



MARYLAND ROUTE #404

(A.K.A. SHORE HIGHWAY)
(VARIABLE WIDTH R.O.W.)
(ASPHALT ROADWAY)
(TWO WAY TRAFFIC)
(CLASSIFICATION: PRINCIPAL ARTERIAL)
(SHA PLAT NO. 37953 & 47505)
(POSTED SPEED LIMIT: 55 MPH)

GAY STREET

COMMERCE DRIVE

PRELIMINARY IMPROVEMENTS WITHIN R.O.W. AND ALONG MD ROUTE 404 SHOWN FOR REFERENCE ONLY. SEPARATE PLANS TO BE SUBMITTED TO MDT SHA AT FINAL ENGINEERING STAGE.

PRELIMINARY IMPROVEMENTS WITHIN R.O.W. AND ALONG MD ROUTE 404 SHOWN FOR REFERENCE ONLY. SEPARATE PLANS TO BE SUBMITTED TO MDT SHA AT FINAL ENGINEERING STAGE.

P. 2477
N/F LANDS OF STRATO HOLDINGS, LLC
D.B. 1597, PG. 103
USE - COMMERCIAL ZONE - RHC

P. 2479
N/F LANDS OF DENTON SITE SW, LLC
D.B. 1596, PG. 361
USE - VACANT ZONE - RHC

P. 2476
N/F LANDS OF DHRUVIL, LLC
D.B. 1595, PG. 250
USE - COMMERCIAL ZONE - RHC

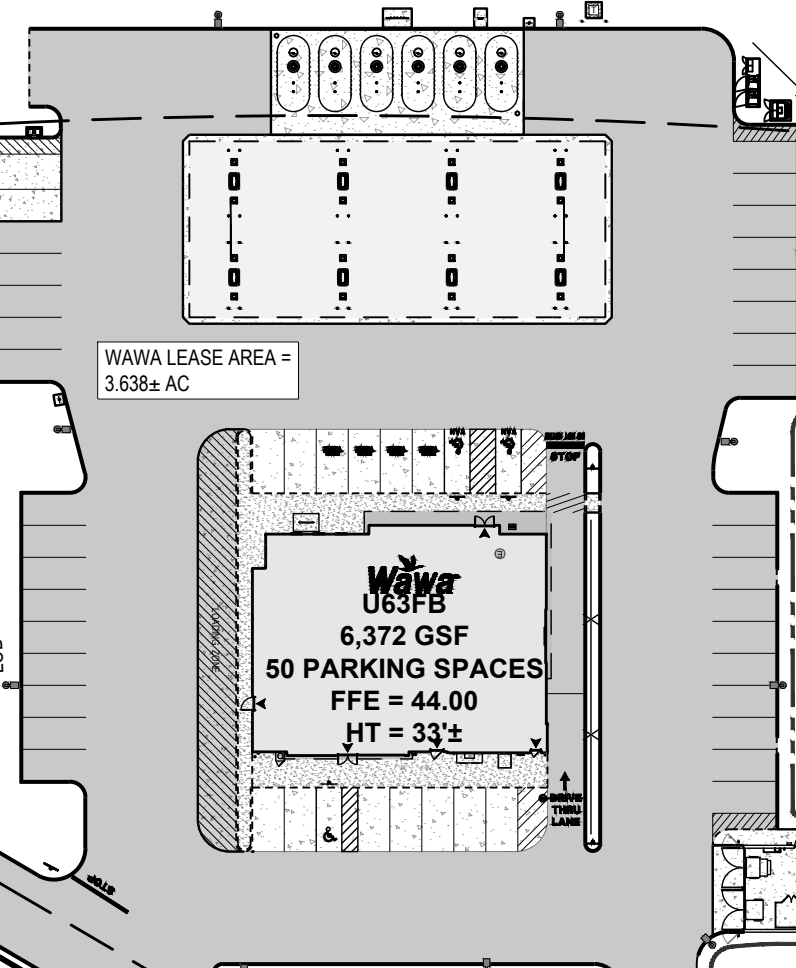
P. 2474
N/F LANDS OF JPA VENTURE, LLC
D.B. 473, PG. 242
USE - AGRICULTURE ZONE - RHC

