

Coordinate Table

	U.S. Equi Coordinate		Metric Coordinate Table						
			and the second control of the second control						
Point	North (feet)	Chat (feet)	Harth (majors)	Liter (major					
680 ·	557298.8283	1327964.8843	169065.022602	404764,5062					
501	557213.9829	1327932.6503	169839.161671	404754.6813					
682	557727.0540	1328464.4081	169995.546064	404916.7614					
683	557601.5819	1328671.0030	169957.302000	404979.7316					
684	557537.9335	1329392.6019	169937.901995	405199.6754					
695	557664.6435	1329426.3107	169976.523243	405209.9499					
696	557705.3130	1329415.3019	170013.303650	405206.8992					
687	557406.8252	1329351.9652	169097.079163	405187.2893					
600	557341.2527	1329355.1856	169077.953501	405189.2709					
689	557260.0902	1329355.8089	169855.656029	405188.4609					
690	557046.7042	1320616.2166	169780.704618	404965.0327					
691	557227.1373	1329371.7046	169845.171128	405193.3059					
692	557201.5101	1329394.4097	160035.362300	405200.2508					
693	557176.0416	1329398.0457	169827.597122	405201.3347					
594	557798.1019	1329956.6462	170017.201501	405371.5964					
695	557109.9006	1330180.5834	169831.823814	405439.6526					
696	557190.6607	1330204.4163	169634.491436	405447.1169					
697	556694.3640	1330396.5997	169680.701756	105505.6915					
698	556663.1582	1330412.4267	169671.269975	405510.5186					
699	557430.7634	1329353.6496	169905.235464	405107.0027					
700	557453.8256	1329360.9723	169912,265054	405190.0347					
701	557503.0047	1329383.3097	169927.255676	405196,8431					
702	557137.0444	1329412.0609	169815.954604	105205.0520					
703	556976.5298	1329527.2313	169766.785817	405240.7105					
704	556957.5614	1329543.8515	169761.004234	405245.7764					
705	556933,5037	1329503,3640	169753.671440	405257.8201					
920	550071.2181	1329160.1356	170344.287960	405134.9156					

Owner

Tierney Farms-Clarksville, L.P. 24151 Ventura Boulevard Calabasas, California 91302 Ph: (818) 385-3697

Developer

Beazer Homes, LLC 8965 Guilford Road Suite 290 Columbia, Maryland 21046 Ph: (765) 894-0182

PROPERTY OF ST. LOUIS ROWAN CATHOLIC CONGREGATION INC. (L. 13654, F. 481) NON-BUILDABLE TAX MAP 34, PARCEL PARCEL 'C'
CLARKS GLEN NORTH DOUDLOW ZONED: RR-DEO PLAT FOR FOREST PLAT NO. 13827-ZONED: R-ED CONSERVATION EASEMENT PROPERTY OF SAINT LOUIS CATHOLIC CHURCH Tierney By Hear Managin (PLAT #16467) ZONED: RR-DEO JAMES NICHOLAS MILLER-FAMILY BURIAL SITE W/ ROADWAY

elate To the Mak Seen Complied Wit	ing Of this Plat And	Supplemented) As Fair As The Setting Of Markers	Lat No.	Gross Area	Pipesjern Aret	Chart Minimum Lot Size		
-620D	<i>9</i>	4/14/17	1		464 5q. Ft.*			
Robel, P.L.5. #.		Dafe	5	8,382 5q. F7.+				
rty Line Surveyor)	ert Sæst fr		6	8,909 5q. F7.				
	F	4.1110	7	8,907 5q. Ft.=	987 Sa. Ft.s	7,920 5q. Ft.		
		The second of th			1	7,7m0		
Fame-Clade all	I P BV HION CO	TIC AND	8	8,378 5q. Ft.=				
	, L.P. By HLOJV GP on Joint Venture, LLC		8	8,378 5q. Ff.=	722 Sq. Ft.s			
arthstone Lot Opti	o, L.P. By HLOJV GP on Joint Venture, LLC even Porath, Authoriz	C.	8 9 31	8,378 5q. Fj.= 7,814 5q. Fj.=	722 5q. Ft.s 455 5q. Ft.s	7,656 5q. Fj. +		
orthstone Lot Option	on Joint Venture, LLL	C.	9	8,378 5q. F7.± 7,814 5q. F7.± 7,854 5q. F7.±	722 Sq. Fj.± 455 Sq. Fj.± 462 Sq. Fj.±	7,656 5q. Ft.+ 7,359 5q. Ft.+		
irthstone Lot Opti	on Joint Venture, LLL	C.	9 31	8,378 54. Ft. = 7,814 54. Ft. = 7,854 54. Ft. = 8,380 54. Ft. =	722 Sq. Ff.* 455 Sq. Ff.* 462 Sq. Ff.* 724 Sq. Ff.*	7,656 5q. Ff.+ 7,359 5q. Ff.+ 7,392 5q. Ff.+		
irthstone Lot Opti	on Joint Venture, LLL	C.	9 31 32	8,378 5q. Ff. = 7,814 5q. Ff. = 7,854 5q. Ff. = 8,380 5q. Ff. = 8,907 5q. Ff. =	722 Sq. Fj.: 455 Sq. Fj.: 462 Sq. Fj.: 724 Sq. Fj.: 987 Sq. Fj.:	7,656 5q. Ff.* 7,359 5q. Ff.* 7,392 5q. Ff.* 7,656 5q. Ff.*		
irthstone Lot Opti	on Joint Venture, LLL	C.	9 31 32 33	8,378 5q. Ff. = 7,814 5q. Ff. = 7,854 5q. Ff. = 8,380 5q. Ff. = 8,907 5q. Ff. = 8,907 5q. Ff. =	722 Sq. Ff.s 455 Sq. Ff.s 462 Sq. Ff.s 724 Sq. Ff.s 987 Sq. Ff.s 987 Sq. Ff.s	7,656 5q. Fj.± 7,359 5q. Fj.± 7,392 5q. Fj.± 7,656 5q. Fj.± 7,920 5q. Fj.±		

(Meţers) N 170337.020676

SECTION 1, AREA 1 (PLAT NO. 13034)

(PLAT NO. 10034 ZONED: N-12

Erin Drive

THOIG

Sheet

Sheet

Sheet

12

Sheet

PROPERTY OF

WILBUR AND LINDA SPEER

(L. 12764, F. 18)

TAX MAP 34, PARCEL 89 ZONED: RR-DEO

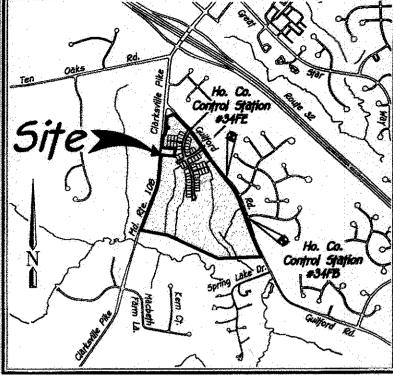
Graphic Scale

Scale: 1" = 400'

0' 100' 200' 400'

This Subdivision is Subject To Section 18.1228 Of The Howard County Code. Public Water And Public Sewer Service Has Been Granted Under The Terms And Provisions,
Thereof, Effective 3/23/17 On Which Date Developer
Agreement 34-4860-D Was Filed And Accepted.

For Legend See Sheet 14



Howard County ADC Map #31, Grids 2-0 & 3-D

Vicinity Map

General Notes:

- Subject Property Zoned R-ED Per The 10/06/13 Comprehensive Zoning Plan Coordinates Based On Nad '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 34FB And 34FE. Station No. 34FB North 557,439.9130 East 1,330,191.3224
- Station No. 34FE North 558,339.6005 East 1,329,709.0245 Elev.=431.110 This Plat is Based On Field Run Monumented Boundary Survey Performed On Or About
- February, 2014 By Fisher, Collins & Carter, Inc...

 B.R.L. Denotes Building Restriction Line.

 Denotes Iron Pin Set With Cap "F.C.C. 106".

 Denotes Iron Pipe Or Iron Bar Found.

- 7. O Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 8. Denotes Concrete Monument Set With Cap "F.C.C. 106".
 9. Denotes Concrete Monument Or Stone Found.
- 10. For Flag Or Pipe Stem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of Flag Or Pipe Stem And Road Right—Of—Way Line Only And Not Onto The Flag Or Pipe Stem Lot Driveway. Driveways Shall Be Provided Prior To Residential Occupancy To Ensure Safe Access For
- - Fire And Emergency Vehicles Per The Following (Minimum) Requirements:

 a) Width 12 Feet (16 Feet Serving More Than One Residence);

 b) Surface Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating. (1 -1/2" Minimum);
 - c) Geometry Maximum 15% Grade, Maximum 10% Grade Change And 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 Surface; f) Structure Clearances - Minimum 12 Feet;
- g) Maintenance Sufficient To Ensure All Weather Use 12. All Lot Areas Are More Or Less (+).
- 13. Distances Shown Are Based On Surface Measurement And Not Reduced To Nad *83 Grid Measurement.
- A Noise Study is Not Required Because The Project Does Not Fall Within The G
 Of Design Manual, Volume III, Roads And Bridges, Section 5.2, F.Z.
 No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On A
- Examination Of The Howard County Cemetery Inventory Map.

 16. Previous Department Of Planning And Zoning File Numbers: ECP-15-005, PB Case No. 409, 5P-15-006, WP-15-069 And WP-16-152. 17. This Property Is Located Within The Metropolitan District. Public Water And Public Sewer
- Will Be Utilized For This Project.

 18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land
- Development Regulations Per Council Bill 45-2003 And The 10/06/13 Comprehensive Zoning Plan. Development Or Construction On These Lots 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.

 The Project is in Conformance With The Latest Howard County Standards Unless Waivers
- Have Been Approved.
- 20. The Traffic Study Dated September, 2014 For This Project Was Prepared By The Traffic Group And Approved On March 24, 2015. 21. A Pre-Submission Community Meeting Was Held For This Project On June 26, 2014 In
- Accordance With Section 16.127 Of The Howard County Subdivision And Land
- 22. Articles Of Incorporation For The Enclave At Tierney Farm Homeowners Association, Inc. Has Been Filed With The Maryland State Department Of Assessments And Taxation On Occamber 7, 2016, Receipt No. 917650490.

 23. Site is Not Adjacent To A Scenic Road.

General Notes Continued Sheet 14

Please Note That All Lots In This Subdivision Are Subject To The Moderate Income Housing Unit (M.I.H.U.) Fee-In-Lieu Requirement That Is To Be Calculated And Paid To The Department Of Inspections, Licenses And Permits At The Time Of Building Permit Issuance By The Permit Applicant.

Fisher, Collins & Carter, Inc.

