

HC 770-06 Tara Investments, LLC  
Site Plan

MSA.S.1829-5817

LH Comment 12/10/06	LH Comments 2/13/09	LH Comments 3/24/09
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Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

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/](http://www.dnr.state.md.us/criticalarea/)

March 24, 2009

Mr. Shawn Krout  
Harford County Government  
Department of Planning and Zoning  
220 South Main Street  
Bel Air, Maryland 21014

Re: Tara Investments, LLC – Revised 10% Calculations

Dear Mr. Krout:

Thank you for forwarding the 10% calculations and accompanying explanation from Bay State Land Consultants for the above-referenced project. I have reviewed the calculations and they appear to be correct. The applicant made a slight correction to the calculations since the total proposed impervious area changed from 1.34 acres to 1.37 acres. This changed the removal requirement to 1.28 lbs/year instead of 1.23 lbs/year. In addition, the applicant acknowledged that the proposed best management practice will need to meet the Maryland Department of the Environment's Stormwater Management Manual design criteria. Finally, the applicant agreed to propose plantings in those remaining pervious areas of the site to the extent possible.

Based on this revised information, this office has no further comments. 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  
Regulations Coordinator

cc: HC 770-06

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

Ren Serey  
Executive Director

STATE OF MARYLAND  
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February 4, 2009

Mr. Shawn Krout  
Harford County Government  
Department of Planning and Zoning  
220 South Main Street  
Bel Air, Maryland 21014

Re: Tara Investments, LLC – Site Plan

Dear Mr. Krout:

I have received a revised plan for the above-referenced project. The site consists of two parcels that total 2.51 acres. There are 1.83 acres located in the Intensely Developed Area (IDA) within the Critical Area. I have outlined my comments below.

1. The applicant provided the 10% Pollutant Reduction calculations and they appear to be the same calculations performed in 2006; however, it appears the site plan has changed and the site data information indicates a proposed lot coverage of 1.93 acres; therefore, the calculations need to be resubmitted using the new, proposed impervious area based on the most recent plan. Since this will likely change the removal requirement, additional treatment may be necessary.
2. The proposed surface sand filter must meet the design specifications outlined in the Maryland Department of the Environment's Stormwater Design Manual, specifically as illustrated on page 3.32. Otherwise, the full removal efficiency cannot be claimed. Therefore, we recommend the applicant provide the design details for the proposed surface sand filter. This device must meet 20% and 10% stormwater requirements.
3. As stated in previous comments, we continue to encourage the applicant to plant all pervious areas with native vegetation on this site.

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  
Regulations Coordinator

LAH/jjd

cc: HC 770-06

TTY for the Deaf  
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
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(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

December 7, 2006

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

Re: Tara Investments, LLC – Site Plan

Dear Ms. Bynum:

I have received the above-referenced site plan for review and comment. The site is located in the Intensely Developed Area (IDA) and is 2.51 acres, of which 1.83 acres are within the Critical Area. I have outlined my comments below.

1. Since the site is in the IDA, the applicant is required to submit the 10% Pollutant Reduction calculation. I have reviewed those calculations and they appear correct.
2. Please ensure that the stormwater management device proposed meets the design specifications outlined in the Maryland Department of the Environment's Stormwater Design Manual, specifically as illustrated on page 3.32.
3. Also, please ensure that this facility is properly sized to accommodate the 20% and 10% stormwater requirements.
4. We encourage the applicant to plant all pervious areas with native vegetation on this site.

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 770-06

1cc✓

770-06

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

March 26, 2009

Mr. Andrew Wishart  
Bay State Land Services  
P.O. Box 853  
Bel Air, Maryland 21014

Re: Revised 10% Calculations – Tara Investments

Dear Mr. Wishart:

The Department of Planning and Zoning received revised 10% calculations on 3/09/09. The Critical Area Commission sent Planning & Zoning approval of the revised 10% calculations on 3/24/09. The required amount of phosphorus removal for the site is 1.28 lbs/year.

The removal of the required phosphorus (1.28 lbs/year) will be accomplished with a sand filter device that will treat on-site impervious areas. The applicant agreed to proposed plantings in those remaining pervious areas of the site to the maximum extent possible. Therefore, the 10% calculations have been met and are approved. If there are any changes to the amount of impervious surface on-site, revised 10% calculations must be submitted for review and approval.

If you have any additional questions regarding this project please do not hesitate to contact me at 410-638-3103 ext. 1378.

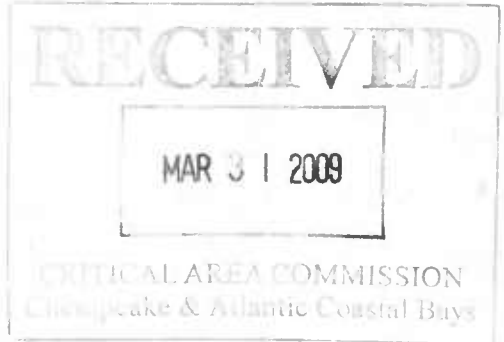
Sincerely,

Shawn L. Krout  
Critical Area/Environmental Planner  
Environmental Review Section

SK/dl

CC: Shane Grimm, Chief, Site Plan and Permits Review  
Patricia Pudalkewicz, Chief, Environmental Planning  
✓ Lisa Hoerger, Critical Area Commission

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MY DIRECT PHONE NUMBER IS (410) 638-3103

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THIS DOCUMENT IS AVAILABLE IN ALTERNATIVE FORMAT UPON REQUEST.

KC ✓  
770-06

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

March 10, 2009

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

Re: Tara Investments  
Revised 10% Calculations

Dear Ms. Hoerger:

We are forwarding a copy of the revised 10% calculations submitted to the Department of Planning and Zoning on 3/9/09. These revised 10% calculations are in response to the Critical Area Commission's letter received by Planning and Zoning on 2/4/09.

Please review the above listed information and send comments at your earliest convenience. If you have any additional questions regarding this project please do not hesitate to contact me at 410-638-3103 ext. 1378.

