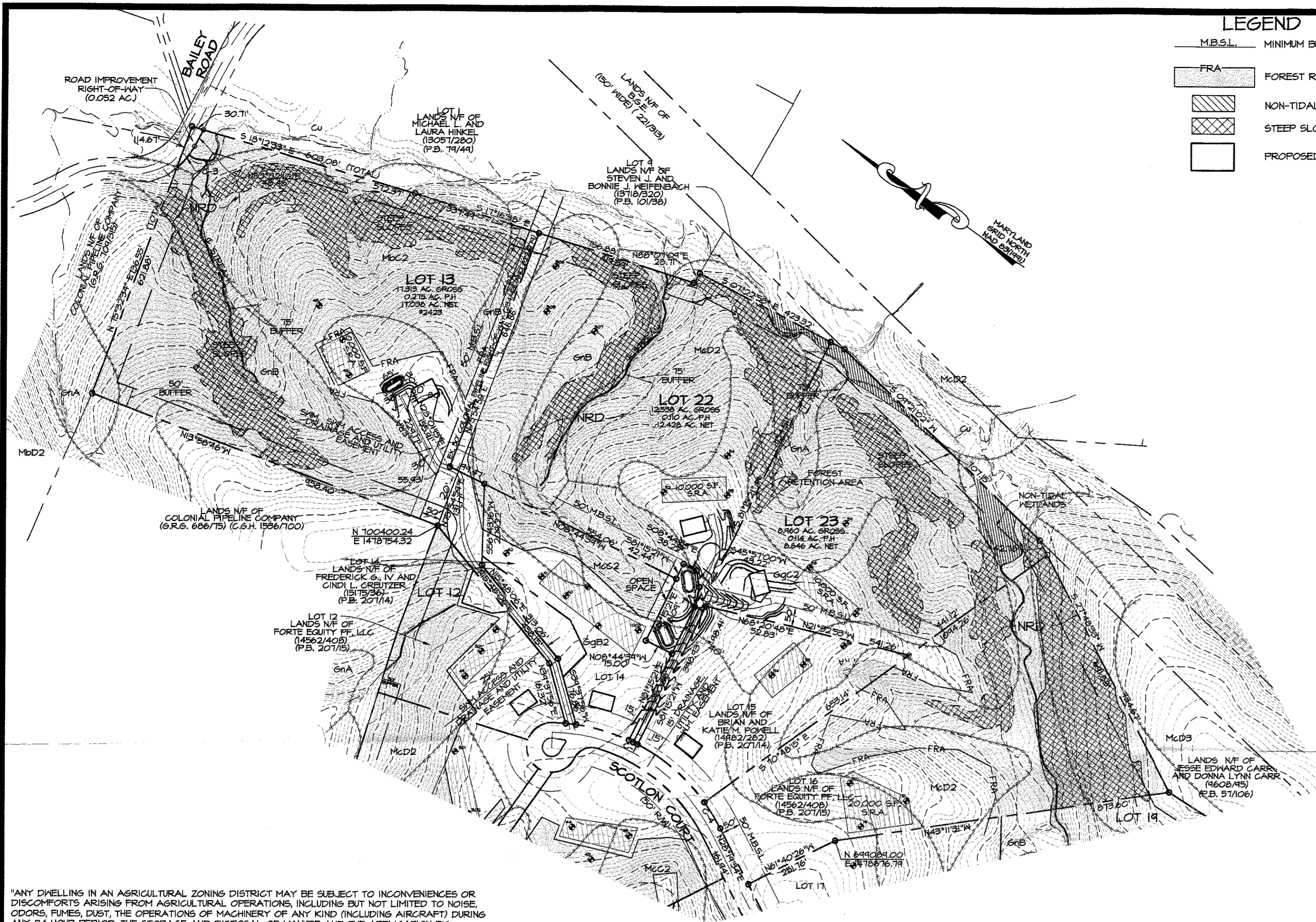


1. 6:00 P.M. Panorama Farms

Meeting Date/Time:	Thursday, May 5, 2022 at 6:00 pm
Meeting Location:	Jarrettsville Volunteer Fire Company, 3825 Federal Hill Road, Jarrettsville 21084
Location of Proposed Development:	2445 Scotlon Court, Forest Hill
Description of Proposed Development:	Subdivide Existing Lot 13 into two additional lots; creating lots 22 & 23.
Applicant:	WDA, Inc.
Contact:	Bob Wilson at WDA, Inc. at (410) 808-4635 or bobw4635@yahoo.com.

