



LEGEND

---	PROPERTY LINE	---	EX UTILITY POLE
---	RIGHT-OF-WAY LINE	---	EX UTILITY POLE
---	BUILDING SETBACK	---	EX LIGHT POLE
---	EX CONTOURS	---	EX LIGHT POLE
---	PROP CONTOURS	---	EX LIGHT POLE
---	EX STREAM	---	EX SIGN
---	WETLAND BOUNDARY	---	PROP SIGN
---	WETLAND BUFFER	---	PARKING ROW QUANTITY
---	100 YEAR FLOODPLAIN	---	HANDICAP PARKING
---	EX EASEMENT	---	
---	PROP EDGE OF FOREST	---	
---	EX CHAIN LINK FENCE	---	
---	EX GUARD RAIL	---	
---	EX EDGE OF PAVING	---	
---	EX OVERHEAD LINES	---	
---	EX SANITARY LINES	---	
---	EX WATER LINES	---	
---	EX STORM DRAIN LINES	---	
---	PROP WATER LINES	---	
---	PROP STORM DRAIN LINES	---	
---	EXISTING GAS	---	
---	PROP CURB & GUTTER	---	
---	PROP GUARDRAIL	---	
---	PROP ASPHALT PAVING	---	
---	PROP FIRE LANE	---	
---	PROP CONCRETE PAVING	---	
---	EX EDGE OF PAVING/CURB	---	
---	LIMIT OF DISTURBANCE	---	
---	LOD	---	
---	PROP SINGLE INLET	---	
---	PROP DOUBLE INLET	---	
---	PROP STORM DRAIN OUTFALL	---	
---	PROP STORM DRAIN MANHOLE	---	
---	EX FIRE HYDRANT	---	
---	EX FIRE HYDRANT	---	
---	EX MANHOLE	---	
---	EX MANHOLE	---	
---	EX WATER VALVE	---	
---	EX WATER VALVE	---	
---	PROP WATER VALVE	---	
---	PROP WATER VALVE	---	

SOILS CHART

X = HYDRIC
K-VALUE > 0.35 = HIGHLY ERODIBLE

SYMBOL	UNIT NAME	HYDRIC	K-VALUE	HYDROLOGIC GROUP
BuA	BUTLERTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES	-	-	D
HbB	HAMBROOK SNADLY LOAM, 2 TO 5 PERCENT SLOPES	-	0.32	B
HkB	HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	-	-	-
McA	MARSHYOPE LOAM, 0 TO 2 PERCENT SLOPES	-	0.31	B/D
MpB	MATAPEAKE-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	-	0.44	C
MtA	MATTAPEX SILT LOAM, 0 TO 2 PERCENT SLOPES	-	0.44	C
MtB	MATTAPEX SILT LOA, 2 TO 5 PERCENT SLOPES	-	0.44	C
NsB	NASSAWANGO SILT LOAM, 2 TO 5 PERCENT SLOPES	-	0.44	C
SaaC	SASSAFRAS SANDY LOAM, 5 TO 10 PERCENT SLOPES, NORTHERN COASTAL PLAIN	-	0.20	B
Up	URBAN LAND	-	-	-
VnB	URBAN LAND-NASSAWANGO COMPLEX, 0 TO 5 PERCENT SLOPES	-	-	D

PROP 'ESD 1'
M-2 SUBMERGED GRAVEL WETLAND
(DESIGNED TO MD.31B SPECIFICATIONS)

