

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
50	600251.5355	1346234.3647	183323.2374	110333.2374
51	600316.0957	1346172.0276	183276.6387	110314.0543
52	600333.4470	1345929.4471	183042.9207	110240.1159
53	600368.1319	1345751.9794	183000.0322	110186.0236
54	600397.8122	1345595.1709	183177.4891	110177.2096
55	601043.5138	1345310.6107	183198.4293	110071.4942
56	600403.7479	1345331.3433	183003.4283	110057.8135
57	600070.4030	1345235.4800	182901.8246	110241.9547
60	600973.9982	1345312.8648	183177.2280	110092.1812
61	600942.5146	1345305.3157	183045.7456	110211.4246
62	600834.2042	1345214.1924	183034.2195	110204.3863
63	600916.8842	1345279.6428	183037.9123	110200.5514
65	600902.4253	1345813.5482	183034.4283	110204.7892
66	600475.8365	1345789.2031	183025.4010	110197.3691
67	600469.8753	1345772.1231	183029.6802	110192.1630
68	600478.7742	1345717.5303	183026.2964	110175.5234
69	600414.2115	1345654.1647	183006.6176	110159.2577
70	600411.6219	1345635.8000	183005.8283	110156.7081
71	600268.3434	1345576.7431	182962.1570	110132.6126
72	600493.3913	1345994.8151	183030.7467	110225.2349
73	600277.9081	1346135.9899	183042.3754	110302.8754
74	600223.3065	1346108.4240	182948.4542	110319.0527

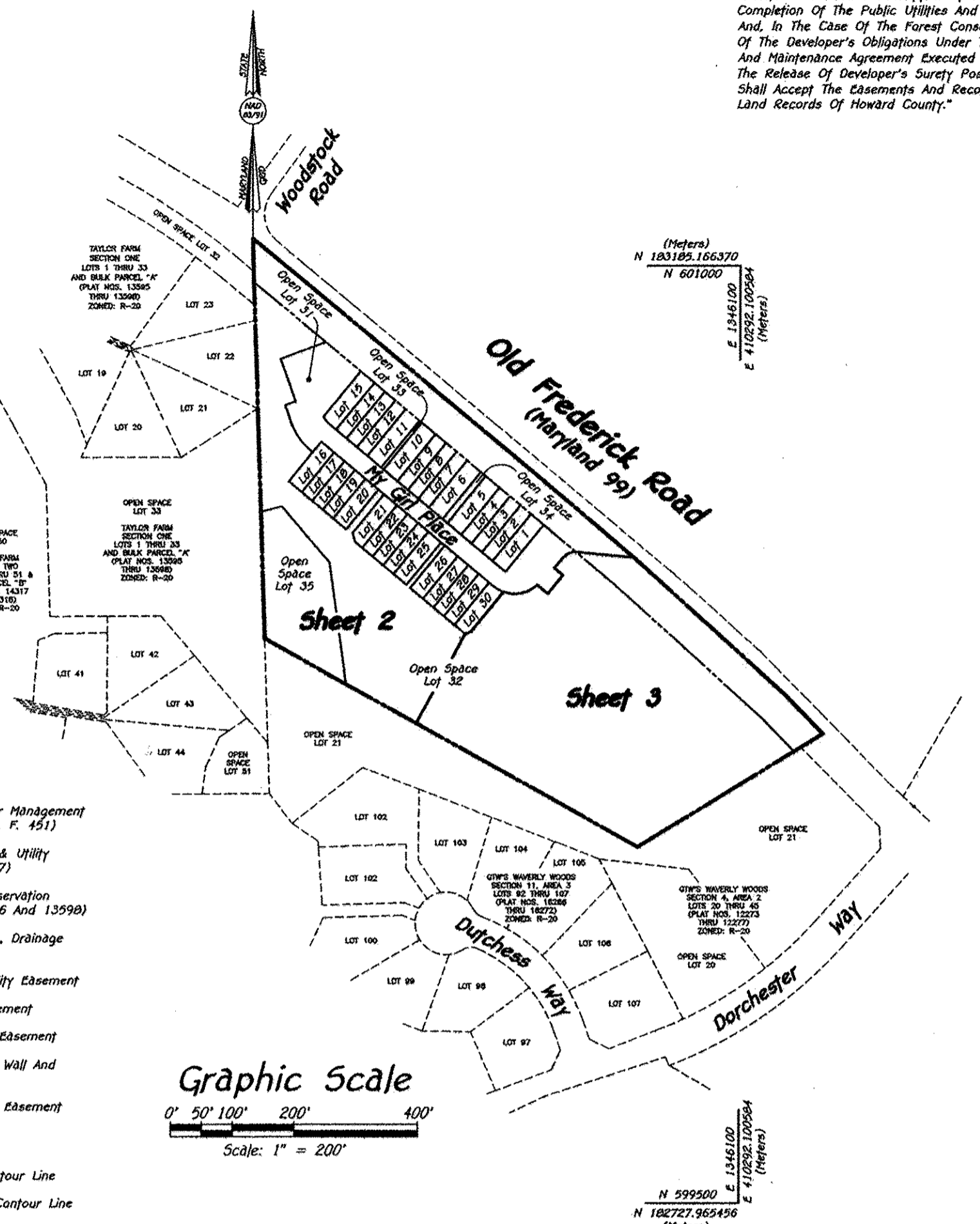
The Requirements 5-3-108, The Real Property Article, Annotated Code of Maryland, 1988 Replacement Volume, (As Supplemented) As Far As They Relate To The Making Of This Plat For The Setting Of Markers Herein Complied With.