Sincerely,

Shawn L. Krout  
Critical/Environmental Planner  
Environmental Review Section

SLK/dl  
Encl: 10% calculations & cover letter  
CC: Shane Grimm, Chief, Site Plan and Permits Review  
Patricia Pudelkewicz, Chief, Environmental Section



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# BAY STATE LAND SERVICES

Engineers • Surveyors • Land Planners • Environmental Consultants

**Knowledge. Innovation. Results.**

March 9, 2009

Harford County Office of Planning and Zoning  
220 S. Main Street  
Bel Air, MD 21014

Attn: Shawn Krout

Re: Tara Investments, LLC – Site Plan  
Updated Critical Area Computations

Mr. Krout:

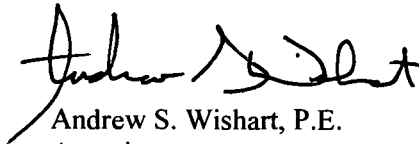
We are writing in response to the letter from the State of Maryland Critical Area Commission to your office, dated 2-4-09 and faxed to us on 2-11-09. This letter addresses the updated Site Plan for Tara Investments, LLC.

The following is a point-by-point response to that letter:

1. There is a total of 1.83 acres in the IDA Critical Area associated with the proposed development. The existing impervious area remains unchanged (0.88 acres). The proposed impervious area increases from 1.34 acres to 1.37 acres, which in-turn increase the removal requirement from 1.23 lbs/year to 1.28 lbs/year,
2. Filter BMP's have, and will continue to be designed to meet MDE SWM Manual design criteria. This is a prerequisite to Harford County SWM approval,
3. We acknowledge that the Critical Area Commission promotes the planting of all pervious areas with natural vegetation. We will take this into consideration, and propose them to the greatest extent possible within the overall design constraints of the project.

Enclosed, please find updated computations which reflect the updated areas associated with the revised Site Plan. We believe we have addressed all comments enclosed in the Critical Area Commission Letter. If you have any questions or require additional information, please do not hesitate to contact this office.

With Kindest Regards,  
*Bay State Land Services*

  
Andrew S. Wishart, P.E.  
Associate

Encls.  
CC: File 03080

### Worksheet A: Standard Application Process

#### Calculating Pollutant Removal Requirements <sup>1</sup>

<b>Step 1: Calculate Existing and Proposed Site Impervious</b>
--

**A. Calculate Percent Impervious**

- 1) Site area within the Critical Area IDA, A = 1.83 acres
- 2) Site Impervious Surface Area, Existing and Proposed,( See Table 4.1 for Details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	<u>0</u>	<u>0</u>
Parking Lots	<u>0.78</u>	<u>0.92</u>
Sidewalks/paths	<u>0</u>	<u>0.06</u>
Rooftops	<u>0.10</u>	<u>0.39</u>
Decks	<u>0</u>	<u>0</u>
Swimming pool/ponds	<u>0</u>	<u>0</u>
Other	<u>0</u>	<u>0</u>
Impervious Surface Area	<u>0.88</u>	<u>1.37</u>

- 3) Imperviousness (I)

Existing Imperviousness, $I_{pre}$	=	Impervious Surface Area / Site Area
	=	(Step 2a) / ( Step 1)
	=	<u>0.88</u> / <u>1.83</u>
	=	<u>48.1</u> %
Proposed Imperviousness, $I_{post}$	=	Impervious Surface Area / Site Area
	=	(Step 2b) / ( Step 1)
	=	<u>1.37</u> / <u>1.83</u>
	=	<u>74.6</u> %

**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)

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



**Step 2: Calculate the Predevelopment Load ( $I_{pre}$ )**

**A. New Development**

$$\begin{aligned}
 L_{pre} &= (0.5)(A) \\
 &= 0.50 \times \frac{1.83}{1} \\
 &= \frac{0.915}{1} \text{ lbs/year of phosphorus}
 \end{aligned}$$

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 site within the Critical Area IDA (acres)

**B. Redevelopment**

$$\begin{aligned}
 L_{pre} &= (R_v)(C)(A)(8.16) \\
 R_v &= 0.05 + 0.009(I_{pre}) \\
 &= 0.05 + 0.009 \frac{48.1}{1} = \frac{0.48}{1} \\
 L_{pre} &= \frac{0.48}{1} \frac{0.30}{1} \frac{1.83}{1} \frac{8.16}{1} \\
 &= \frac{2.16}{1} \text{ lbs/year of phosphorus}
 \end{aligned}$$

Where:

- $L_{pre}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- $R_v$  = Runoff coefficient, which express 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 site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

**Step 3: Calculate the Post-development Load ( $I_{post}$ )**

**A. New Development and Redevelopment**

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

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

$$= 0.05 + 0.009 \frac{74.59}{8.16} = 0.72$$

$$L_{post} = 0.72 \times 0.30 \times 1.83 \times 8.16$$

$$= 3.23 \text{ lbs/year of phosphorus}$$

Where:

- $L_{post}$  = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- $R_v$  = Runoff coefficient, which express 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 site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

**Step 4: Calculate the Pollutant Removal Requirement (RR)**

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

$$= 3.23 - 0.9 \times 2.16$$

$$= 1.28 \text{ lbs/year of phosphorus}$$

Where:

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

C.A. 1.83 Ac

	BMP Type	A Served	(L <sub>post</sub> )	x	(BMP RE)	x	(Percent of DA Served)	x	Series Factor	LR	lbs/year
1	F-1 Sand Filter	1.45	3.23	x	50%	x	79%	x	1.0	1.28	lbs/year
2											lbs/year
3											lbs/year
4											lbs/year

Load Removed, LR (Total) = 1.28 lbs/year

Pollutant Removal Requirement, RR (from Step 4) = 1.28 lbs/year

Where:

Load Removed =

$L_{post}$  = Average annual load of total phosphorus exported from the site prior to development (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, than the onsite BMP complies with the 10% Rule.

