

FINAL STORMWATER MANAGEMENT & EROSION/SEDIMENT CONTROL PLAN

FOR SOUTHFIELDS PARCEL C

at *SOUTHFIELDS OF ELKTON*

STREAM CLOSURE DATES

THE UNNAMED TRIBUTARY TO ELK RIVER IS DESIGNATED AS A USE 1 STREAM. PER THE CODE OF MARYLAND REGULATIONS 26.08.02.11, IN-STREAM WORK ON ANY STREAMS OR TRIBUTARIES OF NORTHEAST RIVER IS PROHIBITED DURING THE PERIOD OF MARCH 1 THROUGH JUNE 15, INCLUSIVE, DURING ANY YEAR.

STATEMENT OF DETERMINATION OF MD 378

ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I & II, (MARYLAND DEPARTMENT OF THE ENVIRONMENT) AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE MARYLAND CONSERVATION PRACTICE STANDARD POND CODE 378 (JANUARY 2000). THESE CONSTRUCTION DRAWINGS ARE INTENDED TO REFLECT THE RELEVANT REQUIREMENTS; HOWEVER, ANY LACK OF SPECIFIC DETAILS ON THESE DRAWINGS SHALL NOT RELIEVE ANY OF THE REQUIREMENTS OF THESE AND OTHER RELEVANT CODES. THE CUT-OFF TRENCH AND IMPERVIOUS CLAY CORE ARE REQUIRED WHERE SHOWN ON THE APPROVED SET OF DRAWINGS.

OWNER'S/DEVELOPER'S CERTIFICATION

"I/WE HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE CERTIFICATION OF TRAINING AT A MARYLAND DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE CECIL SOIL CONSERVATION DISTRICT OR THEIR REPRESENTATIVES AND THE STATE OF MARYLAND, DEPARTMENT OF THE ENVIRONMENT, COMPLIANCE INSPECTORS.

I HEREBY CERTIFY THAT DEVELOPMENT AND/OR CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN OF DEVELOPMENT AND PLAN OF EROSION AND SEDIMENT CONTROL.

THE PROPOSED USE OF THE SITE DOES NOT MEET THE CRITERIA OF A HOT-SPOT. IF THE SITE'S USE CHANGES TO A TYPE WHICH WOULD BE CONSIDERED A HOT-SPOT IN THE MARYLAND STORMWATER DESIGN MANUAL, THE STORMWATER MANAGEMENT STRATEGY AND DESIGN WILL NEED TO BE REASSESSED AND POSSIBLY MODIFIED."

OWNER/DEVELOPER SIGNATURE: Ray Jackson DATE: 9/30/24
 PRINTED NAME & TITLE: RAY JACKSON, PRINCIPAL

DESIGN CERTIFICATION

"I HEREBY CERTIFY THAT ALL SEDIMENT AND EROSION CONTROL MEASURES SHOWN ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE 2011 MD STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR CURRENT REVISIONS THEREOF.

I ALSO CERTIFY THAT ANY STORMWATER MANAGEMENT MEASURES SHOWN ON THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE TOWN OF ELKTON AND THE SOIL CONSERVATION SERVICE STANDARDS AND REGULATIONS."

DESIGNER'S SIGNATURE: Daniel Spiker DATE: 9/30/24
 PRINTED NAME: DANIEL SPIKER
 MD REGISTRATION NO. 32545
 (P) R.L.S., OR R.L.A. (CIRCLE ONE)

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ONSITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ONSITE INSPECTION AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

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: Ray Jackson DATE: 9/30/24
 PRINTED NAME & TITLE: RAY JACKSON, PRINCIPAL

AS-BUILT CERTIFICATION

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THESE PLANS HAVE BEEN CONSTRUCTED AS SHOWN IN RED HEREON, BASED ON FIELD OBSERVATIONS AND AS DETAILED IN THE CONSTRUCTION, OBSERVATION AND TESTING REPORT DATED _____ (DATE).

BY _____ (PRINT NAME) OF _____ (COMPANY NAME)
 THE FACILITIES WERE FOUND TO BE IN GENERAL COMPLIANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE: _____ DATE: _____
 PRINTED NAME: _____ PROFESSIONAL LICENSE NO. _____

GEO TECHNICAL CERTIFICATION (POND No. 1, SGW No. 2)

THE SOILS TESTS FOR THE EMBANKMENT OF THE REFERENCED STORMWATER MANAGEMENT FACILITY HAVE BEEN PERFORMED IN ACCORDANCE WITH AND MEET THE REQUIREMENTS OF MARYLAND POND CODE 378 AS CERTIFIED WITHIN THE REPORT PREPARED BY _____ (PRINT NAME) OF _____ (COMPANY NAME) ON _____ (DATE).

