



# HARFORD COUNTY HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH

120 South Hays Street, Suite 200

P.O. Box 797

Bel Air, Maryland 21014-0797

443-643-0317

Andrew Bernstein, MD, MPH  
Health Officer

October 12, 2004

Mr. Moe Davenport, Administrator  
Office of Development Review  
Department of Planning and Zoning  
220 South Main Street  
Bel Air, Maryland 21014

Re: Land of 4376 Norrisville Road LLC  
P04-244-1

Dear Mr. Davenport:

The Harford County Health Department has approved the above referenced preliminary plan. The site is located at the southwesterly corner of the intersection of Troyer and Norrisville Roads.

This plan proposes to create two (2) lots by subdividing an existing parcel of 7.196 acres. The lots are unimproved and will be serviced by individual wells and septic systems. Lot 1 has split zoning with a portion of the lot being zoned B2 and the remaining portion zoned AG. Satisfactory soil tests were conducted on February 22, 2002 on Lot 1 and on June 28, 2004 for Lot 2.

In regard to the Health Department's August 20, 2004 letter, the consultant has provided the Health Department with a print that addresses our comments.

The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

Sincerely,

SUSAN C. KELLY, Director  
Bureau of Environmental Health

SCK/DAR/mc

cc: Thompson & McCord Associates, LLC



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August 20, 2004

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Department of Planning and Zoning  
220 South Main Street  
Bel Air, Maryland 21014

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Prior to preliminary plan approval, the consultant must provide a print to this office that provides the following data:

1. The location of all neighboring wells, septic systems, and/or septic reserve areas within 100 feet of the property. This includes properties across Troyer Road and Norrisville Road. The plan must also provide the well location on Parcel 152.
2. The plan must provide a satisfactory well site and proposed building site on Lot 1.

Upon submittal of a satisfactory print, this office will be able to extend approval. As always, the final plat must bear the well, septic reserve area, and plat plan notes.

Sincerely,

  
SUSAN C. KELLY, Director  
Bureau of Environmental Health

SCK/DAR/mc

cc: Thompson & McCord Associates, Inc.

**JAMES M. HARKINS**  
HARFORD COUNTY EXECUTIVE

~  
**JOHN J. O'NEILL, JR.**  
DIRECTOR OF ADMINISTRATION



**J. STEVEN KAI-ZIEGLER**  
DIRECTOR OF PLANNING & ZONING

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## HARFORD COUNTY GOVERNMENT

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Department of Planning and Zoning

### PRELIMINARY PLAN APPROVAL

**SUBDIVISION: 4376 Norrisville Road LLC**

**PLAN NO.: P04-244**

**SUBMITTED: 7-29-04**

**REVISED:**

**SERIES: 1**

**ENCLOSED AREA: 7.196 Acres**

**LOTS: 2**

**ZONING: AG/B2**

**LOCATION:** Southwest corner of the intersection of Troyer Road and Norrisville Road; Tax Map 23, Parcel 26; Fourth Election District.

**PURPOSE OF PLAN:** To create one (1) single-family residential lot and one (1) lot for future use.

This plan proposes to create one (1) single-family residential lot and one (1) lot for future use in accordance with the circuit court opinion in the Case of Parker Verses Department of Planning and Zoning Case No. 12-C-03-410. Parcel 26 is split zoned Agricultural (AG) and Community Business (B2). The AG portion of Parcel 26 consists of approximately 5.579+/- and carries one (1) development right. The creation of Lot 2 will utilize the one (1) available development right.

Lot 1 will be created for a future use. Development of Lot 2 will require the submission of a site plan for review by the Development Advisory Committee (DAC). The uses permitted on Lot 2 will be limited to those currently permitted in the B2 (Community Business) District under Section 267-39 of the Harford County Code.

Lots 1 and 2 will be subject to the Harford County Forest and Tree Conservation Regulations under the conditions of the Abbreviated Process described in Section 267.30.5.1.C. of the Code, stating that the development of this lot will not result in the cutting or clearing of more than 40,000 square feet of forested area. A Declaration of Intent (DOI) has been submitted for these lots stating no existing forest is present on site.

~ *Preserving our values, protecting our future* ~

The Harford County Health Department extends its approval of this plan. The lots are unimproved and will be serviced by individual wells and septic systems. The final plat must bear the well, septic reserve area, and plat plan notes. The square footage amount of each septic reserve area must be clearly labeled on the final plat.