Has the RR (polutant removal requirement) been met?  Yes  No

**NOTE: Alternative offsite mitigation options or off-sets will be required. Applicant will discuss options with local planning department.**

HC 770-06

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 29, 2009

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

Re: Tara Investments-10% Calculations & Site Plan

Dear Ms. Hoerger:

We are forwarding a copy of the 10% calculations and site plan submitted to the Department of Planning and Zoning for review. The Development Advisory Committee (DAC) will be reviewing this plan on February 4, 2009. These two (2) parcels are located within the Intensely Developed Area (IDA) of the Chesapeake Bay Critical Area (CBCA). Parcel 274 consists of .90 acres, and Parcel 273 consists of 1.61 acres. Parcel 273 contains approximately .93 acres of IDA and Parcel 274 contains .90 acres of IDA, which totals 1.83 acres within the IDA.

Parcel 273 has an existing 1-story motel, multiple structures and associated parking and Parcel 274 is currently vacant with a gravel parking lot. A 4-story, 70 room hotel is proposed on Parcel 274. The two (2) separate parcels will be combined into one (1) parcel prior to building permit application. The combination of these two (2) parcels must be review and approved by Planning and Zoning. The acreage for these two (2) parcels when combined will be 2.51 acres.

The proposed stormwater management facility is located outside the Critical Area, however; the water quality facility is located within the Critical Area. Please review the above listed information and send comments at your earliest convenience. If you have any additional questions regarding this project please do not hesitate to contact me at 410-638-3103 ext. 1378.

Sincerely,

*Shawn L. Krout*

Shawn L. Krout  
Critical/Environmental Planner  
Environmental Review Section

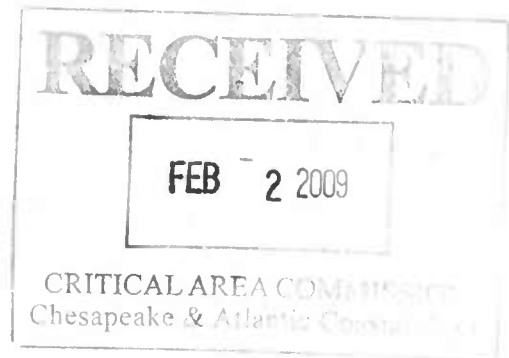
SK/dl

Encl: project notification, 2 GIS print-outs, 10% calculations & site plan

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

Pat Pudelkewicz, Chief, Environmental Planning

G:\COMPRES\Shawn\Letters\CA\tara-investments.doc



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MY DIRECT PHONE NUMBER IS (410) 638-3103

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CRITICAL AREA COMMISSION  
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS  
1804 WEST STREET, SUITE 100  
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

**GENERAL PROJECT INFORMATION**

Jurisdiction: Harford County

Date: 1/29/09

Tax Map #	Parcel #	Block #	Lot #	Section
65	273			
65	274			

**FOR RESUBMITTAL ONLY**

- Corrections
- Redesign
- No Change
- Non-Critical Area

\*Complete Only Page 1  
General Project Information

Project Name (site name, subdivision name, or other) | Tara Investments, LLC

Project location/Address | 2209 Pulaksi Highway

City | Edgewood | Zip | 21040

Local case number | Site Plan 09-002 Series 1

Applicant: Last name | Ensor | First name | Mitch

Company | Bay State Land Services

**Application Type (check all that apply):**

- |  |   |
|--|---|
| Building Permit <input type="checkbox"/>           | Other <input type="checkbox"/>                |
| Buffer Management Plan <input type="checkbox"/>    | Rezoning <input type="checkbox"/>             |
| Conditional Use <input type="checkbox"/>           | Site Plan <input checked="" type="checkbox"/> |
| Consistency Report <input type="checkbox"/>        | Special Exception <input type="checkbox"/>    |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/>          |
| Grading Permit <input type="checkbox"/>            | Variance <input type="checkbox"/>             |

**Local Jurisdiction Contact Information:**

Last name | Krout | First name | Shawn

Phone # | 410-638-3103 ext 1378 | Response from Commission Required By | ASAP

Fax # | 410-879-8239 | Hearing date | N/A

Deleted: n  
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**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Construct a 4-story, 70 room hotel and associated parking. 10% calculations have been provided and are currently under review by Planning and Zoning.

Intra-Family Transfer  Yes  
 Grandfathered Lot  Yes  
 Growth Allocation  Yes  
 Buffer Exemption Area  Yes

**Project Type (check all that apply)**

Commercial  Recreational   
 Consistency Report  Redevelopment   
 Industrial  Residential   
 Institutional  Shore Erosion Control   
 Mixed Use  Water-Dependent Facility   
 Other

**SITE INVENTORY (Enter acres or square feet)**

	Acres	Sq Ft
IDA Area	1.83	79,714
LDA Area		
RCA Area		
Total Disturbed Area	1.83	79,714

Total Disturbed Area

# of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface	.88
Created Forest/Woodland/Trees			New Impervious Surface	1.34
Removed Forest/Woodland/Trees			Removed Impervious Surface	
			Total Impervious Surface	2.22

**VARIANCE INFORMATION (Check all that apply)**

	Acres	Sq Ft	Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing	
Non-Buffer Disturbance			Mitigation	

Variance Type	Structure
Buffer <input type="checkbox"/>	Acc. Structure Addition <input type="checkbox"/>
Forest Clearing <input type="checkbox"/>	Barn <input type="checkbox"/>
HPA Impact <input type="checkbox"/>	Deck <input type="checkbox"/>
Impervious Surface <input type="checkbox"/>	Dwelling <input type="checkbox"/>
Expanded Buffer <input type="checkbox"/>	Dwelling Addition <input type="checkbox"/>
Nontidal Wetlands <input type="checkbox"/>	Garage <input type="checkbox"/>
Other <input type="checkbox"/>	Gazebo <input type="checkbox"/>
Setback <input type="checkbox"/>	Other <input type="checkbox"/>
Steep Slopes <input type="checkbox"/>	Patio <input type="checkbox"/>
	Pool <input type="checkbox"/>
	Shed <input type="checkbox"/>

