



ARM Group LLC

Engineers and Scientists

August 26, 2020

Ms. Barbara Brown
Project Coordinator
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, MD 21230

Re: RADWP Addendum
Area B: Sub-Parcel B6-3
Tradepoint Atlantic
Sparrows Point, MD 21219

Dear Ms. Brown:

On behalf of EnviroAnalytics Group, LLC (EAG), ARM Group LLC (ARM) is pleased to submit the following Response and Development Work Plan (RADWP) Addendum to the Maryland Department of the Environment (MDE) and the United States Environmental Protection Agency (USEPA). This RADWP Addendum is being submitted to document proposed modifications to the utility plan for the Sub-Parcel B6-3 development project on the Tradepoint Atlantic property located in Sparrows Point, Maryland. This includes modifications to external utility alignments and tie-in locations.

A RADWP is currently being implemented for Sub-Parcel B6-3. The previously submitted RADWP (Revision 1 dated June 17, 2020) was approved by the MDE and USEPA via email on June 22, 2020.

Project Description

The proposed work will include modifications to stormwater, sanitary sewer and force main, gas, electric, and telephone utility alignments and connection tie-ins to the Sub-Parcel B6-3 facility. Several alignments will be completed outside of the Sub-Parcel B6-3 boundary in external construction areas. The proposed stormwater utility will extend north to connect to the Tin Mill Canal (TMC). The sanitary sewer and force main utility will connect to an existing force main system to the northeast. Proposed gas, electric, and telephone connection tie-ins will be completed at the southeastern corner of Sub-Parcel B6-3 at Sparrows Point Boulevard. Note that, because the utility alignments have changed, the areas originally designated as “External Construction” areas in the approved RADWP are superseded by this revised plan.

Appendix A contains selected project construction drawings for the proposed work. *Sheet C-501* provides an overview of the proposed utility alignments, and *Sheet C-502* through *Sheet C-505* present the detail drawings. **Figure 1** provides an overview of the proposed work, incorporating the information shown on *Sheet C-501* to indicate the amended utility alignments as well as the associated limit of disturbance (LOD) for the development project.

Note that the installation of the outfall piping at the TMC has already been completed. This work was completed using OSHA certified HAZWOPER trained construction crews. The contractor has been instructed to cease all work on the TMC. The section of disturbed cap within the TMC will be replaced as originally constructed with a geotextile filter fabric overlain by rip-rap lining up to the final top of bank grade (with a minimum cap thickness of 2 feet). Work has been discontinued at the TMC until this Addendum is approved. The final capping will be performed by OSHA certified HAZWOPER trained construction crews. With the exception of the TMC outfall, the work covered by this Addendum does not include disturbances of any pre-existing cap.

Summary of Environmental Conditions

Proposed work extends outside of the area previously addressed by the Sub-Parcel B6-3 RADWP. Therefore, supplemental soil and groundwater data proximate to the proposed utility alignments and connection tie-ins are provided herein.

Soil boring locations from the Parcel B6 Phase II Investigation relevant to Sub-Parcel B6-3 are shown on **Figure S1** and **Figure S2**. One new soil boring location (B6-075-SB) has been selected as it provides relevant soil data in the vicinity of the stormwater and sanitary sewer force main near the northern end of the project. Soil sample results that exceeded the Project Action Limits (PALs) at the soil borings, including this new location, are shown on **Figure S1** and **Figure S2**. Arsenic was the only PAL exceedance at B6-075-SB.

Groundwater sampling locations from the Finishing Mills Groundwater Phase II Investigation relevant to Sub-Parcel B6-3 are shown on **Figure GW1**. One new groundwater sample location (TM18-PZM005) has been selected to characterize groundwater around the modified utility alignments. Aqueous PAL exceedances at this location include two SVOCs (benz[a]anthracene and naphthalene), two inorganics (total lead and manganese), and DRO. Based on groundwater elevation data obtained during the Finishing Mills Groundwater Phase II Investigation, groundwater may be encountered during ground intrusive work including excavations and utility trenching. All groundwater encountered will be managed in accordance with the protocols outlined in the RADWP, as specified below.

General Work Requirements

The construction of the proposed utilities will remain subject to the development implementation protocols outlined in the RADWP, including but not limited to the following:



- Oversight will be provided by an Environmental Professional (EP) during ground intrusive construction activities to ensure compliance with soil screening requirements, and proper water management.
- Development activities will be conducted under the property-wide Health and Safety Plan (provided as Appendix H of the RADWP).
- Any ground intrusive work will be performed using Modified Level D Personal Protective Equipment (PPE) in accordance with the requirements outlined in the approved PPE Standard Operational Procedure (SOP) (provided as Appendix C of the RADWP).
- Erosion and sediment controls will be installed as required.
- Dust monitoring will be implemented as required (see Section 5.1.5 of the RADWP).
- If dewatering is necessary, sampling and disposal will be conducted as required (see Section 5.2.2 of the RADWP).
- The Utility Excavation NAPL Contingency Plan will be implemented as required (provided as Appendix G of the RADWP).

In accordance with the RADWP, all utility trenches will be backfilled with bedding and backfill materials approved by the MDE. During field screening by the EP, if there is no evidence of significant contamination (i.e., elevated PID readings, staining, petroleum materials, etc.) the excavated materials will be proposed as backfill within the utility trenches, or placed elsewhere on the Sub-Parcel B6-3 under areas to be capped. The EP will monitor the soil excavation activities for signs of significantly contaminated material which may not be suitable for reuse. In general, all excavated materials are expected to be suitable for replacement within the utility trenches.

Any notable or non-standard conditions, including but not limited to staining, strong odors, discoloration, evidence of NAPL, or other evidence of contamination which has not previously been characterized, will be reported to the MDE. If required, preventive measures will be implemented in accordance with the Utility Excavation NAPL Contingency Plan to prevent the discharge to, or migration of, petroleum product along a utility conduit via 1) the use of low permeability backfill or 2) installation of trench plugs along the alignment.

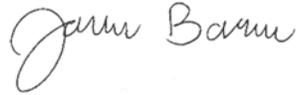
Schedule & Reporting

As noted above, Modified Level D PPE will be used throughout the implementation of this utility installation fieldwork in accordance with the approved SOP to ensure Construction Worker safety. Tradepoint Atlantic intends to complete tying in and capping the TMC outfall upon agency approval, with an estimated completion date of September 2020. The modified utility installations and tie-ins will be documented in the same Development Completion Report as the remainder of Sub-Parcel B6-3.



If you have any questions, or if we can provide any additional information at this time, please do not hesitate to contact ARM Group LLC at 410-290-7775.

Respectfully Submitted,
ARM Group LLC



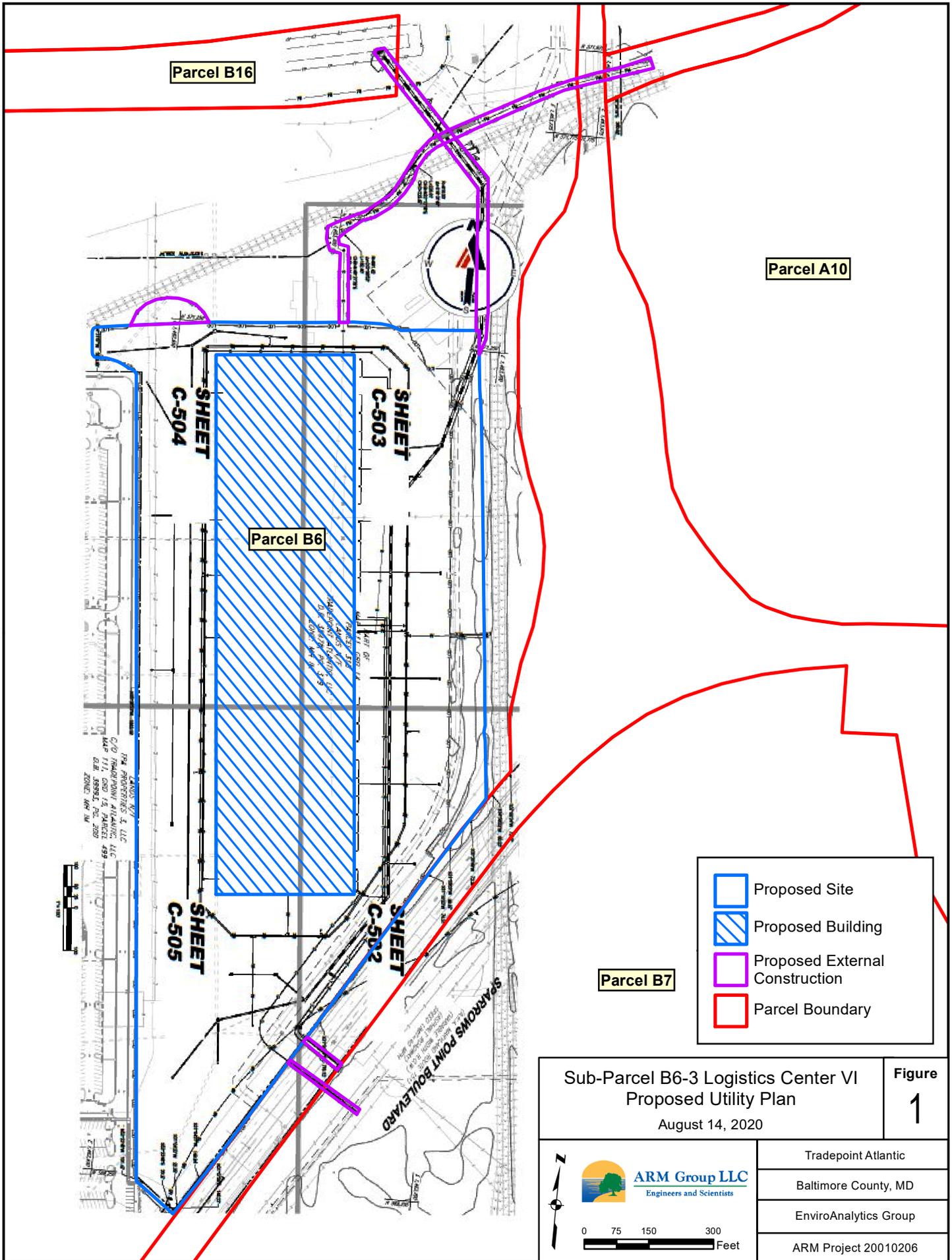
Joshua M. Barna, G.I.T.
Staff Geologist

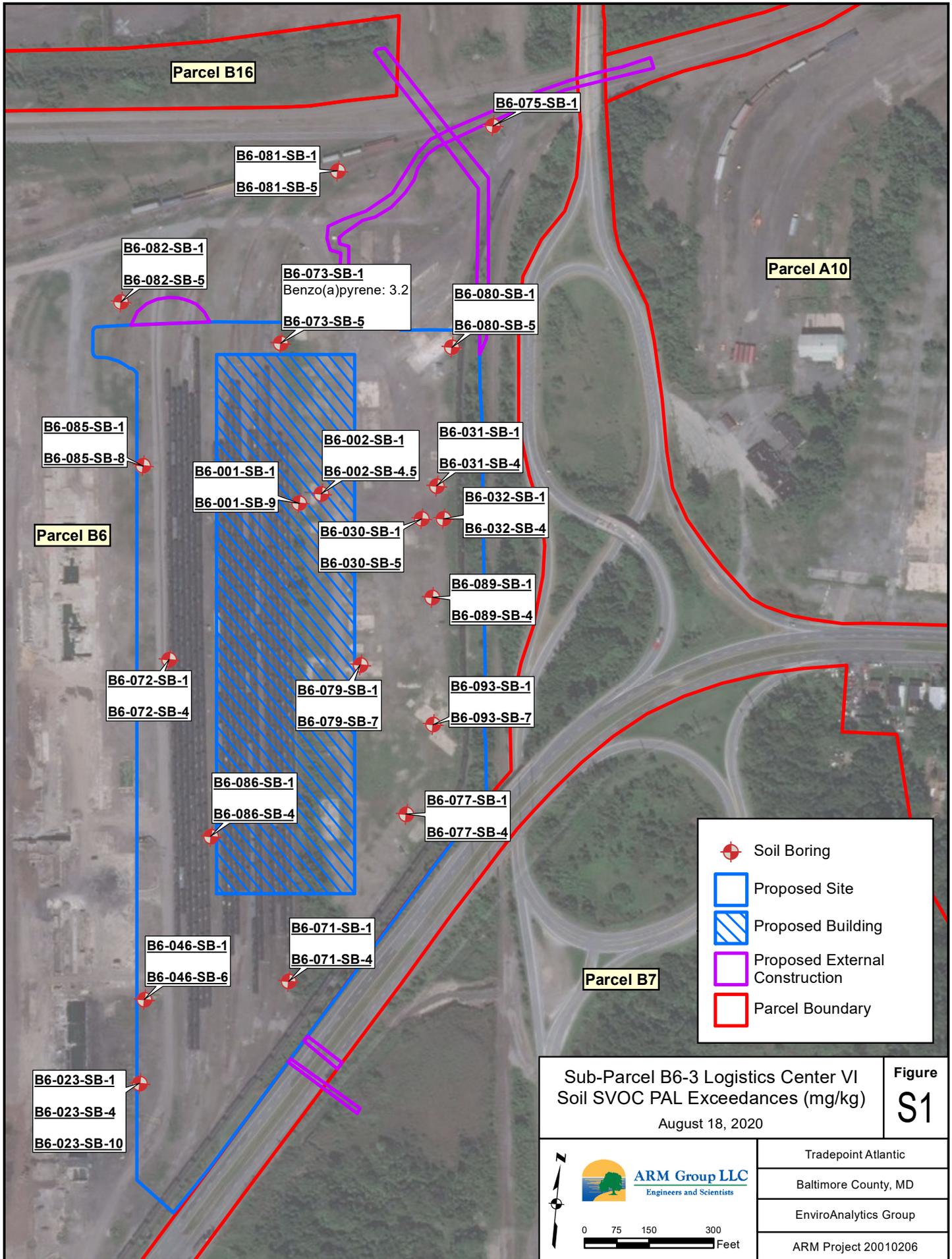


T. Neil Peters, P.E.
Senior Vice President



FIGURES





Sub-Parcel B6-3 Logistics Center VI
Soil SVOC PAL Exceedances (mg/kg)

August 18, 2020

Figure
S1



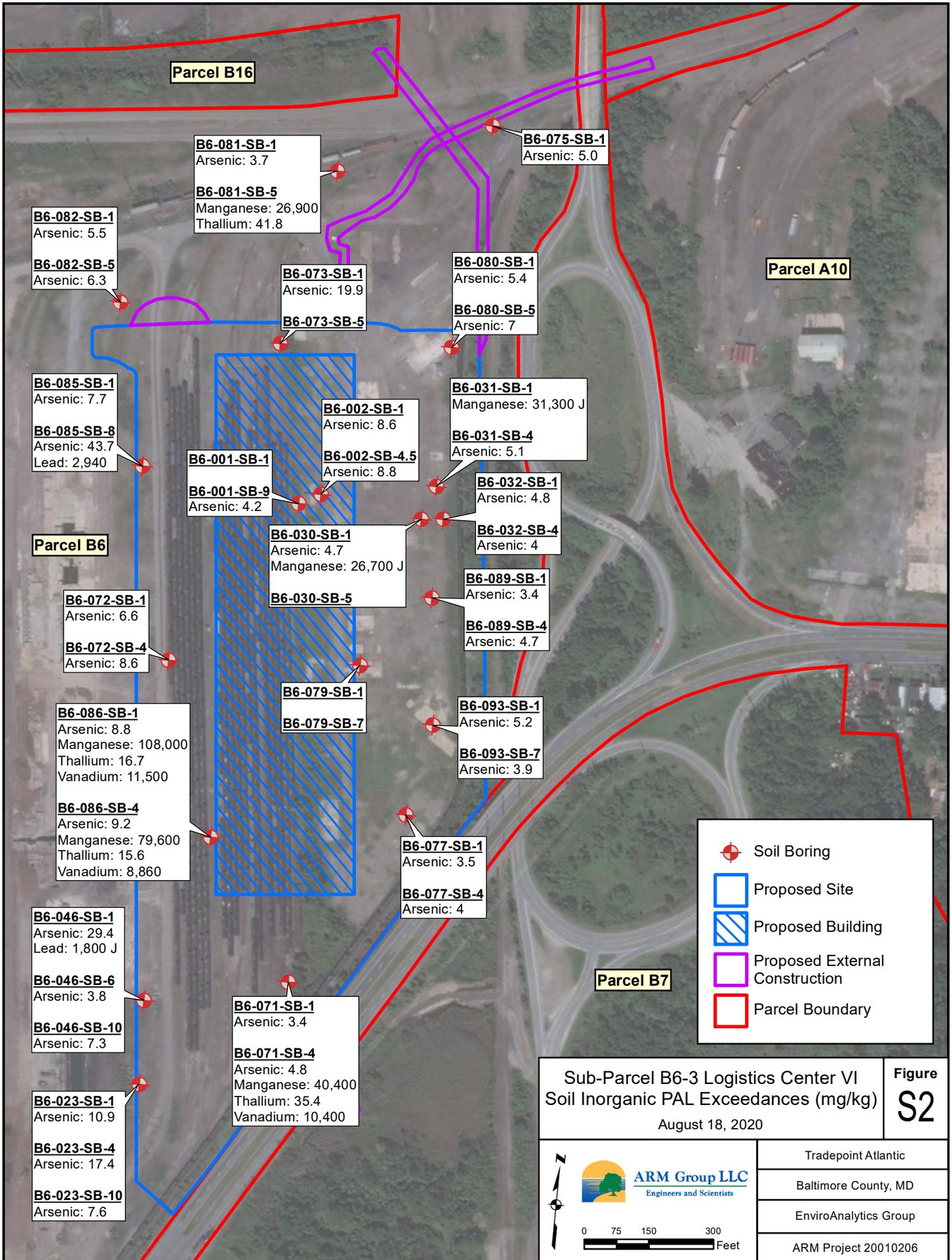
0 75 150 300
Feet

Tradepoint Atlantic

Baltimore County, MD

EnviroAnalytics Group

ARM Project 20010206



Parcel B16

Parcel A10

Parcel B6

Parcel B7

B6-081-SB-1
Arsenic: 3.7

B6-081-SB-5
Manganese: 26,900
Thallium: 41.8

B6-075-SB-1
Arsenic: 5.0

B6-082-SB-1
Arsenic: 5.5

B6-082-SB-5
Arsenic: 6.3

B6-073-SB-1
Arsenic: 19.9

B6-073-SB-5

B6-080-SB-1
Arsenic: 5.4

B6-080-SB-5
Arsenic: 7

B6-085-SB-1
Arsenic: 7.7

B6-085-SB-8
Arsenic: 43.7
Lead: 2,940

B6-002-SB-1
Arsenic: 8.6

B6-002-SB-4.5
Arsenic: 8.8

B6-031-SB-1
Manganese: 31,300 J

B6-031-SB-4
Arsenic: 5.1

B6-001-SB-1

B6-001-SB-9
Arsenic: 4.2

B6-032-SB-1
Arsenic: 4.8

B6-032-SB-4
Arsenic: 4

B6-072-SB-1
Arsenic: 6.6

B6-072-SB-4
Arsenic: 8.6

B6-030-SB-1
Arsenic: 4.7
Manganese: 26,700 J

B6-030-SB-5

B6-089-SB-1
Arsenic: 3.4

B6-089-SB-4
Arsenic: 4.7

B6-086-SB-1
Arsenic: 8.8
Manganese: 108,000
Thallium: 16.7
Vanadium: 11,500

B6-079-SB-1

B6-079-SB-7

B6-093-SB-1
Arsenic: 5.2

B6-093-SB-7
Arsenic: 3.9

B6-086-SB-4
Arsenic: 9.2
Manganese: 79,600
Thallium: 15.6
Vanadium: 8,860

B6-077-SB-1
Arsenic: 3.5

B6-077-SB-4
Arsenic: 4

B6-046-SB-1
Arsenic: 29.4
Lead: 1,800 J

B6-046-SB-6
Arsenic: 3.8

B6-046-SB-10
Arsenic: 7.3

B6-071-SB-1
Arsenic: 3.4

B6-071-SB-4
Arsenic: 4.8
Manganese: 40,400
Thallium: 35.4
Vanadium: 10,400

B6-023-SB-1
Arsenic: 10.9

B6-023-SB-4
Arsenic: 17.4

B6-023-SB-10
Arsenic: 7.6

-  Soil Boring
-  Proposed Site
-  Proposed Building
-  Proposed External Construction
-  Parcel Boundary

Sub-Parcel B6-3 Logistics Center VI
Soil Inorganic PAL Exceedances (mg/kg)
August 18, 2020

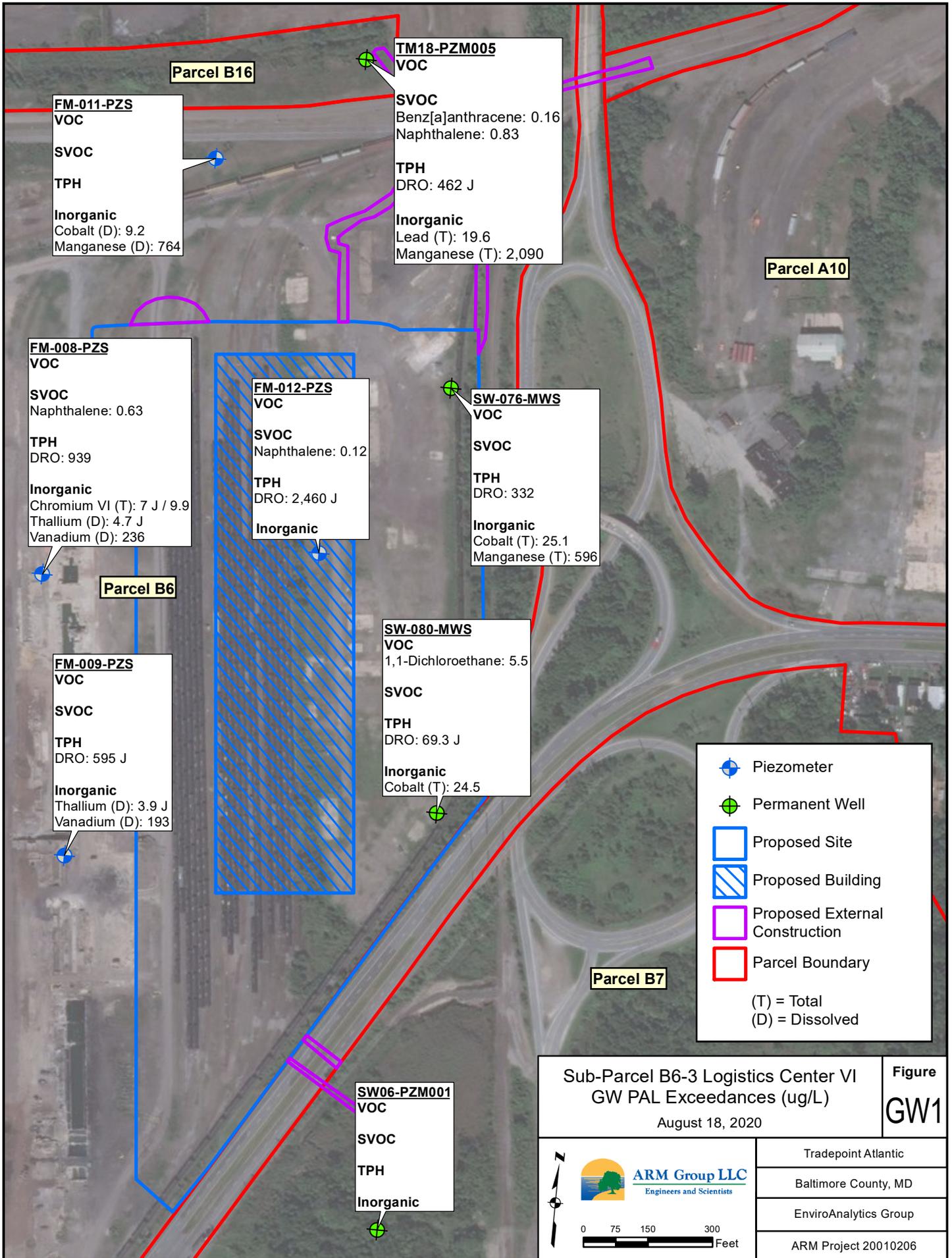
Figure
S2



ARM Group LLC
Engineers and Scientists

0 75 150 300
Feet

Tradepoint Atlantic
Baltimore County, MD
EnviroAnalytics Group
ARM Project 20010206

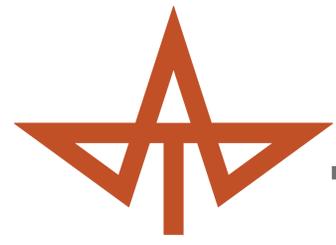


APPENDIX A

STANDARD DRAWING LEGEND FOR ENTIRE PLAN SET	
LIMIT OF WORK	LOW
LIMIT OF DISTURBANCE	LOG
EXISTING NOTE	PROPOSED NOTE
ONSITE PROPERTY LINE / R.O.W. LINE	
NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
EASEMENT LINE	
SETBACK LINE	
CURB AND GUTTER	
CONCRETE CURB & GUTTER	
UTILITY POLE WITH LIGHT	
POLE LIGHT	
TRAFFIC LIGHT	
UTILITY POLE	
TYPICAL LIGHT	
ACORN LIGHT	
TYPICAL SIGN	
PARKING COUNTS	
CONTOUR LINE	
SPOT ELEVATIONS	
SANITARY LABEL	
STORM LABEL	
SANITARY SEWER LATERAL	
UNDERGROUND WATER LINE	
UNDERGROUND ELECTRIC LINE	
UNDERGROUND GAS LINE	
OVERHEAD WIRE	
UNDERGROUND TELEPHONE LINE	
UNDERGROUND CABLE LINE	
STORM SEWER	
SANITARY SEWER MAIN	
HYDRANT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER METER	
WATER VALVE	
GAS VALVE	
GAS METER	
TYPICAL END SECTION	
HEADWALL OR ENDWALL	
GRATE INLET	
CURB INLET	
CLEAN OUT	
ELECTRIC MANHOLE	
TELEPHONE MANHOLE	
ELECTRIC BOX	
ELECTRIC PEDESTAL	
MONITORING WELL	
TEST PIT	
BENCHMARK	
BORING	

