

Response and Development
Work Plan Addendum
Retail Area #1

Area B: Sub-Parcel B6-2
Tradepoint Atlantic
Sparrows Point, Maryland

Prepared for:
EnviroAnalytics Group
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Prepared by:
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Revision 2
May 22, 2018

ARM Project 160443M-6

Respectfully Submitted,



Taylor R. Smith
Project Engineer



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

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1.0 INTRODUCTION

1.1. BACKGROUND

ARM Group Inc. (ARM), on behalf of EnviroAnalytics Group (EAG), has prepared this Response and Development Work Plan (RADWP) Addendum to facilitate the construction of a Royal Farms station designated as Retail Area #1. This retail lot is proposed for occupancy and use on Sub-Parcel B6-2 (the Site). The construction and use of any retail lot at the Site must be approved by the Maryland Department of the Environment (MDE) and the United States Environmental Protection Agency (USEPA). The proposed major grading and utility installation tasks for the Site were covered by the agency-approved Sub-Parcel B6-2 RADWP. The RADWP provided a Screening Level Risk Assessment (SLRA) for the entire Site to evaluate potential risks to Composite Workers and Construction Workers. The SLRA concluded that a capping remedy would adequately protect Composite Workers (and site visitors) from potential future exposures once the retail lots are occupied. The SLRA also determined the length of time that Construction Workers can perform intrusive work at the Site before site-specific health and safety measures may be needed for worker protection.

1.2. OBJECTIVES

The RADWP specified that a brief addendum detailing the site plan for each retail lot would be provided to the MDE and USEPA once the plans for each retail lot were finalized. The RADWP stated that the addendum would need to include the layout of the proposed retail lot, along with an indication of the proposed final capping remedy. The *primary objectives* of this document are to allow the construction of the proposed retail lot at the Site, and to allow occupancy prior to full implementation of the site-wide (Sub-Parcel B6-2) capping remedy. A *secondary objective* of this document is to demonstrate that there are no concerns related to the proposed intrusive work schedule for Construction Workers.

2.0 RADWP ADDENDUM

2.1. REQUIREMENTS OF THE ADDENDUM

The Sub-Parcel B6-2 RADWP provides minimum cross sections and specifications for all types of capping remedies which may be installed during the development of each retail lot, including requirements for any paved areas, landscaped areas, and/or stormwater ponds. The RADWP is the primary guidance document for all future development activities associated with the retail area. The RADWP established the following procedure to obtain agency approval to begin the construction of each individual retail lot:

Once plans for each retail lot are finalized, the MDE and USEPA will be provided with a brief RADWP Addendum detailing the site plan for the retail lot, along with an indication of the proposed final capping remedy, and a discussion of any concerns related to the intrusive work schedule (if any) associated with the construction of the applicable retail lot. Multiple retail lots may be combined into the same addendum if the sequencing of development is conducive to a single submission. The SLRA presented herein will serve as the primary reference document for any future development associated with Sub-Parcel B6-2, and addenda will be prepared and submitted to the agencies as necessary.

In addition, the proposed retail lot may be constructed and occupied prior to full implementation of the capping remedy which is required for the entire Site. The site-wide capping remedy throughout Sub-Parcel B6-2 is proposed to be installed using a phased approach as the individual retail lots are designed. To facilitate the use of the proposed retail lot, interim measures are required to protect workers and visitors, as outlined in the RADWP as follows:

Depending on occupancy opportunities prior to the completion of all retail development phases, access restrictions or other mechanisms will be used to prevent potential exposures to uncapped portions of the Composite Worker Area during the interim period to temporarily prevent potential exposures until the required capping remedy is fully implemented. With these temporary restrictions, the Composite Worker and child/youth visitors will not be exposed to potentially impacted soils while commercial activities are being conducted on (completed) capped portions of the Site. If occupancy of the Site is proposed prior to full implementation of the capping remedy for the Composite Worker Area, a detailed RADWP Addendum must be submitted to the agencies and approved prior to use. The RADWP Addendum would need to include details of the proposed interim measures including locations and protocols for the installation and maintenance of the proposed remedy. The interim measures could include temporary access restrictions (e.g., fencing) and/or temporary capping mechanisms (e.g., crushed concrete), among other possible responses.

