

COORDINATE TABLE

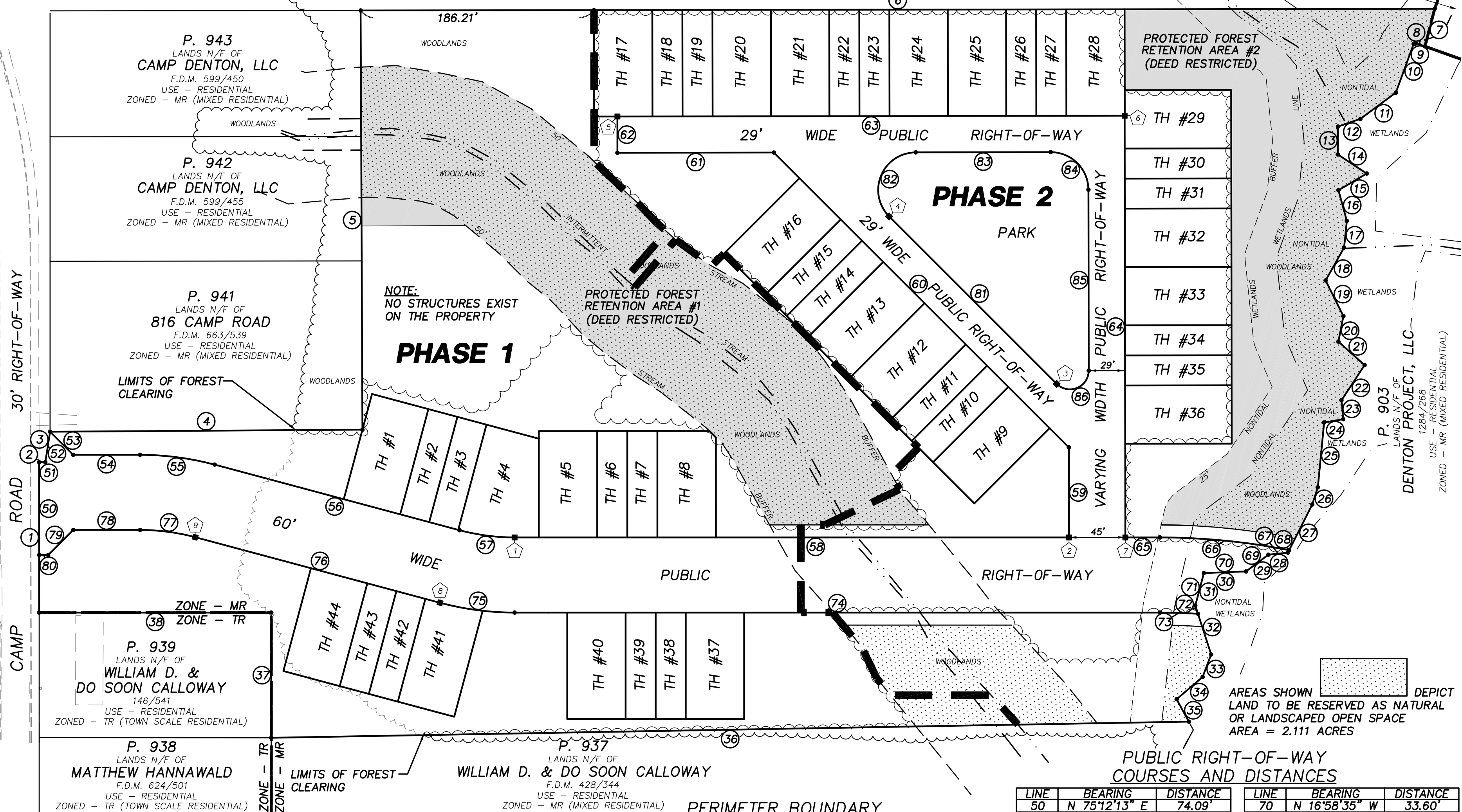
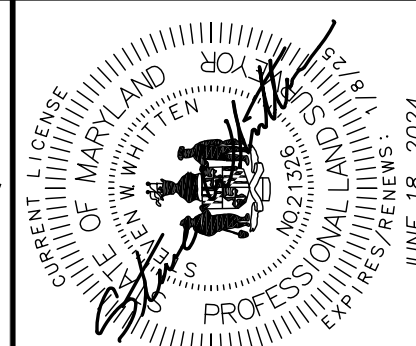
No.	DESCRIPTION	NORTHING	EASTING
1	CONCRETE MONUMENT	447513.8894	1648910.7687
2	CONCRETE MONUMENT	447086.0661	1649023.6311
3	CONCRETE MONUMENT	447126.8393	1649139.6869
4	CONCRETE MONUMENT	447290.2326	1649234.8670
5	CONCRETE MONUMENT	447520.2943	1649256.7366
6	CONCRETE MONUMENT	447128.9916	1649360.6384
7	CONCRETE MONUMENT	447042.5546	1649035.1097
8	CONCRETE MONUMENT	447558.1429	1648845.1468
9	CONCRETE MONUMENT	447760.4542	1648845.9296

