

Response and Development

Work Plan Addendum

Retail Area #3 – Project Pancake

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

Prepared For:



TRADEPOINT ATLANTIC
1600 Sparrows Point Boulevard
Sparrows Point, Maryland 21219

Prepared By:



ARM GROUP LLC
9175 Guilford Road
Suite 310
Columbia, Maryland 21046

ARM Project No. 21010206

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Stewart Kabis".

Stewart Kabis, P.G.
Project Geologist II

A handwritten signature in black ink, appearing to read "Kaye Guille".

Kaye Guille, P.E.
Senior Engineer

Revision 1 – June 24, 2022

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1.0 INTRODUCTION

1.1. BACKGROUND

ARM Group LLC (ARM), on behalf of Tradepoint Atlantic (TPA), has prepared this revised Response and Development Work Plan (RADWP) Addendum to facilitate the construction of a retail/restaurant building designated as Retail Area #3 (the Site). The proposed construction of Retail Area #3 has been designated as “Project Pancake”. This retail lot is proposed for occupancy and use on Sub-Parcel B6-2. Sub-Parcel B6-2, along with other B6 sub-parcel boundaries, is shown on **Figure 1**. The proposed layout of Retail Area #3 is shown on **Figure 2**.

Pursuant to Paragraph 3 of the First Amendment to the Administrative Consent Order (ACO), a cost comparison of the commercial environmental remediation costs against the originally budgeted industrial environmental cost estimate shall be performed. The estimated cost of the environmental oversight work to be performed by an Environmental Professional (EP) for Retail Area #3 is \$50,000. This cost is equivalent to the normal and customary cost for environmental oversight work performed on industrial parcels at Sparrows Point. The capping specifications and standards for this commercial development (building slab, concrete sidewalks, asphalts paving, clean capped landscaping) are the same as capping specifications and standards for an industrial parcel. Accordingly, there are no additional costs to the Budget based on commercial development and use; the semi-annual Budget review pursuant to Paragraph 84 of the ACO will continue to be conducted as required.

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 (Revision 1 dated January 24, 2018).

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 was updated to account for changes in the proposed boundary of the retail area, including the removal of the southern portion of the retail area originally proposed to the south of the Tin Mill Canal (TMC). The revised SLRA was presented in the Sub-Parcel B6-2 RADWP Addendum: SLRA Update dated June 28, 2021. 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 ground intrusive work at the Site before site-specific health and safety measures may be needed for worker protection. This evaluation indicates that additional site-specific health and safety measures (beyond standard Level D protection) would be required only if an individual worker exceeded 40 exposure days of intrusive work.

1.2. OBJECTIVES

The approved Sub-Parcel B6-2 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 objectives of this document are to allow the construction of the proposed retail development at the Site, to allow occupancy prior to full implementation of the site-wide (Sub-Parcel B6-2) capping remedy, and to demonstrate that there are no concerns related to the proposed intrusive work schedule for Construction Workers. This revision (Revision 1) of the Addendum was necessary because the developers changed the proposed Site layout. The figures included with this revision of the Addendum show the latest proposed layout for the Site.

2.0 RADWP ADDENDUM

2.1. REQUIREMENTS OF THE ADDENDUM

The Sub-Parcel B6-2 RADWP provides 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 developed. To facilitate the use of the proposed retail lot, interim measures could be required for some retail lots 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.

There are no interim remedies to be installed for Retail Area #3. The development area will be fully capped by surface engineering controls as more fully described in Section 2.2.2.

2.2. RETAIL AREA #3

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 (Revision 1 dated January 24, 2018) and RADWP Addendum: SLRA Update (dated June 28, 2021), including but not limited to the following:

- Development activities will be conducted under the property-wide Health and Safety Plan (HASP) and all ground intrusive work will be performed in accordance with the modified Level D Personal Protective Equipment (PPE) requirements outlined in the property-wide Sparrows Point Development PPE Standard Operational Procedure (SOP).
- Oversight will be provided by an EP during permanent cap installation, as well as all intrusive construction activities.
- Soil screening requirements will be implemented as required. A figure showing Project Action Limit Exceedances for soil samples collected during the Phase II Investigation of Parcel B6 is included as **Figure 3**.
- 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. A figure showing Project Action Limit Exceedances for groundwater samples collected during the Phase II Investigation of Parcel B6 is included as **Figure 4**.
- 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 10,818 square-foot retail/restaurant building. The retail lot will be capped by paved driveways and parking areas, paved building slab, and landscaped areas between the paved areas. The proposed cap areas and types are shown on **Figure 5**. 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.

Driveways will be constructed to allow access to and from the retail lot. As indicated in the site plan drawing provided in **Appendix A**, paved drives and parking lots are currently proposed in several areas within the lease boundary, with primary access on the southern side of the retail lot. The paved drives and parking lots will also be subject to the minimum cap thicknesses given in the Sub-Parcel B6-2 RADWP. Areas within the Retail Area #3 boundary not covered by asphalt, building slab, or concrete will be considered landscaped areas and will be capped with 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. Tradepoint Atlantic is proposing to use the Mirafi® 140N nonwoven geotextile (or equal) as the preferred marker fabric for this development project. This product was not originally specified as a preferred material within the Sub-Parcel B6-2 RADWP but was approved as an alternate within the Retail Area #1 (Royal Farms) development area by MDE in an email dated December 12, 2019. The product has since been specified in multiple RADWPs across the TPA property. A product sheet for this fabric is included as **Appendix B**.