Stormwater management is required in accordance with the 2000 Design Manual and the Harford County Code. A total of 25% of the site must be placed in a Natural Conservation Area unless management plans are designed and approved. Protective covenants, conditions, and restrictions must be recorded with the plat if a Natural Conservation Easement will be created. Mr. Bruce Appell of the Department of Public Works may be contacted at 410-638-3545 with questions concerning the Natural Conservation Easement.

State Highway Administration (SHA) comments will be forwarded at the time of building permit application for Lot 2 and the submission of a site plan for Lot 1.

The final plat is required to bear one or more corners accurately tied by a system of bearings and distances to a monument of the Harford County system according to Section 6.01.D.2. of the Harford County Subdivision Regulations.

For subdivisions that require overhead/underground right-of-way agreements, the agreements shall be executed and delivered by the subdivider to the appropriate public service company prior to final plat approval. Verification of this transaction will be submitted by the service company to the Department of Planning and Zoning prior to final plat recordation.

The final plat shall bear the following:

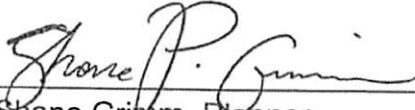
1. Addresses:            Lot 1 – 4376 Norrisville Road  
                              Lot 2 – 4370 Norrisville Road
2. Signature of all owners of record; and
3. All plat plan notes.

Subject to the conditions as stated herein, preliminary approval is hereby granted and is valid for two years. Request for an extension must be submitted in writing at least 60 days prior to the expiration of this approval. Final approval is contingent on the plan's compliance with all other State, County and Federal regulations.

**RECEIVED**  
NOV 19 2004  
HARFORD CO. HEALTH DEPT.  
ENVIRONMENTAL HEALTH

PRELIMINARY PLAN APPROVAL  
P04-244 Series 1  
4376 Norrisville Road  
Page 3 of 3

The signed original of this letter, indicating concurrence by the owner/developer with the conditions as stated herein, must be returned within forty-five (45) days of the date of this approval.

