



ARM Group Inc.

Engineers and Scientists

October 11, 2018

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

Re: Response and Development Work Plan
Addendum
Area A: Sub-Parcel A8-1
Tradepoint Atlantic
Sparrows Point, MD 21219

Dear Ms. Brown:

On behalf of EnviroAnalytics Group, LLC (EAG), ARM Group Inc. (ARM) has prepared this Response and Development Work Plan (RADWP) Addendum regarding minor changes in the development plan of the Gotham Greens Greenhouse proposed for construction within Area A: Sub-Parcel A8-1 (the Site). The RADWP (Revision 0) dated February 15, 2018 was previously approved by both the Maryland Department of the Environment (MDE) and the United States Environmental Protection Agency (USEPA) via email on April 5, 2018. Based on the minor revisions to the development plan, the RADWP itself will not be updated, but this RADWP Addendum serves the purpose of documenting pertinent updates to the development plan.

The Site is currently slated for development with a new industrial structure, access drives, parking areas, and a stormwater outfall to the west (**Figure 1**). Tradepoint Atlantic provided ARM with an updated development plan via email on September 21, 2018 that shows an increase in the area of the lease line from approximately 4.1 acres to 4.3 acres. The revised plan also shows the anticipated limit of disturbance (LOD), encompassing the main development area as well as the western stormwater outfall, with a total area of 5.0 acres. Since the changes in the size of the development area were nominal and no additional data from Phase II Investigation soil borings are either included or excluded from the development boundary, the procedures and conclusions of the SLRA remain valid.

The new industrial structure will be constructed with an area of approximately 95,000 square feet. According to the development plans, the finished floor elevation for the structure has been revised from the original proposed elevation of 14.50 feet above mean sea level (amsl) up to a new proposed elevation of 16.75 feet amsl. Tradepoint Atlantic has proposed to use soil as fill material for the increased floor elevation. At this time, processed slag aggregate sourced from

the Tradepoint Atlantic property is not proposed to be used as fill material. The selected soil will be tested, and the results will be provided to the MDE to determine if the proposed material meets the MDE's requirements for industrial clean fill and whether a cap is needed.

The updated development drawings for Sub-Parcel A8-1 are provided with this RADWP Addendum as **Attachment 1**. As stated above, the revised development plan does not necessitate any significant adjustments to the SLRA, nor were any revisions required in the text of the approved RADWP (Revision 0). Although the area of the LOD increased slightly according to the revised development plans, the conclusions of the SLRA were not affected. The development implementation protocols and oversight requirements, etc. will remain the same as in the approved version of the RADWP.

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

Respectfully submitted,
ARM Group Inc.