**Worksheet A: Standard Application Process**  
**Calculating Pollutant Removal Requirements**

**Step 1: Calculate Existing and Proposed Site Imperviousness**

**A. Calculate Percent Imperviousness**

1) Site Area within the Critical Area IDA, A= 1.83 acres

2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking Lots	0.78	0.95
Driveways		
Sidewalks/paths		
Rooftops	0.10	0.34
Decks		0.03
Swimming pools/ponds		0.01
Other (Dumpster Pad)		0.01
<b>Impervious Surface Area</b>	<b>0.88</b>	<b>1.34</b>

*Note: Proposed awning/drop-off area included in rooftop area, not parking lot*

3) Imperviousness (I)

Existing Imperviousness (I)  $I_{ore} = \frac{\text{Impervious Surface Area}}{\text{Site Area}}$   
 $= \frac{\text{(Step 2a)}}{\text{(Step 1)}}$   
 $= \frac{0.88}{1.83}$  divided by  
 $= 48.1\%$

Proposed Imperviousness (I)  $I_{post} = \frac{\text{Impervious Surface Area}}{\text{Site Area}}$   
 $= \frac{\text{(Step 2b)}}{\text{(Step 1)}}$   
 $= \frac{1.34}{1.83}$  divided by  
 $= 73.2\%$

**B. Define Development Category (Circle)**

1) New Development: Existing Imperviousness less than 15% I (Go to Step 2A)

2) Redevelopment: Existing Imperviousness or 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 for the Critical Area only.

**RECEIVED**

FEB 2 2009

## Section 4.0 Standard Application Process

**Step 2: Calculate the Predevelopment Load ( $L_{pre}$ )****A. New Development**

$$\begin{aligned}
 L_{pre} &= (0.5) (A) \\
 &= (0.5) \times ( \quad \quad \quad ) \\
 &= \quad \quad \quad \text{lbs / year of total phosphorus}
 \end{aligned}$$

**B. Redevelopment**

$$\begin{aligned}
 L_{pre} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + (0.009) (I_{pre}) \\
 &\quad 0.05 + 0.009 ( \quad 48.1 \quad ) = \quad 0.483 \\
 L_{pre} &= \quad 0.483 \quad \times \quad 0.30 \quad \times \quad 1.83 \quad \times \quad 8.16 \\
 &= \quad 2.16 \quad \quad \quad \quad \quad \quad \quad \quad (constant)
 \end{aligned}$$

Where:

$L_{pre}$	=	Average annual load of total phosphorus exported from the pre-development site (lbs/year)
$R_v$	=	Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
$I_{pre}$	=	Pre-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



## Section 4.0 Standard Application Process

**Step 3: Calculate the Post-Development Load (L<sub>post</sub>)****A. New Development and Redevelopment**

$$\begin{aligned}
 L_{\text{post}} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + (0.009) (I_{\text{post}}) \\
 L_{\text{post}} &= 0.05 + 0.009 (73.22) = 0.709 \\
 &= 0.709 \times 0.30 \times 1.83 \times 8.16 \\
 &= 3.18 \quad (\text{constant})
 \end{aligned}$$

Where:

L <sub>post</sub>	=	Average annual load of total phosphorus exported from the post-development site (lbs/year)
R <sub>v</sub>	=	Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
I <sub>post</sub>	=	Post-development 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)**

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9) (L_{\text{pre}}) \\
 &= 3.18 \text{ minus } (0.9) \times 2.16 \\
 &= 1.23
 \end{aligned}$$

Where:

RR	=	Pollutant Removal Requirement (lbs/year)
L <sub>post</sub>	=	Average annual load of total phosphorous exported from the post-development site (lbs.year)
L <sub>pre</sub>	=	Average annual load of total phosphorous exported from the site prior to development (lbs.year)

Section 4.0 Standard Application Process

**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.

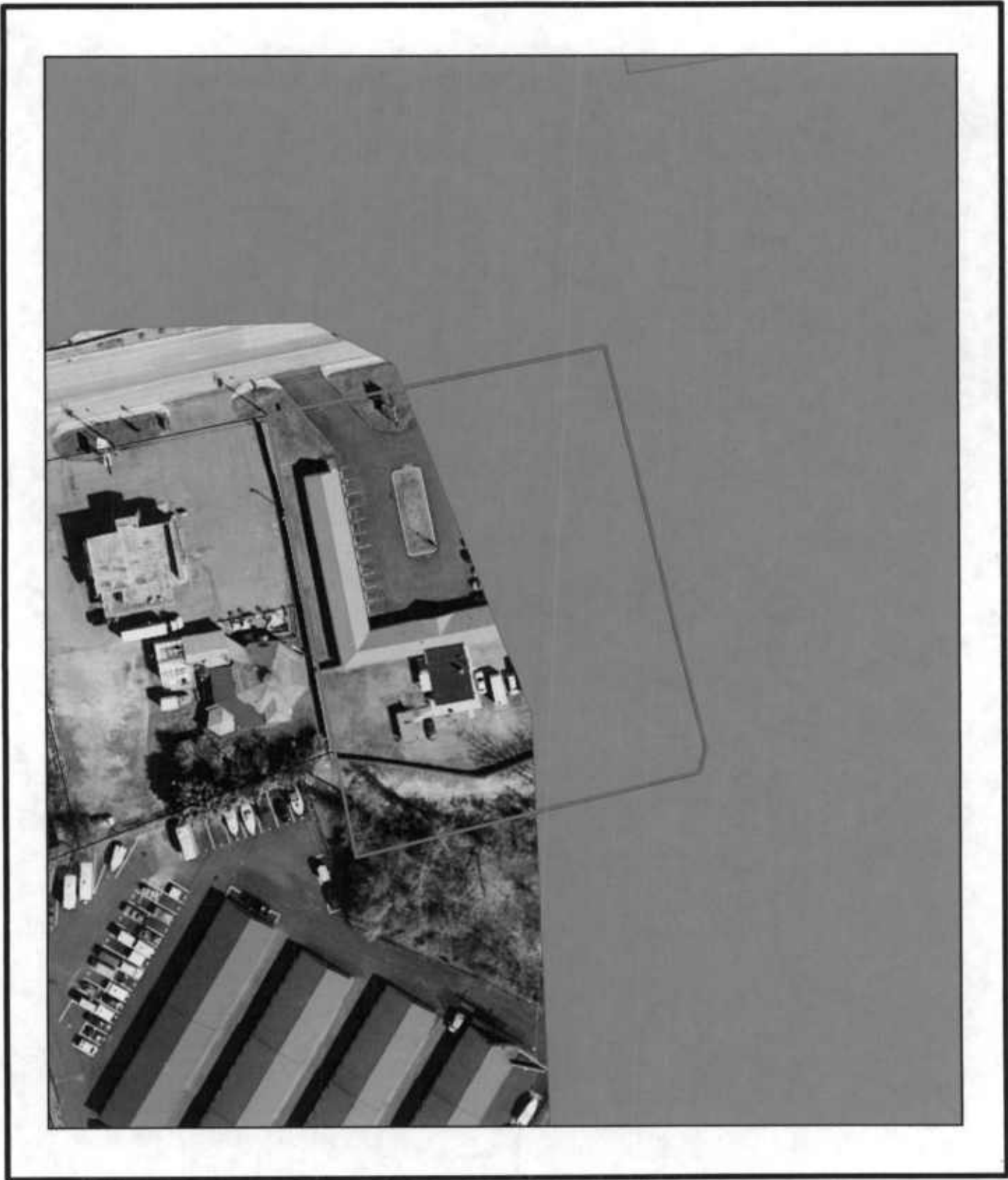
BMP Type	(L <sub>post</sub> )	X	(BMP RE)	X	(% of DA Served)	=	LR (lbs/year)	
Surface Sand Filter	3.18	X	0.50	X	0.85	=	1.35	
		X		X		=		
		X		X		=		
		X		X		=		
Load Removed, LR (Total)							=	1.35
Pollutant Removal Requirement, RR (Step 4)							=	1.23

