Harford County Health Department

Main Office: 120 S. Hays Street • P.O. Box 797 • Bel Air, Maryland 21014 • 410-838-1500

Public Health — Prevent Illness, Promote Wellness — Harford County Health Department

Russell W. Moy, MD, MPH • Health Officer
Mary Austin • Deputy Health Officer

Ashley McMahon: 410-877-2315

Soil Testing Results

Site Location/Address	Tax ID#	Map	Grid	Parcel
2228&2218 Conowingo Road,	03-3263732&03-381102	34	4B	41

Subdivision	Lot	Acres	Soils
Grafton Property	9&10	2.57&4	GcC2, GnB, AV

Applicant	Address	
Thompson Associates LLC	402 N. Hickory Avenue, Bel Air MD	Phone: 410-803-0696 Email: jthompson@thompsonassociates llc.com

Owner	Address	
Two Black Dogs LLC	2228 Conowingo Road, Bel Air, MD	Phone: Email:

Hole	Depth	Soil Description	Start	End	Drop	Time
19-1	4'	0"-16" Top soil and red brown loam structure clay 16"-3' Brown weak structure sandy clay loam 3'-5' Light brown coarse sandy loam 5'-10' Tan coarse loamy sand with rotten gneiss 10% 10'-14' Tan very coarse sand with rotten gneiss rock 25%	10:40	10:44	10:51	2"	7 Minutes
~~19-2~~	~~5'~~	~~0"-16" Top soil and clay with structure and rock fragments 16"-5' 25% quartz cobble size rock fragments in matrix of brown sandy clay 5'-9' Tan coarse loamy sand 10% rotten gneiss rock 9-14' Tan/white/gray very coarse sand damp with 20% rotten gneiss rock 9'-10' veining: rotten rock like~~	~~11:19~~	~~11:21~~	~~11:24~~	~~2"~~	~~3 Minutes~~
~~19-3~~	~~9'~~	~~0-3' Fill and top soil 3'-8' Tight clay structure clay with gray mottling and pockering of water 8-13' Grey/dark brown very coarse loamy sand damp 13' wet sand~~	~~12:42~~	~~12:43~~	~~12:47~~	~~4"~~	~~4 Minutes~~
19-4	4'	0"-17" Top soil and roots 17"-3' Dark tan sandy clay loam 3'-5' Dark tan sandy loam 5'-9' Cool damp tan/gray very coarse sand with 15% rotten gneiss rock	1:12	1:15	1:18	3"	3 Minutes
~~19-5~~	~~3'6"~~ ~~3'~~	~~0'-1' Top soil 1'-26" Red/brown tight fine sandy loam 26"-3' White/tan/gray tight fine loamy sand 3'-14' Tan/white/gray damp/wet very coarse sand with 15% rotten gneiss ~~**Redox line coloration may indicate high water level.**~~ ~~11'-14' wet 14' Water~~	~~1:30~~ ~~2:37~~	~~-~~ ~~2:43~~	~~1:42~~ ~~2:53~~	~~-~~ ~~3"~~	~~Soil fill in hole Retest 10 Minutes~~
19-6	3'	0"-11" Top soil 11"-2' Red/brown sandy clay weak structure 2'-6' White/tan/gray fine loamy sand 6'-13' White/tan/gray cool coarse sand with 20% rotten gneiss	2:11	2:12	2:14	2"	2 Minutes
19-7	4'6"	0"-12" Top soil 12"-26" Dark tan sandy clay 26"-3'6" Dark tan sandy clay loam 3'6"-8' Tan fine loamy sand 8'-14' White/tan/gray cool fine very coarse sand rotten rock 15% gneiss	3:14	3:16	3:21	2"	5 Minutes

Remarks

Percolation test results are satisfactory for test hole(s) 19-1, ~~19-2~~, ~~19-3~~, ~~19-4~~, 19-5, 19-6, 19-7, and ~~19-8~~.
Percolation test results are unsatisfactory for test hole(s) 19-5. *Percolation hole 19-5 must be retested in the wet season to determine ground water levels.* Prior to approval, a plat must be submitted to the Health Department showing all proposed houses, wells, driveways, and septic areas as well as all test holes, existing structures, contour lines, soil types, forest retention areas, storm water management areas, and any well or septic systems located within 200ft of the property. Additional percolation tests may be required at the discretion of this office.

