna Roseman* 11/14/2014  
COUNTY HEALTH OFFICER  
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/25/14  
CHIEF, DEVELOPMENT ENGINEERING DIVISION  
DATE

*[Signature]* 11/25/14  
DIRECTOR  
DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2316 AT FOLIO 182, AND ALL THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 185 AND ALL THE LAND CONVEYED BY DARLENE SMITH GERBEN TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED JUNE 20, 2002 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 6240 AT FOLIO 666, AND ALL THE LANDS CONVEYED BY RICHARD N. HODGES TO LT PROPERTIES, LLC BY DEED DATED JANUARY 11, 2007 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10467 AT FOLIO 564, AND ALL THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 176, AND ALL THE LAND CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 179, AND ALL THE LANDS CONVEYED BY DONALD E. FURBER TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED FEBRUARY 2, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1141 AT FOLIO 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

9/25/14 *Larry J. Drehoff*  
DATE LARRY J. DREHOFF PROFESSIONAL LAND SURVEYOR  
REGISTRATION NO. 21597 EXP. DATE 01/15/2015  
PHOENIX ENGINEERING INC.  
309 INTERNATIONAL CIRCLE, SUITE #130  
HUNT VALLEY, MARYLAND 21030  
410-329-1150

OWNER'S CERTIFICATE

WE, THOMAS A. PALACOROLLA, BARBARA J. PALACOROLLA AND LT PROPERTIES, LLC THOMAS A. PALACOROLLA, MEMBER OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF CONSOLIDATION, 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 SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS MY HAND THIS 29th DAY OF September, 2014

*Thomas Palacorolla*  
THOMAS A. PALACOROLLA  
DATE

*Barbara J. Palacorolla*  
BARBARA J. PALACOROLLA  
DATE

RECORDED AS PLAT NUMBER 23118  
ON 10/14/2014, 2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

REVISION PLAT  
RIVERWATCH  
BUILDABLE PARCELS A & B  
A RESUBDIVISION OF SHINNAMON SUBDIVISION  
(PLAT BOOK W.W.L.C.91, FOLIO 535)  
LOTS 1 THRU 3 AND A PART OF LOTS 4 THRU 7  
A CONSOLIDATION OF PARCELS 623, 624 AND 625  
AND PARCELS 420, 421, 422, AND 620.

TAX MAP 38 GRID NO.4 PARCELS: 420, 421, 422, 620, 623, 624, 625  
ZONED: CAC-CLI 1<sup>ST</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
SCALE: 1"=1,000' DATE: SEPTEMBER, 2014 SHEET 1 OF 2

PHOENIX ENGINEERING, INC.

309 INTERNATIONAL CIRCLE  
SUITE 130  
HUNT VALLEY, MARYLAND 21030  
PHONE: 410-329-1150  
FAX: 410-329-1110  
WWW.PHOENIX-ENG.COM

CURVE	LENGTH	RADIUS	TANGENT	CORD	BEARING	DELTA
C1	78.92	1470.00'	39.47'	78.91'	S37°11'17"E	3°04'34"
C2	120.32	1748.19'	60.19'	120.30'	S40°42'01"E	3°56'53"
C3	56.68'	312.14'	28.42'	56.60'	S47°52'35"E	10°24'15"
C4	4.93'	1806.19'	2.46'	4.93'	N38°48'15"W	0°09'23"
C5	56.35'	105.00'	28.87'	55.67'	N73°53'42"W	30°44'49"

**GENERAL NOTES**

22. THIS PROJECT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION WITH A FOREST CONSERVATION SURETY AMOUNT FOR THE 0.67 AC. TOTAL FCE OBLIGATION WILL BE AS FOLLOWS: WITH SDP-08-109 AND F-05-187.