2.2. RETAIL AREA #1

2.2.1. General Development Protocols

The construction of the retail lot will remain subject to all development implementation protocols outlined in the Sub-Parcel B6-2 RADWP, including but not limited to the following:

- Development activities will be conducted under the property-wide Health and Safety Plan
- Oversight will be provided by an Environmental Professional (EP) during interim remedy and permanent cap installation, as well as all intrusive construction activities
- Soil screening requirements will be implemented as required
- Erosion and sediment controls will be installed as required
- Dust monitoring will be implemented as required
- If dewatering is necessary, sampling and disposal will be conducted as required
- The NAPL Contingency Plan will be implemented as required
- Utility backfill materials must be approved by the MDE Voluntary Cleanup Program (VCP). MDE VCP clean fill approved for commercial land use will be required at depths and alignments where the utility trench could be considered to be part of a landscaped cap (i.e., depths less than or equal to 2 feet). Slag or other approved backfill soil not meeting the MDE VCP definition of clean fill may be used in areas where the utility trench will be covered by an additional cap.

2.2.2. Proposed Layout and Capping Remedy

Development drawings for the proposed retail lot are provided in **Appendix A**. As indicated in the drawings, the proposed retail lot will include a commercial building, car wash, fuel tanks, and multiple fuel stations. The retail lot will be capped by paved driveways and parking areas, paved building slabs, and landscaped areas between the paved areas. All of the cross sections for each type of proposed capping remedy will be required to meet the minimum thicknesses given in the Sub-Parcel B6-2 RADWP.

Outside of the defined lease boundary, ingress and egress driveways will be constructed to allow access to and from the retail lot. As indicated in the site plan drawing provided in **Appendix B**, paved drives are currently proposed along several alignments adjacent to the lease boundary. The locations of paved ingress/egress roads are subject to agency review and approval. The paved drives will also be subject to the minimum cap thicknesses given in the Sub-Parcel B6-2 RADWP. The undesignated areas between the Retail Area #1 boundary and the access roads will be considered landscaped areas and will consist of a minimum of 2 feet of clean fill (meeting VCP requirements for commercial land use) prior to being planted. Trees will be

installed with a minimum of 2 feet of clean fill (meeting VCP requirements for commercial land use) around the root ball. A geotextile marker fabric will be placed between the clean backfill and underlying soils. A figure showing the proposed landscaped areas has been included in **Appendix C**. Please note that the drawing provided in **Appendix C** is not based on the most current development plan and differs slightly from the current layout; rather, it is intended to indicate that the undesignated areas immediately adjacent to the Retail Area #1 boundary will be capped as landscaped areas. Also note that the enclosed Future Development Area to the east of Retail Area #1 (as shown in **Figure 1**) will be addressed in a separate development plan.

The major utility trenching and installation tasks will be conducted under the scope of work described in the Sub-Parcel B6-2 RADWP. However, as shown in the site plan drawing in **Appendix B**, utility tie-ins will be installed under this addendum.

2.2.3. Construction Worker Intrusive Work

As demonstrated in the Sub-Parcel B6-2 RADWP, the Site will be raised in elevation with net fill. The majority of intrusive activities proposed will be conducted through the construction fill materials placed during the mass grading of the Site. As indicated in the site plan drawing provided in **Appendix B**, the only utility work proposed under this addendum will be minor utility tie-ins. The installation of several fuel tanks and other underground structures is also proposed, as indicated in the development drawings included in **Appendix A**. The anticipated duration of intrusive work required to install the tanks and underground structures is 10 days. The SLRA presented in the Sub-Parcel B6-2 RADWP indicated that an exposure duration of 36 days did not result in any potentially unacceptable risk or hazard. Because the duration of intrusive activities is expected to be less than 36 days, there are no concerns for Construction Workers for this development project.

2.2.4. Temporary Access Restrictions – Interim Measures

As stated above, agency approval is required if portions of the Site will be occupied prior to full implementation of the capping remedy for the entire Sub-Parcel B6-2. The interim measures for the proposed retail lot will consist of the installation of perimeter fencing to prohibit access to uncapped areas of the Site. The perimeter fence will be installed along the alignments shown in **Appendix C**. Please note that the drawing provided in **Appendix C** is not based on the most current development plan and differs slightly from the current layout; rather, it is intended to indicate that the fence will be installed along the perimeter of the access roads around Retail Area #1. The installation of the interim measure will satisfy the agency requirement to address potential exposures for a Composite Worker or visitor.

