

FINAL ENVIRONMENTAL SITE DESIGN PLAN

FOR 329 W MAIN STREET LLC

TOWN OF ELKTON
THIRD ELECTION DISTRICT, CECIL COUNTY, MARYLAND

BEFORE YOU DIG CALL
1-800-257-7777 OR DIAL 811



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. 31400, Expiration Date: 1-18-2027.

REV. #	DATE	DESCRIPTION
1	7/12/2024	ADDRESSSED CONCEPT COMMENTS
2	9/18/2024	CONCEPT PLANS RESUBMITTED
3	10/11/2024	PRELIMINARY PLANS RESUBMITTED
4	12/20/2024	PRELIMINARY PLANS RESUBMITTED
5	4/10/2025	ADDRESSSED AGENCY COMMENTS, SUBMIT FOR FINAL
6	5/9/2025	ADDRESSSED AGENCY COMMENTS
7	7/2/2025	ADDRESSSED AGENCY COMMENTS
8	8/14/2025	ADDRESSSED AGENCY COMMENTS

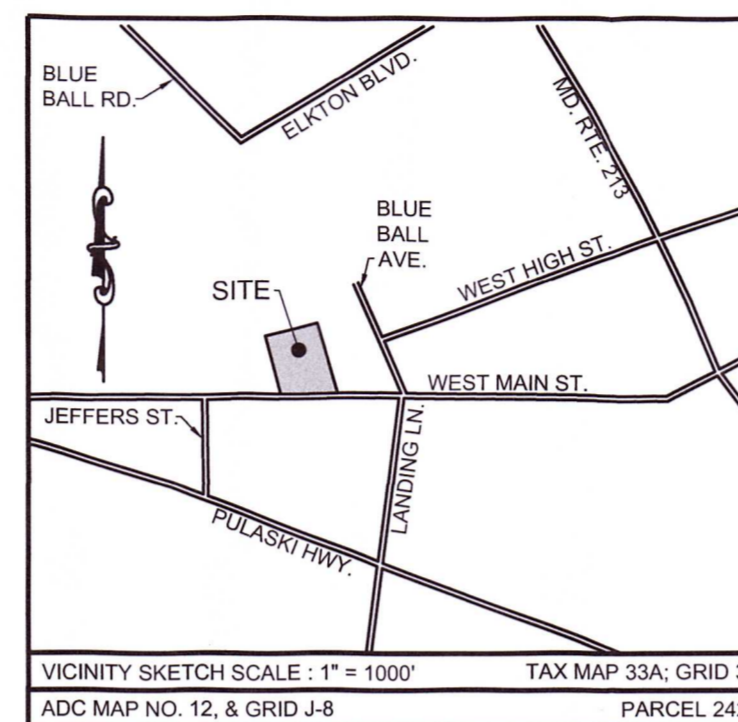
RECEIVED

SEP 17 2025

Cecil Soil Conservation District
Elkton, Maryland 21921

	EXISTING	PROPOSED
PROPERTY LINE	---	---
CONTOUR	---30---	---65---
SPOT ELEVATION	75x6	65x5
FLOW ARROW	→	→
BUILDING	[Hatched Box]	[Hatched Box]
PAVEMENT	[Horizontal Lines]	[Horizontal Lines]
GRAVEL	[Vertical Lines]	[Vertical Lines]
CONCRETE	[Dotted Lines]	[Dotted Lines]
CURB	[Solid Line]	[Solid Line]
SOIL BOUNDARY	---E(B) Up (D)---	---
WATER	---W---	---
WATER VALVE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
STORM DRAIN	---SD---	---
STORM DRAIN INLET	[Symbol]	[Symbol]
ROOF DRAIN	---	---
IMPERVIOUS AREA TO BE REMOVED	[Hatched Box]	[Hatched Box]
CONSERVATION AREA BOUNDARY	---FCA---	---
DOWNSPOUT	---	---
DRAINAGE AREA BOUNDARY	---	---
OVERHEAD ELECTRIC	---	---
SANITARY SEWER	---	---
SANITARY SEWER CLEANOUT	---	---
SANITARY SEWER MANHOLE	---	---
CONCRETE SIDEWALK	[Symbol]	[Symbol]
EDGE OF PAVE	---	---
FENCELINE	---	---
TRAFFIC ARROW	→	→
SIGN	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
GUY WIRE	[Symbol]	[Symbol]
LIGHT POLE	[Symbol]	[Symbol]
FOREST CONSERVATION EASEMENT	[Symbol]	[Symbol]

CONTROLS	QUANTITY
STABILIZED CONSTRUCTION ENTRANCE	1 EA.
SILT FENCE	820 L.F.
FILTER LOG (8 TO 15 INCH DIAMETER)	540 L.F.
AT GRADE INLET PROTECTION (AGIP)	3 EA.
STANDARD INLET PROTECTION (SIP)	1 EA.



