

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: C. Pete Gutwald
Department of Permits
Approvals and Inspections
Attn: Jerry Chen

DATE June 30, 2021

FROM: Brad Knatz
PAI. Real Estate Compliance

SUBJECT: Southern Crossroads
PAI# 13-239

A review of the Development Plan for the above referenced project results in the following comments. These comments are advisory in nature.

1. Offsite rights-of-way and easements must be acquired prior to record plat approval.
2. When necessary, access easements, approved by DEPS, should be shown for storm water management facilities, forest buffers, etc.
3. Please label, and provide deed references, for all existing Baltimore County easements and publicly owned areas on the plan.
4. Please label all proposed easements and publicly owned areas on the plan, and provide a Dedication Table that includes the type of conveyance, quantity of each, and total area to be conveyed.
5. Please delineate and label required dedications for highway purposes as "Highway Widening Area", not "Future", "Proposed" or "Ultimate" regardless of whether or not highway improvements will actually be required as part of the development. New roads within the development, if public, should be labeled as such and included in the Dedication Table as "Highway Right-of-Way."
6. Please label with deed references and provide dimensions for any private easements and/or rights-of-way that exist on the property.

Michael D. Mallinoff, Director
Department of Permits
Approvals and Inspections

6. Site-specific comments:
 - a. In the EASEMENT LEGEND, please spell out “Drainage and Utility” and “Stormwater Management”.
 - b. Make sure the Dedication Table on page C-100 matches the table on the Dedication Exhibit.