

## GENERAL NOTES

1. 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 AND PROPERTY RIGHTS WHICH ARE NOT DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY ARE RESERVED. THESE RIGHTS OF WAY AND PROPERTY INTERESTS INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS, STREETS, EASEMENTS, DRAINS, AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEET OR EASEMENT, CRITICAL AREA EASEMENTS, FOREST BUFFER AREAS IN FEET 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 WHICH ARE LOCATED ON LAND OWNED OR CONTROLLED BY THE OWNER OF THIS PLAT. BALTIMORE COUNTY, MARYLAND, AND NOT TO BALTIMORE COUNTY, THE OBIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSIONS 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 INSPECTING, CONSTRUCTING, MAINTAINING AND OPERATING STORM WATER MANAGEMENT FACILITIES, UTILITY STORM WATER MANAGEMENT FACILITIES, 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.

2. STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEES SIMPLE TITLE TO THE DEEDS THEREON ARE NOT RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, AND ASSIGNS.

3. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.

6. 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.

7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.

8. THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 3/22/16.

9. I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE DEVELOPMENT PLAN APPROVED ON 3/22/16 FOR THIS PLAT AND THAT THE SAME IS IN ACCORDANCE WITH THE DEVELOPMENT PLAN.

10. THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 32-4-310. 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.

11. THE LOTS AND UNITS SHOWN AS Laid Out on this PLAT have been DESIGNED BY A PROFESSIONAL ENGINEER, GARRY MATTHEWS #20413.

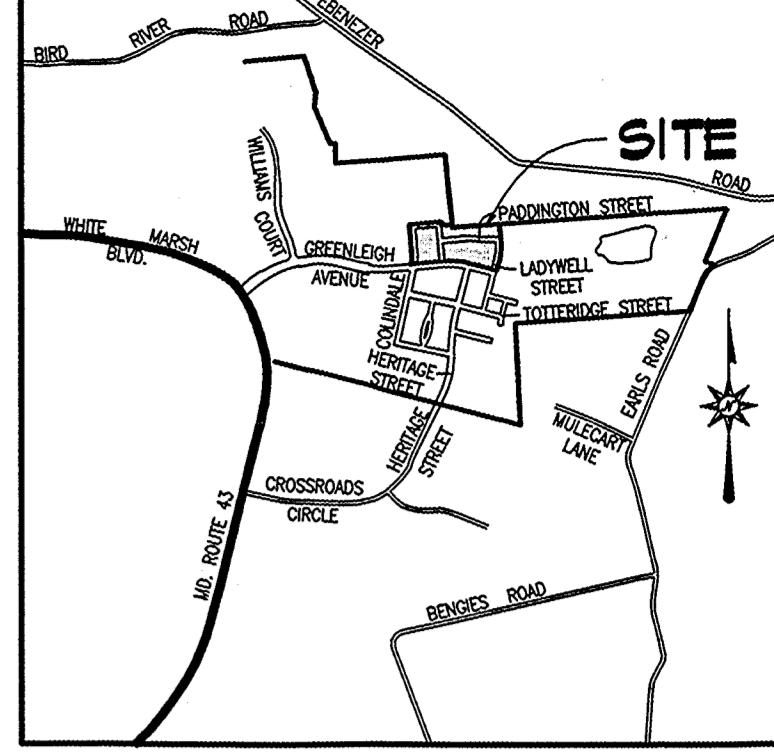
12. OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZE BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BUSINESS HOURS (8:00 AM TO 4:00 PM) AND SHALL NOT OBSTRUCT THE USE OF THE PROPERTY.

13. THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE ASSUMPTION 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.

14. 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.

15. ALL AREAS LABELED HOA COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

16. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF SOILS, SLIDES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE, PROMOTE THE STABILIZATION OF THE MATERIALS, AND MAINTAIN THE STABILITY OF THE EASEMENT. 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.