SITE DEVELOPMENT DATA

- OWNERS & ADDRESSES: VINCENT J. & SIDONA B. LAMONICA, 814 EAST PULASKI HIGHWAY, ELKTON, MD 21921
- PROPERTY ADDRESS: 344 MALONEY ROAD, ELKTON, MD 21921-6336; 812 EAST PULASKI HIGHWAY, ELKTON, MD 21921-6302; 814 EAST PULASKI HIGHWAY, ELKTON, MD 21921-6302
- TAX#: 03-018083, 033C, 16, 00T1, 10076100316, ± 8.6484 AC; 03-018105, 033C, 16, 0601, 102256100324, ± 0.2388 AC; 03-018041, 033C, 16, 0608, 102256100325, ± 1.0360 AC
- BUILDING COVERAGE PERMITTED: 40% MAX. @ 9.1736 AC = 3.68444 AC; PROPOSED: 160,650 SF = 3.6880 AC (37%)
- PROPOSED NUMBER OF EMPLOYEES: 15 EMPLOYEES PER SHIFT
- PARKING SPACES: PARKING REQUIRED: 15 SPACES PER EMPLOYEE = 23 PARKING SPACES; PARKING PROPOSED: 100 PARKING SPACES PROPOSED INCLUDING 6 HANDICAPPED SPACES (6 VAN ACCESSIBLE)
- FSD FIELD WORK CONDUCTED IN JANUARY 2025 BY WILLIAM S. THUPACK, MARYLAND DNR QUALIFIED FOREST PROFESSIONAL. A TOTAL OF TWO (2) 1/10th ACRE SAMPLE PLOTS WERE UTILIZED TO CHARACTERIZE THE EXISTING FOREST COVER. ALL TREES >30 INCHES AND GREATER DIAMETER AT BREAST HEIGHT (DBH) WERE IDENTIFIED AND LOCATED USING A GLOBAL POSITIONING SYSTEM CAPABLE OF SUB-METER ACCURACY.
- BASE DATA OBTAINED FROM THE FOLLOWING SOURCES: CECIL COUNTY GIS DATA, U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE SOILS DATA, AND FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100-YEAR FLOODPLAIN DATA.
- ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL NO. 24015C01B.D, EFFECTIVE DATE JULY 8, 2013, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.
- A WETLAND DELINEATION WAS PERFORMED BY WATERSHED ECO, LLC, IN JANUARY 2025. NO STATE OR FEDERALLY JURISDICTIONAL WETLANDS AND WATERWAYS WERE OBSERVED WITHIN THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS WITHIN THE UPPER ELK RIVER WATERSHED (02130603) AND DESIGNATED AS A USE-1 WATERWAY AND NOT CLASSIFIED AS A TIER 2 CATCHMENT ACCORDING TO THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- THE SUBJECT PROPERTY IS PART OF A GREATER THAN 100 ACRE CONTIGUOUS FORESTED TRACT.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- A LETTER DATED DECEMBER 30, 2024, WAS SENT TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE & HERITAGE DIVISION REQUESTING INFORMATION ON ANY STATE OR FEDERAL LISTED RARE, THREATENED, OR ENDANGERED SPECIES KNOWN TO OCCUR WITHIN THE SUBJECT PROPERTY. A RESPONSE HAS NOT YET BEEN RECEIVED.
- PROPERTY BOUNDARY SHOWN HEREON IS BASED ON BOUNDARY SURVEY CONDUCTED BY FREDERICK WARD ASSOCIATES, INC. IN 2024.
- THE ENTIRETY OF THIS DEVELOPMENT IS WITHIN THE WELLHEAD PROTECTION ZONE.
- THE MCCONNELL 2.0 AND 3.0 WILL SHARE A FIRE SUPPRESSION WATER TANK. THE FIRE DESIGN ENGINEER SHALL DESIGN THE CONNECTING PIPE AND VERIFY THE FIRE PUMP IS SUFFICIENT. EASEMENTS WILL BE DEDICATED FOR THIS DEVELOPMENT.
- FOREST CONSERVATION REQUIREMENTS WILL BE ADDRESSED WITH FEE-IN-LIEU.

REGULATORY APPROVALS REQUIRED

- PLANNING COMMISSION CONCEPT PLAN APPROVAL
- PLANNING COMMISSION PRELIMINARY MAJOR SITE PLAN APPROVAL
- PLANNING COMMISSION FINAL MAJOR SITE PLAN APPROVAL
- STORMWATER MANAGEMENT PERMIT
- GRADING PERMIT
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM NOTICE OF INTENT (NPDES NOI)
- TOWN OF ELKTON ROADWAY ACCESS PERMIT
- TOWN OF ELKTON WATER AND SEWER CONNECTION PERMIT
- TOWN OF ELKTON BUILDING PERMIT



