

December 20, 2024

Bohler Engineering  
901 Dulaney Valley Road, Suite 801  
Towson, MD 21204  
Attn: Jennifer Bass

RE: Tradepoint Atlantic Project Sandlot  
Stormwater Management Timing Variance for New Development  
Baltimore Harbor Watershed  
**Project ID # M220184**  
**Tracking # 07-24-4247**

Dear Jen Bass:

***This letter supersedes the previous timing variance letter issued June 1, 2023 under the tracking number 07-23-3900.***

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 variance is issued under the criteria outlined for the Tradepoint Atlantic Tin Mill Canal Regional Stormwater Management Facility, variance tracking number 07-20-3365, signed February 9, 2021.

This project is for construction of a warehouse building, storage yard, and associated parking and utilities. The total disturbed area for this site is 576,652 square feet or 13.24 acres. The stormwater management requirement is based on new development criteria, using 100% of the proposed impervious area of 448,232 square feet. This project lies outside the drainage area to the regional facility, and thus claims credit at a 2.25:1 ratio of credits: impervious area.

The Environmental Agreement (EA\_2024\_00026) for the Tradepoint Atlantic Tin Mill Canal Regional Stormwater Management Facility was approved February 16, 2024 with a Stormwater Management security of **\$5,067,299.50**, which covers the entire anticipated cost of construction for the regional pond. The previous variance for this project was granted prior to the approval of the Environmental Agreement for the regional pond and a security based on the previously proposed scope of work (\$552,960) was therefore posted under EA\_2023\_00105. This security has since been released due to the aforementioned bond posted for the regional pond. Therefore, no further SWM securities will be required for TPA projects utilizing the credit bank.

The regional facility was approved to provide impervious surface treatment for the equivalent of 1533.36 acres. Including this project, to date 616.86 acres of impervious area have been credited as treated, leaving 916.51 in the credit bank as per version 12/20/24 of the master spreadsheet.

Should there be further questions, please contact Ella Kaplan, E.I.T. at 410 887-3768.

Very truly yours,

/signed/

Krity Udhin, P.E., Manager  
Stormwater Management

KU:eak

c: Finance and Administration Section