

Plotted: 07/10/26 -- 7:59 AM By: emcnicola, Product Ver: 25.1
File: P:\DEPC PROJECTS\5024 GBT Realty Corporation\25-00788 Denton MD\DWG\03 Preliminary Plan Set\50242500788PS1.dwg, -----> 26 PRELIMINARY SUBDIVISION PLAT (BY OTHERS)

SITE DATA:

1. OWNER:
KORAT, LLC
521 FLEETWOOD ROAD
DENTON, MD 21629
OWNER'S AUTHORIZED REPRESENTATIVE:

2. ENGINEER:

3. TAX MAP 100, PARCEL 1147, LOT 4
DEED REFERENCE: 1528/65
PLAT REFERENCE: 24/1436
PROPERTY ADDRESS: 325 FLEETWOOD ROAD, DENTON, MD 21629
AND
TAX MAP 100, PARCEL 1147, LOT 3B
DEED REFERENCE: 1517/477
PLAT REFERENCE: 19/22
PROPERTY ADDRESS: NO ADDRESS ASSIGNED

4. PROPERTY IS ZONED RHC - REGIONAL HIGHWAY COMMERCIAL (EXISTING AND PROPOSED)
SETBACKS:
FRONT = 50'
REAR = 20'
SIDE = 20', 50' AGGREGATE
MAX. BUILDING HEIGHT = 50' - 4 STORIES
MINIMUM LOT AREA = 20,000 S.F.

5. PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM MAP NUMBER 240011C0164D, EFFECTIVE DATE JANUARY 16, 2015.

6. THERE ARE NO NON-TIDAL WETLANDS ON THE PROPERTY PER NATIONAL WETLAND INVENTORY ONLINE MAPPER.

7. SOIL TYPE: PER US DEPARTMENT OF AGRICULTURE WEB SOIL SURVEYc4b - CEDARTOWN LOAMY SAND - HYDROLOGIC SOIL GROUP: A

8. THE PROPERTY IS NOT WOODED.
9. THERE ARE NO STEEP SLOPES ON THE PROPERTY.
10. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
11. DATE OF SURVEY: JULY 22, 2025 SURVEYED BY GRS GROUP, LLC.
12. OWNER SHALL SUPPLY WATER AND SANITARY SEWER TO NEW PARCEL IN ACCORDANCE WITH THE TOWN OF DENTON'S STANDARDS AND SPECIFICATIONS AND SHEETS 1 AND 2. WATER AND SEWER SERVICE TO QUINN LOT REVISED DATED 11/1/16. UTILITIES TO BE INSTALLED UPON APPROVAL OF SUBDIVISION PLAT.
13. EXISTING DEED RESTRICTIONS - A 150' WIDE DELMARVA POWER AND LIGHT COMPANY TRANSMISSION LINE RIGHT OF WAY, A 20' WIDE STORM DRAIN EASEMENT AND A 25' WIDE ACCESS AND UTILITY EASEMENT. THERE ARE NO NEW DEED RESTRICTIONS.
14. LOT 4 - AREA = 14.7641 AC ±
LOT 3B - AREA = 1.4628 AC ±
TOTAL AREA = 16.2269 AC ±

NEW PARCEL 4A - AREA = 9.9939 AC ±
NEW PARCEL 4B - AREA = 4.5948 AC ±
NEW PARCEL 3B1 - AREA = 1.6381 AC ±
TOTAL AREA = 16.2269 AC ±

16. FUTURE STORM WATER DRAINAGE AND MANAGEMENT WILL BE CONVEYED TO THE EXISTING STORM DRAIN CROSSING THE LOT, BY FUTURE DEVELOPER OF THE LOT.

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 SYSTEM'S SAFE CAPACITY RATING.

CAROLINE COUNTY APPROVING AUTHORITY DATE:

APPROVED BY:

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON DATE:

TOWN OF DENTON DIRECTOR OF PLANNING AND CODES DATE:

TOWN OF DENTON DIRECTOR OF PUBLIC WORKS - 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 COUNTY 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, COMAR 4-103 AND 26.09.01.05.

