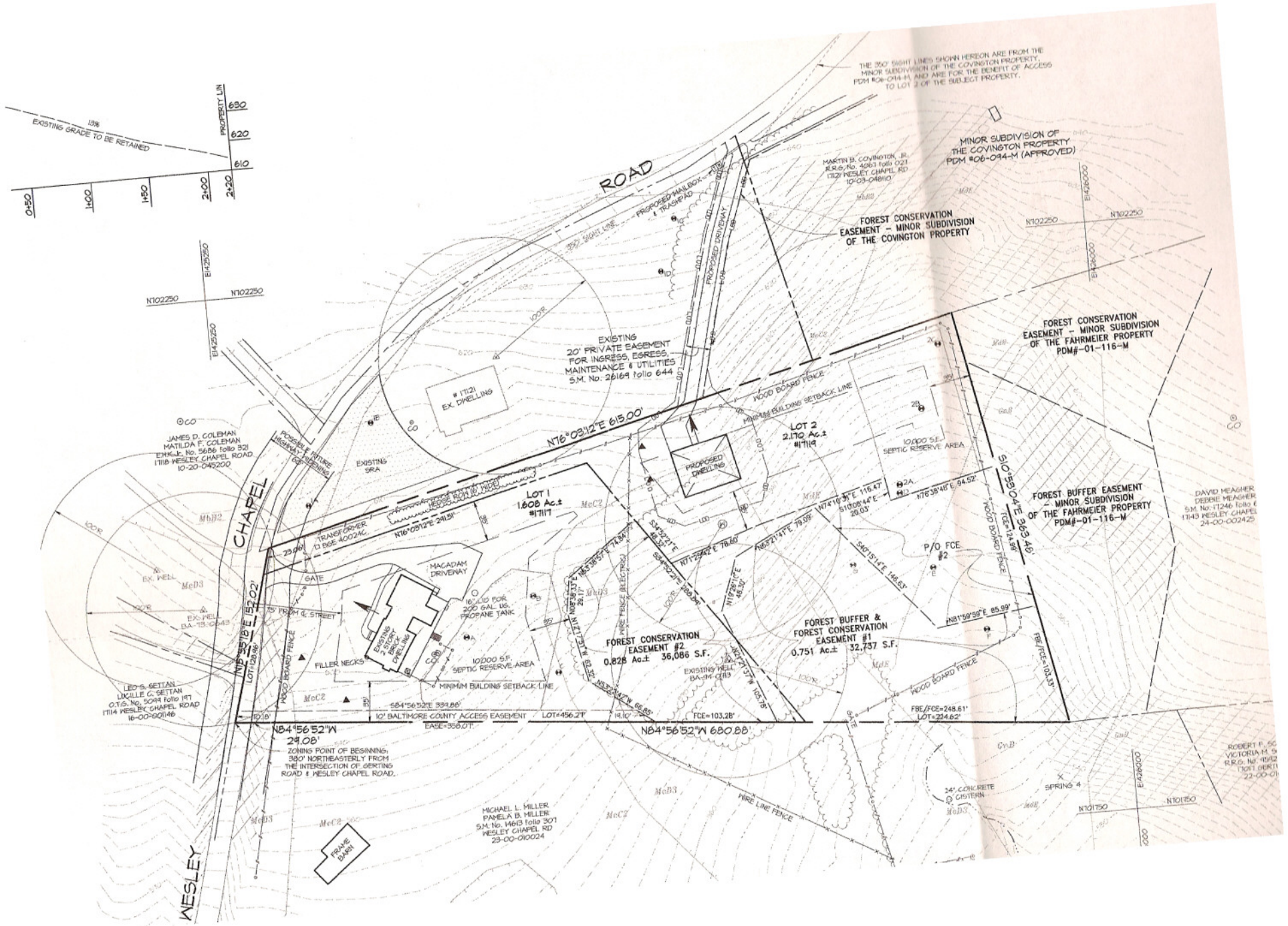
THE 350' SIGHT LINES SHOWN HEREON ARE FROM THE MINOR SUBDIVISION OF THE COVINGTON PROPERTY PDM #06-094-M AND ARE FOR THE BENEFIT OF ACCESS TO LOT 2 OF THE SUBJECT PROPERTY.