CERTIFY MEANS TO STATE OR DECLARE A PROFESSIONAL OPINION BASED UPON ON-SITE INSPECTIONS AND MATERIAL TESTS WHICH ARE CONDUCTED DURING CONSTRUCTION. THE ONSITE INSPECTIONS AND MATERIAL TESTS ARE THOSE INSPECTIONS AND TESTS DEEMED SUFFICIENT AND APPROPRIATE BY COMMONLY ACCEPTED ENGINEERING STANDARDS. CERTIFY DOES NOT MEAN OR IMPLY A GUARANTEE BY THE ENGINEER NOR DOES AN ENGINEER'S CERTIFICATION RELIEVE ANY OTHER PARTY FROM MEETING REQUIREMENTS IMPOSED BY CONTRACT, EMPLOYMENT, OR OTHER MEANS, INCLUDING MEETING COMMONLY ACCEPTED INDUSTRY PRACTICES.

POND NOTES

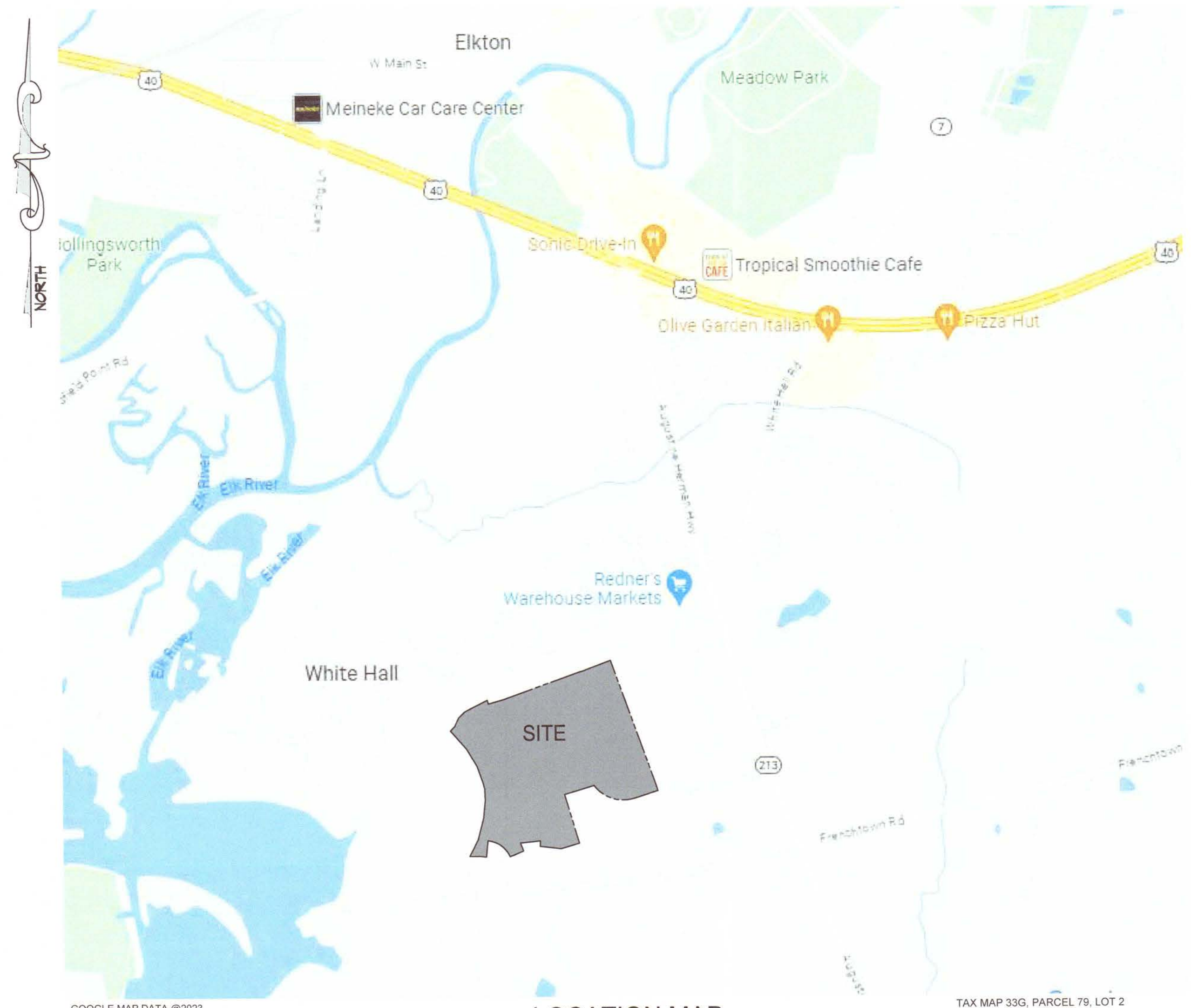
POND #1 & SUBMERGED GRAVEL WETLAND FACILITY 2 QUALIFY AS MD-378 SMALL POND FACILITIES AND MAY BE REVIEWED AND RECEIVE SMALL POND APPROVAL THROUGH THE CECIL SOIL CONSERVATION DISTRICT IN LIEU OF MDE DAM SAFETY DIVISION.
 POND #1B AND ALL OTHER ESD FACILITIES ARE EXEMPT FROM MD-378 SMALL POND APPROVAL AND QUALIFY TO BE REVIEWED AND APPROVED SOLELY BY THE LOCAL SWM APPROVAL AUTHORITY.