STANDARD ABBREVIATIONS FOR ENTIRE PLAN SET	
AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
L/S	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

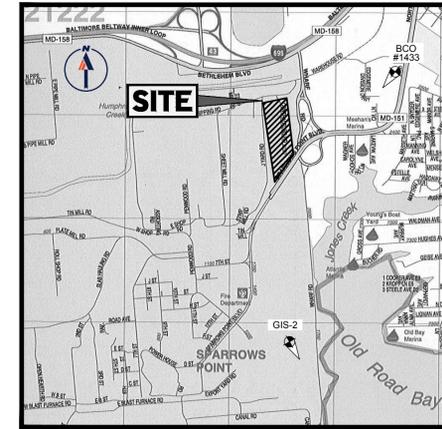
PROJECT VIPER



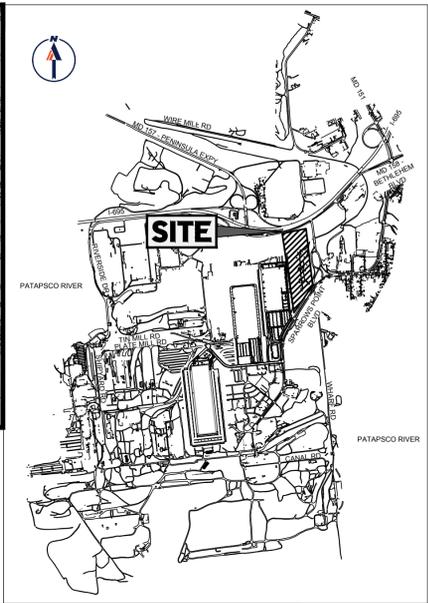
FOR TRADEPOINT ATLANTIC

MASS GRADING PLANS

LOCATION OF SITE
 1800 SPARROWS POINT BOULEVARD
 BALTIMORE, MD 21219
 TM 111, GRID 14, PARCEL 318
 ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 7
 BALTIMORE COUNTY



LOCATION MAP
 COPYRIGHT ADC THE MAP PEOPLE
 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'



VICINITY MAP
 SCALE: 1"=3000'

OWNER/DEVELOPER
 TRADEPOINT ATLANTIC, LLC
 1800 SPARROWS POINT BLVD
 BALTIMORE, MD 21219
 CONTACT: JOHN MARTIN III, PE
 PHONE: 301-651-3656

PREPARED BY

BOHLER

CONTACT: MICHAEL J. GESELL, P.E.

REFERENCES	GOVERNING AGENCIES
<ul style="list-style-type: none"> EXISTING CONDITIONS CAD FILES PROVIDED BY TRADEPOINT ATLANTIC ENTITLED "BASE - UTILITIES", "BASE - TOPO", "BASE - PLANOMETRICS" RECEIVED: 5/27/16 ROUGH GRADING PLANS ENTITLED "ROUGH GRADING PLAN - LOGISTICS CENTER VI" PREPARED BY: BOHLER ENGINEERING DATE: 3/17/20 SURVEY ENTITLED "TOPOGRAPHIC SURVEY, TRADE POINT B6 EAST, 1600 SPARROWS POINT ROAD, 15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND" PREPARED BY: BOHLER ENGINEERING DATE: 3/20/20 	<ul style="list-style-type: none"> BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS 111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 CONTACT: STEVE WALSH PHONE: (410) 887-3306 MARYLAND DEPARTMENT OF THE ENVIRONMENT 1800 WASHINGTON BOULEVARD BALTIMORE, MD 21230 CONTACT: CHIMERE EATON PHONE: (410) 537-4311 BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY 111 WEST CHESAPEAKE AVENUE, ROOM 319 TOWSON, MD 21204 CONTACT: KRITTY UDWIN, P.E. PHONE: (410) 887-3321 BALTIMORE COUNTY DEPARTMENT OF DEVELOPMENT MANAGEMENT 111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 CONTACT: LLOYD MOXLEY PHONE: (410) 887-3306 CABLE: COMCAST BUSINESS SERVICES 5001 METRO DRIVE BALTIMORE, MD 21215 PHONE: (800) 391-3000 TELEPHONE VERIZON 99 SHAWAN ROAD COCKEYSVILLE, MD 21030 PHONE: (410) 293-5793 STORM DRAIN: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS 111 WEST CHESAPEAKE AVENUE TOWSON, MD 21204 CONTACT: STEVE WALSH PHONE: (410) 887-3306

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
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UTILITY PLAN	C-502 - C-505
STORM PIPE AND STRUCTURE SCHEDULES	C-506 (GRADING 6 OF 6)
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PHASE I EROSION AND SEDIMENT CONTROL PLAN	C-602 - C-605 (E&S 3 - 6 OF 15)
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FORCE MAIN PROFILES	C-818
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OWNER'S/DEVELOPER'S CERTIFICATION:
 I/WE HEREBY CERTIFY THAT ANY CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I/WE ALSO CERTIFY THAT THE SITE WILL BE INSPECTED AT THE END OF EACH WORKING DAY, AND THAT ANY NEEDED MAINTENANCE WILL BE COMPLETED SO AS TO INSURE THAT ALL SEDIMENT CONTROL PRACTICES ARE LEFT IN OPERATIONAL CONDITION. I/WE AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.

SIGNATURE OWNER/DEVELOPER _____ DATE _____

PRINT NAME _____ TITLE _____

CONSULTANT'S CERTIFICATION:
 I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE CONSULTANT _____ DATE _____

MICHAEL J. GESELL, PE
 PRINT NAME _____ M D LICENSE NUMBER _____

44097
 E&S 1 OF 15
 MDE PROJECT #20-SF-0155

REVIEWED AND APPROVED FOR SEDIMENT CONTROL UNDER SECTION 4-105

BY _____ DATE _____

MARYLAND DEPARTMENT OF THE ENVIRONMENT
 TRACKING # DRC-2020-00034; DRC# 0324202; DSC# 1507

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	REV. PER MDE COMMENTS	DRAWN BY
1	05/26/2020		MJG	MJG
2	6/19/2020	REVISED TO LOWER SITE	MJR	MJR
3	7/7/2020	REV. PER ARCHITECT COMMENTS	MJG	MJG
4	7/27/20	REV PER CLIENT COMMENT	ISL	MJG

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MD1620669
 DRAWN BY: ISL
 DATE: 03/16/2020
 CAD: SDP-4

PROJECT VIPER LC VI
 FOR
TRADEPOINT ATLANTIC
 MASS GRADING PLANS
 1800 SPARROWS POINT BOULEVARD
 BALTIMORE, MD 21219
 TM 111, GRID 14, PARCEL 318
 ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 7
 BALTIMORE COUNTY

BOHLER
 901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

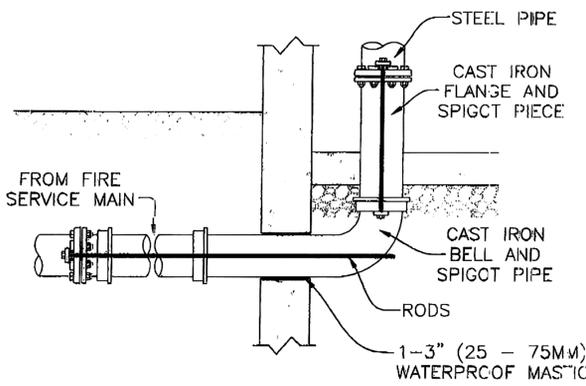
M.J. GESELL
 PROFESSIONAL ENGINEER
 PROFESSIONAL CERTIFICATION
 I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097, EXPIRATION DATE: 6/30/21