*Kennard Warfield, Jr.*  
 Warfield Woods, LLC  
 By: Kennard Warfield, Jr., Managing Member  
 Date: 9/28/17

Point-Point	Radius	Arc Length	Delta	Tangent	Chord Bearing & Distance
61-62	29.33'	23.28'	45°28'10"	12.29'	S 68°42'44" W 22.67'
67-68	53.00'	58.66'	63°24'46"	32.74'	S 78°30'21" W 55.71'

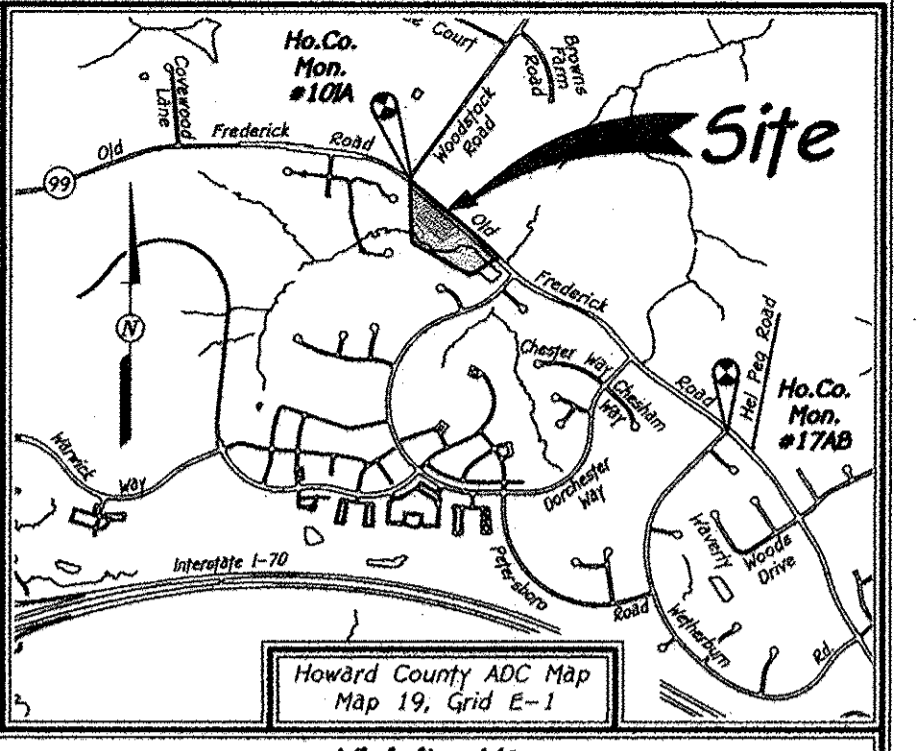
This Subdivision Is Subject To Section 18.122B Of The Howard County Code, Public Water And/Or Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 9/28/17 On Which Date Developer Agreement 21-4244-0 Was Filed And Accepted.

Open Space Tabulation			
Lot No.	Credited Area	Non-Credited Area	Total Area
31	0.000 Ac.	0.697 Ac.	0.697 Ac.
32	4.968 Ac.	0.000 Ac.	4.968 Ac.
33	0.000 Ac.	0.011 Ac.	0.011 Ac.
34	0.000 Ac.	0.022 Ac.	0.022 Ac.
35	0.569 Ac.	0.000 Ac.	0.569 Ac.
Total	5.537 Ac.	0.730 Ac.	6.267 Ac.



**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, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"). Located In, On, Over, And Through Lots 1 Thru 30 And Open Space Lots 31 Thru 35. 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, 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."