CIVIL Engineering Consultants & Land Surveyors

Square Office Park-10272 Baltimore National Pike

Surveyor's Certificate I Hereby Certify That To The Best Of My Knowledge That The Final Plat

Shown Hereon is Correct; That It was Prepared by Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinott, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinott To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 At Folio 388; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland

Mark L. Robel, Property Line Surveyor No. 339 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24231 ON 6/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Enclave At Tierney Farm Phase 1

Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B' And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED Tax Map No. 34 Grid No. 18 Parcels 88 & 97 Fifth Election District - Howard County, Maryland Date: February 22, 2017 Scale: As Shown Sheet 1 Of 14

56

8.881 Ac. ± 36.776 Ac. ± 37.792 Ac. ± 83.449 Ac. ± 5.451 Ac. ± 88.900 Ac. ±

APPROVED: For Public Water And Public Sewerage Systems

Howard County Health Officer in 8 Date

APPROVED: Howard County Department Of Planning And Zoning

Owner's Certificate

Reservation Of Public Utility And Forest Conservation Easements

"Developer Reserves Unto Itself, Its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Sform Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Buildable Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B'. Any Conveyances Of The

Aforesaid Lots/Parcels Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated in The Deed(s)
Conveying Said Lots/Parcels. Developer Shall Execute And Deliver Deeds 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 The Case Of The Forest Conservation Easement(s), Upon Completion Of The Developer's Obligations Under The Forest Conservation Installation And Maintenance Agreement Executed By Developer And The County, And The Release Of 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."

(NON-DIMENSIONABLE) (L. 114, F. 568) ZONED: R-ED

DONALDSON PROPERTY OF (L. 12106, F. 78) TAY MAP 34, PARCEL 46 ZONED: AR-EED

DENNIS AND SUSAN KEILHOLTZ

(L 743, F. 4)

TAX MAP 34 PARCEL 87

ZONED: RR-DEO

Sheet

NON-BUILDABLE ENVIRONMENTAL PRESERVATION PARCEL 'E'

MACBETH FARM

(PLAT NOS. 18790 THRU 18793)

ZONED: RR-DEO

(Meters) N 170337:020676

PROPERTY OF RANGE AND

ASHA WALI (L. 9502, F. 631) TAX MAP 34, PARCEL 251

ZONED: RR-DEC

PROPERTY OF ALAN AND MARGARET

(L. 3351, F. 467)

TAY MAP 34 PARCEL 85 ZONED: RR-DEO

PROPERTY OF

ALAN WHIWORTH

(L. 4449, F. 16)

TAX MAP 34, PARCEL 86

ZONED: RR-DEO

PROPERTY OF

ARTHUR AND JUNE PICKETT (L. 286, F. 419)

ZONED: RR-DEO

Sheet

Sheet

Sheet

Lot 20

Loj 21 \$

Lot 22

Lot 23

PROPERTY OF

WILBUR AND LINDA SPEER

(L. 12764, F. 18) TAX MAP 34, PARCEL 80

Lot 26

Lot 25

Lot 24

Sheet

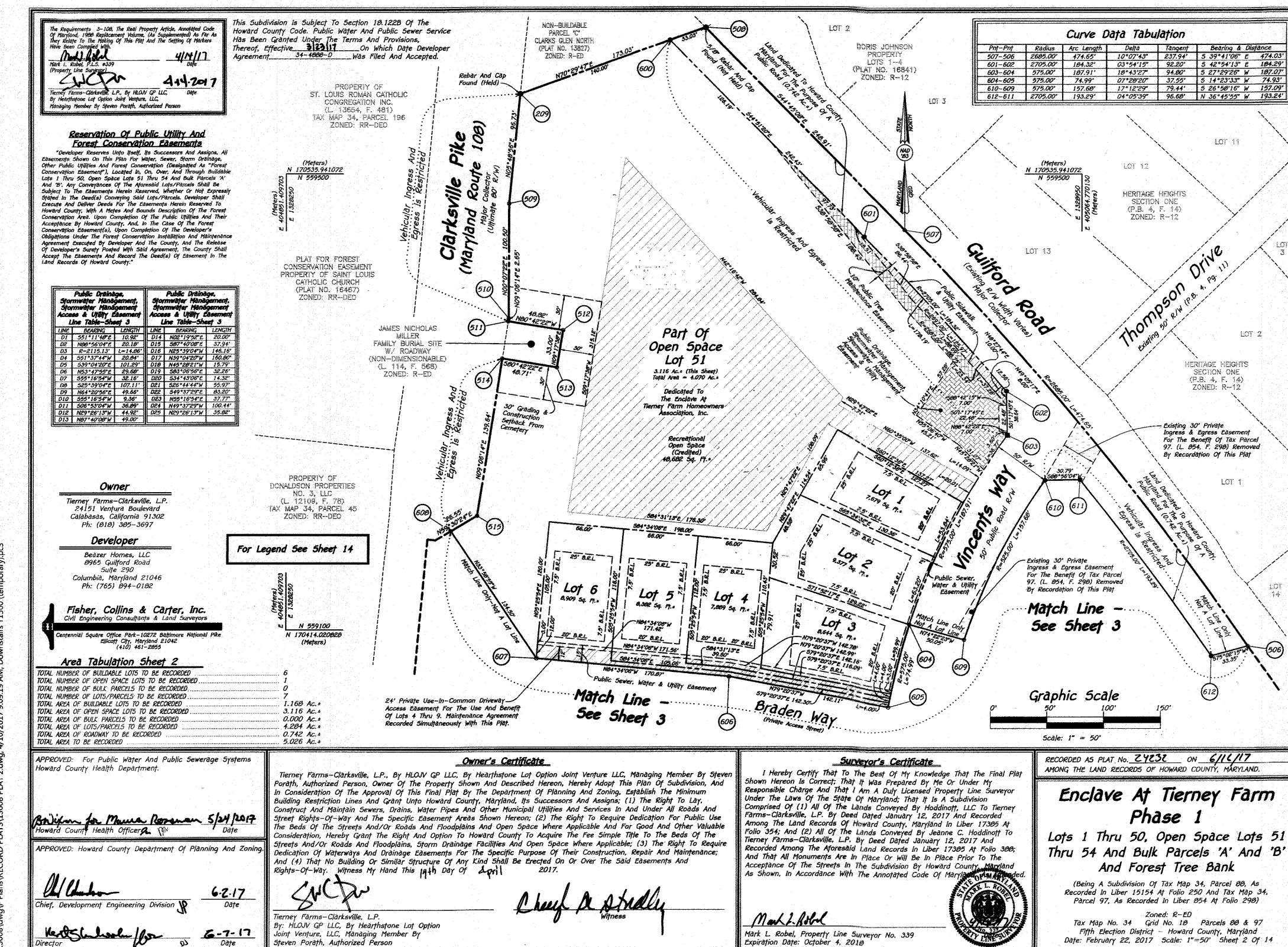
Part Of Bulk Parcel 'B'

Sheet

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, 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 Easement Areas 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 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 My Hand This 14th Day Of Leri

Tierney Farms-Clarksville, L.P.

By: HLOJV GP LLC, By Hearthstone Lot Option Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person



Zoned: R-ED

Phase 1

Bearing & Distance

5 42°54'13" E

96.68' N 36°45'55" W 193.24'

LOT 11

Orive

HERITAGE HEIGHTS

SECTION ONE

(P.B. 4, F. 14)

For The Benefit Of Tax Parcel 97. (L. 854, F. 298) Removed Recordation Of This Plat

LOTH

_01

(506)

Existing 30' Private Ingress & Egress Easement

ZONED: R-12

237.94"

94.80"

37.55'

79.44

92.20'

03°54'15"

18°43'27"

07°28'20"

17°12'29"

04°05'39"

LOT 12

HERTIAGE HEIGHTS

SECTION ONE (P.B. 4, F.

ZONED: R-12

Thompson

5 39°41'06" E 474.03'

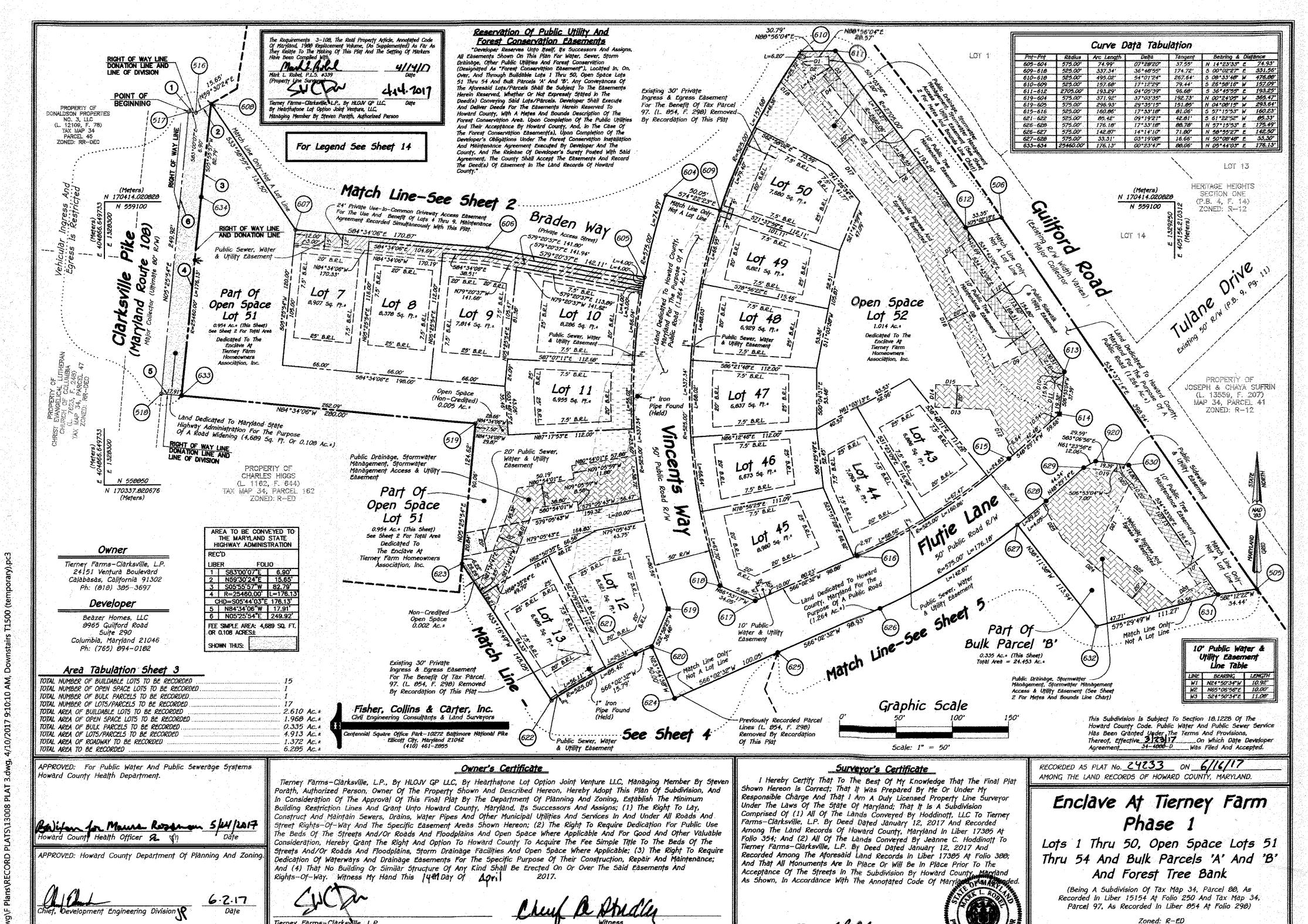
5 27°29'26" W 187.07'

5 14°23'33" W 74.93'

5 26°58'16" W 157.09"

LOT 3

ETT 2



Tierney Farms-Clarksville, L.P.

