

U.S. Equivalent Coordinate Table		Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	NORTH (meters)	EAST (meters)
101	547028.3718	1371698.1452	166734.581186	418094.430854
102	546943.2769	1371750.6559	166708.644212	418110.436124
12471	546802.3210	1371520.1470	166665.680772	418040.176886
100	546808.2993	1371469.0811	166691.887016	418024.611961
104	547023.1548	1371689.6138	166732.991056	418091.830473
105	546938.0599	1371742.1244	166707.023808	418107.786235

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

*Frank Manalansan II* 1/25/2024  
 Frank Manalansan II, L.S. #21476  
 (Professional Land Surveyor)  
 Date

*Wm. Mandel* 1/25/2024  
 Golden Gate, LLC  
 By: Gopi Mandala, Member  
 Date

**Legend**

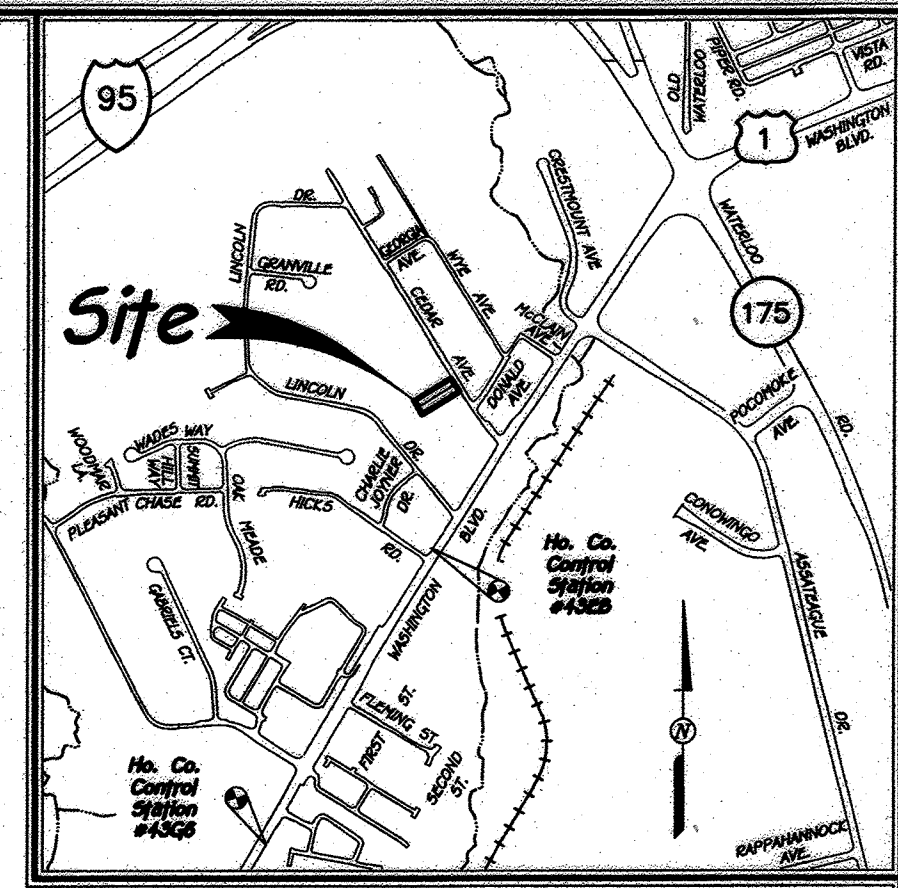
Private Access, Stormwater Management, Drainage & Utility Easement

Private Drainage & Utility Easement

—SB— 75' Stream Buffer

**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 6 And 7. 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."



**General Notes Continued:**

24. This Plan Is Subject To The Amended Fifth Edition Of The Subdivision And Land Development Regulations. 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, Water Pollution Application Or Building/Grading Permit.

25. Site Development Plan Approval By The Department Of Planning And Zoning Is Required Prior To Building Permits Being Issued For The Construction Of Residential Dwellings On These Lots.

26. This Development Is Designed To Be In Accordance With Section 16.127 - Residential Infill Development Of The Subdivision And Land Development Regulations. The Developer Of This Project Shall Create Compatibility With The Existing Neighborhood Through The Use Of Enhanced Perimeter Landscaping, Berms, Fences, Similar Housing Unit Types And The Directional Orientation Of The Proposed House. The Enhanced Landscape Buffer Has Been Provided On Lots 6 And 7 To Mitigate Views And To Address Privacy And Compatibility Concerns Expressed By The Adjacent Lot Owners At The Pre-Submission Community Meeting.