## VICINITY MAP

SCALE: 1" = 2000'  
Map Copyright © ADC The Map People  
(800)624-6271  
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NOTE "A"  
PRIVATE WATER AND SEWER HOUSE CONNECTIONS CROSS THIS HOA COMMON AREA.  
BECAUSE THESE CONNECTIONS ARE NOT LOCATED AT THE CENTER OF THE PLAT,  
NO STRUCTURES OF ANY KIND, LARGE TREES, LANDSCAPE, HARDCAP,  
OR IRRIGATION SYSTEMS MAY BE INSTALLED WITHIN THIS HOA COMMON AREA UNTIL  
ALL OF THE CONNECTIONS HAVE BEEN LOCATED. IT WILL THEN BE ASSUMED THAT  
EACH CONNECTION IS CENTERED WITHIN A 10-FOOT-WIDE PRIVATE EASEMENT.

## COORDINATE TABLE

PT. NO.	NORTHING	EASTING
1002	617842.9518	148158.0620
3012	617822.4236	148154.4425
3013	617843.0214	148154.4425
3019	617743.0262	148207.9106
3014	617744.7810	148204.2649
3015	617745.2923	148154.4425
3021	617744.3423	148141.2419
3022	617745.4204	148185.5944
3023	617746.0224	148200.2445
3024	617746.6221	148146.1250
3025	617747.4225	148126.2128
3026	617748.0225	148146.1250
3027	617749.1217	148153.6174
3028	617523.4424	148156.5651
3029	617525.3824	148181.1406
3030	617749.3323	148202.9143
3045	617746.3323	148202.9143
3046	617747.2323	148202.9143
3047	617748.1323	148151.7175
3048	617747.4444	148165.0785
3050	617741.6255	148149.6655
3051	617742.2255	148152.2811
3053	617559.5124	148175.2840
3055	617454.4343	148202.2556
3114	617559.5124	148202.2556
3150	617530.2356	148148.0366
3153	617441.2344	148205.5859
3155	617442.8344	148142.1250
4146	617443.5344	148142.1250
4147	617407.1554	148157.5783
4148	617407.1554	148157.5783
4149	617745.0101	148205.1555

## DENSITY CALCULATIONS

SUBJECT	SECTION I PHASE A
ZONING OF PROPERTY	ML-1M-0484 MLMDA8
ACREAGE, PER ZONING REQUIREMENTS	41.422 AC.
DENSITY PERMITTED	PER BGZR 259.11
DENSITY PROPOSED	4.76 DU/AC
TOTAL AREA OF PARCELS/LOTS	14.971 AC.
TOTAL AREA OF HIGHWAY ACQUISITION	10.708 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 -  
Subdivision Name:  
Greenleigh at Crossroads  
1st Amend. Final 5  
Ref. 79-687

Total: 12.00

02/14/2017 03:20

#7796725 C00301

Baltimore County/C003.01.1

Register 14

FEB 14 2017

Test: *J. L. E. 79-687*

Clerk *J. L. E.*

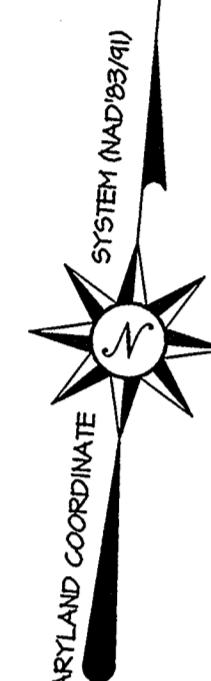
79-687

PAI #15-0788

## GRAPHIC SCALE

1"=40'