Steven Porath, Authorized Person

By: HLOJV GP LLC, By Hearthstone Lot Option

Joint Venture, LLC, Managing Member By

Mary 2 Boll Mark L. Robel, Property Line Surveyor No. 339

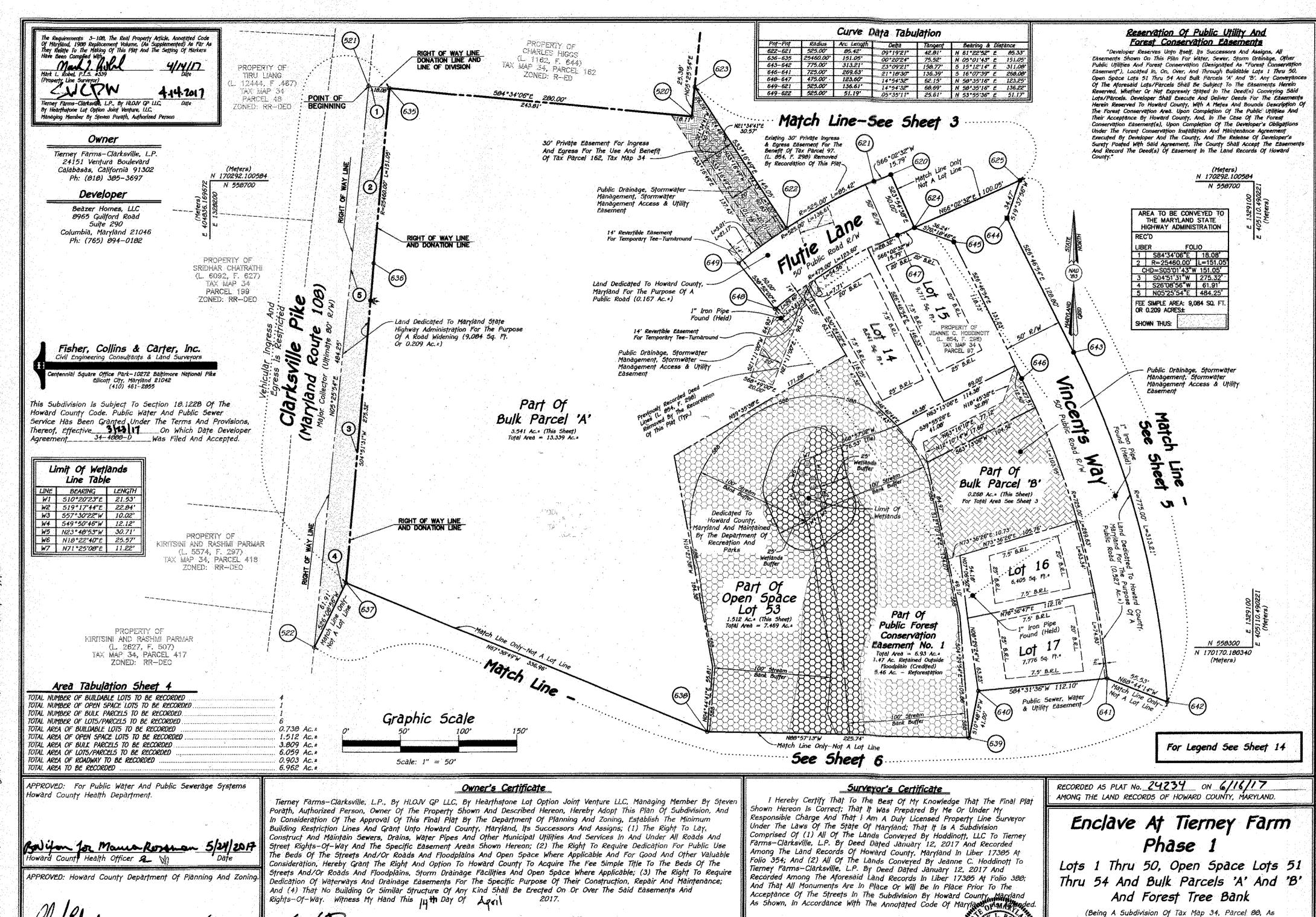
Expiration Date: October 4, 2018

F-15-110

Tax Map No. 34 Grid No. 18 Parcels 88 & 97

Fifth Election District - Howard County, Maryland

Date: February 22, 2017 Scale: 1"=50" Sheet 3 Of 14



Mark L. Robel, Property Line Surveyor No. 339 Expiration Date: October 4, 2018

I\2013\13008\dwq\F Plans\RECORD PLATS\13008 PLAT 4.dwq, 4/11/2017 9:27:24 AM, Downstairs

6.2.17

Tierney Farms-Clarksville, L.P.

Steven Porath, Authorized Person

By: HLOJV GP LLC, By Hearthstone Lot Option

Joint Venture, LLC, Managing Member By

velopment Engineering Division 🦹

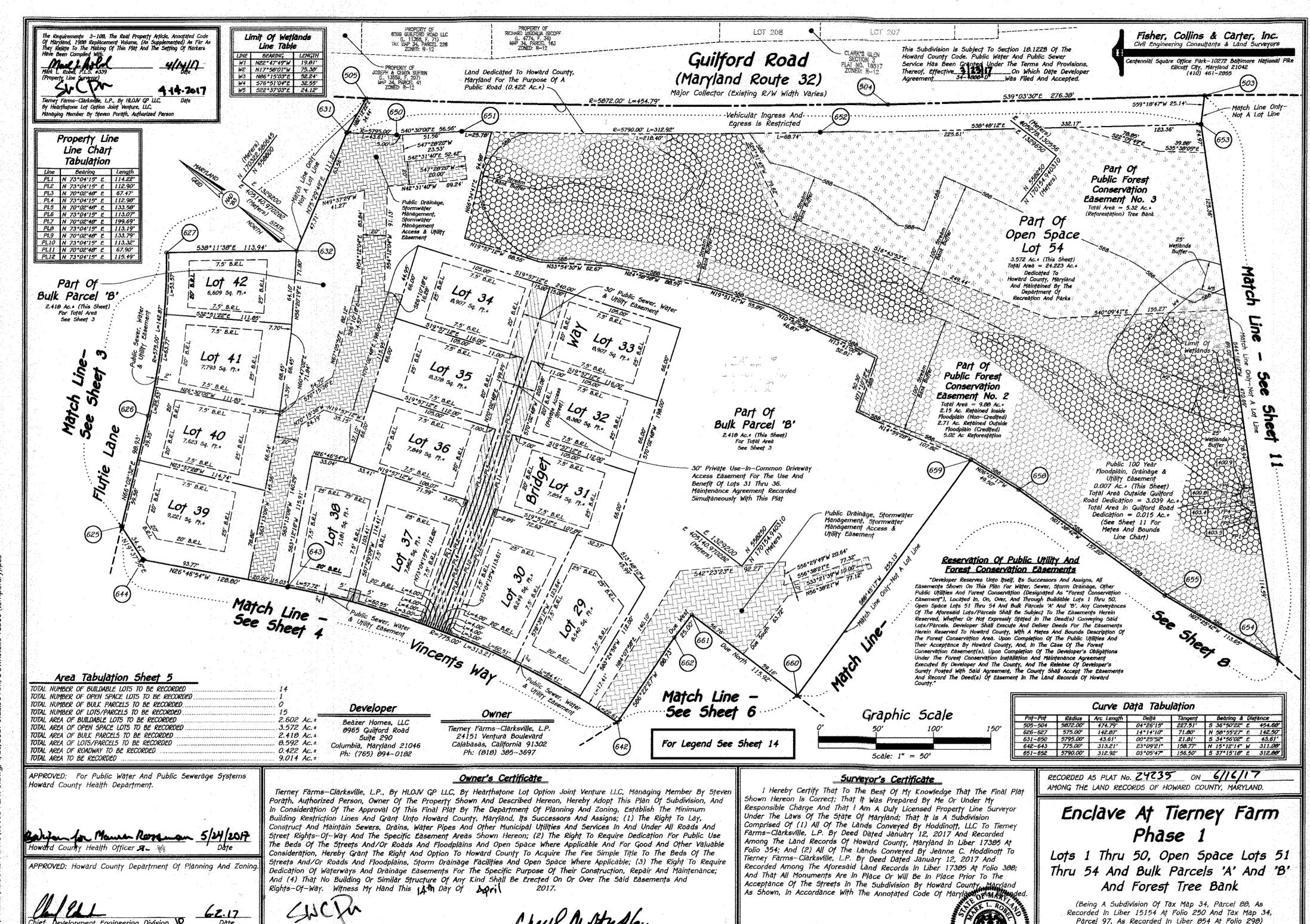
Recorded In Liber 15154 At Folio 250 And Tax Map 34,

Parcel 97, As Recorded in Liber 854 At Folio 298)

Zoned: R-ED

Tax Map No. 34 Grid No. 18 Parcels 88 & 97

Fifth Election District - Howard County, Maryland Date: January 23, 2017 Scale: 1=50' Sheet 4 Of 14



Cherk A Studley

Tierney Farms-Clarksville, L.P.