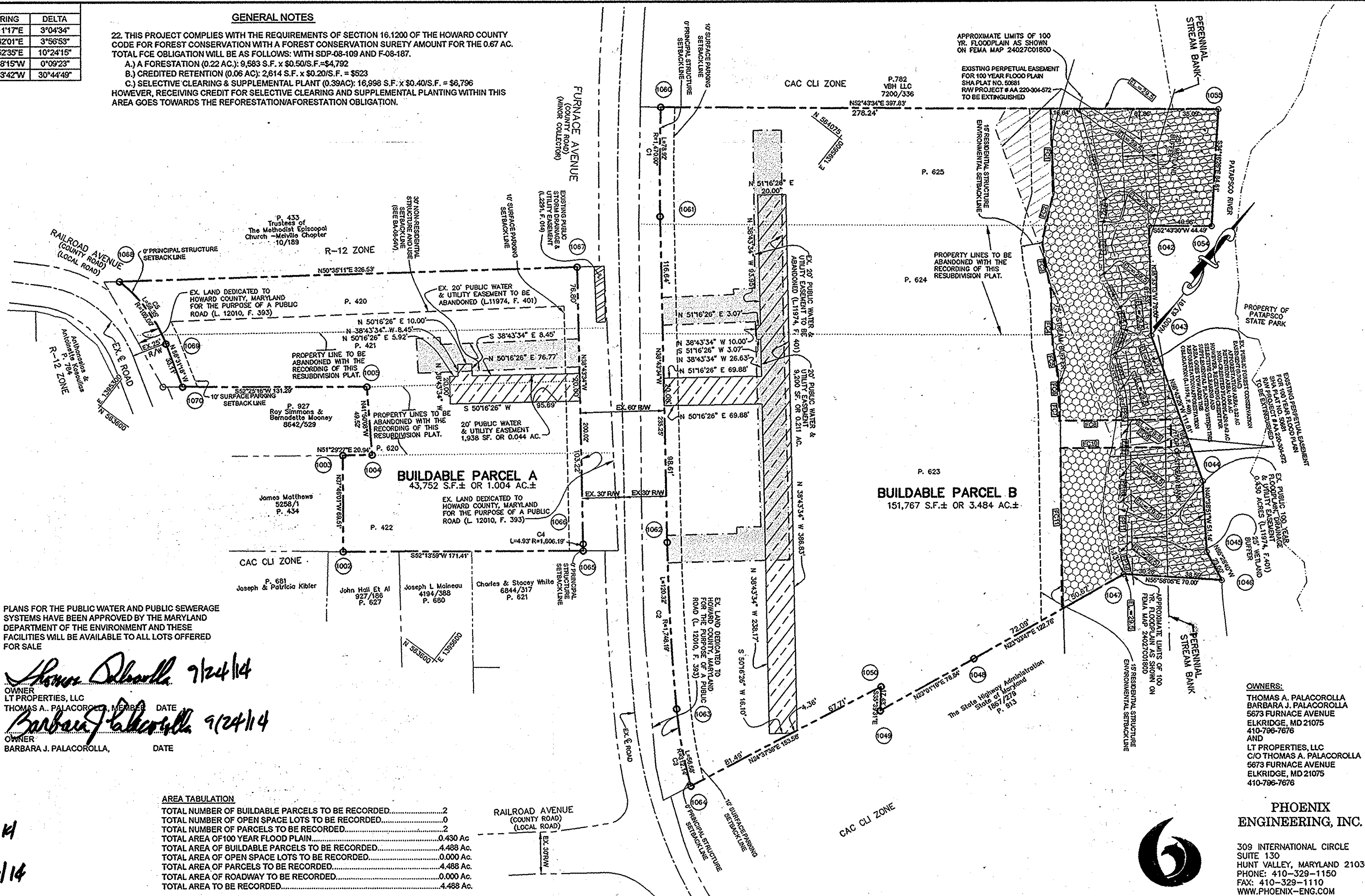
A.) A FORESTATION (0.22 AC); 9,583 S.F. x \$0.50/S.F. = \$4,792

B.) CREDITED RETENTION (0.06 AC); 2,614 S.F. x \$0.20/S.F. = \$523

C.) SELECTIVE CLEARING & SUPPLEMENTAL PLANT (0.39AC); 16,998 S.F. x \$0.40/S.F. = \$6,796

HOWEVER, RECEIVING CREDIT FOR SELECTIVE CLEARING AND SUPPLEMENTAL PLANTING WITHIN THIS AREA GOES TOWARDS THE REFORESTATION/FORESTATION OBLIGATION.

LEGEND	
PROPERTY LINE	—
ADJOINER PROPERTY LINE	- - -
PROPERTY LINE TO BE ABANDONED BY THIS PLAT	.....
PROPERTY POINT	(45)
EX. PUBLIC WATER & UTILITY EASEMENT TO BE ABANDONED	[Hatched Box]
PUBLIC WATER & UTILITY EASEMENT	[Hatched Box]
PUBLIC 100 YEAR FLOODPLAIN EASEMENT	[Hatched Box]
EXISTING EASEMENTS TO BE ABANDONED	[Hatched Box]
FOREST CONSERVATION EASEMENT	[Hatched Box]
REBAR & CAP SET	○
EXISTING 100 YEAR FLOODPLAIN EASEMENT TO BE EXTINGUISHED	[Hatched Box]
SIGHT DISTANCE EASEMENT	[Dotted Box]



PLANS FOR THE PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS HAVE BEEN APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE

*Sophie A. Yadlick 9/24/14*  
 OWNER  
 LT PROPERTIES, LLC  
 THOMAS A. PALACOROLLA, MEMBER DATE

*Barbara J. Palacorolla 9/24/14*  
 OWNER  
 BARBARA J. PALACOROLLA, DATE

THE REQUIREMENTS 03-108, 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.

