



# PLANNING AND CODES

TOWN OF DENTON

4 N. Second Street  
Denton, MD 21629  
410 479-3625

## PLANNING COMMISSION REVIEW APPLICATION

Review No.: SD-21-001  
 Date filed: 3-1-2021  
 Date reviewed: \_\_\_\_\_  
 Fee collected: \$1,000  
 Date paid: 3-1-2021  
 Tax Map/Parcel: 105/2363  
 Zoning: RHC  
 Critical Area:  Yes  No  
 Historic District:  Yes  No

### SITE PLAN:

Existing Building:  Yes  No  
 Change of Use:  Yes  No  
 New Building:  Yes  No  
 Simplified:  Yes  No  
 Concept:  Yes  No

### SUBDIVISION:

Administrative:  Yes  No  
 Minor:  Yes  No  
 Major:  Yes  No  
 Concept:  Yes  No

To the Denton Planning Commission

Pursuant to the Town of Denton Zoning Code for Denton, MD request is hereby made for review for the following property:

Location: along Route 404, south of Denton Plaza, north of existing Shell station

Owner: 5001 SHR LC

Address: 9161 Liberia Ave, Suite 201, Manassas, VA 20110

Phone No.: 410-356-5822 Work/Cell No: \_\_\_\_\_

Proposed Use: shopping center - retail

Comments: Denton Plaza II - seeking approval for proposed subdivision & new development of retail building

Contact Person: Bill Warnock Phone No. 410-267-8621

### CERTIFICATION:

Failure to complete this application fully including the attachment of scaled construction plans and other supporting materials as may be required by the Planning Department or failure of the applicant or a representative to appear at the scheduled meeting will result in postponement of the application until the next regular scheduled meeting. The application may be dismissed if there are two or more postponements. If the application is denied, the same application shall not be renewed within a period of one year after the denial. If applicant is different from owner of property, applicant assumes responsibility for payment of fees and related charges.

I am aware that I am responsible for the payment of all plan review and infrastructure inspection fees which are billed on an hourly basis.

Property Owner's Signature: \_\_\_\_\_

Print / Type Name: Kevin M. Sus Date: 2/25/21

Applicant's Signature: \_\_\_\_\_

(if not owner)  
Print / Type Name: WILLIAM R. WARNOCK

**ENGINEER/SURVEYOR**

McCRONE  
ATTN: DONALD EAST SUTTON  
PROPERTY LINE SURVEYOR  
20 RIDGELY AVENUE  
ANNAPOLIS, MARYLAND 21401  
PHONE: (410) 267-8621 x1011

**APPLICANT/DEVELOPER**

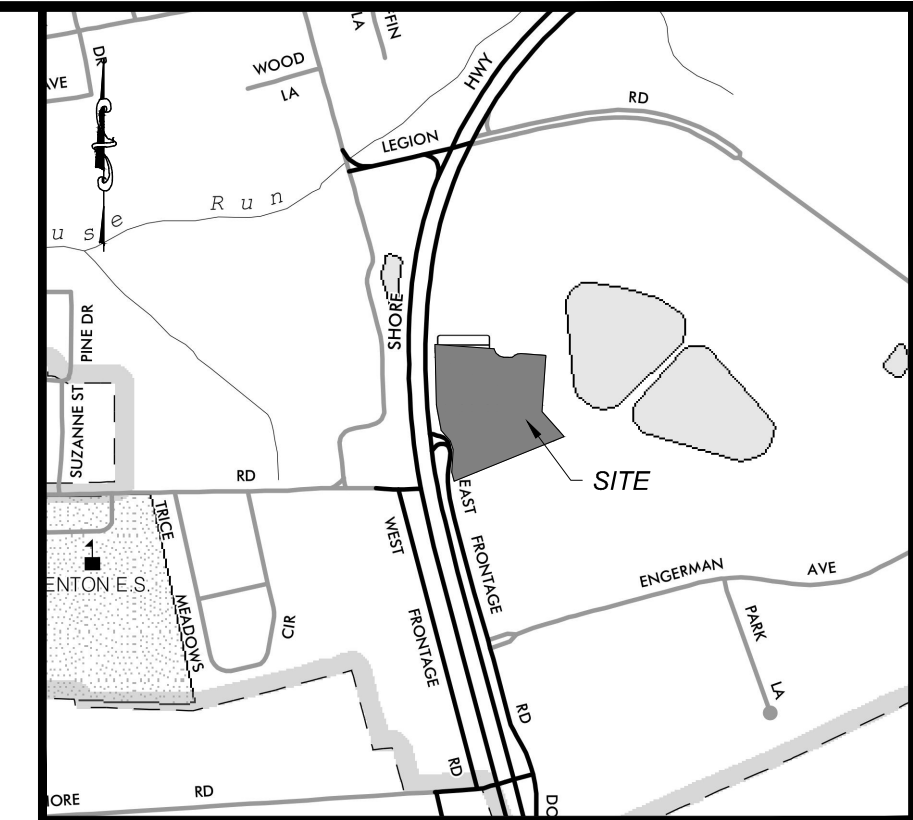
MID-ATLANTIC REAL ESTATE INVESTMENTS INC.  
ATTN: KEVIN SILLS  
9161 LIBERIA AVENUE, SUITE 201  
MANASSAS, VIRGINIA 20110  
PHONE: (703) 257-1188

