

December 20, 2024

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

RE: Tradepoint Atlantic SH Bell
Stormwater Management Timing Variance for New Development
Baltimore Harbor Watershed
Project ID # M220317
Tracking # 07-24-4248

Dear Jen Bass:

This letter supersedes the previous timing variance letter issued March 9, 2023 under the tracking number 07-23-3850. 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 scale house, office, and truck shed and additional dock areas at the existing building as well as pavement improvements, curb and gutter, and storm drains. The total disturbed area for this site is 350,583 square feet or 8.05 acres. The stormwater management requirement is based on new development criteria, using 100% of the proposed impervious area of 350,583 square feet. This project lies inside the drainage area to the regional facility, and thus claims credit at a 1:1 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. 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 616.74 acres of impervious area have been credited as treated, leaving 916.62 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/

Kritty Udhin, P.E., Manager
Stormwater Management

KU:eak

c: Finance and Administration Section