



**PLANNING
AND CODES**
TOWN OF DENTON

Board of Zoning Appeals Application

For Official Use Only

FEE DUE

Number:	<u>BOA-24-001</u>
Date Filed:	<u>6/28/2024</u>
Hearing Date:	<u>8/12/2024</u>
Applicants Notified:	_____
Property Posted:	_____
Notice Posted:	<u>7/17/24 - 7/24/24</u>
Decision of Board:	_____
Applicant Notified of Decision:	_____

*Application Fee & \$10 sign fee
PLUS cost of public hearing advertisement, due before
first meeting*

**Variance Applications & Appeals Applications require
complete application and 8 copies of all attachments.
Special Exception Applications require complete
application and 16 copies of all attachments.**

A. Applicant Information

The Bartley Corporation

APPLICANT NAME – PLEASE PRINT CLEARLY

85 Engerman Ave	Denton	MD	21629
ADDRESS	CITY	STATE	ZIP CODE
410-943-3992	301-252-4143	andrew@bartleycorp.com	
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS	

APPLICANT SIGNATURE – by signing this document applicant agrees to be responsible for all fees and advertising expenses incurred by this application.

B. Property Owner Information

Miracle of Concrete LLC

PROPERTY OWNER NAME – PLEASE PRINT CLEARLY

85 Engerman Ave	Denton	MD	21629
ADDRESS	CITY	STATE	ZIP CODE
410-943-3992	301-252-4143	andrew@bartleycorp.com	
PHONE NUMBER	CELL PHONE	E-MAIL ADDRESS	

PROPERTY OWNER SIGNATURE

C. Property Information

85 Engerman Ave

PROPERTY ADDRESS

106	2359 Lot 11	I-Industrial	No
MAP	PARCEL	PRESENT ZONING OF PROPERTY	CRITICAL AREA DESIGNATION

D. Request

Request is hereby made for: (check one)

- Variance from strict application of said ordinance; section of Ordinance from which relief is sought:
 - Yard, area or bulk requirements.
 - Bulk, area or height of structures.
 - Height or size of signs.
 - Placement of earth satellite antennae.

(If applying for variance please see page 4 of the application and include responses for each)

- Appeal from:
 - Director of Planning and Codes, or other administrative officer in the enforcement of this Chapter 128, Zoning
 - Planning Commission Decision
 - Building Code Official Decision

Special Exception - § 128-163 J

E. Sketch

Please attach 6 copies of sketch drawn to scale with all dimensions of lot and building thereon, distances between building and property lines, bounding street or road names, North point and scale.

F. Purpose

- If a Special Exception is being requested please attach a description of the kind of exception desired and the reasons therefore. (see page 7)
- If applying for a Variance please see page 4 (see page 5 for Critical Area).
- If appealing a decision please attach an explanation of appeal.

G. History

Has property ever been subject of previous application? Yes No

In the event that this property has been the subject of a previous application, please provide the following information (Note: this information is on file in the Town Office):

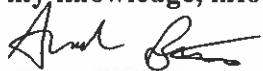
PREVIOUS APPLICATION NUMBER PREVIOUS APPLICATION DATE

PREVIOUS APPLICANT NAME

ACTION TAKEN ON PREVIOUS APPLICATION

H. Authority

- a. In the event that the Applicant is a person other than the Owner of the subject property, give an explanation of the Applicant’s interest in said property and attach hereto a statement by the Owner stating whether or not said Owner supports this application.
- b. List the name, address and telephone number of any agent or attorney who will be representing the Applicant. If the Applicant is represented by an agent attach documentary evidence that the Applicant is so represented.
- c. Attach hereto six copies of the recorded Deed conveying present ownership of the property which has been duly recorded among the Land Records of Caroline County, Maryland (a copy may be obtained from the office of the Clerk of Court if not otherwise available). If there are any restrictions attached to the deed of the property subject to this application, please advise the Board.
- d. **I do hereby solemnly declare and affirm under the penalties of perjury that the information provided and the sketch shown in this application, as well as the documents attached to this application, are true, correct and genuine to the best of my knowledge, information and belief.**



6/26/2024

SIGNATURE OF APPLICANT(S)

DATE

SIGNATURE OF APPLICANT(S)

DATE

SIGNATURE OF ATTORNEY / LEGAL REPRESENTATIVE

DATE

Request for Special Exception

(Please provide an explanation of each special exception requested)

§ 128-163 J.

