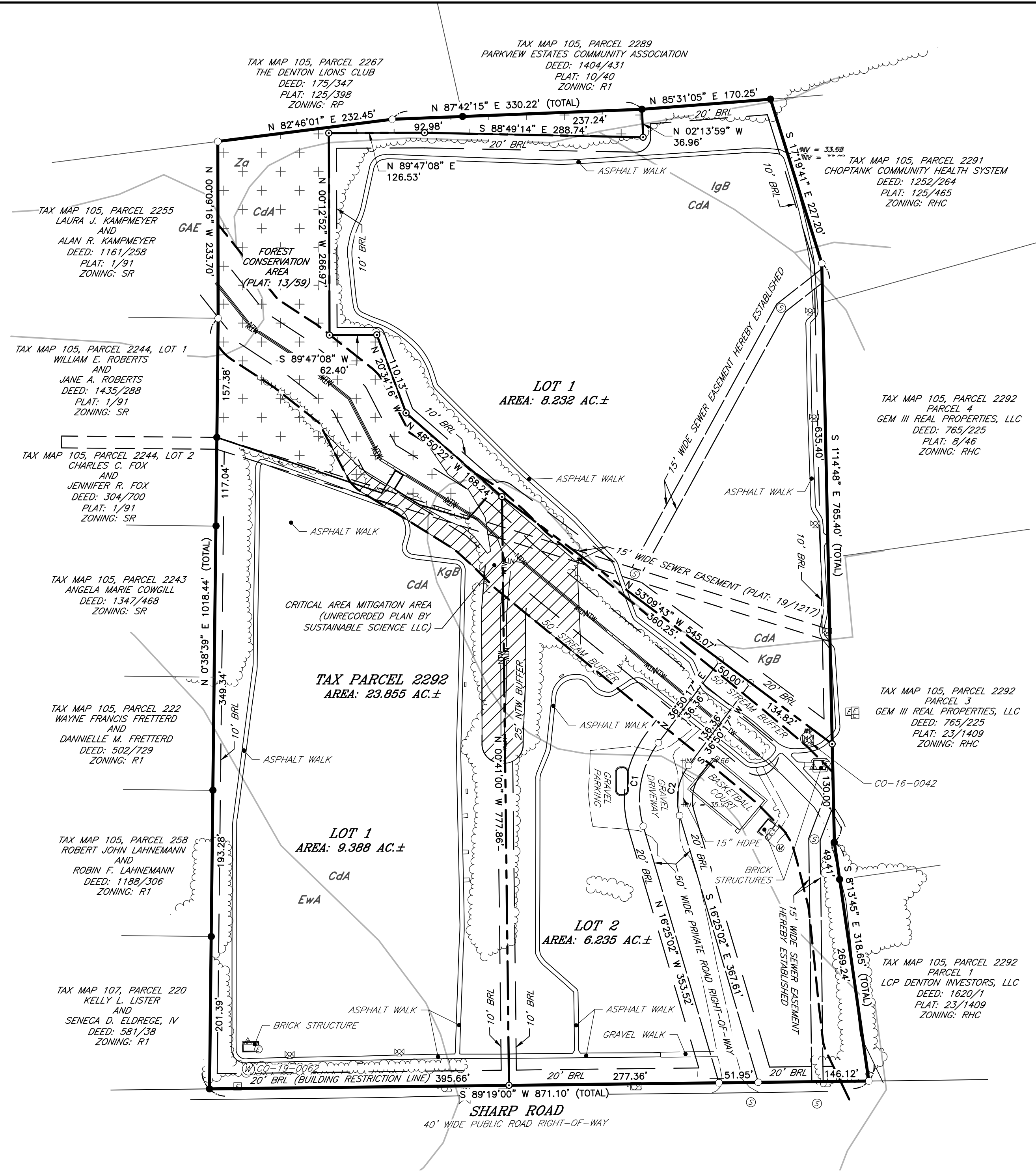
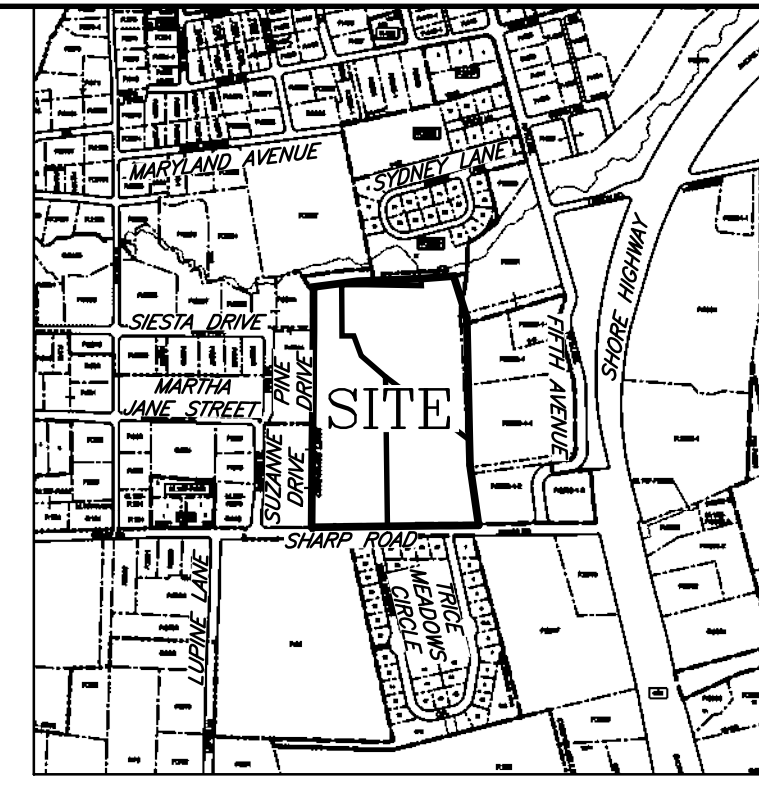