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

The perimeter of the proposed development area is fully surrounded by high-traffic access roads, installed as part of the Retail Area #1 (Royal Farms) development. The access roads were constructed in accordance with the minimum cap thicknesses outlined in the Sub-Parcel B6-2 RADWP. As such, none of the areas adjacent to the Retail Area #3 boundary will be uncapped.

2.2.3. Construction Worker Ground Intrusive Work

As indicated in the site plan drawings provided in **Appendix A**, additional utilities and tie-ins will be installed under this Addendum. Ground intrusive activities which could result in potential Construction Worker exposures are expected to be limited primarily to utility installation tasks performed by specific crews. The revised SLRA presented in the Sub-Parcel B6-2 RADWP Addendum: SLRA Update dated June 28, 2021 indicated that an exposure duration of 40 days did not result in any potentially unacceptable risk or hazard for Construction Workers.

As a conservatism and protective measure, during all development work on the TPA property Construction Workers performing ground intrusive work will adhere to the upgraded PPE requirements outlined in the property-wide Sparrows Point Development PPE SOP. The PPE SOP was created after the submission of the Sub-Parcel B6-2 RADWP but was attached to the Sub-Parcel B6-2 RADWP Addendum: SLRA Update dated June 28, 2021. The approved modified Level D PPE requirements, including specific PPE details, planning, tracking/supervision, enforcement, and documentation, are outlined in the PPE SOP.

3.0 REPORTING AND IMPLEMENTATION SCHEDULE

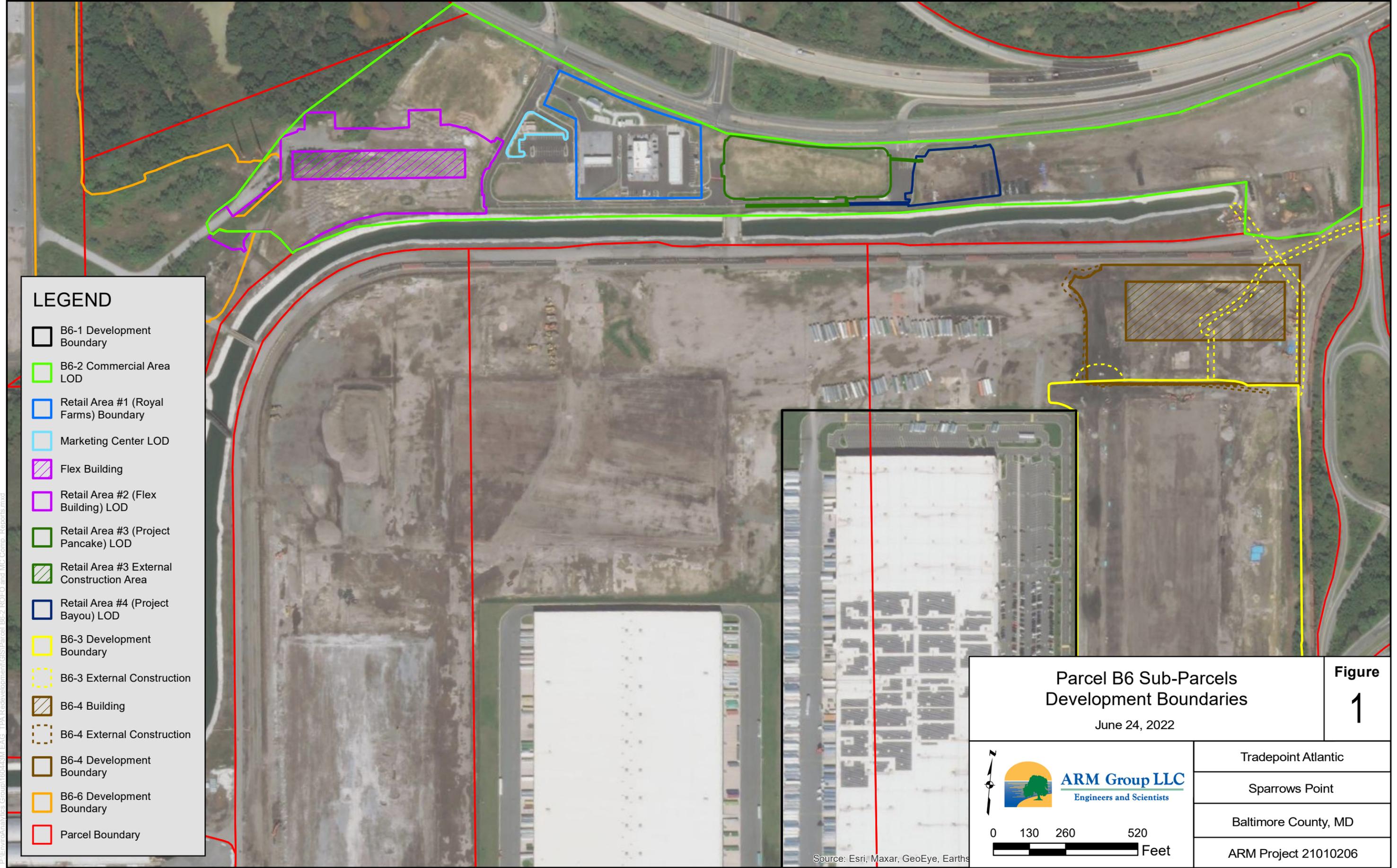
A Development Completion Report and Notice of Completion of Remedial Actions will be prepared following construction of each proposed retail lot. The Development Completion Report will summarize the completed capping activities.