OVERALL SITE ANALYSIS	
1.	TOTAL SITE AREA = 5.69 AC ±
2.	DISTURBED AREA = 65,836 SF = 1.51 AC ±
3.	EX. IMPERVIOUS IN LOD = 49,465 SF = 1.14 AC ±
4.	EX. IMPERVIOUS IN LOD TO BE REMOVED = 13,301 SF = 0.31 AC ±
5.	PROP. NEW IMPERVIOUS AREA = 2,270 SF = 0.05 AC ±
6.	VEGETATED AREA = 29,672 SF = 0.68 AC ±
7.	EARTHWORK ESTIMATE: CUT = 2,490 C.Y. ± TOPSOIL = 200 C.Y. ± FILL = 2,750 C.Y. ±
8.	CUT & FILL VOLUMES ARE ESTIMATES FOR REVIEW AGENCY ONLY AND ARE NOT INTENDED FOR BID PURPOSES.
9.	ALL FLOWLINES TO BE STABILIZED WITH DITCH MATTING UNLESS NOTED OTHERWISE.
10.	ALL DISTURBED AREAS TO BE STABILIZED WITH 4"-6" TOPSOIL, SEED, AND MULCH.

E&S LEGEND	
LIMIT OF DISTURBANCE	---LOD---
SILT FENCE	---SF---
FILTER LOG	---FL---
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]

SHEET INDEX	
F-ESD-1	FINAL PLAN TITLE SHEET
F-ESD-2	EXISTING CONDITIONS AND DEMOLITION PLAN
F-ESD-3	PROPOSED CONDITIONS PLAN
F-ESD-4	FINAL ESD PLAN
F-ESD-5	LANDSCAPING PLAN
F-ESD-6	EROSION AND SEDIMENT CONTROL DETAILS
F-ESD-7	VEGETATIVE STABILIZATION NOTES AND DETAILS
F-ESD-8	PRE-DEVELOPED DRAINAGE AREA MAP
F-ESD-9	POST-DEVELOPED DRAINAGE AREA MAP

NOTES:
1. ALL BORROW AND SPOIL SITES MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. STOCKPILES MAY NOT EXCEED FIFTEEN (15) FEET IN HEIGHT.

Blanket Stormwater Management Easement Agreement: FINAL

The developer hereby granted 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 developer shall be responsible to operate, install, construct, reconstruct and maintain the on-site stormwater management facilities shown on these plans. The developer shall be responsible to repair all deficiencies identified by routine Town inspections and to do so in a timely manner.

Developer Signature: *Ryan M. Janney* Date: 9-11-2025
Printed Name and Title: Ryan M. Janney Member

NOTES:
1. ALL BORROW AND SPOIL SITES MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.
2. STOCKPILES MAY NOT EXCEED FIFTEEN (15) FEET IN HEIGHT.

THIS SITE DOES NOT LIE WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

FLOOD CERTIFICATION
THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 24015C0177E, DATED MAY 4, 2015.

SOILS LEGEND				
TYPE	SOIL NAME & DESCRIPTION	HYDROLOGIC GROUP	K FACTOR	HES CRITERIA
ErB	Elsinboro-Delanco-Urban land complex, 0 to 8 percent slopes	Not Hydric	B	0.49 Yes- K Factor
Up	Urban land	Not Hydric	D	-

SOURCE: Latest available data from the USDA Digital Soil Survey

Owner/Developer: 329 W Main Street LLC
17 Shea Way
Newark, DE 19713
(302) 533-6858
Primary Contact: Ryan Janney

Engineer: McCrone
Daniel Speakman, P.E.
107 Chesapeake Blvd., Suite 104
Upper Chesapeake Corporate Center
Elkton, MD 21921
(410) 398-1550

- SEQUENCE OF CONSTRUCTION**
- Obtain all required permits.
 - Stake out Limit of Disturbance. (1 day)
 - The contractor shall conduct a pre-construction meeting at the site. The following agencies shall be contacted at least 48 hours in advance of the pre-construction meeting:
M.D.E. (410) 901-4020
Town of Elkton stormwater management inspector (410) 392-6636
Miss Utility (800) 257-7777 or 811
McCrone (410) 398-1550
Town of Elkton Building & Zoning Dept. (410) 398-4999
 - Failure to notify the above mentioned parties may expose the Owner/Developer and/or Contractor to additional work.
 - Install stabilized construction entrance. (1 day)
 - Clear and grub for installation of perimeter sediment control measures, install perimeter silt fence, filter logs, and inlet protection for existing catch basin. (2 days)
 - Clear and grub site. (1 day)
 - Strip topsoil and stockpile in area shown. (3 days)
 - Remove Pavement, Curb, and Sidewalk as shown on the Existing Conditions and Demolition Plan. (2 days)
 - Rough grade site. (1 week)
 - Install sanitary sewer and water services. All disturbance not draining to a sediment control measure must be stabilized at the end of each working day. (2 weeks)
 - Install new storm drain and catch basins. Install inlet protection for new catch basins. (2 weeks)
 - Begin vertical building construction. (120 days). Building construction to run concurrent to sequence. Fine grade area around building pad.
 - Install roof drain piping. (3 days)
 - Install curbing for landscape islands. (3 days)
 - Fine grade all lawn areas. Stabilize with 4-6" topsoil, seed and mulch. (1 day)
 - Permanently stabilize all disturbed areas draining to the Proposed Conservation Area with 4-6" topsoil, seed, and mulch prior to installation of the the Conservation Area. (2 days)
 - Acquire approval from the Town of Elkton SWM inspector, that the entire drainage area is stabilized and vegetated. (2 weeks)
 - Once all drainage areas are stabilized and vegetated, and upon approval of the Town of Elkton SWM inspector, being installation of the proposed 20,000 s.f. conservation area. (1 week)
 - After approval from the MDE sediment control inspector, and the entire drainage area is stabilized and vegetated, remove perimeter controls from the site. (1 day)
 - Install interior parking lot landscaping. (1 day)
 - Provide an as-built survey, geotechnical engineer's report, and professional engineer's or surveyor's certification within 30 days following construction of the facilities.
- Note: Duration is an estimated time for sediment control review purposes only.

