H.O.A. INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT #3 AND PRIVATE H.O.A. SWM EASEMENT & PUBLIC SWM ACCESS EASEMENT		
COURSE	BEARING	DISTANCE
①	R= 15.00' L=7.92' CHD.= S21°57'41" E 7.83'	
②	R= 100.00' L=34.98" CHD.= S27°04'22" E 34.81"	
③	S17°03'02"E	61.38'
④	R= 90.00' L=38.34" CHD.= S04°50'43" E 38.06'	
⑤	S07°21'37"W	22.03'
⑥	S04°49'56"E	79.33'
⑦	S18°44'24"E	25.78'
⑧	R= 38.00' L=42.31' CHD.= S50°38'12" E 40.16'	
⑨	S82°32'01"E	56.72'
⑩	N78°48'39"E	16.24'
⑪	N11°11'21"W	10.00'
⑫	N78°48'39"E	17.89'
⑬	R= 55.00' L=74.03' CHD.= S62°37'53" E 68.56'	
⑭	S55°27'02"W	8.26'
⑮	R= 2.50' L=3.26' CHD.= S18°04'46" W 3.03'	
⑯	R= 45.00' L=8.94' CHD.= S13°36'03" E 8.92'	
⑰	S07°54'35"E	33.11'
⑱	N07°54'35"W	52.40'
⑲	R= 36.00' L=58.61' CHD.= N54°32'58" W 52.35'	
⑳	S78°48'39"W	27.56'
㉑	N82°32'01"W	62.95'
㉒	R= 40.00' L=44.54' CHD.= N50°38'12" W 42.27'	
㉓	N18°44'24"W	48.47'
㉔	N04°49'56"W	35.02'
㉕	N09°03'32"W	23.37'
㉖	N02°24'29"E	19.36'
㉗	N07°21'37"E	20.13'
㉘	R= 76.00' L=11.39' CHD.= N03°04'03" E 11.38'	
㉙	N64°02'48"W	5.62'
㉚	N19°02'48"W	34.87'
㉛	N12°55'23"W	28.58'
㉜	N17°55'50"W	20.62'
㉝	N27°18'16"E	6.85'
㉞	R= 35.00' L=14.49' CHD.= N48°57'59" W 14.39'	
㉟	R= 10.00' L=9.04' CHD.= N86°43'46" W 8.74'	

DRAINAGE AND UTILITY EASEMENT COURSES		
COURSE	BEARING	DISTANCE
UE1	S71°54'38"E	15.53'
UE2	S26°54'38"E	16.56'
UE3	S10°21'49"W	5.09'
UE4	S63°05'22"W	13.46'
UE5	R= 100.00' L=18.10' CHD.= N31°54'37" W 18.07'	
UE6	R= 15.00' L=7.92' CHD.= N21°57'41" W 7.83'	
UE7	R= 60.00' L=8.68' CHD.= N21°15'23" E 8.67'	

COORDINATE CHART		
NAME	NORTH	EAST
PL1	583493.1462	1370778.6070
PL30	583586.5776	1370976.6050
PL124	583352.4796	1371062.3930
PL125	583354.1676	1371078.7470
PL161	583580.0501	1371193.5160
PL162	583491.0104	1371039.3859
PL163	583370.5747	1371059.8630
PL164	583372.6039	1371039.2310
PL165	583466.2957	1371023.3010
PL166	583509.8435	1370816.9814
PL244	583689.3280	1371145.7780
PL419	583993.5591	1370836.0991
RW4	583997.6604	1370805.2337
RW6	583926.1037	1370812.7567
RW7	583888.1695	1370820.9960
RW10	583821.3500	1370781.1476
RW12	583819.5462	1370775.8412
RW13	583506.0532	1370748.6803
RW17	583787.2535	1370751.4721
RW18	583635.2472	1370745.4173
RW20	583612.0960	1370744.2630
RW27	583635.3229	1370743.9007