The proposed implementation schedule is provided below.

<u>Task</u>	<u>Proposed Completion Date</u>
Anticipated RADWP Addendum Approval	August 15, 2022
Installation of Erosion and Sediment Controls	August 15, 2022
Utility Installation	October 1, 2022
Permanent Capping Remedy Installation	July 15, 2023
Submittal of Completion Report/ Notice of Completion of Remedial Actions*	November 15, 2023

*Notice of Completion of Remedial Actions 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



LEGEND

- B6-1 Development Boundary
- B6-2 Commercial Area LOD
- Retail Area #1 (Royal Farms) Boundary
- Marketing Center LOD
- Flex Building
- Retail Area #2 (Flex Building) LOD
- Retail Area #3 (Project Pancake) LOD
- Retail Area #3 External Construction Area
- Retail Area #4 (Project Bayou) LOD
- B6-3 Development Boundary
- B6-3 External Construction
- B6-4 Building
- B6-4 External Construction
- B6-4 Development Boundary
- B6-6 Development Boundary
- Parcel Boundary

**Parcel B6 Sub-Parcels
Development Boundaries**

June 24, 2022

Figure

1



ARM Group LLC
Engineers and Scientists



Tradepoint Atlantic

Sparrows Point

Baltimore County, MD

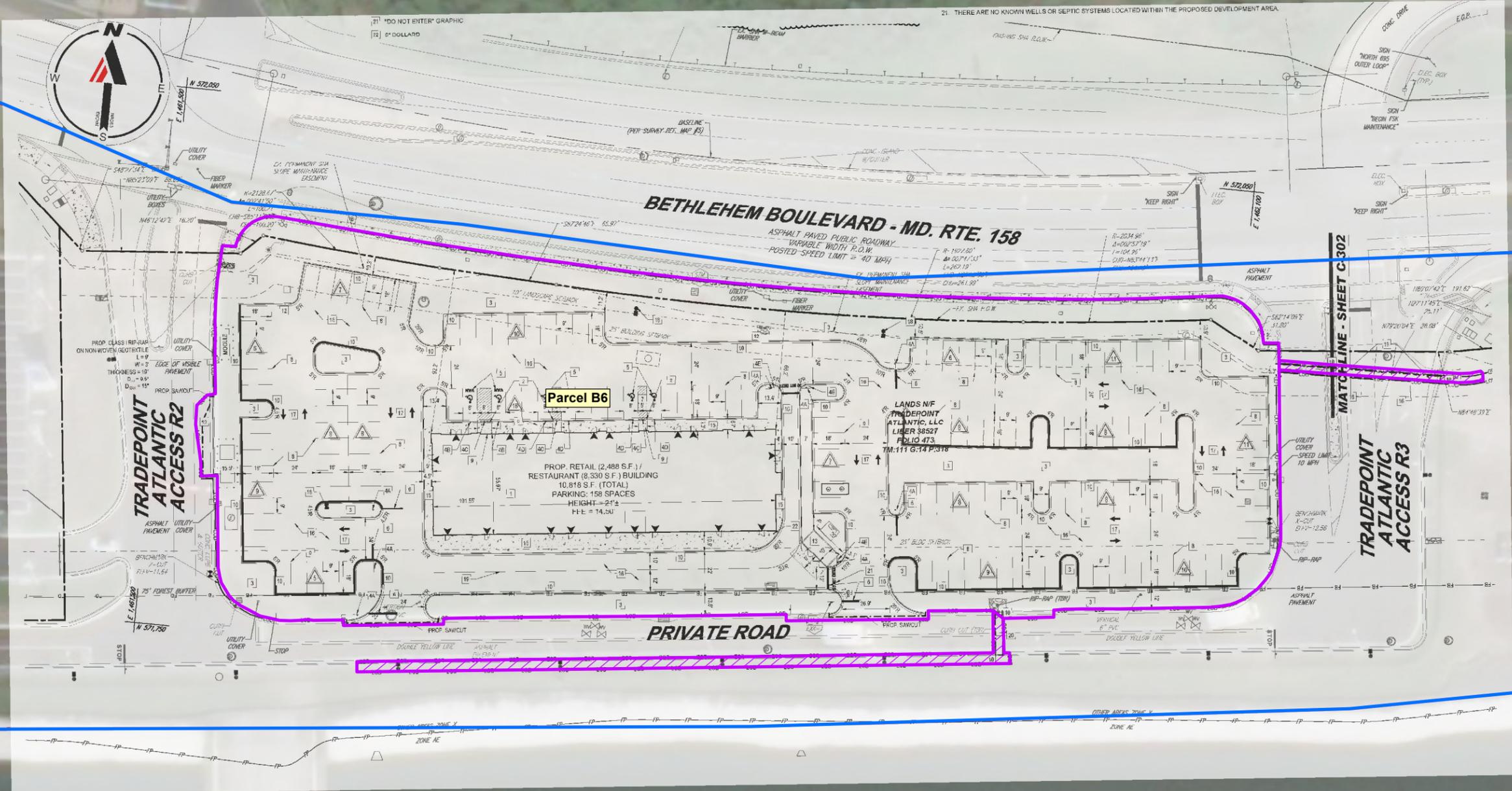
ARM Project 21010206

Source: Esri, Maxar, GeoEye, Earthstar

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LEGEND

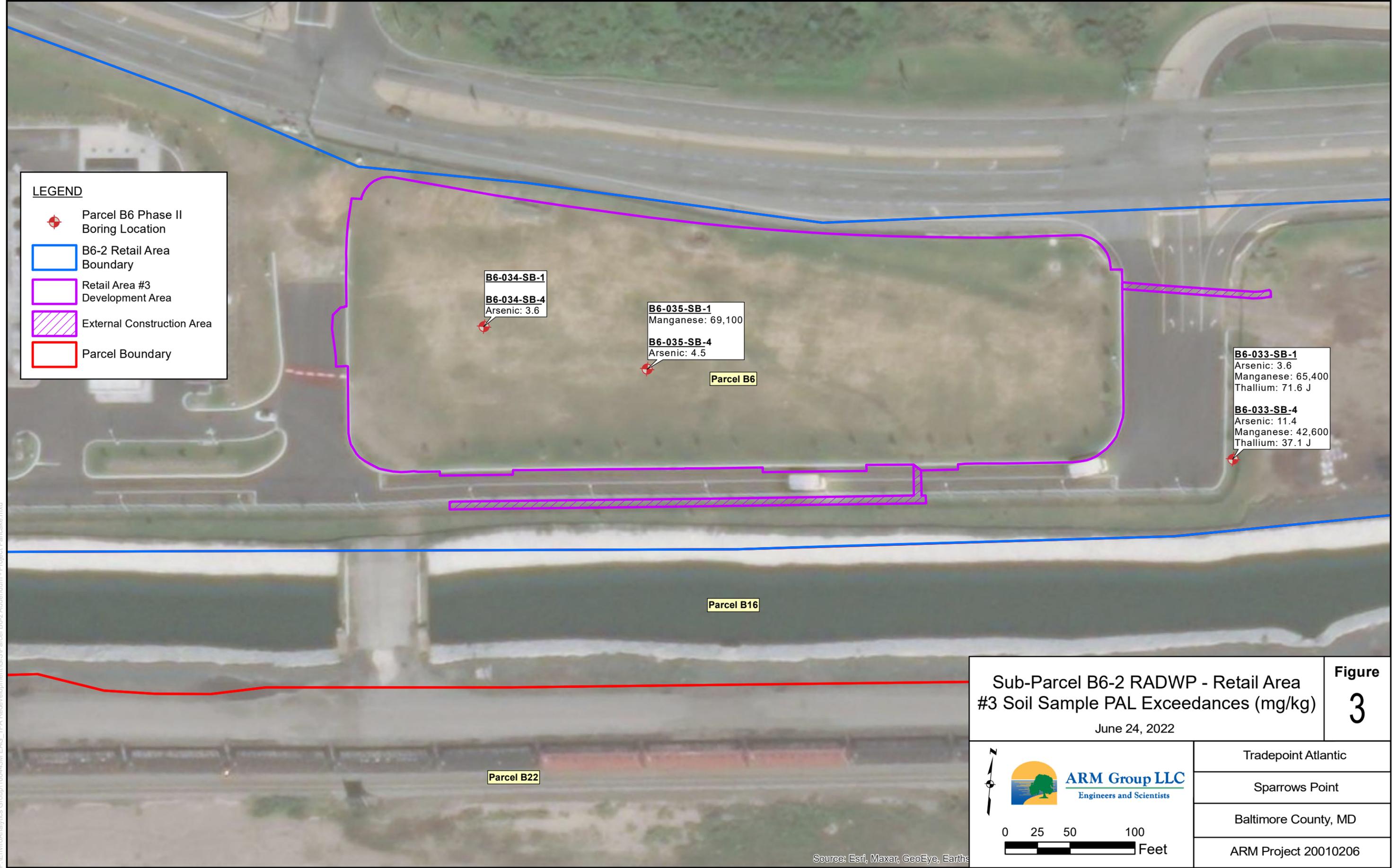
-  B6-2 Retail Area Boundary
-  Retail Area #3 Development Area
-  External Construction Area
-  Parcel Boundary



