



CENTERLINE OF STREAM COURSES AND DISTANCES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	S 86°41'33" E	19.76'	22	N 86°26'24" E	20.67'
2	S 39°48'49" E	16.26'	23	N 48°43'47" E	31.88'
3	N 79°54'01" E	27.81'	24	S 75°24'20" E	30.10'
4	S 85°17'13" E	15.81'	25	N 81°07'27" E	21.43'
5	N 65°48'05" E	25.78'	26	N 59°54'56" E	25.37'
6	S 76°12'36" E	26.93'	27	S 45°24'21" E	26.22'
7	N 46°48'11" E	27.94'	28	N 18°33'24" E	27.67'
8	S 55°21'12" E	27.34'	29	N 75°47'09" E	22.27'
9	S 84°07'19" E	19.20'	30	S 33°53'19" E	18.88'
10	N 57°15'38" E	41.05'	31	S 51°16'42" E	35.20'
11	S 89°56'54" E	26.84'	32	S 84°41'19" E	41.52'
12	S 16°58'35" E	33.60'	33	S 33°21'13" E	1.80'
13	S 51°28'54" E	22.30'	34	S 05°02'35" W	1267.95'
14	S 20°50'51" E	15.67'	35	S 85°54'36" W	149.52'
15	S 77°56'36" E	43.13'	36	S 84°45'22" W	49.97'
16	S 86°55'53" E	14.50'	37	S 86°37'12" W	50.01'
17	N 80°45'28" E	51.89'	38	S 86°17'41" W	49.85'
18	S 24°43'36" E	15.48'	39	S 86°03'19" W	180.15'
19	N 69°57'22" E	15.19'	40	S 84°58'34" W	243.16'
20	S 71°23'54" E	33.56'	41	N 05°36'18" E	537.14'
21	N 27°09'35" E	28.16'	42	N 05°37'25" E	825.27'

COORDINATE TABLE

No.	DESCRIPTION	NORTHING	EASTING
1	CONCRETE MONUMENT	445772.0260	1649274.3877
2	CONCRETE MONUMENT	445778.8333	1649188.5065
3	CONCRETE MONUMENT	445811.5655	1648855.6509
4	CONCRETE MONUMENT	445671.0936	1648751.4021
5	CONCRETE MONUMENT	446068.2101	1648790.4546
6	CONCRETE MONUMENT	446070.3174	1648881.0959



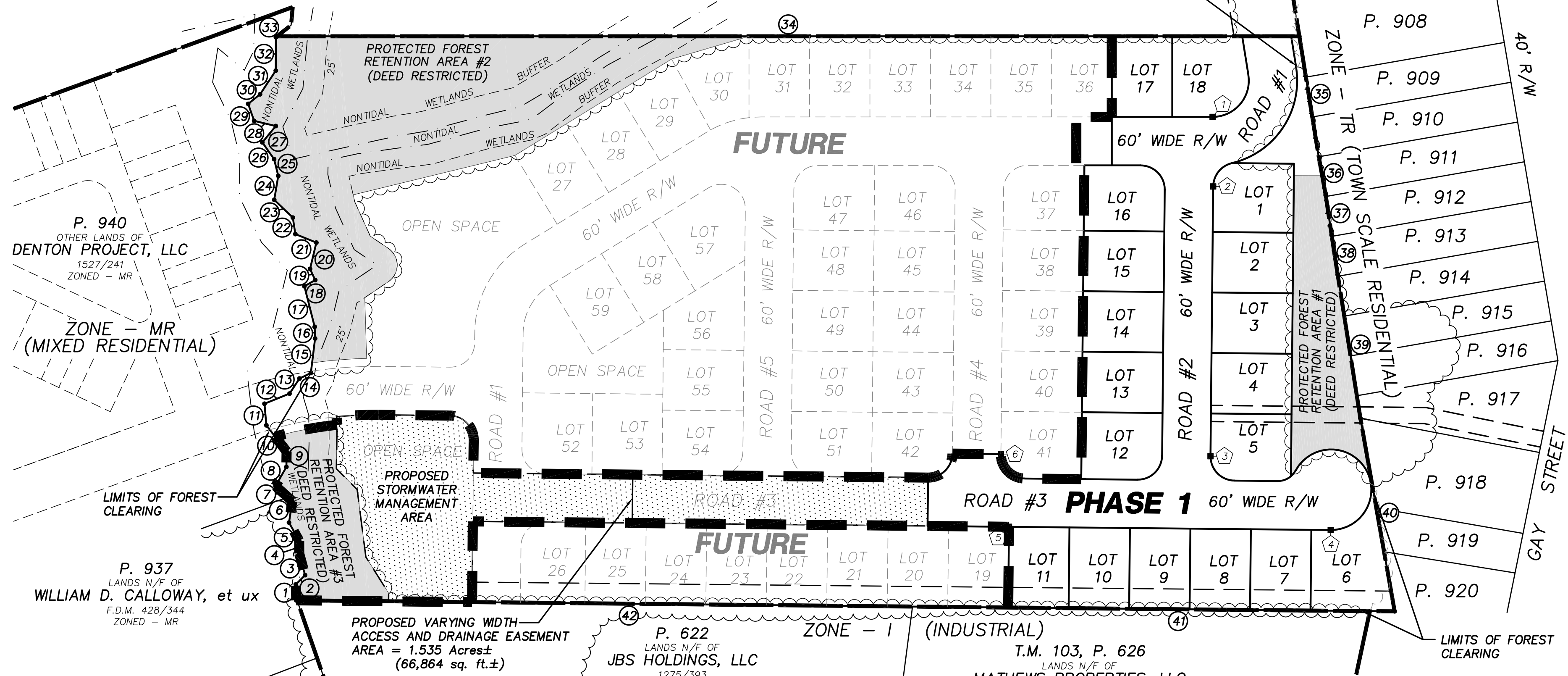
LANDS N/F OF  
STATE HIGHWAY ADMINISTRATION  
DEPARTMENT OF TRANSPORTATION  
S.R.C. PLAT 59069  
USE - REFORESTATION AREA  
ZONED - RP