Taylor R. Smith
Project Engineer

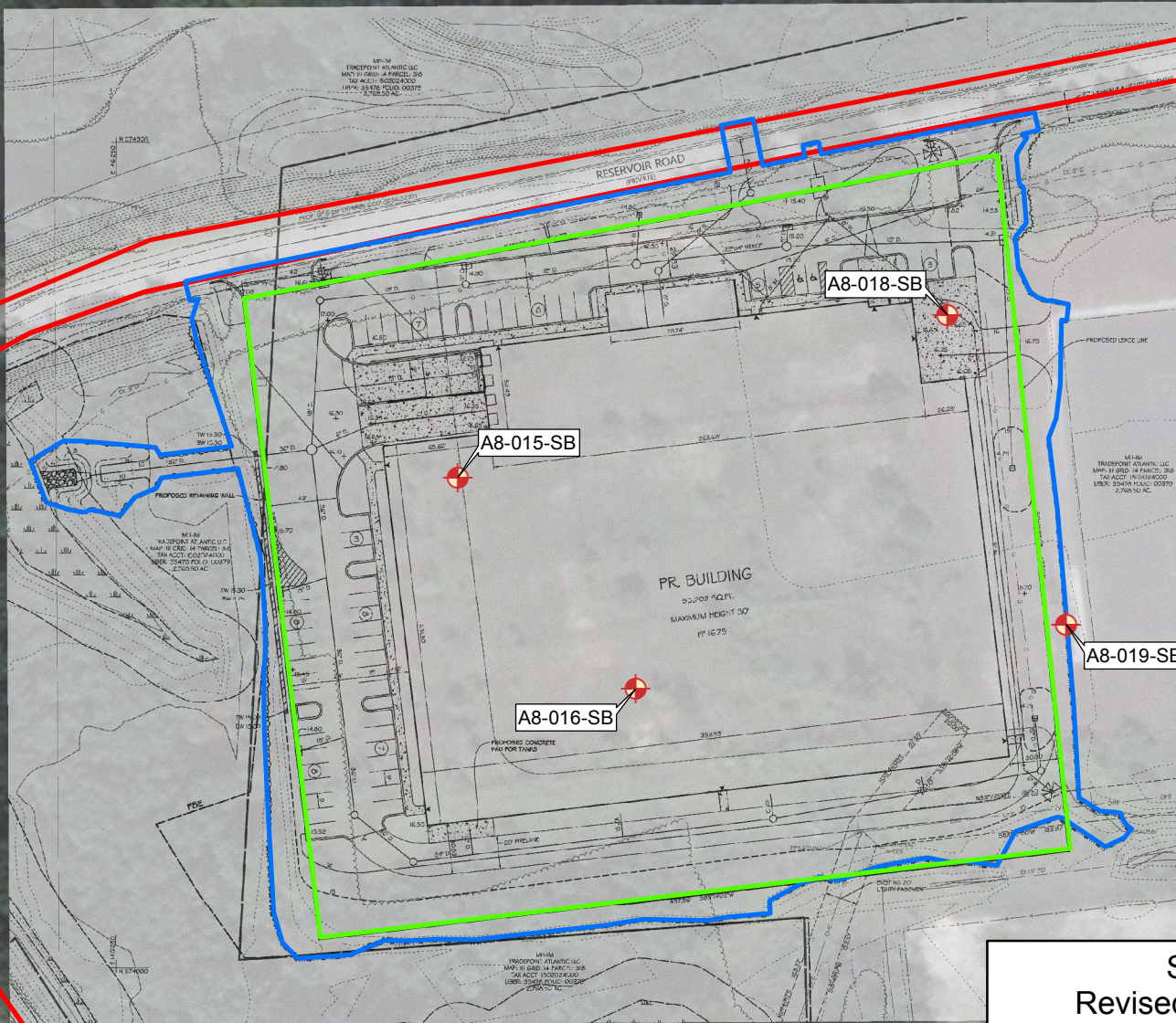






T. Neil Peters, P.E.
Senior Vice President



FIGURES

Parcel A7





-  Soil Boring
-  Lease Line
-  Limit of Disturbance
-  Parcel Boundary

Parcel A8

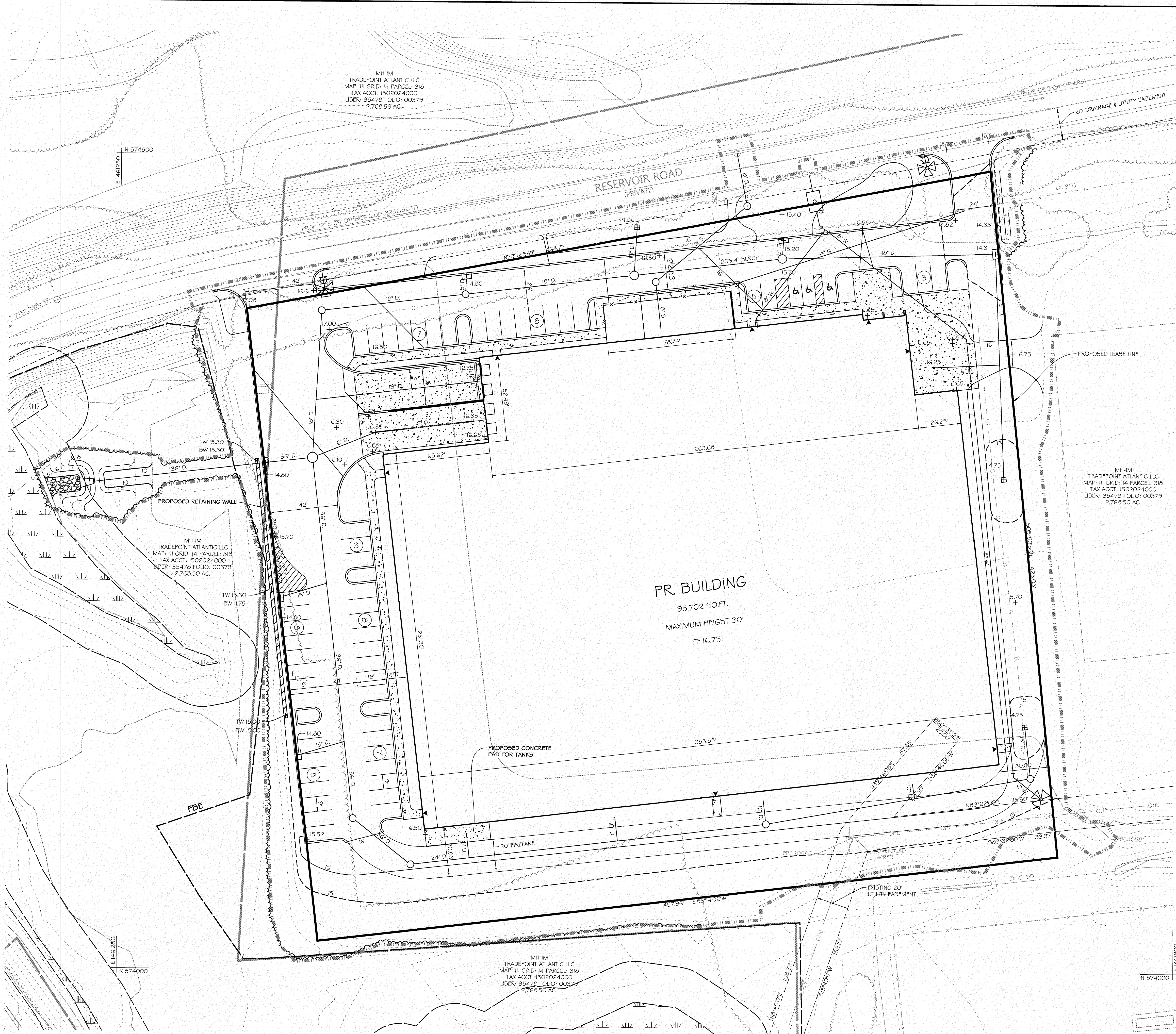
Sub-Parcel A8-1