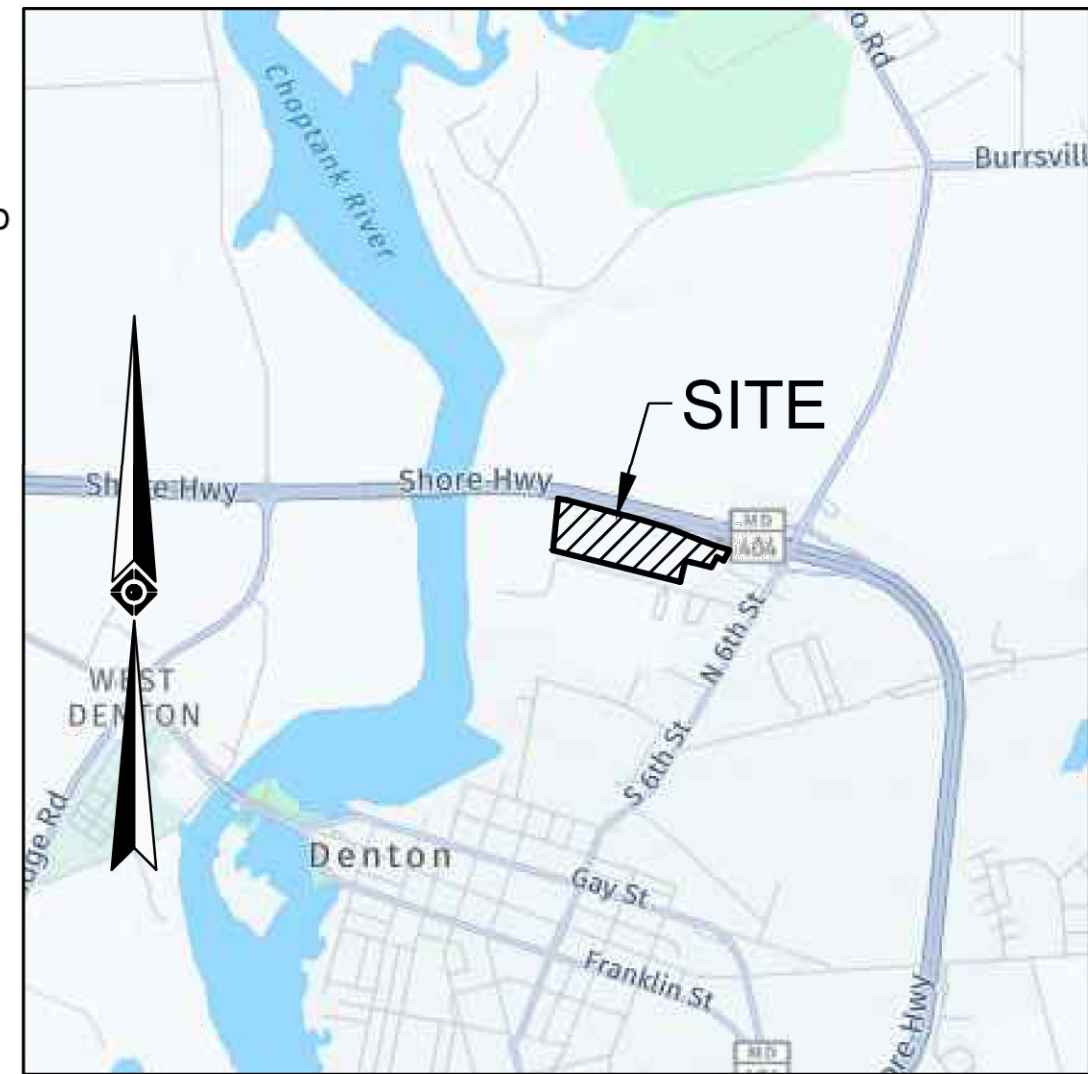
APPROVED BY:

CAROLINE COUNTY SOIL CONSERVATION DATE:

LEGEND

- EXISTING PROPERTY LINE
NEW PROPERTY LINE
PROPERTY LINE TO BE VACATED
EXISTING EASEMENT/S.B.L. LINE
REBAR WITH CAP FOUND
IRON PIPE FOUND
REBAR SET

Line #	Length	Direction
L1	86.30	N79°25'18"W
L2	79.60	S73°00'36"E
L3	64.81	S67°58'56"E
L4	168.35	S70°04'39"E
L5	75.26	N61°03'11"W
L6	237.78	N29°33'18"E