Parcel B16

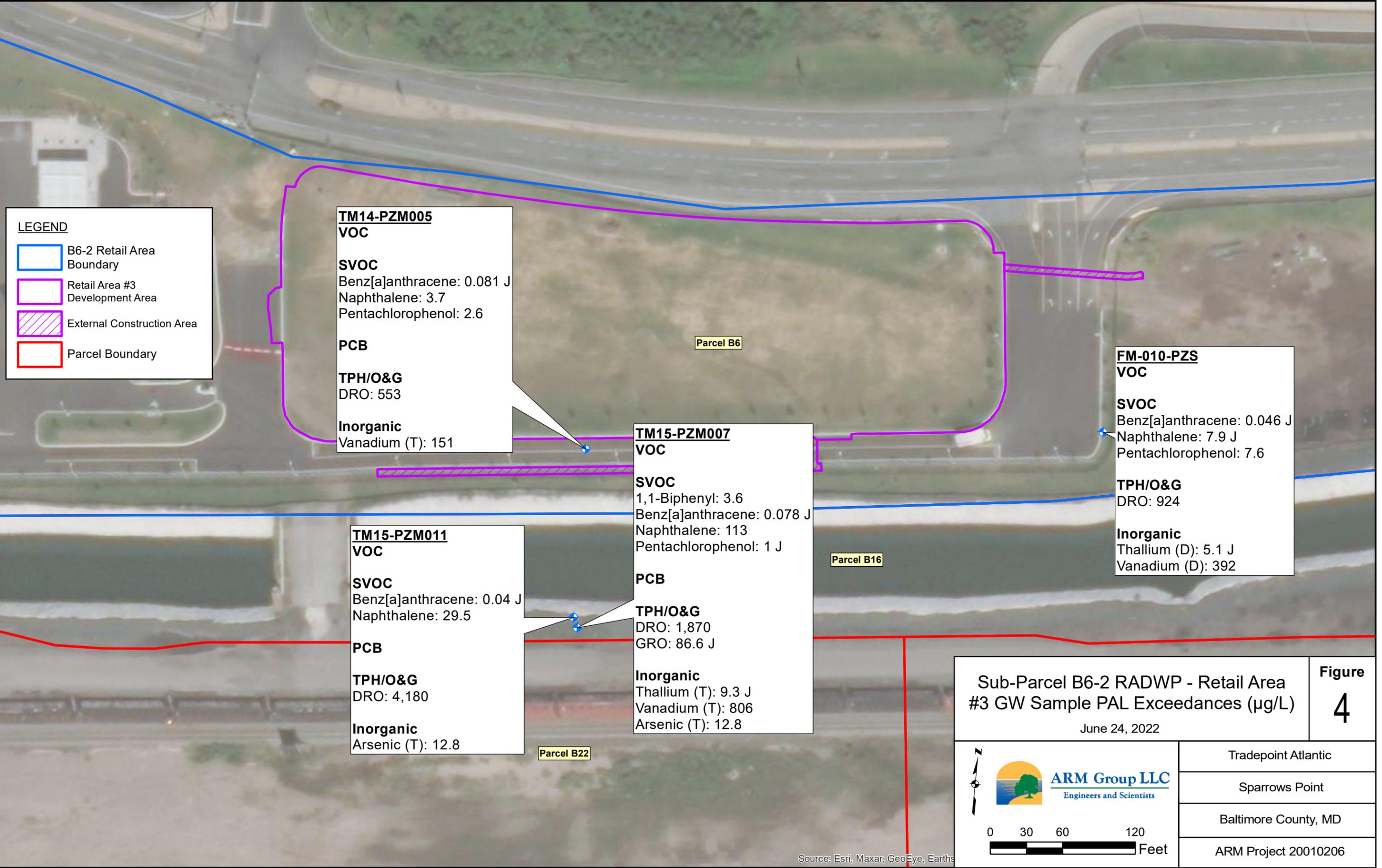
Parcel B22

<h3>Sub-Parcel B6-2 RADWP Retail Area #3 - Project Pancake</h3> <p>June 24, 2022</p>		<p>Figure 2</p>
 <p>ARM Group LLC Engineers and Scientists</p>		
<p>0 25 50 100 Feet</p>		
<p>Tradepoint Atlantic Sparrows Point Baltimore County, MD ARM Project 20010206</p>		



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LEGEND

- B6-2 Retail Area Boundary
- Retail Area #3 Development Area
- External Construction Area
- Parcel Boundary

TM14-PZM005
VOC
SVOC
 Benz[a]anthracene: 0.081 J
 Naphthalene: 3.7
 Pentachlorophenol: 2.6
PCB
TPH/O&G
 DRO: 553
Inorganic
 Vanadium (T): 151

TM15-PZM007
VOC
SVOC
 1,1-Biphenyl: 3.6
 Benz[a]anthracene: 0.078 J
 Naphthalene: 113
 Pentachlorophenol: 1 J
PCB
TPH/O&G
 DRO: 1,870
 GRO: 86.6 J
Inorganic
 Thallium (T): 9.3 J
 Vanadium (T): 806
 Arsenic (T): 12.8

TM15-PZM011
VOC
SVOC
 Benz[a]anthracene: 0.04 J
 Naphthalene: 29.5
PCB
TPH/O&G
 DRO: 4,180
Inorganic
 Arsenic (T): 12.8

FM-010-PZS
VOC
SVOC
 Benz[a]anthracene: 0.046 J
 Naphthalene: 7.9 J
 Pentachlorophenol: 7.6
TPH/O&G
 DRO: 924
Inorganic
 Thallium (D): 5.1 J
 Vanadium (D): 392

Sub-Parcel B6-2 RADWP - Retail Area #3 GW Sample PAL Exceedances (µg/L)
 June 24, 2022