**OWNER**

5001 SHR, L.C.  
ATTN: KEVIN SILLS  
9161 LIBERIA AVENUE, SUITE 201  
MANASSAS, VIRGINIA 20110  
PHONE: (703) 257-1188

**STATEMENT OF PURPOSE & INTENT**

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVALS FOR A SUBDIVISION OF THIS LOT INTO FOUR LOTS, AND TO PROPOSE FOUR NEW RETAIL BUILDINGS FOR THE FUTURE DENTON PLAZA II SHOPPING CENTER. THE APPLICANT IS SEEKING MAJOR SITE PLAN APPROVAL AND MAJOR SUBDIVISION APPROVAL.



**VICINITY MAP**

SCALE -- 1"=1000'

**TOWN OF DENTON APPROVALS**

THESE PLANS HAVE BEEN REVIEWED BY THE TOWN OF DENTON PLANNING COMMISSION, DEPARTMENT OF PLANNING & CODES, DEPARTMENT OF PUBLIC WORKS AND CONSULTANT ENGINEER AND MEETS MEETS TECHNICAL REQUIREMENTS.

**APPROVED:**

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON DATE

**APPROVED:**

TOWN OF DENTON DIRECTOR OF PLANNING & CODES DATE

**APPROVED:**

TOWN OF DENTON DIRECTOR OF PUBLIC WORKS DATE

**APPROVED:**

CAROLINE COUNTY HEALTH DEPARTMENT DATE

**APPROVED:**

TOWN OF DENTON CONSULTANT ENGINEER DATE

**SITE NOTES**

- 1. PROPERTY SHOWN HEREON IS CURRENTLY DESIGNATED AS TAX MAP 105, GRID 23, PARCEL 2363.
- 2. FOR DEED REFERENCE FOR SEE 1444/81.
- 3. THIS SITE IS ZONED RHC - REGIONAL HIGHWAY COMMERCIAL.
- 4. EXISTING USE - OPEN SPACE AND PROPOSED USE - SHOPPING CENTER.
- 5. PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON ARE BASED ON AN ALTA SURVEY PREPARED BY McCRONE DATED AUGUST 2018.
- 6. THIS SITE IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR CAROLINE COUNTY, PANEL NOs. 24011C0227D & 24011C0164D, EFFECTIVE JANUARY 16, 2015.
- 7. THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- 8. THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- 9. STORMWATER MANAGEMENT IS TO BE PROVIDED ON-SITE.
- 10. THE PROPOSED DEVELOPMENT IS COMMERCIAL AND WILL NOT IMPACT THE SCHOOL DISTRICT OR SCHOOL BUS SERVICE.
- 11. LANDSCAPING IS TO BE PROVIDED IN ACCORDANCE WITH THE TOWN OF DENTON CODE, CHAPTER 128, ARTICLE XVI, UNLESS MODIFIED AT THE TIME OF THE PRELIMINARY/FINAL ENGINEERING DESIGN.
- 12. NO WETLANDS APPEAR ON SITE. IF REQUIRED, A FORMAL WETLAND DELINEATION SHALL BE CONDUCTED, SURVEYED, AND APPROVED BY MDE PRIOR TO FINAL ENGINEERING AND CONSTRUCTION.
- 13. FOREST CONSERVATION IS PROPOSED TO BE PROVIDED FOR THE PROPOSED AREA OF DISTURBANCE WITH A FEE IN LIEU PAYMENT TO THE TOWN OF DENTON.
- 14. ARCHITECTURAL AND SIGNAGE PLANS ARE TO BE INCLUDED UNDER SEPARATE COVER.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY HELEN MAE BROWN & SON, INC. TO 5001 SHR, L.C. BY DEED DATED OCTOBER 7, 2020 AND CONVEYED AND RECORDED IN THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 14444, FOLIO 81; AND THAT THE REQUIREMENTS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