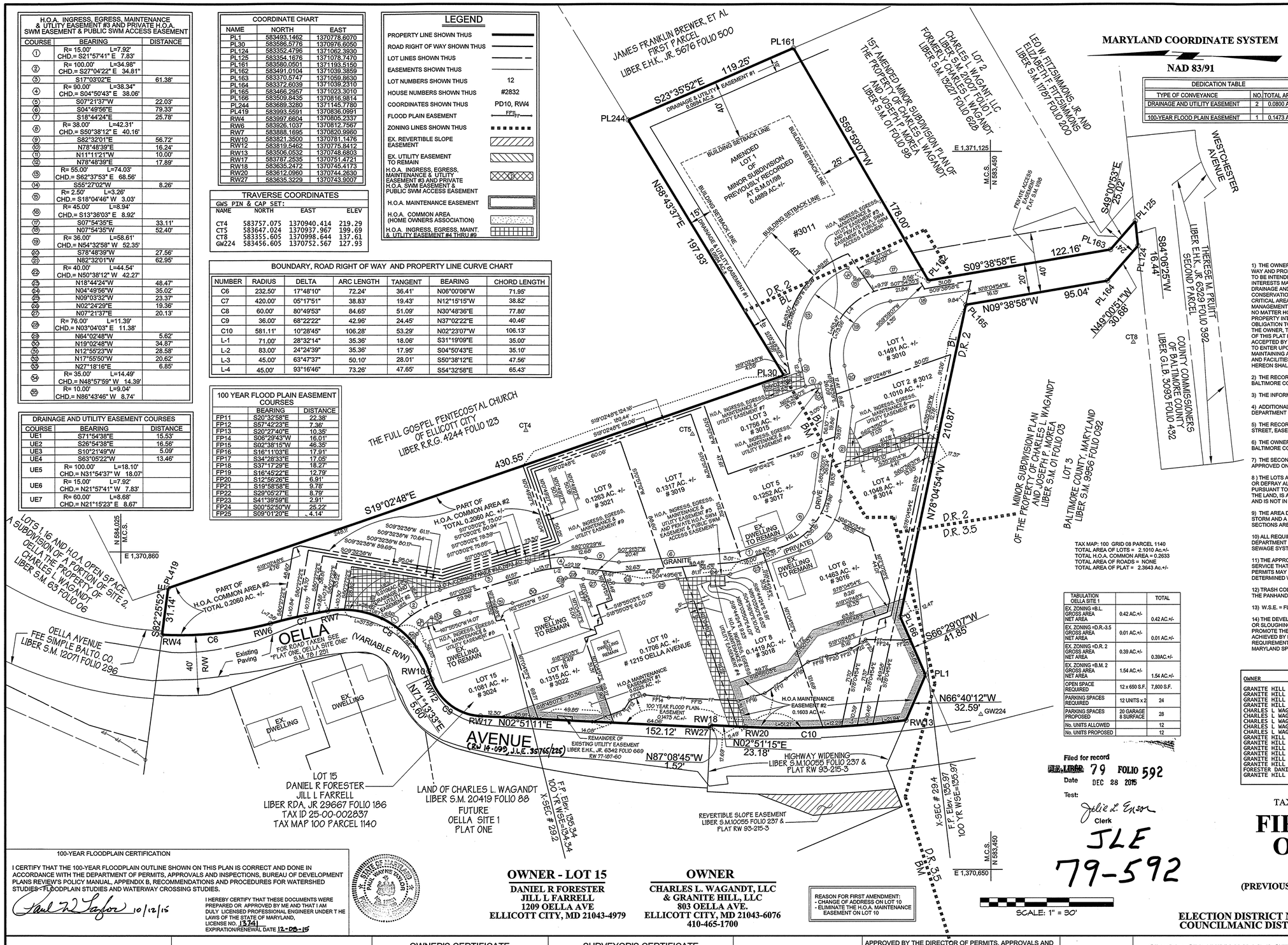
TRAVERSE COORDINATES			
GWS PIN & CAP SET:			
NAME	NORTH	EAST	ELEV
CT4	583757.075	1370940.414	219.29
CT5	583647.024	1370937.967	199.69
CT8	583355.605	1370998.644	137.61
GW224	583456.605	1370752.567	127.93

