



RECEIVED	PLANTYPE	P
JAN 21 2026	PLAN NO.	43-2026
	VERSION	1
	DATE	1-21-2026
Harford County Planning & Zoning	DATE	2-18-2026

- LEGEND**
- MBSL - 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: 14610/311
 - NUMBER OF LOTS: 1
 - #0000 DENOTES HOUSE ADDRESS.
 - TAX MAP: 40 PARCEL: 9 GRID: 4A TAX ID: 09-06TTTT
 - AREA TABULATION: TOTAL ENCLOSED AREA: 16.910 ACRES +/-
 - THIS PLAN IS SUBJECT TO REVISION.
 - TOTAL ACRES OF TRACT AS OF FEB. 8, 1971: 230.29 ACRES +/-
 - THERE ARE NO PROPOSED IMPROVEMENTS FOR THIS SITE.
 - THE PURPOSE OF THIS PLAN IS TO REVISE THE PREVIOUSLY RECORDED PLAT ENTITLED "BOUNDARY PLAT, REMAINING LANDS OF SHAWN J. AUFFARTH, ET AL," DATED 01/02/24 AND RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND IN PLAT BOOK 214, FOLIO 12 BY CREATING LOT 18, AS SHOWN.

ANY NEW IMPERVIOUS AREA WILL NEED TO MEET CURRENT STORM WATER MANAGEMENT REGULATIONS. A STANDARD SWM PLAN MAY BE USED FOR DISTURBANCE UP TO 80,000 SF. ANY DISTURBANCE OVER 80,000 SF WILL REQUIRE AN ENGINEERED SWM PLAN.

- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:
- A WELL SHALL BE DRILLED AND SHALL BE APPROVED BY THE HARFORD COUNTY HEALTH DEPARTMENT.
 - 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.
 - 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.).

FLOOD NOTE

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN UNSHADED ZONE X AND ZONE A AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, PANEL #24022040E, DATED 4-14-16 OF HARFORD COUNTY, MARYLAND (UNINCORPORATED AREAS) PANEL 141 OF 365. ZONE X 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 PLANS AREA LOCATED MUST BE IN ACCORDANCE WITH CHAPTER 181 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 OF 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.

NO.	DATE	DESCRIPTION	BY

Wilson Deegan & Associates, Inc.
SURVEYORS * ENGINEERS

1219 Baldwin Mill Road
Jarrettsville, Maryland 21084
PHONE: (410) 692-0099

SCALE: 1" = 60'	DATE: 01/20/26
JOB NO.: 22028	DRAWN / DESIGN BY: R.R.M.
SHEET: 1 of 1	CHECKED BY: R.R.M.

PRELIMINARY PLAN
LOT 18 - LAND OF
SHAWN J. AUFFARTH, ET AL

THIRD ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

DWG. NO. 21028, PRELIM. LOT 18, RRM