- STANDARD NOTES FOR UTILITY INSTALLATION**
- CALL "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF WORK.
 - ONLY ENOUGH TRENCH WILL BE EXCAVATED THAT CAN BE BACKFILLED DAILY.
 - EXCAVATED TRENCH MATERIALS SHOULD BE PLACED ON THE HIGH SIDE OF THE TRENCH.
 - IMMEDIATELY FOLLOWING UTILITY INSTALLATION, THE TRENCH SHALL BE BACKFILLED, COMPACTED AND STABILIZED AT THE END OF EACH WORKING DAY. NO MORE TRENCH SHALL BE OPENED THAN CAN BE COMPLETED IN THE SAME DAY.
 - FULL TRENCH COMPACTION IS REQUIRED.
 - MULCHING TO CECIL SCD SPECIFICATIONS OF ALL DISTURBED AREAS AND DAILY BACKFILL WILL BE REQUIRED.
 - ANY SEDIMENT CONTROL PRACTICES WHICH ARE DISTURBED DURING UTILITY CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE END OF EACH WORKING DAY.
 - ANY DITCHES OR DRAINAGE WAYS DISTURBED DURING CONSTRUCTION WILL BE RESTORED TO ORIGINAL CONDITION.

Stormwater Management Practices/Facilities-Geotechnical Certification: FINAL

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 meet compaction to 95% of AASHTO T-99 density.

I, _____ of _____ 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: _____

As Built Certification: FINAL

I hereby certify that the facilities shown on these stormwater management plans has 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: _____
Name (Printed): _____ Professional License Number: _____
Address: _____ License Type: _____
Professional Seal: _____

Owner's/Developer's Certification: FINAL

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 a 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.

Owner/Developer Signature: *Ryan M. Janney* Date: 9-11-2025
Printed Name and Title: Ryan M. Janney

Engineer's Certification: FINAL

I hereby certify that the sediment and erosion control and stormwater management measures shown on this plan have been designed in accordance with both the "2011 MD Standards and Specifications for Soil Erosion and Sediment Control" and the "Cecil County Department of Public Works 2010 Stormwater Management Ordinance" or current revisions thereof.

Signature: *Daniel Speakman* Date: 9/11/2025
Printed Name: Daniel Speakman, PE 31400
MD Registration No. (P.E., R.L.S., or R.L.A. (circle one))

ENGINEERING PLAN APPROVAL
Approved: *Daniel Speakman* Date: 9/11/25
TOWN OF ELKTON

Reviewed for Cecil S.C.D. and meets Technical Requirements for Erosion and Sediment Control only
Final Plan Approval
Daniel Speakman 9/11/25
Signature: _____ Date: _____
Plan is valid for 2 years from date of approval

Cecil Soil Conservation District Erosion and Sediment Control Plan for Final Plan Approval
Daniel Speakman 9/11/25
Approved: _____ Date: _____
Plan is valid for 2 years from date of approval

McCRONE
ENGINEERS ■ SURVEYORS ■ PLANNERS
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY ■ DELAWARE
107 CHESAPEAKE BOULEVARD, SUITE 104
ELKTON, MARYLAND 21921
(410) 394-1550
www.mccrone-engineering.com

DATE:	MAR. 2024
JOB NUMBER:	DS240025
SCALE:	1" = 50'
DRAWN BY:	DSS
DESIGNED BY:	DSS
APPROVED BY:	DSS
FOLDER REFERENCE:	1593

FINAL PLAN TITLE SHEET
329 W MAIN STREET, ELKTON, MD 21921
TAX MAP 33A, GRID 3, PARCEL 242
329 W MAIN STREET LLC
THIRD ELECTION DISTRICT, CECIL COUNTY, MARYLAND
PREPARED FOR: 329 W MAIN STREET LLC
SHEET NO.: F-ESD-1

Client