PARCEL #03-037533
N/F LANDS OF LEGION 404, LLC
D.B. 1286, PG. 316
USE - COMMERCIAL ZONE - RHC

P. 2476
N/F LANDS OF DHRUVIL, LLC
D.B. 1595, PG. 250
USE - COMMERCIAL ZONE - RHC

P. 2474
N/F LANDS OF JPA VENTURE, LLC
D.B. 473, PG. 242
USE - AGRICULTURE ZONE - RHC

P. 2365
N/F LANDS OF WAL-MART REAL ESTATE BUSINESS TRUST
D.B. 931, PG. 350
USE - COMMERCIAL ZONE - RHC



SEE SEPARATE PRELIMINARY MAJOR SUBDIVISION PLAN, PREPARED BY BOHLER AND DATED 6/10/26, FOR INFORMATION RELATING TO PROPOSED COMMERCE DRIVE. PROPOSED IMPROVEMENTS ASSOCIATED WITH PROPOSED ROAD ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. THIS INCLUDES ROAD NOTES, LABELS, CONSTRUCTION DETAILS, ETC.

SIDEWALK AND PEDESTRIAN CONNECTION SHOWN PER PREVIOUSLY APPROVED IMPROVEMENT PLANS FOR COMMERCE DRIVE, PREPARED BY DAVIS, MOORE, SHEARON & ASSOCIATES, LLC AND DATED 3/25/24.

REFERENCE SEPARATE PLANS BY DAVIS, MOORE, SHEARON & ASSOCIATES, LLC, LAST DATED 4/8/26, FOR IMPROVEMENTS RELATED TO SOUTHERN PORTION OF COMMERCE DRIVE AND ADJACENT DEVELOPMENT.

PROP. UTILITY EASEMENT ANTICIPATED TO EXTEND TO LEGION ROAD, NOT SHOWN ON PLAN SET. REFERENCE SEPARATE PLANS BY DAVIS, MOORE, SHEARON & ASSOCIATES, LLC.

PROPERTY MARKER LEGEND

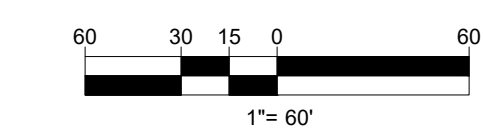
- SET CONCRETE MONUMENT
- SET IRON ROD AND CAP
- EXISTING PROPERTY MARKER

HATCH LEGEND
NOT TO SCALE

	PROP. BUILDING		PROP. STANDARD ASPHALT PAVEMENT
	PROP. CONC. SIDEWALK		PROP. NO PARKING ZONE PAVEMENT MARKING

NOTES:

- ADDITIONAL MAINTENANCE, ACCESS, AND CONSTRUCTION EASEMENTS ANTICIPATED IN RELATION TO STORMWATER MANAGEMENT FACILITY, GRADING AND UTILITIES. AGREEMENTS TO BE PROVIDED UPON COMPLETION.



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DEA220051-00-0
DRAWN BY: SLB
CHECKED BY: DMK
DATE: 06/10/2026
CAD ID: P-PRM-SITE