Date: 07/18/2024 - 10:33am User: scopp Project Manager: TWG
 Drawing Path: J:\2024\0100\240183\Draw\Plots\SP-PTS-240183.dwg | MINOR SUBDIVISION PLAT
 XREF File(s): RAR-BASE-240183\LD-BASE-240183\MS-BASE-240183\MS-BASE-240183\MS-BASE-1924-1924-240183



PRIVATE R-O-W CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	125.00'	116.18'	62.67'	N 10°12'38" E	112.05'
C2	75.00'	69.71'	37.60'	S 10°12'38" W	67.23'



REVISIONS			
No.	DATE	DESCRIPTION	BY

PROPERTY OWNER: TOWN OF DENTON
 PROPERTY ADDRESS: 320 SHARP ROAD, DENTON, MARYLAND 21629
 DEED REFERENCE: 350/366
 PLAT REFERENCE: 6/48A AND 13/59

PLAT PURPOSE
 THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TAX PARCEL 2292 INTO THREE LOTS.

SITE NOTES
 ZONING CLASSIFICATION: MR (MIXED RESIDENTIAL)
 SETBACKS:
 FRONT: 25'
 SIDE: 10' (20' AGGREGATE)
 REAR: 20'
 NON-TIDAL WETLANDS: 25'
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 100'
 MAXIMUM HEIGHT: 40' (3 STORIES)

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE CAROLINE COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH CAROLINE COUNTY ORDINANCE NO. 2017-1, ENACTED AUGUST 22, 2017.

THE NON-TIDAL WETLANDS SHOWN HEREON WERE TAKEN FROM A PLAT TITLED AMENDED FOREST CONSERVATION PLAN BY LANE ENGINEERING, LLC RECORDED AMONG THE PLAT RECORDS OF CAROLINE COUNTY AT PLAT BOOK 13, FOLIO 59.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON MAY 15, 2024. THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT. THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2022 CAROLINE COUNTY AERIALS AND IS APPROXIMATE ONLY.