Figure 4

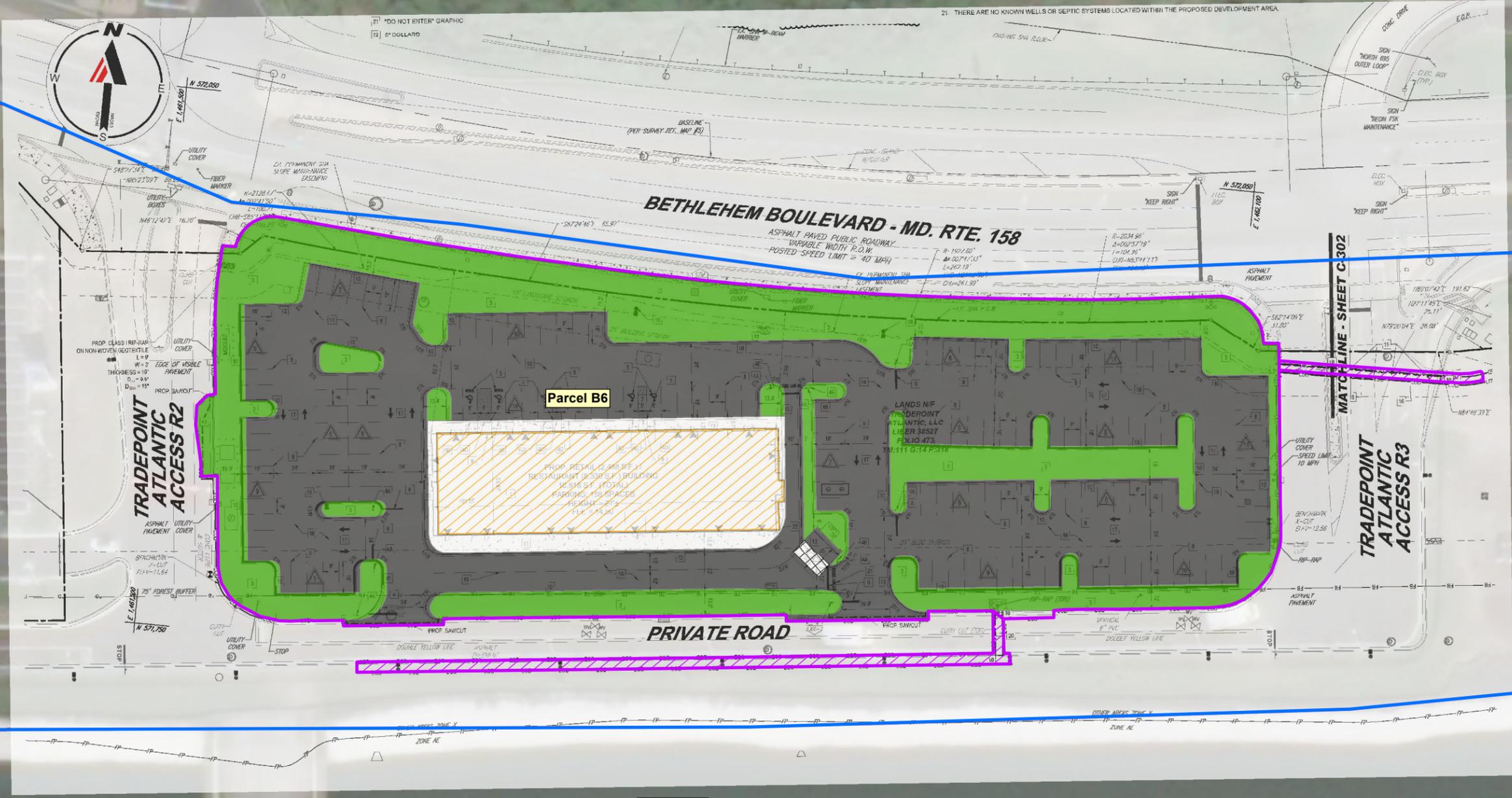
ARM Group LLC
 Engineers and Scientists

Tradepoint Atlantic
Sparrows Point
Baltimore County, MD
ARM Project 20010206

Source: Esri, Maxar, GeoEye, Earthstar

LEGEND

-  B6-2 Retail Area Boundary
-  Retail Area #3 Development Area
-  External Construction Area
- Cap Type**
-  Asphalt
-  Building
-  Standard Duty Concrete
-  Heavy Duty Concrete
-  Landscape
-  Parcel Boundary