- (2) In granting a special exception, the Board shall make findings of fact consistent with the provisions of this Chapter 128, Zoning. The Board shall grant a special exception only if it finds adequate evidence that any proposed use submitted for a special exception will meet all of the standards listed for the proposed uses. The Board shall, among other things, require that any proposed use and location be:
 - (a) In accord with the Town's Comprehensive Plan and consistent with the spirit, purposes, and intent of this Chapter 128, Zoning.
 - (b) Suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.
 - (c) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard.
 - (d) Not detrimental to the property values of adjacent development, does not adversely affect the health, safety, and general welfare of residents of the area, and will not adversely affect the area and surrounding property with adverse environmental effects such as undue smoke, odor, noise, improper drainage, or inadequate access.
- (3) The Board may impose whatever conditions regarding layout, circulation, and performance it deems necessary to insure that any proposed development will secure substantially the objectives of this Chapter 128, Zoning. Violation of such conditions and safeguards when made a part of the terms under which the special exception is granted, shall be deemed a violation of this Ordinance. The Board shall consider recommendations of the Planning Commission prior to rendering a decision. The Planning Commission shall review and comment on all applications for special exceptions prior to review and decision by the Board. The applicant for a special exception shall have the burden of proof on all points material to the application which shall include the burden of presenting credible evidence as to each material issue and the burden of persuasion on each material issue. The Board of Appeals may disregard evidence, even if uncontroverted by an opposing party, if the Board finds such evidence not to be credible.

Property Notification Requirements

Per § 128-179. "Public notice", of the Town Code, whenever the application of Chapter 128, Zoning requires the holding of a public hearing, the petitioner requesting the public hearing shall give at least 14 days notice of the time and place of such hearing by certified U.S. mail, first class postage prepaid by petitioner, to the owners of property within 200 feet of the property with which the hearing is concerned. Proof of certified mailing shall be submitted to the Department of Planning prior to the date on which the proceeding is scheduled. Failure to provide proof of certified mailing to all property owners within 200 feet of the property on which the proceeding is scheduled shall delay the proceeding. Said mailed notice shall be directed to the address to which the real estate tax bill on the property is sent.

The Department of Planning shall provide a complete, accurate and up-to-date list of all such property owners that require notice. Failure of a person to receive the notice or accept service prescribed in this section shall not impair the validity of the hearing. For any Planning Commission or Board of Appeals review that requires notification to contiguous property owners, the petitioner shall also post the subject property at least 14 days prior to the meeting.

Said notice shall contain the same information as the published notice required by § 128-178 of the Town Code;

- A. The date, time and place of such hearing.
- B. A summary of the purpose of the proceeding in sufficient detail to inform the public of the nature of the proceeding and the relief sought by the initiator of the proceeding.
- C. The location of the property involved, its area, name of owner, and file or case number of the proceeding, and the name of the governmental body before which such proceeding is to be conducted.
- D. Any other information deemed necessary by the Director of Planning to adequately inform the public of the proceeding.

THE BARTLEY CORPORATION

P.O. Box 1299 · Ashton, Maryland 20861



(301)384-2700
BartleyCorp.com

Concrete Construction • Excavation • Waterproofing • Helical Piers • Concrete Pumping • Trailers • Automotive

Wednesday, June 26, 2024

Re: Special Exception Request for 85 Engerman Ave

To whom it may concern:

Per Denton Town Code § 128-67. Combination uses. When a development proposal comprises two or more principal uses that require different types of zoning review, a special exception permit will be required.

The property is approved for an equipment and maintenance building for a construction company as well as trailer inspections.

We are hereby requesting a combination use to sell trailers, using our existing business trade name "Bartley Trailers" (a doing business as of The Bartley Corporation).