  
Shane Grimm, Planner

 11/12/04  
Milton D. Davenport, Chief / Date  
Development Review

I hereby accept the conditions of this preliminary plan approval

 11-17-04  
Owner/Developer - Signature / Date  
Managing Member

STANLEY E. LLOYD  
Owner/Developer - Print Name

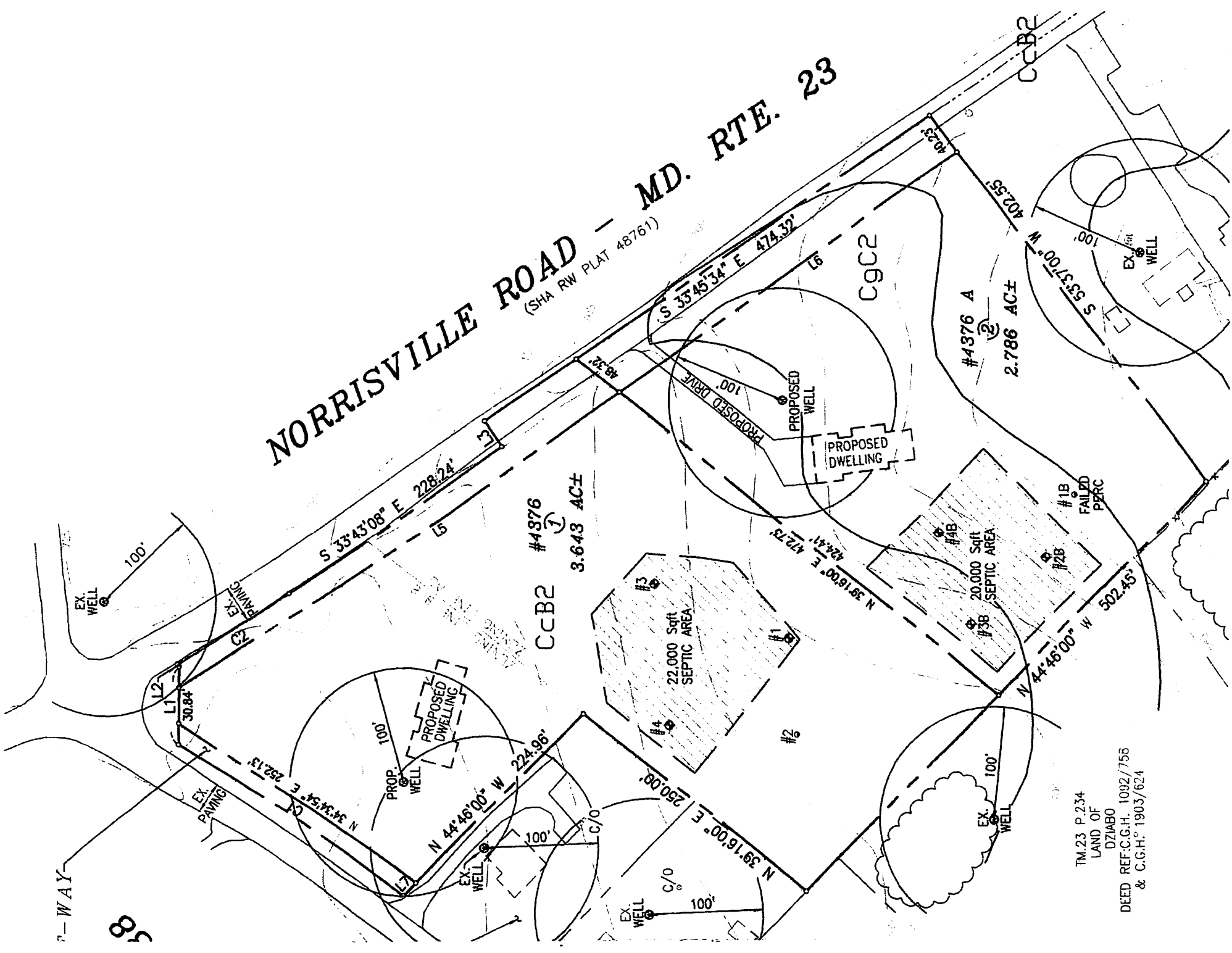
MDD:SG/rab

Cc: P&Z; DPW; Health Dept.;  
SHA; Engineer; Owner

RECEIVED  
2004 NOV 18 P 2:31  
PLANNING & ZONING

# NORRISVILLE ROAD - MD. RTE. 23

(SHA RW PLAT 48761)



TM.23 P.234  
 LAND OF  
 DZIABO  
 DEED REF. C.G.H. 1092/756  
 & C.G.H. 1903/624

7-WAY  
 85

# Harford County Health Department

120 South Hays Street  
Telephone 443-643-0320, 0317, 0318, 0319

P.O. Box 797

Bel Air, Maryland 21014-0191

4376 Norrisville Rd

<b>File: Misc. Name</b> Royalfarmsperc PT-054-02		<b>Subdivision</b> 4376 Norrisville Rd		<b>Lot</b> #1			
<b>Applicant</b> Matis Warfield		<b>Address</b> 10540 York Rd. Suite M Hunt Valley, MD 21030		<b>Phone</b> 410-683-7004			
<b>Owner</b> Baynesville Electronics		<b>Address</b> 1631 E. Joppa Rd. Towson, MD 21286		<b>Phone</b> 410-823-00??			
<b>Location</b> Corner of Rte. 23 and Troyer Rd.							
<b>Tax Map</b> 23	<b>Grid</b> 3A	<b>Parcel</b> 26	<b>Liber</b> 713	<b>Folio</b> 508	<b>Tax ID#</b> 04-004477		
<b>Section</b>		<b>Size</b>	<b>Acres</b> 7.96+/-	<b>Soils</b> CcB2			
<b>Hole</b>	<b>Depth</b>	<b>Soil Description</b>		<b>Start</b>	<b>End</b>	<b>Drop</b>	<b>Time</b>
1	5.0'	0-1' topsoil 1'-5.0' brown sandy clay 5.0'-14.0' tan sandy loam w/ 10% rock		10:13	10:15 .5	10:20 .5	2" PASS
2	7.0'	0-1' topsoil 1'-7.0' tan mushy clay w/ redox features from 3' to 7.0' 7.0'-8' brick red saprolite 8'-14.0' tan sandy loam <b>MUST BE TESTED IN WET SEASON</b>		10:41	10:46	11:00	2" FAIL
3	6.0'	0-1' topsoil 1'-6.0' red/brown sandy clay 6.0'-15.0' tan silty loam		11:13	11:17	11:25	2" PASS
4	6.0'	0-1' topsoil 1'-6.0' red sandy clay 6.0'-14.0' brown silty loam		11:44	11:51	12:03	2" PASS
<b>Remarks</b>							
Additional soil tests may be required. <span style="font-size: 1.5em; color: blue; margin-left: 200px;">PO4 - 244</span>							
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 (in 2ft. intervals), and any well or septic system located within 100ft. of the property.							
These results are good for 5 years from the date of the test.							
Test #2 must be eliminated from any proposed septic reserve area. The Health Department suggests locating the SWM in the lower corner of the lot and the SRA in the middle (maintain 25' between the two).							
System shall be sized for the initial system and three repairs.							
<b>Test Location</b>		<b>ESAA</b>		<b>Trench Depth</b>		<b>Well Location</b>	
<b>Backhoe</b> Baum Excavating Bill West and Randy Crouse				<b>Persons Present</b> Nick Brader			
<b>Sanitarian</b> Thomas Appler			<b>Time</b> 9:30am		<b>Date</b> 2/22/02		