**General Notes Continued:**

- The Lots Created By This Subdivision Plat Are Subject To A Fee Of Assessment To Cover Or Defray All Or Part Of The Installation Of The Water And Sewer Facilities, Pursuant To The Howard County Code Section 18.112. This Fee Of 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.
- Refuse Collection, Snow Removal And Road Maintenance For Private Roads Are Provided By The Waverly Grove Homeowners Association, Inc. For The Townhouse Lots Fronting Private Streets.
- This Plan Is Subject To A Letter Dated September 28, 2015 On Which Date The Planning Director Granted Approval To A Waiver From Design Manual, Volume 1, Section 5.2.3.1 Which Requires Borings To Be Provided With The Design Of The Stormwater Management Facilities To Allow The Required Soil Borings To Be Deferred Until The Submission Of The Final Plat.
- Landscape Obligations For This Submission Has Been Provided By A Financial Surety In The Amount Of \$17,250.00 Based On 53 Shade Trees @ \$300/Tree And 9 Evergreen Trees @ \$150/Evergreen Tree Shall Be Bonded As Part Of The Developers Agreement For F-16-101.
- Financial Obligation For 30 Public Street Trees Provided With The Developers Agreement For This Final Plat.
- The Forest Conservation Easements Shown On This Plat Have Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard County Code And The 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 Are Allowed. The Forest Conservation Requirements Of 0.91 Acres For This Subdivision Will Be Fulfilled By On-Site Reforestation Of 0.57 Acres (Credited 0.51 Acres) And A Fee-In-Lieu Payment Of \$13,939.20 For The Remaining 0.40 Acres (0.91 Acres - 0.51 Acres). Surety In The Amount Of \$13,939.20 Is Required For On-Site Reforestation.
- Stormwater Management Is In Accordance With The M.D.C. Stormwater Design Manual, Volumes 1 & II, Revised 2009. We Are Providing Stormwater Management Through The Use Of M-6 Micro Bio-Retention Facilities, F-6 Bio-Retention Facilities, A-2 Permeable Paving, M-5 Dry Wells And The Use Of "Filters" Inlets Located Within The S.H.A. Right-Of-Way Will Be Owned And Maintained By S.H.A. All Other S.M.P. Devices, Including The Filtered Inlets Located Along The Private Roadway Will Be Maintained By The Waverly Grove Homeowners Association, Inc.
- Site Is Not Adjacent To A Seismic Road.
- There Are A Total Of 23,366 Square Feet Of Slopes In Excess Of 25%, However The Individual Areas Are Less Than 20,000 Square Feet Of Area But Quality As Steep Slope Area In The Net Area Calculation.
- Only Passive Recreation Is Allowed Within The Portion Reserved As Recreation Area That Falls Within The 50-Foot Structure And Use Setback.
- Open Space Lots 31 Thru 34 Are Owned And Maintained By The Waverly Woods Owners Association, Inc. Open Space Lot 35 Is Owned By Howard County, Maryland And Maintained By The Department Of Recreation And Parks. Open Space Lots 31 Thru 34 Shown Hereon Are Hereby Dedicated To The Waverly Woods Owners Association, Inc. For The Residents Of The Subdivision. Refer To The Articles Of Incorporation And Restrictions As Shown In General Note No. 20.
- This Project Is In Conformance With The Latest Howard County Standards Unless Waivers Have Been Approved.
- Well And Septic System Components Must Be Properly Abandoned And Certification Of Such Submitted To The Health Department Prior To Health Officer Signature On The Final Record Plat.
- 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.
- A Moderate Income Housing Unit (M.I.H.U.) Agreement And M.I.H.U. Covenants Have Been Recorded Simultaneously With The Recordation Of The Final Plat.
- This Plat Is Subject To WP-16-001 Which On September 20, 2017 The Planning Director Approved A Request For Alternative Compliance To Section 16.116(a)(2)(ii) Of The Subdivision And Land Development Regulations (Amended Fifth Edition) - Grading, Removal Of Vegetative Cover And Trees, Paving And New Structures Shall Not Be Permitted Within 75 Feet Of A Perennial Stream For Use In Streams. Approval Is Subject To The Following Four (4) Conditions:
  - No Additional Disturbance Or Grading Shall Occur Within The 75-Foot Stream Buffer Of Open Space Lot 32 Than That What's Detailed For The Retaining Wall Easement On The Alternative Compliance Petition.
  - A Redline Revision To The Final Construction Plans (F-16-101) Must Be Submitted For Review To Detail The Location Of The Retaining Wall, Its Limit Of Disturbance (If Applicable) And The Walls Maintenance Easement Prior To The Recordation Of The Final Plat.
  - Provide A Note On The Final Plat (F-16-101) The Construction Plans And The Site Development Plan Regarding This Alternative Compliance Petition Approval. This Note Shall Include Those Subdivision Regulation Section Requirements, The Date Of The Alternative Compliance Approval, And The Conditions Of Approval.
  - Should OPW And OED Require A Protection Fence Above The Retaining Wall, The Fence Must Be Metal Decorative In Appearance And Not Have A Chain-Link Fence Appearance.

**General Notes Continued On Sheet 3**

**Area Tabulation For This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	30
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	35
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,534 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	6,268 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	7,802 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1,450 Ac.±
TOTAL AREA TO BE RECORDED	9,252 Ac.±

- Legend**
- Existing Private Stormwater Management Pond Easement (L 16192, F. 451)
  - Existing Public 20' Sewer & Utility Easement (L 4689, F. 127)
  - Existing Public Forest Conservation Easement (Plat Nos. 12276 And 13998)
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Private Drainage & Utility Easement
  - Private Pathway, Retaining Wall And Maintenance Easement
  - Public Forest Conservation Easement
  - Recreational Open Space
  - Mitigated 65dBA Noise Contour Line
  - Unmitigated 65dBA Noise Contour Line
  - 100 Year Floodplain Water Surface Elevation
  - TSB Top of Stream Bank
  - Public Stormwater Management, Drainage & Utility Easement
  - Private Retaining Wall Easement (WP-16-001)
  - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND

**Owner/Developer**  
 Warfield Woods, LLC  
 14451 Triadelphia Road  
 P.O. Box 30  
 Glenelg, Maryland 21737  
 Attn: Kennard Warfield, Jr.  
 Ph: 410-442-2337

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2885

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

*Kennard Warfield, Jr.*  
 Howard County Health Officer  
 Date: 10-25-17

APPROVED: Howard County Department Of Planning And Zoning.

*Kat Stankovic*  
 Director  
 Date: 11-01-17

**Owner's Certificate**

Warfield Woods, LLC, By Kennard Warfield, Jr., Managing Member, 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 29th Day Of September 2017.