SHEET TITLE: **COVER SHEET**

SHEET NUMBER: **C-101**

REVISION 4 - 7/27/20

HYDRO1620669-DRAWINGS-PLAN SET-MASS GRADING PLANS-DTD202008-SDP-3---LAYOUT: C-101 - COVER SHEET



TYPICAL CONNECTION TO STANDPIPE RISER
NOT TO SCALE

BALTIMORE COUNTY FIRE LINE UTILITY NOTES

- THE OVERALL INSTALLATION AND DESIGN SHALL BE IN COMPLIANCE WITH NFPA 24, 2007 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES"; THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS, "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION"; AND THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS "DESIGN MANUAL".
- ALL RODDING, CLAMPS, NUTS, BOLTS, AND OTHER RESTRAINING DEVICES EXCEPT THRUST BLOCKS, SHALL BE CLEANED AND COATED WITH BITUMINOUS OR ASPHALT. NFPA 24, 2007 EDITION, SECTION 10.8.3.5.
- FERROUS METAL PIPING, IF UTILIZED, SHALL BE LINED, AND STEEL PIPE SHALL BE COATED AND WRAPPED. NFPA 24, 2007 EDITION, SECTIONS 10.1.2, 10.1.3, 10.1.6, 10.1.6.2.
- ALL PIPING, FITTINGS, AND JOINTS SHALL MEET THE REQUIREMENTS SET FORTH IN NFPA 24, 2007 EDITION, SECTION 10.1 THROUGH 10.3.5.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL CHANGES IN DIRECTION IN THE PIPELINE, AND AT ALL TEES, PLUGS, CAPS, AND BENDS. THRUST BLOCKS SHALL CONFORM TO THE BEARING AREAS NOTED IN THE TEXT OF THE STANDARD AND CONFIGURATIONS NOTED IN THE APPENDIX. NFPA 24, 2007 EDITION, SECTIONS 10.8.1.1 AND 10.8.2.
- ALL VALVES (2") CONTROLLING WATER SUPPLIES SHALL BE INSTALLED IN STANDARD VAULTS AS DETAILED BY THE BCDPW "STANDARD SPECIFICATION AND DETAILS FOR CONSTRUCTION" MANUAL, OR SHALL UTILIZE APPROVED POST INDICATOR VALVES. ROADWAY BOXES ARE NOT ACCEPTABLE. NFPA 24, 2007 EDITION, SECTIONS 6.1, 6.3 AND 6.4; BCDPW "DESIGN MANUAL", WATER MAIN SECTION, SECTION 2-4.7.
- FIRE HYDRANTS, PUBLIC AND PRIVATE SHALL BE LISTED OR BE FM OR BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS APPROVED THREE (3) OUTLET HYDRANTS. OUTLETS SHALL BE 2-2 1/2" NST AND 1-4 1/2" BALTIMORE COUNTY STEAMER THREAD. NFPA 24, 2007 EDITION, SECTION 7.1.1 AND 7.1.1.2 BCDPW "DESIGN MANUAL", SECTION 2-4.4 STEAMER THREAD, AS DETAILED ON BCDPW PLATE W-3C, DATED 3/5/82, BALTIMORE COUNTY BILL 48-10 SECTION 1:18.3.3.1(3) AND 1:18.3.5.2.
- FIRE HYDRANTS SHALL HAVE A CENTERLINE SET BACK FROM THE CURB OF 24" AND SHALL HAVE THE CENTERLINE OF THE 4-1/2" STEAMER CONNECTION NO LESS THAN 17" NOR MORE THAN 30" ABOVE FINISHED GRADE, FACING THE ACCESS DRIVE. BCDPW "STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION", PLATE W-3A, W-3B.
- FIRE LINES ARE SUBJECT TO A MINIMUM OF A 200-PSI HYDROSTATIC TEST IN ACCORDANCE WITH NFPA 24, 2007 EDITION, SECTION 10.10.2.2.1. ALL THRUST BLOCKS, TIE RODS, VALVES, FITTINGS, AND HYDRANT DRAIN FIELDS SHALL BE EXPOSED FOR FIRE DEPARTMENT INSPECTION AT THE TIME OF THE TEST. PIPE JOINTS MAY BE COVERED AT THE TIME OF THE TEST.
- THE MINIMUM DEPTH OF COVER FOR ALL UNDERGROUND FIRE LINES SHALL BE A MINIMUM OF 4'-0" MEASURED FROM THE TOP OF THE PIPE. NFPA 24, 2007 EDITION, SECTION 10.4 AND TABLE A10.5.1.
- PIPE SHALL NOT BE RUN MORE THAN ONE PIPE LENGTH (APPROXIMATELY 20 FEET) UNDER BUILDINGS. FITTINGS SHALL NOT BE LOCATED WITHIN THE BEARING AREA OF ANY FOUNDATIONS UNLESS APPROVED BY THE DESIGN ENGINEER. NFPA 24, 2007 EDITION, SECTION 10.6.
- SPOOL PIECES ON VERTICAL RISES OR HORIZONTAL STUB-INS SHALL BE WELDED OR SCREWED FLANGE, OR LISTED UNIFLANGE TYPE FITTING. NOTE: UNIFLANGE TYPE FITTINGS SHALL BE SPECIFICALLY LISTED FOR ABOVEGROUND USE.
- ON SITE (PRIVATE) HYDRANTS SHALL BE PAINTED RED, IN ORDER TO DISTINGUISH THEM FROM (ORANGE) PUBLIC HYDRANTS. BALTIMORE COUNTY BILL 48-10, SECTION 1:18.3.5.2.
- COORDINATE HYDROSTATIC TEST AND FLUSH WITH CONTRACTOR INSTALLING STUB-IN, SUCH THAT ENTIRE LEAD-IN IS TESTED AS A SINGLE UNIT.
- COORDINATE HYDROSTATIC TEST AND FLUSH WITH CONTRACTOR INSTALLING LEAD-IN SUCH THAT ENTIRE LEAD TO THE BASE OF THE RISER IS TESTED AS A SINGLE UNIT.
- RESTRAINED JOINT SYSTEMS. FIRE MAINS UTILIZING RESTRAINED JOINT SYSTEMS SHALL INCLUDE THE FOLLOWING PER NFPA 24, 2007 EDITION, SECTION 10.8.3.
 - LOCKING MECHANICAL OR PUSH-ON JOINTS
 - MECHANICAL JOINTS UTILIZING SETSCREW RETAINER GLANDS
 - BOLTED FLANGE JOINTS
 - HEAT-FUSED OR WELDED JOINTS
 - PIPE CLAMPS AND TIE RODS
 - OTHER APPROVED METHODS OR DEVICES.
- PRIVATE HYDRANTS SUPPLIED BY FIRE PUMPS; PRIVATE FIRE HYDRANTS LOCATED ON THE DISCHARGE SIDE OF THE FIRE PUMPS SHALL HAVE THEIR BONNETS PAINTED WHITE IN ORDER TO INDICATE THAT SAID HYDRANTS ARE OFF THE DISCHARGE SIDE OF A FIRE PUMP. EXCEPTIONS FOR PRESENTLY EXISTING SYSTEMS MAY BE GRANTED AT THE DISCRETION OF THE CHIEF OF FIRE DEPARTMENT OF DESIGNEE. BALTIMORE COUNTY BILL 48-10 SECTION 1:18.3.5.1.
- ALL UNDERGROUND PIPING SHALL BE FLUSHED PRIOR TO HYDROSTATIC TESTING IN ACCORDANCE TO NFPA 24, 2007 EDITION, SECTION 10.10.2.1.

LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
TC 516.4 OR 516.4	ON SITE PROPERTY LINE / R.O.W. LINE	120
	CONTOUR LINE	121
	SPOT ELEVATIONS	TC 516.00
	SANITARY SEWER LINE	TC 516.00
	UNDERGROUND WATER LINE	
	INDUSTRIAL WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER FORCE MAIN	
	LIMIT OF DISTURBANCE	
	IDA CRITICAL AREA BOUNDARY	
	CONCRETE CURB & GUTTER	
	SPILL CURB	

OWNER/DEVELOPER

TRADEPOINT ATLANTIC, LLC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
CONTACT: JOHN MARTIN III, PE
PHONE: 301-651-3656

TEST PIT NOTE

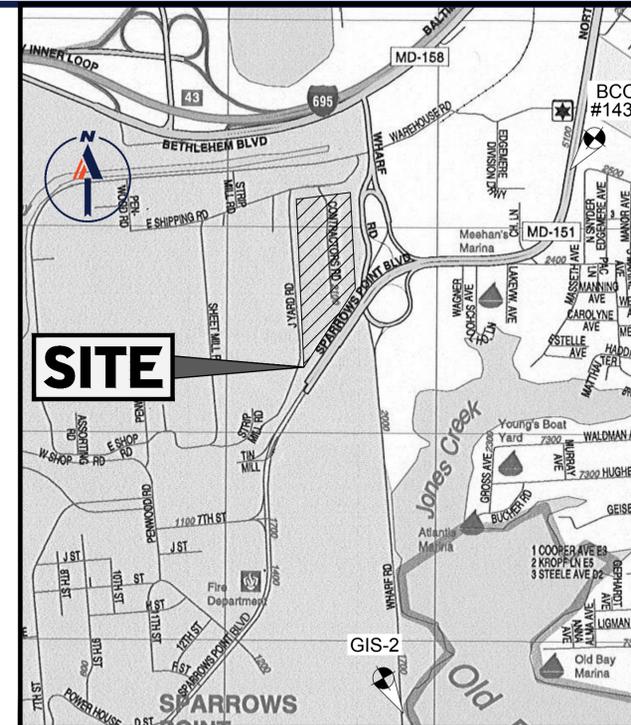
CONTRACTOR TO TEST PIT 2 FEET BELOW PROPOSED UTILITY OR UNTIL EXACT LOCATION OF EXISTING UTILITY IS IDENTIFIED AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