Test Location	ESAA	Trench Depth	Well Location
See Map	See Sizing Sheet	See Sizing Sheet	See Map

Backhoe Operator	Persons Present
Josh from Whitefield Septic	Joe Thompson

Environmental Health Specialist	Time	Date
Ashley McMahon	10am	9/5/2019

Final Report Reviewer:	Date Results Finalized:
Leonard Walinski	9/9/2019

BEL AIR OFFICE
2221 Woodhill Drive
Bel Air, MD 21014
410 838-9282

EDGEWOOD OFFICE
2307 Pulaski Highway
Edgewood, MD 21040
410-612-1575

EDGEWOOD OFFICE
2307 Pulaski Highway
Edgewood, MD 21040
443-912-2510

HAVRE DE GRACE OFFICE
2007 Pulaski Highway
Havre de Grace, MD 21078
410-939-8888

HAVRE DE GRACE OFFICE
1515 Chapel Hill Drive
Havre de Grace, MD 21078
410-942-7595

www.harfordcountyhealth.com

LINE	BEARING	DISTANCE
L1	S 11°38'11" E	21.88'
L2	S 05°39'28" W	63.44'
L3	S 02°22'33" E	45.24'
L4	S 29°27'56" E	19.06'
L5	S 03°46'53" E	109.50'
L6	S 10°06'20" E	20.34'

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	TANGENT
C1	83°05'06"	15.00'	21.75'	S 73°45'05" E	19.90'	13.29'

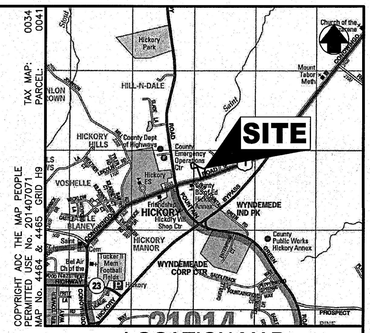
LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- EX. 1' CONTOUR
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- EX. CURB & GUTTER
- EX. STORM DRAIN
- EX. OVERHEAD WIRE
- EX. WATERLINE
- EX. SANITARY
- EX. GAS LINE
- EX. EDGE OF PVMT.
- EX. PAVING TO REMAIN
- EX. CONCRETE
- 15% to 25% SLOPES
- >25% SLOPES
- EX. TREELINE

PROPOSED

- PR. 2' CONTOUR
- PR. 10' CONTOUR
- PR. COVENTRY CURBSTONE
- PR. SANITARY
- PR. STORM DRAIN
- PR. WATER LINE
- PR. PAVEMENT
- PR. CONCRETE



LOCATION MAP

SCALE: 1" = 2000'

SITE DATA

1. OWNER/DEVELOPER: TWO BLACK DOGS, LLC
   2228 CONOWINGO ROAD
   BEL AIR, MD 21015
   PHONE: 410-808-3266
   ATTN: JAY VAN DEUSEN
   EMAIL: joy@rainbowcheseapeake.com
2. ENGINEER: DAVID G. TAYLOR & ASSOCIATES., LLC
   163 SPRUCE WOODS COURT
   ABINGDON, MD 21009
   PHONE: 443-752-9039
   ATTN: DAVID G. TAYLOR, PE
   EMAIL: dgtaylorpe@dgtallc.com
3. EX. PROPERTY INFO.:

PARCEL NO.:	0041
TAX MAP:	0034
TAX ACCOUNT NO.:	381102
GRID:	00048
SUBDIVISION:	3354
SECTION:	
LOT NO.:	10
DEED:	13428/00057
PLAT REF.:	211/46
ADDRESS:	2218 CONOWINGO ROAD BEL AIR, MD 21015
GROSS ACRES:	2.11 ACRES
ZONING:	AG – AGRICULTURAL DISTRICT (INSTITUTIONAL) – 0.93 AC. B3 – BUSINESS DISTRICT – 1.18 AC.
EX. LAND USE:	UNIMPROVED
EXISTING BUILDING COVERAGE:	N/A
EXISTING IMPERVIOUS AREA	0.256 AC. (11,134 S.F.)
EXISTING SOILS:	AdB – C – ALDINO SILT LOAM GcC – B – GLENELG LOAM GnB – D – GLENVILLE SILT LOAM HcA – D – HATBORO–COcoDRUS COMPLEX MbC – B – MANOR LOAM NeB2 – B – NESHAMINY SILT LOAM

