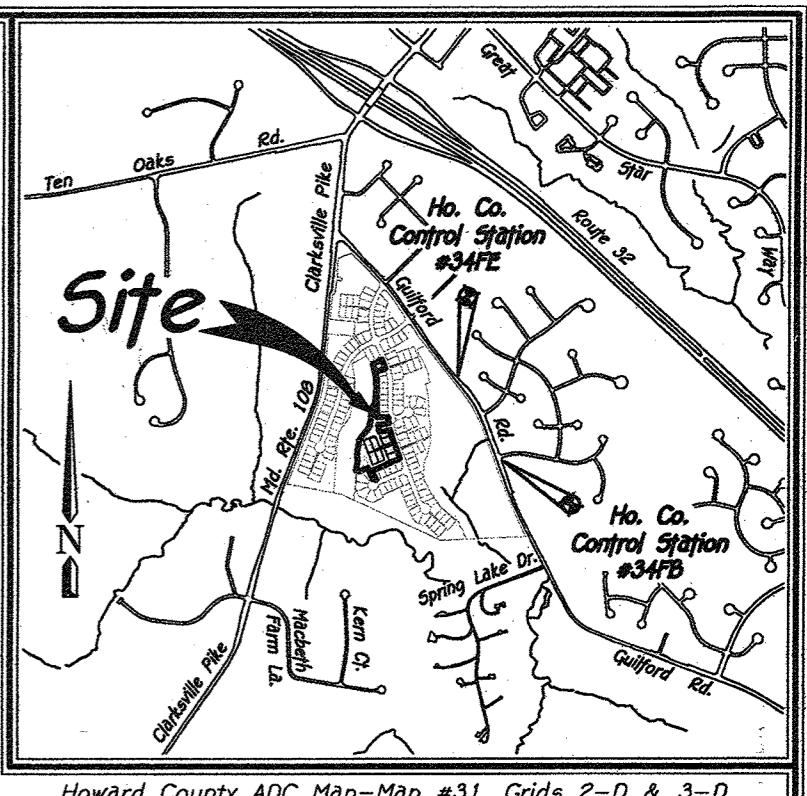
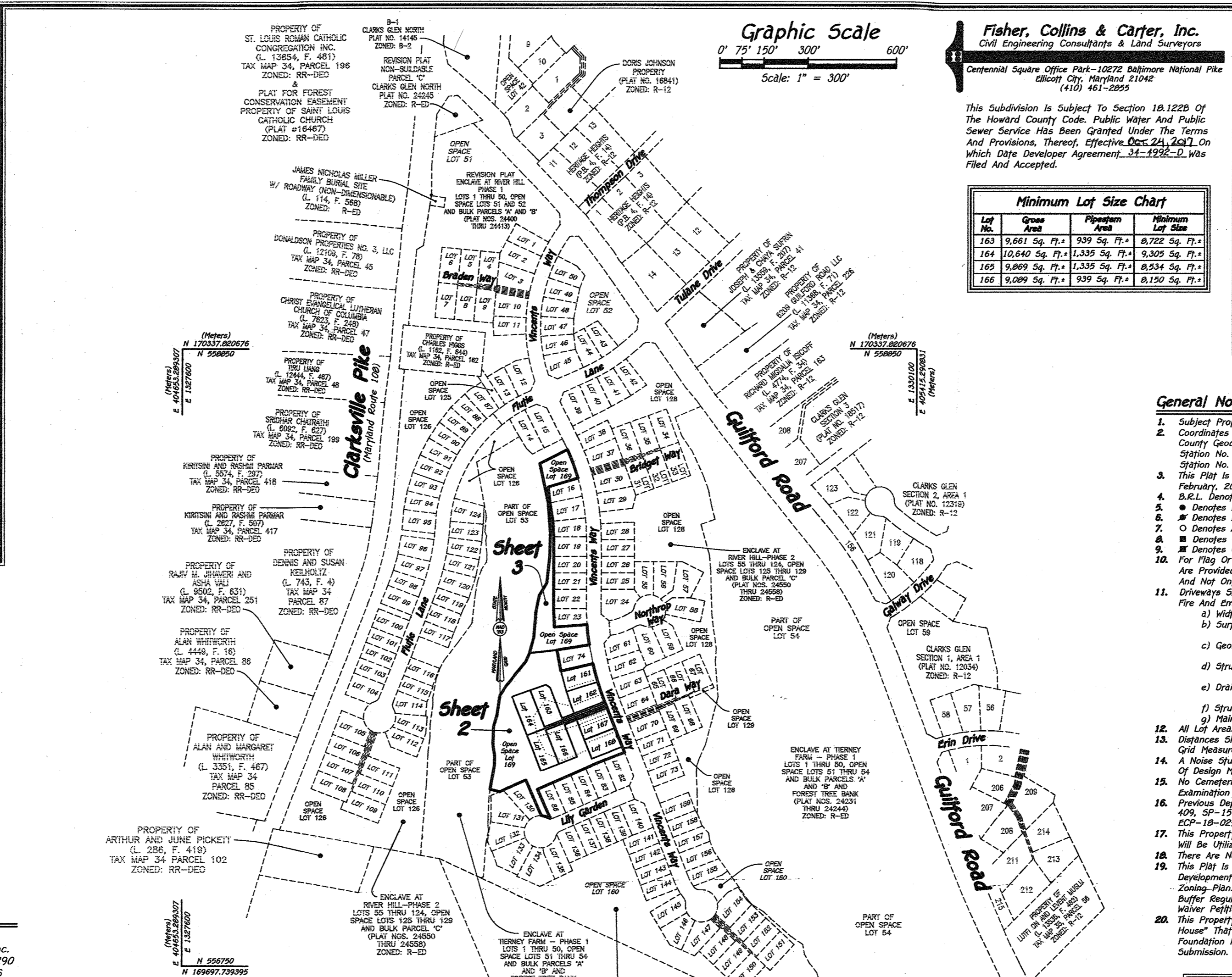


