

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 F.D.M. 473, FOLIO __. AND THAT THE REQUIREMENTS OF THE TOWN OF DENTON SUBDIVISION REGULATIONS AND THE REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 108, 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: _____ DATE: _____
CAROLINE COUNTY APPROVING AUTHORITY

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 3-108, 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

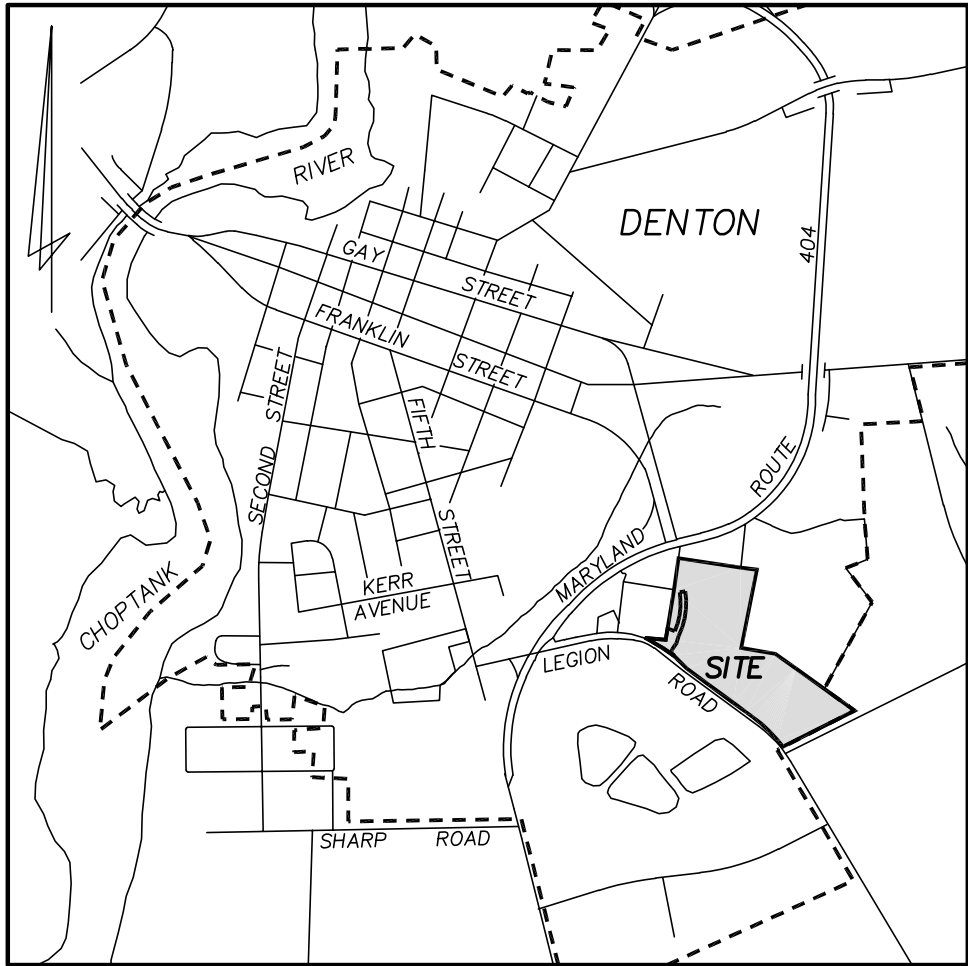
APPROVED BY:
THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE TOWN OF DENTON SUBDIVISION REGULATIONS.

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 _____



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 - 106, PARCEL - 2474
- 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 "UR" (URBAN RESIDENTIAL)
- CURRENT USE - AGRICULTURAL
- 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://websoilssurvey.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.

FOREST CONSERVATION STATEMENT
FOREST CONSERVATION FOR THIS PROJECT HAS BEEN PROVIDED BY A SEPARATE SUBMITTAL (SE FCP #TD-2026-001).