SITE ANALYSIS (TOTAL)	
TOTAL AREA OF SITE:	70.34 AC.
AREA WITHIN LIMITS OF DISTURBANCE SHOWN:	40.62 AC.
AREA TO BE VEGETATIVELY STABILIZED:	23.86 AC.
AREA TO BE IMPERVIOUS (BLDGs & PAVED AREAS):	16.76 AC.
ESTIMATED TOTAL CUT (NOT INCLUDING TOPSOIL):	49,425 CY
ESTIMATED TOTAL FILL:	36,762 CY
TOPSOIL:	33,464 CY

* THE EARTHWORK QUANTITIES SHOWN HEREON ARE FOR INFORMATION PURPOSES ONLY. MRA MAKES NO GUARANTEES OF ACCURACY OF QUANTITIES OR BALANCE OF SITE. THE DEVELOPER AND CONTRACTOR SHALL TAKE FULL RESPONSIBILITY OF ACTUAL EARTHWORK QUANTITIES ENCOUNTERED DURING CONSTRUCTION.*

BMP TABLE		
ITEM	QUA.	UNIT
SUPER SILT FENCE	6,070	LF
SILT FENCE	9,717	LF
STABILIZED CONSTRUCTION ENTRANCE	6	EA.
SEDIMENT BASINS/TRAPS	5	EA.
EARTH DIKE	7,249	LF
ROCK OUTLET PROTECTION	19	EA.
INLET PROTECTION	83	EA.
INLET BLOCK	11	EA.
INFLOW PROTECTION	12	EA.
TEMP. STONE OUTLET STRUCTURE	2	EA.
TEMP. GABION OUTLET STRUCTURE	2	EA.

MDE AUTHORIZATION NUMBER FOR WETLAND PERMIT: 22-NT-0299/202262000



LOCATION MAP
SCALE: 1" = 1,000'

REFER TO SHEET ESD-55 FOR SEQUENCE OF CONSTRUCTION

ESD & UNIFIED SIZING CRITERIA	
ENVIRONMENTAL SITE DESIGN VOLUME (ESD):	REQUIRED 111,467 CF PROVIDED 67,956 CF
WATER QUALITY VOLUME (WQV):	REQUIRED 61,926 CF PROVIDED 91,784 CF (ESDv + WET STORAGE PONDS 1 & 3)
REMAINING 1-YEAR VOLUME TO BE PROVIDED IN CH. 3 FACILITIES:	REQUIRED 50,147 CF PROVIDED 117,773 CF
OVERBANK FLOOD PROTECTION VOL:	Qp2 & Qp10

APPROVED: CECIL COUNTY LAND USE AND DEVELOPMENT SERVICES DIVISION OF WATER AND SEWER PLANNING
 APPROVING AUTHORITY: _____ DATE: _____

OWNER
 SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT, LLC
 C/O STONEWALL CAPITAL, LLC
 113 EAST MAIN STREET
 ELKTON, MD. 21921
 ATTN: RAY JACKSON

DEVELOPER
 D.R. HORTON DELAWARE
 ATTN: MR. JAY HEILMAN
 671 S. CARTER ROAD, SUITE 6
 SMYRNA, DELAWARE 19977

SMALL POND APPROVAL For Pond #1, Pond/SGW #2
 Cecil Soil Conservation District
 Project No. 23002
 Approved: Christina 1/23/25
 Technical Review: Mark Russell 1/23/25
 Subject to Re-approval if Pond is not Constructed Within two (2) years of Approval Date.
 Note: This approval applies to all 378 Ponds shown on this plan that fall under the review authority of the Cecil Soil Conservation District.



