



**U.S. Army Corps  
of Engineers**

Baltimore District  
PN 22-38

# Public Notice

**In Reply to Application Number  
NAB-2022-60894-M07 (ERASMUS PROPERTIES LLC/  
INDUSTRIAL EXPANSION)**

Comment Period: December 23, 2022 to January 22, 2023

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**THE PURPOSE OF THIS PUBLIC NOTICE IS TO INFORM INTERESTED PARTIES OF THE PROPOSED ACTIVITY AND TO SOLICIT COMMENTS. NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED AT THIS TIME.**

This District has received an application for a Department of the Army permit modification pursuant to Section 404 of the Clean Water Act (33 USC 1344), as described below:

**APPLICANT:** Mr. Ryan Darin  
Erasmus Properties LLC  
1201 Wallace Street  
Baltimore, Maryland 21230

## **WATERWAY AND LOCATION OF THE PROPOSED WORK:**

The proposed project is located in wetlands associated with an unnamed tributary to Humphrey Creek, 2012 Reservoir Road, Sparrows Point, Baltimore County, Maryland. [Latitude: 39.24107; Longitude: -76.46263]

## **OVERALL PROJECT PURPOSE:**

To expand and improve an existing metals warehouse and distribution facility at 2012 Reservoir Road, Sparrows Point, Maryland. The proposed improvements include the construction of an outdoor asphalt area for storage including truck and rail access, the realignment and improvement of an existing railroad spur, and the development of below-ground stormwater management facilities.

## **PROJECT DESCRIPTION:**

The project will involve the discharge of fill material into jurisdictional wetlands for the construction of an industrial storage area resulting in permanent impacts to approximately 2.27 acres/98,775 square feet of emergent nontidal wetlands, approximately 0.49 acres/21,226 square feet of scrub-shrub nontidal wetlands, and approximately 1.41 acres/61,238 square feet of forested nontidal wetlands. The project will temporarily impact approximately 0.07 acres/2,998 square feet of emergent nontidal

wetlands and approximately 0.04 acres/1,711 square feet of scrub-shrub nontidal wetlands. All work is proposed in accordance with the attached plans dated March 23, 2022.

**EFFECTS ON AQUATIC RESOURCES:**

| Activity         | Wetland Impact (AC/SF) | Authority   |
|------------------|------------------------|-------------|
| Fill (permanent) | 4.17/181,239           | Section 404 |
| Fill (temporary) | 0.11/4,709             | Section 404 |

**LEAD FEDERAL AGENCY:**

The United States Army Corps of Engineers, as the lead federal agency, is responsible for all coordination pursuant to applicable federal authorities.

**APPLICANT’S PROPOSED AVOIDANCE, MINIMIZATION, AND COMPENSATORY MITIGATION:**

As part of the planning process for the proposed project, steps were taken to ensure avoidance and minimization of impacts to aquatic resources to the maximum extent practicable based on the existing site conditions. The proposed project purpose is industrial expansion. The applicant designed the project to the minimal footprint necessary to achieve the project purpose successfully by reducing initially proposed impacts from approximately 6.36 acres to approximately 4.17 acres. The applicant proposes to provide compensatory mitigation for permanent impacts to nontidal wetlands by purchasing credits at Corps/MDE approved Peige Farm and Pheasant Run (under Corps/MDE review; not yet approved) Mitigation Banks situated within Baltimore County and the Gunpowder-Patapsco River Basin [HUC 02060003].

**CORPS EVALUATION REQUIREMENTS:**

This project will be evaluated pursuant to Corps Regulatory Program Regulations (33 CFR Parts 320-332). The decision whether to issue a permit will be based on an evaluation of the probable impacts, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit, which reasonable may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors, which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economic, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, and consideration of property

ownership and in general, the needs and welfare of the people. The evaluation of the impact of this project will also include application of the Clean Water Act Section 404(b)(1) Guidelines promulgated by the Administrator, United States Environmental Protection Agency.

