

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats - BA) Plot Book 1E-79, p. 687, MSA 51236-12427 - Date available: 2017/02/14 - Printed 09/24/2025.

GENERAL NOTES

- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY IMPROVEMENTS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND, AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROAD UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

- THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 3/22/16.
- I HEREBY CERTIFY THAT I HAVE REVIEWED THE DEVELOPMENT PLAN APPROVED ON 3/22/16 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.
- THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAIT ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE BALTIMORE COUNTY CODE. 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 BALTIMORE COUNTY.
- THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, JEFFREY MATTHEW, P.E. 120215.
- OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

- ALL AREAS LABELED H.O.A. COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

LINE TABLE

LINE	BEARING	DISTANCE
L-1	S04°53'40"E	42.14'
L-2	S05°50'35"E	24.40'
L-3	N06°09'44"E	24.00'
L-4	S03°56'16"E	32.00'
L-5	S06°03'44"E	15.00'
L-6	S05°56'16"E	24.04'
L-7	N06°09'44"E	20.00'
L-8	S03°56'16"E	24.04'

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT
C-1	12°21'15"	545.00'	74.34'	N01°16'51"E	74.24'	31.34'
C-2	10°31'15"	522.00'	164.65'	S05°22'21"N	168.40'	85.55'
C-3	19°34'34"	781.00'	266.66'	N05°06'21"N	265.56'	154.74'
C-4	12°36'23"	426.00'	84.11'	N01°24'51"E	88.43'	38.43'
C-5	12°26'59"	712.00'	167.13'	S08°40'13"E	167.40'	84.20'
C-6	12°26'59"	720.00'	156.43'	S08°40'13"E	156.13'	78.53'
C-7	11°24'31"	780.00'	156.45'	S08°11'31"E	156.14'	78.44'
C-8	10°16'55"	410.00'	144.47'	S05°12'11"N	144.33'	75.63'
C-9	8°02'55"	848.00'	126.06'	S74°20'14"E	125.46'	63.15'
C-10	12°48'00"	876.00'	144.43'	S01°40'52"E	144.23'	67.61'
C-11	11°24'31"	728.00'	146.02'	S08°11'31"E	145.71'	75.25'

VICINITY MAP

SCALE: 1" = 2000'
Map Copyright © ADC The Map People
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COORDINATE TABLE

PT. NO.	NORTHING	EASTING
1002	61782.250	148581.0620
3011	61782.4238	148184.5429
3012	61790.1271	148144.7566
3018	61745.8862	1482075.1006
3019	61774.1760	1482024.2448
3020	61778.9728	1481471.2288
3021	61778.3525	148184.2418
3023	61778.4204	148185.5444
3025	61740.8204	1482004.2448
3026	61778.0380	1482010.0380
3027	61758.4221	1481446.1550
3028	61784.4525	148216.2328
3029	61783.3960	148183.3961
3036	61759.7167	148189.6174
3037	61754.4444	148186.6561
3038	61750.3934	148184.1406
3043	61756.7161	1482015.4914
3045	61771.9385	1482021.4148
3046	61774.0371	1482027.2334
3047	61778.9436	1482007.1806
3048	61774.4144	148186.6561
3049	61774.1601	148186.6561
3051	61758.4941	1481447.4505
3053	61755.5784	1481752.4917
3054	61754.4548	148186.2540
3113	61771.4045	1482081.3516
3114	61751.1458	1482065.5314
3115	61753.2356	1481485.3566
3153	61741.2544	1482036.5094
3154	61741.2544	148180.0711
3155	61744.5560	148146.2750
4195	61707.5154	1481466.3424
4197	61711.0111	1481575.1583
4466	617425.1060	1482056.1581
4468	61775.0101	1482065.1555

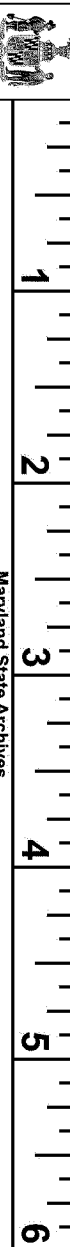
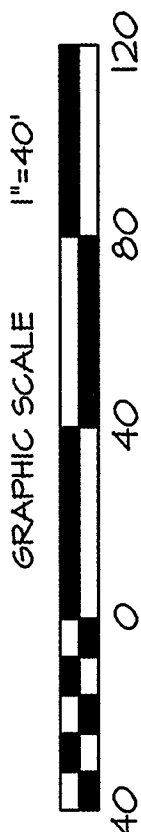
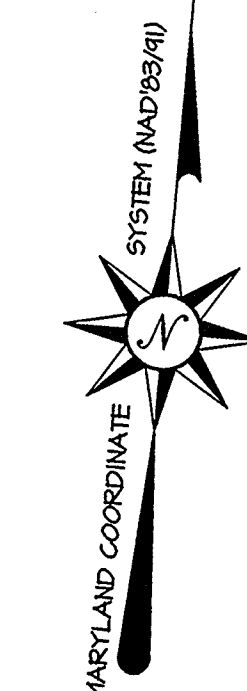
DENSITY CALCULATIONS

