

SURVEYORS CERTIFICATION

I, CHRISTOPHER D. WATERS, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY JPA VENTURE, LLC, BY DEED DATED APRIL 2026 AND RECORDED AMONG THE LAND RECORDS OF THE TOWN OF DENTON IN LIBER FOLIO AND THAT THE REQUIREMENTS OF THE TOWN OF DENTON SUBDIVISION REGULATIONS AND THE REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 10B, 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. MY MARYLAND PROFESSIONAL LAND SURVEYOR LICENSE IS CURRENT WITH AN EXPIRATION DATE OF FEBRUARY 10, 2027.

CHRISTOPHER D. WATERS DATE
 REGISTERED PROFESSIONAL LAND SURVEYOR No. 11052
 106 N. WASHINGTON STREET, SUITE 103
 EASTON, MARYLAND 21601

APPROVED

THE PURPOSE OF THIS PLAT IS SOLELY FOR THE PURPOSE OF SUBDIVIDING PROPERTY LOCATED ON TAX MAP 106, PARCEL 2474 INTO 2 NEW PROPERTIES, 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: CAROLINE COUNTY APPROVING AUTHORITY DATE: _____

APPROVED: TOWN OF DENTON, DIRECTOR OF PLANNING AND CODES DATE: _____

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 3-10B, 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 MY KNOWLEDGE.

WE, JPA VENTURE, LLC, A MARYLAND LIMITED LIABILITY COMPANY BY JIM DIDONATO, MANAGING MEMBER, _____ SECRETARY, OWNERS OF THE PROPERTY, etc

ATTEST: DATE: _____

SECRETARY JPA VENTURE, LLC
 BY: _____

THE OWNER(S) HAVE SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF _____, 2026

NOTARY PUBLIC

APPROVED BY:
 THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN PROVIDING FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE.
 NO BUILDING PERMIT SHALL BE ISSUED TO ANY LOT WHEREBY THAT LOT'S INTENDED USE (AT THE TIME OF BUILDING PERMIT APPLICATION) WOULD CAUSE THE TOWN OF DENTON TO EXCEED ITS PUBLIC SEWERAGE SYSTEM'S FLOW CAPACITY RATING AND WATER SUPPLY SYSTEMS'S SAFE CAPACITY RATING.

DIRECTOR OF PUBLIC WORKS DATE

APPROVED BY:

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON DATE

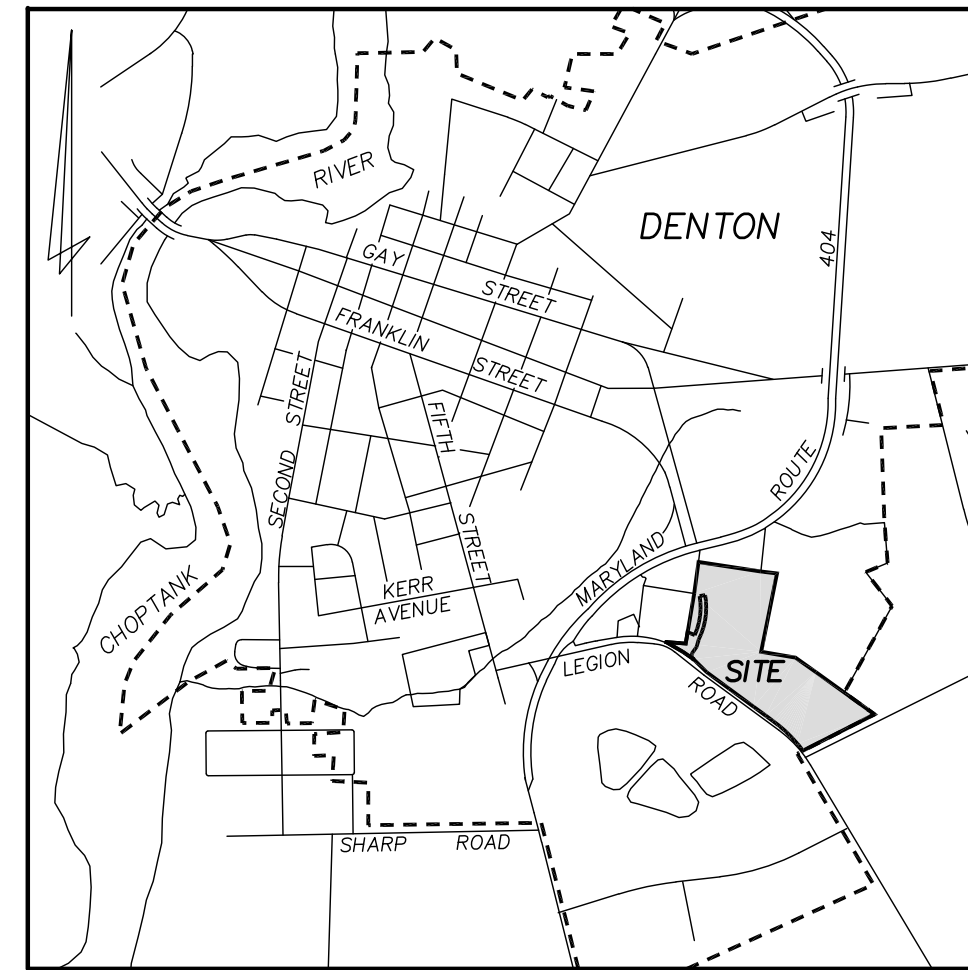
TOWN OF DENTON DIRECTOR OF PLANNING AND CODES DATE

TOWN OF DENTON TOWN ADMINISTRATOR 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 DATE



VICINITY MAP
 SCALE 1" = 4000'

TABLE OF CONTENTS

SHEET 1 - PRELIMINARY MAJOR SUBDIVISION
 SHEET 2 - PRELIMINARY MAJOR SUBDIVISION

OWNER/DEVELOPER:

JPA VENTURE, LLC
 c/o JIM DIDONATO
 P.O. BOX 142
 CHESTER, MARYLAND 21619
 PHONE No. 1-410-643-4131

ENGINEER:

DMS & ASSOCIATES, LLC
 c/o KEVIN SHEARON, P.E., LEED AP
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE No. 1-443-262-9130

SURVEYOR:

DAVIS, BOWEN & FRIEDEL, INC.
 c/o CHRISTOPHER D. WATERS
 106 N. WASHINGTON STREET, SUITE 103
 EASTON, MARYLAND 21601
 PHONE No. 1-410-770-4744

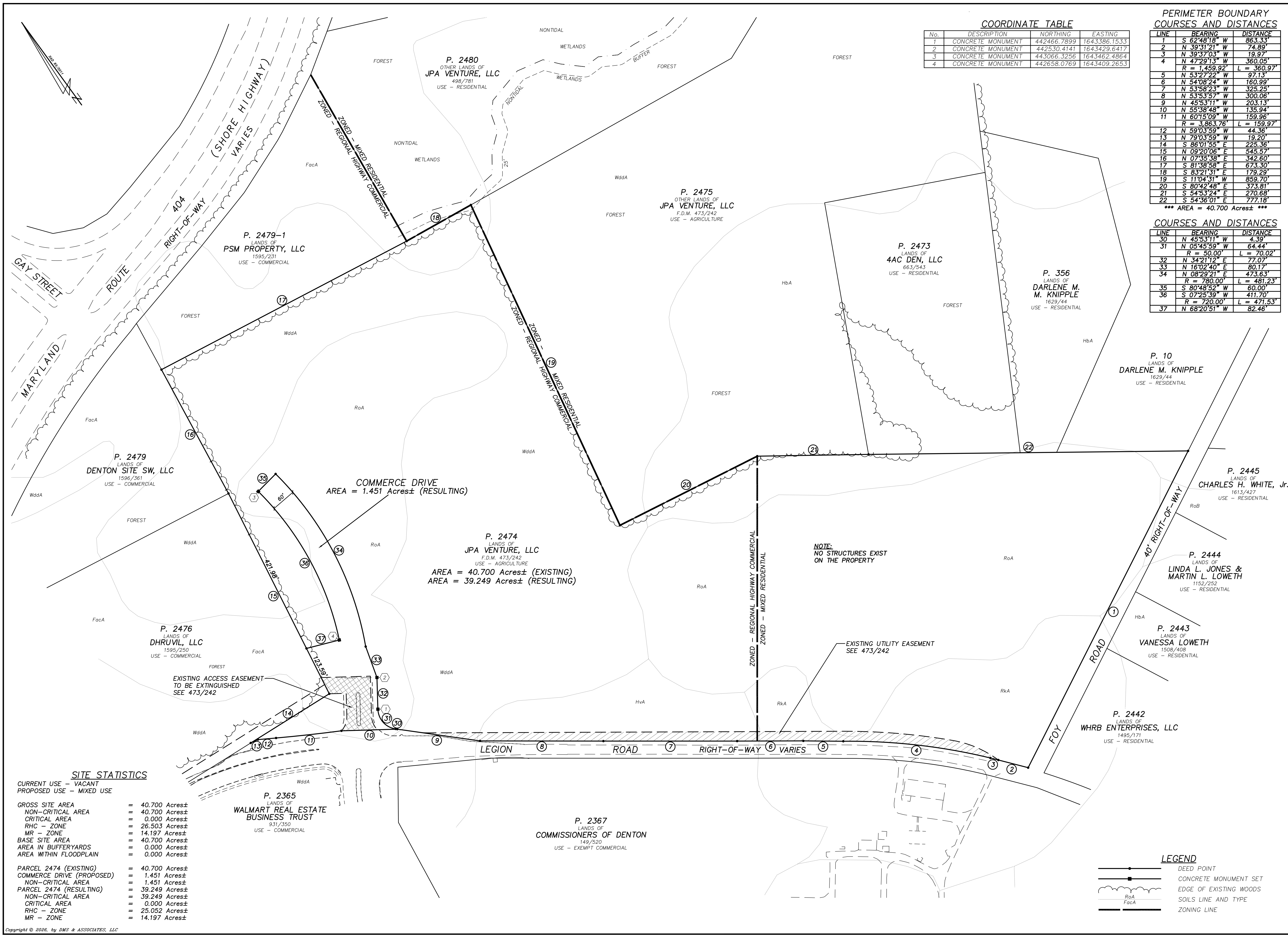
GENERAL NOTES:

- DEED REFERENCE: SEE LIBER F.D.M. 473, FOLIO 242.
- TAX MAP - 104, GRID - 7, PARCEL - 940
- PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY DAVIS, BOWEN AND FRIEDEL, INC IN FEBRUARY, 2023. HORIZONTAL DATUM IS NAD 83/2011.
- THE ZONING CLASSIFICATION FOR RESULTING PROPERTIES ARE "RHC" (REGIONAL HIGHWAY COMMERCIAL) AND "MR" (MIXED RESIDENTIAL)
- 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.
- CRITICAL AREA STATEMENT:**
 THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA
- U.S. FISH AND WILDLIFE REVIEW:**
 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.
- NO WOODS ARE LOCATED ON THE THE PROPERTY AS FIELD LOCATED BY DAVIS, BOWEN AND FRIEDEL, INC. IN FEBRUARY, 2023.
- TIDAL AND NON-TIDAL WETLANDS DELINEATION NOTE:**
 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.
- 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.
- 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, 24011C0170 & 24011C0227 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.
- SOILS SHOWN ON SITE ARE SCALED FROM THE WEBSITE:
<http://websoilsurvey.nrcs.usda.gov> FOR CAROLINE COUNTY.
 "FacA & HvA" AREA HYDRIC SOILS.
- ELEVATION NOTE:**
 ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988 VERTICAL DATUM.
- 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.
- FUTURE STORMWATER DRAINAGE AND MANAGEMENT WILL BE CONVEYED TO NEW BIORETENTION AREAS LOCATED ON THE SUBJECT PROPERTY.
- THERE ARE NO NEW DEED RESTRICTIONS
- SITE REQUIREMENTS:**
 (PER TABLE OF DENSITY AND DIMENSIONAL REGULATIONS, APPENDIX VIII):
 ZONE "MR" MIXED RESIDENTIAL (SINGLE FAMILY)
 MINIMUM LOT SIZE = 7,500 sq. ft.
 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)
 ZONE "RHC" REGIONAL HIGHWAY COMMERCIAL
 MINIMUM LOT SIZE = 20,000 sq. ft.
 RESIDENTIAL DENSITY = N/A
 FRONT BUILDING RESTRICTION LINE (B.R.L.) = 50'
 REAR BUILDING RESTRICTION LINE (B.R.L.) = 20'
 SIDE BUILDING RESTRICTION (B.R.L.) = 20' (50' AGGREGATE)
 MAXIMUM BUILDING HEIGHT:
 PRINCIPAL = 50' (4 STORIES) (ALLOWED)

SUBDIVISION PLAT STATEMENT
 THIS SUBDIVISION IS MADE SOLELY FOR THE PURPOSE OF SUBDIVIDING PARCEL 2474 SHOWN HEREON, AS RECORDED IN LIBER F.D.M. 473, FOLIO 242. 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.

LOT HISTORY STATEMENT
 THERE HAVE BEEN NO PREVIOUS SUBDIVISIONS OR CONVEYANCES FROM THE ORIGINAL PARCEL.