Where:




- LR = Annual total phosphorus load removed by the proposed BMP (lbs / year)
- L<sub>post</sub> = Average annual load of total phosphorous exported from the post-development site (lbs/year)
- BMP<sub>RE</sub> = 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.

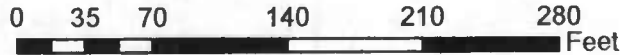
Has the RR (pollutant removal requirement) been met?     X     Yes            No



**Legend**

-  IDA
-  RCA
-  Cadastral

# Tara Investments LLC





# Tara Investments LLC



770-06

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

December 1, 2006

Ms. Lisa Hoerger  
Critical Area Commission for the  
Chesapeake Bay and Atlantic Coastal Bays  
1804 West Street, Suite 100  
Annapolis, Maryland 21401

RECEIVED  
RECEIVED  
DEC 1 2006  
CRITICAL AREA COMMISSION

Re: Tara Investments, LLC

Dear Ms. Hoerger:

Attached is the Preliminary Plan, 10% Calculation for redevelopment, and previously submitted documents for Tara Investments, LLC.

The Development Advisory Committee (DAC) hearing took place on November 15, 2006. Please review the attached and provide comments on the redevelopment issue.

If you have any questions or need additional information, please call me at 410-638-3103 ext. 1378. Thank you for your assistance.

Best regards,

Michele Bynum  
Critical Area Planner

RECEIVED

DEC 1 2006

CRITICAL AREA COMMISSION

MB/dl

CC: Patricia Pudelkewicz, Chief, GIS and Environmental Planning

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.



# BAY STATE LAND SERVICES

Engineers • Surveyors • Land Planners • Environmental Consultants

Knowledge. Innovation. Results.

## FACSIMILE COVERSHEET

Date: 11-30-06

To: MICHAEL BIRNUM / KANG GRIMM

Fax Phone #: (410) 879-8239

From: ANDY

Subject: TARA INVESTMENTS

Total # of Pages (including cover): 6

Comments: AREAS WERE CLASSIFIED PER OUR MEETING. WHILE THE DISTRIBUTION OF INTERVIOUS AREA HAS CHANGED, THE TOTALS IN "EXISTING" AND "PROPOSED" HAVE NOT. ALSO INCLUDED IS A REVISED "SITE DATA," AS REQUESTED. PLEASE CALL IF YOU HAVE ANY QUESTIONS.

**CONFIDENTIALITY NOTICE:** The documents accompanying this facsimile transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this facsimile information is strictly prohibited. If you have received this facsimile in error, please immediately notify us by telephone to arrange for return of the original documents to us.

# TARA INVESTMENTS, LLC

## SITE DATA

**RECEIVED**

DEC 10 2006

CRITICAL AREA COMMISSION

1. TOTAL ENCLOSED AREA: 2.51 AC.±  
     PARCEL #274: 0.90 AC.±  
     PARCEL #273: 1.61 AC.±
2. DEED REF: J.J.R. 4273/567 & J.J.R. 5470/9
3. TAX MAP #65, PARCEL #273 & 274
4. PARCEL #274 AND #273 WILL BE COMBINED INTO ONE LOT VIA RECORDED FINAL PLAT.
5. PRESENT ZONING: B-3
6. #2211 INDICATES LOT ADDRESS FOR PARCEL #273
7. EXISTING USE: PARCEL #273: HOTEL  
     PARCEL #274: GRAVEL PARKING LOT
8. PARKING REQUIREMENTS:  
     EXISTING HOTEL (24 ROOMS) AND 3 EMPLOYEES: 27 SPACES REQUIRED  
     PROPOSED HOTEL (61 ROOMS) AND 6 EMPLOYEES: 71 SPACES REQUIRED  
     PROPOSED 30 PERSON BANQUET ROOM: 15 SPACES REQUIRED  
     TOTAL SPACES REQUIRED: 113 SPACES  
     TOTAL SPACES PROVIDED: 113 SPACES
9. SITE CURRENTLY SERVICED BY PUBLIC WATER AND SEWER.
10. TOTAL BUILDING COVERAGE: 0.50 AC.± OR 20 % OF TOTAL SITE.
11. TOTAL IMPERVIOUS AREA: 1.92 AC.± 77% OF TOTAL SITE.
 

