



Sixth Street

Ex Water Valve

I.R.F.

EX. DP&L EASEMENT

60' Wide Right-Of-Way

Centerline of DPL Right-Of-Way

PARCEL 1015
LANDS N/F
SIXTH STREET HOLDINGS, LLC
LIBER 616, FOLIO 474
PLAT BOOK 27/ FOLIO 1175
ZONED RHC – REGIONAL HIGHWAY COMMERCIAL

LEGEND

BUILDING RESTRICTION LINE
EXISTING RIGHT-OF-WAY
SANITARY SEWER
WATERLINE
STORM DRAIN AND INLETS
CONCRETE CURB
EDGE OF PAVEMENT
EXISTING FENCE
DP&L EASEMENT
EXISTING TREE LINE
IRON ROD FOUND

20' BRL
SS
WL
SD
CURB
EP
* * *

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O I.R.F.

BURGER KING
PARCEL 484, LOT 1
LANDS N/F
POTOMAC FOODS REAL ESTATE, LLC
LIBER 369, FOLIO 490
PLAT BOOK 6/ FOLIO 52
ZONED RHC – REGIONAL HIGHWAY COMMERCIAL

Benchmark
Manhole Rim
Elev. = 48.05'

Sewer Manhole
Inv. In = 38.80'

EX. DP&L EASEMENT

EX. 8" SANITARY SEWER

Centerline of DPL Right-Of-Way

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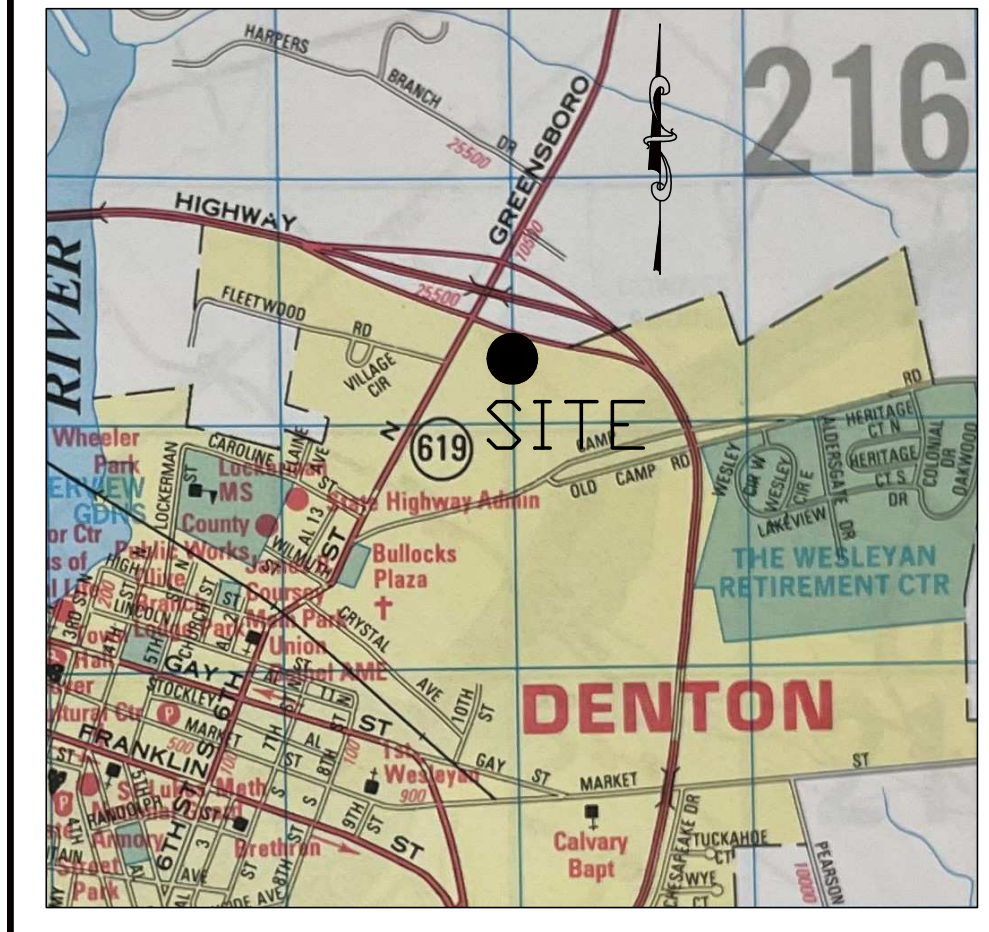
EX. DP&L EASEMENT

