

CENTERLINE OF STREAM
COURSES AND DISTANCES

LINE	BEARING	DISTANCE
1	S 86°41'33" E	19.76'
2	S 39°48'49" E	16.26'
3	N 79°54'01" E	27.81'
4	S 85°17'13" E	15.81'
5	N 65°48'05" E	25.78'
6	S 76°12'36" E	26.93'
7	N 46°48'11" E	27.94'
8	S 55°21'12" E	27.34'
9	S 84°07'19" E	19.20'
10	N 57°15'38" E	41.05'
11	S 89°56'54" E	26.84'
12	S 16°58'35" E	33.60'
13	S 51°28'54" E	22.30'
14	S 20°50'51" E	15.67'
15	S 77°56'36" E	43.13'
16	S 86°55'53" E	14.50'
17	N 80°45'28" E	51.89'
18	S 24°43'36" E	15.48'
19	N 69°57'22" E	15.19'
20	S 71°23'54" E	33.56'
21	N 27°09'35" E	28.16'

LINE	BEARING	DISTANCE
22	N 86°26'24" E	20.67'
23	N 48°43'47" E	31.88'
24	S 75°24'20" E	30.10'
25	N 81°07'27" E	21.43'
26	N 59°54'56" E	25.37'
27	S 45°24'21" E	26.22'
28	N 18°33'24" E	27.67'
29	N 75°47'09" E	22.27'
30	S 33°53'19" E	18.88'
31	S 51°16'42" E	35.20'
32	S 84°41'19" E	41.52'
33	S 33°21'13" E	1.80'
34	S 05°02'35" W	1267.95'
35	S 85°54'36" W	149.52'
36	S 84°45'22" W	49.97'
37	S 86°37'12" W	50.01'
38	S 86°17'41" W	49.85'
39	S 86°03'19" W	180.15'
40	S 84°58'34" W	243.16'
41	N 05°36'18" E	537.14'
42	N 05°37'25" E	825.27'

COORDINATE TABLE

No.	DESCRIPTION	NORTHING	EASTING
1	CONCRETE MONUMENT	445772.0260	1649274.3877
2	CONCRETE MONUMENT	445799.8557	1649199.8558
3	CONCRETE MONUMENT	445832.7090	1648865.7686
4	CONCRETE MONUMENT	445671.3758	1648772.5321
5	CONCRETE MONUMENT	446064.1646	1648811.1580
6	CONCRETE MONUMENT	446083.4993	1648890.4307