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS DEHA (NGS CERTIFICATE PENDING) AND MDNM (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF DENTON ZONING ORDINANCE, APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

FLOOD DATA
 THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONES AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR COMMUNITY NO. 240104, MAP NO. 240100227D FOR TOWN OF DENTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
 ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE MINOR SUBDIVISION PLAT SHOWN HEREON IS CORRECT: THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM COUNTY COMMISSIONERS OF CAROLINE COUNTY TO THE TOWN OF DENTON BY DEED DATED NOVEMBER 24, 1998 IN LIBER 350 FOLIO 366; AND THAT THE REQUIREMENTS OF THE TOWN OF DENTON SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 5-108, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025.

JEFFERSON E. HUBBARD
 REGISTERED PROPERTY LINE SURVEYOR
 MARYLAND REGISTRATION NO. 363
 LANE ENGINEERING, LLC
 117 BAY STREET
 EASTON, MARYLAND, 21601

OWNER'S CERTIFICATE AND DEDICATION
 WE, THE TOWN OF DENTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF LINE REVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS, WALKWAYS AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 5-108, 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 OUR KNOWLEDGE.

THE TOWN OF DENTON _____ DATE _____
 THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____

NOTARY _____ DATE _____
 MY COMMISSION EXPIRES _____

CAROLINE COUNTY DEPARTMENT OF HEALTH
 THIS LOT LINE REVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWER PLAN. HOWEVER, THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF ANY INDIVIDUAL WELL/SEPTIC SYSTEMS WHEN THE COMMUNITY SYSTEM(S) BECOMES AVAILABLE.

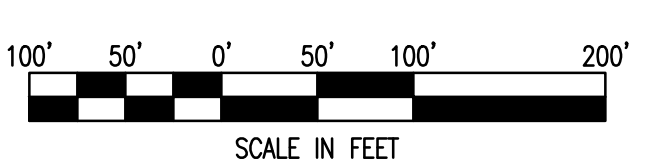
APPROVED: _____ DATE: _____
 CAROLINE COUNTY APPROVING AUTHORITY

APPROVED: _____ DATE: _____
 TOWN OF DENTON, DIRECTOR OF PLANNING AND CODES

LEGEND

- SINGLE POST SIGN
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- DRINKING WATER SUPPLY WELL
- WATER METER
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- OVER HEAD UTILITY LINES
- APPROXIMATE TREE LINE
- NON TIDAL WETLAND
- COMPUTED POINT
- IRON ROD FOUND
- IRON ROD SET
- ▨ FOREST CONSERVATION AREA
- ▨ CRITICAL AREA MITIGATION AREA

CAROLINE COUNTY SOILS				
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR	SOIL GROUP
CdA	CEDARTOWN LOAMY SAND		0.05	A
EwA	EVESBORO SAND		0.02	A
GAE	GALESTOWN AND ROSEDALE SOILS		0.02	A
IgB	INGLESIDE SANDY LOAM		0.15	A
KgB	KLEJ-GALLOWAY COMPLEX	YES	0.15	A/D
Za	ZEKIAH SANDY LOAM	YES	0.17	B/D



Lane Engineering, LLC
 Established 1986
 Civil Engineers • Land Planning • Land Surveyors
 E-mail: general@laneinc.com
 117 Bay St., Easton, MD 21601 (410) 822-8003
 15 Washington St., Centreville, MD 21613 (410) 221-0818
 354 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095

SEAL

 DATE _____

MINOR SUBDIVISION PLAT
 ON THE LANDS OF
 THE TOWN OF DENTON
 TOWN OF DENTON
 CAROLINE COUNTY, MARYLAND
 TAX MAP 105, GRID 22, PARCEL 2292

ISSUED FOR: _____ DATE: _____ BY: _____
 AGENCY REVIEW _____ 07-18-24 TWG

SHEET No. 1 OF 1
 DATE: 07-18-24
 SCALE: AS NOTED
 JOB No. 240183
 FILE No. 3057