

April 15, 2024

Morris & Ritchie Associates, Inc.
1220-B East Joppa Rd Suite 400K
Towson, MD 21286
Attn: Joshua Sharon

RE: The Heights at Hunt Valley
Stormwater Management Fee-in-Lieu
Loch Raven Reservoir Watershed
Project I.D. A009623
EPS Tracking Number: 03-24-4098

Dear Joshua Sharon:

This office has reviewed the information submitted and finds that a variance can be granted for this project under Section 33-4-113 of the Baltimore County Code. This section of the regulations allows a stormwater management variance to be granted if there were exceptional circumstances such that strict adherence to the provisions of this article would result in unreasonable hardship or practical difficulty and not fulfill the intent of this article.

This project is for construction of 52 new group homes, an assisted living facility, associated roads, and utilities. The majority of the will drain to an onsite stormwater management pond. This variance addresses the remaining portion of the site for which runoff cannot feasibly be conveyed to a stormwater management facility. The site has two outfall points, DP 3 and DP 4, for both existing and proposed conditions. Under the proposed conditions, both points discharge through forest buffers to stream channels as in existing conditions. The 100-yr discharge will increase from 155.3 cfs to 175.8 cfs at DP 3 and from 77.4 cfs to 109.1 cfs at DP 4. However, the outfalls and downstream conveyance systems have been analyzed for both existing and proposed conditions and it has been demonstrated that they can adequately convey the proposed increase in discharge for the 100-yr storm, therefore satisfying the requirements for a suitable outfall. In approving the variance, the following conditions must be met.

1. All runoff must be conveyed to a suitable outfall without imposing an adverse impact on the receiving waterbody, watercourse, wetland, storm drain or adjacent property.
2. The total area of land disturbance must be noted on the plan, limits of disturbance must be shown on the plan.
3. As much as possible, impervious areas should be conveyed as sheet flow through vegetated areas without concentrating or causing erosion.
4. Building down spouts should be discharged onto pervious areas where feasible.
5. Additional subdivision on these parcels and/or lots will require stormwater management controls for this site and the additional subdivision.
6. A payment in the amount of **\$ 24,840.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.46 acres, shall be made prior to permit approval. This is the rate for non-residential properties inside the Priority Funding Area and Urban Rural Demarcation Line. The payment should be in the form of a check **payable to Baltimore County Maryland** and should be submitted to the Finance and Administration Section of this Department.

Should there be further questions, please contact Ella Kaplan, E.I.T. at 410 887-3768.

Very truly yours,

/signed/

Kritty Udhin, P.E., Manager
Stormwater Management

KU:eak

c: Finance and Administration Section