*Kennard Warfield, Jr.*  
 Warfield Woods, LLC  
 By: Kennard Warfield, Jr., Managing Member

*William J. Fisher*  
 Witness

**Surveyor's Certificate**

I Hereby Certify 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Kennard Warfield, Jr. And Mary Ellen Warfield To Warfield Woods, LLC By Deed Dated November 30, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber 582B At Folio 354; 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.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Date: 9/28/17  
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24419 ON 11/13/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Waverly Grove**  
 Lots 1 Thru 30 And Open Space  
 Lots 31 Thru 35

Zoned: R-5A-B  
 Tax Map: 16, Parcel: 25, Grid: 6  
 Third Election District - Howard County, Maryland  
 Date: September 27, 2017 Scale: As Shown Sheet 1 Of 3  
 SP-16-001, ECP-14-072 And WP-16-069

This Subdivision is Subject To Section 18.122B Of The Howard County Code, Public Water And/Or Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 9/28/17 On Which Date Developer Agreement 24420 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

**Owner/Developer**  
Warfield Woods, LLC  
14451 Triadelphia Road  
P.O. Box 30  
Glenelg, Maryland 21737  
Attn: Kennard Warfield, Jr.  
Ph: 410-442-2337

**Old Frederick Road (Maryland 99)**  
(Minor Arterial Roadway Classification)  
(Maintained By The State Highway Administration)  
(Ultimate 100' R/W)

**Private Retaining Wall Easement**

LINE	BEARING	LENGTH
PL1	N 79°23'41" E	35.00'
PL2	S 41°02'23" E	118.28'
PL3	S 07°42'09" E	110.92'
PL4	S 02°17'51" W	4.00'
PL5	S 07°42'09" E	24.65'
PL6	N 02°17'51" W	4.00'
PL7	S 07°42'09" E	61.17'
PL8	N 01°06'41" W	150.21'
PL9	N 01°51'22" W	203.12'

**Public Forest Conservation Easement Line Table Chart**

LINE	BEARING	LENGTH
FC1	N 79°23'41" E	35.00'
FC2	S 41°02'23" E	118.28'
FC3	S 07°42'09" E	110.92'
FC4	S 02°17'51" W	4.00'
FC5	S 07°42'09" E	24.65'
FC6	N 02°17'51" W	4.00'
FC7	S 07°42'09" E	61.17'
FC8	N 01°06'41" W	150.21'
FC9	N 01°51'22" W	203.12'

**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, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 30 And Open Space Lots 31 Thru 35. 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, 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."

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N01°51'22"W	69.59'
2	S50°54'38"E	108.96'
3	S50°33'37"E	462.00'
4	S50°11'52"E	231.00'
5	N84°29'52"W	94.57'
6	N50°27'00"W	677.57'

FEE SIMPLE AREA: 39,532 SQ. FT. OR 0.908 ACRES.  
SHOWN THUS:

**Public Sewer, Water & Utility Easement Line Table Chart**

LINE	BEARING	LENGTH
SW1	S 30°32'47" W	84.19'
SW2	S 04°03'40" W	54.06'
SW3	S 39°34'34" W	5.32'
SW4	R=55.00'	L=7.60'
SW5	N 50°25'26" W	592.93'
SW6	S 39°34'32" W	10.10'
SW7	N 20°27'17" W	18.50'
SW8	S 39°34'35" W	83.49'
SW9	N 41°02'23" W	20.27'
SW10	N 39°34'35" E	122.29'
SW11	S 50°25'28" E	7.03'
SW12	N 39°34'34" E	5.18'
SW13	R=38.50'	L=15.78'
SW14	S 50°25'26" E	369.68'
SW15	S 39°34'34" W	2.00'
SW16	S 50°25'28" E	2.63'
SW17	N 04°03'40" E	29.45'
SW18	N 30°32'47" E	28.99'
SW19	N 51°27'15" W	17.98'
SW20	N 30°32'47" E	15.00'
SW21	S 51°27'15" E	17.98'
SW22	N 30°32'47" E	32.57'

**Private Drainage & Utility Easement Line Table Chart**

LINE	BEARING	LENGTH
D1	S 44°50'48" W	19.25'
D2	N 45°09'12" W	20.00'
D3	N 44°50'48" E	17.41'
D4	S 50°27'00" E	20.09'

**Property Line Line Table Chart**

LINE	BEARING	LENGTH
PL1	R=29.33'	L=23.28'
PL2	S 39°54'12" W	22.08'
PL3	S 59°41'13" E	18.00'
PL4	S 39°25'05" W	38.34'
PL5	N 20°41'13" W	22.11'

