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 NOVEMBER 9, 2017 AND RECORDED IN LIBER F.D.M. 1284, FOLIO 268 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)

DENTON PROJECT SINGLE FAMILY PHASE 1

STEVEN W. WHITTEN PROFESSIONAL LAND SURVEYOR MD. No. 21326 CURRENT LICENSE EXPIRES/RENEWS 1/8/2025

UNDER THE LAWS OF THE STATE OF MARYLAND.

THE PURPOSE OF THIS PLAT IS SOLELY FOR THE PURPOSE OF SUBDIVIDING PROPERTY LOCATED ON TAX MAP 104, PARCEL 903 INTO 18 SINGLE FAMILY LOTS. 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:	DATE:
CAROLINE COUNTY APPROVING AUTHORITY	
APPROVED:	DATE:
TOWN OF DENTON, DIRECTOR OF PLANNING	G AND CODES

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 WIT KNOWLEDGE.		
WE, DENTON PROJECT, LLC, A MARYLAND LIMITED BY GEORGE BAILEY. MANAGING MEMBER, , SECRETARY, OWNERS OF THE		
ATTEST:	DATE:	
SECRETARY	DENTON PROJECT, LLC	
	BY:	
THE OWNER(S) HAVE SWORN TO AND SUBSCRIBED	D BEFORE ME THIS DAY OF, 2	2023
	NOTARY PUBLIC	
AND COMMUNITY SEWERAGE. NO BUILDING PERMIT SHALL BE ISSUED TO ANY LITIME OF BUILDING PERMIT APPLICATION) WOULD C.	PLAN PROVIDING FOR COMMUNITY WATER SUPPLY	IC
CAROLINE COUNTY APPROVING AUTHORITY	DATE	
APPROVED BY:		
TOWN OF DENTON PLANNING COMMISSION CHAIRPE	ERSON DATE	
TOWN OF DENTON DIRECTOR OF PLANNING AND CO	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

Copyright © 2024, by DMS & ASSOCIATES, LLC

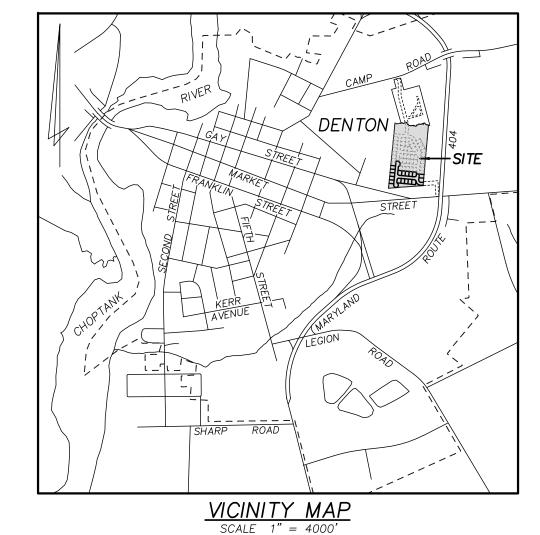


TABLE OF CONTENTS

SHEET 1 - MAJOR SUBDIVISION (PHASE 1) SHEET 2 - OVERALL MAJOR SUBDIVISION (PHASE 1)

SHEET 3 - MAJOR SUBDIVISION (PHASE 1) SHEET 4 - MAJOR SUBDIVISION (PHASE 1)

SHEET 5 - FOREST CONSERVATION PLAT (CLEARING)

SHEET 6 - FOREST CONSERVATION PLAT (RETENTION) FOREST CONSERVATION PLAT

(RETENTION)

FOREST CONSERVATION DETAILS, NOTES AND SPECIFICATIONS.

DENTON PROJECT, LLC c/o GEORGE BAILEY 721 MAIN STREET #100 STEVENSVILLE, MARYLAND 21666 PHONE No. 1-410-562-8969

<u>SURVEYOR:</u>

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:

- 1. DEED REFERENCE: SEE LIBER F.D.M. 1284, FOLIO 268.
- 2. TAX MAP 104, GRID 13, PARCEL 903
- 3. PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY FINK, WHITTEN AND ASSOCIATES, LLC IN FEBRUARY, 2018. HORIZONTAL DATUM IS NAD 83/2011.
- 4. THE ZONING CLASSIFICATION FOR RESULTING LOTS IS "MR" (MIXED RESIDENTIAL)
- 5. 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.
- 7. CRITICAL AREA STATEMENT: THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- 8. <u>U.S. FISH AND WILDLIFE REVIEW:</u>
 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 THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY 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.
- 9. THE PROPERTY IS ENTIRELY WOODED AS FIELD LOCATED BY FINK, WHITTEN AND ASSOCIATES, LLC IN APRIL, 2017.
- 10. <u>TIDAL AND NON-TIDAL WETLANDS DELINEATION NOTE:</u>
 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.
- 11. 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.
- 12. 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.

- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- 14. 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.
- 15. FUTURE STORMWATER DRAINAGE AND MANAGEMENT WILL BE CONVEYED TO NEW BIORETENTION AREAS LOCATED ON THE SUBJECT PROPERTY.
- 16. NEW DEED RESTRICTIONS MULTIPLE 60' RIGHTS-OF-WAY
- 17. SITE REQUIREMENTS:

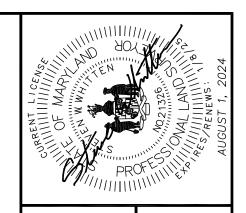
(PER TABLE OF DENSITY AND DIMENSIONAL REGULATIONS, APPENDIX VIII): MINIMUM LOT SIZE = 7,500 sq. ft. MINIMUM LOT WIDTH = 75' MINIMUM LOT DEPTH = 100' RESIDENTIAL DENSITY = 5.8 du's/acre FRONT BUILDING RESTRICTION LINE (B.R.L.) = 25' REAR BUILDING RESTRICTION LINE (B.R.L.) = 20' SIDE BUILDING RESTRICTION (B.R.L.) = 10° (20° AGGREGATE)

MAXIMUM BUILDING HEIGHT: PRINCIPAL = 40' (3 STORIES) (ALLOWED) PRINCIPAL = <40' (3 STORIES) (PROPOSED)

SUBDIVISION PLAT STATEMENT THIS SUBDIVISION IS MADE SOLELY FOR THE PURPOSE OF SUBDIVIDING PARCEL 903 SHOWN HEREON, AS RECORDED IN LIBER F.D.M. 1284, FOLIO 268. 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 RECORDED IN _____ (_).

LOT HISTORY STATEMENT

THERE HAVE NOT BEEN ANY PREVIOUS LOTS SUBDIVIDED AND/OR CONVEYED FROM THE ORIGINAL PARCEL 903 SHOWN HEREON AFTER NOVEMBER 30, 1972.



ARON ATES, OOR $\Sigma \Sigma$ HITTE! INK 903 \mathcal{O} 0 ~ SUBDI DIS ELECTION