NOTE:
NO STRUCTURES EXIST
ON THE PROPERTY

LANDS N/F OF
STATE HIGHWAY ADMINISTRATION
DEPARTMENT OF TRANSPORTATION

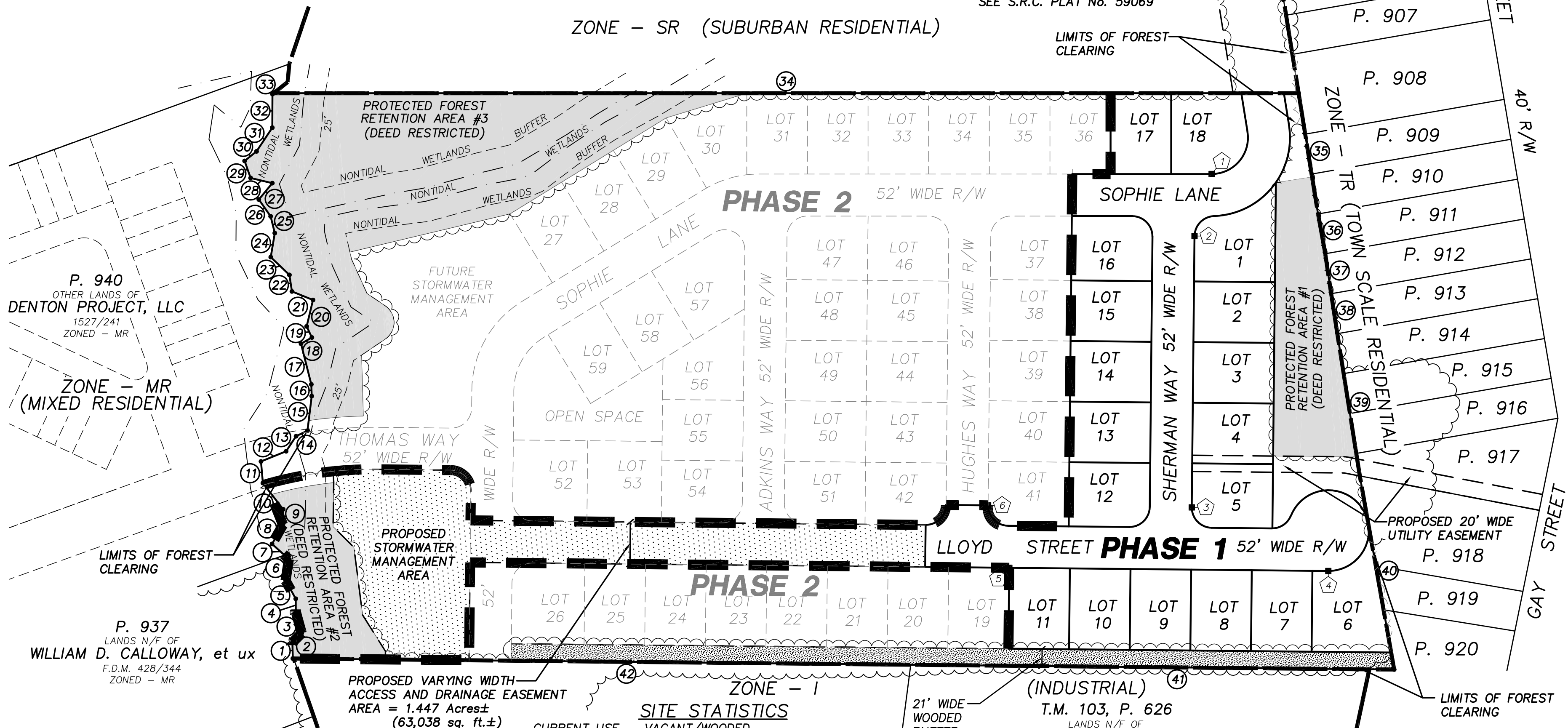
S.R.C. PLAT 59069
USE - REFORESTATION AREA
ZONED - SR

ZONE - SR (SUBURBAN RESIDENTIAL)

LIMITS OF FOREST
CLEARING

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

LIMITS OF FOREST
CLEARING



LEGEND

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

SITE STATISTICS

CURRENT USE - VACANT/WOODED
PROPOSED USE - SINGLE FAMILY RESIDENTIAL LOTS

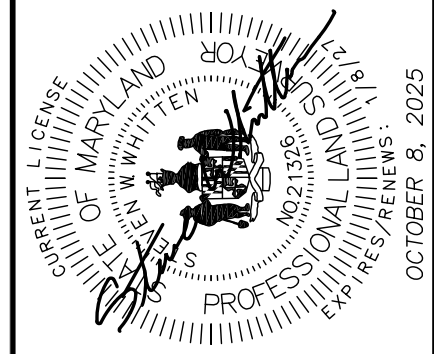
GROSS SITE AREA = 21.257 Acres±
CRITICAL AREA = 0.000 Acres±
BASE SITE AREA = 21.257 Acres±
AREA IN BUFFER/YARDS = 0.000 Acres±
AREA WITHIN FLOODPLAIN = 0.000 Acres±
NUMBER OF DWELLING UNITS (ALLOWED) = 123 du's (5.8 X 21.257 acres)
NUMBER OF DWELLING UNITS (PROPOSED) = 59 du's (TOTAL)
NUMBER OF DWELLING UNITS (PROPOSED) = 18 du's (PHASE 1)

PARKING REQUIREMENTS:

2 spaces/3 bedroom or less Single Family X 18 UNIT = 36 SPACES
PARKING (PROVIDED) = 36 SPACES

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 - YESSSENIA 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



**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	REVISED LAYOUT	PER COMMENTS
	5-9-25		
	10-8-25		

OVERALL MAJOR SUBDIVISION
FOR PHASE 1 OF
EDEN ESTATES
IN THE TOWN OF DENTON

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

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