Steven Porath, Authorized Person

By: HLOJV GP LLC, By Hearthstone Lot Option

Joint Venture, LLC, Managing Member By

max 2 Rober

Expiration Date: October 4, 2018

Mark L. Robel, Property Line Surveyor No. 339

F-15-110

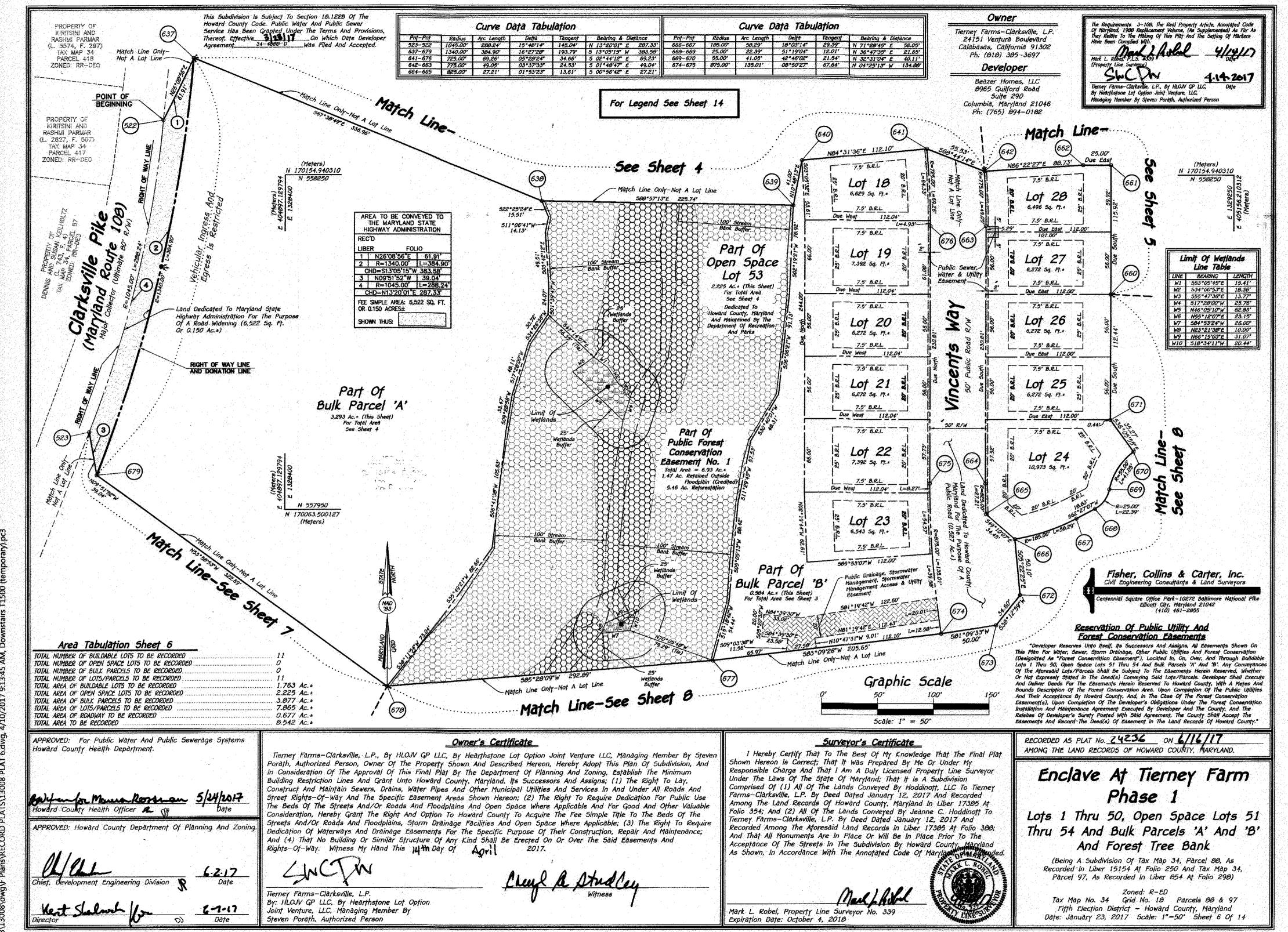
Recorded in Liber 15154 At Folio 250 And Tax Map 34,

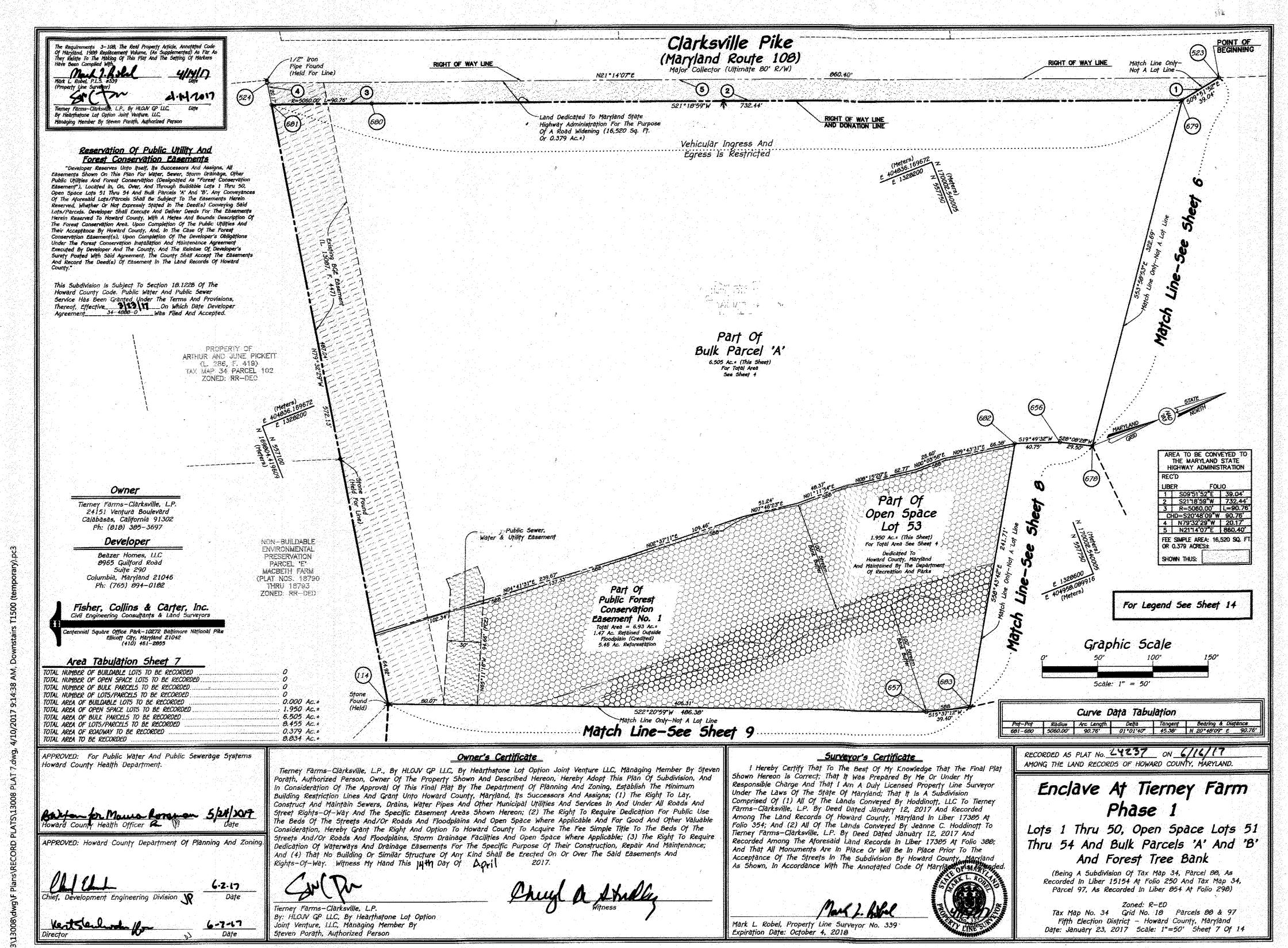
Parcel 97, As Recorded In Liber 854 At Folio 298)

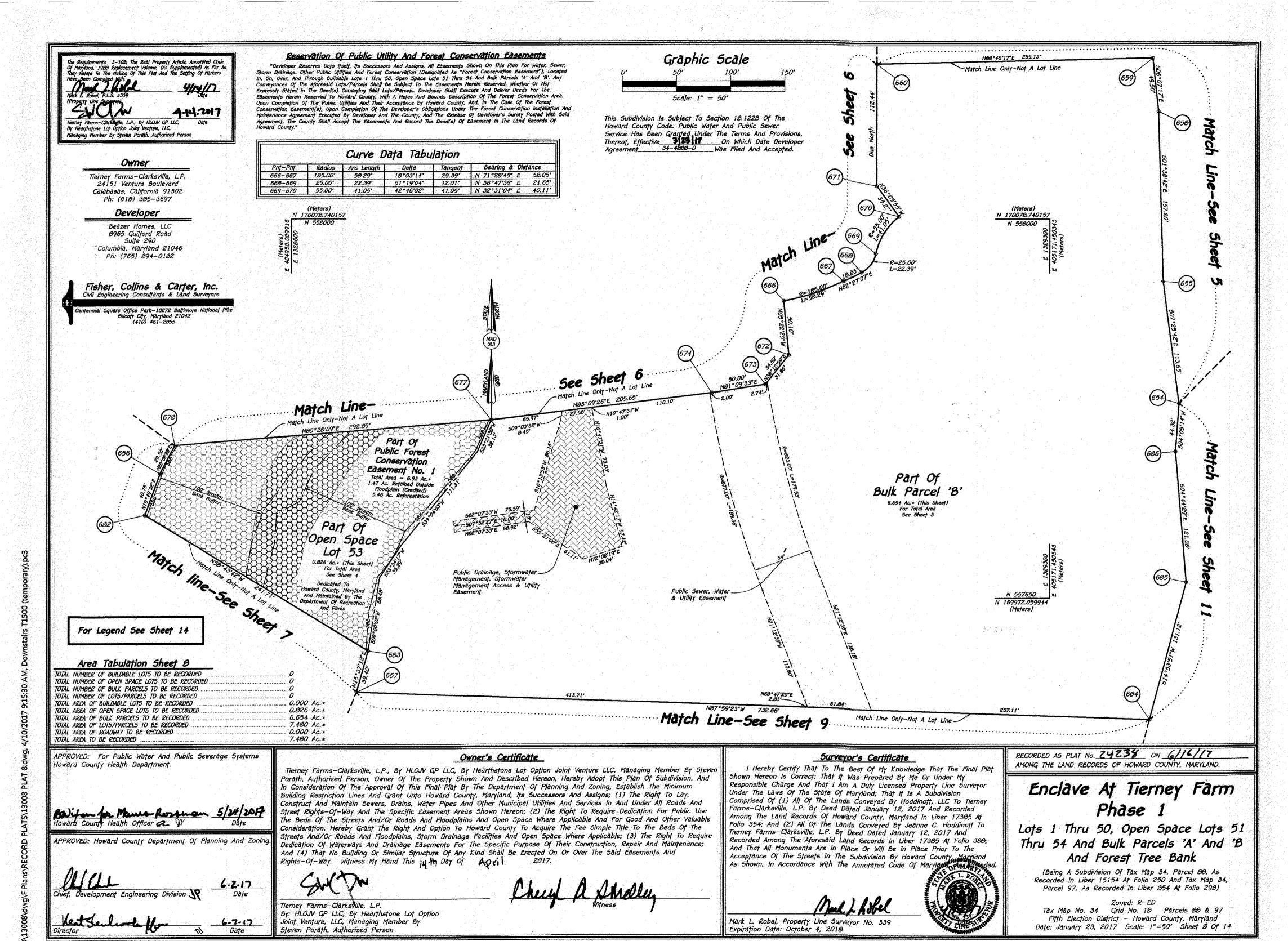
Zoned: R-ED
Tax Map No. 34 Grid No. 18 Parcels 88 & 97