The perimeter fence will be constructed using non-ground intrusive chain link temporary storm fencing. A sample photograph of the temporary fencing which has previously been approved for use on the Tradepoint Atlantic property is included as **Appendix D**.

Construction oversight by an EP will ensure and document that the interim measures are built as designed and appropriate environmental and safety protocols are followed. All construction activities, including the installation of the interim measures, remain subject to the requirements given in the Sub-Parcel B6-2 RADWP. The EP shall provide records to document:

- Daily observations of construction activities during remedy installation
- Proper remedy construction and alignment
- Other encountered conditions covered by the RADWP, as applicable

Regular inspections will be required to verify that there are no potential exposure risks for Composite Workers or visitors caused by deficiencies in the interim measures. Inspections of the interim measures will be completed at a minimum frequency of monthly. Tradepoint Atlantic personnel (the responsible party) will perform inspections, perform maintenance of the interim measures, and retain inspection records. If the responsible party determines that an exposure risk is present (e.g., missing or damaged sections of fence), the MDE must be notified within 48 hours of the deficiency, and corrective action must be taken within 15 business days. If a corrective action is required, the MDE notification will include documentation of the observed conditions and the location of any repairs.

If no deficiencies are apparent and the interim measures do not require any substantial maintenance, the inspection records will be reported to the MDE and USEPA on an annual basis. In addition, the MDE and USEPA will be provided with a written notice at least 30 days prior to any planned removal or modification to the proposed interim measures once they have been installed.

3.0 REPORTING AND IMPLEMENTATION SCHEDULE

As stated in the Sub-Parcel B6-2 RADWP, a Development Completion Report and Notice of Readiness for Use will be prepared following construction of each proposed retail lot. In addition to summarizing the completed capping activities, records shall be provided to document the installation of the interim measures.

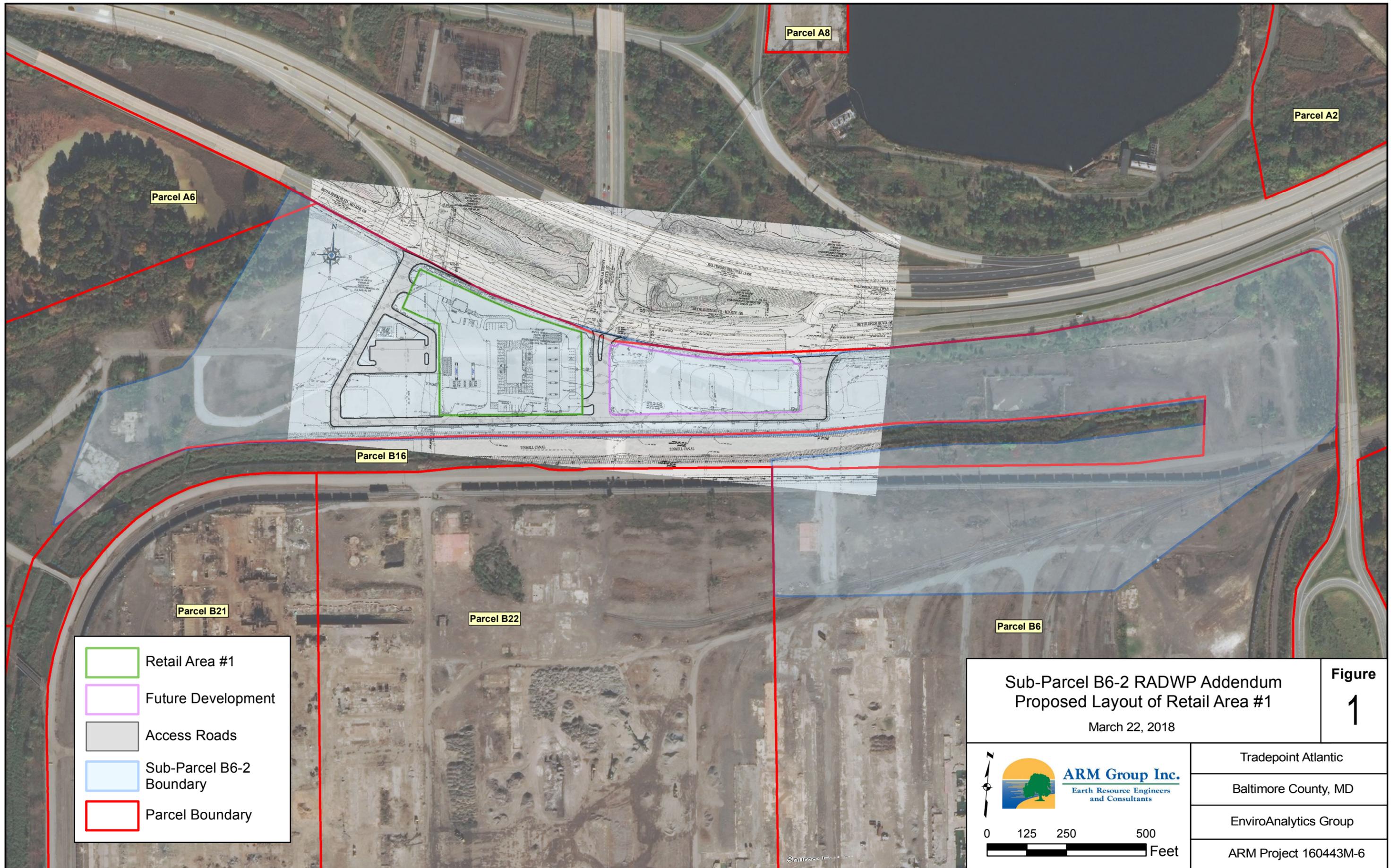
As specified in the preceding section, if the results of the monthly inspections of the interim measures indicate that an exposure risk is present, the MDE must be notified within 48 hours of the deficiency, and corrective action must be taken within 15 business days. If no deficiencies are apparent and the interim measures do not require any substantial maintenance, the inspection records will be reported to the MDE and USEPA on an annual basis. In addition, the MDE and USEPA will be provided with a written notice at least 30 days prior to any planned removal or modification to the proposed interim measures once they have been installed.