In 128-163 J., there are four below standards that we meet:

(a) In accord with the Town's Comprehensive Plan and consistent with the spirit, purposes, and intent of this Chapter 128, Zoning.

As stated in the Chapter 128, "The purpose of the Industrial District is to provide areas in the appropriate locations or light manufacturing, fabricating, warehousing, and wholesale distributing ..."

We meet this requirement because we manufacture trailers, we do small fabrications to trailers. Our intent meets the zoning requirements.

(b) Suitable for the property in question and designed to be in harmony with and appropriate in appearance with the existing or intended character of the general vicinity.

The site & building has already passed the approval from the Town of Denton and been built. It looks great and fits well with the surrounding environment. No other side development or building is needed.

(c) Suitable in terms of effects on street traffic and safety with adequate access arrangements to protect streets from undue congestion and hazard.

The sale of trailers will have a minor impact on traffic. Perhaps 4-6 customers a day. This would not affect safety at all.

(d) Not detrimental to the property values of adjacent development, does not adversely affect the health, safety, and general welfare of residents of the area, and will not adversely affect the area and surrounding property with adverse environmental effects such as undue smoke, odor, noise, improper drainage, or inadequate access.

The sale of trailers would not cause any difference in the welfare of the residents.

We are hereby requesting for our Bartley Trailers group to be able to sell trailer merchandise. We have selected a 9 foot by 8 foot section (colored in red) for our showroom which is 72 square feet and a 12 foot by 34 foot section (colored in purple) for our merchandise outdoor storage. which is 408 square feet. The sum of the two are 480 which represents 9.8% (which is less than 10%) of our 4,900 square feet of the total floorspace. The hours we will be able to sell our merchandise is from 8AM-4PM.

If you have any additional questions, please feel free to reach out to me.

Sincerely,



Andrew Bartley
Vice President, Bartley Corporation
Principal, Miracle of Concrete LLC
(301) 252-4143

200 FT. Property Notifications
85 Engerman Avenue

ACCTID	ADDRESS	OWNER	OWNER ADDRESS				LOT	MAP	PARCEL	
0603031373	70 ENGERMAN AVE	FURUNO USA INC	4400 NW PACIFIC RIM BLVD	CAMAS	WA	98607	9408	7	0108	2359
0603031403	90 ENGERMAN AVE	TOWN OF DENTON	4 N SECOND ST	DENTON	MD	21629	1000	9A	0108	2359
0603031411	9640 LEGION ROAD	HERSHEY CREAMERY COMPANY	301 S CAMERON ST	HARRISBURG	PA	17101	2815	10A 1	0106	2359
0603031446	75 ENGERMAN AVE	MILL CREEK PROPERTIES LLC	24514 MILL CREEK LANE	DENTON	MD	21629		12	0108	2359
0603045250	95 ENGERMAN AVE	MILL CREEK PROPERTIES LLC	24514 MILL CREEK LANE	DENTON	MD	21629		10A 2	0106	2359
603025144	650 LEGION ROAD	COMMISSIONERS OF DENTON	4 N SECOND ST	DENTON	MD	21629			0105	2367

Town of Denton
Sign Maintenance Agreement

I/we The Bartley Corporation as petitioner(s) to the Board of Appeals do hereby agree to maintain this sign which I/we agree to have posted on the property for the purposed of Public Notice relating to appeal # BOA-24-001.

If for some reason the sign fails to remain posted for the necessary 14 days prior to the appeal hearing date, I/we shall notify the Director of Planning & Codes.

APPLICANT'S SIGNATURE

DATE

FILING DATE

REQUIRED DATE

POSTING FEE

DATE POSTED

①

LR - Deed (w Taxes)
Recording Fee no RT
20.00
Name: Stahl Point
Holdings/Miracle of
Concrete
Ref:
LR - Deed (with Taxes)
Surcharge 40.00
LR - Deed State
Transfer Tax 907.50
LR - County Transfer
Tax - linked 907.50
Tax - 1kd 0.00
Subtotal: 1,875.00
Total: 1,925.00
02/23/2022 12:51
CC05-TIH
CC0201 -
Caroline
County/CC02.01.01 -

Property Tax Account Number: 03-031438

THIS DEED, made this 17th day of February, 2022, by and between Stahl Point Holdings, LLC, a Maryland limited liability company, ("Grantor") party of the first part, and Miracle of Concrete, LLC, a Maryland limited liability company, ("Grantee") party of the second part.