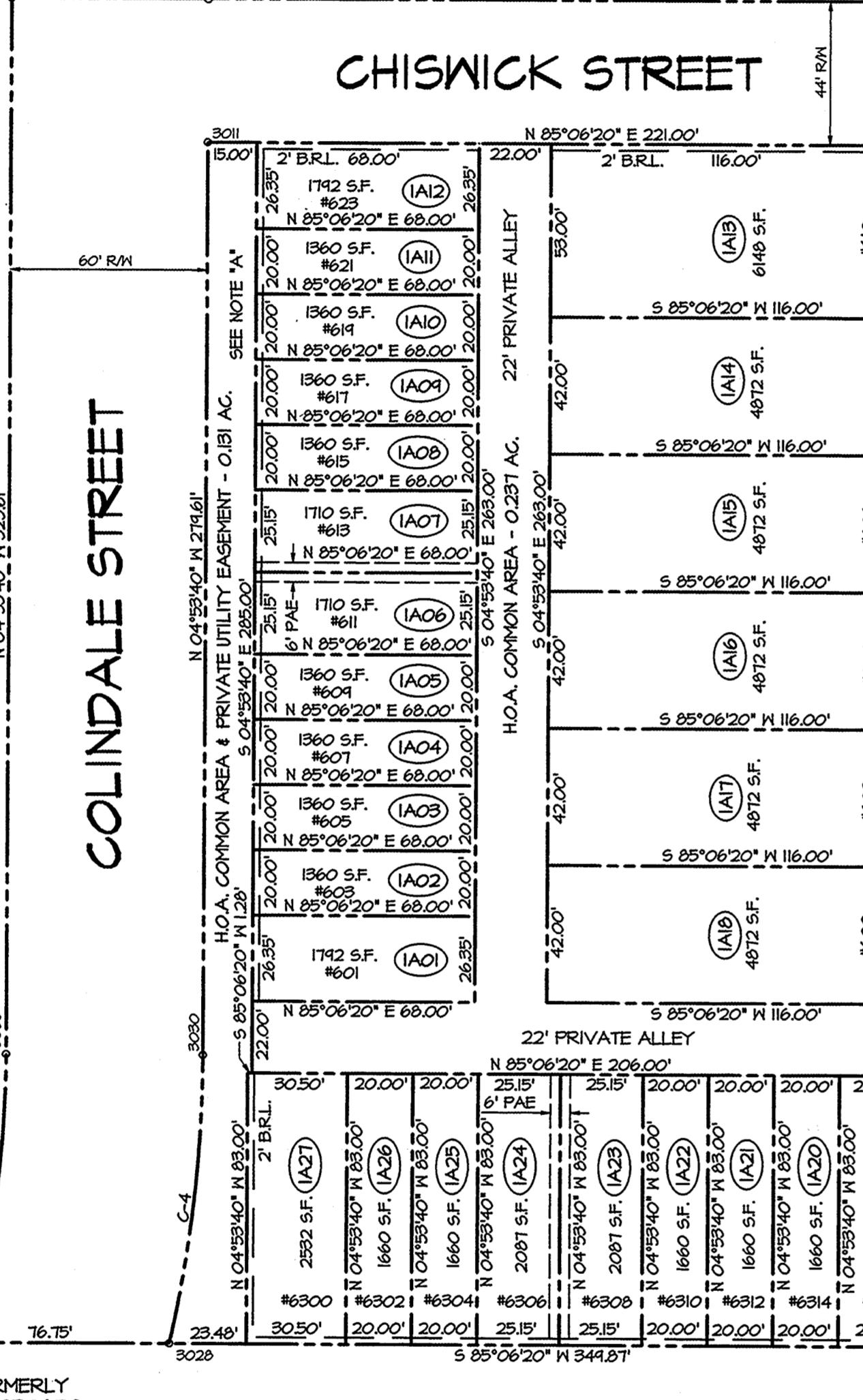
0 40 80 120



AREA 2 LOT 7

SECOND AMENDED FINAL PLAT  
AREA 2 LOTS 6, 7, 11, 12, AND 13  
BALTIMORE CROSSROADS # 45  
JLE 74-630

## COLINDALE STREET



## DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	2.316 AC.

## AREA TABULATIONS - SECTION 1 - PHASE A

DESCRIPTION	PLAT ONE	PLAT TWO	PLAT THREE	PLAT FOUR	PLAT FIVE	PLAT SIX	TOTAL
NUMBER OF LOTS	16	08	7	32	54	0	147
AREA OF LOTS	1.207 AC.	4.581 AC.	0.838 AC.	5.075 AC.	5.210 AC.	0.000 AC.	14.771 AC.
H.O.A. COMMON AREA	0.418 AC.	1.021 AC.	3.482 AC.	0.946 AC.	1.006 AC.	5.006 AC.	11.835 AC.
HIGHWAY RIGHT OF WAY AREA	1.644 AC.	1.148 AC.	2.861 AC.	1.174 AC.	2.316 AC.	0.000 AC.	10.708 AC.
STORM WATER MANAGEMENT RESERVATION	0.000 AC.	0.000 AC.	0.000 AC.	0.000 AC.	3.808 AC.	3.808 AC.	
PLAT TOTAL AREA	3.274 AC.	7.556 AC.	7.281 AC.	5.845 AC.	6.652 AC.	0.814 AC.	41.422 AC.

