

June 18, 2024

Clark Azar & Associates
20440 Century Blvd, Suite 220
Germantown, MD 20874
Attn: Lexie Refosco, P.E.

RE: Banneker Community Center
Stormwater Management Fee-in-Lieu
Gwynns Falls Watershed
Project I.D. S990445
EPS Tracking Number: 01-24-4137

Dear Lexie Refosco:

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 a new playground, new pathways, and ADA improvements. Under both existing and proposed conditions, the entire project area drains to an existing regional stormwater management pond. Two micro-biorententions are proposed on-site to meet the water quality portion of stormwater management requirements for this site, with quantity management provided by the existing regional pond. However, there is a portion of impervious area that cannot feasibly be routed to these practices. The proposed hydrology of the contributing drainage area and the hydraulics of the pond have been analyzed and it has been confirmed that the existing pond is adequate for providing 100-yr management under proposed conditions as in existing conditions. Therefore, there will be no downstream impacts due to the proposed improvements. 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 **\$ 10,283.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.19 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