P. 944
LANDS N/F OF
DELMARVA POWER AND LIGHT Co.
208/230
USE - COMMERCIAL
ZONED - MR (MIXED RESIDENTIAL)

LEGEND

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

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



NOTE:
NO STRUCTURES EXIST
ON THE PROPERTY

AREAS SHOWN
LAND TO BE RESERVED AS NATURAL
OR LANDSCAPED OPEN SPACE
AREA = 2.111 ACRES

PERIMETER BOUNDARY COURSES AND DISTANCES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
1	N 75°12'13" E	120.08'	20	S 86°26'24" W	20.67'
2	S 14°47'47" E	4.96'	21	S 27°09'35" W	28.16'
3	N 84°02'07" E	24.65'	22	N 71°23'54" W	33.56'
4	S 15°09'02" E	249.32'	23	S 69°57'22" W	15.19'
5	N 74°58'46" E	334.76'	24	N 24°43'36" W	15.48'
6	S 14°52'14" E	857.25'	25	S 80°45'28" W	51.89'
7	S 89°44'13" W	31.01'	26	N 86°55'53" W	14.50'
8	N 05°02'35" E	7.72'	27	N 77°56'36" W	43.13'
9	N 33°21'13" W	1.80'	28	N 20°50'51" W	15.67'
10	N 84°41'19" W	41.52'	29	N 51°28'54" W	22.30'
11	N 51°16'42" W	35.20'	30	N 16°58'35" W	33.60'
12	N 33°53'19" W	18.88'	31	N 89°56'54" W	26.84'
13	S 75°47'09" W	22.27'	32	S 57°15'38" W	41.05'
14	S 18°33'24" W	27.67'	33	N 84°07'19" W	19.20'
15	N 45°24'21" W	26.22'	34	N 55°21'12" W	27.34'
16	S 59°54'56" W	25.37'	35	S 46°48'11" W	20.36'
17	S 81°07'27" W	21.43'	36	N 15°47'24" W	732.46'
18	N 75°24'20" W	30.10'	37	N 75°15'12" E	100.00'
19	S 48°43'47" W	31.88'	38	N 14°46'42" W	185.28'

PUBLIC RIGHT-OF-WAY COURSES AND DISTANCES

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
50	N 75°12'13" E	74.09'	70	N 16°58'35" W	33.60'
51	S 14°47'47" E	4.96'	71	N 89°56'54" W	26.84'
52	N 84°02'07" E	24.65'	72	S 57°15'38" W	6.95'
53	S 30°13'18" W	26.10'	73	N 12°55'28" W	30.41'
54	S 14°46'42" E	53.38'	74	R = 470.00'	L = 30.41'
55	S 07°16'42" E	60.04'	75	N 14°46'42" W	515.04'
	R = 230.00'	L = 60.21'	76	N 07°16'42" W	60.04'
56	S 00°13'18" W	202.31'	77	R = 230.00'	L = 60.21'
57	S 07°16'42" E	44.38'	78	N 00°13'18" E	202.31'
	R = 170.00'	L = 44.51'	79	N 07°16'42" W	44.38'
58	S 14°46'42" E	442.46'	80	R = 170.00'	L = 44.51'
59	N 75°07'46" E	71.90'	81	N 14°46'42" W	53.38'
60	N 30°13'18" E	333.00'	82	N 59°46'42" W	28.28'
61	N 14°52'06" W	124.82'	83	N 14°46'42" W	7.17'
62	N 75°13'18" E	28.99'	84	N 30°13'18" E	189.09'
63	S 82°19'28" E	55.41'	85	R = 30.00'	L = 70.64'
64	S 75°07'46" W	336.81'	86	S 14°52'14" E	107.87'
65	S 14°46'42" E	27.58'		R = 30.00'	L = 47.12'
66	S 09°09'57" E	103.67'		R = 15.00'	L = 35.37'
	R = 530.00'	L = 103.83'			
67	N 77°56'36" W	2.25'			
68	N 20°50'51" W	15.67'			
69	N 51°28'54" W	22.30'			

SITE STATISTICS

GROSS SITE AREA	=	11.036 ac.±
CRITICAL AREA	=	0.000 ac.±
BASE SITE AREA	=	11.036 ac.±
AREA IN BUFFERS	=	0.000 ac.±
AREA IN PROTECTED RESOURCES	=	10.34 ac.±
NONTIDAL WETLANDS	=	0.62 ac.±
STREAM BUFFERS	=	1.77 ac.±
WOODLANDS (excludes other resources)	=	7.95 ac.±
AREA WITHIN FLOODPLAIN	=	0.00 ac.±
NUMBER OF DWELLING UNITS (ALLOWED)	=	88 du's (8 X 11.036 acres)
NUMBER OF DWELLING UNITS (PROPOSED)	=	44 du's (3.99 du's/acre)
PHASE 1	=	16 du's
PHASE 2	=	28 du's
AREA RESERVE FOR NATURAL OR LANDSCAPED OPEN SPACE (REQUIRED) (15%)	=	1.655 ac.±
AREA RESERVE FOR NATURAL OR LANDSCAPED OPEN SPACE (PROVIDED) (19.1%)	=	2.111 ac.±

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

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

DATE	REVISION	REVISED LAYOUT	PER COMMENTS
6-18-24			
11-1-24			

OVERALL MAJOR SUBDIVISION
OF THE LANDS OF
DENTON PROJECT, LLC
IN THE TOWN OF DENTON

TAX MAP - 104, GRID - 7, PARCEL - 940
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR : DENTON PROJECT, LLC

DATE	SCALE	DRAWN BY	DESIGNED BY	SHEET No.	CADD FILE
SEPTEMBER '23	1" = 60'	J. MOORE		2 OF 7	20171-2
JOB No.	2020171				
FOLDER Ref.	104-2020171				