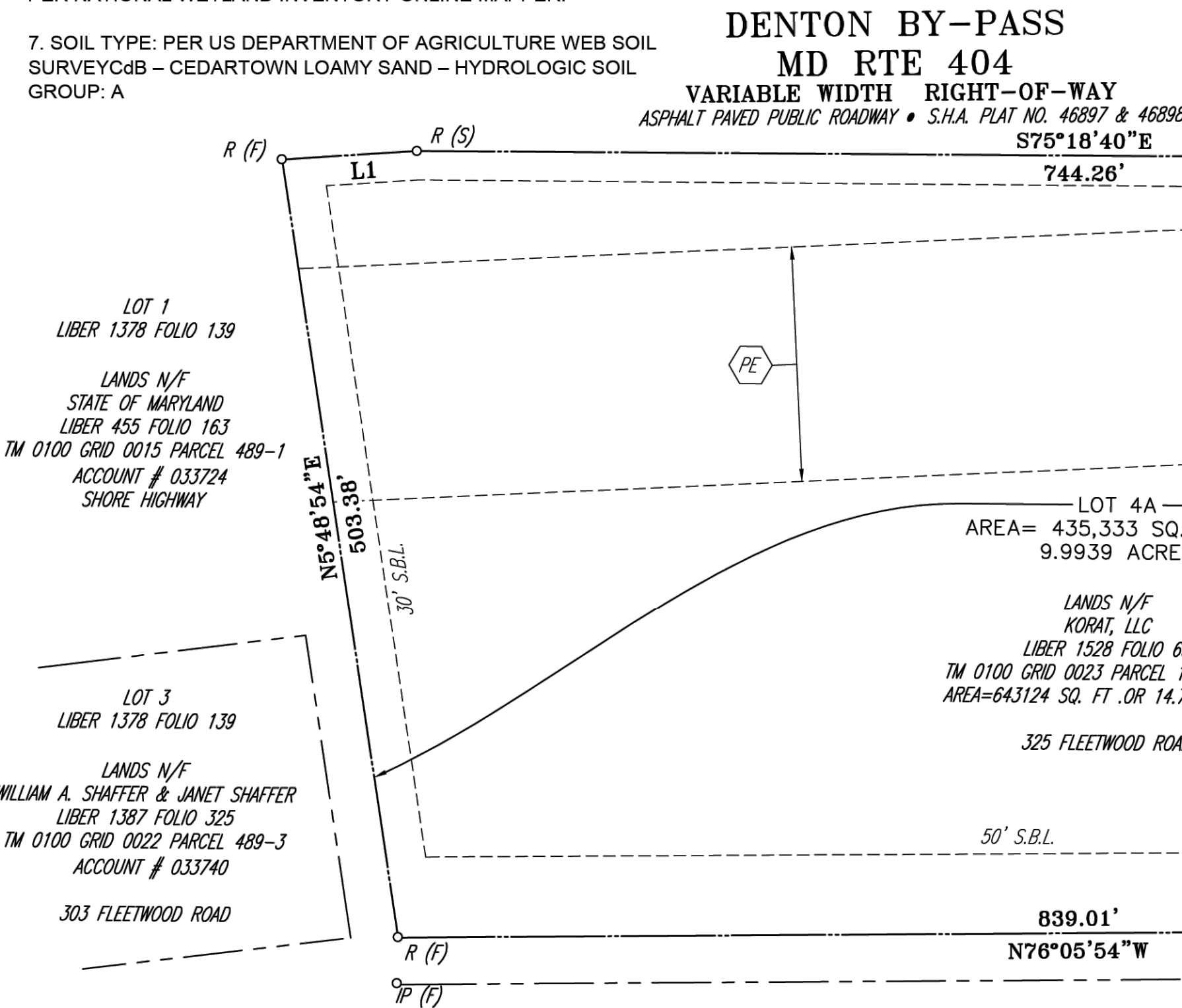


VICINITY MAP
SCALE: 1" = 2,000 FT.