*Larry J. Drehoff 9/25/14*  
 SURVEYOR  
 LARRY J. DREHOFF  
 PROFESSIONAL LAND SURVEYOR #21597

*Thomas Palacorolla 9/24/14*  
 OWNER  
 LT PROPERTIES, LLC  
 THOMAS A. PALACOROLLA, MEMBER DATE

*Barbara J. Palacorolla 9/24/14*  
 OWNER  
 BARBARA J. PALACOROLLA, DATE

AREA TABULATION	
TOTAL NUMBER OF BUILDABLE PARCELS TO BE RECORDED.....	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....	0
TOTAL NUMBER OF PARCELS TO BE RECORDED.....	2
TOTAL AREA OF 100 YEAR FLOOD PLAIN.....	0.430 Ac
TOTAL AREA OF BUILDABLE PARCELS TO BE RECORDED.....	4.488 Ac
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....	0.000 Ac
TOTAL AREA OF PARCELS TO BE RECORDED.....	4.488 Ac
TOTAL AREA OF ROADWAY TO BE RECORDED.....	0.000 Ac
TOTAL AREA TO BE RECORDED.....	4.488 Ac

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

*Madison for Maureen Rossman 11/14/2014*  
 COUNTY HEALTH OFFICER H.O. 90 DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*[Signature]* 11/25/14  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*[Signature]* 11/25/14  
 DIRECTOR #4 DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREIN IS CORRECT; THAT IT IS ALL OF THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 2316 AT FOLIO 182, AND ALL THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 185 AND ALL THE LAND CONVEYED BY DARLENE SMITH GERBEN TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED JUNE 20, 2002 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 6240 AT FOLIO 666, AND ALL THE LANDS CONVEYED BY RICHARD N. HODGES TO LT PROPERTIES, LLC BY DEED DATED JANUARY 11, 2007 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 10487 AT FOLIO 564, AND ALL THE LANDS CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 176, AND ALL THE LAND CONVEYED BY THE ESTATE OF SOPHIE A. YADLICK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED MARCH 28, 1991 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 2316 AT FOLIO 179, AND ALL THE LANDS CONVEYED BY DONALD E. FUNK AND CHARLOTTE FUNK TO THOMAS A. PALACOROLLA AND BARBARA J. PALACOROLLA BY DEED DATED FEBRUARY 2, 1983 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 1141 AT FOLIO 671, AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE, AS SHOWN ON THE PLAT, AND THAT THE PLAT COMES WITHIN THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

*Larry J. Drehoff 9/25/14*  
 SURVEYOR  
 LARRY J. DREHOFF PROFESSIONAL LAND SURVEYOR  
 REGISTRATION NO. 21597 EXP. DATE 01-18-2015  
 PHOENIX ENGINEERING INC.  
 309 INTERNATIONAL CIRCLE, SUITE #130  
 HUNT VALLEY, MARYLAND 21030  
 410-329-1150

**OWNER'S CERTIFICATE**

WE, THOMAS A. PALACOROLLA, BARBARA J. PALACOROLLA AND LT PROPERTIES, LLC OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL PLAN OF CONSOLIDATION, 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 SEWER, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS; THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND 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 FLOOD PLAINS, 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; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAY.

WITNESS MY HAND THIS 24 DAY OF September 2014

LT PROPERTIES, LLC  
*Thomas Palacorolla*  
 THOMAS A. PALACOROLLA, MEMBER

*Barbara J. Palacorolla*  
 BARBARA J. PALACOROLLA

RECORDED AS PLAT NUMBER 23119  
 ON 12/5/14, 2014, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**REVISION PLAT**  
**RIVERWATCH**  
**BUILDABLE PARCELS A & B**  
 A RESUBDIVISION OF SHINNAMON SUBDIVISION (PLAT BOOK W.W.L.C.91, FOLIO 535)  
 LOTS 1 THRU 3 AND A PART OF LOTS 4 THRU 7  
 A CONSOLIDATION OF PARCELS 623, 624 AND 625 AND PARCELS 420, 421, 422, AND 620.

TAX MAP 38 GRID NO.4 PARCELS: 420, 421, 422, 620, 623, 624, 625  
 ZONED: CAC-CLI 1<sup>ST</sup> ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND  
 SCALE: 1"=50' DATE: SEPTEMBER, 2014 SHEET 2 OF 2

OWNERS:  
 THOMAS A. PALACOROLLA  
 BARBARA J. PALACOROLLA  
 5673 FURNACE AVENUE  
 ELKRIDGE, MD 21075  
 410-796-7676  
 AND  
 LT PROPERTIES, LLC  
 C/O THOMAS A. PALACOROLLA  
 5673 FURNACE AVENUE  
 ELKRIDGE, MD 21075  
 410-796-7676

**PHOENIX ENGINEERING, INC.**  
 309 INTERNATIONAL CIRCLE  
 SUITE 130  
 HUNT VALLEY, MARYLAND 21030  
 PHONE: 410-329-1150  
 FAX: 410-329-1110  
 WWW.PHOENIX-ENG.COM