REQUESTED VARIANCES & MODIFICATIONS

- ARTICLE V, SECTION 5.3. A VARIANCE IS REQUESTED FOR ACCESS TO THE PROPERTY FROM KONICA DRIVE IN LIEU OF E. PULASKI HIGHWAY (US RTE 40).
- PER ARTICLE XIII, SECTION 9, A PROPERTY REQUIRES 50' ROAD FRONTAGE. THE EXISTING CONDITION PROVIDES 16.71' OF ROAD FRONTAGE. ZONING RELIEF IS REQUESTED FOR EXISTING, NONCONFORMING ROAD FRONTAGE.
- PER ARTICLE XVII, PART 3, SECTION 1.3.(1), VARIANCE REQUEST FOR SPECIMEN TREE REMOVAL.

UTILITY NOTES

- FIRE HYDRANTS ARE TO BE TESTED AND MARKED FOR MAXIMUM FLOW POTENTIAL IN ACCORDANCE WITH NFPA 241.
- FIRE DEPARTMENT CONNECTION TO BE INTERNALLY CONNECTED TO THE SPRINKLER SYSTEM. FIRE DEPARTMENT CONNECTION SHOWN ON PLAN AND LOCATED APPROXIMATELY 35 FEET FROM THE HYDRANT PROPOSED ON THE SOUTHWEST PORTION OF THE SITE.
- CONTRACTOR TO INSTALL A WEATHER RATED FIRE ALARM STROBE ON THE NORTH AND WEST OF THE BUILDING EXTERIOR TO ASSIST THE FIRE DEPARTMENT WITH LOCATING THE FACILITY WHEN AN ALARM CONDITION IS PRESENT.
- CONTRACTOR TO INSTALL A KNOX BOX ON THE ADDRESS SIDE OF THE FACILITY.

RIGHT-OF-WAY NOTE

THE TOWN OF ELKTON WILL NOT OWN OR MAINTAIN ANY OF THE PRIVATE INFRASTRUCTURE FOR THIS SITE THAT IS LOCATED WITHIN THE TOWN OF ELKTON'S RIGHT OF WAY. THE TOWN WILL ONLY OWN/MAINTAIN KONICA DRIVE AND THE WATER/SANITARY SEWER STUB FROM THE EXISTING MAINS TO THE CURBSTOP/CLEANOUT AT THE RIGHT OF WAY.

OWNER'S CERTIFICATION

I, MICHAEL MCCONNELL, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED AT MY DIRECTION AND ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN.

SIGNATURE: MICHAEL, MCCONNELL, OWNER DATE: _____

ENGINEER'S CERTIFICATION

I, _____, CERTIFY THAT I AM A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF MARYLAND AND THAT THIS PLAN WAS PREPARED BY MYSELF OR UNDER MY SUPERVISION AND THAT SAID PLAN COMPLIES WITH ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE TOWN OF ELKTON.

SIGNATURE: _____ REGISTRATION NUMBER: _____ DATE: _____

ARCHITECTS ENGINEERS PLANNERS SURVEYORS

FREDERICK WARD ASSOCIATES
410.699.2090
FREDERICK WARD ASSOCIATES
PO Box 727, 5 South Main Street, Elkton, Maryland 21921

OWNER/DEVELOPER
MCCONNELL DEVELOPMENT INC.
1201 N. MARKET STREET, SUITE 400
WILMINGTON, DE 19801
ATTN: MICHAEL MCCONNELL
PHONE: (302) 428-0712

CONCEPT SITE PLAN

MCCONNELL WAREHOUSE 3.0

ADDRESS: 344 MALONEY ROAD, ELKTON, MD 21921
ELECTION DISTRICT 03
TOWN OF ELKTON, MARYLAND

DATE: 08/05/2025
DRAWING NO.: SP-1
SCALE: 1"=50'
DESIGNED BY: SMF
DRAWN BY: JWC
CHECKED BY: TMM
SHEET 1 OF 1
FVA JOB NUMBER: 2241135.01

M:\PROJECTS\2241135.01\MCCONNELL - KONICA DR. - BOUNDARY & ANNECTED ENGINEERING\CD\PLAN SET\TITLE ELEMENTS\CONCEPT PCSP - CONCEPT SITE PLAN.DWG. LAYOUT. 8/1/2025 4:05 PM jmm@fwa.com