**ENDANGERED SPECIES:**

A preliminary review of this application indicates that the proposed work will have no effect federally listed threatened or endangered species or their critical habitat, pursuant to Section 7 of the Endangered Species Act, as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

**ESSENTIAL FISH HABITAT:**

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely affect Essential Fish Habitat (EFH), including species of concern, life cycle habitat, or Habitat Areas of Particular Concern. The project site lies in or adjacent to EFH as described under MSFCMA for managed species under the MSFCMA. The Baltimore District has made a preliminary determination that the project will have no adverse effect on EFH. The Baltimore District has made a preliminary determination that mitigative measures are not required to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise.

**HISTORIC RESOURCES:**

Pursuant to Section 106 of the National Historic Preservation Act of 1966 and applicable guidance, the Corps has reviewed the latest published version of the National Register of Historic Places and initially determined that no registered properties listed as eligible for inclusion, therein, are located at the site of the proposed work. The Corps has made the preliminary determination that the proposed project would have no adverse effect on historic properties. The Corps final eligibility and effect determination will be based on coordination with the State Historic Preservation Office as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps' identified permit area.

**TRIBAL RESOURCES:**

Section 106 of the National Historic Preservation Act also requires federal agencies to consult with federally recognized American Indian tribes that attach religious and cultural significance to historic properties that may be affected by the agency's undertaking. Corps Tribal Consultation Policy mandates an open, timely, meaningful, collaborative, and effective deliberative communication process that emphasizes trust, respect, and shared responsibility. The policy further emphasizes that, to the extent practicable and permitted by law, consultation works toward mutual consensus and begins at the earliest planning stages before decisions are made and actions taken. The Corps final eligibility and effect determination will be based on coordination with interested tribes, in accordance with the Corps current tribal standard operating procedures as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on tribal resources.

**WATER QUALITY CERTIFICATION:**

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act.

**COASTAL ZONE MANAGEMENT PROGRAMS:**

Where applicable, the applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the approved Coastal Zone Management Program. By this public notice, we are requesting the state concurrence or objection to the applicant's consistency statement. The applicant must obtain any state or local government permits which may be required.

**SUBMISSION OF COMMENTS:**

The Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments provided will become part of the public record for this action and are subject to release to the public through the Freedom of Information Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

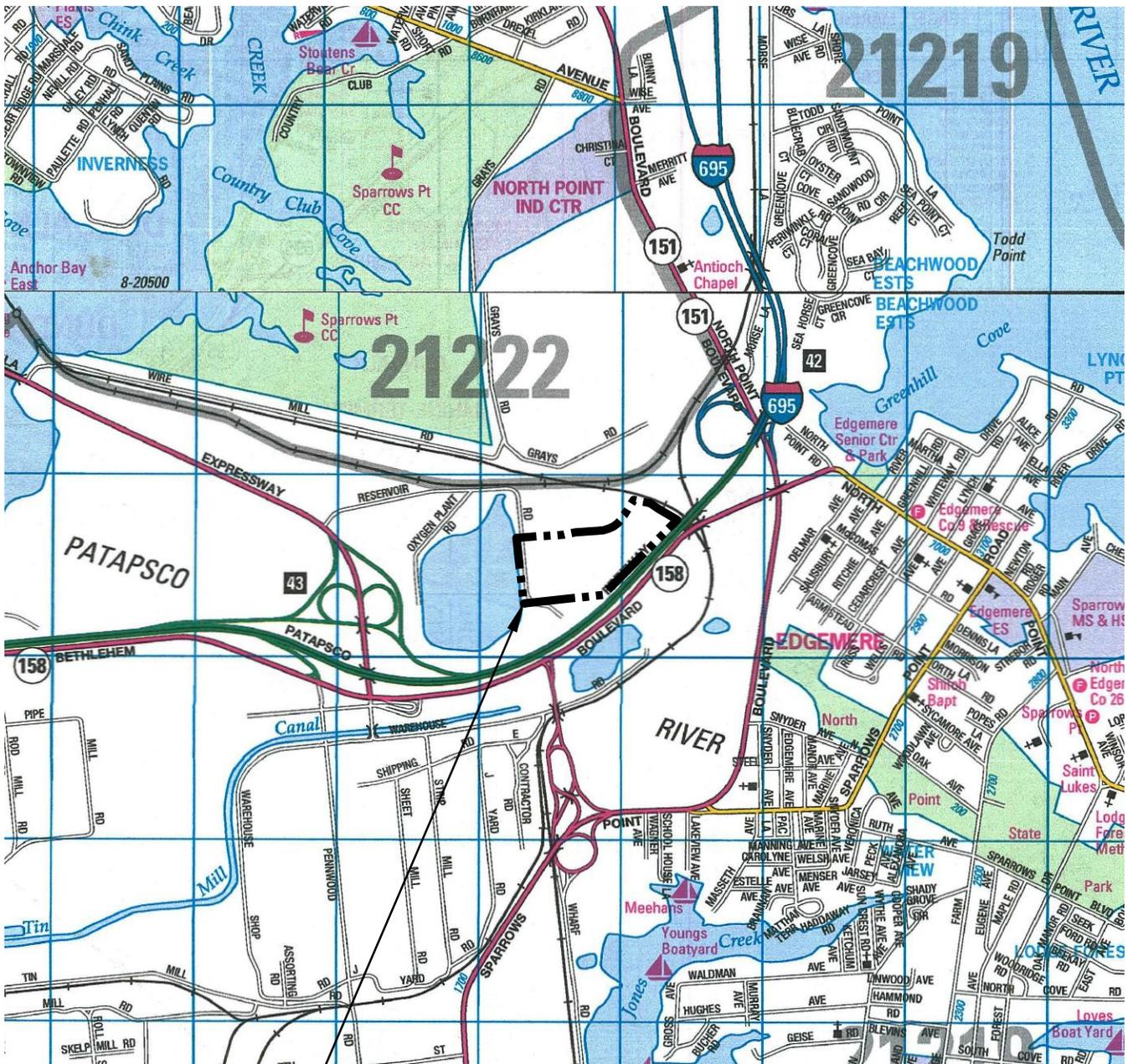
Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the United States Army Corps of Engineers, Baltimore District within the comment period specified above through postal mail at the address below or electronic submission to the project manager email address below. Written comments should reference the application number NAB-2022-60894-M07.

