

R/30/06

ct
comments
11/27/06

HC 0041-06 Redner's Market
Site Plan

MSA. S. 1829-5809

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

November 27, 2006

Ms. Michele Bynum
Harford County Government
Department of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014

Re: Redner's Fueling Station/Market – Site Plan

Dear Ms. Bynum:

I have received the above-referenced site plan for review and comment. As you know, this office has previously reviewed this plan, and now the applicant proposes to add a fueling station to the site plan. It is our understanding that this addition to the plan does not add additional impervious area over what was already proposed; therefore, the applicant is not required to recalculate the 10% Pollutant Reduction calculation. Consequently, I have reviewed the calculations previously submitted and they appear correct, including the area used for the site area. This office has no further comments concerning the Critical Area requirements.

Thank you for the opportunity to comment. Please telephone me at (410) 260-3478 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger, Chief
Project Evaluation Division

cc: HC 41-06

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Governor

Michael S. Steele
Lt. Governor



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January 30, 2006

Mr. Nick Walls
Harford County Department
of Planning and Zoning
220 South Main Street
Bel Air, Maryland 21014

RE: Redner's Market Project
Route 40 and Joppa Farm Road

Dear Mr. Walls:

This office has reviewed the applicant's proposed market in Joppatowne. This applicant is proposing to demolish some existing structures and build a new market. The site is 16.5 acres, is in an Intensely Developed Area and will impact approximately 5.677 acres of land.

To satisfy the 10 % calculations, the applicant has proposed a small wet pond to treat stormwater runoff. The applicant has satisfied the 10 % calculations and we have no additional comments.

If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary
Natural Resources Planner

cc: Pat Pudalkewicz
Regina Esslinger
HC 41-06

HC 41-06

DAVID R. CRAIG
HARFORD COUNTY EXECUTIVE



C. PETE GUTWALD
DIRECTOR OF PLANNING & ZONING

LORRAINE COSTELLO
DIRECTOR OF ADMINISTRATION

HARFORD COUNTY GOVERNMENT

Department of Planning and Zoning

January 12, 2006

Ms. Dawnn McCleary
Chesapeake Bay Critical Area Commission
1804 West Street, Suite 100
Annapolis, Maryland 21401

RE: Redner's Market

Dear Ms. McCleary:

Enclosed is a copy of the site plan for the proposed Redner's Market in Joppatowne. This proposal calls for the demolition of some existing structures and the creation of a new market. The property contains about 16.5 acres, however, this project only impacts approximately 5.677 acres of land. These numbers are reflected in the attached 10% Worksheet. A small wet pond is proposed to treat stormwater runoff.

Please review this project and return your comments to us as soon as possible. If you require any more information, please contact me at (410) 638-3103.

Sincerely,

Nick Walls
Critical Area Planner

NW/dl
Attach:

CC: Shane Grimm, Chief, Site Plan and Building Permits Review

RECEIVED

JAN 18 2006

CRITICAL AREA COMMISSION

Preserving Harford's past; promoting Harford's future
(410) 638-3103

MY DIRECT PHONE NUMBER IS

220 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 410.638.3000 • 410.879.2000 • TTY 410.638.3086 • www.harfordcountymd.gov

THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST.

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements¹

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, A = 5.677 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	<u>5.337</u>	<u>4.0</u>
Parking lots	<u>0.0</u>	<u>0.0</u>
Driveways	<u>0.0</u>	<u>0.0</u>
Sidewalks/paths	<u>0.0</u>	<u>0.0</u>
Rooftops	<u>0.0</u>	<u>0.0</u>
Decks	<u>0.0</u>	<u>0.0</u>
Swimming pools/ponds	<u>0.0</u>	<u>0.0</u>
Other	<u>0.0</u>	<u>0.0</u>
Impervious Surface Area	<u>5.337</u>	<u>5.020</u>

3) Imperviousness (I)

Existing Imperviousness, I_{pre} = Impervious Surface Area / Site Area
 = (Step 2a) / (Step 1)
 = $(\frac{5.337}{5.677})$
 = 94.0 %

Proposed Imperviousness, I_{post} = Impervious Surface Area / Site Area
 = (Step 2b) / (Step 1)
 = $(\frac{5.020}{5.677})$
 = 88.4 %

B. Define Development Category (circle)

- 1) New Development: Existing Imperviousness less than 15% I (Go to Step 2A)
- 2) Redevelopment: Existing Imperviousness of 15% I or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

¹ NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

Step 2: Calculate the Predevelopment Load (L_{pre})

A. New Development

$$L_{pre} = (0.5) (A)$$

$$= (0.5) (\quad)$$

$$= \quad \text{lbs /year of total phosphorus}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)
- A = Area of the site within the Critical Area IDA (acres)

B. Redevelopment

$$L_{pre} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{pre})$$

$$= 0.05 + 0.009 (\underline{94.0}) = \underline{0.896}$$

$$L_{pre} = (\underline{0.896}) (\underline{0.3}) (\underline{5.677}) (8.16)$$

$$= \underline{12.452} \text{ lbs/year of total phosphorus}$$

OK

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I_{pre} = Pre-development (existing) site imperviousness (i.e., $I = 75$ if site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step 3: Calculate the Post-Development Load (L_{post})