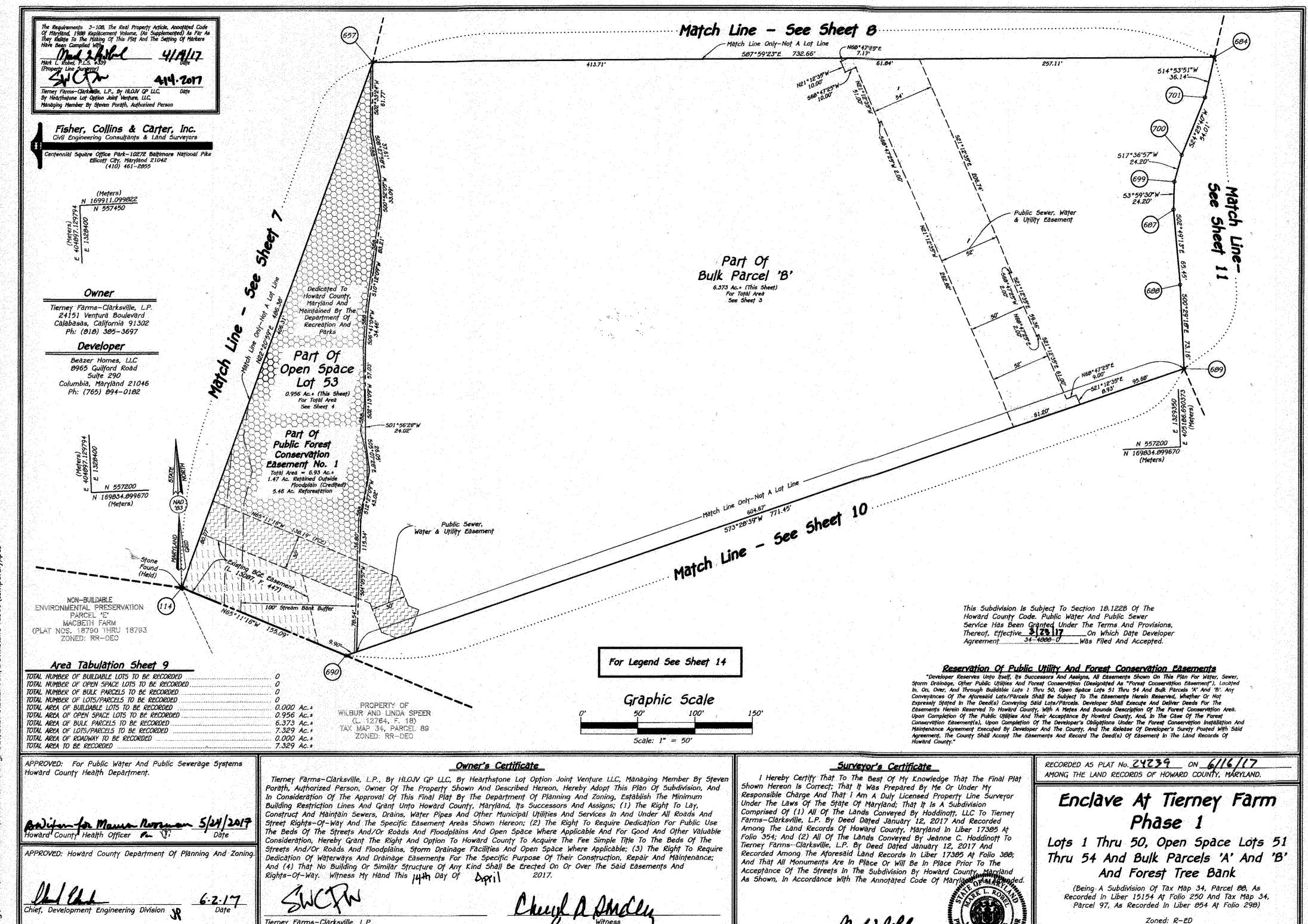
Fifth Election District - Howard County, Maryland

Date: January 23, 2017 Scale: 1"=50' Sheet 5 Of 14









Mark L. Robel, Property Line Surveyor No. 339

Expiration Date: October 4, 2018

Tierney Farms-Clarksville, L.P.

Steven Porath, Authorized Person

By: HLOJV GP LLC, By Hearthstone Lot Option

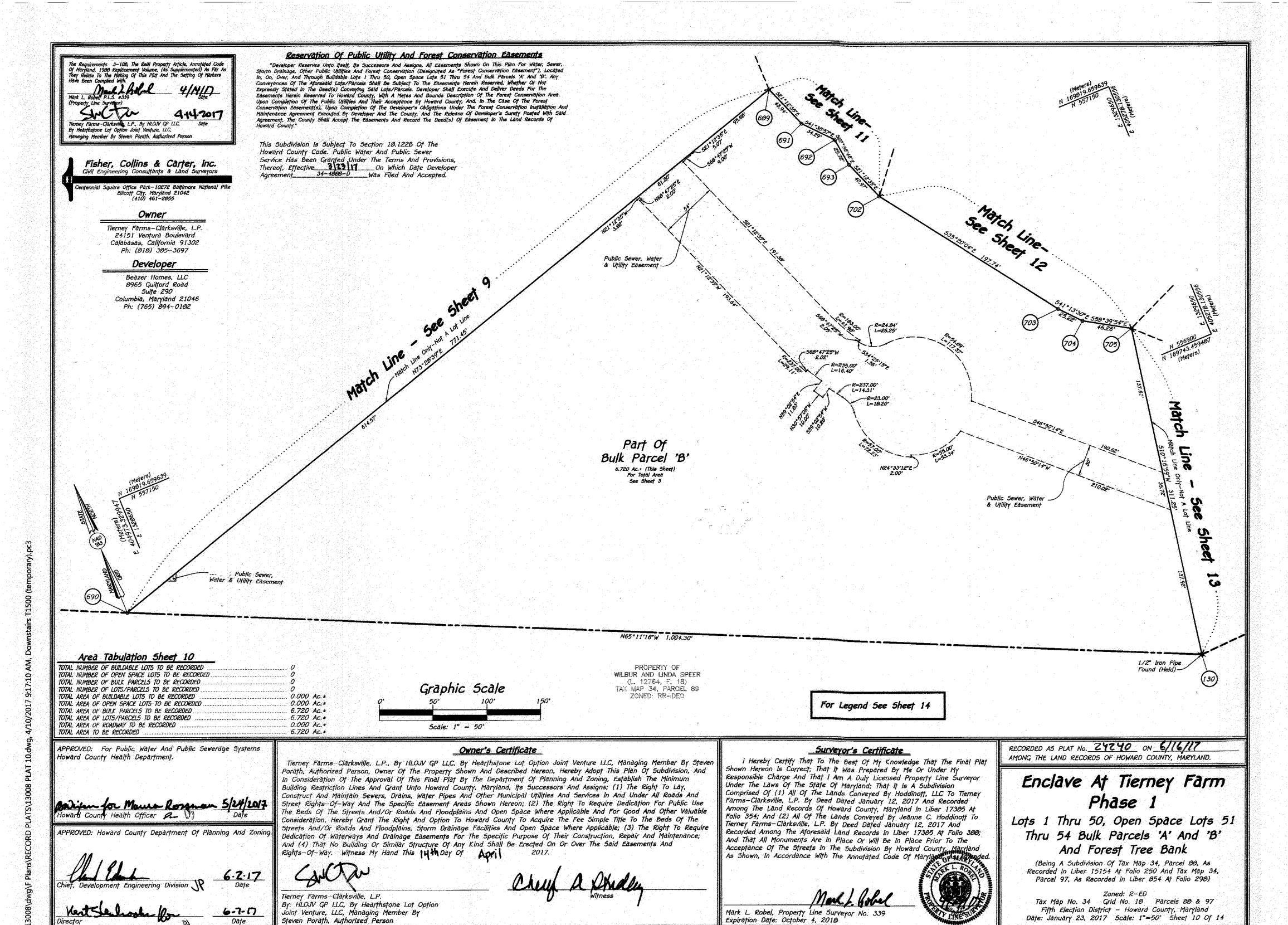
Joint Venture, LLC, Managing Member By

F-15-110

Tax Map No. 34 Grid No. 10 Parcels 88 & 97

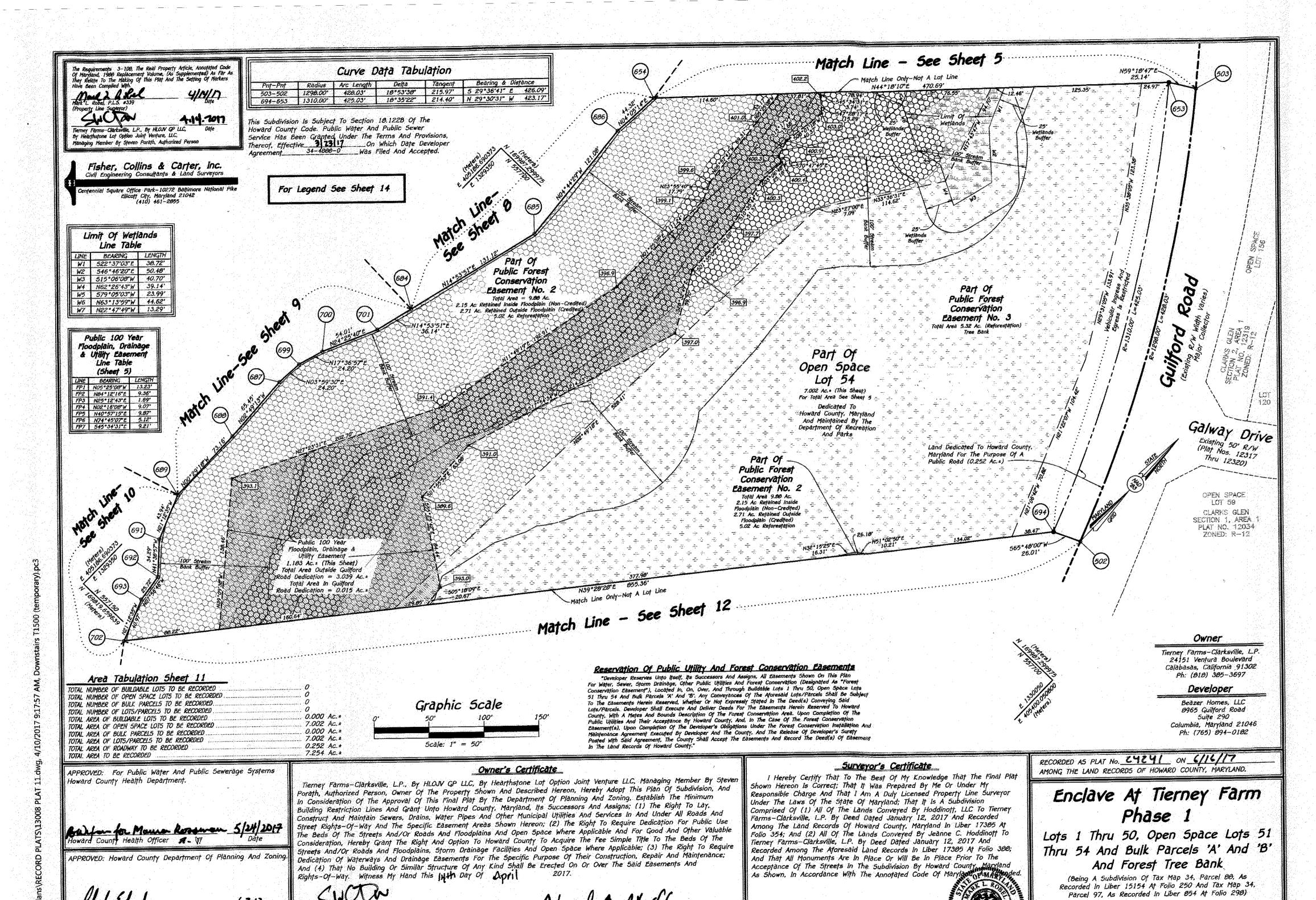
Fifth Election District - Howard County, Maryland

