

# Brandywine Development

*Prince George's County, Maryland*

## Property Owner:

Soil Safe, Inc.

## Contact:

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## Purpose:

Grade and Development

## History:

The Brandywine property is a 280 site located approximately 15 miles southeast of Washington, D.C. in Prince George's County, Maryland. The once heavily wooded site is low-lying and requires a significant volume of fill material to match surrounding grade for any development. With excellent access for both rail and road, the site is the largest remaining undeveloped heavy industrial-zoned parcel within a 40 miles radius of the District. Soil Safe acquired the property and obtained all the necessary permits to establish a soil recycling center at the site. Soil Safe has processed over 6 million tons of soil to date at the Brandywine location. The recycled Soil Product is used both on and off-site. To date, approximately five million tons of manufactured soil material has been placed on the project site to raise the grade in accordance with the Grading Plan. In addition, about one million tons of Soil Product has been shipped off site to local area contractors for use as engineered fill material, paving sub-base, and other general fill applications. Soil Safe is preparing the Brandywine site for potential commercial or industrial use.

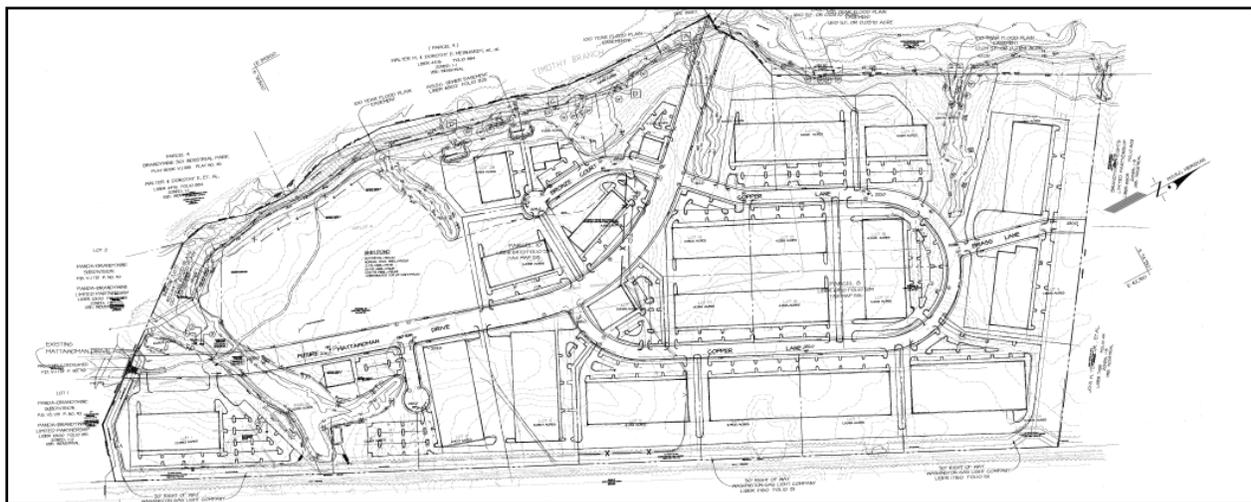
## Soil Safe Concept:

Soil Safe's business model includes the recycling and beneficial use of non-hazardous contaminated soil. Through its stabilization recycling process, Soil Safe manufactures a recycled engineered Soil Product that has received Green Approved Product certification to the ICC 700 National Green Building Standard for recycled paving sub-base and other engineered soil material applications.

Soil Safe operates the Brandywine recycling center under 18 state and local permits. State permits include; Air, Recycling, Systems Operator, NPDES, Erosion & Sediment Control, all issued through Maryland Department of Environment (MDE). The development project is funded through Soil Safe's customers who pay a fee to recycle their non-hazardous soil. In Soil Safe's 25-year operating history, the company has recycled over 26 million tons of non-hazardous soil. The Soil Product has been used in hundreds of applications including landfill caps, paving, and engineered fill. MDE approves the use of the recycled soil product in any commercial, industrial or public application.

## Recycling Center:

The recycling center occupies 8% of the Brandywine development area and services the Maryland, DC, and northern Virginia markets. Well known for its unmatched and documented compliance record, the recycling center has serviced many high profile projects including; the Nationals Stadium, WWII Memorial, MCI Center, DC Convention Center, and US DOT Headquarters. All operations are supported by SoilSMART®, a state-of-the-industry Information Management System developed by Soil Safe to ensure full compliance with permits, reporting, and customer requirements. With all soil sampled and analyzed multiple times, Soil Safe ensures that the manufactured Soil Product meets all federal, state and local specifications before being placed and compacted on the development site, or transferred off-site for beneficial use on other construction and development projects.



Using the manufactured engineered Soil Product as the backbone of the site development work, Soil Safe is grading the 280 acres to raise the entire site and develop pad-ready locations for a large commercial/industrial complex. Through the soil manufacturing process, the engineered fill material maintains uniform and consistent geotechnical properties that are superior to standard engineered fill in terms of grain size distribution, moisture-density relationship, permeability, shear and compressive strength.