PRELIMINARY MAJOR SITE PLAN
FOR
DENTON SITE SW LLC

PROPOSED DEVELOPMENT
MD ROUTE 404
DENTON, MD 21629
TOWN OF DENTON
CAROLINE COUNTY
MAP: 105, GRID: 12, PARCEL: 2479

BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
www.BohlerEngineering.com

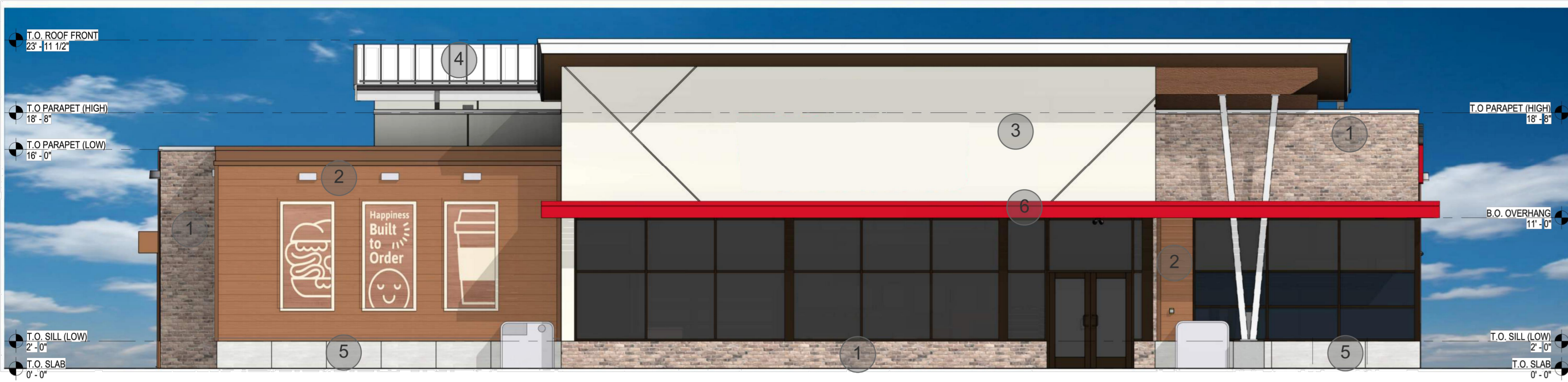
D.M. KUKLISH
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 3622
I, DAVID M. KUKLISH HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 3622, EXPIRATION DATE: 8/15/2026