Date: January 23, 2017 Scale: 1"=50' Sheet 9 Of 14



Mark L Robel, Property Line Surveyor No. 339

Expiration Date: October 4, 2018



Mark L. Robel, Property Line Surveyor No. 339

Expiration Date: October 4, 2018

6-2-17

6-7-17

Tierney Farms-Clarksville, L.P.

BY: HLOJV GP LLC, BY Hearthstone Lot Option

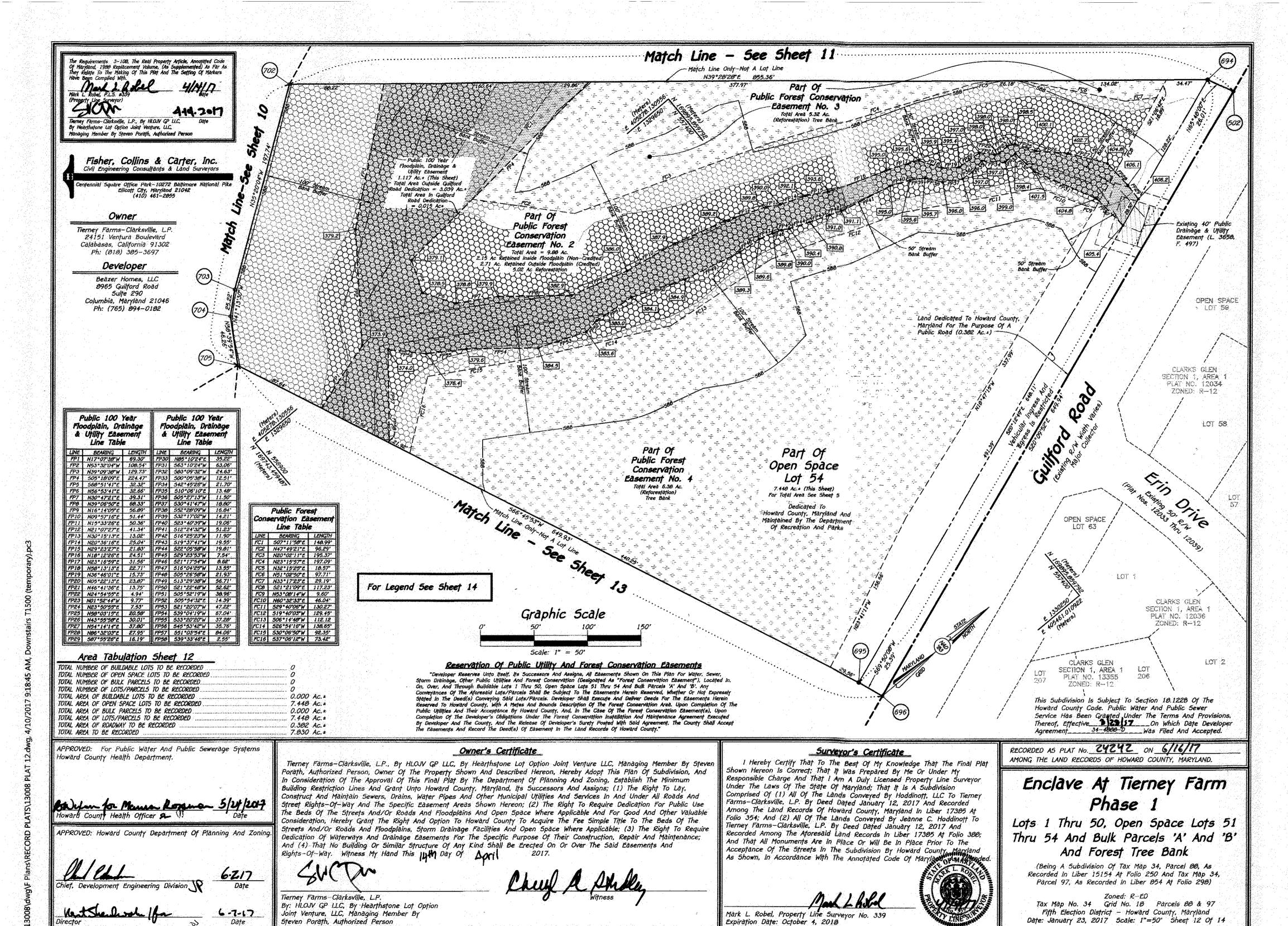
Joint Venture, LLC, Managing Member By Steven Porath, Authorized Person

F-15-110

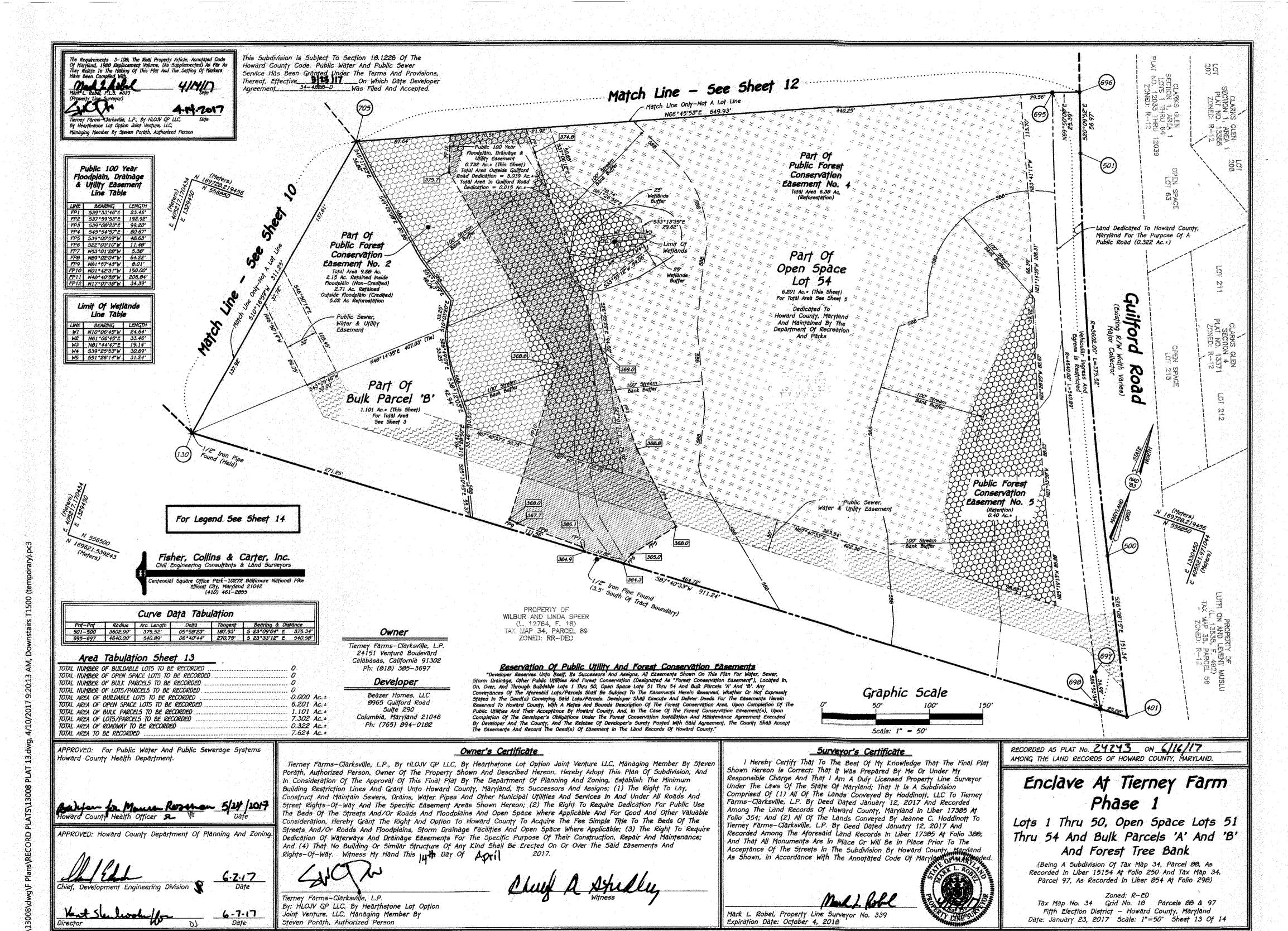
Zoned: R-ED Tax Map No. 34 Grid No. 18 Parcels 88 & 97

Fifth Election District - Howard County, Maryland

Date: January 23, 2017 Scale: 1"=50' Sheet 11 Of 14



Expiration Date: October 4, 2018



Legend

Existing 30' Private Ingress & Egress Easement For The Benefit Of Tax Parcel 97. (L. 854, F. 298) Removed By Recordation Of This Plat

Existing BGE Easement (L. 13087, F. 447)

Existing 40' Public Drainage & Utility

Existing 30' Public Sewer, Water & Utility Easement (L.