 Revised Development Layout
 October 3, 2018

Figure
 1

  <p>ARM Group Inc. Engineers and Scientists</p> <p>0 25 50 100 Feet</p>	Tradepoint Atlantic
	Baltimore County, MD
	EnviroAnalytics Group
	ARM Project 160443M-8

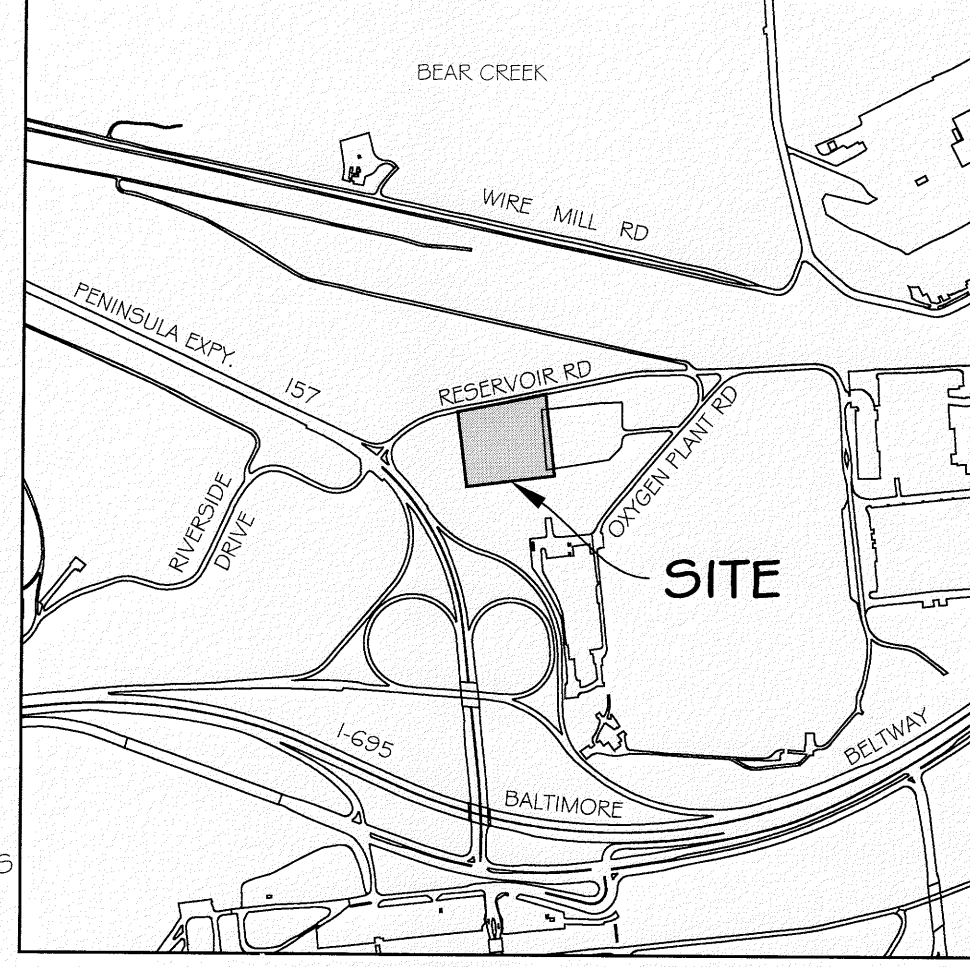
Source: Esri, DigitalGlobe, GeoEye, AeroGRID, IGN, and the