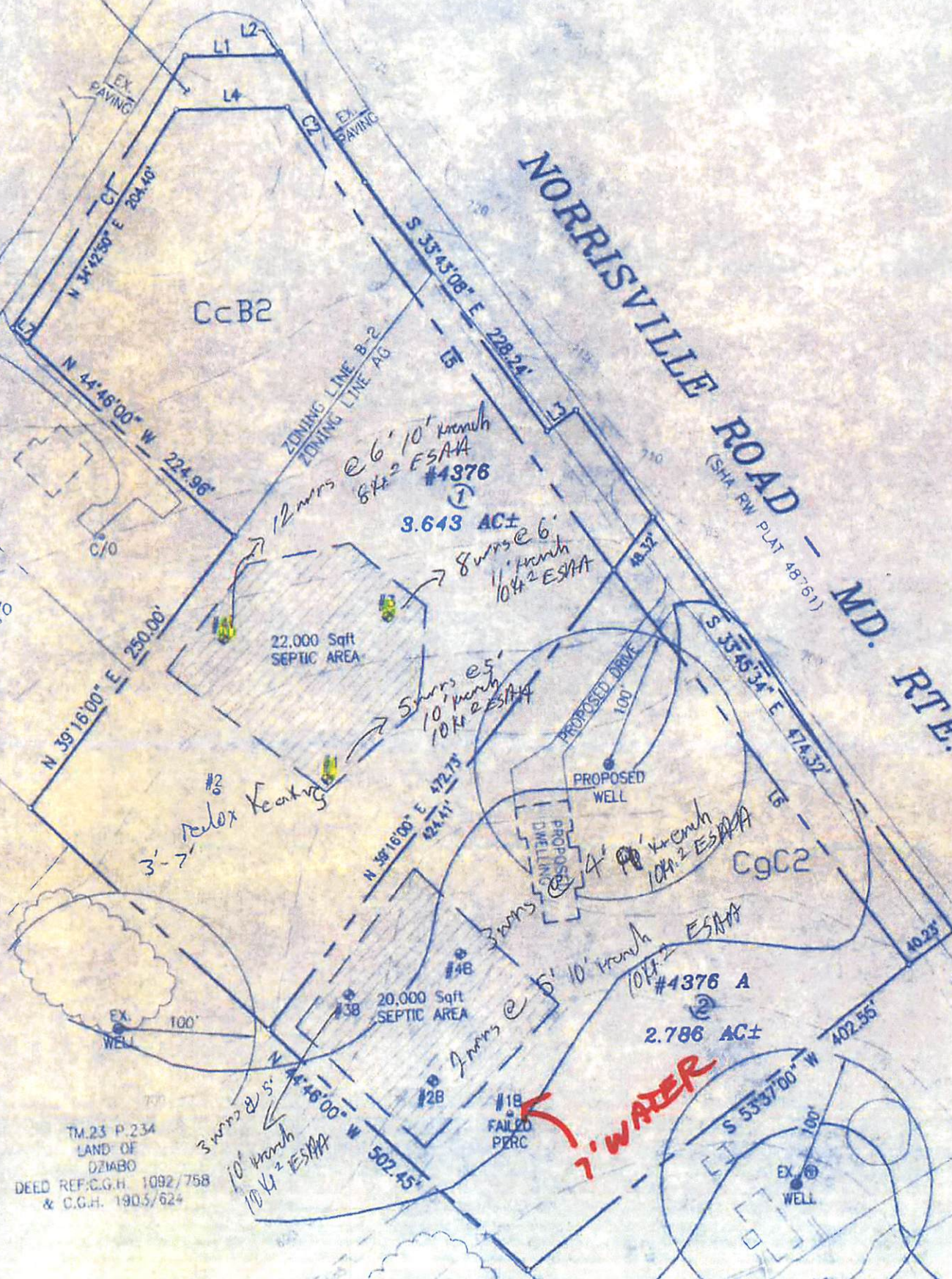
T-OF-WAY

E. 138

NORRISVILLE ROAD  
(SHA. RW. PLAT 48761)  
MD. RTE.

CcB2

C9C2



PLER  
2/02

TM.23 P.234  
LAND OF  
DZIABO  
DEED REF. C.G.H. 1092/758  
& C.G.H. 1905/624

7" WATER