EXISTING EASEMENTS

- 20' STORM DRAIN EASEMENT
FDM NO. 24 FOLIO 1436
25' ACCESS & UTILITY EASEMENT
FDM NO. 24 FOLIO 1436
PERPETUAL EASEMENT
AND RIGHT OF WAY AGREEMENT
LIBER 222 FOLIO 145
30' ACCESS & UTILITY EASEMENT
FDM NO. 19 FOLIO 22
(TO BE ABANDONED BY SEPARATE DOCUMENT)
150' DELMARVA POWER & LIGHT COMPANY
LIBER 222 FOLIO 140
LIBER 180 FOLIO 203

LANDS N/F
MCDONALD'S CORPORATION
LIBER 228 FOLIO 482
TM 0100 GRID 0024 PARCEL 1146-2
ACCOUNT # 031926
605 N SIXTH STREET



FLEETWOOD ROAD
30' WIDE RIGHT-OF-WAY
ASPHALT PAVED PUBLIC ROADWAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION BETWEEN THE LANDS CONVEYED TO KORAT, LLC BY DEED DATED OCTOBER 1, 2021 AND THE LANDS CONVEYED TO KORAT, LLC BY DEED DATED OCTOBER 1, 2021 RECORDED AMONG THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND IN LIBER 1528, FOLIO 65, AND AND THAT THE TOWN OF DENTON SUBDIVISION REGULATIONS AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTINGS OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

Kevin F. Steinhilber
MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88



KEVIN F. STEINHILBER
MARYLAND REGISTERED PROPERTY LINE SURVEYOR NO. 88
EXPIRES 03/07/2026

SUBDIVISION PLAT
OF THE LANDS OF
KORAT, LLC
LIBER 1528 FOLIO 65 & LIBER 15171 FOLIO 477
325 FLEETWOOD ROAD, DENTON, MD 21629
TOWN OF DENTON
THIRD ELECTION DISTRICT
CAROLINE COUNTY, MARYLAND

SCALE: 1"=100' DATE: AUGUST 15, 2025

OWNER'S CERTIFICATION:

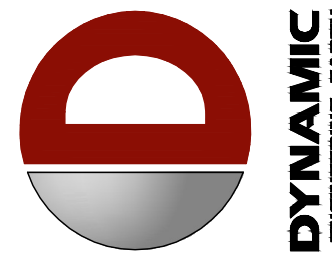
I, KORAT, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS MINOR SUBDIVISION PLAT AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. I HEREBY DEDICATE TO PUBLIC USE ALL FUTURE ROADS, STREETS, WALKWAYS AND OPEN SPACES, UNLESS OTHERWISE NOTED ON FUTURE DOCUMENTS. I CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN HEREON, AFFECTING THE PROPERTY INCLUDED IN THIS MINOR SUBDIVISION PLAT AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTINGS OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY KNOWLEDGE.

OWNER DATE

PURPOSE AND INTENT:

THIS IS A THREE LOT SUBDIVISION FROM THE LANDS OF KORAT, LLC, TAX MAP 100, PARCEL 1147-4 AND TAX MAP 100, PARCEL 1147-5. AS A MINOR SUBDIVISION IN THE RHC ZONE, THE CREATED LOTS WILL BE LOT 4A (9.9939 ACRES), LOT 4B (4.5948 ACRES) AND LOT 3B1 (1.6381 ACRES) ALONG MARYLAND ROUTE 404 AND WILL UTILIZE THE EXISTING ACCESS EASEMENT TO MARYLAND ROUTE 313, N. 6th STREET, FOR VEHICULAR INGRESS AND EGRESS. THERE WILL BE NO FURTHER EXTENSION OF THE ACCESS EASEMENT. WATER AND SEWER SERVICE WILL BE RUN TO THE LOT FROM FLEETWOOD ROAD. THE OWNER WILL PROVIDE AN EASEMENT ACROSS THE REMAINING LANDS FOR THESE SERVICES.

SHEET 1 OF 1



REV.	DATE	COMMENTS
1	07/07/26	REV PER TSC LAYOUT REVISIONS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

CHECKED BY: JJJ
DESIGNED BY: KZR
DRAWN BY: PSD

PROJECT: GBT REALTY CORPORATION
PROPOSED TRACTOR SUPPLY - PRELIMINARY PLAN
TAX MAP 0100, GRID 0023, PARCEL 1147, LOT 4B
DENTON, CAROLINE COUNTY, MARYLAND

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY PERSON PREPARES TO DISTURB THE EARTH'S SURFACE. CALL 811 BEFORE YOU DIG.
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TITLE: PRELIMINARY
SUBDIVISION PLAT
(BY OTHERS)

SCALE: (H) NOT TO (V) SCALE DATE: 08/15/2025
PROJECT No: 5024 25-00788

SHEET No: 26 Rev. #: 1