<u>AREA WITHIN CRITICAL AREA</u>	<u>AREA OUTSIDE CRITICAL AREA</u>
TOTAL AREA = 1.83 AC.±	TOTAL AREA = 0.68 AC.±
ROOFTOP = 0.34 AC.±	ROOFTOP = 0.16 AC.±
MACADAM = 0.95 AC.±	MACADAM = 0.41 AC.±
OTHER = 0.05 AC.±	OTHER = 0.01 AC.±
TOTAL IMPERV. AREA=1.34 AC.±	TOTAL IMPERV. AREA=0.58 AC.±
12. SEDIMENT & EROSION CONTROL, LANDSCAPING AND LIGHTING TO BE DETAILED PRIOR TO BUILDING PERMIT.
13. STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE 2000 DESIGN MANUAL PRIOR TO ISSUANCE OF GRADING PERMIT. STORMWATER MANAGEMENT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
14. COMMERCIAL SERVICE APPLICATION #7809
15. DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION, WHEREVER APPLICABLE.
16. THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

Section 4.0 Standard Application Process

**Worksheet A: Standard Application Process**  
**Calculating Pollutant Removal Requirements**

**RECEIVED**  
 1 Oct 2006

**Step 1: Calculate Existing and Proposed Site Imperviousness**

**CRITICAL AREA COMMISSION**

**A. Calculate Percent Imperviousness**

1) Site Area within the Critical Area IDA, A= 1.83 acres

2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking Lots	<u>0.78</u>	<u>0.95</u>
Driveways		
Sidewalks/paths		
Rooftops	<u>0.10</u>	<u>0.34</u>
Decks		<u>0.03</u>
Swimming pools/ponds		<u>0.01</u>
Other (Dumpster Pad)		<u>0.01</u>
Impervious Surface Area	<u>0.88</u>	<u>1.34</u>

*Note: Proposed awning/drop-off area included in rooftop area, not parking lot*

3) Imperviousness (I)

Existing Imperviousness (I)  $I_{pre} = \frac{\text{Impervious Surface Area}}{\text{Site Area}}$   
 $= \frac{0.88}{1.83}$   
 $= 48.1\%$

Proposed Imperviousness (I)  $I_{post} = \frac{\text{Impervious Surface Area}}{\text{Site Area}}$   
 $= \frac{1.34}{1.83}$   
 $= 73.2\%$

**B. Define Development Category (Circle)**

1) New Development: Existing Imperviousness less than 15% I (Go to Step 2A)

2) Redevelopment: Existing Imperviousness or 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 for the Critical Area only.



Section 4.0 Standard Application Process

**Step 2: Calculate the Predevelopment Load (L<sub>pre</sub>)**

**A. New Development**

$$\begin{aligned}
 L_{pre} &= (0.5) (A) \\
 &= (0.5) \times ( \quad ) \\
 &= \quad \text{lbs / year of total phosphorus}
 \end{aligned}$$

**B. Redevelopment**

$$\begin{aligned}
 L_{pre} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + (0.009) (I_{pre}) \\
 &= 0.05 + 0.009 ( 48.1 ) = 0.483 \\
 L_{pre} &= 0.483 \times 0.30 \times 1.83 \times 8.16 \\
 &= 2.16 \quad \text{(constant)}
 \end{aligned}$$

Where:

- L<sub>pre</sub> = Average annual load of total phosphorus exported from the pre-development site (lbs/year)
- R<sub>v</sub> = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I<sub>pre</sub> = Pre-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

## Section 4.0 Standard Application Process

**Step 3: Calculate the Post-Development Load (L<sub>post</sub>)****A. New Development and Redevelopment**

$$\begin{aligned}
 L_{\text{post}} &= (R_v) (C) (A) (8.16) \\
 R_v &= 0.05 + (0.009) (I_{\text{post}}) \\
 &= 0.05 + 0.009 (73.22) = 0.709 \\
 L_{\text{post}} &= 0.709 \times 0.30 \times 1.83 \times 8.16 \\
 &= 3.18 \quad (\text{constant})
 \end{aligned}$$

Where:

L <sub>post</sub>	=	Average annual load of total phosphorus exported from the post-development site (lbs/year)
R <sub>v</sub>	=	Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
I <sub>post</sub>	=	Post-development 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)**

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9) (L_{\text{pre}}) \\
 &= 3.18 \text{ minus } (0.9) \times 2.16 \\
 &= 1.23
 \end{aligned}$$

Where:

RR	=	Pollutant Removal Requirement (lbs/year)
L <sub>post</sub>	=	Average annual load of total phosphorus exported from the post-development site (lbs/year)
L <sub>pre</sub>	=	Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Section 4.0 Standard Application Process

**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	(Lpost)	X	(BMP RE)	X	(% of DA Served)	=	LR (lbs/year)
Surface Sand Filter	3.18	X	0.50	X	0.85	=	1.35
		X		X		=	
		X		X		=	
		X		X		=	

Load Removed, LR (Total) = 1.35  
 Pollutant Removal Requirement, RR (Step 4) = 1.23

Where:

- LR = Annual total phosphorus load removed by the proposed BMP (lbs / year)
- L post = Average annual load of total phosphorous 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

*Previously sent*

**JAMES M. HARKINS**  
HARFORD COUNTY EXECUTIVE



**JOSEPH KOCY**  
DIRECTOR OF PLANNING & ZONING

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

**HARFORD COUNTY GOVERNMENT**

**Department of Planning and Zoning**

October 11, 2002

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

RE: Tara Investments LLC

Dear Ms. McCleary:

We are submitting the enclosed plan for your comments. This project occurs along Md. Route 40, a revitalization district, and is within the Critical Area. The designation is an IDA and is adjacent to a RCA across Md. Route 24. Tara Investments LLC will be required to submit a 10% Pollutant Reduction Worksheet along with design features of the stormwater management systems. We will be attempting to get the owner to decrease the number of parking spaces shown in the plan, or to at least use a pervious surface for a portion of the spaces. Furthermore, Tara Investments will need to provide descriptions of their plans for minimization of impacts to the existing forested areas as well as the nearby tributary to Otter Point Creek.