DONALD EAST SUTTON DATE  
PROPERTY LINE SURVEYOR  
MARYLAND REGISTRATION #481  
LICENSE EXPIRATION 01/12/2023



**DEDICATION BY OWNERS**

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIEN HOLDERS ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOOD PLAINS, EASEMENTS, AND RIGHTS OF WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO CAROLINE COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS AND DATE: \_\_\_\_\_ OWNER AND DATE: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



ENGINEERS ■ SURVEYORS ■ PLANNERS  
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY

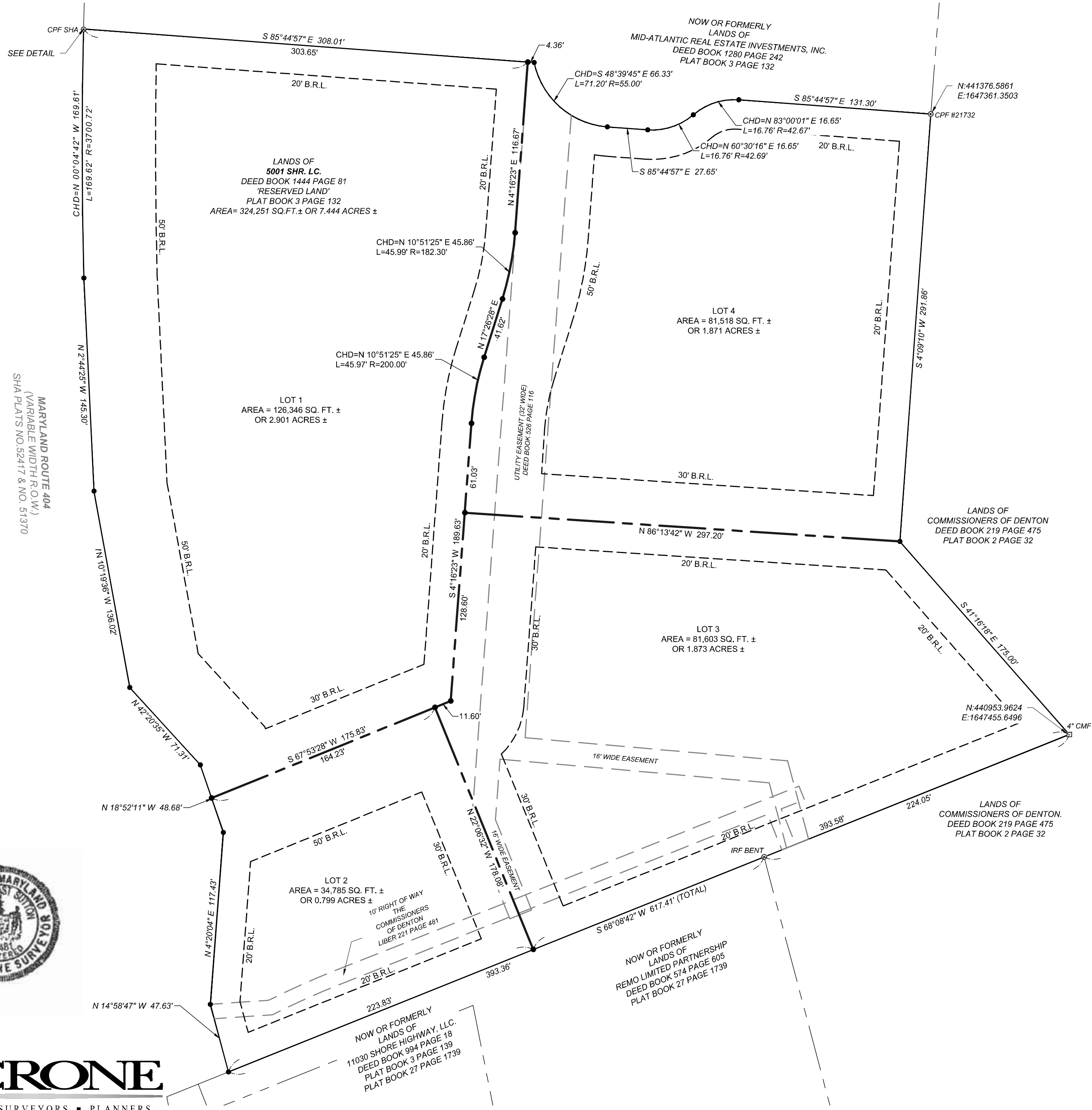
20 RIDGELY AVE  
ANNAPOLIS, MARYLAND 21401  
(410) 267-8621

www.mccrone-engineering.com

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SHEET 1 of 2  
**DENTON PLAZA II**  
PRELIMINARY  
MAJOR SUBDIVISION  
NEAR MD. ROUTE 404  
TOWN OF DENTON, MARYLAND  
SUB.# XXXX-XXX-PROJECT #XXX-XXXX-XXXX  
TAX MAP 105, GRID 23, PARCEL 2363  
  
