

October 8, 2024

Site Resources
4 North Park Drive, Suite 100
Cockeysville, MD 21030
Attn: Mark Hadley

RE: BCRA – Rocky Point Golf Course Clubhouse
Expansion
Stormwater Management Fee-in-Lieu
Back River Watershed
Project I.D. S940640
EPS Tracking Number: 07-24-4199

Dear Mark Hadley:

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. In approving the variance, the following conditions must be met.

This project is for an addition to the existing clubhouse and site improvements such as proposed utilities, retaining walls, ramps and cart paths/plaza space. Due to existing steep slopes, Chesapeake Bay Critical Area (CBCA) buffers, lack of existing storm drain infrastructure, high groundwater, and golf course's current programming, the project's impervious area requiring treatment (IART) of 18,295 sq ft will not be treated with SWM facilities.

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 **\$ 28,560.00 or \$ 68,000.00** per on-site impervious acre, in this case 0.42 acres, shall be made prior to EA approval. This is the rate for non-residential properties outside 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 Abiy Geleta, P.E at 410-887-3768.

Very truly yours,

/signed/

Kritty Udhin, P.E., Manager
Stormwater Management

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c: Finance and Administration Section