**15' Public Water & Utility Easement Line Table Chart**

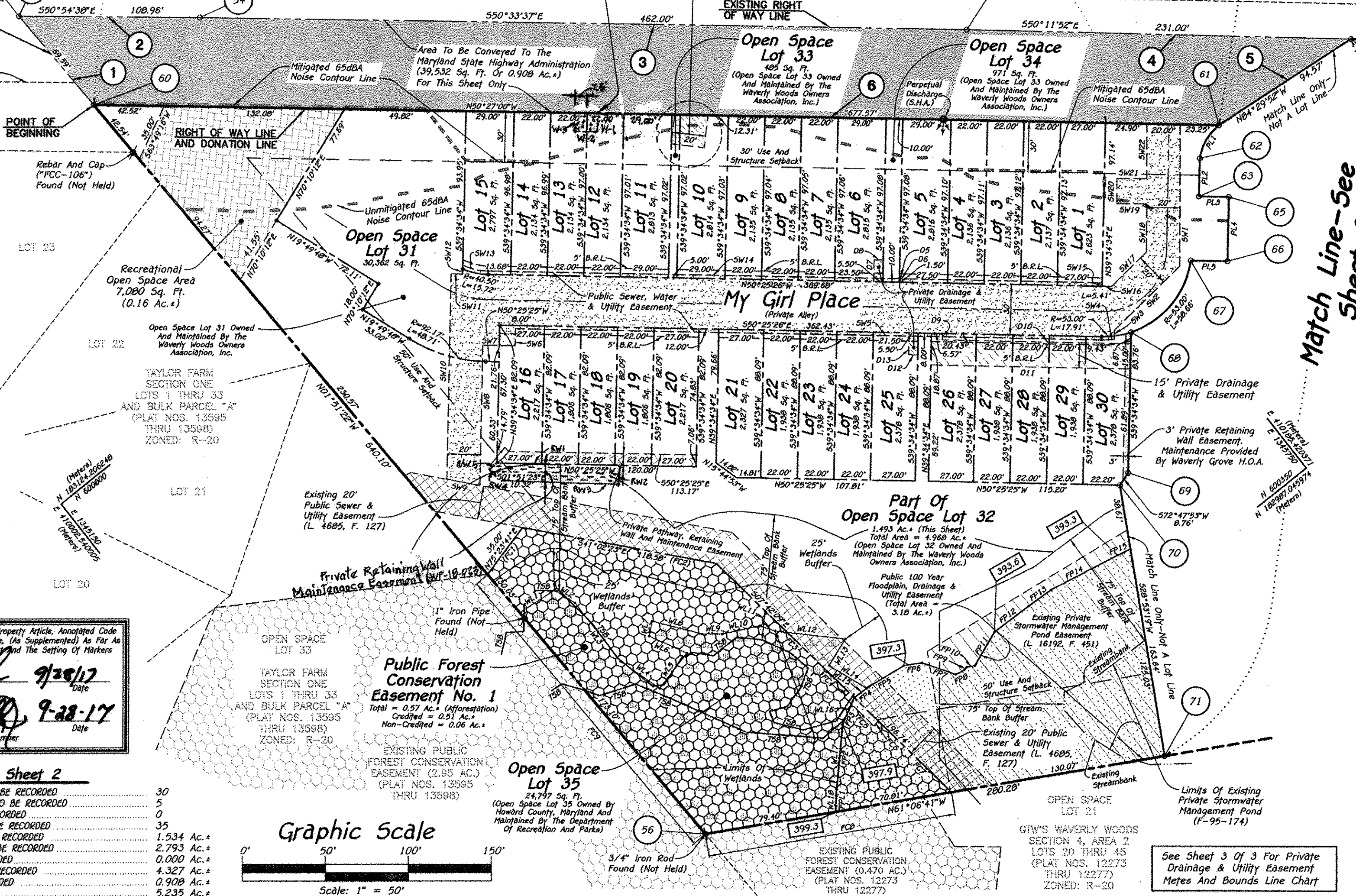
LINE	BEARING	LENGTH
W1	S 39°19'01" W	18.00'
W2	N 50°44'55" W	15.00'
W3	N 39°19'01" E	18.00'

**Limits Of Wetlands Line Table Chart**

LINE	BEARING	LENGTH
WL1	S 24°29'37" E	24.75'
WL2	S 20°07'24" E	14.69'
WL3	S 00°12'09" W	44.49'
WL4	S 17°08'31" E	28.42'
WL5	N 76°28'52" E	26.65'
WL6	N 27°32'10" W	24.79'
WL7	N 48°15'17" E	9.07'
WL8	S 37°20'27" E	31.14'
WL9	S 51°28'36" E	12.42'
WL10	S 63°57'31" E	22.83'
WL11	S 28°30'25" E	9.80'
WL12	S 45°10'11" E	42.49'
WL13	S 70°00'33" W	18.61'
WL14	S 20°37'11" E	26.27'
WL15	N 08°46'41" E	9.15'
WL16	S 68°00'50" W	17.44'
WL17	S 43°54'06" W	38.94'
WL18	S 41°02'22" W	13.29'

**Public 100 Year Floodplain, Drainage & Utility Easement Line Table Chart**

LINE	BEARING	LENGTH
FP1	N 41°02'22" E	13.29'
FP2	S 43°54'06" E	38.94'
FP3	N 62°00'50" E	17.44'
FP4	S 68°46'41" E	10.28'
FP5	S 02°05'07" E	25.16'
FP6	S 60°08'45" E	11.04'
FP7	S 32°33'17" E	21.40'
FP8	S 78°30'25" E	9.80'
FP9	S 29°39'32" E	2.99'
FP10	S 61°36'08" E	4.96'
FP11	N 68°53'59" E	23.42'
FP12	S 68°34'29" E	25.70'
FP13	S 07°18'12" E	16.53'
FP14	S 78°54'10" E	45.23'
FP15	S 77°14'34" E	8.45'



- Legend**
- Existing Private Stormwater Management Pond Easement (L. 16192, F. 451)
  - Existing Public 20' Sewer & Utility Easement (L. 4685, F. 127)
  - Existing Public Forest Conservation Easement (Plot Nos. 12276 And 15598)
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Private Drainage & Utility Easement
  - Private Pathway, Retaining Wall And Maintenance Easement
  - Public Forest Conservation Easement Recreational Open Space
  - Recreational Open Space
  - Mitigated 65dBA Noise Contour Line
  - Unmitigated 65dBA Noise Contour Line
  - 100 Year Floodplain Water Surface Elevation
  - TSB Top Of Stream Bank
  - Public Stormwater Management, Drainage & Utility Easement
  - Private Retaining Wall Easement (V49-18-023)
  - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	30
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF PARCELS TO BE RECORDED	0
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	35
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	1,534 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	2,793 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	4,327 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.908 Ac.±
TOTAL AREA TO BE RECORDED	5,235 Ac.±

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

*Kennard Warfield, Jr.* 9/28/17  
Kennard Warfield, Jr., Managing Member

APPROVED: Howard County Department Of Planning And Zoning.