The proposed implementation schedule is shown below.

<u>Task</u>	<u>Proposed Completion Date</u>
Anticipated RADWP Addendum Approval	June 1, 2018
Tank Installation	August 2018
Permanent Capping Remedy Installation	August 2018
Interim Measures Installation	August 2018
Submittal of Completion Report/ Notice of Readiness for Use*	September 2018
Submittal of Interim Measures Inspection & Maintenance Results	Annually Following Interim Measures Installation (Deficiencies reported within 48 hours)

*Notice of Readiness for Use shall be prepared by Professional Engineer registered in Maryland and submitted with the Development Completion Report to certify that the work is consistent with the requirements of this RADWP Addendum and the retail lot is suitable for occupancy.

FIGURES



Sub-Parcel B6-2 RADWP Addendum
Proposed Layout of Retail Area #1

March 22, 2018

Figure
1

- Retail Area #1
- Future Development
- Access Roads
- Sub-Parcel B6-2 Boundary
- Parcel Boundary



ARM Group Inc.
 Earth Resource Engineers
 and Consultants

0 125 250 500 Feet

Tradepoint Atlantic
Baltimore County, MD
EnviroAnalytics Group
ARM Project 160443M-6

APPENDIX A



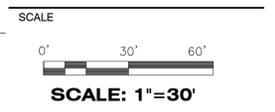
Dewberry Engineers INC
10461 MILL RUN CIRCLE
SUITE 300
OWINGS MILLS MD 21117
301.963.3158
301.963.3679 (FAX)
www.dewberry.com

DEVELOPER/APPLICANT
ROYAL FARMS
ATTN.: JEFF BAINBRIDGE
3611 ROLAND AVENUE
BALTIMORE, MD 21211
P: 410.889.0200 X 158

ROYAL FARMS - No.345
TRADEPOINT ATLANTIC
INTERSECTION OF
BETHLEHEM RD & PENINSULA EXP
SPARROWS POINT, MARYLAND
BALTIMORE COUNTY
MAP: 0111 GRID: 0014 PARCEL: 0318