> Previously Recorded Parcel Lines Removed By The Recordation Of This Plat

Public Forest Conservation Easement

Public Forest Conservation Easement

Public Forest Conservation Easement (Forest Tree Bank)

Public 100 Year Floodplain, Drainage & Utility Easement

Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 4 Thry 9 And Lots 31 Thry 36

Public Sidewalk & Utility Easement

ا الله علاد علاد Denotes Wetland Area

Stormwater Management Access & Utility

14' Revertible Easement For Temporary Tee-Turnaround

30' Private Easement For Ingress And Egress For The Use And Benefit Of Tax Parcel 162, Tax Map 34

PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON THE GROUND

			Phasing Chart	
Phase	No. Of Lots	APFO Year	Remarks	Final Plan Submission
1	50*	2018	*Includes 2 Allocations For Existing Parcels	By November 6, 2015
2	70	2019		Between July 1, 2016 – December 31, 2016
3	30	2020		Between July 1, 2017 – October 31, 2017

Forest Conservation Easement Tabulation									
Easement No.	Reforestation	Retention Inside Floodplain	Rețențion Ouțside Floodplăin	Total Easement Area					
	5.46 Ac.	0.00 Ac.	1.47 Ac.	6.93 Ac.					
Z	5.02 Ac. *See Note Below Chart	2.15 Ac.	2.71 Ac.	9.86 Ac.					
3	5.32 Ac.	0.00 Ac.	0.00 Ac.	5.32 Ac.					
4	6.38 Ac.	0.00 Ac.	0.00 Ac.	6.38 Ac.					
5	0.00 Ac.	0.00 Ac.	0.40 Ac.	0.40 Ac.					
Totals	22.10 Ac.	2.15 Ac.	4.58 Ac.	28.91 Ac.					

- * Additional Forest Conservation Planting In The Amount Of 0.29 Acres is Provided With This Subdivision In FCE #2 For The Abandonment Of 0.29 Acres Of Forest Conservation Easement 'C' As Shown On The Adjoining Clarks Glen North Parcel 'C' (Plat No. 13827).
- * Additional Forest Conservation Planting In The Amount Of 0.01 Acres Is Provided With This Subdivision In FCE #2 To Support The Off-Site Sewer Main Installation; Contract #34-4918-D, Which Required The Abandonment Of 0.01 Acres Or 29 54. Ft. Of Existing Forest Conservation Easement Within Open Space Lot 25. Rettger Property, Plat Nos. 12257 Thru 12259.
- * Additional Forest Conservation Planting In The Amount Of 0.37 Acres Is Provided With This Subdivision in FCE #2 To Support The Off-Site Sewer Main Installation; Contract #34-4918-D Which Required The Abandonment Of 0.37 Acres Of Existing Forest Conservation Easement Within Open Space Lot 62, Clarks Glen Subdivision, Plat Nos. 12033 Thru 12039.

Open Space Tabulation								
Open Space Lot No.	Credițed Area	Non-Credited Area	Total Open Space Area					
51	4.063 Ac. #	0.007 Ac.+	4.070 Ac. ±					
52	1.014 Ac.±	0.000 Ac. ±	1.014 Ac.±					
53	7.469 Ac.±	0.000 Ac. ±	7.469 Ac. ±					
54	24.223 Ac.+	0.000 Ac. ±	24.223 Ac. 1					
Totals	36.769 Ac.±	0.007 Ac.±	36.776 Ac. ±					

Fisher, Collins & Carter, Inc. Civil Engineering Consultants & Land Surveyors | Sauare Office Park-10272 Battimore National Pike Ellicoff City, Maryland 21042 (410) 461-2855

Owner

Tierney Farms-Clarksville, L.P. 24151 Ventura Boulevard Calabasas, California 91302 Ph: (818) 385-3697

Developer

Beazer Homes, LLC 8965 Guilford Road Suite 290 Columbia, Maryland 21046 Ph: (765) 894-0182

Total Sheet Tabulation This Submission													
	Sheet 2	Sheet 3	Sheet 4	Sheet 5	Sheet 6	Sheet 7	Sheet 8	Sheet 9	Sheet 10	Sheet 11	Sheet 12	Sheet 13	Toţāl
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	6	15	4	14	11	0	0	0	0	0	0	0	50
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1	1	$oldsymbol{I}_{i}$, $oldsymbol{I}_{i}$		0	0	0	0	0	0	. 0	0	4
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0	1	1	0	0	0	0	0	0	0	0	0	2
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	7	17	6	15		0	0	0	0	0	0	0	56
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.168 Ac.±	2.610 Ac.±	0.738 Ac.±	2.602 Ac.±	1.763 Ac.±	0.000 Ac.	0.000 Ac.=	0.000 Ac.±	0.000 Ac. ±	0.000 Ac.±	0.000 Ac.4	0.000 Ac. ±	8.881 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	3.116 Ac. =	1.968 Ac. ±	1.512 Ac.±	3.572 Ac. ±	2.225 Ac.±	1.950 Ac. ±	0.826 Ac.±	0.956 Ac.±	0.000 Ac. #	7.002 Ac.±	7.448 Ac. =	6.201 Ac.±	36.776 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.+	0.335 Ac. ±	3.809 Ac.±				6.654 Ac. ±						
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.284 Ac.+	4.913 Ac. ±	6.059 Ac.±	8.592 Ac. ±	7.865 Ac.+	8.455 Ac. ±	7.480 Ac.±	7.329 Ac.±	6.720 Ac. ±	7.002 Ac.±	7.448 Ac.±	7.302 Ac. #	83.449 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.742 Ac.+	1.372 Ac. ±											5.451 Ac.±
TOTAL AREA TO BE RECORDED	5.026 Ac. ±	6.285 Ac. ±	6.962 Ac.±	9.014 Ac.±	8.542 Ac. ±	8.834 Ac.+	7.480 Ac. ±	7.329 Ac.±	6.720 Ac. ±	7.254 Ac.*	7.830 Ac.	7.624 Ac. =	88.900 Ac.±

APPROVED: For Public Water And Public Sewerage Systems Howard County Health Department.

Berjanfor Maure Restman 5/24/2017 loward County Health Officer

APPROVED: Howard County Department Of Planning And Zoning

Tierney Farms-Clarksville, L.P. By: HLOJV GP LLC, By Hearthstone Lot Option Joint Venture, LLC, Managing Member By

Steven Porath, Authorized Person

Owner's Certificate

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, 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 Easement Areas 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 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 My Hand This 14 Day Of 2017.

Chey a Hilley Witness

Gross Area Of Site = 80 90 Acres

44. Density Tabulation: b. Net Area Of Site = 05.0% Acres
1). Floodplain Area = 3.05 Acres

General Notes Continued This Sheet:

2). Steep Slopes Greater Than 25% = 0.00 Acres c. Maximum Units Allowed = 171 Units

(85.85 Acres x & Units/Net Acre) = 171.50 Units/Net Acre d. Total Density Units Proposed = 150 Units
1). APFO Phase I = 50 Lots

2). APFO Phase 2 = 70 Lots 3). APFO Phase 3 = 30 Lots

a. Open Space Required:
1). Total Project Open Space Required = 44.45 Acres (80.90 Acres x 30%)

2). Total Open Space Required For Phase 1 = 14.82 Acres (44.45 Acres x \$6 Lots/150 Lots)

3). Percentage Of Open Space Required (Phase 1) = 33% (50 Lots (Phase 1)/150 Lots (Phases 1, 2, 3)
b. Open Space Provided (Phase 1) = 36.776 Acres (Lot 51 + Lot \$2 + Lot 53 + Lot 54) (4.070 Ac. + 1.014 Ac. + 7.469 Ac. + 24.223 Ac.)

1). Percentage Of Open Space Provided (Phase 1) = 82% (36.776 Ac./44.45 Ac.)

(36,776 Ac./44,45 Ac.)

46. Recreational Open Space Tabulation:

a. Total Project Recreational Open Space Required (Phase 1, 2, 3) = 45,000 Sq. Ft.

1). Single Family Detached (150 Units x 300 Sq. Ft./Unit)

b. Recreational Open Space Provided (Open Space Lot 51) = 46,602 Sq. Ft.

47. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall be Permitted Within The Limits Of Westands, Streams, Or Their Required Buffers, Floodplain and Format Conservation Easement Areas.

And Forest Conservation Easement Areas.

18. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of the Wetlands, Streams, Their Buffers, Floodplain And Forest Conservation Easements. Disturbance To the Environmental Features For the Water And

Sewer Connection Are Deemed Essential By The Department of Planning And Zoning Per-Section 16.116(c) Of The Subdivision And Land Development Regulations.

49. Forest Conservation Obligation For Phase 1, F-15-110.

a). Forest Conservation Required

1. Retention Area Outside Floodplain = 4.60 Ac.

2. Reforestation = 10.44 Ac.

2. Reforestation = 10.44 Ac.
a). On-Site Obligation For Total Enclave At Tierney Farm,
Phase 1, 2 And 3 = 9.77 Ac.

Phase 1, 2 And 3 = 9.77 Ac.
b). Clarks Glen Parcel 'C' Forest Abandonment = 0.29 Ac.
c). Rettger Property Forest Abandonment = 0.37 Ac.
d). Clarks Glen Open Space Lot 62 Forest Abandonment = 0.01 Ac.
b). Forest Conservation Provided = 15.04 Ac.
1. Retention Area Outside Floodplain = 4.60 Ac.
(FCE No. 1 + FCE No. 2 + FCE No. 5)
(1.47 Ac. + 2.73 Ac. + 0.40 Ac.)
2. Reforestation = 10.44 Ac.
(FCE No. 1 + FCE No. 2)
(5.46 Ac. + 4.98 Ac.)

(5.46 Ac. + 4.98 Ac.) 50. This Plan is Subject To A Request For Alternative Compliance Petition WP-16-152 To Section 16.116(a) Of the Subdivision and Land Development Which Prohibits Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Within Streams, Wetlands, And Their Buffers. The Planning Director Approved the Request For Alternative Compliance Petition To Section 16.116(a) On September 15, 2016.

Approval is Subject To The Following Conditions:

1. In Compliance With The Development Engineering Division Comments Dated August 26, 2016:

26, 2010:

a. Applicant Shall Convey the Runoff in A Non-Erosive Manner.

b. Applicant Shall Provide Benches Where The Slope Height Exceeds 20'. Check With Soil Conservation District For Further Guidance.

c. Grading Shall Not Impact The Floodplain And Environmental Features.

2. In Compliance With The Neward Soil Conservation District Comments Dated June 20, 2016:

a. The Use Of The Access Bridges Should Be The Longest Possible To Support The Needed Construction Vehicles To Minimize Disturbance To The

Environmental Features. 3. The Final Road Construction Drawings For F-15-110 Must Be Redlined To Mimic

The Afternative Compliance Petition Exhibit. The Redline Must be Redpined to Minic.