**Sub-Parcel B6-2 RADWP
Retail Area #3 Capping Areas**

June 24, 2022

**Figure
5**




ARM Group LLC
Engineers and Scientists



Tradepoint Atlantic
Sparrows Point
Baltimore County, MD
ARM Project 20010206

Source: Esri, Maxar, GeoEye, Earthstar

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APPENDIX A

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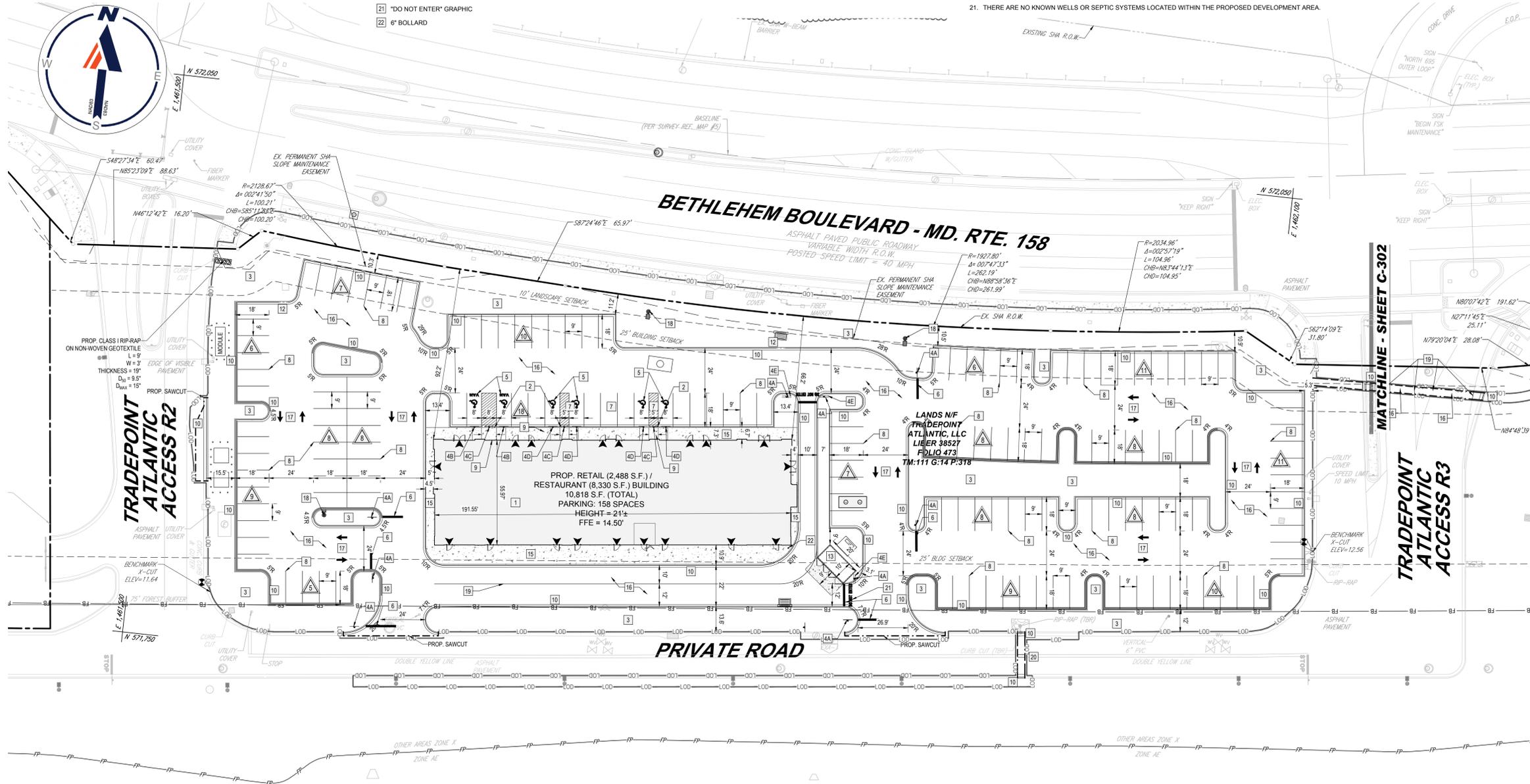
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SITE KEYNOTES

- 1 SITE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS OF THE BUILDING AND THE LOCATION OF DOORWAYS, UTILITIES, ETC.
- 2 DEPRESSED CURB AND GUTTER
- 3 LANDSCAPED AREA
- 4 TRAFFIC SIGNAGE
- ALL SIGNS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) BY THE U.S. DEPARTMENT OF TRANSPORTATION.
- 4A "STOP" SIGN (R-1)
- 4B BOLLARD MOUNTED ADA ACCESSIBLE PARKING SIGNAGE (WITH VAN ACCESSIBLE SIGNAGE)
- 4C BOLLARD MOUNTED "NO PARKING IN ACCESS AISLE" SIGNAGE
- 4D BOLLARD MOUNTED ADA ACCESSIBLE PARKING SIGNAGE
- 4E "DO NOT ENTER" SIGN (R5-1)
- 4F RELOCATED "SPEED LIMIT 10 MPH" SIGN
- 5 ADA PARKING SYMBOL (WHITE SYMBOL WITH BLUE BACKGROUND)
- 6 24" WHITE PAINTED STOP BAR
- 7 4" WHITE PAVEMENT MARKING, 45° ANGLE, 2" O.C.
- 8 4" WHITE PARKING STALL PAVEMENT MARKING (9'x18" TYP.)
- 9 ACCESSIBLE CURB RAMP
- 10 6" CURB W/ 1" GUTTER
- 11 NOT USED
- 12 3" CURB CUT
- 13 TRASH ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
- 14 NOT USED
- 15 CONCRETE SIDEWALK
- 16 STANDARD DUTY ASPHALT PAVEMENT
- 17 WHITE PAINTED DIRECTIONAL ARROW
- 18 SITE LIGHT (REFER TO APPROVED LIGHTING PLAN)
- 19 4" WHITE PAVEMENT MARKING
- 20 4" DOUBLE YELLOW PAVEMENT MARKING
- 21 "DO NOT ENTER" GRAPHIC
- 22 6" BOLLARD

