

November 26, 2024

Attn: Aliza Hertzmark
Bohler Engineering
901 Dulaney Valley Road, Suite 801
Towson, MD 21204

RE: JPMC Catonsville-One Mile West Shopping Center
Stormwater Management Fee-in-Lieu
Patapsco River Watershed
Project I.D. A010860
EPS Tracking Number: 01-24-4224

Dear Aliza Hertzmark:

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 located at 6600 Baltimore National Pike and the proposed scope of work is to convert the existing Wendy's restaurant pad site with drive through to a proposed Chase Bank with drive through. The existing building will remain and the proposed improvements include parking lot changes, landscape areas and a proposed ADA pedestrian path connecting to the public right of way. The total limit of disturbance is 11,015 sf / 0.25 acres. The project is redevelopment with the reduction of impervious from 0.22 acres to 0.19 acres. The proposed impervious area to be treated is 3,690 sf / 0.08 acres and will be addressed through payment of fee in lieu. 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 **\$ 4,590.00 or \$ 54,000.00** per on-site impervious acre, in this case 0.085 acres, shall be made prior to EA approval. This is the rate for commercial 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 Charu Malhotra at 410 887-3768.

Very truly yours,

/signed/

Kritty Udhin, P.E., Manager
Stormwater Management

KU:cm

c: Finance and Administration Section