*Kent Stender* 10-25-17  
Chief, Development Engineering Division

*Kent Stender* 11-01-17  
Director

**Owner's Certificate**

Warfield Woods, LLC, By Kennard Warfield, Jr., Managing Member, 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 29th Day Of September 2017.

*Kennard Warfield, Jr.*  
Warfield Woods, LLC  
By: Kennard Warfield, Jr., Managing Member

*Terrell A. Fisher*  
Witness

**Surveyor's Certificate**

I Herby Certify 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Kennard Warfield, Jr. And Mary Ellen Warfield To Warfield Woods, LLC By Deed Dated November 30, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber 502B At Folio 354; 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.

*Terrell A. Fisher*  
Terrell A. Fisher, Professional Land Surveyor No. 10692  
Expiration Date: December 13, 2017

RECORDED AS PLAT No. 24420 ON 11/13/17  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Waverly Grove**  
Lots 1 Thru 30 And Open Space  
Lots 31 Thru 35

Zoned: R-5A-B  
Tax Map: 16, Parcel: 25, Grid: 6  
Third Election District - Howard County, Maryland  
Date: September 27, 2017 Scale: 1"=50' Sheet 2 Of 3

SP-16-001, ECP-14-072 And WP-16-069

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 The Plat And The Setting Of Markers Have Been Complied With.

*Warfield Woods, LLC* 9/28/17  
 Kennard Warfield, Jr., Managing Member  
 Date

*Warfield Woods, LLC* 9-28-17  
 Kennard Warfield, Jr., Managing Member  
 Date

This Subdivision Is Subject To Section 10.122B Of The Howard County Code. Public Water And/Or Public Sewer Service Has Been Granted Under The Terms And Provisions, Thereof, Effective 8/13/17, On Which Date Developer Agreement 24-4944-0 Was Filed And Accepted.

### Old Frederick Road (Maryland 99)

(Minor Arterial Roadway Classification)  
 (Maintained By The State Highway Administration)  
 (Ultimate 100' R/W)

### Reservation Of Public Utility And Forest Conservation Easements

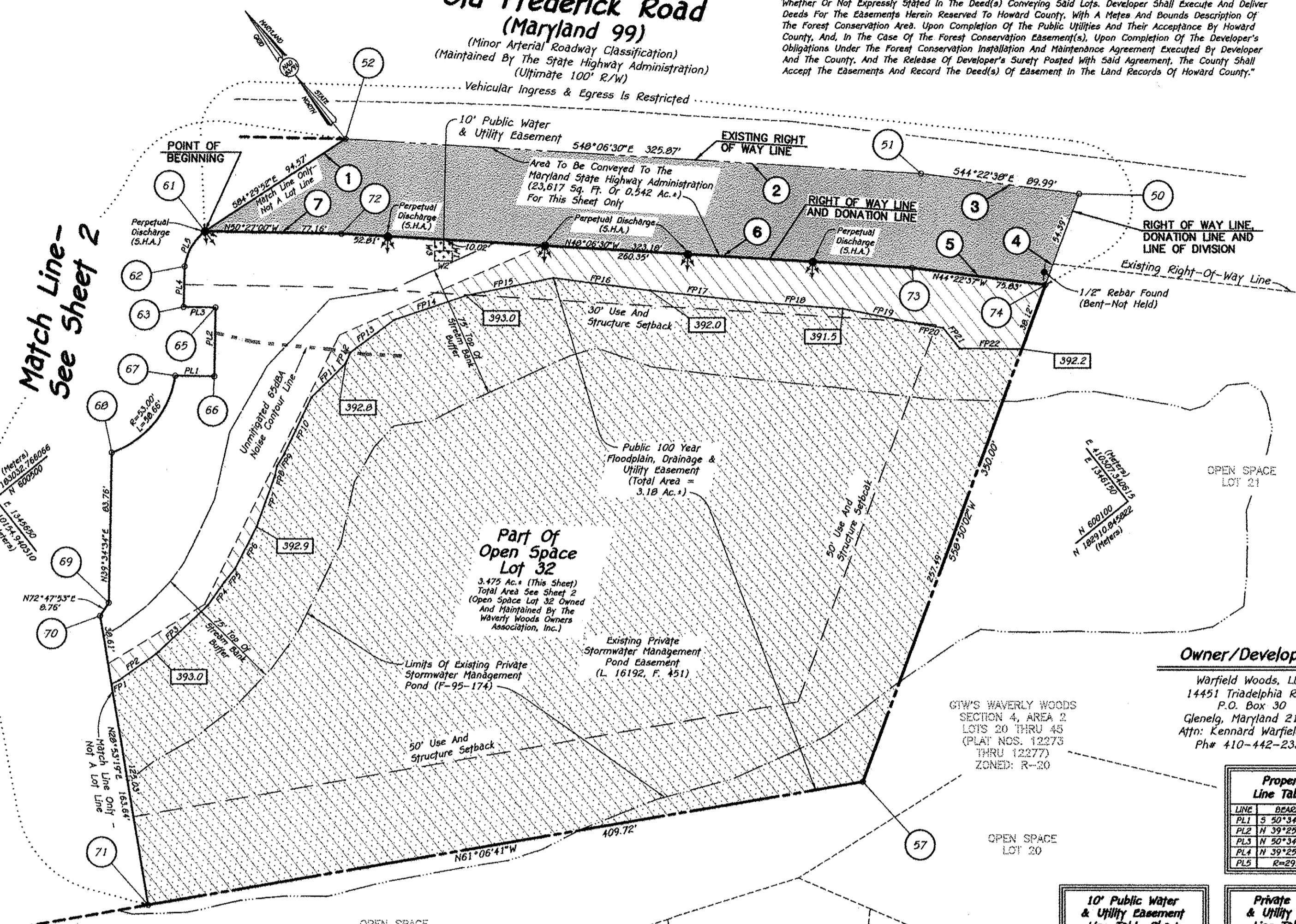
"Developer Reserves unto itself, its Successors and Assigns, All Easements Shown on This Plan For Water, Sewer, Storm Drainage, Other Public Utilities And Forest Conservation (Designated As "Forest Conservation Easement"), Located In, On, Over, And Through Lots 1 Thru 30 And Open Space Lots 31 Thru 35. 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, 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."

