

December 20, 2024

Chuck Merritt
Merritt Development Consultants, Inc.
9831 Magledt Road
Baltimore, MD 21234

RE: Rye Property
Stormwater Management Fee-in-Lieu
Bird River Watershed
Project I.D. M170380
EPS Tracking Number: 05-24-4244

Dear Chuck Merritt:

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.

The project proposes to construct 6 single family dwellings and public road, totaling 0.79 acres of impervious and disturbing approximately 3.01 acres. Majority of the impervious area is treating via a micro-bioretenion and rooftop disconnection.

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 **\$ 9,400.00 or \$ 40,000.00** per on-site impervious acre, in this case 0.235 acres, shall be made prior to EA approval. This is the rate for 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 Vearle Cochran, P.E. at 410 887-3768.

Very truly yours,

/signed/

Kritty Udhin, P.E., Manager
Stormwater Management

KU:vd

c: Finance and Administration Section