MARCH, 2021  
TOWN OF DENTON - 3RD ELECTION DISTRICT  
CAROLINE COUNTY, MARYLAND

MARYLAND COORDINATE SYSTEM  
NAD 83(2011)



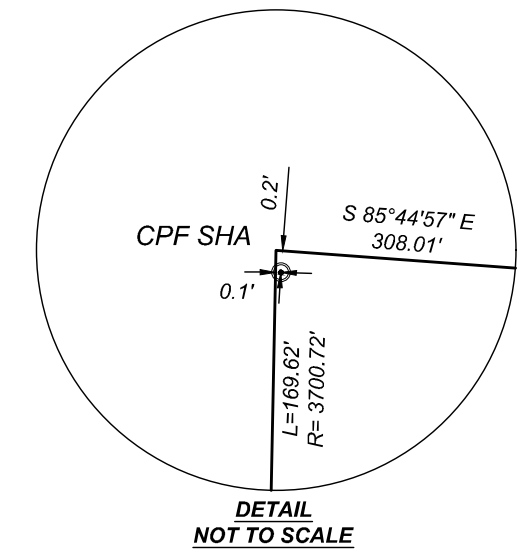
**SITE DATA**

- TAX PARCEL**  
TAX MAP 105, GRID 23, PARCEL 2363
- ADDRESS**  
MARYLAND ROUTE 404  
DENTON, MARYLAND
- AREA**  
LOT 1: 126,346 SQ. FT. ± OR 2.901 ACRES ±  
LOT 2: 34,785 SQ. FT. ± OR 0.799 ACRES ±  
LOT 3: 81,603 SQ. FT. ± OR 1.873 ACRES ±  
LOT 4: 81,518 SQ. FT. ± OR 1.871 ACRES ±  
TOTAL SITE: 324,251 SQ. FT. ± OR 7.444 ACRES ±
- RECORDS REFERENCE**  
DEED BOOK 1444, PAGE 81  
'RESERVED LAND'  
PLAT BOOK 3 PAGE 132  
SHA PLATS NO. 52417 & NO. 51370
- FIELD SURVEY BEGUN ON 30 JULY 2018.**  
LAST DAY OF FIELD WORK: 20 AUGUST 2018
- DATUM AND CONTROLLING STATIONS**  
THE COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011) DATUM, USING TRIMBLE'S REAL-TIME KEYNET GPS AND VIRTUAL REFERENCE STATION SYSTEM (VRS).  
  
THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999498509. THE AVERAGE PROPERTY ELEVATION BASED ON NAVD 88 VERTICAL DATUM IS 43.0' FOR AN ELEVATION FACTOR OF 1.0000033748.  
  
THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999532255. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.  
  
BEARINGS SHOWN HEREON ARE SUBJECT TO A 9° 31' 18" (COUNTER- CLOCKWISE) ROTATION FROM (LIBER 219 PAGE 36) MERIDIAN INTO NAD 83 (2011) DATUM

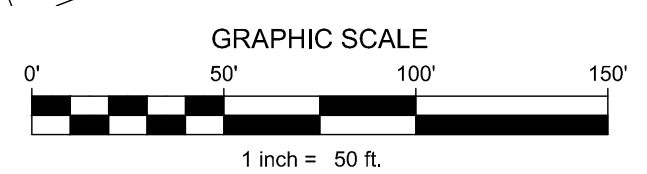
**EASEMENT NOTES:**

PORTIONS OF THE EXISTING UTILITY EASEMENTS ARE TO BE ABANDONED.

THE PARCEL WILL BE SUBJECT TO A JOINT PARKING AND ACCESS EASEMENT BETWEEN LOTS 1, 2, 3 & 4.



**McCRONE**  
ENGINEERS ■ SURVEYORS ■ PLANNERS  
ANNAPOLIS ■ CENTREVILLE ■ ELKTON ■ SALISBURY



SEE SHEET 1 OF 2 FOR SURVEYOR'S CERTIFICATION

SHEET 2 of 2  
**DENTON PLAZA II**  
PRELIMINARY  
MAJOR SUBDIVISION  
NEAR MD. ROUTE 404  
TOWN OF DENTON, MARYLAND  
SUB.# XXXX-XXX-PROJECT #XXX-XXXX-XXXX  
TAX MAP 105, GRID 23, PARCEL 2363

MARCH, 2021  
TOWN OF DENTON - 3RD ELECTION DISTRICT  
CAROLINE COUNTY, MARYLAND