- #### Legend
- Existing Private Stormwater Management Pond Easement (L. 16192, F. 451)
  - Existing Public 20" Sewer & Utility Easement (L. 4605, F. 127)
  - Existing Public Forest Conservation Easement (Plat Nos. 12276 And 13598)
  - Public 100 Year Floodplain, Drainage & Utility Easement
  - Public Sewer, Water & Utility Easement
  - Public Water & Utility Easement
  - Private Drainage & Utility Easement
  - Private Pathway, Retaining Wall And Maintenance Easement
  - Public Forest Conservation Easement Recreational Open Space
  - Recreational Open Space
  - Miltigated 65dBA Noise Contour Line
  - Unmiltigated 65dBA Noise Contour Line
  - 392.0 100 Year Floodplain Water Surface Elevation
  - 758 Top of Stream Bank
  - Public Stormwater Management, Drainage & Utility Easement
  - Private Retaining Wall Easement (w.p. 18, 02)
  - PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND

#### General Notes Continued From Sheet 1:

46. Density Tabulation:
  - a. Gross Area Of Site = 9.25 Acres
  - b. Net Area Of Site = 5.53 Acres
    1. Floodplain Area = 3.10 Acres
    2. Steep Slopes Greater Than 25% = 0.54 Acres
  - c. Maximum Units Allowed = 44 Units (5.53 Acres x 8 Units/Net Acre) = 44 Units
  - d. Units Proposed = 30 Units
47. Open Space Tabulation:
  - a. Open Space Required = 2.31 Acres (9.25 Acres x 25%)
  - b. Total Open Space Provided = 6.27 Acres
    1. Total Credited Open Space = 5.54 Acres
    2. Total Non-Credited Open Space = 0.73 Acres
  - c. Percentage Of Open Space Required = 25%
  - d. Percentage Of Credited Open Space Provided = 60%
48. Recreational Open Space Tabulation:
  - A. Required Recreational Area = 13,500 Sq. Ft. (See Note (2)) (400 Sq. Ft./Unit x 30 Units) + (300 Sq. Ft. x 5 Units) (Lots 16-20)
  - B. Provided Recreational Area = 16,032 Sq. Ft.
    - (1) Recreational Area (Open Space Lot 32) = 7,080 Sq. Ft.
    - (2) Gazebo (12' Diameter) = 2,000 Sq. Ft.
    - (3) Pathway
      - (a) (669 L.F. x 4 Sq. Ft./L.F.) = 3,476 Sq. Ft. x 2 = 6,952 Sq. Ft. (See Note (1))
- Note: (1) Amenity Credits Based On Square Footage: 2 Sq. Ft. Of Recreational Area Per 1 Sq. Ft. Of Macadam Pathway
- Note: (2) A 15' Useable Rear Yard Has Been Provided For Lots 1-15 & 21-30. An Additional 1,500 Sq. Ft. Of Recreational Open Space Has Been Provided For The Remaining 9 Lots: 16-20, Based On 300 Sq. Ft. x 5 = 1,500 Sq. Ft. In Accordance With Section 110.0.E Of The Zoning Regulations.
49. The Department Of Planning And Zoning Has Approved Disturbance Of The Street Buffer For Sidewalk Along Maryland Route 99 And For The Public Sewer As An Essential Disturbance Per Section 16.116 (c)(1)(i) And Section 16.116 (c)(1)(iii) Of The Howard County Subdivision And Land Development Regulations.
50. The Department Of Public Works On February 27, 2017 Approved A Request To Waive Howard County Design Manual Volume II, Section 5.4.8.5 Which Requires A Ten (10) Foot Minimum Horizontal Clearance Between Any Permanent Structure And The Edge Of A Public Utility Easement.
51. Articles Of Incorporation For The Waverly Grove Homeowners Association, Inc. Were Filed On 8/31/17 With The Maryland State Department Of Assessments And Taxation, Receipt No. D18230899.

Match Line - See Sheet 2



#### AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	S84°29'52"E	94.57
2	S48°06'30"E	325.87
3	S44°22'38"E	89.99
4	S58°50'02"W	54.39
5	N44°22'37"W	75.83
6	N48°06'30"W	323.18
7	N50°27'00"W	77.16

FEE SIMPLE AREA: 23,617 SQ. FT. OR 0.542 ACRES±

SHOWN THUS:

**Owner/Developer**  
 Warfield Woods, LLC  
 14451 Triadelphia Road  
 P.O. Box 30  
 Glenelg, Maryland 21737  
 Attn: Kennard Warfield, Jr.  
 Ph# 410-442-2337