U.S. Equivalent Coordinate Table			Metric Coordinate Table	
Point	North (feet)	East (feet)	North (meters)	East (meters)
639	558222.5067	1328855.3322	170146.560935	405035.915320
640	558262.7861	1328863.0181	170158.837511	405038.257993
677	557814.5390	1328784.1202	170022.211525	405014.209857
683	557801.5819	1328671.0030	169957.302888	404979.731679
738	557956.1166	1328806.3363	170065.059880	405020.981358
739	558011.4903	1328817.8015	170082.242420	405024.479937
740	558053.0425	1328842.4410	170094.907553	405031.986076
741	558143.6547	1328852.1340	170122.526208	405034.940520
742	558328.0616	1328847.0278	170178.733548	405033.384155
743	558459.1230	1328818.7618	170218.681118	405024.768649
744	558506.2170	1328912.0663	170233.035408	405033.207920
745	558408.9364	1328948.4384	170203.384235	405064.294150
746	558379.0875	1328846.9732	170194.286246	405033.367490
747	558325.3197	1328853.6834	170177.897794	405035.412781
748	558209.2530	1328865.9100	170142.520599	405039.139460
749	557965.2530	1328865.9100	170068.149250	405039.139460
750	557902.6975	1328868.4542	170049.082306	405039.914931
751	557910.7341	1328980.1655	170051.531849	405073.964603
777	557785.0396	1328771.3788	170013.220094	405010.326288
778	557867.0485	1328798.4965	170038.216471	405018.917081
788	557381.8726	1328772.2854	169890.334550	405010.602625
789	557342.2143	1328681.5723	169878.246663	404982.953212
790	557349.7438	1328647.9358	169880.541672	404972.700782
791	557431.6368	1328662.6742	169905.502721	404977.193053
792	557464.7207	1328663.1756	169915.586695	404977.345865
793	557501.9224	1328657.6382	169926.925806	404975.658082
794	557601.5819	1328671.0030	169957.302888	404979.731679
795	557669.2198	1328681.5715	169977.918156	404982.997146
796	557698.6194	1328701.2283	169986.879166	404988.944362
797	557656.9593	1329037.1805	169974.181151	405091.342814
810	557254.0384	1328847.6451	169851.370614	405033.572299
820	557260.2391	1328825.4617	169855.260574	405026.810783
920	557841.5944	1328987.9125	170036.028091	405076.325884
921	557824.7080	1328877.1928	170031.322777	405042.578457
922	557752.9697	1328890.8670	170009.842984	405046.746368
923	557777.9966	1329000.0350	170014.204507	405080.020841
924	557475.3578	1329107.6547	169922.047509	405112.823368
925	557440.9356	1329018.9535	169912.825110	405085.787212
926	557550.5367	1328812.1783	169883.346988	405022.762004
927	557251.4590	1328855.4935	169855.787759	405035.964503