4. EX. ENVIRONMENTAL FEATURES:
   A. FLOODPLAIN – THIS PROPERTY IS NOT LOCATED WITHIN A 100–YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP NO. 24015C0135E, DATED MAY 04, 2015.
   B. STREAMS – AN EXISTING STREAM CROSSES THE REAR OF THE PROPERTY AT ITS NARROWEST POINT.
   C. STEEP SLOPES – ALL AREAS OF STEEP SLOPES IN EXCESS OF 20% ARE LESS THAN 40,000 S.F. AND AS SUCH ARE NOT SUBJECT TO COUNTY N.R.D. REGULATIONS.
   D. NONTIDAL WETLANDS – 0.052 ACRES.
   E. NONTIDAL WETLANDS/25' STATE BUFFER (INCL.) – 0.253 ACRES.
   F. NONTIDAL WETLANDS/75' COUNTY N.R.D. (INCL.) – 0.653 ACRES.
5. BULK DEVLMNT. REG. (C–1):

MIN. LOT AREA:	40,000 S.F.
MIN. USE SETBACK FROM ADJ. RES. LOT:	50'
MIN. LOT WIDTH:	100'
MIN. FRONT YARD:	30'
MIN. SIDE YARD:	20'
MIN. REAR YARD:	40'
MAX. HEIGHT:	3 STORIES
MAX. BUILDING COVERAGE:	35%
MAX. IMPERVIOUS COVERAGE:	85%

6. PROPOSED LAND USE: PROP. DEVELOPMENT ACTIVITY: 8,038 S.F. CONSTRUCTION SRVS. BLDG.

PROP. BUILDING HEIGHT:	30'±
PROP. BUILDING FOOTPRINT:	8,038 S.F. (8.70%)
PR. GROSS FLOOR AREA (G.F.A.):	8,038 S.F. (28.4%)
PR. IMPERVIOUS AREA:	0.60 AC. (26,136 S.F.)
PR. LIMIT OF DISTURBANCE:	1.22 AC. (53,201S.F.)
EX. WATER FACILITIES:	WELL
EX. SEWER FACILITIES:	SEPTIC

7. PARKING REQUIRED: OFFICE SPACE: OFFICE – 1 SP. PER 300 S.F. x 161 S.F. = 1 SP.
   LARGEST EMPLOYEE SHIFT = 2 SP.
   TOTAL REQUIRED: 3 SP.
8. PARKING PROVIDED: REGULAR 10 SP.; HC 1 SP.; TOTAL: 11 SP.
9. THIS PROJECT IS SUBJECT TO STORMWATER MANAGEMENT REVIEW.

HEALTH DEPARTMENT DESIGN INFORMATION:

1. NO MORE THAN FOUR EMPLOYEES WILL BE PRESENT IN THIS BUILDING.
2. ONE SHIFT PER DAY W/ WORKING HOURS OF 7 AM TO 3:30 PM, MONDAY THROUGH FRIDAY.
3. BUILDING WILL BE USED TO STORE HOUSEHOLD GOODS FOR CUSTOMERS WHO HAVE EXPERIENCED A FLOOD OR FIRE.
4. FOODS/ BEVERAGES OR POTENTIALLY HAZARDOUS FOODS THAT REQUIRE REFRIGERATION SUCH AS ICE CREAM, YOGURT, COLD SANDWICHES ETC. ARE NOT ACCEPTED FOR STORAGE.
5. STORAGE ITEMS WITHIN THE ADJACENT BUILDING AT 2228 CONOWINGO ROAD MAY BE MOVED TO THIS BUILDING.

RECEIVED
DEC 05 2025
Harford County Planning & Zoning

PLAN TYPE: S
PLAN NO.: 536-2025
VERSION: 1
DATE: 12-5-2025
ENCTDE: 1-7-2026

SCALE: 1"=30'
30 0 30 60 FEET

DATE	REVISIONS
12-05-25	UPDATE PLAN FOR NEW DAC APPROVAL

STATE OF MARYLAND — DAVID GUTATT TAYLOR — No. 19220 — PROFESSIONAL ENGINEER — 12/05/25

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 19220, EXPIRATION DATE: 08-03-2027.

DGT David G. Taylor & Associates, LLC

David G. Taylor & Associates, LLC
163 Spruce Woods Court
Abingdon, MD 21009
Cell: (443) 752-9039
Email: dgtaylorpe@dgtallc.com

DAC SITE PLAN - R1 - V1

FOR

TWO BLACK DOGS, LLC
2218 CONOWINGO ROAD

TAX MAP 0034, GRID 0004B, PARCEL 0041

03 ELECTION DISTRICT — HARFORD COUNTY, MARYLAND

JOB NO.:	0119
SCALE:	AS NOTED
DATE:	12/05/25
DRAWN BY:	CRK
DESIGN BY:	DGT
REVIEW BY:	DGT
SHEET:	1 OF 1