SUBJECT	SECTION I PHASE A
ZONING OF PROPERTY	ML-MH-043 & MH-043
ACREAGE PER ZONING REQUIREMENTS	41.422 AC.
DENSITY PERMITTED	PER BCZ 29.111
DENSITY PROPOSED	4.76 DU/AC
TOTAL AREA OF PARCELS/LOTS	14.711 AC.
TOTAL AREA OF HIGHWAY ACQUISITION	10.109 AC.
TOTAL AREA OF PLAT	41.422 AC.
CENTRAL OPEN SPACE REQUIRED	6.216 AC.
PERIMETER OPEN SPACE REQUIRED	7.150 AC.
CENTRAL OPEN SPACE PROVIDED	6.216 AC.
PERIMETER OPEN SPACE PROVIDED	7.150 AC.
PARKING SPACES REQUIRED	454
PARKING SPACES PROVIDED	800

RECORDING STAMP

LR - Plat Fee - 5.00
Subdivision Name: Greenleigh at Crossroads
1st Amend. Final 5
Ref: 79-687
Total: 12.00
02/14/2017 03:20 C03-JC
#7786725 CC0301
Baltimore County/CC03.01.1 - Register 14
Filed for record
79. FOLIO 687
Date FEB 14 2017
Test: J.L.E. Enm
Clerk
J.L.E.
79-687

PAI #15-0788



DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	2.516 AC.

AREA TABULATIONS - SECTION I - PHASE A

DESCRIPTION	PLAT ONE	PLAT TWO	PLAT THREE	PLAT FOUR	PLAT FIVE	PLAT SIX	TOTAL
NUMBER OF LOTS	16	83	1	32	34	0	161
AREA OF LOTS	0.418 AC.	1.021 AC.	3.482 AC.	0.916 AC.	1.008 AC.	5.006 AC.	11.833 AC.
H.O.A. COMMON AREA	1.644 AC.	1.948 AC.	2.161 AC.	1.774 AC.	2.376 AC.	0.000 AC.	10.768 AC.
HIGHWAY RIGHT OF WAY AREA	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.	3.808 AC.	3.808 AC.
STORM WATER MANAGEMENT RESERVATION	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.	3.808 AC.	3.808 AC.
PLAT TOTAL AREA	3.214 AC.	1.566 AC.	1.281 AC.	5.845 AC.	8.652 AC.	8.814 AC.	41.422 AC.

PURPOSE NOTE

THE PURPOSE OF THIS PLAT IS TO REVISE LOTS 1A01 THROUGH 1A12, LOTS 1A19 THROUGH 1A27 AND "H.O.A. COMMON AREA & PRIVATE UTILITY EASEMENT - 0.133 AC." (NOW 0.131 AC.) AS SHOWN ON PLAT BOOK SM 79, PAGE 622.

PAE - DENOTES PEDESTRIAN ACCESS EASEMENT

OWNER:

GREENLEIGH INVESTMENTS, L.C.

1355 BEVERLY ROAD, SUITE 240
MCLEAN, VIRGINIA 22101
PHONE: 410-120-3021

TAX MAP 0083, GRID 0015, PARCEL 0731
DEED REFERENCE: BOOK 37610, PAGE 631

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

GREENLEIGH INVESTMENTS, L.C.
BY: EDDC II, INC., MEMBER

By: David Murphy, Vice President
Date: 12/21/16

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

Edward F. Kelly
Date: 12/15/16
Edward F. Kelly, Property Line Surveyor #159

SURVEYOR'S SEAL



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21004
PHONE: 410-515-4000
FAX: 410-515-4002

FIRST AMENDED FINAL PLAT FIVE - SECTION I - PHASE A

GREENLEIGH AT CROSSROADS

(FORMERLY RECORDED AS PLAT JLE 79-622, 5/21/16)

15th ELECTION DISTRICT 6th COUNCILMANIC DISTRICT

BALTIMORE COUNTY, MARYLAND

6:\B200\Survey\Record\Plats\SECTION I A PLATS\B200_REV1\A-PLAT 5.ppt

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