27. Open Space Requirements Are Provided By A Fee-In-Lieu Payment Of \$1,500.00.

28. A Community Meeting Was Held On 12/13/2019 For The Purpose Of The Developer To Provide Information To The Community Regarding The Proposed Residential Development And To Allow The Community To Ask Questions And To Make Comments, Per Section 16.128(d) Of The Subdivision Regulations.

29. An APFO Traffic Study For This Project Is Not Required Per Volume III Design Manual, Road And Bridges Section 4.7.B.5. Because This Subdivision Is A Residential Minor Subdivision.

30. This Property Is Located Within The Metropolitan District And Will Be Served By Public Water And Sewer.

31. Subdivision Is Subject To Section 104.D.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 Will Be Recorded Simultaneously With This Plat In The Land Records Office Of Howard County, Maryland. The Developer 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 = (2 Lots x 10%) = 0.2 M.I.H.U.  
 b. M.I.H.U. Provided = 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 And Recorded Simultaneously With This Plat.

32. The Private Access, Stormwater Management, Drainage & Utility Easement Is Recorded Simultaneously With This Plat.

33. No Noise Study Is Required Because The Project Does Not Fall Within The Guidelines Of Design Manual, Volume III, Roads, Bridges, Section 5.2.F.2.

34. An M.I.H.U. Agreement Is Recorded Simultaneously With This Plat.

35. No Historic Structures Exist Within The Limits Of This Plat Submission.

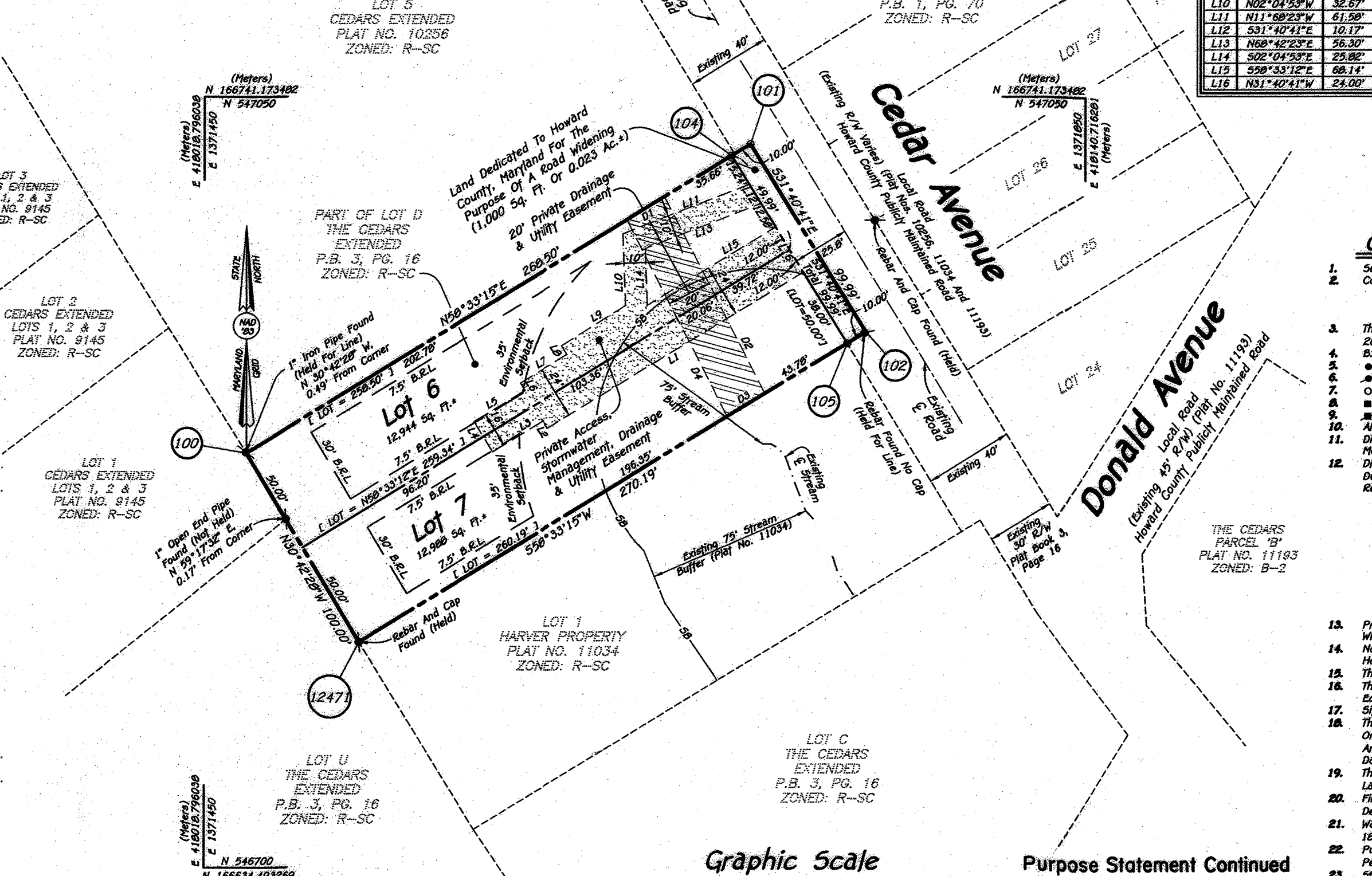
36. Plat Subject To WP-20-071 Which On May 7, 2020 And Pursuant To Section 16.116(d), The Director Of The Department Of Planning And Zoning, Director Of The Department Of Public Works And Administrator Of The Office Of Community Sustainability Considered And Approved Your Request For A Variance With Respect To Sections 16.116(a)(2)(ii) And 16.116(a)(3) Of The Subdivision And Land Development Regulations To Disturb A 75-Foot Stream Buffer On A Shared Driveway To Permit The Construction Of A Residential Lot That Is Less Than 10 Acres In Area. On May 6, 2020, The Director Of Planning And Zoning Denied The Request For Alternative Compliance To Section 16.116(a)(1)(i) To Pay A Fee-In-Lieu Of Sidewalk. On May 7, The Director Of Planning And Zoning Approved The Request For Alternative Compliance To Section 26.116(a)(2)(ii) And 16.116(a)(3) To Disturb A 75-Foot Stream Buffer For The Construction Of A Shared Driveway That Shall Provide Access To The Subject Property And To Permit The Stream Bank Buffer On A Lot Less Than 10 Acres In Area. Approval Is Subject To The Following:

(1) The Disturbance Of The Stream Buffer Shall Only Be Permitted For The Construction Of The Proposed 16-Foot Wide Paved Shared Driveway And Land Clearance Related To The Driveway Construction, Storm Drain Requirements, And Associated Utilities, Such As Water And Sewer Line Connections At Cedar Ave.  
 (2) Any Natural Vegetation That Has Been Disturbed Near The Limits Of Where The Paved Driveway Is Constructed Must Be Restored To Natural Condition Once The driveway has been constructed.  
 (3) Additional Landscaping Shall Be Provided Within The Stream Buffer To Help Slow Stormwater Runoff, Control Erosion, And Reduce Sediment Pollution To The Stream.  
 (4) A 35-foot environmental setback will be required for the Lots Of This Subdivision from the edge of the 75-Foot Stream Bank Buffer.

37. Include This Alternative Compliance Petition Decision As A General Note On The Final Plan And Site Development Plan. This Note Shall Include The Alternative Compliance Petition File Number, The Regulatory Section, The Decision Date And The Conditions Of Approval.

**20' Private Drainage & Utility Easement Line Table**

LINE	BEARING	LENGTH
D1	N29°33'17"E	20.06'
D2	S27°02'16"W	20.06'
D3	S26°33'15"W	20.06'
D4	N27°02'16"W	100.29'



**General Notes:**

- Subject Property Zoned R-SC Per 10/06/13 Comprehensive Zoning Plan.
- Coordinates Based On NAD 83 Maryland Coordinate System As Projected By Howard County Geographic Control Stations No. 43E8 And No. 43G6  
 Sta. 43E8 N 545,963.6130 E 1,371,573.8940 Elev. = 216.312  
 Sta. 43G6 N 544,117.4880 E 1,370,550.9200 Elev. = 219.40
- This Plat Is Based On Field Run Monumented Boundary Survey Performed On Or About June, 2019 By Fisher, Collins & Carter, Inc. B.S.L. Survey Station No. 11192.
- Denotes Iron Pipe Set Capped "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 Aluminum Plate "F.C.C. 106".
- Denotes Concrete Monument Or Stone Found.
- All Areas Are More Or Less (±).
- Distances Shown Are Based On Surface Measurement And Not Reduced To Nad '83 Grid Measurement.
- Driveways Shall Be Provided Prior To Issuance Of A Use And Occupancy Permit For Any New Dwellings 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 Clearance - Minimum 12 Feet;  
 g). Maintenance - Sufficient To Ensure All Weather Use.
- Property Subject To Prior Department Of Planning And Zoning File No's: ECP-19-011 & WP-20-071.
- No Cemeteries Exist On The Subject Property Based On Visual Observation Or Listed In Available Howard County Cemetery Inventory Map.
- There Is An Existing Dwelling On Lot 6 To Be Razed.
- There Are No Forest Stands Existing On-Site. See Environmental Findings Letter Prepared By Eco-Science Professionals, Inc. Dated January 7, 2019.
- Site Is Not Adjacent To A Scenic Road.
- There Are No 100 Year Floodplain And Steep Slopes On This Site. There Is A 75' Stream Buffer On Lots 6 And 7 From The Stream On Adjacent Lot 1, Harver Property, Plat No. 11034. There Are No Wetlands, Wetlands Buffer Or Stream(s) On This Site, As Shown In A Letter Of Findings Dated Jan. 7, 2019 Prepared By Eco-Science Professionals, Inc.
- This Property Is Exempt From Forest Conservation Requirements Because It Is A Subdivision On Land Less Than 40,000 Sq. Ft., Per Section 16.1202(b)(1)(i) Of The County Code.
- Financial Survey For The Required Landscaping 5 Shade Trees In The Amount Of \$1,500 Will Be Deferred To The Site Development Plan And Fosted With The Grading Permit.
- Water And Sewer Service To These Lots Will Be Granted Under The Provisions Of Section 18.122B Of The Howard County Code.
- Public Water And Sewer Allocation Will Be Granted At The Time Of Issuance Of The Building Permit If Capacity Is Available At That Time.
- Stormwater Management Is In Accordance With The M.D.E. Storm Water Design Manual, Volumes 1 & II, Revised 2009. Non-Structural Practices In Accordance With Chapter 5 Are Being Utilized.