60' Wide Right-Of-Way

Centerline of DPL Right-Of-Way

MD Route 404

(See Plat 53210)



VICINITY MAP
SCALE: 1" = 600'

PARCEL 986
LANDS N/F
DELMARVA POWER AND LIGHT COMPANY
LIBER 208, FOLIO 230
PLAT BOOK 122/ FOLIO 129
ZONED RP = RECREATION AND PARKS

NOTES

- TAX MAP 101, GRID 19, PARCEL 484, LOTS 2,3 AND 4
TAX MAP 101, GRID 19, PARCEL 152
- THE PURPOSE OF THIS CONCEPT PLAN IS TO OBTAIN APPROVAL FOR THREE COMMERCIAL BUILDING PADS.
- EXISTING ZONING: "RHC" REGIONAL HIGHWAY COMMERCIAL
- SOIL TYPE:
CdA = CEDARTOWN LOAMY SAND, 0-2 PERCENT SLOPES
HYDROLOGIC SOIL GROUP A
- THIS SITE IS LOCATED OUTSIDE THE CHESAPEAKE BAY CRITICAL AREA
- ALL INFORMATION TAKEN FROM BEST AVAILABLE RECORDS
- DEED REFERENCE LIBER 1636, FOLIO 45, PLAT REFERENCE: PLAT BOOK 6, FOLIO 52
- THIS PLAN WAS DONE WITH THE BENEFIT OF A TITLE REPORT.
- ZONING SETBACKS RHC
FRONT 50FT
SIDE 20FT MINIMUM, 60FT AGGREGATE
REAR 20FT
MAXIMUM HEIGHT = 50FT
- TOPOGRAPH WAS FIELD RUN IN AUGUST 2023, NAD 83 & NAVD 88.
BOUNDARY SURVEY TAKEN FROM BEST AVAILABLE RECORDS.
- THERE ARE NO 100YEAR FEMA FLOOD PLAINS, WETLANDS, HYDRIC SOILS
STREAMS, STEEP SLOPES OR ENDANGERED SPECIES LOCATED ON SITE.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER, LOCATION FROM FIELD SURVEY.
- THE PROPOSED PROJECT WILL HAVE NO IMPACT ON THE SCHOOL DISTRICT.
- THERE WILL BE A TYPE 'E' STREET BUFFER ALONG MD ROUTE 404,
WIDTH TO BE DETERMINED AT PRELIMINARY PLAN.
- TOTAL SITE AREA = 4.377 ACRES

PLANNER/DEVELOPER

HARRY WYRE
912 D MARKET STREET
DENTON, MARYLAND 21629
Phone: 410-310-1241

OWNER

MARKETPLACE ON 6TH, LLC
910 SUNSET AVENUE
DENTON, MARYLAND 21629
c/o KORAH PULWOOD
PHONE: 410-310-1241

MARKETPLACE PROPERTIES CONCEPT PLAN

TOWN OF DENTON
TAX MAP 101, GRID 19, PARCELS 484 AND 152
THIRD DISTRICT, CAROLINE COUNTY, MARYLAND

SCALE: 1" = 40'
DATE: AUGUST 2023
DRAWN BY: PAO
FOLDER NO.:
JOB NO.: PUL01-02
SHEET 1 OF 1

REVISION

DATE