3RD ELECTION DISTRICT CECIL COUNTY, MARYLAND

SHEET INDEX

F-ESD-1	TITLE SHEET
F-ESD-2	INITIAL COND. ESC DA MAP PH1
F-ESD-3	INITIAL COND. ESC PLAN PH 1
F-ESD-4	INITIAL COND. ESC PLAN PH 1
F-ESD-5	INTERIM COND. ESC DA MAP PH1
F-ESD-6	INTERIM COND. ESC PLAN PH 1
F-ESD-7	INTERIM COND. ESC PLAN PH 1
F-ESD-8	MASS GRADING ESC DA MAP PH1
F-ESD-9	MASS GRADING ESC PLAN PH 1
F-ESD-10	MASS GRADING ESC PLAN PH 1
F-ESD-11	INITIAL COND. ESC DA MAP PH2
F-ESD-12	INITIAL COND. ESC PLAN PH 2
F-ESD-13	INITIAL COND. ESC PLAN PH 2
F-ESD-14	INTERIM COND. ESC DA MAP PH2
F-ESD-15	INTERIM COND. ESC PLAN PH 2
F-ESD-16	INTERIM COND. ESC PLAN PH 2
F-ESD-17	MASS GRADING ESC DA MAP PH2
F-ESD-18	MASS GRADING ESC PLAN PH 2
F-ESD-19	MASS GRADING ESC PLAN PH 2
F-ESD-20	FINAL COND. ESC DA MAP
F-ESD-21	FINAL COND. ESC PLAN
F-ESD-22	FINAL COND. ESC PLAN
F-ESD-23	FINAL COND. ESC PLAN
F-ESD-24	FINAL GRADING PLAN
F-ESD-25	FINAL GRADING PLAN
F-ESD-26	FINAL GRADING PLAN
F-ESD-27	FINAL GRADING PLAN
F-ESD-28	FINAL GRADING PLAN
F-ESD-29	EXISTING SWM DA MAP
F-ESD-30	EXISTING FC DA MAP
F-ESD-31	PROPOSED SWM DA MAP
F-ESD-32	PROPOSED ESD DA MAP
F-ESD-33	PROPOSED FC DA MAP
F-ESD-33A	OUTFALL PHOTOS
F-ESD-33B	OUTFALL PHOTOS
F-ESD-34	SWM FACILITIES
F-ESD-34A	SWM FACILITIES
F-ESD-35	SWM FACILITIES
F-ESD-36	SWM FACILITIES
F-ESD-36A	SWM FACILITIES
F-ESD-37	SWM FACILITIES
F-ESD-38	SWM FACILITIES
F-ESD-39	SWM FACILITIES
F-ESD-40	SWM FACILITIES
F-ESD-41	SWM FACILITIES
F-ESD-42	SWM FACILITIES
F-ESD-43	SWM FACILITIES
F-ESD-44	SWM FACILITIES
F-ESD-45	SWM FACILITIES
F-ESD-46	SWM FACILITIES
F-ESD-47	SWM NOTES & DETAILS
F-ESD-48	SWM NOTES & DETAILS
F-ESD-49	SWM NOTES & DETAILS
F-ESD-50	SWM DETAILS
F-ESD-51	ESC DETAILS
F-ESD-52	ESC DETAILS
F-ESD-53	ESC DETAILS
F-ESD-54	ESC NOTES
F-ESD-55	ESC NOTES
F-ESD-56	ESC NOTES
F-ESD-57	SWM LANDSCAPE PLAN
F-ESD-58	SWM LANDSCAPE PLAN
F-ESD-59	SWM LANDSCAPE PLAN
F-ESD-60	SWM LANDSCAPE PLAN

LEGEND

PROPOSED	
---	PROPERTY LINE
---	LOT LINE
---	RIGHT OF WAY
---	CL OF ROAD
---	EDGE OF PAVING
---	CURB
---	BUILDING SETBACK
---	EASEMENT
---	1' CONTOUR
---	2' CONTOUR
---	10' CONTOUR
---	STORM DRAIN
---	WATER
---	SANITARY SEWER
---	WOODS
---	TRAILS
---	RECEIVING WATER COURSE
---	LIMIT OF DISTURBANCE
---	FOREST CONSERVATION EASEMENT
EXISTING	
---	PROPERTY LINE
---	ADJOINING PROPERTY
---	RIGHT OF WAY
---	CL OF ROAD
---	EDGE OF PAVING
---	ROAD LAINE
---	BUILDING
---	2' CONTOURS
---	10' CONTOURS
---	WETLANDS
---	25' WETLANDS BUFFER
---	SOIL TYPES DELINEATION
---	STREAM
---	STORM DRAIN
---	WATER
---	SANITARY SEWER
---	WOODS
---	FENCE
---	STEEP SLOPES (15%-25%)
---	STEEP SLOPES (25%+)