- 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. 347E And 347B. Station No. 347E North 557,439.9130 East 1,329,709.0245 Elev. = 406.148 Station No. 347B North 558,339.6002 East 1,329,709.0245 Elev. = 431.118 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.
 - Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
 - Denotes Concrete Monument Set With Cap "F.C.C. 106".
 - Denotes Concrete Monument Or Stone Found.
 - 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:
 - Width - 12 Feet (16 Feet Serving More Than One Residence);
 - Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating; (1 - 1/2" Minimum);
 - Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius;
 - Structures (Culverts/Bridges) - Capable Of Supporting 25 Gross Tons (HSR-Loading);
 - Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface;
 - Structure Clearances - Minimum 12 Feet;
 - Maintenance - Sufficient To Ensure All Weather Use.
 - All Lot Areas Are More Or Less (+).
 - 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 Guidelines Of Design Manual, Volume III, Roads And Bridges, Section 5.2, F.2.
 - No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
 - Previous Department Of Planning And Zoning File Numbers: ECP-15-005, PB Case No. 409, SP-15-006, WP-15-069, WP-16-152, F-15-110, F-17-003, F-18-024, ECP-18-025 And PB Case No.
 - This Property Is Located Within The Metropolitan District. Public Water And Public Sewer Will Be Utilized For This Project.
 - There Are No Existing Structures Located Within This Final Plat Submission.
 - 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.
 - This Property Was The Site For HO-163, A Historic House Called "Tierney Gambrel Roof House" That Burned Down In 1977. An Archeological Dig Was Performed Around The Foundation Perimeter. The Archeological Dig Is Located Outside The Limits Of This Plat Submission.
- General Notes Continued Sheet 4**

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.

Mark L. Robel 12/11/18
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

Stacy 12-10-2018
Tierney Farms-Clarksville, L.P., By HLOUV GP LLC,
By Hearthstone Lot Option Joint Venture, LLC,
Managing Member By Steven Porath, Authorized Person

Pat Gosey 12/11/18
The Enclave At River Hill
Homeowners Association, Inc.
By: Patrick Gosey, President

Developer
Beazer Homes, LLC
8955 Guilford Road
Suite 290
Columbia, Maryland 21046
Ph: (765) 894-0182

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

Owner
The Enclave At River Hill
Homeowners Association, Inc.
8955 Guilford Road-Suite 290
Columbia, Maryland 21046
Ph: (765) 894-0182

Area Tabulation This Submission

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	8
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	1
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	9
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1.635 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2.696 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4.331 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	4.331 Ac.±

Reservation Of Public Utility Easements

"Developer Reserves unto itself, its Successors and Assigns, All Easements shown on This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 161 Thru 168 And Open Space Lot 169. Any Conveyances Of The Aforesaid Lots Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

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

Mark Robinson 1/9/2019
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division 1/17/19
Date

Director 1/18/19
Date

Owner's Certificate

Tierney Farms-Clarksville, L.P., By HLOUV GP LLC, By Hearthstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 10 Day Of DECEMBER 2018.

Stacy
Tierney Farms-Clarksville, L.P.
By: HLOUV GP LLC, By Hearthstone Lot Option
Joint Venture, LLC, Managing Member By
Steven Porath, Authorized Person

Pat Gosey
The Enclave At River Hill Homeowners Association, Inc.
By: Patrick Gosey, President

Surveyor's Certificate

I Herby 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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) Part 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; (2) Part 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 (3) All Of The Lands Conveyed By Tierney Farms-Clarksville, L.P. To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lots 75 Thru 81 And Open Space Lot 127, As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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, As Amended.