SITE SPECIFIC UTILITY NOTES

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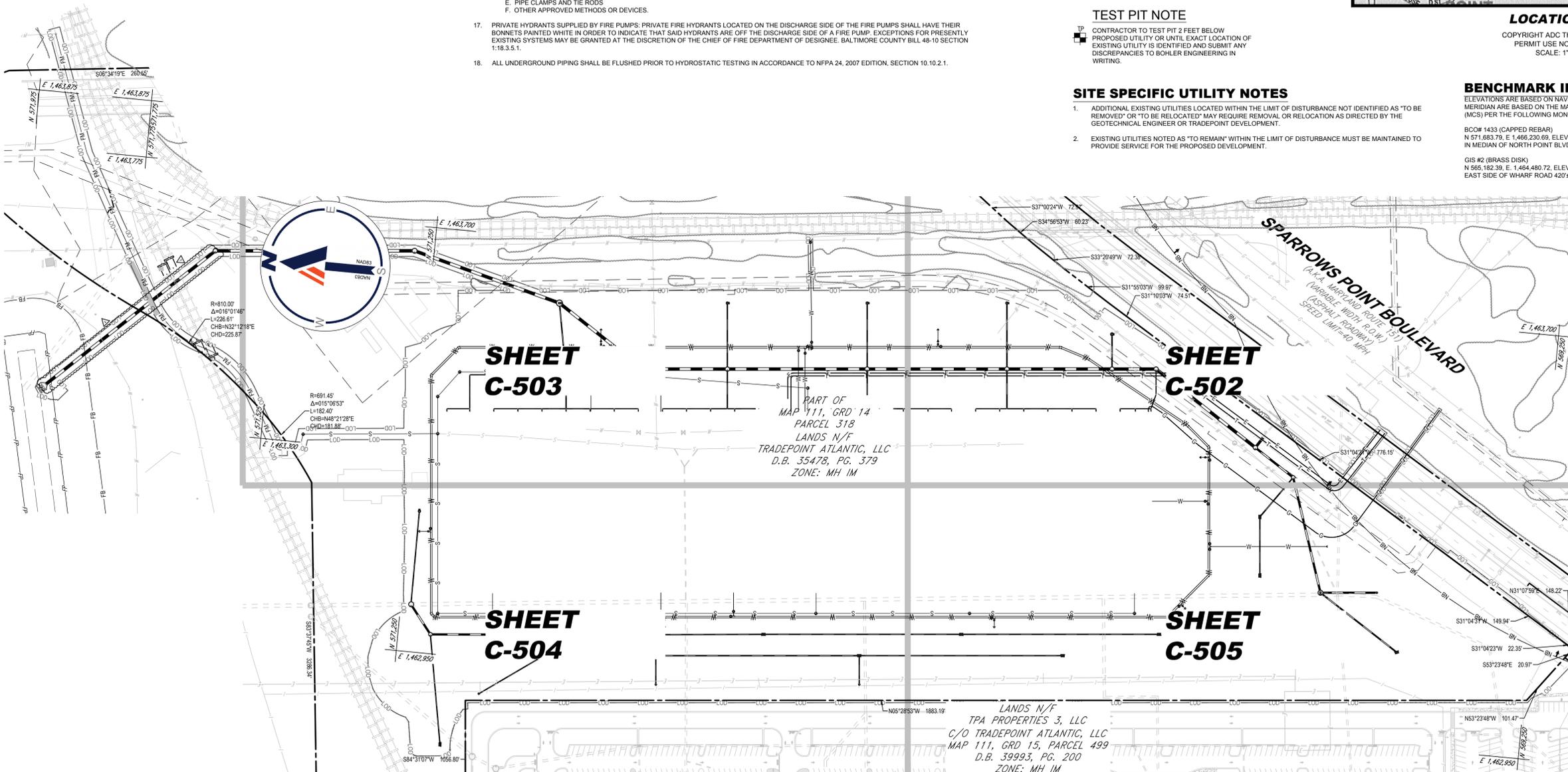
BENCHMARK INFORMATION

ELEVATIONS ARE BASED ON NAVD 88. COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) PER THE FOLLOWING MONUMENTS:
BCO# 1433 (CAPPED REBAR)
N 571.883.79, E 1,463,230.69, ELEV. 16.59
IN MEDIAN OF NORTH POINT BLVD SOUTH OF NORTH SNYDER AVE.
GIS #2 (BRASS DISK)
N 565.182.39, E 1,464,480.72, ELEV. 9.95
EAST SIDE OF WHARF ROAD 420+ NORTH OF LIGHT TOWER



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=1000'



MARYLAND COORDINATE SYSTEM (MCS)

ELEVATIONS BASED ON NAVD 88. COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) PER MONUMENTS BCO #1433 AND GIS 2.
TRACKING # DRC-2020-00034, D/DCP 0324206, DIST 1537

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	05/26/2020	REV. PER MDE COMMENTS	MJG
2	6/19/2020	REVISED TO LOWER SITE	MJR
3	7/7/2020	REV. PER ARCHITECT COMMENTS	MJG
4	7/27/20	REV PER CLIENT COMMENT	ISL
			MJG

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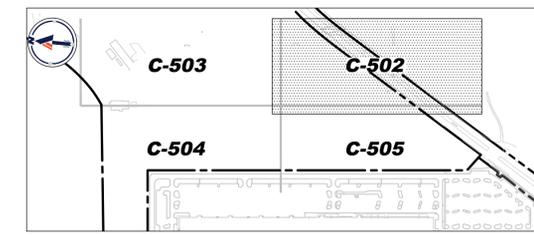
PROJECT No.: MD1620669
DRAWN BY: ISL
CHECKED BY: MJG
DATE: 03/16/2020
CAD LID: GDF-4

PROJECT VIPER LC VI
FOR
TRADEPOINT ATLANTIC
MASS GRADING PLANS
1800 SPARROWS POINT BOULEVARD
BALTIMORE, MD 21219
TM 111, GRID 14, PARCEL 318
ELECTION DISTRICT 15
COUNCILMANIC DISTRICT 7
BALTIMORE COUNTY

BOHLER
901 DULANEY VALLEY ROAD, SUITE 801
TOWSON, MARYLAND 21204
Phone: (410) 821-7900
Fax: (410) 821-7987
MD@BohlerEng.com

M.J. GESELL
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 4409
PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 4409, EXPIRATION DATE: 6/30/21

OVERALL UTILITY PLAN
SHEET NUMBER:
C-501
REVISION 4 - 7/27/20



SITE SPECIFIC UTILITY NOTES

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TEST PIT NOTE

CONTRACTOR TO TEST PIT 2 FEET BELOW PROPOSED UTILITY OR UNTIL EXACT LOCATION OF EXISTING UTILITY IS IDENTIFIED AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	SPOT ELEVATIONS	
	SANITARY SEWER LINE	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER FORCE MAIN	
	LIMIT OF DISTURBANCE	
	IDA CRITICAL AREA BOUNDARY	
	CONCRETE CURB & GUTTER	

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	05/26/2020	REV. PER MDE COMMENTS	MJG
2	6/19/2020	REVISED TO LOWER SITE	MJR
3	7/7/2020	REV. PER ARCHITECT COMMENTS	MJG
4	7/27/20	REV. PER CLIENT COMMENT	ISL

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PROJECT No.: MD1620669
 DRAWN BY: ISL
 CHECKED BY: MJG
 DATE: 03/16/2020
 CAD ID: GDF-4

PROJECT VIPER LC VI

FOR

TRADEPOINT ATLANTIC

MASS GRADING PLANS

1800 SPARROWS POINT BOULEVARD
 BALTIMORE, MD 21219
 TM 111, GRID 14, PARCEL 318
 ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 7
 BALTIMORE COUNTY

BOHLER

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21204
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com