SITE NOTES

1. TOTAL SITE AREA: 132,225,998 S.F. OR 3,035.49 AC.
2. PROPERTY SITE AREA: 132,225,998 S.F. OR 3,035.49 AC.
3. PROPOSED FLOOR AREA: 10,818 S.F.
4. DEED REFERENCE: LIBER 35478, FOLIO 379
5. ELECTION DISTRICT: 15TH
6. COUNCILMANIC DISTRICT: 7TH
7. TAX MAP 111, GRID 14, PARCEL 318
8. TAX ACCT. NOS.: 1502024000
9. OWNER: TRADEPOINT DEVELOPMENT, LLC, 1600 SPARROWS POINT BLVD BALTIMORE, MD 21219
10. DEVELOPER/APPLICANT: TRADEPOINT DEVELOPMENT, LLC, 1600 SPARROWS POINT BLVD BALTIMORE, MD 21219
11. ZONE: MH-IM (MANUFACTURING - HEAVY - INDUSTRIAL - MAJOR)
12. PREVIOUS ZONING CASES: NONE
13. WATERSHED: BALTIMORE HARBOR
14. CENSUS TRACT: 9800.00
15. ALL SOILS ARE URBAN LAND, UDORTMENTS, 0 TO 8% SLOPES
16. EXISTING USE: VACANT
17. PROPOSED USE: RETAIL/RESTAURANT BUILDING
18. PARKING
REQUIRED: RESTAURANT: 16 SPACES PER 1,000 SF FLOOR AREA = 131.2 SPACES; RETAIL: 5 SPACES PER 1,000 SF FLOOR AREA = 12.44 SPACES
• PROVIDED: 157 SPACES
• INCLUDING 6 ADA SPACES
19. STRUCTURE HEIGHT
• REQUIRED: UNLIMITED
• PROPOSED: 21'±
20. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS.
21. THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS LOCATED WITHIN THE PROPOSED DEVELOPMENT AREA.



PAVEMENT LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- HEAVY DUTY CONCRETE

OWNER/DEVELOPER

TRADEPOINT ATLANTIC, LLC
1600 SPARROWS POINT BLVD
BALTIMORE, MD 21219
CONTACT: MIKE HURWITZ
PHONE: 410-855-4443

MARYLAND COORDINATE SYSTEM (MCS)



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

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	8/21/21	REVISED PER COUNTY COMMENTS	RMS
2	8/9/21	REVISED PER COUNTY COMMENTS	DMD
3	11/3/21	FOR CONSTRUCTION	JMR
4	4/28/22	REVISED SITE LAYOUT	DMD

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

APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT NO.: MD16206638
DRAWN BY: ISL
CHECKED BY: MUG
DATE: 03/30/2021
CAD ID: MD16206638 - SPP-3

PROJECT PANCAKE

FOR
TRADEPOINT ATLANTIC
7201 BETHLEHEM 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
MICHIGAN LICENSE NO. 4403
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: 6/30/23

SITE PLAN

SHEET NUMBER:
C-301

REVISION 4 - 4/28/22

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APPENDIX B

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Mirafi® 140N



Mirafi® 140N is a nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Mirafi® 140N is inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids. Mirafi® 140N meets AASHTO M288 Class 3 for Elongation > 50%.

TenCate Geosynthetics Americas Laboratories are accredited by Geosynthetic Accreditation Institute – Laboratory Accreditation Program ([GAI-LAP](#)). [NTPEP Listed](#)

Mechanical Properties	Test Method	Unit	Minimum Average Roll Value	
			MD	CD
Grab Tensile Strength	ASTM D4632	lbs (N)	120 (534)	120 (534)
Grab Tensile Elongation	ASTM D4632	%	50	50
Trapezoid Tear Strength	ASTM D4533	lbs (N)	50 (223)	50 (223)
CBR Puncture Strength	ASTM D6241	lbs (N)	310 (1380)	
			Maximum Opening Size	
Apparent Opening Size (AOS)	ASTM D4751	U.S. Sieve (mm)	70 (0.212)	
			Minimum Roll Value	
Permittivity	ASTM D4491	sec ⁻¹	1.7	
Flow Rate	ASTM D4491	gal/min/ft ² (l/min/m ²)	135 (5500)	
			Minimum Test Value	
UV Resistance (at 500 hours)	ASTM D4355	% strength retained	70	

Physical Properties	Unit	Roll Sizes	
Roll Dimensions (width x length)	ft (m)	12.5 x 360 (3.8 x 110)	15 x 360 (4.5 x 110)
Roll Area	yd ² (m ²)	500 (418)	600 (502)

Disclaimer: TenCate assumes no liability for the accuracy or completeness of this information or for the ultimate use by the purchaser. TenCate disclaims any and all express, implied, or statutory standards, warranties or guarantees, including without limitation any implied warranty as to merchantability or fitness for a particular purpose or arising from a course of dealing or usage of trade as to any equipment, materials, or information furnished herewith. This document should not be construed as engineering advice.

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