LEGEND

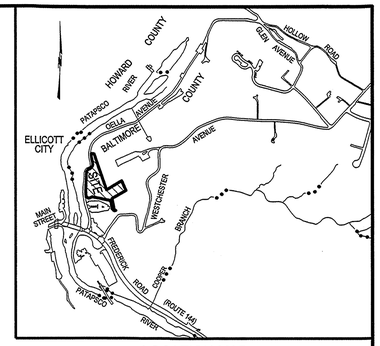
PROPERTY LINE SHOWN THUS	
ROAD RIGHT OF WAY SHOWN THUS	
LOT LINES SHOWN THUS	
EASEMENTS SHOWN THUS	
LOT NUMBERS SHOWN THUS	12
HOUSE NUMBERS SHOWN THUS	#2832
COORDINATES SHOWN THUS	PD10, RW4
FLOOD PLAIN EASEMENT	FP11
ZONING LINES SHOWN THUS	
EX. REVERTIBLE SLOPE EASEMENT	
EX. UTILITY EASEMENT TO REMAIN	
H.O.A. INGRESS, EGRESS, MAINTENANCE & UTILITY EASEMENT & H.O.A. SWM EASEMENT & PUBLIC SWM ACCESS EASEMENT	
H.O.A. MAINTENANCE EASEMENT	
H.O.A. COMMON AREA (HOME OWNERS ASSOCIATION)	
H.O.A. INGRESS, EGRESS, MAINT. & UTILITY EASEMENT #4 THRU #9	

BOUNDARY, ROAD RIGHT OF WAY AND PROPERTY LINE CURVE CHART						
NUMBER	RADIUS	DELTA	ARC LENGTH	TANGENT	BEARING	CHORD LENGTH
C6	232.50'	17°48'10"	72.24'	36.41'	N06°00'06"W	71.95'
C7	420.00'	05°17'51"	38.83'	19.43'	N12°15'15"W	38.82'
C8	60.00'	80°49'53"	84.65'	51.09'	N30°48'36"E	77.80'
C9	36.00'	68°22'22"	42.96'	24.45'	N37°02'22"E	40.46'
C10	581.11'	10°28'45"	106.28'	53.29'	N02°23'07"W	106.13'
L-1	71.00'	28°32'14"	35.36'	18.06'	S31°19'09"E	35.00'
L-2	83.00'	24°24'39"	35.36'	17.95'	S04°50'43"E	35.10'
L-3	45.00'	63°47'37"	50.10'	28.01'	S50°38'12"E	47.56'
L-4	45.00'	93°16'46"	73.26'	47.65'	S54°32'58"E	65.43'

100 YEAR FLOOD PLAIN EASEMENT COURSES		
	BEARING	DISTANCE
FP11	S20°32'58"E	22.38'
FP12	S57°42'23"E	7.36'
FP13	S20°27'40"E	10.35'
FP14	S06°29'43"W	16.01'
FP15	S02°38'15"W	46.35'
FP16	S16°11'03"E	17.91'
FP17	S34°28'33"E	17.05'
FP18	S37°17'29"E	18.27'
FP19	S16°45'22"E	12.79'
FP20	S12°56'26"E	6.91'
FP21	S19°58'58"E	9.78'
FP22	S29°05'27"E	8.79'
FP23	S41°39'59"E	2.91'
FP24	S00°52'50"W	25.22'
FP25	S09°01'20"E	4.14'



DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	2	0.0800 AC±
100-YEAR FLOOD PLAIN EASEMENT	1	0.1473 AC±



LOCATION MAP
SCALE: 1" = 800'

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"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENINGS, 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 ROADS, 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.