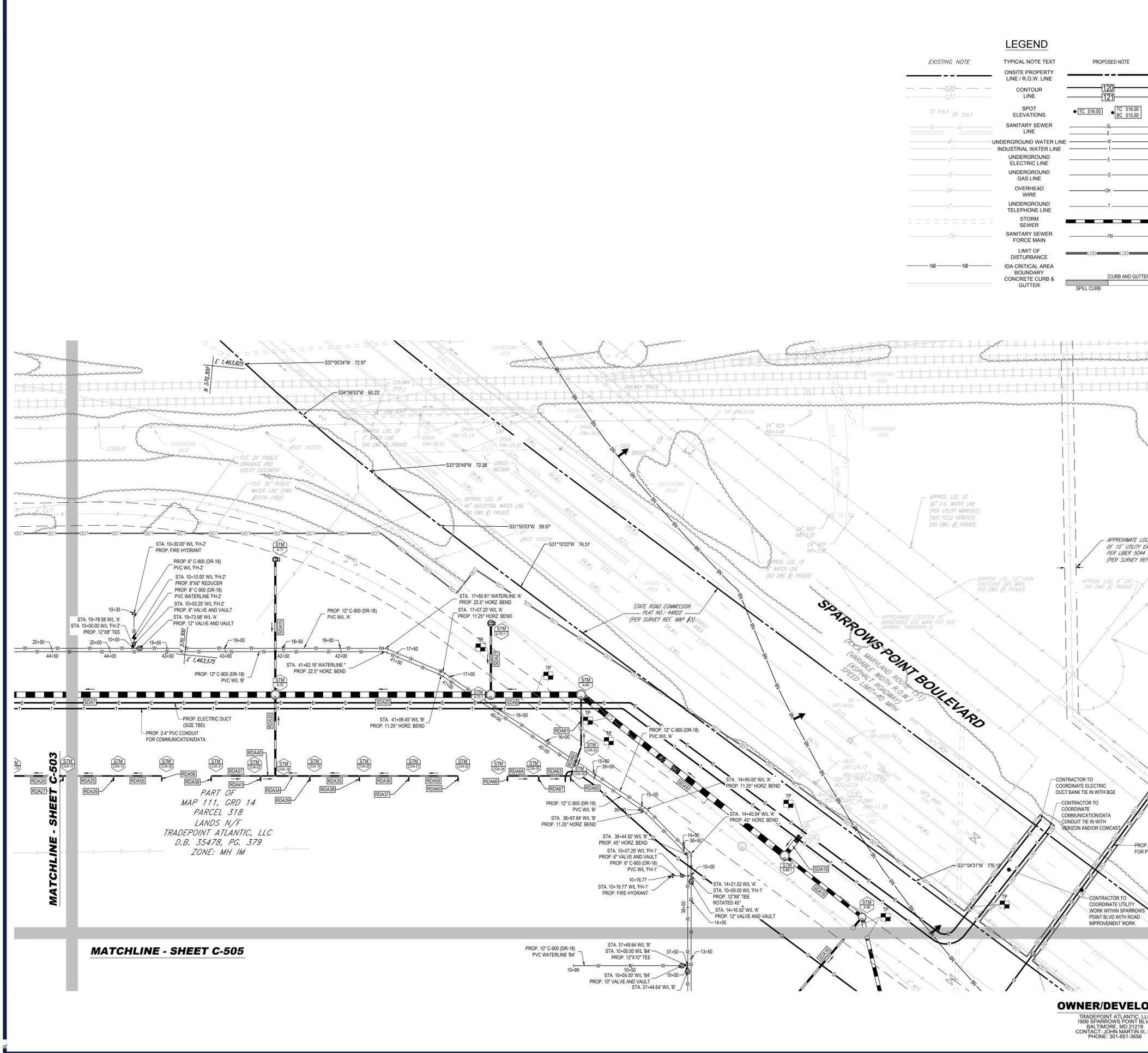
M.J. GESELL

PROFESSIONAL ENGINEER
 MARYLAND LICENSE # 4482
 PROFESSIONAL CERTIFICATION
 I, MICHAEL J. GESELL, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 44097, EXPIRATION DATE: 6/30/21

SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
C-502

REVISION 4 - 7/27/20



OWNER/DEVELOPER

TRADEPOINT ATLANTIC, LLC
 1600 SPARROWS POINT BLVD
 BALTIMORE, MD 21219
 CONTACT: JOHN MARTIN III, PE
 PHONE: 301-651-3656

MARYLAND COORDINATE SYSTEM (MCS)

ELEVATIONS BASED ON NAVD 88
 COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) PER MONUMENTS BCO #1433 AND GIS 2
 TRACKING # DRC-2020-00034, DDC# 032420E, DIST: 15C7

H:\16000\1620669\DRAWINGS\PLAN SETS\MASS GRADING PLANS\1620669\UTP-3-LAYOUT: C-502 - UTILITY PLAN

REVISIONS

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PROJECT VIPER LC VI
 FOR

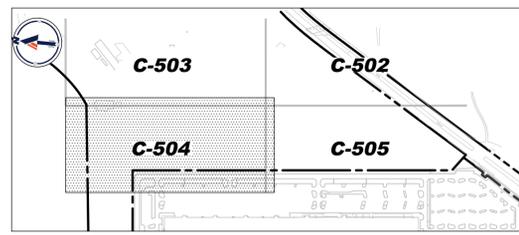
TRADEPOINT ATLANTIC

MASS GRADING PLANS
 1800 SPARROWS POINT BOULEVARD
 BALTIMORE, MD 21219
 TM 111, GRID 14, PARCEL 318
 ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 7
 BALTIMORE COUNTY

BOHLER
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SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-504
 REVISION 4 - 7/27/20



KEY MAP
NOT TO SCALE

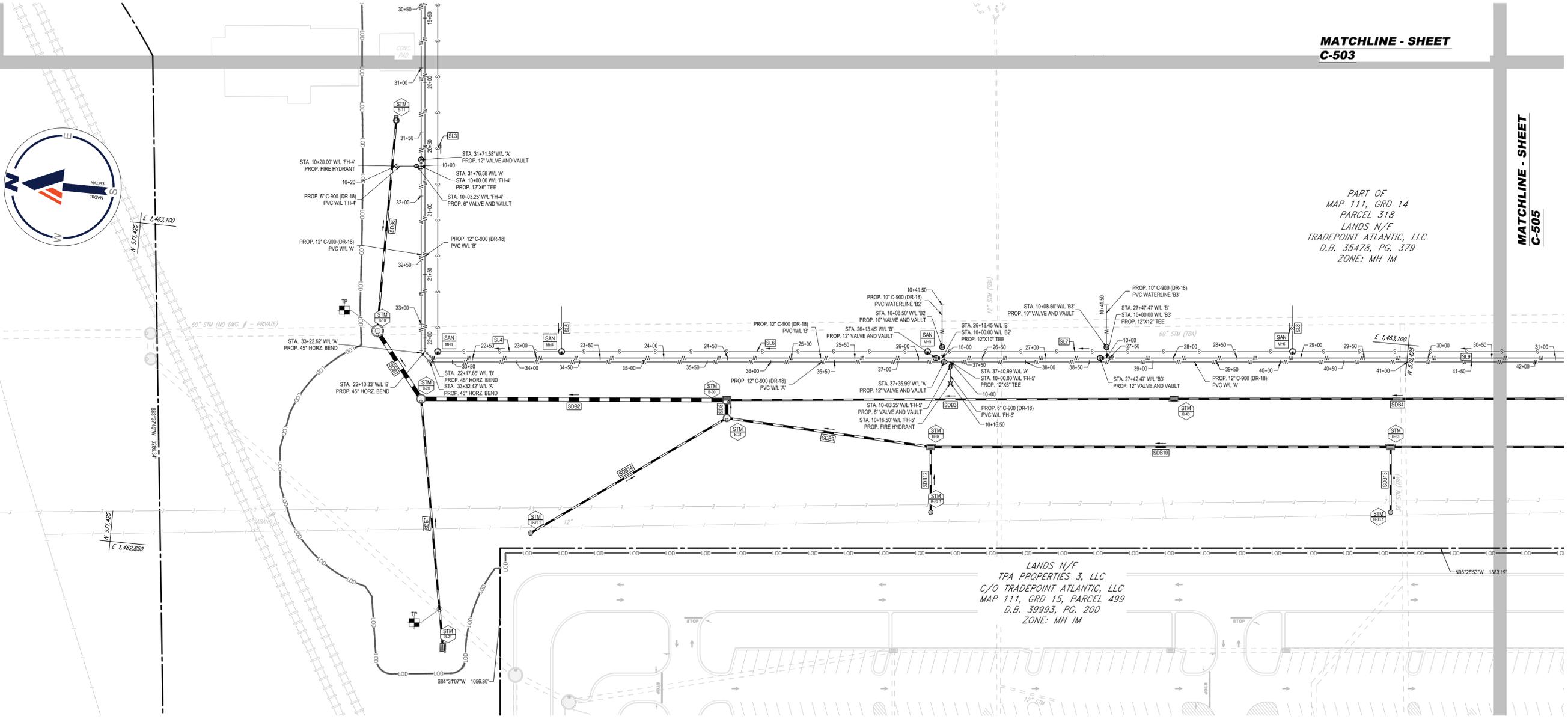
TEST PIT NOTE
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LEGEND

