

July 9, 2024

Bohler Engineering  
901 Dulaney Valley Rd, Suite 801  
Towson, MD 21204  
Attn: Brandon Rowe, P.E.

RE: Southern Crossroads  
Stormwater Management Fee-in-Lieu  
Patapsco River Watershed  
**Project I.D. D990780**  
**EPS Tracking Number: 01-24-4153**

Dear Brandon Rowe:

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 residential development including 182 town homes, associated roadways, utilities, amenities, and improvements to the SHA right-of-way. Stormwater management has been addressed on-site to the maximum extent practicable through six submerged gravel wetlands, two micro-bioretenions, and an underground Contech Stormfilter system. However, due to site constraints, the full ESD volume could not be met and a request was submitted to address the shortfall through payment of a fee-in-lieu. The site has eight outfall points (POIs). 10-year management is provided for all eight POIs and 100-yr management is provided for POI 1 and 4 through quantity management in the submerged gravel wetlands and underground detention system. It has been confirmed that with the aforementioned quantity management provisions, the existing and proposed infrastructure has adequate capacity to convey the runoff from the proposed development without causing any adverse impacts downstream. 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 disturbance must be noted on the plan and 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. A payment in the amount of **\$ 91,600.00 or \$ 40,000.00** per on-site impervious acre, in this case 2.29 acres, shall be made prior to final plan 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 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