

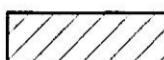
*VICINITY MAP*  
SCALE: 1" = 2000'

SCALE: 1 = 2000

RECEIVED PLAN NO. 43-2026  
JAN 21 2026 VERSION 1  
DATE 1-21-2026  
DUE 3-18-2026

## LEGEND

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

-  NON-TIDAL WETLAND
-  EXISTING TREE LINE
-  NRD - 25% OR > SLOPES
-  20 - 24% SLOPES
-  FOREST RETENTION AREA
-  COMMON DRIVE EASEMENT
-  SATISFACTORY PERC TEST
-  UNSATISFACTORY PERC TEST

#### GENERAL NOTES:

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.

) THIS SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRICAL DISTRIBUTION AND TELEPHONE SERVICES.

) OWNER:  
SHAWN J. AND NICOLE AUFFARTH, ET AL  
1631 INGLESIDE ROAD  
FOREST HILL, MARYLAND 21050

) PRIVATE SEWER/WATER NULLIFIED WHEN PUBLIC SERVICES ARE AVAILABLE.

) LOTS CREATED AFTER 2/08/1971.

) ZONING: AG

) DEED REFERENCE: 14610/371

) NUMBER OF LOTS: 1

) #000 DENOTES HOUSE ADDRESS.

) TAX MAP: 40 PARCEL: 9 GRID: 4A TAX ID.: 03-067777

) AREA TABULATION:  
TOTAL ENCLOSED AREA : 16.910 ACRES +/-

2) THIS PLAT IS SUBJECT TO REVISION.

3) TOTAL ACREAGE OF TRACT AS OF FEB. 8, 1971: 230.23 ACRES +/-

4) THERE ARE NO PROPOSED IMPROVEMENTS FOR THIS SITE.

5) THE PURPOSE OF THIS PLAT IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED "BOUNDARY PLAT, REMAINING LANDS OF SHAWN J. AUFFARTH, ET AL", DATED 01/10/24 AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 219, FOLIO 72 BY CREATING LOT 18,

NY NEW IMPERVIOUS AREA WILL NEED TO MEET  
RRENT STORM WATER MANAGEMENT REGULATIONS. A  
N DARD SWM PLAN MAY BE USED FOR DISTURBANCE  
T O 30,000 SF. ANY DISTURBANCE OVER 30,000 SF  
L L REQUIRE AN ENGINEERED SWM PLAN

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

I) A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY  
HEALTH DEPARTMENT.

2) A PLOT PLAN DRAWN 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 100 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.).

**FLOOR NOTE**

FLOOD NOTE  
THE PROPERTY SHOWN HEREON IS LOCATED WITHIN UNSHADED ZONE X AND ZONE A AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL #24025C0141E, DATED 4-19-16 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS) PANEL 141 OF 365.  
AE ZONE IS AREA OF 100 YEAR FLOOD WITH BASE FLOOD ELEVATIONS DETERMINED.  
UNSHADED ZONE X IS AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD. "FLOOD AREAS OF THE COUNTY MAY BE SUBJECT TO PERIODIC FLOODING. IMPROVEMENTS OF ALL TYPES ON PROPERTY ON WHICH FLOOD PLAINS AREA LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 131 OF THE HARFORD COUNTY CODE, AS AMENDED, AND APPLICABLE REGULATIONS."

THIS LOT IS OUTSIDE THE LIMITS OF THE 100 YEAR FLOOD PLAIN AND BUFFER

"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."

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*Wilson Deegan  
& Associates, Inc.*

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*1219 Baldwin Mill Road*

*Jarrettsville, Maryland 21084*

**PHONE: (410) 692-0099**

' = 60' DATE: 01/20/26

22222 BRAUN / DESIGN BY R.R.W.

ALL REQUIRE AN ENGINEERED SWITZERLAND  
*PRELIMINARY PLAN*  
*LOT 18 - LAND OF*  
**WN J. AUFFARTH, ET AL**

THIRD ELECTION DISTRICT  
HARFORD COUNTY, MARYLAND