A. New Development and Redevelopment:

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 (88.4) = 0.846$$

$$L_{post} = (0.846) (0.3) (5.677) (8.16)$$

$$= 11.757 \text{ lbs/year of total phosphorus}$$

Where:

- L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I_{post} = Post-development (proposed) site imperviousness (i.e., $I = 75$ if site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= (11.757) - (0.9) (12.452)$$

$$= 0.550 \text{ lbs/year of total phosphorus}$$

Where:

- RR = Pollutant removal requirement (lbs/year)
- L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Step 5: Identify Feasible BMP(s)

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(L_{post})	x	(BMP_{RE})	x	(% DA Served)	=	LR
<u>Wet Pond</u>	<u>11.757</u>	x	<u>50%</u>	x	<u>31.7%</u>	=	<u>1.863</u> lbs/year
_____	_____	x	_____	x	_____	=	_____ lbs/year
_____	_____	x	_____	x	_____	=	_____ lbs/year
_____	_____	x	_____	x	_____	=	_____ lbs/year

Load Removed, LR (total) = 1.863 lbs/year

Pollutant Removal Requirement, RR (from Step 4) = 0.550 lbs/year

Where:

- Load Removed, LR = Annual total phosphorus load removed by the proposed BMP (lbs/year)
- L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- BMP_{RE} = BMP removal efficiency for total phosphorus, Table 4.8 (%)
- % DA Served = Fraction of the site area within the critical area IDA served by the BMP (%)
- RR = Pollutant removal requirement (lbs/year).

If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met? Yes No *OK*

OK
OK



JOPPA FARM ROAD
(120' RIGHT-OF-WAY)
(ASPHALT IN GOOD CONDITION)

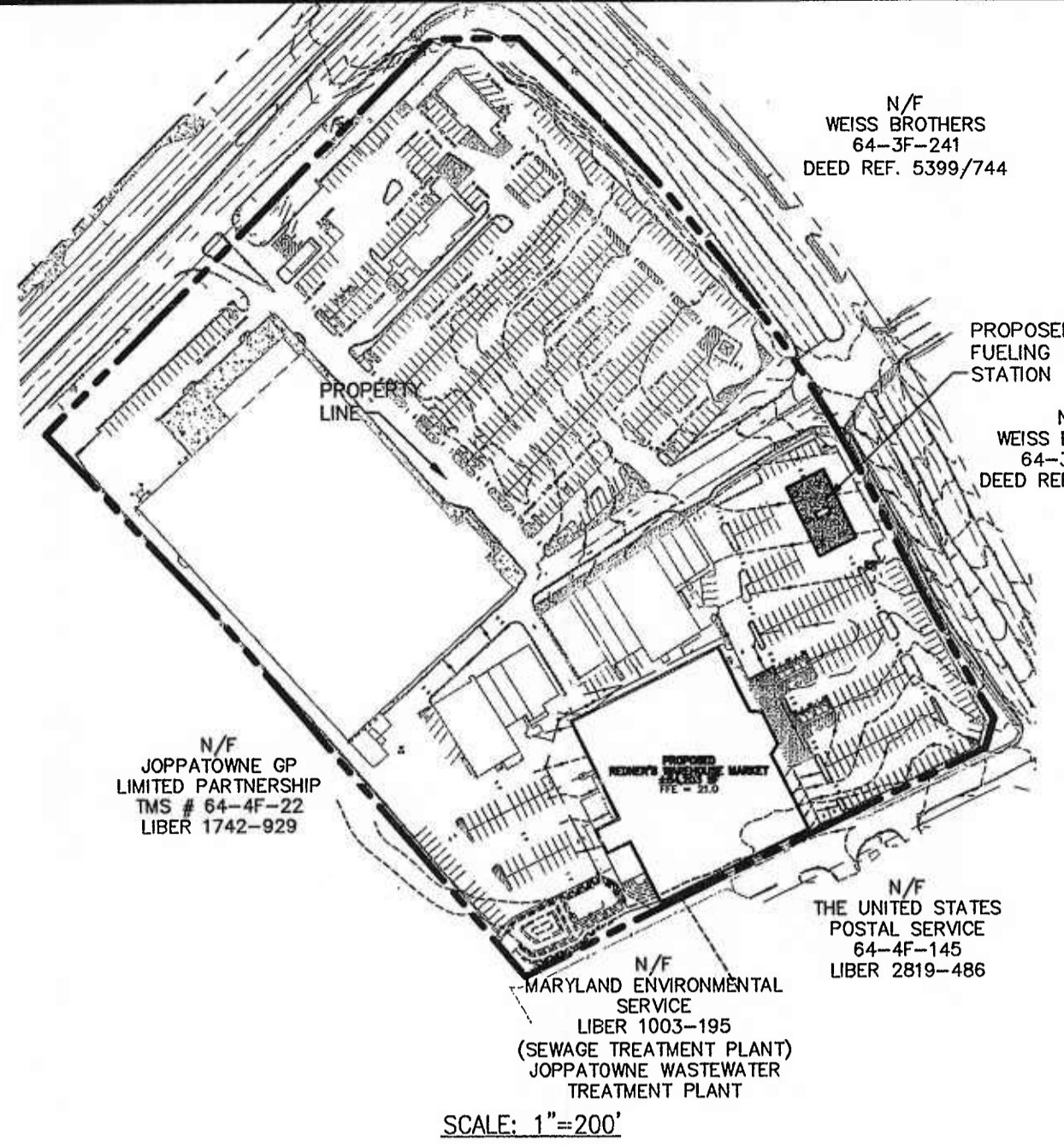
N/F
WEISS BROTHERS
64-3F-243
DEED REF. 702-339