Mark L. Robel 12/11/18
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2020

RECORDED AS PLAT No. 24947 ON 1/25/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
Phase 2
Lots 161 Thru 168 And
Open Space Lot 169**

(Being A Resubdivision Of Lots 75 Thru 81 And Open Space Lot 127, As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
Tax Map No. 34 Grid No. 18 Parcel Nos. 88 & 97
Fifth Election District - Howard County, Maryland
Date: November 9, 2018 Scale: As Shown Sheet 1 Of 4

The Requirements 3-108, The Real Property Article, Annotated Code of Maryland, 1989 Replacement Volume, (As Supplemented) As For As They Relate To The Making Of This Plat And The Setting Of Markers Have Been Complied With.

Mark L. Robel 12/14/18
Date
Mark L. Robel, P.L.S. #339
(Property Line Surveyor)

SCPM 12-10-2018
Date
Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,
By Heartstone Lot Option Joint Venture, LLC,
Managing Member By Steven Porath, Authorized Person

Patrick Gosey 12/11/18
Date
The Enclave At River Hill
Homeowners Association, Inc.
By Patrick Gosey, President

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

Owner
The Enclave At River Hill
Homeowners Association, Inc.
8965 Guilford Road-Suite 290
Columbia, Maryland 21046
Ph: (765) 894-0182

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

Flutie Lane
Existing 50' Public Road R/W
(Plat Nos. 24550 Thru 24558)

Vincent's Way
Existing 50' Public Road R/W
(Plat Nos. 24231 Thru 24244)

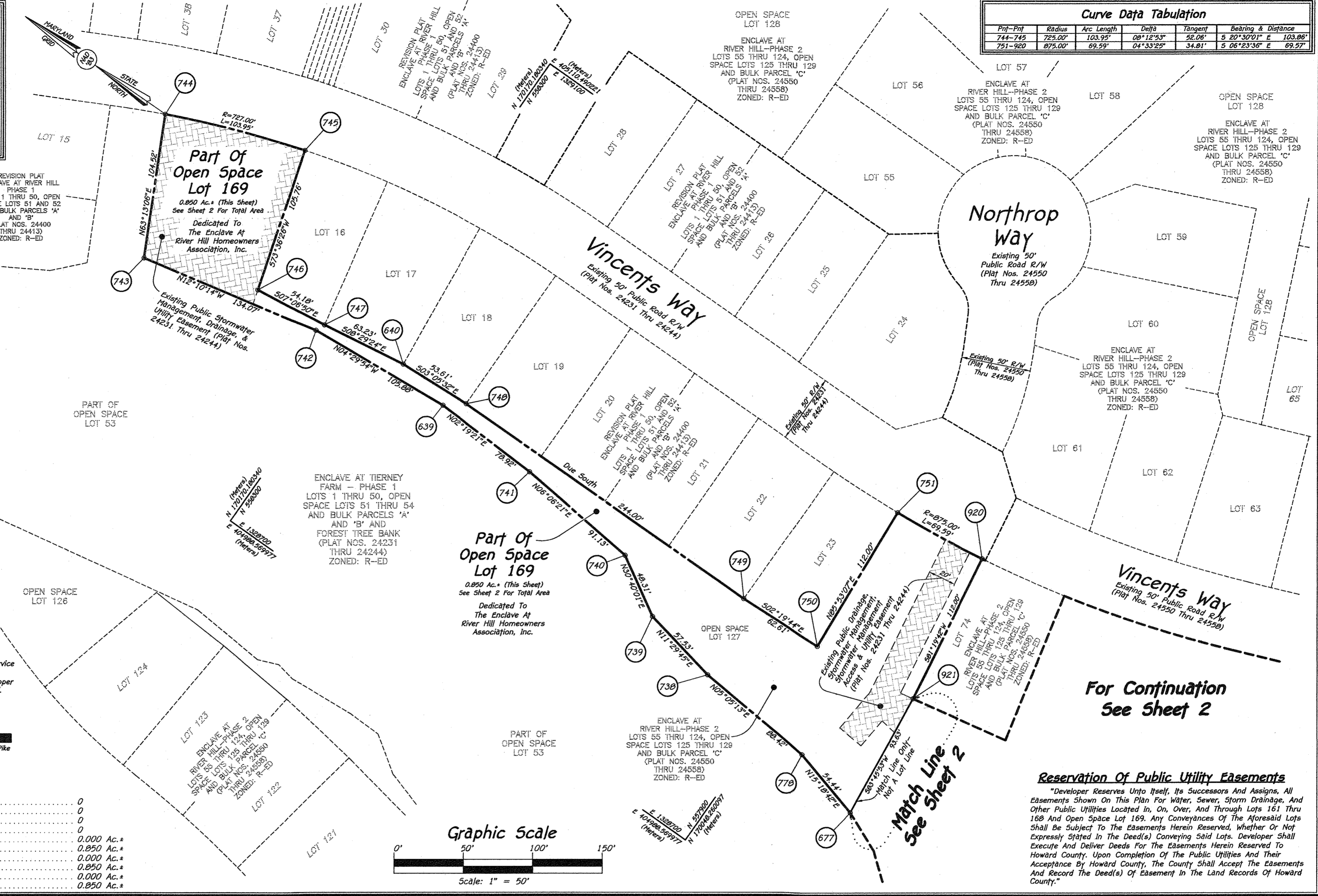
Northrop Way
Existing 50' Public Road R/W
(Plat Nos. 24550 Thru 24558)

