

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE FINAL PLAT AS SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS DENTON PROJECT, LLC. BY DEED DATED SEPTEMBER 30, 2021 AND RECORDED IN LIBER T.B.L. 1527, FOLIO 241 AND THAT THE REQUIREMENTS OF THE TOWN OF DENTON SUBDIVISION REGULATIONS AND THE REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 108, OF THE ANNOTATED CODE OF MARYLAND, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLETED WITH. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.12 AND 09.13.06.03 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED (PROPERTY LINE SURVEYOR OR PROFESSIONAL AND SURVEYOR) UNDER THE LAWS OF THE STATE OF MARYLAND.

STEVEN W. WHITTEN  
PROFESSIONAL LAND SURVEYOR MD. No. 21326  
CURRENT LICENSE EXPIRES/RENEWS 1/8/2023

DATE

APPROVED

THE PURPOSE OF THIS PLAT IS SOLELY FOR THE PURPOSE OF SUBDIVIDING PROPERTY LOCATED ON TAX MAP 104, PARCEL 290 INTO 11, 4 LOT TOWNHOUSE BLOCKS, (44 LOTS, TOTAL). SAID LOTS DO NOT CONSTITUTE BUILDING LOTS AND THEREFORE MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME EITHER OF THE LOTS CAN BE SERVED BY A COMMUNITY SEWERAGE & WATER SYSTEMS OR EVALUATION OF THE PARCEL DEMONSTRATES THAT THE PARCEL MEETS THE PROVISIONS SET FORTH IN C.O.M.A.R. 26.04.02 AND 26.04.03, IF APPLICABLE, IN PLACE AT THE TIME OF PROPOSAL SUBMITTED. FURTHERMORE, DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE FEDERAL, STATE AND COUNTY CODES, REGULATIONS AND LAWS.

APPROVED: CAROLINE COUNTY APPROVING AUTHORITY

DATE:

APPROVED: TOWN OF DENTON, DIRECTOR OF PLANNING AND CODES

DATE:

OWNER'S CERTIFICATE AND DEDICATION

WE (I), AND OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE (I), HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS, WALKWAYS AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAT. WE (I), CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIEN, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED: , AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

WE, DENTON PROJECT, LLC, A MARYLAND LIMITED LIABILITY COMPANY  
BY GEORGE BAILEY, MANAGING MEMBER,  
 , SECRETARY, OWNERS OF THE PROPERTY, etc

ATTEST: DATE:

SECRETARY DENTON PROJECT, LLC  
BY:

THE OWNER(S) HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF , 2023  
NOTARY PUBLIC

APPROVED BY:  
THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE.  
NO BUILDING PERMIT SHALL BE ISSUED TO ANY LOT WHEREBY THAT LOT'S INTENDED USE (AT THE TIME OF BUILDING PERMIT APPLICATION) WOULD CAUSE THE TOWN OF DENTON TO EXCEED ITS PUBLIC SEWERAGE SYSTEM'S FLOW CAPACITY RATING AND WATER SUPPLY SYSTEMS'S SAFE CAPACITY RATING.

CAROLINE COUNTY APPROVING AUTHORITY

DATE

APPROVED BY:

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON

DATE

TOWN OF DENTON DIRECTOR OF PLANNING AND CODES

DATE

TOWN OF DENTON DIRECTOR OF PUBLIC WORKS

DATE

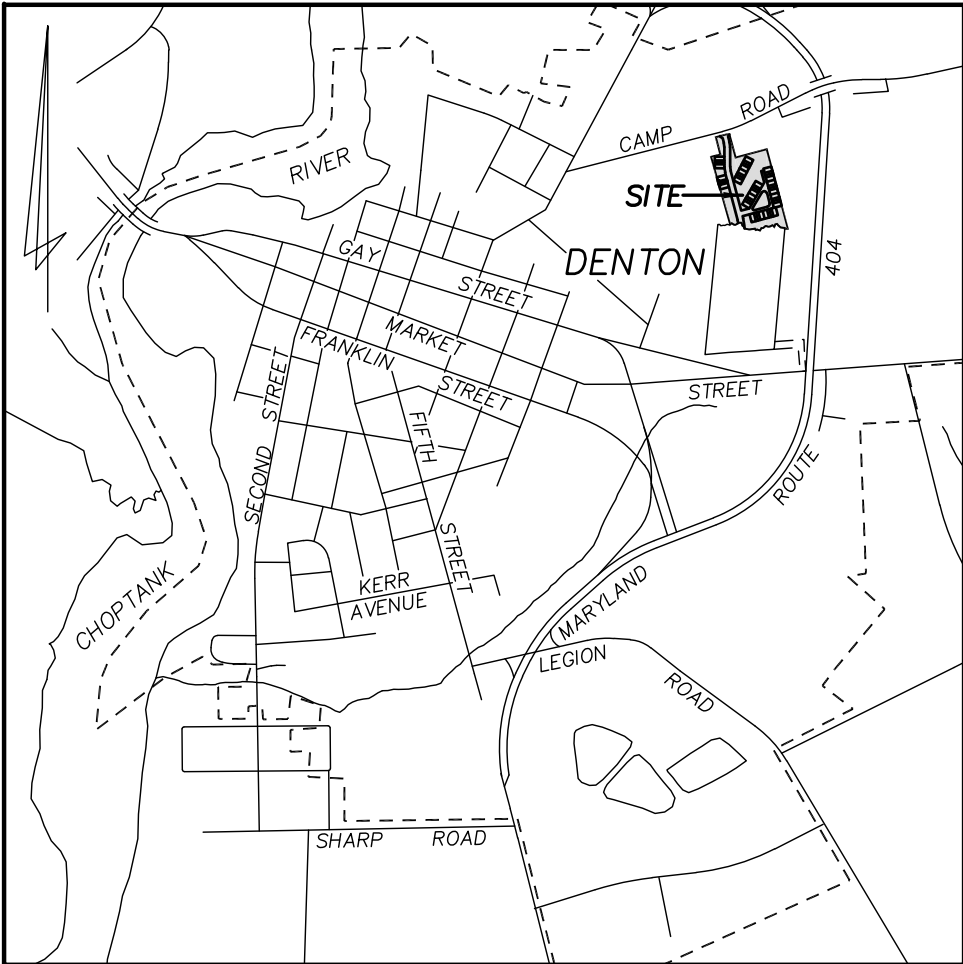
TOWN OF DENTON CONSULTANT ENGINEER

DATE

SEDIMENT AND EROSION CONTROL STATEMENT:  
ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF CAROLINE COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN APPROVED BY THE CAROLINE SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE CAROLINE COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, C.O.M.A.R. 4-103 AND 26.09.01.05.

CAROLINE COUNTY SOIL CONSERVATION

DATE



VICINITY MAP

SCALE 1" = 4000'

TABLE OF CONTENTS

SHEET 1	-	TITLE SHEET
SHEET 2	-	SUBDIVISION PLAT (OVERALL)
SHEET 3	-	SUBDIVISION PLAT (DETAILED)
SHEET 4	-	SUBDIVISION PLAT (DETAILED)
SHEET 5	-	FOREST CONSERVATION PLAT (CLEARING)
SHEET 6	-	FOREST CONSERVATION PLAT (RETENTION)
SHEET 7	-	FOREST CONSERVATION DETAILS, NOTES AND SPECIFICATIONS.

DEVELOPER:

DENTON PROJECT, LLC  
c/o GEORGE BAILEY  
5941 DEALE CHURCHTON ROAD  
DEALE, MARYLAND 20751  
PHONE No. 1-410-562-8969

SURVEYOR:

FINK, WHITTEN & ASSOCIATES, LLC  
c/o STEVE WHITTEN  
504 MARYLAND AVENUE  
CAMBRIDGE, MARYLAND 21613  
PHONE No. 1-410-228-8885

ENGINEER:

DMS & ASSOCIATES, LLC  
c/o KEVIN J. SHEARON, Jr. P.E. LEED AP  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE No. 1-443-262-9130

GENERAL NOTES:

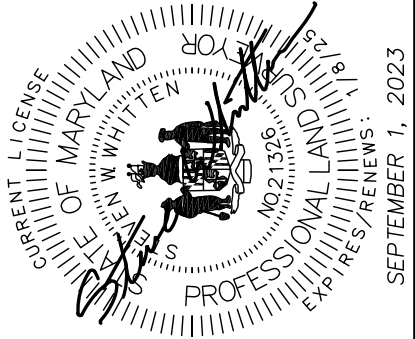
- DEED REFERENCE: SEE LIBER T.B.L. 1527, FOLIO 241.
- TAX MAP - 104, GRID - 7, PARCEL - 940
- PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY FINK, WHITTEN AND ASSOCIATES, LLC IN DECEMBER, 2021. HORIZONTAL DATUM IS NAD 83/2011.
- THE ZONING CLASSIFICATION FOR RESULTING LOTS IS "MR" (MIXED RESIDENTIAL)
- CURRENT USE - RESIDENTIAL/VACANT
- AGRICULTURAL COMPATIBILITY STATEMENT:  
THIS PROPERTY IS NOT IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNEES, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST OR GLARE. THE LOT OWNERS SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.
- CRITICAL AREA STATEMENT:  
THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- U.S. FISH AND WILDLIFE REVIEW:  
THIS DEVELOPMENT MAY CONTAIN, THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE, I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH AND WILDLIFE SERVICE.
- THE PROPERTY IS PARTIALLY WOODED AS FIELD LOCATED BY FINK, WHITTEN AND ASSOCIATES, LLC IN DECEMBER, 2021.
- TIDAL AND NON-TIDAL WETLANDS DELINEATION NOTE:  
NON-TIDAL WETLANDS DO EXIST ON THE PROPERTY AND WERE FIELD DELINEATED. BY DAVIS AND ASSOCIATES ENVIRONMENTAL CONSULTING, LLC IN OCTOBER, 2021 AND FIELD LOCATED BY FINK, WHITTEN AND ASSOCIATES, LLC IN DECEMBER, 2021.
- INTERMITTENT OR PERENNIAL STREAM DELINEATION NOTE:  
AN INTERMITTENT STREAM DOES EXIST ON THE PROPERTY AND WAS FIELD LOCATED BY FINK, WHITTEN AND ASSOCIATES, LLC IN DECEMBER, 2021.
- FLOODPLAIN NOTE:  
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 24011C0164D, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 FOR CAROLINE COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY NOT BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.
- ELEVATION NOTE:  
ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- THE OWNER SHALL SUPPLY WATER AND SANITARY SEWER TO THE NEW LOTS IN ACCORDANCE WITH THE TOWN OF DENTON'S STANDARDS. UTILITIES AREA TO BE INSTALLED UPON APPROVAL OF THE SUBDIVISION PLAT.
- FUTURE STORMWATER DRAINAGE AND MANAGEMENT WILL BE CONVEYED TO NEW BIORETENTION AREAS LOCATED ON THE SUBJECT PROPERTY.
- NEW DEED RESTRICTIONS - 60' RIGHT-OF-WAY AND (2) VARYING WIDTH RIGHTS-OF-WAY.
- SITE REQUIREMENTS:  
(PER TABLE OF DENSITY AND DIMENSIONAL REGULATIONS, APPENDIX VIII):  
MINIMUM LOT SIZE = 2,000 sq. ft.  
MINIMUM BLOCK SIZE = 12,000 sq. ft.  
LOT AREA PER DWELLING UNIT = 4,000 sq. ft.  
RESIDENTIAL DENSITY = 8 du's/acre  
FRONT BUILDING RESTRICTION LINE (B.R.L.) = 20' (\*)  
REAR BUILDING RESTRICTION LINE (B.R.L.) = 15' (\*)  
SIDE BUILDING RESTRICTION (B.R.L.) = 40' (20' AGGREGATE) (\*)  
MAXIMUM BUILDING HEIGHT:  
PRINCIPAL = 40' (3 STORIES) (ALLOWED)  
PRINCIPAL = <40' (3 STORIES) (PROPOSED)  
(\*) NOTE:  
A REDUCTION IN THE FRONT B.R.L. FROM 25' TO 20' AND THE SIDE B.R.L. FROM 60' (30' AGGREGATE) TO 40' (20' AGGREGATE) AND REAR B.R.L. FROM 20' TO 15' WAS GRANTED BY ON , 2023.

SUBDIVISION PLAT STATEMENT

THIS SUBDIVISION IS MADE SOLELY FOR THE PURPOSE OF SUBDIVIDING PARCEL 290 SHOWN HEREON, AS RECORDED IN LIBER T.B.L. 1527, FOLIO 241. SAID PARCEL DOES NOT CONSTITUTE A SEPARATE BUILDING LOT AND MAY NOT BE TRANSFERRED SEPARATELY FROM SAID ADJOINING LANDS. ANY FUTURE SUBDIVISION OF SAID PARCEL OR BUILDING DEVELOPMENT SHALL BE SUBMITTED FOR APPROVAL IN ACCORDANCE WITH THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME.  
THIS SUBDIVISION WILL BE APPROVED IN WHOLE BUT RECORDED IN TWO (2) PHASES AS SHOWN ON SHEET 2 OF 7.

LOT HISTORY STATEMENT

THERE HAVE BEEN MULTIPLE LOTS PREVIOUSLY SUBDIVIDED AND/OR CONVEYED FROM THE ORIGINAL PARCEL 290 SHOWN HEREON AFTER NOVEMBER 30, 1972.



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC

P.O. BOX 80  
CENTREVILLE, MARYLAND 21617

FINK, WHITTEN & ASSOCIATES, LLC.

LAND SURVEYING  
CAMBRIDGE  
410-228-8885  
504 Maryland Avenue  
Easton, Maryland 21601

REVISION	DATE								

MAJOR SUBDIVISION

OF THE LANDS OF

DENTON PROJECT, LLC

IN THE TOWN OF DENTON

TAX MAP - 104, GRID - 7, PARCEL - 940

THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND

PREPARED FOR : DENTON PROJECT, LLC

DATE	SCALE	AS SHOWN	DRAWN BY	DESIGNED BY	SHEET No. -	CADD FILE -
SEPTEMBER '23			J. MOORE		1 OF 7	20171-1
JOB No. 2020171						
FOLDER Ref. 104-2020171						