KEY PLAN



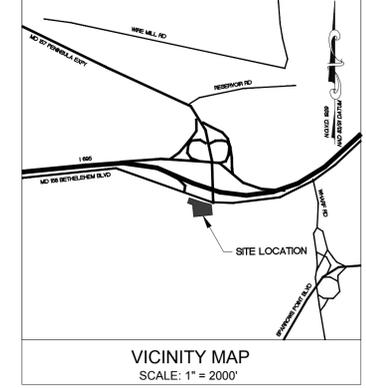
No.	DATE	BY	Description
REVISIONS			
DRAWN BY JDB			
APPROVED BY JCL			
CHECKED BY JCL			
DATE NOVEMBER 2017			
TITLE			

PLAN TO ACCOMPANY
DRC REQUEST
SPECIAL EXCEPTION PLAN

PROJECT NO. 50088810

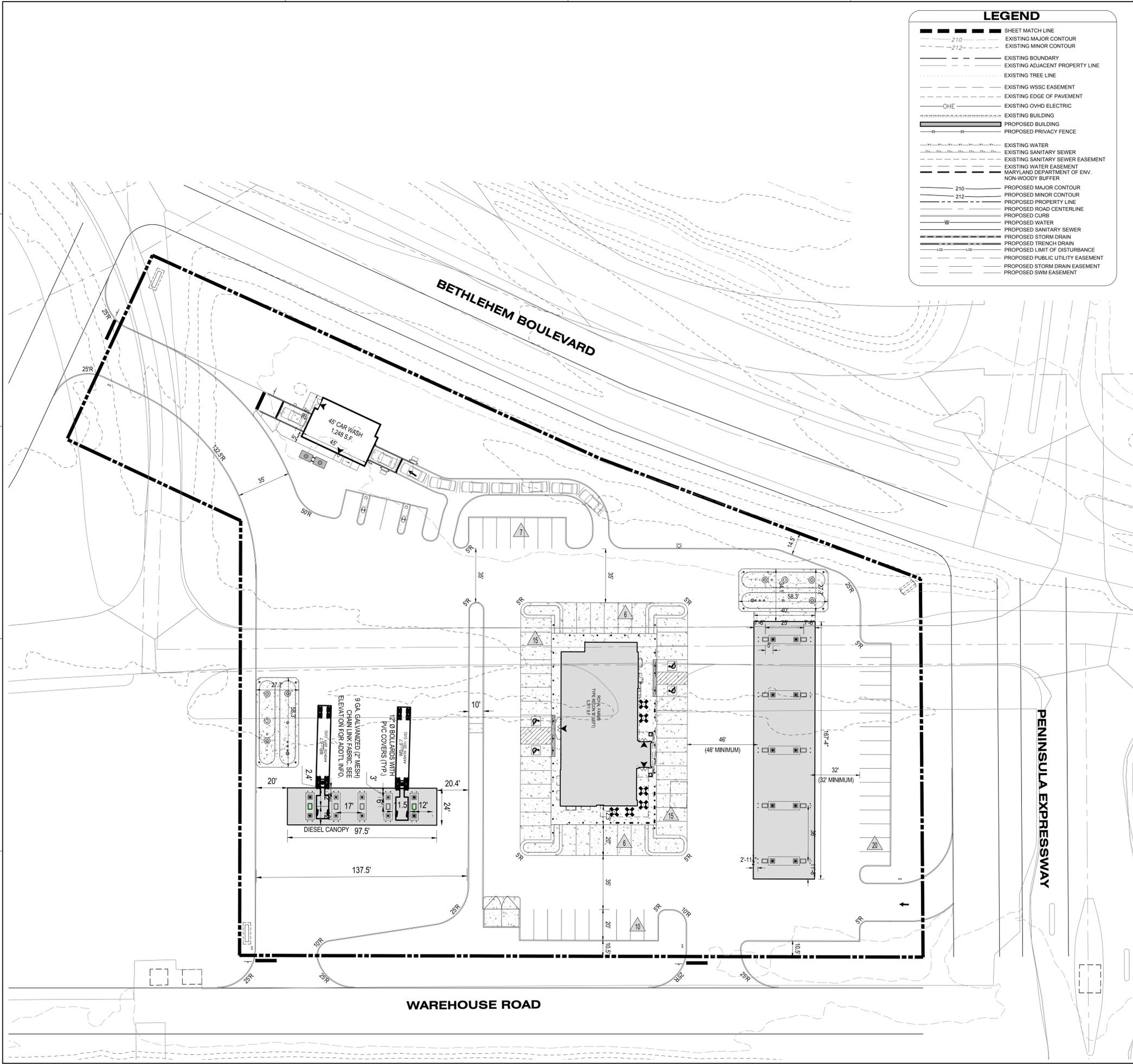
LEGEND

- SHEET MATCH LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING BOUNDARY
- EXISTING ADJACENT PROPERTY LINE
- EXISTING TREE LINE
- EXISTING WSSC EASEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING OVHD ELECTRIC
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED PRIVACY FENCE
- EXISTING WATER
- EXISTING SANITARY SEWER
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER EASEMENT
- MARYLAND DEPARTMENT OF ENV. NON-WOODY BUFFER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED PROPERTY LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED CURB
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED TRENCH DRAIN
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED STORM DRAIN EASEMENT
- PROPOSED SWM EASEMENT

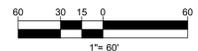


GENERAL NOTES

- PROPERTY OWNER/DEVELOPER: TRADEPOINT ATLANTIC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
- PARCEL(S): P318
- TAX ACCOUNT NUMBER: 150202400
- ACREAGE: ±3.68 AC
SQUARE FOOTAGE: ±160,553 SF
GROSS AREA: ±160,553 SF / ±3.68 AC
PROPOSED ROW DEDICATION: 0 SF / 0 AC
PROPOSED NET AREA: ±160,553 SF / ±3.68 AC
- DEED REFERENCE: 35478-379
- TAX MAP: 111
- CENSUS TRACT NUMBER: 45240
- WATERSHED: BALTIMORE HARBOR
- ELECTION DISTRICT: 15
- COUNCILMANIC DISTRICT: 7
- THERE ARE NO KNOWN WELL OR SEPTIC AREAS ON SITE.
- COMMUNITY PLAN: GREATER DUNDALK - EDGEMERE COMMUNITY CONSERVATION PLAN.
- REVITALIZATION PLAN: EASTERN BALTIMORE COUNTY REVITALIZATION STRATEGY.
- THIS SITE IS NOT WITHIN THE 100 YR FLOODPLAIN, PER FEMA FIRM MAPPING NUMBER 2400100555G, DATED MAY 5, 2014.
- SITE IS NOT LOCATED IN ANY DEFICIENT AREAS ON THE BASIC SERVICES MAPS PURSUANT TO SECTION 4A02 OF THE BCZR.
- SITE IS NOT WITHIN A CRITICAL AREA.
- 200 SCALE TILE NUMBER: 111A2
- ZONING HISTORY CASE NO: NONE
- CURRENT ZONING - MH-IM (MANUFACTURING, HEAVY)
- PROPOSED ZONING - PER PUD