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---	CONTOUR LINE	---
TC 516.4 OR 516.4	SPOT ELEVATIONS	● TC 516.00 ● BC 515.50
---	SANITARY SEWER LINE	---
---	UNDERGROUND WATER LINE	---
---	INDUSTRIAL WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER FORCE MAIN	---
---	LIMIT OF DISTURBANCE	---
NB NB	IDA CRITICAL AREA BOUNDARY	---
---	CONCRETE CURB & GUTTER	---
---	SPILL CURB	---



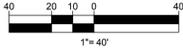
MATCHLINE - SHEET C-503

MATCHLINE - SHEET C-505

PART OF
 MAP 111, GRD 14
 PARCEL 318
 LANDS N/F
 TRADEPOINT ATLANTIC, LLC
 D.B. 35478, PG. 379
 ZONE: MH 1M

LANDS N/F
 TPA PROPERTIES 3, LLC
 C/O TRADEPOINT ATLANTIC, LLC
 MAP 111, GRD 15, PARCEL 499
 D.B. 39993, PG. 200
 ZONE: MH 1M

OWNER/DEVELOPER
 TRADEPOINT ATLANTIC, LLC
 1600 SPARROWS POINT BLVD
 BALTIMORE, MD 21219
 CONTACT: JOHN MARTIN III, PE
 PHONE: 301-851-3656



MARYLAND COORDINATE SYSTEM (MCS)

ELEVATIONS BASED ON NAVD 88
 COORDINATES AND MERIDIAN ARE BASED ON THE MARYLAND COORDINATE SYSTEM (MCS) PER MONUMENTS BCO #1433 AND GIS 2
 TRACKING # DRC-2020-00034; DDC# 032420E; DIST 15C7

REVISIONS

REV	DATE	COMMENT	CHECKED BY
1	05/26/2020	REV. PER MDE COMMENTS	MJG
2	6/19/2020	REVISED TO LOWER SITE	MJR
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4	7/27/20	REV PER CLIENT COMMENT	ISL

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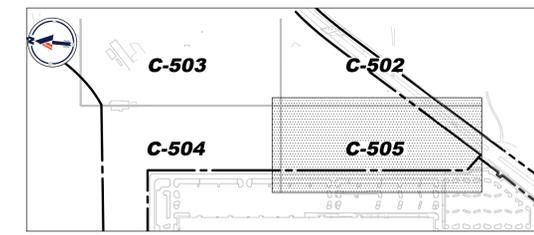
PROJECT No.: MD1620669
 DRAWN BY: ISL
 CHECKED BY: MJG
 DATE: 03/16/2020
 CAD ID: GDF-4

PROJECT:
PROJECT VIPER LC VI
 FOR
TRADEPOINT ATLANTIC
 MASS GRADING PLANS
 1800 SPARROWS POINT BOULEVARD
 BALTIMORE, MD 21219
 TM 111, GRID 14, PARCEL 318
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SHEET TITLE:
UTILITY PLAN
 SHEET NUMBER:
C-505
 REVISION 4 - 7/27/20



KEY MAP
 NOT TO SCALE

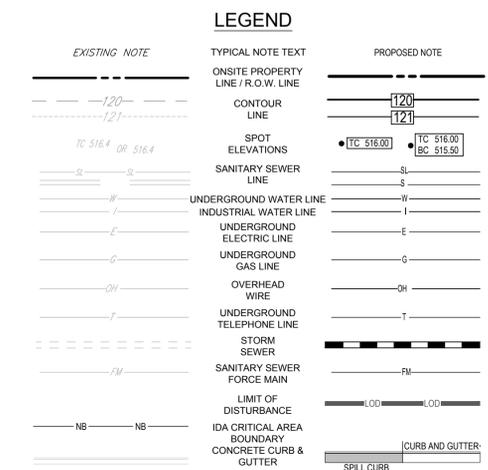
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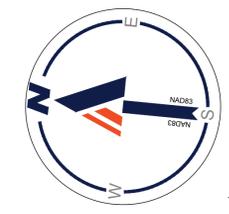
OWNER/DEVELOPER

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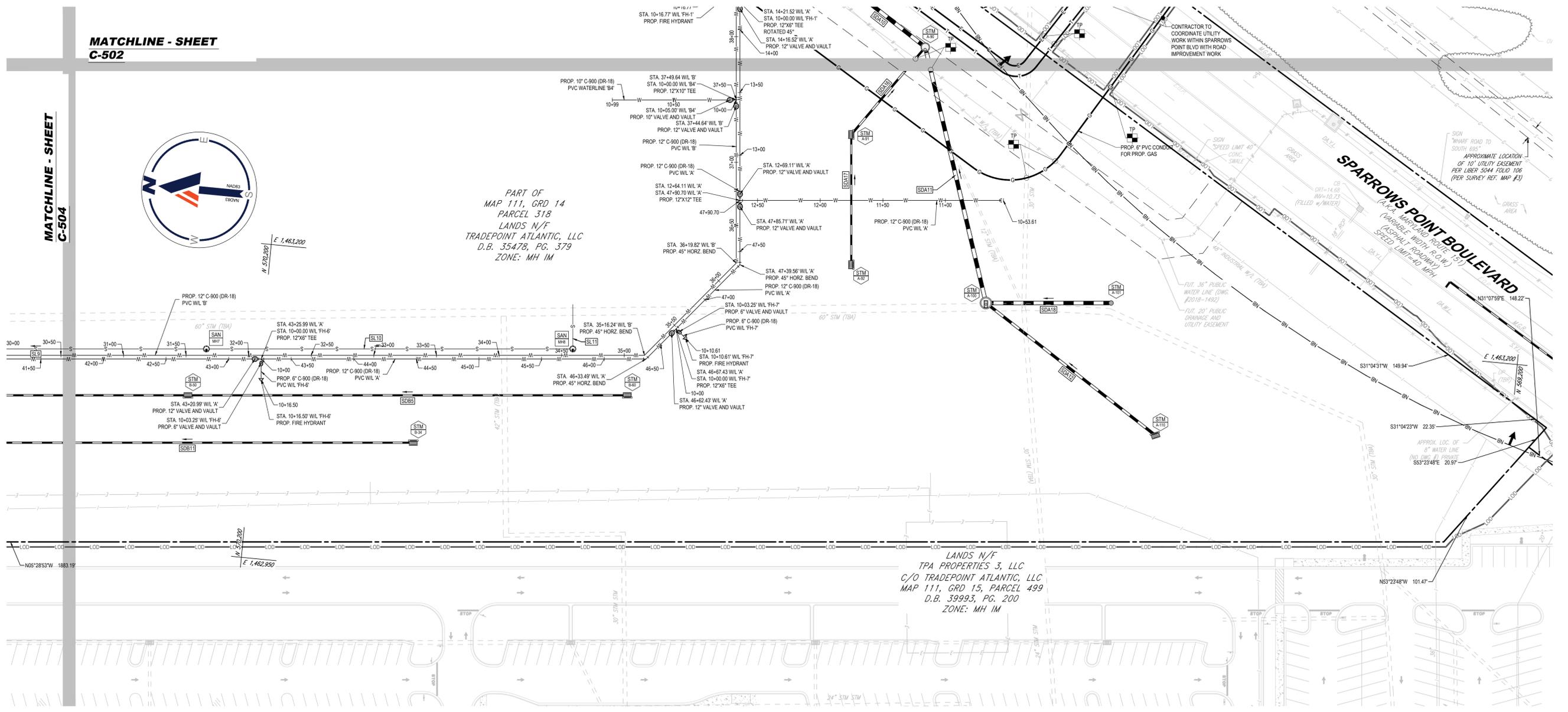


MATCHLINE - SHEET C-502

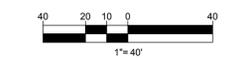
MATCHLINE - SHEET C-504



PART OF
 MAP 111, GRD 14
 PARCEL 318
 LANDS N/F
 TRADEPOINT ATLANTIC, LLC
 D.B. 35478, PG. 379
 ZONE: MH IM



LANDS N/F
 TPA PROPERTIES 3, LLC
 C/O TRADEPOINT ATLANTIC, LLC
 MAP 111, GRD 15, PARCEL 499
 D.B. 39993, PG. 200
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ELEVATIONS BASED ON NAVD 88
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 TRACKING # DRC-2020-00034, DSD# D324202C, DIST 15C7