MINOR SUBDIVISION OF THE COVINGTON PROPERTY PDM #06-094-M (APPROVED)
MARTIN B. COVINGTON, JR. R.R.G. No. 4063 folio 021 13121 WESLEY CHAPEL RD 10-03-048810
FOREST CONSERVATION EASEMENT – MINOR SUBDIVISION OF THE COVINGTON PROPERTY
FOREST CONSERVATION EASEMENT – MINOR SUBDIVISION OF THE FAHRMEIER PROPERTY PDM#-01-116-M
FOREST BUFFER EASEMENT – MINOR SUBDIVISION OF THE FAHRMEIER PROPERTY PDM#-01-116-M
DAVID MEAGHER DEBBIE MEAGHER S.M. No. 17246 folio 6 17143 WESLEY CHAPEL 24-00-002425
ROBERT P. SC VICTORIA H. S R.R.G. No. 4912 17011 OBERTI 22-00-01
EXISTING GRADE TO BE RETAINED
PROPERTY LIN
630
620
610
0+50
1+00
1+50
2+00
2+20
ROAD
PROPOSED MAILBOX & TRASHPAD
350' SIGHT LINE
PROPOSED DRIVEWAY
EXISTING 20' PRIVATE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE & UTILITIES S.M. No: 26169 folio 644
17121 EX. DWELLING
N76°03'12"E 615.00'
WOOD BOARD FENCE
MINIMUM BUILDING SETBACK LINE
LOT 2 2.170 Ac.± #17119
10,000 S.F. SEPTIC RESERVE AREA
PROPOSED DWELLING
S10°58'04"E 363.46'
P/O FCE #2
FCE=124.99'
FBE/FCE=103.33'
FBE/FCE=248.61' LOT=224.62'
N81°59'59"E 85.99'
S40°15'14"E 148.63'
N76°38'48"E 94.52'
N74°10'39"E 116.47'
S10°08'44"E 20.03'
N63°21'41"E 79.09'
N71°29'42"E 78.60'
S34°50'21"E 49.32'
S34°50'21"E 206.04'
N17°28'17"E 48.30'
N17°27'37"W 105.78'
N63°24'42"W 66.85'
N08°38'33"E 29.17'
N17°27'37"W 62.32'
N63°38'57"W 74.84'
FOREST BUFFER & FOREST CONSERVATION EASEMENT #1 0.751 Ac.± 32,737 S.F.
FOREST CONSERVATION EASEMENT #2 0.828 Ac.± 36,086 S.F.
EXISTING WELL BA-14-0113
WIRE FENCE (ELECTRIC)
EXISTING 2 STORY BRICK DWELLING
16' X 10' FOR 200 GAL. UG. PROPANE TANK
MACADAM DRIVEWAY
GATE
15' FROM ℄ STREET
FILLER NECKS
MINIMUM BUILDING SETBACK LINE
10,000 S.F. SEPTIC RESERVE AREA
EXISTING WELL BA-13-0143
EX. WELL
EX. WELL BA-13-0143
N18°55'18"E 152.02'
LOT=128.86'
S84°56'52"E 339.86'
10' BALTIMORE COUNTY ACCESS EASEMENT
EASE=358.07'
LOT=456.21'
FCE=103.28'
N84°56'52"W 680.88'
N84°56'52"W 29.08'
ZONING POINT OF BEGINNING: 380' NORTHEASTERLY FROM THE INTERSECTION OF GERTING ROAD & WESLEY CHAPEL ROAD.
WIRE LINE FENCE
24" CONCRETE CISTERN
SPRING 4
FRAME BARN
MICHAEL L. MILLER PAMELA B. MILLER S.M. No. 14613 folio 307 WESLEY CHAPEL RD 23-00-010024
JAMES D. COLEMAN MATILDA F. COLEMAN EHKJr. No. 5686 folio 321 17118 WESLEY CHAPEL ROAD 10-20-042200
POSSIBLE FUTURE HIGHWAY WIDENING
EXISTING SRA
TRANSFORMER ON BGE 4002AC.
N76°03'12"E 241.51'
LOT 1 1.608 Ac.± #17117
LEO S. SETIAN LUCILLE C. SETIAN O.T.G. No. 5088 folio 197 17114 WESLEY CHAPEL ROAD 16-00-001146
CHAPEL
WESLEY
N102250
E1425250
E1426000
N101750
MeC2
MeD3
MbB2
MaB
GnB