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-300

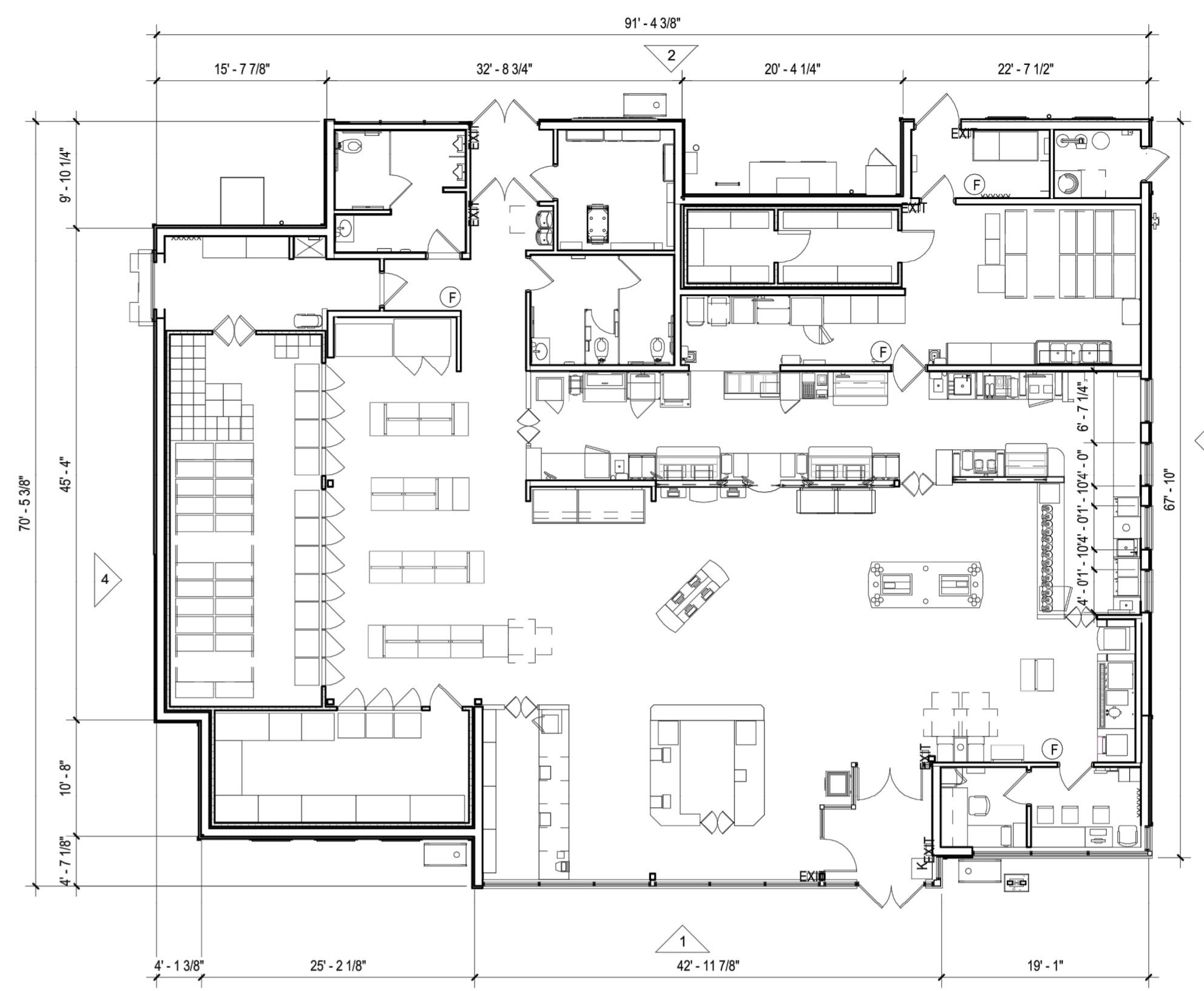
ORG. DATE - 06/10/2026

Jun 11, 2026
M:\DE\2022\DEA220051-00\CADD\DRAWINGS\PLAN SET\PRELIMINARY SITE PLAN\PRM-SITE.DWG
---J:\JAYOUT: C-300 SITE



1 FRONT ELEVATION
3/16" = 1'-0"

GLAZING CALCS - FRONT ELEVATION: CLEAR GLAZING - 462 SQFT SPANDREL GLASS - 77 SQFT TOTAL - 541 SQFT TOTAL BUILDING - 1,753 SQFT GLAZING - 541/1,753 = 31%	MATERIAL CALCS - FRONT ELEVATION: BRICK - 301 SQFT COMPOSITE - 383 SQFT STUCCO/EIFS - 446 SQFT TILE - 82 SQFT TOTAL - 1,212 SQFT
---	--



5 FLOOR PLAN
1" = 10'-0"



2 REAR ELEVATION
3/16" = 1'-0"

GLAZING CALCS - REAR ELEVATION: CLEAR GLAZING - 68 SQFT SPANDREL GLASS - 136 SQFT TOTAL - 204 SQFT TOTAL BUILDING - 1,712 SQFT GLAZING - 204/1,712 = 30%	MATERIAL CALCS - REAR ELEVATION: BRICK - 576 SQFT COMPOSITE - 543 SQFT STUCCO/EIFS - 320 SQFT TILE - 69 SQFT - 5% TOTAL - 1,508 SQFT
--	--

MATERIALS:



EXTERIOR FINISH PACKAGE: BRICK-1



3 SIDE ELEVATION
3/16" = 1'-0"

GLAZING CALCS - SIDE ELEVATION: CLEAR GLAZING - 110 SQFT SPANDREL GLASS - 46 SQFT TOTAL - 156 SQFT TOTAL BUILDING - 1,337 SQFT GLAZING - 300/1,337 = 22%	MATERIAL CALCS - SIDE ELEVATION: BRICK - 806 SQFT COMPOSITE - 224 SQFT STUCCO/EIFS - 88 SQFT TILE - 63 SQFT TOTAL - 1,181 SQFT
--	--