**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
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	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	0.595 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF PARCELS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	0.595 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.023 Ac.±
TOTAL AREA TO BE RECORDED	0.618 Ac.±

**Fisher, Collins & Carter, Inc.**  
 Civil Engineering Consultants & Land Surveyors  
 Centennial Square Office Park-10272 Baltimore National Pike  
 Ellicott City, Maryland 21042  
 (410) 461-2255

**Owner And Developer**  
 Golden Gate, LLC  
 10320 LITTLE PATUXENT PARKWAY  
 SUITE 200  
 COLUMBIA MD 21044  
 Ph# 301-703-2020

**M.I.H.U. Note:** Please Note That Lots 6 And 7 In This Subdivision Are Subject To Section 13.402(c)(e) Of The Howard County Subdivision And Land Development Regulations For The Moderate Income Housing Unit (M.I.H.U.). Fee-In-Lieu Requirement 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.

**Purpose Statement**

The Purpose Of This Plat Is To Resubdivide Part Of Lot D, As Shown On A Plat Entitled "The Cedars Extended" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 3 At Page 16, And Being Known As Lot D-2, As Described In A Deed Conveyed By Bertha Haskins To Andrew Alston And Delois A. Alston By Deed Dated October 6, 1981 And Recorded Among The Aforesaid Land Records In Liber 1093 At Folio 86; Creating Lots 6 And 7.

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

*Richard J. Davis* 2/13/24  
 Howard County Health Officer Date

APPROVED: Howard County Department Of Planning And Zoning.

*Chad Coleman* 2-26-24  
 Chief, Development Engineering Division Date

*[Signature]* 3/15/24  
 Director Date

**Owner's Certificate**

Golden Gate, LLC, By Gopi Mandala, Member, 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 25<sup>th</sup> Day Of January, 2024.

*Gopi Mandala*  
 Golden Gate, LLC  
 By: Gopi Mandala, President

*[Signature]*  
 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 Duty Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is All Of The Lands Conveyed By Gloria D. Rice, Personal Representative Of The Estate Of Delois A. Alston To Golden Gate, LLC By Deed Dated April 27, 2018 And Recorded Among The Land Records Of Howard County, Maryland In Liber 18252 At Folio 001; And Being Part Of Lot D, As Shown On A Plat Entitled "The Cedars Extended" Recorded Among The Aforesaid Land Records In Plat Book 3 At Page 16; And Being Known As Lot D-2, As Described In A Deed Conveyed By Bertha Haskins To Andrew Alston And Delois A. Alston By Deed Dated October 6, 1981 And Recorded Among The Aforesaid Land Records In Liber 1093 At Folio 86; All Monuments Are In Place In Accordance With The Annotated Code Of Maryland, As Amended.

*Frank Manalansan II* 1/25/2024  
 Frank Manalansan II, L.S. #21476  
 Professional Land Surveyor No. 21476  
 Expiration Date: July 14, 2025

RECORDED AS PLAT No. 26558 ON 3-11-2024  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**The Cedars Extended**  
 Lots 6 And 7

(Being A Resubdivision Of Part Of Lot D, As Shown On A Plat Entitled "The Cedars Extended" Recorded Among The Land Records Of Howard County, Maryland In Plat Book 3 At Page 16 And Being Known As Lot D-2, As Described In Liber 18252 At Folio 001)

Zoned: R-SC  
 Tax Map: 43, Grid: B, Parcel: 257  
 Sixth Election District - Howard County, Maryland  
 Date: December 11, 2023 Scale: As Shown Sheet 1 Of 1