The Afternative Compliance Petition Exhibit. The Redline Must be Approved, And Changes Made To The Originals, Prior To Applying For A Grading Permit.

4. All Revisions To F-15-110 Must be In Compliance With The Approved Maryland Department Of Environment Permit (Tracking No. 15-NT-3204/201561579).

5. Disturbance To The Environmental Features is Only For The Use Of The Temporary

Access Bridges. No Permanent Disturbance Or Grading Shall Occur Within the Environmental Features. Once the Temporary Access Bridges Are Abandoned The Area Must Be Stabilized And Replanted As Forest Conservation Easement In Accordance With the Forest Conservation Plan.

Conditions of Approval Shall be Indicated On the Final Road Construction Plans
And Subdivision Plat As A General Note.

This Plan is Also Subject to A Request For Alternative Compliance Petition To Section 16.123(a)(2) of the Subdivision And Land Development Which Requires
Grading To Be Performed Under A Valid Permit in Accordance With The Approved Final Subdivision Plan. The Planning Director Depled the Request For Alternative

Final Subdivision Plan. The Planning Director Denied The Request For Alternative Compliance Of Section 18 123(a)(2) Of The Subdivision And Land Development On September 15, 2016.

Denial Was Based On The Following Reasons: 1. The Final Road Construction Plans, F-15-110, Have Been Signed By The Department Of Planning and Zoning, Therefore, A Mass Grading Plan Will Not Be Accepted. A Grading Fermit Must be Issued For All Grading In Accordance With The Final Road Construction Drawings. A Redline To The Final Road Construction

2. A Small Portion Of The Approved Forest Conservation Refention Easement Will Be Impacted By The Impaliation Of the Temporary Access Bridge. The Applicant Must Redline The Final Forest Conservation Plans To Revise The Referition Easement To A Reforestation Easement.

General Notes Continued From Sheet 1:

24. The Private Use-In-Common Driveway Access Easements And Maintenance Agreements For Shared Driveways 4 Thru 9 And 31 Thru 36 Are Recorded Simultaneously With This

25. Declaration Of Covenants And Restrictions For The Enclave Af Tierney Farm Hos

Association, Inc. Are Recorded Simultaneously With The Final Plat.

26. The Forest Conservation Easement Areas Within This Subdivision Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The Forest Conservation Act. No Cleaning, Grading Or Construction is Permitted Within The Forest Conservation Easement; However, Forest Management Practices As Defined in The Deed Of Forest Conservation Are Allowed. The Forest Conservation Act Requirements For The Enclave At Tierney Farm Subdivision Will Be Met Through The On-Site Retention Of 6.73 (4.50 Credited) Acres Of Forest, And On-Site Planting Of 10.40 Acres In Combined FCE No. 1 And FCE No. 2. The Additional 11.70 Acres Of On-Site Planting (FCE #3 & FCE #4) Will Be A Forest Bank. No Surety Is Required For On-Site Refențion. A Separațe Developers Agreement For The Enclave At Tierney Farm (F-15-110) is Provided For The Total Area Of FCE #1 And FCE #2 Requiring A Surety In The Amount Of \$228,255.00 (Based On 10.48 Acres x 43,560 Sq. Ff./Acre x \$0.50/5q, Ft.). A Separate Developers Agreement For The Tree Bank is Provided For The Total Area Of FCE #3 And FCE #4 Requiring A Surety in The Amount Of \$254,826.00 (Based On 11.70 Acres x 43,560 Sq. Ft./Acre x \$0.50/5q. Ft.).

27. This Plan Has Been Prepared in Accordance With The Provisions Of Section 16.124 Of The Howard County Code And The Landscape Manual, Financial Surety For The Required On The Code And The Landscape Manual, Financial Surety For The Required

The Howard County Code And The Landscape Manual. Financial Surety For The Bequired Perimeter Landscaping Will Be Posted As Part Of The Developers Agreement For This Final Plan, F-15-110, In The Amount Of \$67,\$10.00 Based On (153 Shade Trees \$\$30.00 Each, 139 Evergreens \$\$150.00 Each. And 12 Shrubs \$\$30.00 Each). The Landscaping Required For The Screening Of The Use-in-Common Driveway From the Adjoining Frontage Lots Will Be Completed As Part Of The 50P Requirement. Subdivision is Subject To Section 104.0.F. Of The Zoning Regulations. At Least 10% Of The Dwelling Units Shall Be Moderate Income Housing Units (M.I.H.U.) Or An Alternative Compliance Will Be Provided. The Developer Shall Execute A M.I.H.U. Agreement Will Be Met. The M.I.H.U. Agreement And Covenants Will Be Recorded Simultaneously With This Plat In The Land Records Office of Howard County, Maryland. This Development Will Meet M.I.H.U. Alternative Compliance By A Payment Of A Fee-In-Lieu To The Department Of Housing For Each Required Unit (M.I.H.U.) Tabulation:

Moderate Income Housing Unit (M.I.H.U.) Tabulation:

a. M.I.H.U. Required (Phase 1) = (50 Lots x 10%) = 5 M.I.H.U. b. M.I.H.U. Proposed - Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The

c. An Executed M.L.H.U. Agreement With The Howard County Housing Department

19. Stormwäter Mänägement is in Accordance With The M.D.E. Storm Wäter Design Mänuäl, Volumes I & II. Revised 2009. We Are Providing Stormwäter Mänägement For Phäse I, By The Use Of 5 Areas Of (N-2) Non-Rooftop Disconnection Credit, 4 (M-6) Micro-Bioretention Facilities And 7 (F-6) Bio-Retention Facilities To Neet And Exceed The Required ESD Volume.

The Stormwater Management Facilities Located On H.O.A. Open Space Lots 51 And 52 Will Be Owned And Maintained By The Enclave At Tierney Farm Homeowners Association.

31. The 100 Year Floodplain Shown On This Plan Was Prepared By Fisher, Collins & Carter, Inc. And The 100 Year Floodplain Study And Computations Report, Dated November 20, 2014.

32. In Accordance With Section 120.0.A.1(J) Of The Zoning Regulations, Room Extensions And Building Additions Being Developed Under The R-ED Regulations, Room Expension And Building Additions Being Developed Under The R-ED Regulations May Project 10 Feet Into A Rear Setback, Along Not More Than 60% Of The Rear Face Of A Dwelling, On A Lot Which Adjoins Open Space Along The Majority Of The Rear Lot Line.

33. Open Space Lots 51 And 52 Will Be Owned And Maintained By The Enclave Af Tierney

Farm Homeowners Association, Inc.

34. Open Space Lots 53 And 54 Will Be Owned And Maintained By Howard County

Department Of Recreation And Parks.

35. Existing Utilities Are Based On Contr. #44-3483-D And 34-4888-D.

36. This Plat Is Subject To WP-15-069 Which On December 8, 2014 The Planning Director

This Plat Is Subject To WP-15-069 Which On December 8, 2014 The Planning Director Approved A Request To Waive Section 16.1205(a)(7) &(10) Of the Subdivision And Land Development Regulations, Which Requires the Retention Of State Champion Trees, 75% Of The Diameter Of State Champion Trees, And Trees 30° In Diameter Or Larger. Approval is Subject To the Following Conditions:

1). Approval Of Section 16.1205(a)(7)&(10) Is For The Removal Of Fourteen (14) Specimen Trees Identified As Specimen Trees 2355, 2356, 2357, 2358, 2362, 2363, 2364, 2366, 2367, 2368, 2390, 2391, 2392 And 2398 On The Waiver Petition Exhibit And Preliminary Equivalent Sketch Plan. No Other Specimen Trees May Be Removed. Removal Of The Fourteen Specimen Trees Will Require Mitigation Of 3"—4" Caliper Trees. The Mitigated Trees Shall Be Native Species And Be Shown As Part Of The Landscape Plan With The Final Plan, And Shall Be Bonded

With The Landscape Plan. 37. Public Water And Sewer Shall Be Used Within This Development.
38. All Wells And Septic System Components Must Be Properly Abandoned And Notification Of Such Submitted To The Health Department Prior To Health Signature Of The Record

Approval Of A Site Development Plan Is Required For The Development Of All Residential Lots Within This Subdivision Prior To Issuance Of Any Grading Or Building Permits For New House Construction In Accordance With Section 16.155 Of The

Subdivision And Land Development Regulations.

40. The Lots Created By This Subdivision Plat Are Subject To A Fee Or A Assessment To Cover Or Defray All Or Part Of The Developers Cost Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 10.112. This Fee Or Assessment, Which Runs With The Land, Is A Contractual Obligation Between The Developer And Each Owner Of This Property And Is Not In Any Way A Fee Or

sment Of Howard County. 41. The Natural Resource Inventory/Forest Stand Delineation Plan For The Enclave At Tierney Farm Was Prepared By Ecotone, Inc. On June 3, 2014 And Revised On November 24, 2014.

42. The Wetland Delineation Report For The Enclave At Tierney Farm Was Prepared By Ecotone, Inc. On June 11, 2014.

43. Plan Subject To Planning Board Case No. 409 Approved By The Howard County Planning Board On January 28, 2015.

Surveyor's Certificate

I Hereby Certify That To The Best Of My Knowledge That The Final Plat Shown Hereon is Correct; That it was Prepared by Me Or Under My Responsible Charge And That I Am A Duly Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It is A Subdivision Comprised Of (1) All Of The Lands Conveyed By Hoddinoff, LLC To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Land Records Of Howard County, Maryland In Liber 17385 At Folio 354; And (2) All Of The Lands Conveyed By Jeanne C. Hoddinott To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17385 Af Folio 388; 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 Maryland As Shown, in Accordance With the Annotated Code Of Maryland Manager

Mark L. Robel, Property Line Surveyor No. 339 Expiration Date: October 4, 2018

RECORDED AS PLAT No. 24244 ON 6/16/17 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

Enclave At Tierney Farm Phase 1

Lots 1 Thru 50, Open Space Lots 51 Thru 54 And Bulk Parcels 'A' And 'B And Forest Tree Bank

(Being A Subdivision Of Tax Map 34, Parcel 88, As Recorded In Liber 15154 At Folio 250 And Tax Map 34, Parcel 97, As Recorded In Liber 854 At Folio 298)

Zoned: R-ED Tax Map No. 34 Grid No. 18 Parcels 88 & 97 Fifth Election District - Howard County, Maryland Date: February 22, 2017 Scale: No Scale Sheet 14 Of 14

Easement (L. 3650, F. 497)

Public Sewer, Water & Utility Easement

10' Public Tree Maintenance Easement (Reforestation)

—588— Denotes Top Of Stream Bank Buffer

403.4 Denotes 100 Year Floodplain Elevation Public Drainage, Stormwater Management,