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

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

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

5) 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.

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

7) THE SECOND REFINED PARTIAL FINAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 06 / 24 / 2015. PDM NUMBER 1-226.

8) 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.

9) THE AREA DESIGNATED AS FLOODPLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.

10) ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.

11) 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.

12) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT-OF-WAY.

13) W.S.E. = FLOODPLAIN WATER SURFACE ELEVATION.

14) 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.

TAX MAP: 100 GRID 08 PARCEL 1140
TOTAL AREA OF LOTS = 2.1010 Ac.+/-
TOTAL H.O.A. COMMON AREA = 0.2633
TOTAL AREA OF ROADS = NONE
TOTAL AREA OF PLAT = 2.3643 Ac.+/-

TABULATION OELLA SITE 1		TOTAL
EX. ZONING =B.L. GROSS AREA NET AREA	0.42 AC.+/-	0.42 AC.+/-
EX. ZONING =D.R.-3.5 GROSS AREA NET AREA	0.01 AC.+/-	0.01 AC.+/-
EX. ZONING =D.R. 2 GROSS AREA NET AREA	0.39 AC.+/-	0.39AC.+/-
EX. ZONING =B.M. 2 GROSS AREA NET AREA	1.54 AC.+/-	1.54 AC.+/-
OPEN SPACE REQUIRED	12 x 650 S.F.	7,800 S.F.
PARKING SPACES REQUIRED	12 UNITS x 2	24
PARKING SPACES PROPOSED	20 GARAGE 8 SURFACE	28
No. UNITS ALLOWED		12
No. UNITS PROPOSED		12

OWNER	TAX ACC'T NO.	LOT#	ADDRESS	DEED REFERENCE
GRANITE HILL LLC	25-00-002824		OELLA AVE	SM 20419/ 00088
GRANITE HILL LLC	25-00-002840		GRANITE HILL DR	SM 20419/ 00088
GRANITE HILL LLC	25-00-002839		GRANITE HILL DR	SM 20419/ 00088
GRANITE HILL LLC	25-00-002825		OELLA AVE	SM 20419/ 00088
CHARLES L WAGANDT	25-00-002826	1	3011 GRANITE HILL DR	SM 21007/ 00001
CHARLES L WAGANDT	25-00-002827	2	3010 GRANITE HILL DR	SM 21007/ 00001
CHARLES L WAGANDT	25-00-002828	2	3012 GRANITE HILL DR	SM 21007/ 00001
CHARLES L WAGANDT	25-00-002829	3	3015 GRANITE HILL DR	SM 21007/ 00001
CHARLES L WAGANDT	25-00-002830	4	3014 GRANITE HILL DR	SM 21007/ 00001
GRANITE HILL LLC	25-00-002831	5	3017 GRANITE HILL DR	SM 21007/ 00001
GRANITE HILL LLC	25-00-002832	6	3016 GRANITE HILL DR	SM 21007/ 00001
GRANITE HILL LLC	25-00-002833	7	3019 GRANITE HILL DR	SM 20419/ 00088
GRANITE HILL LLC	25-00-002834	8	3018 GRANITE HILL DR	SM 20419/ 00088
GRANITE HILL LLC	25-00-002835	9	3021 GRANITE HILL DR	SM 29857/ 00280
GRANITE HILL LLC	25-00-002836	10	3020 GRANITE HILL DR	SM 29857/ 00280
FORESTER DANIEL R	25-00-002837	15	1209 OELLA AVE	RDA, JR, 29667/ 00186
GRANITE HILL LLC	25-00-002838	16	1213 OELLA AVE	SM 20419/ 00088

Filed for record
CIR. LIBER 79 FOLIO 592
Date DEC 28 2015
Test:
Julie L. Enson
Clerk
JLE
79-592

