

Robert J. Alt, Mayor

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May 1, 2020

Amy G. DiPietro, P.E., LEED AP | Principal
MORRIS & RITCHIE ASSOCIATES, INC.
3445-A Box Hill Corp. Center Drive, Abingdon, MD 21009

Re: Preliminary Major Site Plan, Concept Site Landscape Plan and Preliminary Subdivision Plan
Logistics Center at Parcel I at Southfields of Elkton

Dear Ms. DiPietro,

My review comments are provided below for the Preliminary Major Site Plan, Concept Site Landscape Plan and Preliminary Subdivision Plan for the Logistics Center at Parcel I at Southfields of Elkton.

Preliminary Major Site Plan

1. **General Comment # 15 – Please reference the current stormwater management code (2010 code with revisions).**
2. **The Utility Note #3 refers to a 12" separation. Please refer to Elkton's Standards and Specifications for the minimum separation between water and sewer mains.**
3. **The proposed lot coverage should be listed as both acreage and percentage impervious.**
4. **The exit drive aisle and security gate from building #1 is 150' from the adjacent residential lots. Will the opening and closing of this gate produce noise? Will the trucks exiting the site create noise from braking, idling and accelerating at the gate?**
5. **How will you address noise generated from the trailer drop and loading docks that face the existing residential homes?**
6. **The boulevard at US Route 40 could be improved by providing landscaping in the median.**
7. **Provide a plan that clearly shows all of the specimen trees to be removed.**
8. **Stormwater Certification Ingress/Egress Agreement – Sheet C-000 – remove reference to Cecil County Commissioners and replace with Town of Elkton.**
9. **Site Data # 14 – include case number and what was approved.**
10. **Sheet C-104 – Scale should be the same as the match line.**
11. **Identify the landscape bufferyard at the southeast corner of building 1.**
12. **Show phase lines.**
13. **Where on the plan is the note regarding abandoning existing well(s).**
14. **Provide the required landscape islands in the overflow parking lots.**

TOWN OF ELKTON

Elkton Municipal Building, 100 Railroad Avenue, P.O. Box 157, Elkton, Maryland 21922-0157
TELEPHONE: (410) 398-4999 FAX: (410) 398-0128 E-MAIL: building_zoning@elkton.org WEBSITE: www.elkton.org

- 15. The Preliminary Forest Stand Delineation and Forest Conservation Plan have not been approved for this site plan.**
- 16. Please provide an update regarding your meeting with Singerly Fire Company.**

Sensitive Areas

Elkton Zoning Ordinance Article XVIII, Part IV Environmental Standards for Sensitive Areas includes the following regulations:

1) A one-hundred (100) foot Perennial Stream No-Disturbance Buffer.

2) A fifty (50) foot Intermittent Stream No-Disturbance Buffer.

The one-hundred (100) foot perennial stream buffer and the fifty (50) foot intermittent stream buffer shall be expanded to include contiguous 100 year floodplain, nontidal wetlands, hydric soils, highly erodible soils and soils on slopes greater than fifteen (15) percent to a maximum distance of three hundred (300) feet.

3) Sensitive Soil no-disturbance buffer.

4) A twenty-five (25) foot Non-tidal Wetland buffer.

5) Steep Slopes. No structure or impervious surface shall occur on any slope with a grade of fifteen (15) percent or more covering a contiguous area of 10,000 square feet or more.

6) Habitats of Rare, Threatened and Endangered Species. Development shall avoid these areas as described by the Maryland DNR, Natural Heritage Program.

- 1. The revised plan proposes a southern access for Building 2 that cuts off a large connected wetland "System 2" at its source. System 2 includes two intermittent streams. "Waters A" originates from System 2, Wetland 29. The southern access drive to Building 2 should be relocated to the north to avoid this important wetland system.**
- 2. Building 3 northwest parking lot and drive aisle impacts two connected wetlands - "System 3, wetland 20 and 25".**
- 3. MDE/ACOE Joint Permits are required for impacts to the non-tidal wetlands and intermittent streams.**
- 4. Variances are required for impacts to Priority Forests and removal of specimen trees.**
- 5. Parcel I includes a MD DNR Green Infrastructure Corridor and Cecil County Green Infrastructure Network Core Areas, Corridor and Hub. It appears the plan avoids impacts to the DNR GI corridor, but does impact the Cecil County GI Core, Corridor and Hub.**
- 6. Relocate stormwater facilities outside of wetlands.**

Amy DiPietro
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Concept Site Landscape Plan

1. Tree boxes are required for landscape islands and street trees.
2. It appears that several landscape buffers may be short plantings:
 - a. East and North to parcel 1035 – 1 canopy; 1 understory; 4 shrubs; and 2 evergreen trees.
 - b. East to parcel 86 – 1 canopy; 2 understory; 8 shrubs and 4 evergreen trees.
 - c. South to Frenchtown Road from Pond #1 – 1 canopy; 2 understory; 8 shrubs; and 4 evergreen trees.
 - d. South to Frenchtown Road – 10 canopy trees.
3. Several bufferyards shown on the plan are difficult to read to verify the number of plantings.
4. Provide a tree count to show the existing retained forest will meet the bufferyard requirements.
5. Provide details for the landscape berm.

Preliminary Major Subdivision Plan

1. Site Data #14 – please provide Case # for the Special Exception.
2. Site Data – please state percentage lot coverage.
3. General Note #15 – Stormwater must comply with Elkton's 2010 Stormwater Management Ordinance.
4. What does "PR" stand for? (Ex. "PR Lot 3")
5. Explain the various FCE labels.
6. Label the types of bufferyards. (Ex. "E").

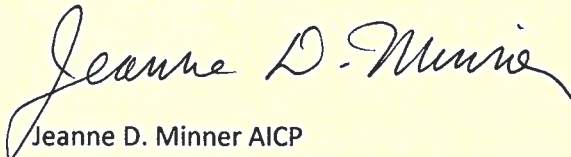
Air Quality Analysis

The Air Quality Analysis Report by ECS was received on April 10, 2020. The Report was reviewed by Power Engineers, Inc. on behalf of KCI and the Town of Elkton. Their comments will be provided under separate cover.

Traffic Impact Study

The Traffic Impact Study is currently under review and initial comments have been provided by Cecil County, Town of Elkton (KCI), and SHA.

Sincerely,



Jeanne D. Minner AICP
Director of Planning

cc: Ray Jackson
Sean Davis