**PUBLIC HEARING REQUESTS:**

Any person who has an interest which may be adversely affected by the issuance of this permit may request a public hearing. The request, which must be in writing, must be received within the comment period as specified above to receive consideration. Also, it must clearly set forth the interest which may be adversely affected by this activity and the manner in which the interest may be adversely affected. The public hearing request may be submitted by electronic mail or mailed to the following address:

Ms. Maria N. Teresi  
[maria.teresi@usace.army.mil](mailto:maria.teresi@usace.army.mil)  
U.S. Army Corps of Engineers, Baltimore District  
Regulatory Branch  
2 Hopkins Plaza  
Baltimore, Maryland 21201

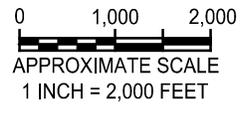
It is requested that you communicate this information concerning the proposed work to any persons known by you to be interested, who did not receive a copy of this notice. General information regarding the Corps' permitting process can be found on our website at <https://www.nab.usace.army.mil/Missions/Regulatory.aspx>. This public notice has been prepared in accordance with Corps implementing regulations at 33 CFR 325.3. If you have any questions concerning this specific project or would like to request a paper copy of this public notice, please contact Ms. Maria N. Teresi, [maria.teresi@usace.army.mil](mailto:maria.teresi@usace.army.mil). This public notice is issued by the Chief, Regulatory Branch.