WITNESSETH, that in consideration of the sum of **One Hundred Eighty One Thousand, Two Hundred and 00/100 Dollars (\$181,200.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, in fee simple, all that lot or parcel of land situate, lying and being in Caroline County, State of Maryland, and described as follows, that is to say:

{See "EXHIBIT A" attached hereto and made a part hereof}

BEING the same property conveyed by a Deed from KRM Development Corporation, a Maryland corporation unto Stahl Point Holdings, LLC, a Maryland limited liability company, the Grantor herein, dated March 24, 2017 and recorded among the Land Records of Caroline County, Maryland in Liber 1250, folio 390.

TOGETHER WITH the buildings and improvements thereupon erected, made or being, and all rights, easements, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or in anywise appertaining, including, without limitation, Grantor's estate and interest as lessor in and to any leases and guarantees of leases appertaining to said parcel of land and premises.

TO HAVE AND TO HOLD said parcel of land and premises above-described or mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use and benefit forever of the Grantee, its successors and assigns, in fee simple.

AND the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed, that it will warrant specially the property hereby granted, and that it will execute such further assurances of said land as may be requisite.

When Recorded Return To: TEB
First American Title Insurance Company
National Commercial Services
401 E. Pratt St., Ste. 323
Baltimore, MD 21202
File No: NCS 1099924

IN WITNESS WHEREOF, the Grantor has executed this Deed or caused it to be executed on its behalf by its duly authorized representative, the day and year first hereinbefore written.

WITNESS:

STAHL POINT HOLDINGS, LLC,
a Maryland limited liability company



By: Francis E. Gardiner III
Printed Name: FRANCIS E. GARDINER III
Title: MANAGER

STATE OF MARYLAND,

COUNTY OF ANNE ARUNDEL, to wit:

I HEREBY CERTIFY, that on this 10th day of FEBRUARY 2022, before me, a Notary Public of the State aforesaid, personally appeared FRANCIS E. GARDINER III, who acknowledged himself/herself to be the MANAGER of STAHL POINT HOLDINGS LLC, and that he/she as such OFFICER executed the foregoing Deed for the purposes therein contained, by signing his/her name as MANAGER and that the facts set forth therein are true.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Melanie C. Slaughter
NOTARY PUBLIC

My Commission Expires:

Mailing Address for tax bills:

P.O. BOX 1299
ASHTON, MD 20861

I hereby certify this 23 day of Feb 2022
That all public taxes, assessments and charges due on this property transferred by this deed have been paid.