- SETBACKS:
 - PER ZONE (BUSINESS ROADSIDE, AUTOMOTIVE SERVICE):
 - FRONT = 50' MIN. FROM PROPERTY LINE IF ON DUAL HIGHWAY OR 25' MIN. FROM FRONT PROPERTY LINE AND 50' MIN. FROM CENTERLINE OF ANY OTHER STREET
 - SIDE = 30' MIN.
 - REAR = 30' MIN.
 - PER SPECIAL REGULATION - FUEL SERVICE STATIONS:
 - MAIN STRUCTURE = 35' MIN. FROM STREET RIGHT OF WAY
 - FUEL PUMP = 25' MIN. FROM STREET RIGHT OF WAY
 - CANOPY = 15' MIN. FROM STREET RIGHT OF WAY
- EXISTING LAND USE: OPEN AREA
- PROPOSED LAND USE: CONVENIENCE STORE, CARRYOUT, CAR WASH & GASOLINE / DIESEL FUELING STATION.
- PROPOSED BUILDING HEIGHT:
 - CONVENIENCE STORE = 32.33'
 - ROLL-OVER CAR WASH = 15.38'
 - GASOLINE/DIESEL CANOPY = 19'
- PROPOSED DEVELOPMENT TO BE SERVED BY PROPOSED PUBLIC WATER AND SEWER.
- PROPOSED LANDSCAPING WILL COMPLY WITH THE BALTIMORE COUNTY LANDSCAPE MANUAL REQUIREMENTS.
- ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITES AND PUBLIC STREETS.
- PROPOSED SIGNAGE SHALL COMPLY WITH SECTION 450 BCZR, ALL ZONING POLICIES, AND ANY ZONING VARIANCE GRANTED.
- OPEN SPACE: NOT REQUIRED.
- BUILDING FLOOR AREA:
 - CONVENIENCE STORE = 2,585 SF
 - RESTAURANT USE (INCLUDING OUTDOOR SEATING) = 2,740 SF
 - SERVICE STATION USE = 705 SF
 - ROLL-OVER CAR WASH = 1,388 SF
- FLOOR AREA RATIO: 7.418 SF / 105,042 SF = 0.71 (2.0 PERMITTED)
- SITE AREA REQUIREMENTS FOR COMBINATION USES:
 - 20 FUELING STATIONS @ 1500 SF / EACH = 30,000 SF
- ADDITIONAL SITE AREA FACTOR:
 - 1 ATM x 1000 SF = 1000 SF
 - 4 x 2,858 = 11,432 SF SITE AREA FOR CONVENIENCE STORE USE
 - 6 x 2,740 = 16,440 SF SITE AREA FOR RESTAURANT USE
 - 52,872 SF SITE AREA REQUIRED < 105,042 SF SITE AREA PROVIDED
- PARKING REQUIRED:
 - CONVENIENCE STORE USE = 13
 - RESTAURANT USE = 33
 - OUTDOOR SEATING = 11
 - SERVICE STATION USE (705 SF) = 4
 - ATM = 1
 - ROLL-OVER CAR WASH = 2
 - 1 TUNNEL @ 2/TUNNEL (DRYING) = 2
 - 2 VACUUM CLEANER UNITS @ 1/UNIT = 2
 - 2 ADDITIONAL SPACES PER TUNNEL = 2
 - TOTAL REQUIRED = 68
 - TOTAL PROVIDED = 83
- PARKING SPACE DIMENSIONS:
 - TYPICAL SPACE = 9' x 20'
 - HANDICAP SPACE = 8' x 20' (with 5' access aisle strip between spaces)
 - VACUUM CLEANER SPACE = 12' x 20'