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, Effective Oct-24-2017 On Which Date Developer Agreement 34-4992-D Was Filed And Accepted.

Fisher, Collins & Carter, Inc.
Civil Engineering Consultants & Land Surveyors
Centennial Square Office Park-10272 Baltimore National Pike
Ellicott City, Maryland 21042
(410) 461-2955

Area Tabulation Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF BULK PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	0
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.850 Ac.±
TOTAL AREA OF BULK PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.850 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	0.850 Ac.±



Curve Data Tabulation

Proj-Point	Radius	Arc Length	Delta	Tangent	Bearing & Distance
744-745	725.00'	103.95'	08°12'53"	52.08'	S 20°30'01" E 103.86'
751-920	875.00'	69.59'	04°33'25"	34.81'	S 06°23'36" E 69.57'

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

B. Wilson for Maurin Rossman 1/9/2019
Howard County Health Officer

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 1/17/19
Chief, Development Engineering Division

[Signature] 1/18/19
Director

Owner's Certificate

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heartstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, Owners Of The Property Shown And Described Hereon, Herby 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, Herby 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 10 Day Of DECEMBER 2018.

SCPM
Tierney Farms-Clarksville, L.P.
By: HLOJV GP LLC, By Heartstone Lot Option
Joint Venture, LLC, Managing Member By
Steven Porath, Authorized Person

Patrick Gosey
The Enclave At River Hill Homeowners Association, Inc.
By: Patrick Gosey, President

[Signature] Witness

[Signature] Witness

Surveyor's Certificate

I Herby 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 Duty Licensed Property Line Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Comprised Of (1) Part 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 17395 At Folio 354; (2) Part Of The Lands Conveyed By Jeanne C. Hoddinoff To Tierney Farms-Clarksville, L.P. By Deed Dated January 12, 2017 And Recorded Among The Aforesaid Land Records In Liber 17395 At Folio 388; And (3) All Of The Lands Conveyed By Tierney Farms-Clarksville, L.P., To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lots 75 Thru 81 And Open Space Lot 127, As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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, As Amended.

Mark L. Robel 12/11/18
Mark L. Robel, Property Line Surveyor No. 339 Date
Expiration Date: October 4, 2020

RECORDED AS PLAT No. 24949 ON 1/25/19
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
Phase 2
Lots 161 Thru 168 And
Open Space Lot 169**

(Being A Resubdivision Of Lots 75 Thru 81 And Open Space Lot 127, As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
Tax Map No. 34 Grid No. 18 Parcel Nos. 08 & 97
Fifth Election District - Howard County, Maryland
Date: November 9, 2018 Scale: 1"=50' Sheet 3 Of 4



Total Open Space Tabulation

Open Space Lot No.	Credited 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.*
125	0.000 Ac.*	0.076 Ac.*	0.076 Ac.*
126	5.396 Ac.*	0.125 Ac.*	5.521 Ac.*
127 (*)	-----	-----	-----
128	4.215 Ac.*	0.144 Ac.*	4.359 Ac.*
129	0.031 Ac.*	0.006 Ac.*	0.037 Ac.*
160	3.857 Ac.*	0.055 Ac.*	3.912 Ac.*
169	2.591 Ac.*	0.105 Ac.*	2.696 Ac.*
Totals	52.859 Ac.*	0.518 Ac.*	53.377 Ac.*

* See Resubdivision Plats-Lots 161 Thru 168 And Open Space Lot 169

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.