Recordation Tax Amt 1815⁰⁰
Property ID: 03-031438


Barbara Washold
CAROLINE COUNTY TAX OFFICE

EXHIBIT "A"
LEGAL DESCRIPTION

BEGINNING FOR THE SAME AT AN IRON PIPE FOUND ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENGERMAN AVENUE, 60 FEET WIDE AS NOW EXISTING AND LAID OUT, AT THE LINE OF SUBDIVISION BETWEEN LOTS 11 AND 12 AS NOW EXISTING AND SHOWN ON A PLAT OF THE DENTON INDUSTRIAL PARK, WHICH PLAT IS RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY IN PLAT BOOK 2, PLAT 32, AND RUNNING THENCE WITH ALL BEARINGS REFERRED TO THE MERIDIAN OF THE AFOREMENTIONED PLAT BINDING ALONG THE LINE OF SUBDIVISION NORTH 24 DEGREES 31 MINUTES 00 SECONDS WEST 712.16 FEET TO AN IRON PIPE SITUATE ON THE EIGHTEENTH OR NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST 1,367.29 FEET LINE OF THAT PARCEL OF GROUND WHICH BY DEED DATED DECEMBER 30, 1983, RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY IN LIBER 219, FOLIO 475 WAS GRANTED AND CONVEYED BY WILLIAM C. ENGERMAN AND VIRGINIA C. ENGERMAN, HIS WIFE, TO THE COMMISSIONERS OF DENTON, A BODY POLITIC, THENCE BINDING ALONG PART OF SAID EIGHTEENTH LINE NORTH 66 DEGREES 05 MINUTES 00 SECONDS EAST 350.00 FEET TO AN IRON PIPE AT A POINT ON THE DIVISION LINE BETWEEN LOTS 10 AND 11, THENCE BINDING ALONG SAID DIVISION LINE SOUTH 24 DEGREES 26 MINUTES 10 SECONDS EAST 735.76 FEET TO AN IRON PIPE SITUATE ON THE NORTHERLY RIGHT-OF-WAY LINE OF ENGERMAN AVENUE, THENCE BINDING ALONG PART OF SAID NORTHERLY RIGHT-OF-WAY LINE SOUTH 69 DEGREES 57 MINUTES 00 SECONDS WEST 350.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.81 ACRES OF LAND, MORE OR LESS, BEING KNOWN AS LOT NO. 11 AS LAID OUT AND SHOWN ON THE AFOREMENTIONED PLAT OF THE DENTON INDUSTRIAL PARK WHICH PLAT IS RECORDED AMONG THE PLAT RECORDS FOR CAROLINE COUNTY, MARYLAND ON JULY 9, 1984, IN SUBDIVISION PLAT BOOK 2, PLAT 32.

SUBJECT TO A DRAINAGE EASEMENT 20 FEET WIDE LYING ADJACENT, CONTIGUOUS AND PARALLEL TO THE SECOND LOT LINE DESCRIBED HEREIN AND SUBJECT TO A DRAINAGE EASEMENT 10 FEET WIDE LYING ADJACENT, CONTIGUOUS AND PARALLEL TO THE FIRST AND THIRD LOT LINES DESCRIBED HEREIN AND TO A DRAINAGE AND UTILITY EASEMENT 10 FEET WIDE LYING ADJACENT, CONTIGUOUS AND PARALLEL TO THE FOURTH LOT LINE DESCRIBED HEREIN.

THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.


Susan E. Milne, ESQUIRE

AFTER RECORDATION, PLEASE RETURN TO:
First American Title Insurance Company
National Commercial Services
401 East Pratt Street, Suite 323
Baltimore, Maryland 21202
Attn.: TRB / File No. NCS-1099924

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change

in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor STAHL POINT HOLDINGS, LLC