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE COUNTY CODE:

*[Signature]*

2/12/2017

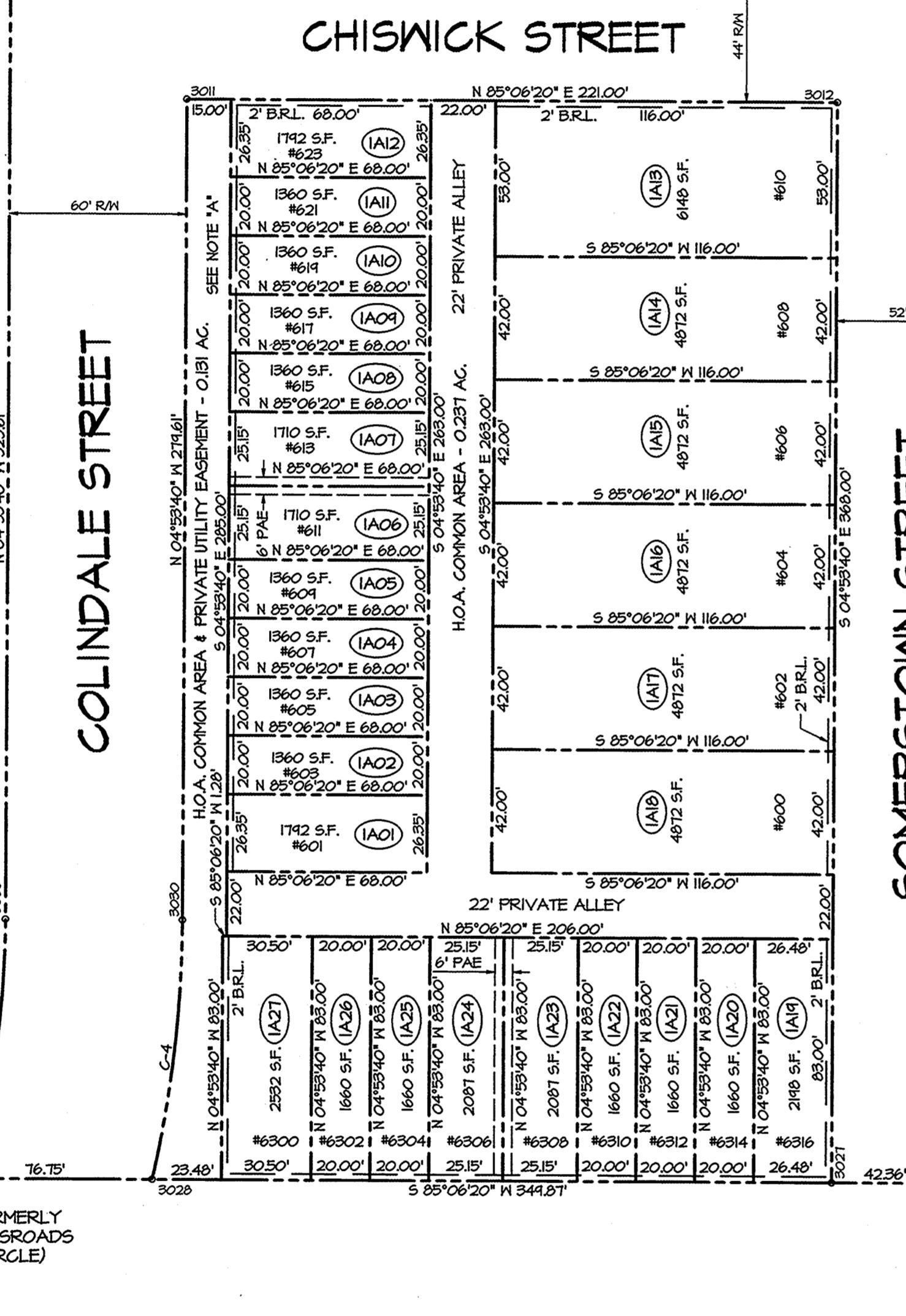
DATE

DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

DEPUTY

DATE

ON SP



## PAE - DENOTES PEDESTRIAN ACCESS EASEMENT

1"=40'

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