APPENDIX B



ELEVATIONS BASED ON NAVD 88.
 COORDINATES AND MERIDIAN ARE BASED ON
 THE MARYLAND COORDINATE SYSTEM (MCS)
 PER MONUMENTS BCO #143 AND GIS 2

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING DESIGN
 SUSTAINABLE DESIGN

TRANSPORTATION SERVICES
 PERMITTING SERVICES
 URBAN DESIGN

CHARLOTTE, NC
 ATLANTA, GA
 BALTIMORE, MD
 BETHESDA, MD
 CHICAGO, IL
 COLUMBIA, SC
 DALLAS, TX
 DUBLIN, VA
 FORT WORTH, TX
 GREENSBORO, NC
 HUNTSVILLE, AL
 KANSAS CITY, MO
 LITTLE ROCK, AR
 MEMPHIS, TN
 NEW YORK, NY
 PHOENIX, AZ
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY

NOT APPROVED FOR CONSTRUCTION

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL: 811 (WV 1-800-368-6848) (PA 1-800-242-1776) (DC 1-800-287-7777) (VA 1-800-552-7071) (MD 1-800-257-7777) (DE 1-800-282-8559)

PROJECT No: MD1620661
 DRAWN BY: AGE/RMS
 CHECKED BY: MJG
 DATE: 11/11/18
 SCALE: 1" = 60'
 CAD I.D.: EX1

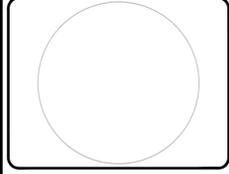
PROJECT: **NORTH SIDE RETAIL CGU**

FOR: **TRADEPOINT ATLANTIC**

LOCATION OF SITE:
 RETAIL AREA
 BETHLEHEM BLVD (MD RTE. 158)
 TAX MAP 111, PARCEL 318
 BALTIMORE, MD 21219
 BALTIMORE COUNTY

BOHLER ENGINEERING

901 DULANEY VALLEY ROAD, SUITE 801
 TOWSON, MARYLAND 21284
 Phone: (410) 821-7900
 Fax: (410) 821-7987
 MD@BohlerEng.com



SHEET TITLE:
NORTH SIDE RETAIL CGU

SHEET NUMBER:
C-401

APPENDIX C

APPENDIX D



Non-Ground Intrusive Chain Link Temporary Storm Fencing

Sample Photograph

Provided by Tradepoint Atlantic on January 5, 2018