ATTACHMENT 1



LEGEND:

---	LEASE AREA
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING ROADWAY
---	PROPOSED SEWER
---	EXISTING STORM DRAIN
---	EXISTING ELECTRIC
---	EXISTING GAS
---	EXISTING UNDERGROUND ELECTRIC
---	EXISTING WATER
---	EXISTING TREELINE
---	FOREST BUFFER
---	EXISTING WETLAND BUFFER
---	SOIL LINES
---	PROPOSED MAJOR ODD CONTOURS
---	PROPOSED MINOR CONTOURS
---	PROPOSED ODD CONTOURS
---	PROPOSED CURB
---	PROPOSED SIDEWALK
---	PROPOSED PARKING STRIPING
---	LIMIT OF DISTURBANCE
---	PROPOSED FENCE
---	PROPOSED TREELINE
---	PROPOSED SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED WATER
---	PROPOSED GAS



VICINITY MAP
SCALE: 1" = 1,000'

BENCHMARKS:

STATION: GIS-1A ELEVATION: 10.99' N: 562,923.39 E: 1,455,314.56 PID: AC7730 DESCRIPTION: NAIL	STATION: GIS-2 ELEVATION: 9.95' N: 565,162.39 E: 1,464,480.72 PID: AC7685 DESCRIPTION: BRASS DISK
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NOTES

1. THE PROPOSED GRADING SHOWN ON THIS PLAN MEETS THE REQUIREMENTS SET FORTH BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND COMPLIES WITH ARTICLE 33, TITLE 5 OF THE BALTIMORE COUNTY CODE. HOWEVER, DUE TO BUILDING TYPES AND LAYOUT, SOME FIELD ADJUSTMENTS MAY BE REQUIRED. ALL CHANGES MUST COMPLY WITH THE ABOVE MENTIONED REQUIREMENTS.
2. ALL SWALES HAVE BEEN DESIGNED BY THE ENGINEER TO CONVEY RUNOFF ACCORDING TO BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS.
3. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT OR OTHER FOREST RETENTION AREAS, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
4. STORMWATER MANAGEMENT HAS BEEN ADDRESSED BY A STORMWATER MANAGEMENT VARIANCE.
5. ACCORDING TO FEMA FLOODMAP 24000105556 THIS SITE IS NOT WITHIN A FLOODPLAIN.