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

85 ENGERMAN AVENUE, DENTON, MARYLAND 21629

3. Reasons for Exemption

Resident Status As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name

**Date

Signature

3b. Entity Transferors

Witness/Attest

STAHL POINT HOLDINGS, LLC

Name of Entity

Francis E Gardiner III

By

FRANCIS E. GARDINER, III

Name

2/10/22

**Date

MANAGING MEMBER

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

- SITE NOTES**
- BUILDING OUTLINES SHOWN BASED ON ARCHITECTURAL FLOOR PLAN PROVIDED BY OWNER. CONTRACTOR SHALL VERIFY WITH OWNER/ARCHITECT/ENGINEER EXACT DIMENSIONS OF FOUNDATION. STAKE OUT SHALL BE PER FOUNDATION PLAN PROVIDED BY OWNER AND NOT BASED ON DIMENSIONS SHOWN OR SCALED HERE ON.
 - COORDINATE WITH ARCHITECTURAL PLANS FOR EXACT LOCATION OF WATER AND SEWER AND OTHER UTILITY CONNECTIONS.
 - COORDINATE LOCATION OF LEADWALK WITH DOOR LOCATIONS PER ARCHITECTURAL PLANS.
 - ALL DIMENSIONS AND RADI REFER TO FLOWLINE OF CURB OR EDGE OF PAVEMENT.
 - ALL CURB TERMINATIONS SHALL HAVE 2' NOSEDOWNS, UNLESS OTHERWISE SPECIFIED OR SHOWN HEREON.
 - PROPOSED PARKING LOT BASE SHALL BE PROOF ROLLED AND APPROVED BY ENGINEER PRIOR TO ASPHALT PLACEMENT.
 - TRAFFIC FLOW ARROWS ARE SHOWN FOR GENERAL INFORMATION ONLY AND ARE NOT INTENDED TO BE INSTALLED.
 - COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE RELOCATION OF EXISTING UTILITIES, IF REQUIRED, AND FOR THE INSTALLATION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR ASPHALT MIX, CR-6, IMPORTED STRUCTURAL FILL, STORMWATER MANAGEMENT MEDIA MATERIALS, STORMRAIN AND UTILITY SYSTEM COMPONENTS TO ENGINEER FOR REVIEW AND APPROVAL.
 - A MINIMUM CLEARANCE OF 2 FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE.
 - ADJUST ALL EXISTING VALVE BOXES, CLEANOUTS, AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
 - REFER TO SHEET C-501 FOR STORM DRAINAGE, GRADING AND SEDIMENT AND EROSION CONTROL PLAN INFORMATION.
 - REFER TO SHEET C-504 FOR PAVEMENT SECTION AND SITE DETAILS.
 - REFER TO SHEET C-503 FOR WATER AND SEWER DETAILS.