Mark L. Robel 12/11/18
 Mark L. Robel, P.L.S. #339
 (Property Line Surveyor)
 Date

SEPA 12-10-2018
 Tierney Farms-Clarksville, L.P., By HLOJV GP LLC,
 By Heartstone Lot Option Joint Venture, LLC,
 Managing Member By Steven Porath, Authorized Person
 Date

Patrick Gosey 12/11/18
 The Enclave At River Hill
 Homeowners Association, Inc.
 By: Patrick Gosey, President
 Date

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

Owner

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

Owner

The Enclave At River Hill
 Homeowners Association, Inc.
 8965 Guilford Road-Suite 290
 Columbia, Maryland 21046
 Ph: (765) 894-0182

Developer

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

Fisher, Collins & Carter, Inc.
 Civil Engineering Consultants & Land Surveyors

Centennial Square Office Park-10272 Baltimore National Pike
 Ellicott City, Maryland 21042
 (410) 461-2855

Legend

- Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing Public Sewer, Water & Utility Easement (Plat Nos. 24231 Thru 24244)
- Existing 10' Public Tree Maintenance Easement (Plat Nos. 24550 Thru 24558)
- Existing 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 78 And 79 (Plat Nos. 24550 Thru 24558) Removed By Recordation Of This Plat
- Existing Public Drainage, Stormwater Management, Stormwater Management Access & Utility Easement (Plat No. 24550 Thru 24558)
- Denotes Existing Non-Credited Open Space Area (Plat Nos. 24550 Thru 24558)
- 24' Private Use-In-Common Driveway Access Easement For The Use And Benefit Of Lots 163 Thru 166
- Previously Recorded Lot Lines (Plat Nos. 24550 Thru 24558) Removed By Recordation Of This Plat
- Previously Recorded B.R.L.'s (Plat Nos. 24550 Thru 24558) Removed By Recordation Of This Plat
- 30' Public Sewer, Water & Utility Easement

General Notes Continued This Sheet:

44. Density Tabulation:
 a. Gross Area Of Total Site = 88.90 Acres
 b. Net Area Of Site = 85.85 Acres
 1). Floodplain Area = 3.05 Acres
 2). Steep Slopes Greater Than 25% = 0.00 Acres
 c. Maximum Units Allowed = 171 Units
 (85.85 Acres x 2 Units/Net Acre) = 171.50 Units/Net Acre
 d. Total Density Units Proposed = 151 Units
 1). APFO Phase 1 = 50 Lots (F-15-110)
 2). APFO Phase 2 = 70 Lots (F-17-003)
 3). APFO Phase 3 = 30 Lots (F-18-031)
 4). Resubdivision Lots 161-169 (F-18-076) (50 + 70 + 30 + 1 = 151)
45. Open Space Tabulation:
 a. Open Space Required:
 1). Total Project Open Space Required = 44.45 Acres (88.90 Acres x 50%)
 b. Open Space Provided:
 1). Phase 1 Total Open Space Provided (Lots 51, 52, 53, 54 = 36.776 Acres
 a). Credited Open Space = 36.789 Acres
 b). Non-Credited Open Space = 0.007 Acres
 2). Phase 2 Total Open Space Provided (Lots 125, 126, 128, 129) = 9.993 Acres
 a). Credited Open Space = 9.642 Acres
 b). Non-Credited Open Space = 0.351 Acres
 3). Phase 3 Total Open Space Provided (Lot 160) = 3.912 Acres
 a). Credited Open Space = 3.857 Acres
 b). Non-Credited Open Space = 0.055 Acres
 4). Resubdivision Lots 161-169 Total Open Space (Lot 169) = 2.696 Ac.
 a). Credited Open Space = 2.591 Ac.
 b). Non-Credited Open Space = 0.105 Ac.
 5). Total Open Space Provided (Phase 1, 2, 3 And Resub Lots 161-169) = 53.377 Acres
 a). Total Credited Open Space = 52.859 Acres (36.789 Ac. + 9.642 Ac. + 3.857 Ac. + 2.591 Ac.)
 b). Total Non-Credited Open Space = 0.518 Acres (0.007 Ac. + 0.351 Ac. + 0.055 Ac. + 0.105 Ac.)
46. Recreational Open Space Tabulation:
 a. Total Project Recreational Open Space Required (Phase 1, 2, 3) = 45,300 Sq. Ft.
 1). Single Family Detached (151 Units x 300 Sq. Ft./Unit)
 b. Recreational Open Space Provided (Open Space Lot 51) Recorded In Phase 1, F-15-110 On Plat Nos. 24231 Thru 24244 = 48,882 Sq. Ft.
47. The Individual Lot Owner On Use-In-Common Driveways Are Responsible For Maintenance Of The Use-In-Common Driveway, Refuse And Recycling Collection Pads And Associated Landscaping Located In The Public Road Right-Of-Way.
48. No Grading, Removal Of Vegetative Cover Or Trees, Paving And New Structures Shall Be Permitted Within The Limits Of Wetlands, Stream, Or Their Required Buffers, Floodplain And Forest Conservation Easement Areas.
49. 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:
 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 Howard Soil Conservation District Comments Dated June 28, 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 Alternative 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-MT-3284/201561579).
 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.
 6. The Alternative Compliance File Number, Requestive Sections, Decision Date And 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 Denied The Request For Alternative Compliance Of Section 16.123(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 Permit Must Be Issued For All Grading In Accordance With The Final Road Construction Drawings. A Redline To The Final Road Construction Plans Will Be Required.
 2. A Small Portion Of The Approved Forest Conservation Retention Easement Will Be Impacted By The Installation Of The Temporary Access Bridge. The Applicant Must Redline The Final Forest Conservation Plans To Revise The Retention Easement To A Reforestation Easement.
 50. Plan Subject To Planning Board Case No. 437, Approved By The Howard County Planning Board On 9/10/18.
 51. The Building Unit For Non-Buildable Parcel 'C', As Shown On A Plat Entitled "Revision Plat, Clark's Gen North, Non-Buildable Parcel 'C' And Recorded As Plat No. 24245 Is Being Relocated Within The Enclave At River Hill Increasing The Prior Approved 150 Buildable Lots To 151 Buildable Lots. This Resubdivision Plat Creates The Additional Lot.

General Notes Continued From Sheet 1:

21. This Plat Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
22. The Traffic Study Dated September, 2014 For This Project Was Prepared By The Traffic Group And Approved On March 24, 2015.
23. A Pre-Submission Community Meeting Was Held For This Project On August 7, 2017 In Accordance With Section 16.127 Of The Howard County Subdivision And Land Development Regulations.
24. Articles Of Incorporation For The Enclave At River Hill Homeowners Association, Inc. Has Been Filed With The State Department Of Assessments And Taxation On October 18, 2017, As Receipt No. D17650490.
25. Site Is Not Adjacent To A Scenic Road.
26. The Private Use-In-Common Driveway Access Easement And Maintenance Agreement For Shared Driveway For Lots 163 Thru 166 Is Recorded Simultaneously With This Plat.
27. Amended Declaration Of Covenants And Restrictions Are Recorded Simultaneously With This Plat.
28. The Forest Obligation For The Enclave At River Hill, Phase 2 (Formerly Enclave At Tierney Farm) Were Provided With The Enclave At Tierney Farm, Phase 1 (F-15-110).
29. The Landscape Obligation For This Project Has Been Provided Under F-15-110. A Landscape Surety In The Amount Of \$420.00 Based On 14 Shrubs @ \$30/Shrub Shall Be Bonded As Part Of The DPW Developers Agreement.
30. 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 With The Department Of Housing To Indicate How The M.I.H.U. Requirement 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.
 Moderate Income Housing Unit (M.I.H.U.) Tabulation:
 a. M.I.H.U. Required (151 Lots x 10%) = 15 M.I.H.U.
 b. M.I.H.U. Proposed (Phase 1, 2, 3) = Developer Will Pursue Alternative Compliance By Paying A Fee-In-Lieu To The Howard County Housing Department For The Units Required By The Development.
 c. An Executed M.I.H.U. Agreement With The Howard County Housing Department Has Been Completed.
31. The Bio-Retention Facilities On This Plat Were Provided With The Developers Agreement For The Enclave At River Hill, Phase 2, F-17-003. Declaration Of Covenants Shall Be Recorded For The On-Lot Stormwater Management Facilities, Proposed Under This Final Plat.
32. The Stormwater Management Facilities Located On H.O.A. Open Space Lot 169 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.
33. 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 And Approved On March 24, 2015.
34. In Accordance With Section 129.0A.1(1) Of The Zoning Regulations, Room Extensions 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.
35. Open Space Lot 169 Will Be Owned And Maintained By The Enclave At River Hill Homeowners Association, Inc.
36. This Plat Is Subject To WP-15-069 Approved 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, 2365, 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" Caliber 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. 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.
 39. The Lots Created By This Subdivision Plat Are Subject To A Fee Or An 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 18.112. 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 Assessment Of Howard County.
 40. The Natural Resource Inventory/Forest Stand Delineation Plan For The Enclave At River Hill (Formerly Enclave At Tierney Farm) Was Prepared By Ecozone, Inc. On June 3, 2014 And Approved On March 24, 2015.
 41. The Wetland Delineation Report For The Enclave At River Hill (Formerly Enclave At Tierney Farm) Was Prepared By Ecozone, Inc. On June 11, 2014 And Approved On March 24, 2015.
 42. Street Trees Along Public Roads Have Been Reviewed And Approved. Surety For Installation Of These Trees Has Been Posted With The Developers Agreement, F-17-003.
 43. Plan Subject To Planning Board Case No. 409 Approved By The Howard County Planning Board On January 28, 2015.