DATA SOURCE:

1. EXISTING TOPOGRAPHY SHOWN HEREON TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY TRADEPOINT ATLANTIC DATED JANUARY 25, 2017 WITH AN ADDITIONAL SURVEY CONDUCTED BY MORRIS & RITCHE ASSOCIATES, INC. DATED JUNE 12, 2017 AND AUGMENTED WITH BALTIMORE COUNTY GIS.
2. WETLAND LOCATIONS SHOWN HEREON SURVEYED BY MORRIS & RITCHE ASSOCIATES, INC. FROM A DELINEATION BY ECO-SCIENCE PROFESSIONALS, INC. ON AUGUST 28, 2017.
3. UNDERGROUND UTILITY INFORMATION SHOWN HEREON PROVIDED BY TRADEPOINT ATLANTIC.

PR. BUILDING
95,702 SQ.FT.
MAXIMUM HEIGHT 30'
FF 16.75

MH-1M
TRADEPOINT ATLANTIC LLC
MAP: III GRID: 14 PARCEL: 316
TAX ACCT: 1502024000
LIBER: 35478 FOLI: 00379
2,768.50 AC.

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BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND SUSTAINABILITY
APPROVED FOR GRADING
Date _____

STORMWATER MANAGEMENT NOT REQUIRED

OWNER'S / DEVELOPER'S CERTIFICATION - GRADING

I/WE CERTIFY THAT ALL GRADING ON THIS SITE WILL BE DONE IN ACCORDANCE WITH THE CURRENT GRADING REQUIREMENTS AS SET FORTH BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND WITH THE REQUIREMENTS SPECIFIED IN ARTICLE 33, TITLE 5 OF THE BALTIMORE COUNTY CODE.

SIGNATURE OWNER / DEVELOPER _____ DATE _____
PRINT NAME _____ TITLE _____

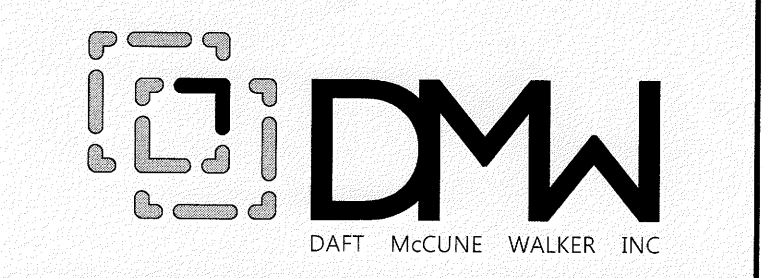
DESIGN & DRAWING BASED ON MARYLAND COORDINATE SYSTEM.

PROFESSIONAL CERTIFICATION

I 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. 36725, EXPIRATION DATE: 2/26/2019.

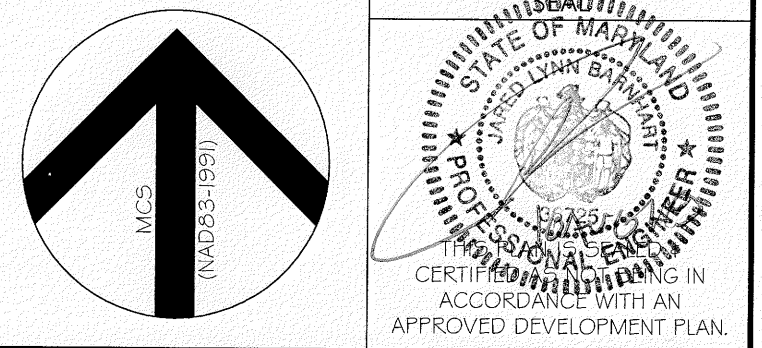
OWNER/DEVELOPER
TRADEPOINT ATLANTIC LLC
ATTN: STEVE BERNSTEIN
1600 SPARROWS POINT BLVD
BALTIMORE, MARYLAND 21219

LIMIT OF DISTURBANCE = 214,974 SF / 4.94 AC±



501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

FINAL GRADING PLAN
GOTHAM GREENS
RESERVOIR ROAD
BALTIMORE, MD 21219-1022
15 ELECTION DISTRICT
7 COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS

ISSUE DATES	BASE:	JDS
REVIEW: 8/10/18	DRAWN:	CHP
BID:	DESIGNED:	JFM
PERMIT:	CHECKED BY:	JLB
CONSTRUCTION:	DATE CHECKED:	
SCALE: AS SHOWN	DRAWING:	
PROJECT NO: 16007.GG		