---	EARTH DIKE
---	SWALE
---	PERIMETER DIKE/SWALE
---	PIPE SLOPE DRAIN
---	ROCK OUTLET PROTECTION
---	STONE CHECK DAM
---	STONE OUTLET STRUCTURE
---	SUPER SILT FENCE
---	SILT FENCE
---	STRAW BALE DIKE
---	STANDARD INLET PROTECTION
---	AT GRADE INLET PROTECTION
---	CURB INLET PROTECTION
---	STANDARD INLET PROTECTION
---	GABION INFLOW PROTECTION
---	RIP-RAP INFLOW PROTECTION
---	SUMP PIT
---	STABILIZED CONSTRUCTION ENTRANCE
---	REMOVABLE PUMPING STATION

SITE DATA

TOTAL SITE AREA:	70.34 AC.
ONSITE DISTURBED AREA (LOD):	40.64 AC.
ONSITE EXISTING IMPERVIOUS AREA:	0.12 AC.
PROPOSED IMPERVIOUS AREA:	16.76 AC.
WATERSHED:	UPPER ELK RIVER
	(UPPER ELK RIVER AREA SUB-BASIN 02-13-06-03)

NOTES

THE ENGINEER SHALL BE NOTIFIED 2 WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CHANNELS MUST BE FIELD INSPECTED FOR AS-BUILT PLAN.
 THIS PROJECT DOES NOT LIE WITHIN THE LIMITS OF THE 100YR FEMA FLOODPLAIN EVIDENCED BY FEMA FIRM MAP PANEL NO. 24015C0179E (EFFECTIVE MAY 4, 2015) OR CHESAPEAKE BAY CRITICAL AREA.
 ALL DISTURBED AREAS SHALL BE STABILIZED USING 6" TOPSOIL, SEED AND MULCH.
 ALL CHANNELS AND SLOPES 3:1 AND GREATER MUST BE STABILIZED WITH EROSION CONTROL MATTING.
 ALL BIOSWALES SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATED (HOA).
 DRAINAGE PATTERNS AS SHOWN SHALL BE MAINTAINED THROUGHOUT BUILDER-PHASE GRADING OF EACH LOT.

ELKTON DEPT OF PLANNING
 REVIEWED AND APPROVAL RECOMMENDED

Plan Reviewer: _____ Date: _____
 APPROVED: _____
 Chief, Plans Reviewer

Cecil Soil Conservation District
 Erosion and Sediment Control Plan
 For
 Final Plan Approval

Approved: Christina 1/22/25
 Date: _____
 Plan is valid for 2 years from date of approval

TOWN OF ELKTON, CITY ENGINEER
 SWM PLAN NO. _____
 REVIEWED AND APPROVAL RECOMMENDED

Plan Reviewer: _____ Date: _____
 APPROVED: _____
 Plan Reviewer

Reviewed for Cecil S.C.D.
 and meets Technical Requirements
 for Erosion and Sediment Control only

Final Plan Approval
Mark Russell 1/22/2025
 Signature: _____ Date: _____
 Plan is valid for 2 years from date of approval



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
 3445-A BOX HILL CORPORATE CENTER DRIVE
 ABINGDON, MARYLAND 21009
 (410) 515-9000
 FAX (410) 515-9002
 www.mragta.com



DEVELOPER
 D.R. HORTON HOMES, LLC
 671 S. CARTER ROAD
 SUITE 6
 SMYRNA, DE 19977
 ATTN: JAY HEILMAN
 (302) 382-3694

OWNER
 SOUTHFIELDS OF ELKTON CAPITAL DEVELOPMENT, LLC
 C/O STONEWALL CAPITAL, LLC
 113 EAST MAIN STREET
 ELKTON, MD. 21921
 ATTN: RAY JACKSON
 (443) 564-9670



REV	DATE	DESCRIPTION
1	12/27/24	REVISED PHASING



PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32545.
 EXPIRATION DATE: 01/19/2025

Project No.: 20528x02
 Date: SEPTEMBER 30, 2024
 Drawn By: CEM
 Checked By: DRS
 Scale: N/A

TITLE SHEET
 F-ESD-1

Client