Please review this project and let us know what your feelings are concerning the redevelopment of this property. Comments need to be received by October 31, 2002. If you have any questions please contact me at (410) 638-3103.

Sincerely,

Nick Walls  
Environmental Planner

NW/dl  
Encl:

*Preserving our values, protecting our future*

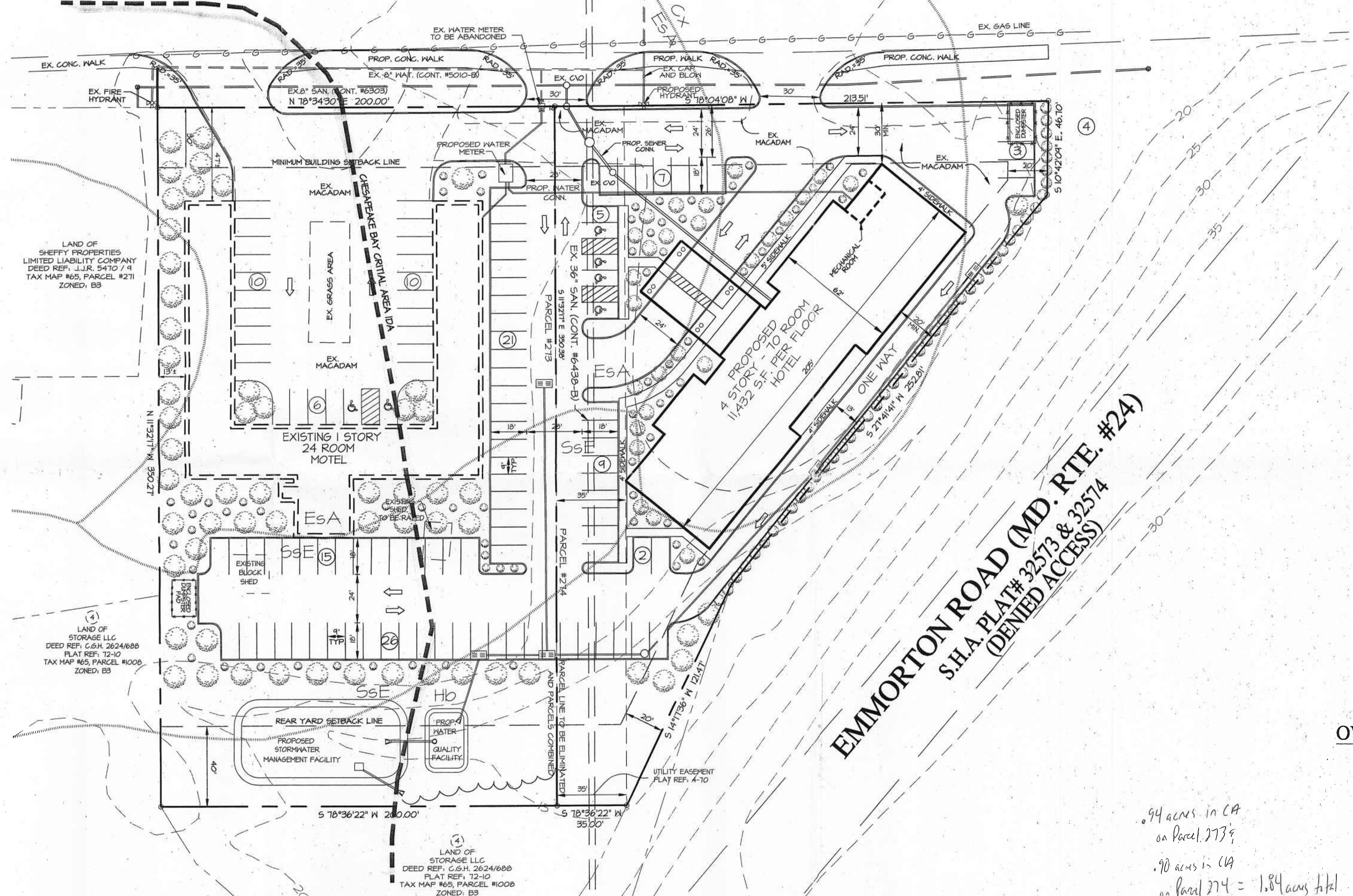
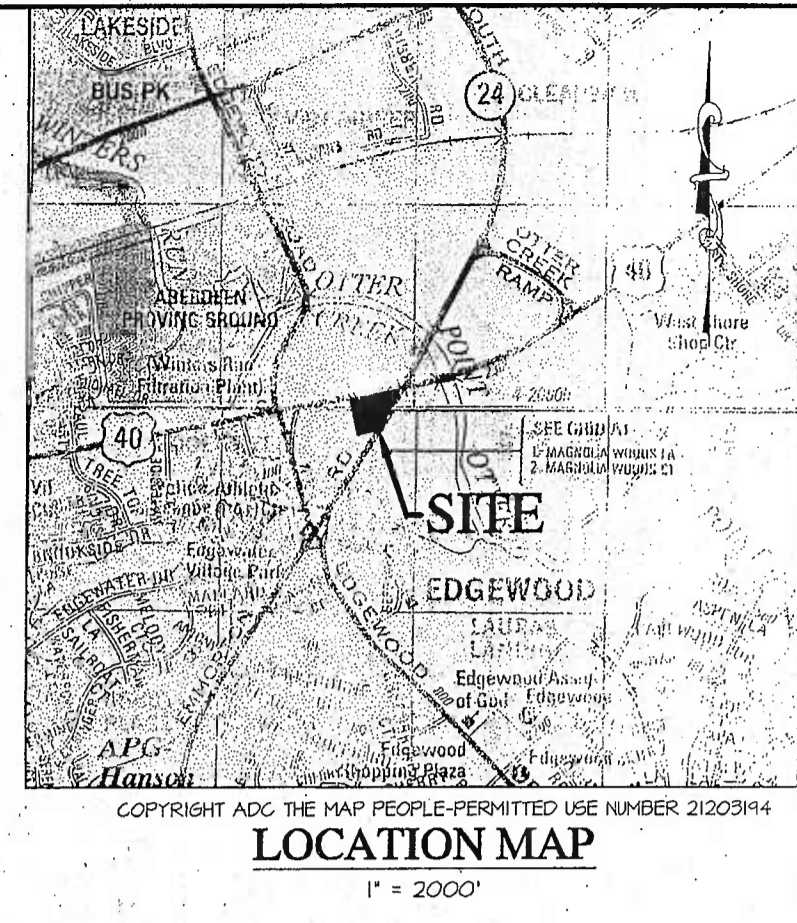
MY DIRECT PHONE NUMBER IS **(410) 638-3103**