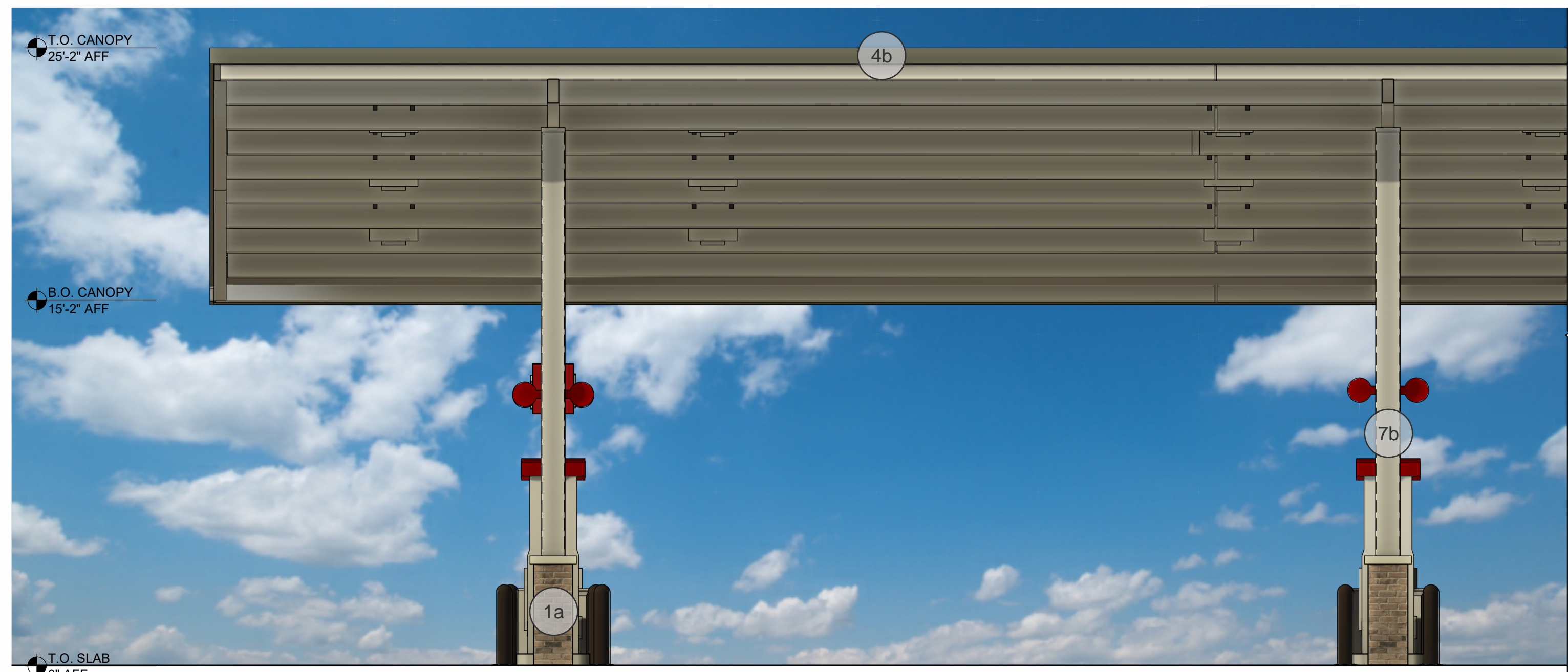
4 SIDE ELEVATION
3/16" = 1'-0"

MATERIAL CALCS - SIDE ELEVATION: BRICK - 363 SQFT COMPOSITE - 552 SQFT STUCCO/EIFS - 334 SQFT TILE - 87 SQFT TOTAL - 1,336 SQFT

TYPICAL C-STORE ELEVATION



③ FUEL CANOPY ELEVATION
1/4" = 1'-0"



② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



① FUEL CANOPY PERSPECTIVE

MATERIALS:

