

**TAX MAP 106, PARCEL 2473**

PROPERTY OWNER: 4AC DEN, LLC  
 PROPERTY ADDRESS: 9696 FOY ROAD  
 DENTON, MARYLAND 21629  
 DEED REFERENCE: 863/543

**TAX MAP 106, PARCEL 2474**

PROPERTY OWNER: JPA VENTURE, LLC  
 PROPERTY ADDRESS: LEGION ROAD  
 DENTON, MARYLAND 21629  
 DEED REFERENCE: 473/242

**TAX MAP 106, PARCEL 2475**

PROPERTY OWNER: JPA VENTURE, LLC  
 PROPERTY ADDRESS: FOY ROAD  
 DENTON, MARYLAND 21629  
 DEED REFERENCE: 473/242

**TAX MAP 106, PARCEL 2480**

PROPERTY OWNER: JPA VENTURE, LLC  
 PROPERTY ADDRESS: CHESAPEAKE DRIVE  
 DENTON, MARYLAND 21629  
 DEED REFERENCE: 498/781

**SITE NOTES**

ZONING CLASSIFICATION: RHC & MR (REGIONAL HIGHWAY COMMERCIAL & MIXED RESIDENTIAL)

SETBACKS:

RHC	MR
FRONT: 50'	20'
SIDE: 20' (50' AGGREGATE)	10' (20' / 25' AGGREGATE)
REAR: 20'	20'
NON-TIDAL WETLANDS: 25'	25'
MINIMUM LOT SIZE: 20,000 SQ.FT.	6,000 SQ.FT. (SINGLE FAMILY) 12,000 SQ.FT. (TOWNHOUSE/ MULTIFAMILY)

MINIMUM LOT WIDTH: 100' (SINGLE FAMILY)  
 60' (TOWNHOUSE)

MINIMUM LOT DEPTH: 125'  
 100'

MAXIMUM HEIGHT: 50' (4 STORIES)  
 40' (3 STORIES)

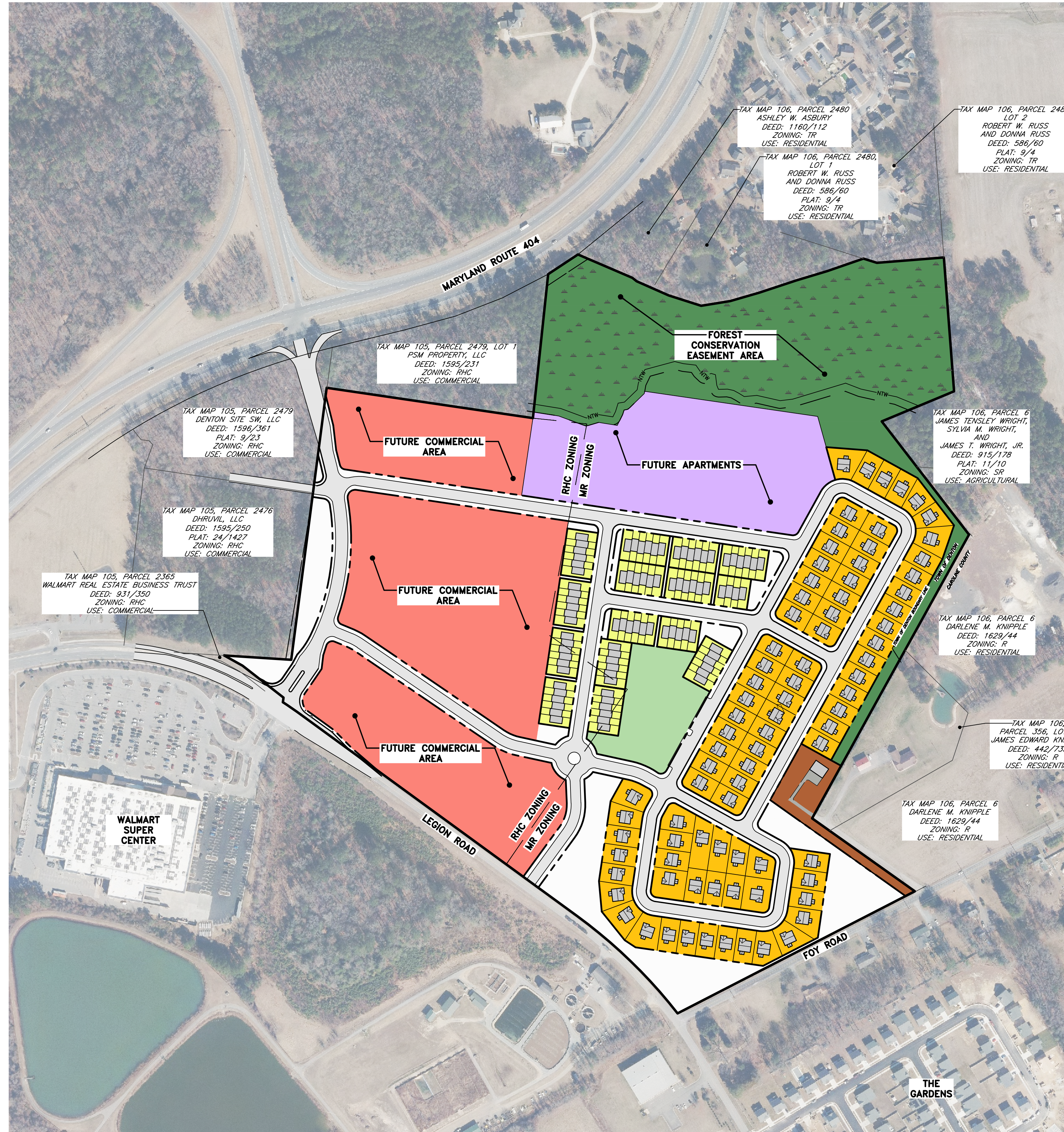
THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE CAROLINE COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH CAROLINE COUNTY ORDINANCE NO. 2017-1, ENACTED AUGUST 22, 2017.

THE NONTIDAL WETLANDS SHOWN HEREON WERE FIELD SURVEYED BY LANE ENGINEERING, LLC AND APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT IN MARCH 2025.

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 CAROLINE COUNTY 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.

**LEGEND KEY**

- SINGLE FAMILY (82 LOTS)
- TOWNHOUSES (87 LOTS)
- FUTURE MULTI-FAMILY/ APARTMENT AREA
- FUTURE COMMERCIAL AREAS
- OWNER OUTPARCEL
- COMMUNITY RECREATIONAL AREA
- FOREST CONSERVATION EASEMENT AREA



REVISIONS			
No.	DATE	DESCRIPTION	BY

**WARNING!!**

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.



**Lane Engineering, LLC**  
 Established 1986  
 Civil Engineers • Land Planning • Land Surveyors

117 Bay St., Denton, MD 21601 (410) 822-8003  
 15 Washington St., Centerville, MD 21613 (410) 221-0818  
 354 Pennsylvania Ave., Centerville, MD 21617 (410) 758-2095

SEAL

DATE

**CONCEPT SITE PLAN**  
 ON THE LANDS OF  
 4AC DEN, LLC  
 AND  
 JPA VENTURE, LLC  
 IN THE TOWN OF DENTON  
 CAROLINE COUNTY, MARYLAND  
 TAX MAP 106, PARCELS 2473, 2474, 2475, & 2480

ISSUED FOR: AGENCY REVIEW DATE: 3/26/26 BCE

SHEET No. 1 OF 1	DATE: 3/26/26
SCALE: AS NOTED	JOB No. 230418
	FILE No. C547

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.



Date: 03/26/2026 - 12:33pm User: eborhart, Project Manager: BCE  
 Drawing Path: J:\2025\0400\230418\Draw\Plots\RSK-PLTS-230418.dwg | CONCEPT PLAN  
 XREF File(s): VLD-BASE-230418\BASE-BASE-230418\22184.DMS Base File to Plot: 06\_24\_23\RSF-BASE-230418

NAD 83 (2011) MD COORDINATE SYSTEM  
 DATE: 3/26/26