220 SOUTH MAIN STREET BEL AIR, MARYLAND 21014 410-638-3000 • 410-879-2000 • TTY 410-638-3086 • www.co.ha.md.us

***This document is available in alternative format upon request.***



**PULASKI HIGHWAY (U.S. RTE. #40)**  
**S.H.A. PLAT #1416**



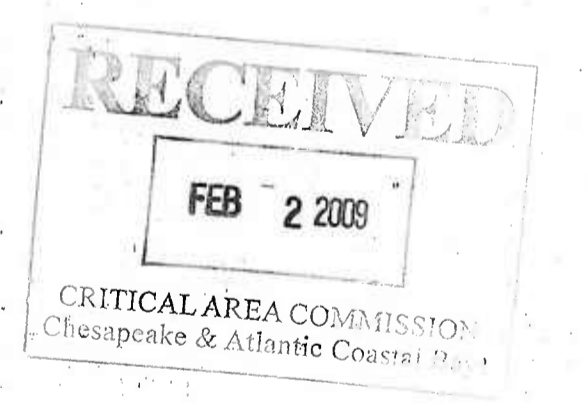
**EMMORTON ROAD (MD. RTE. #24)**  
**S.H.A. PLAT # 32573 & 32574**  
**(DENIED ACCESS)**

**SITE DATA**

- TOTAL ENCLOSED AREA: 2.51 AC±  
 PARCEL #274: 0.90 AC±  
 PARCEL #273: 1.61 AC±
- DEED REF. J.J.R. 4273/567 & J.J.R. 5410/4
- TAX MAP #65, PARCEL #273 & 274
- PARCEL #274 AND #273 WILL BE COMBINED INTO ONE LOT VIA RECORDED FINAL PLAT PRIOR TO BUILDING PERMIT APPLICATION
- PRESENT ZONING: B-3 (CHESAPEAKE SCIENCE AND SECURITY CORRIDOR)
- #271 INDICATES LOT ADDRESS FOR PARCEL #273
- EXISTING USE: PARCEL #273: MOTEL  
 PARCEL #274: GRAVEL PARKING LOT  
 PROPOSED USE: PARCEL #273: MOTEL  
 PARCEL #274: HOTEL
- PARKING REQUIREMENTS:  
 EXISTING MOTEL (24 ROOMS) AND 3 EMPLOYEES: 27 SPACES REQUIRED  
 PROPOSED HOTEL (70 ROOMS) AND 6 EMPLOYEES: 76 SPACES REQUIRED  
 PROPOSED II PERSON BOARD ROOM: 6 SPACES REQUIRED  
 TOTAL SPACES REQUIRED: 109 SPACES  
 TOTAL SPACES PROVIDED: 114 SPACES
- SITE CURRENTLY SERVICED BY PUBLIC WATER AND SEWER
- TOTAL BUILDING COVERAGE: 0.51 AC± OR 20% OF TOTAL ENCLOSED AREA
- TOTAL IMPERVIOUS AREA: 1.93 AC± 77% OF TOTAL ENCLOSED AREA
- SEDIMENT & EROSION CONTROL, LANDSCAPING AND LIGHTING TO BE DETAILED PRIOR TO BUILDING PERMIT.
- STORMWATER MANAGEMENT TO BE PROVIDED IN ACCORDANCE WITH THE 2000 DESIGN MANUAL PRIOR TO ISSUANCE OF GRADING PERMIT. STORMWATER MANAGEMENT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
- COMMERCIAL SERVICE APPLICATION #1084
- DRIVEWAY ENTRANCE CONSTRUCTION AND LOCATION TO BE APPROVED BY THE HARFORD COUNTY DEPARTMENT OF PUBLIC WORKS/STATE ROADS COMMISSION, WHEREVER APPLICABLE.
- THE SUBDIVISION MUST COMPLY WITH STATE REGULATIONS FOR UNDERGROUND ELECTRIC DISTRIBUTION AND TELEPHONE SERVICES.

**OWNER PARCELS #273 & #274**

TARA INVESTMENTS LLC  
 2209 PULASKI HIGHWAY  
 EDGEWOOD, MARYLAND 21040



94 acres in CA  
 on Parcel 273 &  
 90 acres in CA  
 on Parcel 274 = 1.84 acres total  
 in CA.

PLAN NO. 09-003  
 SERIES NO. 1/7/09  
 DATE 2/14/09  
 SCALE



**BAY STATE LAND SERVICES**  
 ENGINEERS SURVEYORS \* LAND PLANNERS ENVIRONMENTAL CONSULTANTS  
 P.O. BOX 853  
 Bel Air, Maryland 21014  
 PHONE: (410) 879-4747 FAX: (410) 420-3949

DAC PLAN - SERIES ONE  
 LAND OF  
**TARA INVESTMENTS LLC**  
 FIRST ELECTION DISTRICT  
 HARFORD COUNTY, MARYLAND

NO.	DATE	DESCRIPTION	BY

SCALE: 1"=30'	DATE: 1/7/09
JOB NO.: 03080	DRAWN / DESIGN BY: BWN
SHEET: 1 of 1	CHECKED BY: B.S.L.S.