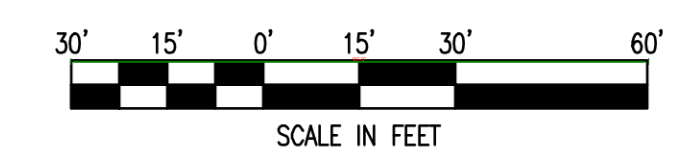
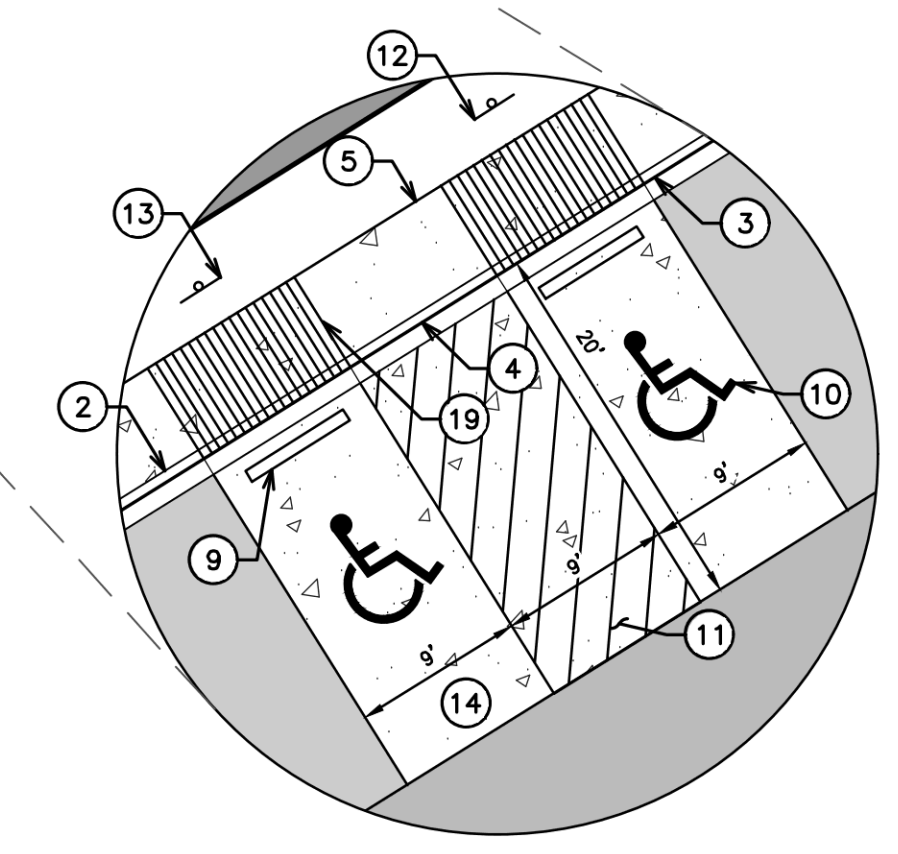
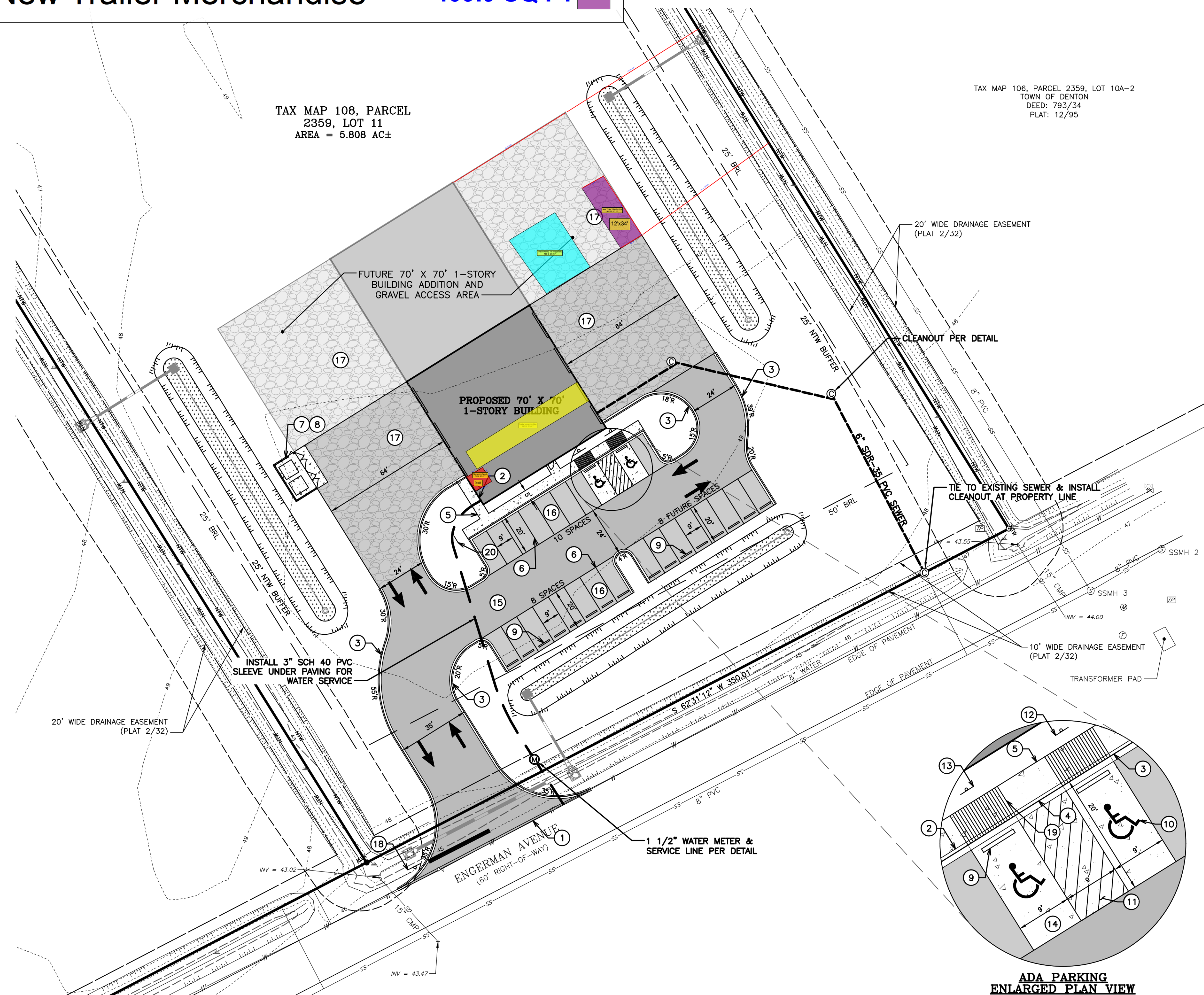
SITE & UTILITY KEY NOTES

