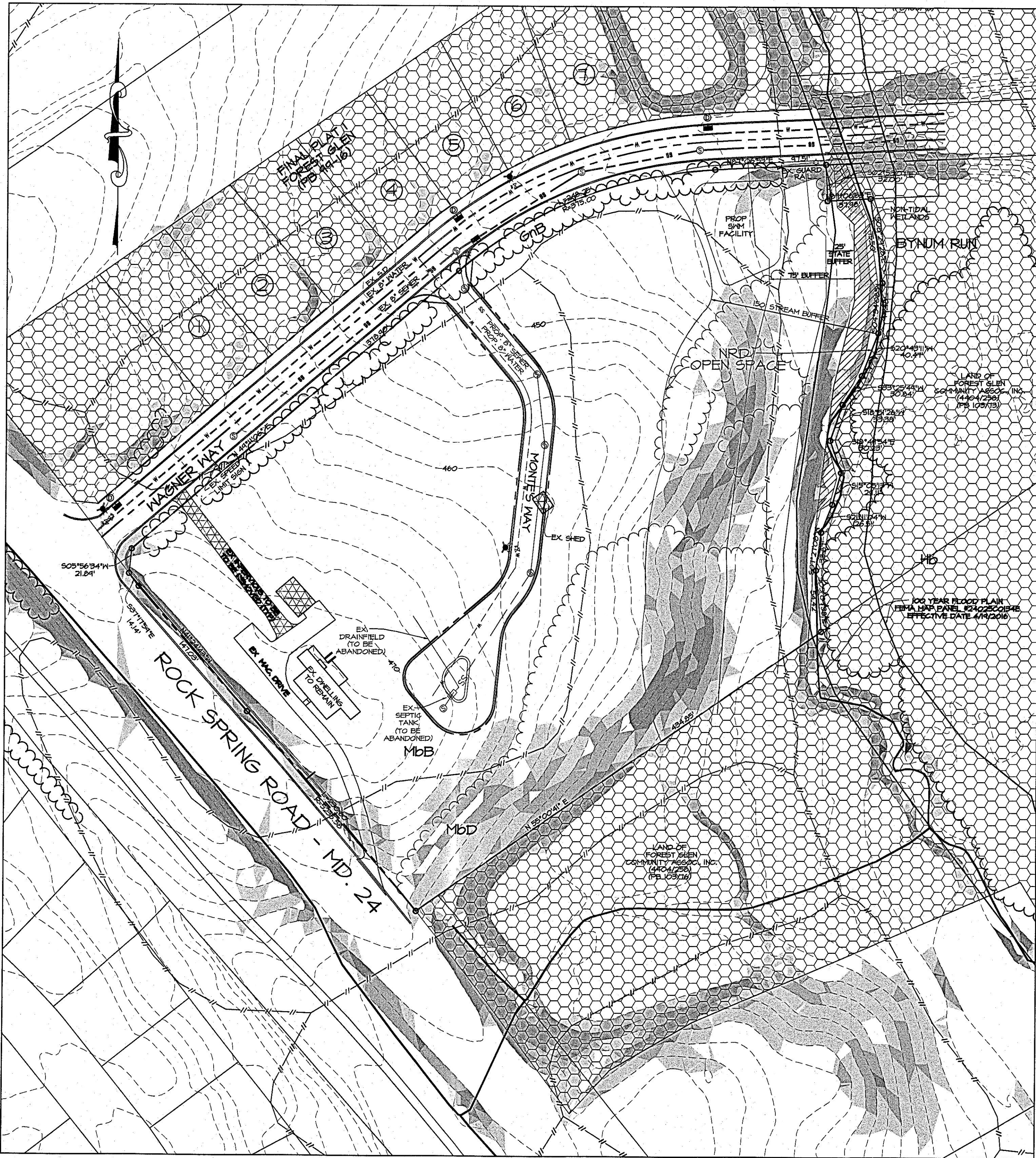




FOREST GLEN SUBDIVISION PREVIOUSLY APPROVED
1"=200'



LOT 46 DETAIL
1"=60'

LEGEND

M.B.S.L. MINIMUM BUILDING SETBACK LINE

15 - 20% SLOPES

20 - 25% SLOPES

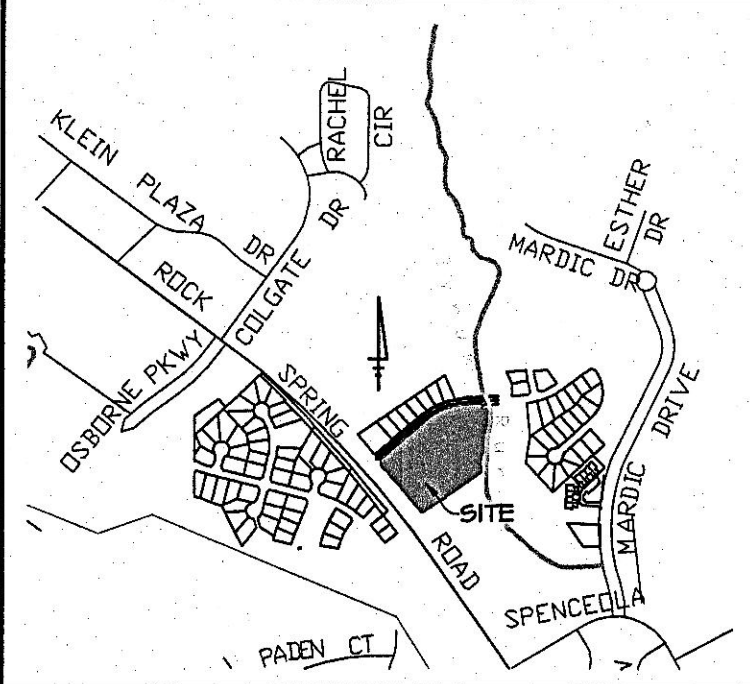
25% SLOPES AND GREATER

NON-TIDAL WETLAND

PREVIOUSLY APPROVED FOREST GLEN

PROPOSED LOT 46 (VILLAS)

EX. IMPROVEMENTS TO BE REMOVED



VICINITY MAP
SCALE: 1" = 1200'

- GENERAL NOTES:**
- 1) OWNER: EMMA C. WAGNER
1817 ROCK SPRING ROAD
FOREST HILL, MARYLAND 21050
 - 2) DEED REFERENCE: 4031/441
 - 3) TAX MAP: 40 PARCEL: 60 GRID: 2E TAX ID: 03-066894
 - 4) AREA TABULATION:
TOTAL AREA LOT 46: 5.95 ACRES +/-
 - 5) ZONING: R2 (COS)
 - 6) TYPE OF DEVELOPMENT - HOUSING FOR THE ELDERLY
 - 7) DENSITY PERMITTED - LOT 46 - (11 UNITS PER ACRE)
(1X5.95=41)
DENSITY PROPOSED: 24 VILLAS AND 2 SINGLE FAMILY
 - 8) DENSITY CALCULATIONS - HARFORD GLEN (EXCLUDING LOT 46)
(SEE PREVIOUSLY APPROVED CONCEPT PLAN C41-246-3)
ALLOWED DENSITY: 4.15 DU/AC
NUMBER OF LOTS ALLOWED: 4.15X32.60 AC=146 UNITS
NUMBER OF LOTS CREATED: 10 SINGLE FAMILY
REQUIRED OPEN SPACE: 5.19 AC/-
OPEN SPACE PROVIDED: 15.55 AC/-
ACTIVE OPEN SPACE REQUIRED: 2.31 AC/-
ACTIVE OPEN SPACE PROVIDED: 2.31 AC/-

RECEIVED
DEC 08 2025

PLANTYPE: C
PLAN NO: 538-7025
VERSION: 1
DATE: 12-8-2025
DRAFTER: 1-7-2026

Harford County Planning & Zoning

DEVELOPER: SULI GAZI
6841 ELM STREET, #426
MCLEAN, VIRGINIA 22101

NO.	DATE	DESCRIPTION	BY

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

SCALE: SEE PLAN	DATE: 01/03/2025
JOB NO.: 25027	DRAWN / DESIGN BY: RRM
SHEET: 1 of 1	CHECKED BY: RRM

CONCEPT PLAN
LOT 46 - FOREST GLEN
ROCK SPRING MANOR AT FOREST GLEN
1817 ROCK SPRING ROAD
THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND