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ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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May 5, 2020

Town of Elkton
P.O. Box 157
Elkton, MD 21922

Attention: Ms. Jeanne Minner, AICP

Subject: **Southfields Parcel I - Concept SWM/ESD Plan**
KCI Job No: 0296007RP – Task #193i

Dear Ms. Minner;

As requested, we have reviewed the Concept SWM/ESD Plan for the proposed Parcel I of Southfields (Logistics Warehousing). The purpose of this plan is to add a three warehousing/distribution buildings of approximately 3,000,000 SF, parking, drive aisles, a access road, and stormwater management. The plans are dated April 9, 2020 and were prepared by MRA.

We find the plans generally acceptable, subject to the following:

1. Add the following certifications to the plan:

Blanket Stormwater Management Easement Agreement

The owner(s) hereby grant the Town of Elkton, at all times, the right of ingress and egress at reasonable times, and in a reasonable manner, for the purpose of inspecting the on-site private stormwater management facilities. The owner(s) shall be responsible to operate, install, construct, reconstruct and maintain the on-site stormwater management facilities shown on these plans. The owner(s) shall be responsible to repair all deficiencies identified by routine Town inspections and to do so in a timely manner.

Owner/Developer Signature

Date

Printed Name and Title

As-Built Certification

I hereby certify that the facilities shown on these stormwater management plans have been constructed as shown in red hereon. I also certify that this facility, as constructed, is in compliance with the approved allowable discharges and, if applicable, meets the requirements of the USDA Natural Resources Conservation Service Maryland Conservation Practice Standard Pond Code 378. I cannot certify to the materials used or the construction methods and specifications utilized during construction, which were inspected by the geotechnical engineer.

Signature

Date

Printed Name
No.

Professional License

Address

License Type

Stormwater Management Practices/Facilities – Geotechnical Certification

In place testing shall be done by a Maryland Registered Soils Engineer or equivalent to determine suitability for structural and non-structural “Best Management Practices” of existing soil(s) and/or fill material in accordance with the Town of Elkton Stormwater Management Ordinance and any compaction, if applicable, meets compaction to 95% of AASHTO T-99 density.

“I _____, of _____
(Print Name) (Company Name)

Certify that the existing soil(s) and, if applicable, those used as backfill at this site of the type(s) _____ as listed in the unified soil classification system is/are appropriate for use in the structural and non-structural “Best Management Practices” as proposed on these plans and, if required, meets the “core material” requirements of the USDA Natural Resources Conservation Service Maryland Conservation Practice Standard Pond Code 378.”

Signature

Registration Number

Seal

2. Revise the title of the plan to be Concept SWM/ESD Plan.
3. Add a contact name and phone number to the Owner information.
4. Add FEMA Flood Map and Wetlands Note for the parcels.
5. Currently, it is hard to differentiate between the LOD and perimeter control lines since they are on top of each other. Typically, the LOD should be offset a few feet from the perimeter controls (i.e. silt fence).
6. Clearly label all existing/proposed wells on the plan.

7. Per the joint agency checklist, drainage area maps can be a scale of 100 minimum and 50 maximum (currently, drainage area maps are 200 scale).
8. Need to show 1' existing and proposed contours to verify drainage boundaries and tc paths. Will need to tie into existing contours outside of the wetland buffer areas.
9. Label all contours within each drainage area. For example, area 6 on sheet C-ESD-2 does not have all contour elevations labeled (where the tc path crosses the contour lines).
10. Sheet C-ESD-5 has two separate areas for BY2 (separated by area 2), will the drainage areas be connected by a culvert?
11. What is the drainage path for drainage area BY2 around the PR SWM pond 2A? (may need additional analysis points.)
12. On pages 9 and 10 of the SWM report, Table 5.3 is referenced to determine Pe values, label the table to show which drainage area(s) the Pe is calculated for. A Pe value for hydraulic soil group (HSG) A is calculated; however, according to the soils data table on the existing drainage area plans, HSG A soils do not exist on site.
13. Show the proposed drainage areas to each SWM practice.
14. Rainfall depths in Cecil County are 1 yr = 2.7in, 2 yr 3.3 in, 10 yr 5.12 in, and 100 yr 7.3 in. In addition, use the standard hydrograph (not the NOAA hydrograph).
15. Currently, the drainage areas for the Micro Bioretention (MBR) facilities exceed MDE's maximum drainage area of 25,000 SF. The number of Micro Bioretention facilities would need to increase or revise the design to use a different SWM practice (i.e. submerged gravel wetlands (SGW) do not have a maximum drainage area. Note that pre-treatment is required for SGW). Since the proposed MBR practices do not comply with MDE stormwater regulations, a complete review of the proposed conditions were not reviewed.
16. Currently, many of the TC paths are listed as 100' on sheet C-ESD-2, but they appear to be shorter than this. Verify the lengths of the TC paths and revise the table on the plan accordingly.
17. Currently, some of the drainage areas on Sheet C-ESD-5 are labeled as BY on the plan (sheet C-ESD-5) but are listed as BP in the chart (sheet C-ESD-5). Revise the plan/chart/report so that all drainage areas have the same name.
18. A soils report should be included in the SWM Report per the Joint Agency Review Checklist.
19. If infiltration is proposed, a geotechnical report should be included in the SWM Report per the Joint Agency Review Checklist.

If you have any questions regarding this matter, please call me at (302) 318-1071.

Sincerely Yours,
KCI Technologies, Inc.



Paul Gutmann, P.E.
Senior Project Manager



C. Thomas deLorimier, P.E.
Associate/Senior Project Manager

cc: Brie Humphreys, Charles Bromwell, J. Daniel Handley, P.E. (Town of Elkton)
KCI Correspondence/File