ZONE - RP (RECREATION AND PARKS)

EXISTING EASEMENT OF ACCESS  
SEE S.R.C. PLAT No. 59069

LIMITS OF FOREST CLEARING

LIMITS OF FOREST CLEARING



P. 940  
OTHER LANDS OF  
DENTON PROJECT, LLC  
1527/241  
ZONED - MR

ZONE - MR  
(MIXED RESIDENTIAL)

P. 937  
LANDS N/F OF  
WILLIAM D. CALLOWAY, et ux  
F.D.M. 428/344  
ZONED - MR

PROPOSED VARYING WIDTH  
ACCESS AND DRAINAGE EASEMENT  
AREA = 1.535 Acres±  
(66,864 sq. ft.±)

P. 622  
LANDS N/F OF  
JBS HOLDINGS, LLC  
1275/393  
ZONED - I

T.M. 103, P. 626  
LANDS N/F OF  
MATHEWS PROPERTIES, LLC  
1335/56  
ZONED - I

SITE STATISTICS

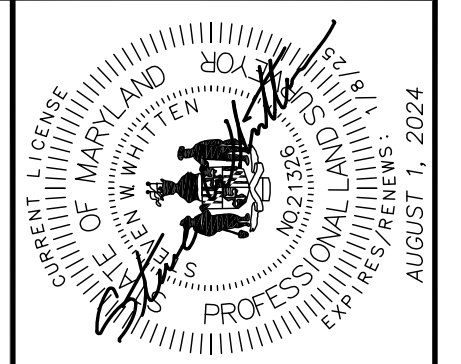
CURRENT USE - VACANT/WOODED	
PROPOSED USE - SINGLE FAMILY RESIDENTIAL LOTS	
GROSS SITE AREA	= 21.257 Acres±
CRITICAL AREA	= 0.000 Acres±
BASE SITE AREA	= 21.257 Acres±
AREA IN BUFFERYARDS	= 0.000 Acres±
AREA WITHIN FLOODPLAIN	= 0.000 Acres±
NUMBER OF DWELLING UNITS (ALLOWED)	= 123 du's (5.8 X 21.257 acres)
NUMBER OF DWELLING UNITS (PROPOSED)	= 18 du's

ADJOINING LANDOWNERS:

- P. 905 - DENNIS R. CARMEAN - F.D.M. 407/390 - ZONE : TR
- P. 906 - JOHN MORRIS, et ux - F.D.M. 524/810 - ZONE : TR
- P. 907 - KIMBERLY STEWART - 1343/124 - ZONE : TR
- P. 908 - PAUL N. PIPPIN, et ux - 117/174 - ZONE : TR
- P. 909 - VIVIAN L. ANDERS - F.D.M. 695/546 - ZONE : TR
- P. 910 - KEITH J. BERKLY, Jr. - F.D.M. 722/740 - ZONE : TR
- P. 911 - CHARLES B. COYER, et al - 1525/484 - ZONE : TR
- P. 912 - GENE R. MIDDLETON, Sr. et ux - 1009/338 - ZONE : TR
- P. 913 - CRYSTAL A. HENDERSON - 1596/143 - ZONE : TR
- P. 914 - GEORGE NICHOLSON, et al - 1416/351 - ZONE : TR
- P. 915 - JAMES M. BRENTION, Jr. et ux - 1467/94 - ZONE : TR
- P. 916 - KATHY L. CONOVER - 1271/228 - ZONE : TR
- P. 917 - EUGENE F. DEEMS, et al - F.D.M. 596/893 - ZONE : TR
- P. 918 - YESSENIA AGUILAR, et al - 1385/387 - ZONE : TR
- P. 919 - DALLAS J. JOHNSON, et al - 906/208 - ZONE : TR
- P. 920 - GOODIE R. MASON, et ux - 166/1 - ZONE : TR

LEGEND

- DEED POINT
- CONCRETE MONUMENT SET
- EDGE OF EXISTING/PROPOSED WOODS
- EDGE OF EXISTING WOODS TO BE REMOVED
- ZONING LINE



**DAVIS MOORE, SHEARON & ASSOCIATES, LLC**  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617

**FINK, WHITTEN & ASSOCIATES, LLC**  
LAND SURVEYING  
EASTON  
410-822-8484  
8626 Brooks Drive Unit 103  
Easton, Maryland 21601

REVISION	DATE

OVERALL MAJOR SUBDIVISION (PHASE 1)  
OF THE LANDS OF  
**DENTON PROJECT, LLC**  
IN THE TOWN OF DENTON

TAX MAP - 104, GRID - 13, PARCEL - 903  
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND  
PREPARED FOR : DENTON PROJECT, LLC

DATE	AUGUST '24	SCALE	1" = 100'
JOB No.	2020171	DRAWN BY	J. MOORE
FOLDER Ref.	104-2020171	DESIGNED BY	
SHEET No.	2 OF 8	CADD FILE	2017ISF1-2