APPROXIMATE SUBJECT  
PROPERTY BOUNDARY

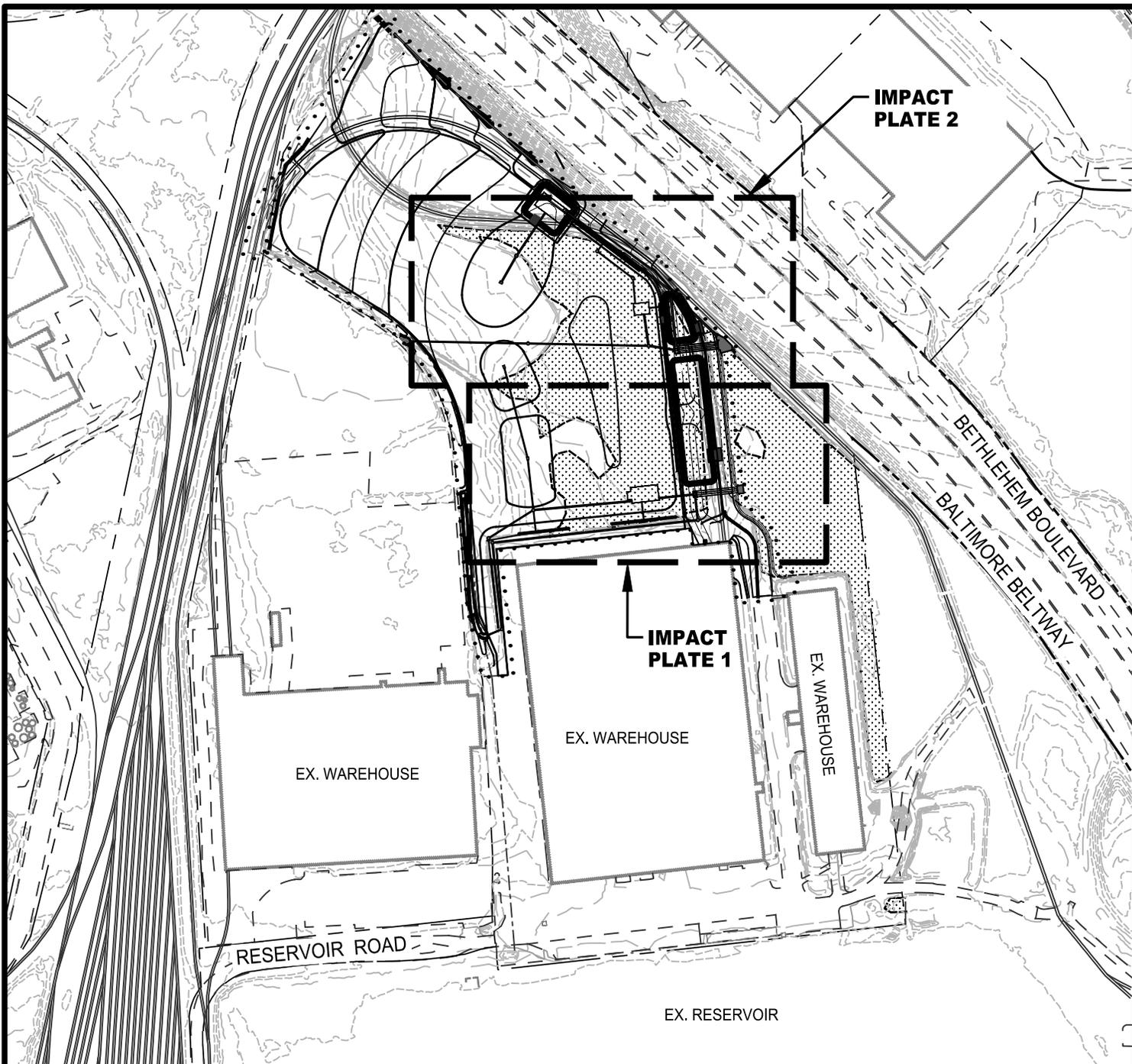
**NOTES**

1. MAP COPYRIGHT © ADC THE MAP PEOPLE, (800) 829-6277
2. PERMITTED USE NUMBER 21006238



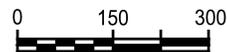
**GEO-TECHNOLOGY ASSOCIATES, INC.**  
**GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS**  
 14280 PARK CENTER DRIVE, SUITE A  
 LAUREL, MARYLAND 20707  
 (410) 792-9446 or (301) 470-4470  
 FAX: (410) 792-7395  
 WWW.GTAENG.COM  
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**RESERVOIR ROAD PROPERTY**  
 BALTIMORE COUNTY, MARYLAND  
**SITE LOCATION MAP**



**LEGEND**

- ..... PR. LIMIT OF DISTURBANCE
- PR. GRADING
- PR. EDGE OF PAVEMENT
- ▨ EX. NONTIDAL WETLAND



APPROXIMATE SCALE  
1 INCH = 300 FEET



**GEO-TECHNOLOGY ASSOCIATES, INC.**

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

3445-A BOX HILL CORPORATE CENTER DRIVE  
ABINGDON, MARYLAND 21009  
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2012 RESERVOIR ROAD  
**IMPACT PLATE KEY SHEET**

BALTIMORE COUNTY, MARYLAND

|         |            |        |         |       |                |           |         |            |     |        |   |
|---------|------------|--------|---------|-------|----------------|-----------|---------|------------|-----|--------|---|
| JOB NO. | 31171427x1 | SCALE: | 1"=300' | DATE: | MARCH 23, 2022 | DRAWN BY: | FSG/MDP | REVIEW BY: | TAS | SHEET: | 1 |
|---------|------------|--------|---------|-------|----------------|-----------|---------|------------|-----|--------|---|

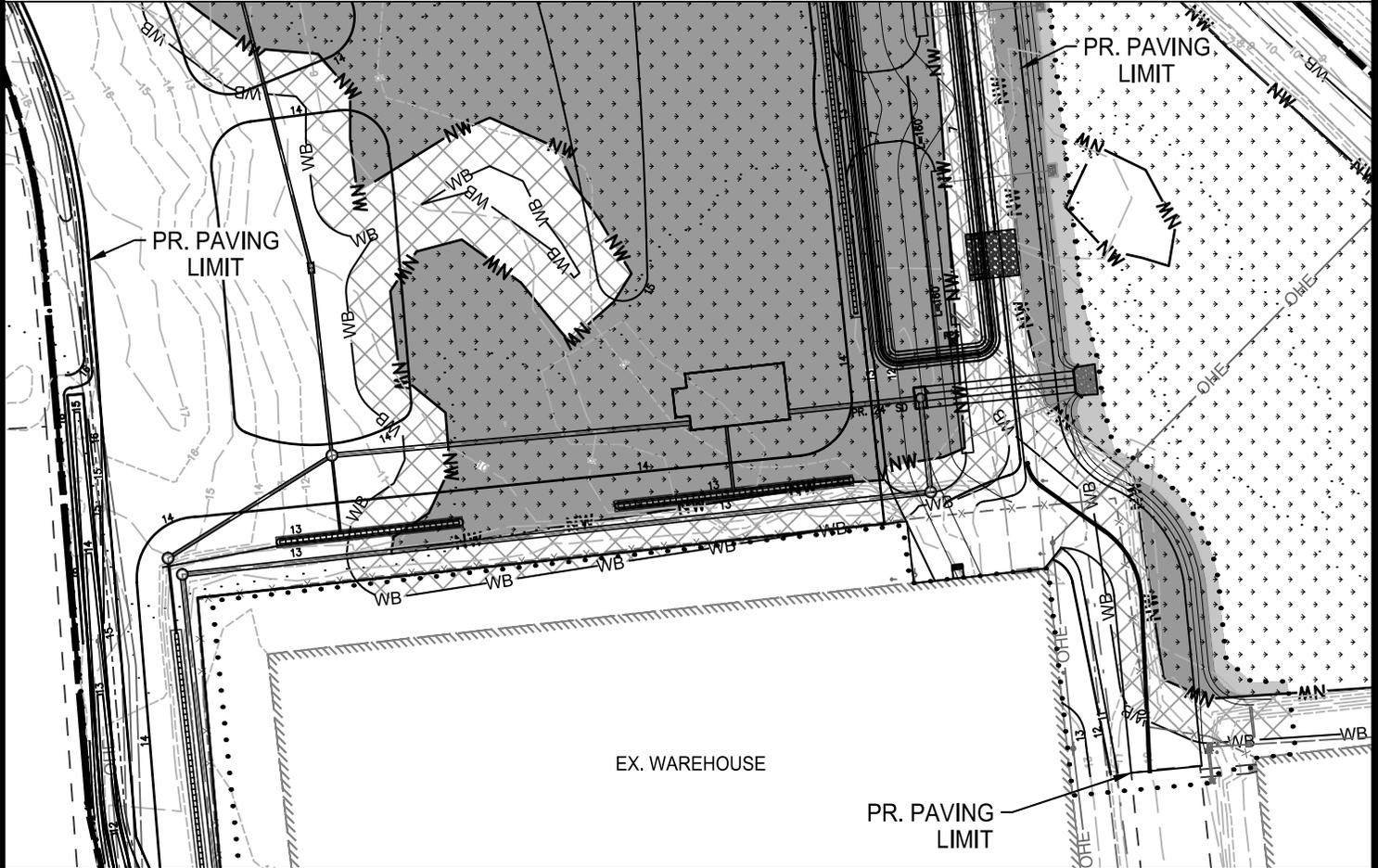


0 50 100  
 APPROXIMATE SCALE  
 1 INCH = 100 FEET

**LEGEND**

- ..... PR. LIMIT OF DISTURBANCE
- PR. CONTOURS
- PR. SANITARY SEWER
- PR. EDGE OF PAVEMENT
- NW \* \* \* \* \* NW  
 \* \* \* \* \* NW \* \* \* \* \* NW  
 \* \* \* \* \* NW EX. NONTIDAL WETLAND
- WB ————— EX. 25' WETLAND BUFFER

MATCHLINE - SEE IMPACT PLATE 2



**PROPOSED IMPACTS**

- PERMANENT WETLAND IMPACTS - PEM  
48,116 SF (1.10± AC)
- PERMANENT WETLAND IMPACTS - PSS  
9,600 SF (0.22± AC)
- PERMANENT WETLAND IMPACTS - PFO  
34,336 SF (0.79± AC)
- PERMANENT WETLAND BUFFER IMPACTS  
43,585 SF (1.00 AC)

- TEMPORARY WETLAND IMPACTS - PEM  
2,163 SF (0.05± AC)
- TEMPORARY WETLAND IMPACTS - PSS  
1,711 SF (0.04± AC)



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2012 RESERVOIR ROAD  
**WETLAND IMPACT PLATE 1**

BALTIMORE COUNTY, MARYLAND

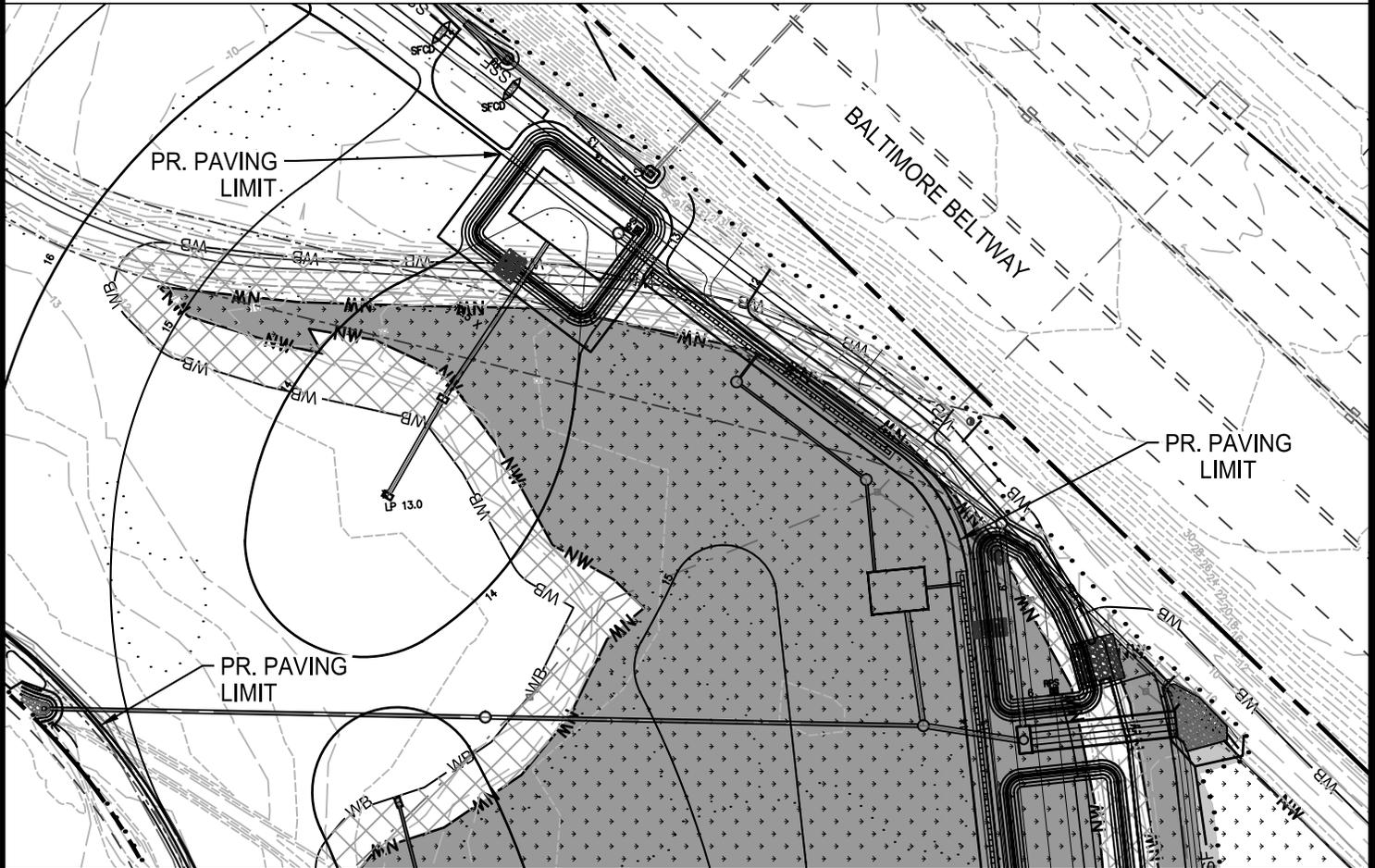
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0 50 100  
 APPROXIMATE SCALE  
 1 INCH = 100 FEET

**LEGEND**

- ..... PR. LIMIT OF DISTURBANCE
- PR. CONTOURS
- PR. SANITARY SEWER
- PR. EDGE OF PAVEMENT
- NW NW NW NW EX. NONTIDAL WETLAND
- WB EX. 25' WETLAND BUFFER



MATCHLINE - SEE IMPACT PLATE 2

**PROPOSED IMPACTS**

-  PERMANENT WETLAND IMPACTS - PEM  
50,658 SF (1.16± AC)
-  PERMANENT WETLAND IMPACTS - PSS  
11,626 SF (0.27± AC)
-  PERMANENT WETLAND IMPACTS - PFO  
26,902 SF (0.62± AC)
-  PERMANENT WETLAND BUFFER IMPACTS  
35,736 SF (0.82 AC)

-  TEMPORARY WETLAND IMPACTS - PEM  
835 SF (0.02± AC)



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2012 RESERVOIR ROAD  
**WETLAND IMPACT PLATE 2**

BALTIMORE COUNTY, MARYLAND

# SUMMARY OF IMPACTS

## NONTIDAL WETLANDS

|                                 |                         |
|---------------------------------|-------------------------|
| PERMANENT PEM WETLAND IMPACTS = | 98,775 SF (2.27± ACRES) |
| PERMANENT PSS WETLAND IMPACTS = | 21,226 SF (0.49± ACRES) |
| PERMANENT PFO WETLAND IMPACTS = | 61,238 SF (1.41± ACRES) |
| TEMPORARY PEM WETLAND IMPACTS = | 2,998 SF (0.07± ACRES)  |
| TEMPORARY PSS WETLAND IMPACTS = | 1,711 SF (0.04± ACRES)  |

## NONTIDAL WETLAND BUFFERS

|                                    |                         |
|------------------------------------|-------------------------|
| PERMANENT WETLAND BUFFER IMPACTS = | 79,321 SF (1.82± ACRES) |
|------------------------------------|-------------------------|



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## 2012 RESERVOIR ROAD WETLAND IMPACT TABLE

BALTIMORE COUNTY, MARYLAND

|         |            |        |     |       |                |           |         |            |     |        |   |
|---------|------------|--------|-----|-------|----------------|-----------|---------|------------|-----|--------|---|
| JOB NO. | 31171427x1 | SCALE: | N/A | DATE: | MARCH 23, 2022 | DRAWN BY: | FSG/MDP | REVIEW BY: | TAS | SHEET: | 4 |
|---------|------------|--------|-----|-------|----------------|-----------|---------|------------|-----|--------|---|