DATE		SCALE		AS SHOWN	
APRIL '26		1" = 4000'		AS SHOWN	
JOB No.		DRAWN BY		DESIGNED BY	
2024019		J. MOORE		J. MOORE	
FOLDER Ref.		DATE		SHEET No.	
106-2024019		DATE		- 1 OF 2	
CADD FILE - 24019SUB		DATE		SEAL	
Preliminary Major Subdivision		ON THE LANDS OF		JPA VENTURE, LLC	
IN THE TOWN OF DENTON		TAX MAP - 106, PARCEL - 2474		THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND	
PREPARED FOR :		JPA VENTURE, LLC		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC	
ARCHITECTS ENGINEERS SURVEYORS		CENTREVILLE, MARYLAND (410) 845-9130		EASTON, MARYLAND (410) 770-4744	
DAVIS, BOWEN & FRIEDEL, INC.		CENTREVILLE, MARYLAND 21617		EASTON, MARYLAND (410) 770-4744	



COORDINATE TABLE

No.	DESCRIPTION	NORTHING	EASTING
1	CONCRETE MONUMENT	442466.7899	1643386.1533
2	CONCRETE MONUMENT	442530.4141	1643429.6417
3	CONCRETE MONUMENT	443066.3256	1643462.4864
4	CONCRETE MONUMENT	442658.0769	1643409.2653

PERIMETER BOUNDARY COURSES AND DISTANCES

LINE	BEARING	DISTANCE
1	S 62°48'18" W	863.33'
2	N 39°31'21" W	74.89'
3	N 39°37'03" W	19.97'
4	N 47°29'13" W	360.05'
	R = 1,459.92'	L = 360.97'
5	N 53°27'22" W	97.13'
6	N 54°08'24" W	160.99'
7	N 53°58'23" W	325.25'
8	N 53°53'57" W	300.06'
9	N 45°53'11" W	203.13'
10	N 55°38'48" W	135.94'
11	N 60°15'09" W	159.96'
	R = 3,863.76'	L = 159.97'
12	N 59°03'59" W	44.36'
13	N 79°03'59" W	19.20'
14	S 86°01'55" E	225.36'
15	N 09°20'06" E	545.57'
16	N 07°35'38" E	342.60'
17	S 81°38'58" E	673.30'
18	S 83°21'31" E	179.29'
19	S 11°04'31" W	859.70'
20	S 80°42'48" E	373.81'
21	S 54°53'24" E	270.68'
22	S 54°36'01" E	777.18'

*** AREA = 40.700 Acres± ***

COURSES AND DISTANCES

LINE	BEARING	DISTANCE
30	N 45°53'11" W	4.39'
31	N 05°45'59" W	64.44'
	R = 50.00'	L = 70.02'
32	N 34°21'12" E	77.07'
33	N 16°02'40" E	80.17'
34	N 08°29'21" E	473.63'
	R = 780.00'	L = 481.23'
35	S 80°48'52" W	60.00'
36	S 07°25'39" W	411.70'
	R = 720.00'	L = 471.53'
37	N 68°20'51" W	82.46'

SITE STATISTICS

CURRENT USE - VACANT	
PROPOSED USE - MIXED USE	
GROSS SITE AREA	= 40.700 Acres±
NON-CRITICAL AREA	= 40.700 Acres±
CRITICAL AREA	= 0.000 Acres±
RHC - ZONE	= 26.503 Acres±
MR - ZONE	= 14.197 Acres±
BASE SITE AREA	= 40.700 Acres±
AREA IN BUFFERYARDS	= 0.000 Acres±
AREA WITHIN FLOODPLAIN	= 0.000 Acres±
PARCEL 2474 (EXISTING)	= 40.700 Acres±
COMMERCE DRIVE (PROPOSED)	= 1.451 Acres±
NON-CRITICAL AREA	= 1.451 Acres±
PARCEL 2474 (RESULTING)	= 39.249 Acres±
NON-CRITICAL AREA	= 39.249 Acres±
CRITICAL AREA	= 0.000 Acres±
RHC - ZONE	= 25.052 Acres±
MR - ZONE	= 14.197 Acres±

PRELIMINARY MAJOR SUBDIVISION
ON THE LANDS OF
JPA VENTURE, LLC
IN THE TOWN OF DENTON
TAX MAP - 106; PARCEL - 2474
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR: JPA VENTURE, LLC

DATE APRIL '26
JOB No. 2024019
FOLDER No. 106-2024019
SHEET No. - 2 OF 2
CADD FILE - 24019SUB

SCALE 1" = 100'
DRAWN BY J. MOORE
DESIGNED BY J. MOORE

REVISION

DATE

DATE _____ **SEAL** _____

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
CENTREVILLE, MARYLAND 21617
P.O. BOX 80
EASTON, MARYLAND (410) 797-4744
FACSIMILE (410) 797-4744
CELLULAR (410) 797-4744

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
CENTREVILLE, MARYLAND (410) 895-9330
EASTON, MARYLAND (410) 797-4744
FACSIMILE (410) 797-4744
CELLULAR (410) 797-4744

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