50' O/E
EASEMENT

PROPOSED
REDNER'S WAREHOUSE MARKET
±54,203 SF
FFE = 21.0

ACCESS ROAD
(50' R/W)

N/F
THE UNITED STATES
POSTAL SERVICE
64-4F-145
LIBER 2819-486



LOCATION MAP (NTS)

PLAN TYPE S
PLAN NO. 06-269
REVISED DATE 10-18-06
DRAWN BY DGT

SITE DATA

- OWNER: JOPPATOWNE GP LIMITED PARTNERSHIP
601 PRATT STREET, FL6
BALTIMORE, MARYLAND 21202-3111
- DEVELOPER: REDNER'S WAREHOUSE MARKETS
#3 QUARRY ROAD
READING, PENNSYLVANIA 19605
- PREMISE ADDRESS: 1000 JOPPA FARM ROAD
JOPPATOWNE, MARYLAND 21085
- TAX MAP: 64
- GRID: 4F
- PARCEL: 240
- DEED REFERENCE: 1742-929
- LOT AREA: 16.44 AC.
- EXISTING ZONING: B3 (GENERAL BUSINESS)
- EXISTING USE: PARKING LOT
- PROPOSED USE: FUELING STATION
- BULK DEVELOPMENT REGULATIONS: 25' FRONT YARD SETBACK
5' SIDE YARD SETBACK
35' REAR YARD SETBACK
35' MAXIMUM HEIGHT
35% MAXIMUM LOT COVERAGE
- PROPOSED BUILDING HEIGHT: 26±
- PROPOSED BUILDING COVERAGE: (CANOPY)

SITE DATA					
ZONING:	B3 (GENERAL BUSINESS)	SITE AREA:	16.481 AC		
ADDRESS:	1000 JOPPA FARM ROAD, JOPPATOWNE, MD 21085				
TAX MAP NUMBER:	64-4F-240	NUMBER OF EMPLOYEES:	±280		
DEED REF:	1742-929				
BUILDING SETBACKS:	25' FRONT, 5' SIDE, 35' REAR				
PARKING SETBACKS:	N/A	MAXIMUM BUILDING HEIGHT:	35'		
REDNER'S PERCENT IMPERVIOUS AREA:	EXISTING = 95% PROPOSED = 93%				
PERCENT BUILDING COVERAGE:	EXISTING = 22.3% PROPOSED = 27.1%				
PARKING DATA					
TYP. SIZE REQ'D	HC SIZE REQ'D	TYP. SIZE PROV.	HC SIZE PROV.		
9' X 18'	9' X 18'	9' X 18'	8' X 18'		
	GF(A,S,F)	REQUIREMENT	REQUIRED	PROVIDED	RATIO
EXISTING					
TOTAL SHOPPING CENTER		160,131	4.0/1000 SF	641	793
PROPOSED					
TOTAL SHOPPING CENTER		194,470	4.0/1000 SF	778	817
TOTAL SPACES	ACCESSIBLE SPACE REQUIREMENTS				
817	REQUIREMENT	REQUIRED	PROVIDED		
	2% OF TOTAL	18	24 (1 VAN)		
LOADING SPACE	REQUIREMENT		PROVIDED		
	N/A		2		

MORRIS & RITCHIE ASSOCIATES, INC.
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3578 CONCORD RD.
YORK, PA 17402
(717) 751-6073
FAX: (717) 751-6401
www.mragla.com

SITE (DAC) PLAN FOR REDNER'S WAREHOUSE MARKET FUELING STATION			
1000 JOPPA FARM ROAD, JOPPATOWNE, MD 21085			
DATE	REVISIONS	RECEIVED	JOB NO.: 15089
		NOV 17 2006	SCALE: 1" = 30'
			DATE: 10/18/06
			DRAWN BY: CRK
			DESIGN BY: DGT
			REVIEW BY: DGT
			SHEET: 1 OF 1

REFERENCE
1. THIS DRAWING IS BASED ON INFORMATION SUPPLIED BY FREELAND and KAUFFMAN, INC.
DRAWING "REDNER'S WAREHOUSE MARKET", DATED MAY 25, 2006 WITH A REVISION DATE OF JUNE 12, 2006.