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

Mauro Roseman 1/9/2019
 Howard County Health Officer
 Date

APPROVED: Howard County Department Of Planning And Zoning.

[Signature] 1/17/19
 Chief, Development Engineering Division
 Date

[Signature] 1/18/19
 Director
 Date

Owner's Certificate

Tierney Farms-Clarksville, L.P., By HLOJV GP LLC, By Heartstone Lot Option Joint Venture LLC, Managing Member By Steven Porath, Authorized Person, And The Enclave At River Hill Homeowners Association, Inc., By Patrick Gosey, President, Owners 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 10 Day Of DECEMBER 2018.

[Signature]
 Tierney Farms-Clarksville, L.P.
 By: HLOJV GP LLC, By Heartstone Lot Option
 Joint Venture, LLC, Managing Member By
 Steven Porath, Authorized Person

[Signature]
 The Enclave At River Hill Homeowners Association, Inc.
 By: Patrick Gosey, President

[Signature]
 Witness

[Signature]
 Witness

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) Part 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; (2) Part Of The Lands Conveyed By Jeanne C. Hoddinoff 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 (3) All Of The Lands Conveyed By Tierney Farms-Clarksville, L.P., To The Enclave At River Hill Homeowners Association, Inc. By Deed Dated March 20, 2018 And Recorded Among The Aforesaid Land Records In Liber 18201 At Folio 190; And Being Lots 75 Thru 81 And Open Space Lot 127, As Shown on Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Aforesaid Land Records As Plat Nos. 24550 Thru 24558; 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, As Amended.

Mark L. Robel 12/11/18
 Mark L. Robel, Property Line Surveyor No. 339
 Expiration Date: October 4, 2020
 Date

RECORDED AS PLAT No. 24950 ON 1/25/19
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Enclave At River Hill
 Phase 2
 Lots 161 Thru 168 And
 Open Space Lot 169**

(Being A Resubdivision Of Lots 75 Thru 81 And Open Space Lot 127, As Shown On Plats Entitled "Enclave At River Hill, Phase 2, Lots 55 Thru 124, Open Space Lots 125 Thru 129 And Bulk Parcel 'C'" Recorded Among The Land Records Of Howard County, Maryland As Plat Nos. 24550 Thru 24558)

Zoned: R-ED
 Tax Map No. 34 Grid No. 18 Parcel Nos. 88 & 97
 Fifth Election District - Howard County, Maryland
 Date: November 9, 2018 Scale: None Sheet 4 Of 4