TAX MAP: 100 GRID: 08 PARCEL: 1140

FIRST AMENDED OELLA SITE 1 PLAT TWO

(PREVIOUSLY RECORDED IN LIBER S.M. 78 FOLIO 252)

PAI #01-0226 DRC #011315A

ELECTION DISTRICT NO.1 BALTIMORE COUNTY, MARYLAND
COUNCILMANIC DISTRICT NO. 1 DATE: OCTOBER 12, 2015

100-YEAR FLOODPLAIN CERTIFICATION

I CERTIFY THAT THE 100-YEAR FLOODPLAIN OUTLINE SHOWN ON THIS PLAN IS CORRECT AND DONE IN ACCORDANCE WITH THE DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS, BUREAU OF DEVELOPMENT PLANS REVIEW'S POLICY MANUAL, APPENDIX B, RECOMMENDATIONS AND PROCEDURES FOR WATERSHED STUDIES - FLOODPLAIN STUDIES AND WATERWAY CROSSING STUDIES.

10/12/15

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER T HE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 13741 EXPIRATION/RENEWAL DATE 12-06-15

STATE OF MARYLAND PAUL WAYNE GAFOR No. 13741

OWNER - LOT 15
DANIEL R FORESTER
JILL L FARRELL
1209 OELLA AVE
ELLICOTT CITY, MD 21043-4979

OWNER
CHARLES L. WAGANDT, LLC
& GRANITE HILL, LLC
803 OELLA AVE.
ELLICOTT CITY, MD 21043-6076
410-465-1700

REASON FOR FIRST AMENDMENT:
- CHANGE OF ADDRESS ON LOT 10
- ELIMINATE THE H.O.A. MAINTENANCE EASEMENT ON LOT 10

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM NAD 83/91 (1991).

POINT	NORTH US FT.	EAST US FT.	ELEV. US FT. (NAVD 88)
GIS-88	581287.932	1373675.570	182.47

AZ. MK.89 AZ = 139°23'03" DIST = 393.87' +/-

NOTE:
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 GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS, AND ASSIGNS.

OWNER'S CERTIFICATE
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAS BEEN COMPLIED WITH, INSOFAR AS THE SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

CHARLES L. WAGANDT, LLC & GRANITE HILL, LLC — DATE 10/17/15
CHARLES L. WAGANDT - MANAGING MEMBER
DANIEL R FORESTER, OWNER LOT 15 — DATE 10/22/15
JILL L FARRELL, OWNER LOT 15 — DATE 10/22/15

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED LAND 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 CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

James H. Hunt, Professional Land Surveyor No. 21106 DATE 10-12-15
My License Expires/Renews: 3 / 7/ 2017

STATE OF MARYLAND JAMES HENRY HUNT No. 21106 PROFESSIONAL LAND SURVEYOR

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE :
DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS — DATE 12/29/15

APPROVED :
DIRECTOR OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY — DEPUTY — DATE 12/14/15
O.K. SAF

GWS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS
4692 MILLENNIUM DRIVE, SUITE 100 PHONE: (410) 297-2340 BELCAMP, MARYLAND 21017

P.W.A. COMPLETED	N/A	STREETS, NUMBERING	JEC 12-23-15
ZONING	JCM 12-18-15	REAL ESTATE COMPLIANCE	12-23-15
DEV. DESIGN	DAC 11/13/15	PARK & RECREATION	11-13-15
DEV. ENGINEER	DAC 11-13-15		

COMPUTED BY :	D.R.T.
DRAWN BY :	D.R.T.
CHECKED BY:	J.H.H.
W.O. No. :	10-10444.07

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM HORIZONTAL - NAD 83/91 VERTICAL - NAVD 88

FILENAME: ../towson/10116/cad/surveys/v8/10116recplat2.s01

P214366

MSA S1236-12354

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book JLE 79, p. 592, MSA_S1236_12354. Date available 2015/12/28. Printed 03/29/2023.