- TIE TO EXISTING PAVEMENT W/ SMOOTH TRANSITION
- INSTALL FULL DEPTH EXPANSION MATERIAL WHERE CONCRETE ABUTS RIGID STRUCTURES AND/OR CURBING (TYP)
- CONCRETE CURB AND GUTTER PER DETAIL (TYP) (STANDARD OR REVERSE PER GRADING PLAN)
- FLUSH CURB PER DETAIL
- 5' CONCRETE SIDEWALK PER DETAIL (TYP)
- 4" WIDE WHITE WATER BASED PAVEMENT MARKINGS (TYP)
- CONCRETE DUMPSTER PAD PER DETAIL
- 7' HIGH DUMPSTER SCREENING FENCE W/ GATES, STYLE AND MATERIALS TO BE APPROVED BY OWNER
- CONCRETE WHEEL STOP PER DETAIL (TYP)
- ADA PAVEMENT MARKING SYMBOL PER DETAIL (TYP)
- ACCESS AISLE STRIPING PER DETAIL (TYP)
- ADA PARKING SIGN PER DETAIL
- VAN ACCESSIBLE ADA PARKING SIGN PER DETAIL
- RIGID PAVEMENT PER DETAIL
- HEAVY DUTY ASPHALT PAVEMENT PER DETAIL
- REGULAR DUTY ASPHALT PAVEMENT PER DETAIL
- GRAVEL PER CROSS SECTION DETAIL
- STOP SIGN (30"x30" R1-1) & 24" WIDE THERMOPLASTIC STOP BAR PER MUTCD
- HANDICAP SIDEWALK RAMP PER DETAIL
- BIKE RACK PER DETAIL

	Trailer Parking for Inspection	789.4 SQ FT
	Trailer Inspection Bay	658.0 SQ FT
	Showroom Space	72.0 SQ FT
	New Trailer Merchandise	409.9 SQ FT

TAX MAP 108, PARCEL 2359, LOT 11
AREA = 5.808 AC±

TAX MAP 106, PARCEL 2359, LOT 10A-2
TOWN OF DENTON
DEED: 793/34
PLAT: 12/95



PLANS ARE ISSUED FOR REVIEW ONLY
PLANS ARE NOT APPROVED FOR CONSTRUCTION

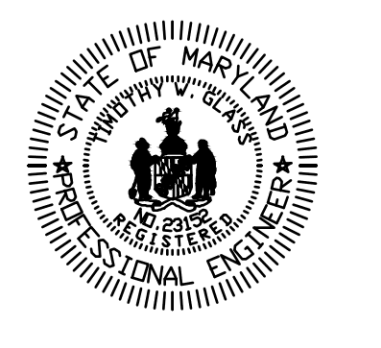
REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.
THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
117 060 St., Ellicott City, MD 21042 (410) 822-8003
330 Falmouth Ave., Centerville, MD 21117 (410) 758-2095

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. 23182, Expiration Date: 7/5/2023.



SITE & UTILITY PLAN

BARTLEY CONCRETE
IN THE TOWN OF DENTON
CAROLINE COUNTY, MARYLAND
TAX MAP 106 GRID 19 PARCEL 2359 LOT 11

ISSUED/REVISED FOR: AGENCY SUBMITTAL 01
DATE: 05/XX/22 TWG

SHEET No. C-101	JOB No. 220140
SCALE: AS NOTED	FILE No. C547

Date: 06/14/2022 - 11:46am User: mobillias Project Manager: TWG
Drawing Path: J:\2022\0100\220140\Civil\3D-220140\Draw\Plan\SP-PLTS-220140.dwg | C-101
XREF File(s): VST-BASE-220140\MD-BASE-220140\RD-BASE-220140\CIP-BASE-220140\CSW-BASE-220140