#### Property Line Line Table Chart

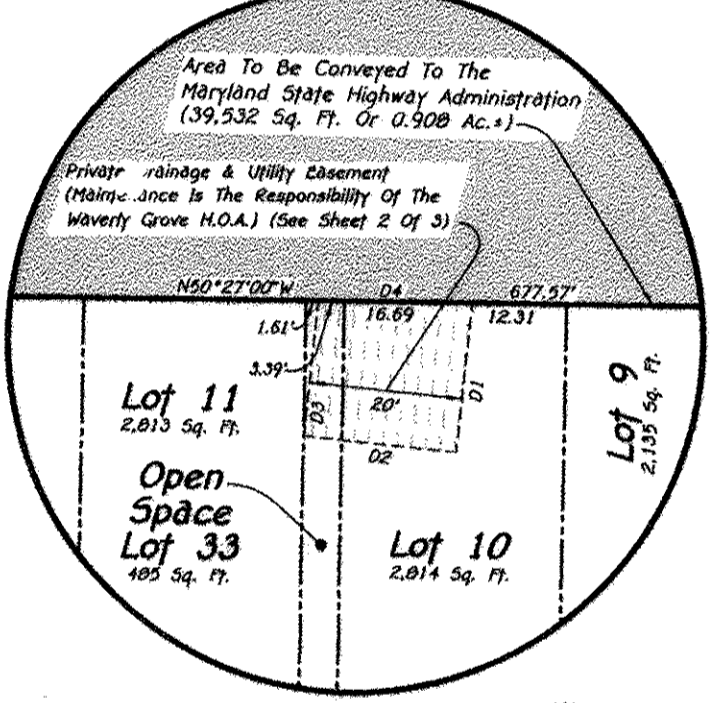
LINE	BEARING	LENGTH
PL1	S 50°34'54" E	22.11'
PL2	N 39°29'06" W	38.34'
PL3	N 50°34'54" W	18.00'
PL4	N 39°29'06" W	22.68'
PL5	R-29.53'	L=23.68'

#### Private Drainage & Utility Easement Line Table Chart (See Sheet 2)

LINE	BEARING	LENGTH
D5	S 50°25'26" E	1.50'
D6	S 39°34'34" W	3.90'
D7	N 39°34'34" E	13.00'
D8	S 50°25'26" W	3.90'
D9	S 39°34'34" W	3.87'
D10	S 50°25'26" W	116.50'
D11	N 50°25'26" W	120.00'
D12	N 39°29'06" W	6.50'
D13	N 39°34'34" E	13.00'

#### Public 100 Year Floodplain, Drainage & Utility Easement Line Table Chart

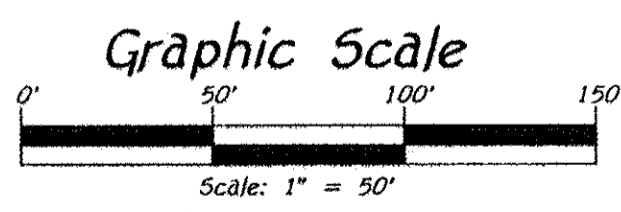
LINE	BEARING	LENGTH
FP1	S 77°14'34" E	4.78'
FP2	S 65°35'34" E	25.57'
FP3	N 85°45'25" E	39.96'
FP4	N 73°52'39" E	15.82'
FP5	N 70°20'20" E	9.54'
FP6	N 65°51'19" E	26.41'
FP7	N 50°36'48" E	30.35'
FP8	N 49°42'13" E	5.49'
FP9	N 70°18'59" E	7.91'
FP10	N 64°35'24" E	35.18'
FP11	N 64°14'19" E	26.72'
FP12	N 62°40'34" E	6.82'
FP13	S 87°45'43" E	30.50'
FP14	S 69°51'50" E	42.89'
FP15	S 62°49'20" E	50.41'
FP16	S 44°10'27" E	54.71'
FP17	S 45°18'43" E	60.20'
FP18	S 47°15'57" E	49.43'
FP19	S 40°27'51" E	43.83'
FP20	S 42°12'18" E	13.88'
FP21	S 01°04'09" E	14.82'
FP22	S 51°03'24" E	35.03'



Private Drainage & Utility Easement Detail  
 Scale: 1" = 25' (See Sheet 2 of 3)

#### Area Tabulation For Sheet 3

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	0
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF 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	3.475 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	3.475 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.542 Ac.±
TOTAL AREA TO BE RECORDED	4.017 Ac.±



**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2855

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

*Kenan Rossman* 10/18/2017  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Kenan Rossman* 10-25-17  
 Chief, Development Engineering Division Date

*Kent Shadrach* 11-01-17  
 Director Date

#### Owner's Certificate

Warfield Woods, LLC, By Kennard Warfield, Jr., Managing Member, 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 24th Day Of September, 2017.

*Kennard Warfield, Jr.*  
 Warfield Woods, LLC  
 By: Kennard Warfield, Jr., Managing Member

*Terrell A. Fisher*  
 Witness

#### Surveyor's Certificate

I Herby Certify 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 Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All The Lands Conveyed By Kennard Warfield, Jr. And Mary Ellen Warfield To Warfield Woods, LLC By Deed Dated November 30, 2001 And Recorded Among The Land Records Of Howard County, Maryland In Liber 502B At Folio 354; 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.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2017

RECORDED AS PLAT No. 2442.1 ON 11/13/17  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

## Waverly Grove

Lots 1 Thru 30 And Open Space  
 Lots 31 Thru 35

Zoned: R-5A-B  
 Tax Map: 16, Parcel: 25, Grid: 6  
 Third Election District - Howard County, Maryland  
 Date: September 27, 2017 Scale: 1" = 50' Sheet 3 of 3

SP-16-001, ECP-14-072 And WP-16-069