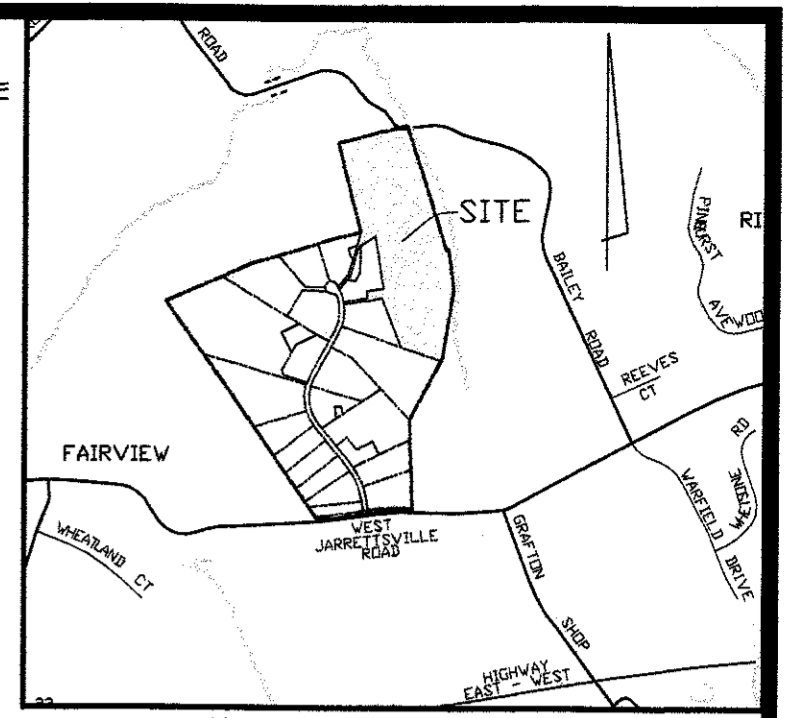
Documents:

[PANORAMA FARMS 5-5-22.PDF](#)



LEGEND

- M.B.S.L. — MINIMUM BUILDING SETBACK LINE
- FRA FOREST RETENTION AREA
- NON-TIDAL WETLANDS
- STEEP SLOPES
- PROPOSED DWELLING



VICINITY MAP
SCALE: 1" = 1200'

GENERAL NOTES:

- 1) DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION IS TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS OR STATE HIGHWAY ADMINISTRATION FOR ALL ENTRANCES FRONTING ON COUNTY OR STATE ROADS.
- 2) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.
- 3) OWNER: FORTE EQUITY PF LLC
1810 J YORK ROAD, SUITE 106
LUTHERVILLE, MARYLAND 21093
- 4) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.
- 5) LOTS CREATED AFTER 2/08/1971.
- 6) ZONING: AG
- 7) DEED REFERENCE: 14562/408
- 8) NUMBER OF LOTS THIS PLAT: 3
TOTAL NUMBER OF LOTS: 23
- 9) #000 DENOTES HOUSE ADDRESS
- 10) TAX MAP: 33 PARCEL: 5 GRID: 3B TAX ID: 03-400597
- 11) AREA TABULATION:
TOTAL ENCLOSED AREA - 39.164 AC. ±
- 12) TOTAL ACREAGE OF TRACT AS OF FEB. 8, 1971 - 150.42 AC ±
- 13) THIS PLAT IS SUBJECT TO REVISION.

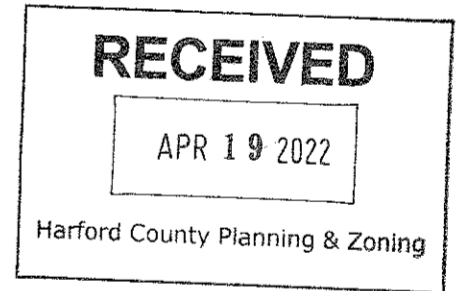
"ANY DWELLING IN AN AGRICULTURAL ZONING DISTRICT MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, THE STORAGE AND DISPOSAL OF MANURE AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS."

