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Robert M. Massimiano

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Earl M. Piner, Sr.

April 7, 2020

Frederick Ward Associates, Inc.

Attn: Thomas Miner, P.E.

5 South Main Street

P.O. Box 727

Bel Air, Maryland 21014

Re: Final Major Site Plan Review  
Lot 2 and 2B  
Konica Drive  
Upper Chesapeake Corporate Center

Dear Mr. Miner,

I have reviewed the Final Major Site Plan for the warehouse project proposed for lots 2 and 2B Konica Drive and have the following comments:

1. Address review comments from KCI dated January 28, 2020. Addressed with comments. Address review comments from KCI dated February 28, 2020. **Addressed with comment. Please address outstanding comments from KCI on the Final Major Site Plan.**
2. Site Development Data note #3 should just read, "Public: Town of Elkton". Delete "Department of Public Works". Addressed with comment. Make the same corrections to P-ESD-1 SWM/ESD Title Sheet and C-1 Title Sheet. **Addressed.**
3. Site Development note #5, under Proposed Use states, "Distribution Warehouse Addition". Shouldn't this read, "Distribution Warehouse"? Addressed with comment. Make the same corrections to P-ESD-1 SWM/ESD Title Sheet and C-1 Title Sheet. **Addressed.**
4. Explain the first two notes under Site Development Data #6. Addressed with comment. Make the same corrections to P-ESD-1 SWM/ESD Title Sheet and C-1 Title Sheet. **Addressed.**
5. General Notes #1: reference the section of the forest conservation regulation under which this project is grandfathered. Please explain the landscaping reference and the off-site improvements note. **Addressed**
6. Was a wetlands delineation performed? If not provide a wetlands delineation. Addressed with comment. Provide a copy of the wetlands report. **Addressed with comment. Who performed the wetlands assessment?**
7. Provide the list of regulatory approvals required on the Site Plan. **Addressed.**
8. Provide a Water and Sewer Capacity Form. **Addressed.**

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## 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](mailto:building.zoning@elkton.org) WEBSITE: [www.elkton.org](http://www.elkton.org)

9. Provide required landscape islands in the parking lot. Since you are providing parking in excess of the required minimums, this shouldn't be a hardship. **Addressed.**
10. A berm is required for the landscape bufferyard proposed between this site and the residential land to the west. **Addressed.**
11. Provide a truck-turning diagram. **Addressed.**
12. Sheet P-ESD-10 Sequence of Construction Notes #1 and #5 refer to Cecil County Department of Public Works. The Submerged Gravel Wetlands Notes refer to Harford County. Please correct these notes. **Addressed.**
13. Sheet P-ESD-11: Sequence of Construction Notes #1, #2 & #15, and General Note #8, and the Standard Erosion and Sediment Control notes #1, #6 and #7 all reference Cecil County or the Cecil County Department of Public Works. Please correct this to read Town of Elkton or Town of Elkton Department of Public Works and include the correct telephone number (410) 392-6636. **Addressed.**
14. Sheet C-5 Water Connection note references Baltimore City. Please correct this to read, "Town of Elkton". **Addressed.**
15. Whose standards for vegetative stabilization are on the plans? **Addressed.**
16. Sheet C-1 General Construction Notes #6, #7 and #11 all refer to Harford County Standards and Specifications. Correct all references to Harford County to read "Town of Elkton". **Addressed.**
17. Provide copies of adjacent property owner notification of the meeting. **Addressed.**

**Lot Consolidation Plan**

18. Provide existing lot dimensions and proposed lot area and dimensions. **Partially addressed. Provide proposed lot area.**
19. Provide land hooks to illustrate the add-on. **Addressed**
20. Remove "Concept Plan" label above the scale. **Addressed.**
21. Provide an owner's certification block. **Addressed.**
22. Provide signature blocks for the Planning Commission Chairman and the Health Department. **Addressed with comment. Provide language regarding compliance with the Cecil County 10-year Water and Sewer Plan for the Health Department Signature Block.**
23. Provide a reference to the existing deed restrictions. **Comment remains.**
24. Label the bufferyards. **Addressed.**
25. Provide dimensions for the stormwater management access easement. **Addressed with comment. If this is a blanket easement, then provide that language on the add-on plat.**
26. **Provide a signed Stormwater Management and Maintenance Agreement.**

Please let me know if you have any questions.

Sincerely,



Jeanne D. Minner AICP  
Director of Planning