



ISO 9001:2008 CERTIFIED

ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

1352 Marrows Road, Suite 100 • Newark, DE 19711 • Phone 302-731-9176 • Fax 302-731-7807

May 5, 2020

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

Attention: Ms. Jeanne Minner, AICP

Subject: **Southfields Parcel I Logistics Warehousing – Subdivision Plan**  
KCI Job No: 0296007RP – Task #193i

Dear Ms. Minner;

As requested, we have reviewed the Subdivision Plan for Parcel I of Southfields, Logistics Warehousing. The plan dated April 9, 2020 and was prepared by MRA.

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

1. Address any applicable comments listed on the Site Plan review letter on this plan as well.
2. Provide a Project Benchmark note listing its northing, easting and elevation. In addition, label the benchmark on the plan.
3. Revise general note 15 to refer to Elkton's 2010 Stormwater Management Ordinance.
4. Clarify if there are any existing or proposed deed restrictions.
5. Clarify if there are any existing/proposed monuments.
6. Label the proposed R.O.W. widths on the overall plan.
7. Label the bufferyards on the plan.
8. On the overall plan, the building setback and landscape bufferyard delineations appear to have the same line type. Revise the plan accordingly so that they are different and either label these lines or add them to the legend.
9. On sheet PSP-02, there appears to be a gray parcel line just south of the main boulevard. Revise the plan accordingly if this is a drafting mistake or clarify what this line is for (for example, property line to be abolished per this plan).
10. There does not appear to be enough room for sufficient R.O.W. at the corner of Map 315, Parcel 2462. This concern is listed out in detail on the site plan review letter.
11. Currently, there is a road section detail for the 70' R.O.W. road but not the 100' R.O.W. road. Add this detail to the plan and obtain approval from the Town for this detail.
12. Provide a detailed response letter to these comments.

If you have any questions regarding this matter, please call me at (302) 318-1087.

Sincerely Yours,  
**KCI Technologies, Inc.**



Eric T. Gibson,  
Engineer in Training



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

cc: Brie Humphreys, Charles Bromwell, J. Daniel Handley, P.E.