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

- 1) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
- 2) A PLOT PLAN DRAIN TO SCALE, SHALL BE SUBMITTED WITH THE SANITARY CONSTRUCTION PERMIT APPLICATION THAT INDICATES THE APPROVED WELL SITE, PROPOSED DWELLING SITE, PROPOSED SEWAGE SYSTEM AREA AND ANY EXISTING WELLS AND/OR SEWAGE SYSTEMS OR WASTE DISPOSAL AREAS LOCATED WITHIN 200 FEET OF THE BOUNDARY OF THE LOT.
- 3) DENOTES THE WASTE DISPOSAL SYSTEM AREA. NO CONSTRUCTION IS PERMITTED IN THE DESIGNATED AREA. NO CONSTRUCTION WITHIN 30 FEET OF THE WASTE DISPOSAL SYSTEM AREA WITHOUT PERMIT APPROVAL OF THE COUNTY HEALTH DEPARTMENT. EXCEPTIONS UP TO THE WASTE DISPOSAL AREA, BUT NOT WITHIN IT, ARE PERMITTED FOR DRIVEWAYS, UTILITIES AND SMALL PHYSICAL STRUCTURES (TOOL SHEDS, ETC.).
- 4) G.A.P. #HA20056012(06)

Stormwater Management Notes

1. All stormwater management practices shall be installed in accordance with the approved plan. Any subsequent alteration or modification of these practices requires approval from Harford County Department of Public Works. Approved plans are available upon request from Harford County Department of public Works.
2. Access to all stormwater management practices shall be made available to Harford County at all times during construction and for inspections after construction.
3. The owners and subsequent owners shall maintain in good condition and promptly repair and/or restore all stormwater practices in accordance with the approved stormwater management plans.
4. In the event the owner or any subsequent owners fail to adequately maintain the stormwater management practice according to the provisions of the approved plans, Harford County Department of Public Works shall require corrective action at the owner's expense. The county has the authority to place this expense as a lien on the property or placed on the tax bill and collected as ordinary taxes.



PLAN TYPE: CLM
 PLAN NO. 201-2022
 VERSION: 1
 DATE: 4-19-22
 CHECKED BY: CLM Date: 5-5-22

DIRECTOR, DEPARTMENT OF PARKS AND RECREATION	DATE
DEPUTY STATE HEALTH OFFICER	DATE
DIRECTOR, DEPARTMENT OF PUBLIC WORKS	DATE
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE
COUNTY ATTORNEY	DATE
DIRECTOR OF ADMINISTRATION	DATE
COUNTY EXECUTIVE	DATE

RECORDING STAMP

REC'D FOR RECORD
 AT _____ O'CLOCK _____ M SAME
 DAY RECORDED IN LIBER
 NO. _____ FOLIO _____ ONE OF THE
 PLAT RECORDS OF HARFORD
 CO., MD. AND EXAMINED PER
 JAMES J. REILLY, CLERK

SURVEYOR'S SEAL

EXPIRES 3/30/24

THE OWNER HEREBY GRANTS TO HARFORD COUNTY, MARYLAND, AN EASEMENT FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER AND STORM DRAINAGE LINES WITHIN THE DRAINAGE AND UTILITY EASEMENTS AND ROAD IMPROVEMENT RIGHT-OF-WAY AS SHOWN ON THE PLAT.

UNLESS OTHERWISE PROVIDED ON THIS PLAT, THE STREETS, ROADS, OPEN SPACE AND PUBLIC SITES SHOWN HEREON, AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE LAND SO SHOWN IS EXPRESSLY RESERVED TO THE PRESENT OWNER(S) SHOWN ON THIS PLAT, THEIR SUCCESSORS, HEIRS AND ASSIGNS. NOTHING CONTAINED HEREIN SHALL PRECLUDE THE OWNER FROM CONVEYING BY DEED THE STREETS, ROADS, OPEN SPACES AND PUBLIC SITES IN FEE TO HARFORD COUNTY, MARYLAND.

NO LOT WILL BE RE-SUBDIVIDED TO PRODUCE A BUILDING SITE OF LESS AREA OR WIDTH THAN THE MINIMUM REQUIRED BY SUBDIVISION REGULATIONS OF THE COUNTY HEALTH OFFICER.

CONCEPT PLAN
 LOTS 13, 22, AND 23

PANORAMA FARMS

THIRD ELECTION DISTRICT HARFORD COUNTY, MARYLAND

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS
 1219 Baldwin Mill Road
 Jarrettsville, Maryland, 21084
 PHONE: (410) 692-0099

SCALE: 1" = 200' DATE: 04/19/2022 SHEET 1 of 1
 DRAWN BY: R.R.W. CHK BY: R.R.W. FILE: 02102

PLOT: 02102_PRE_LOTS 22 AND 23