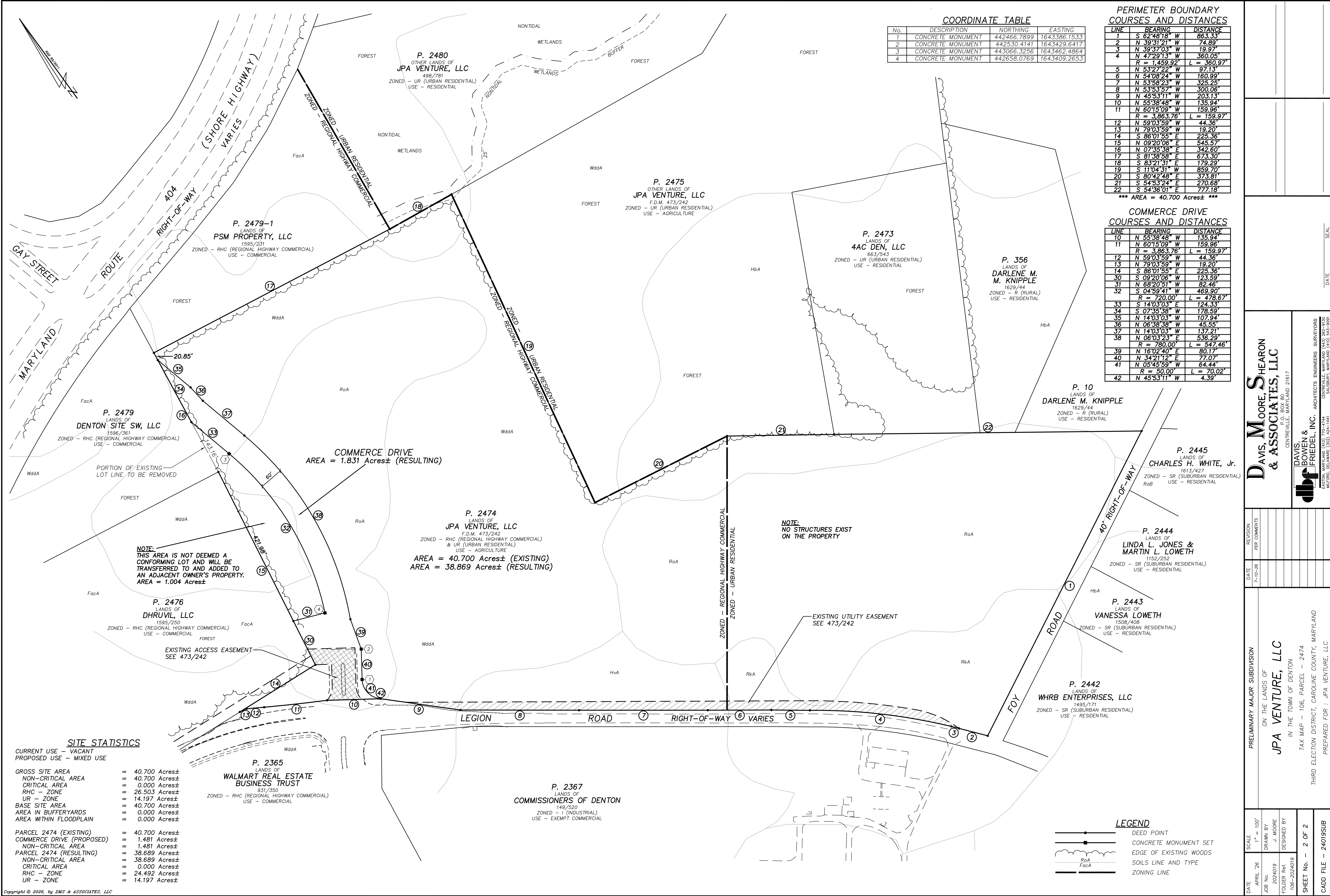
DATE	SCALE	AS SHOWN	DATE	REVISION	PER COMMENTS
APRIL '26			7-10-26		
JOB No.		DRAWN BY			
2024019		J. MOORE			
FOLDER Ref.		DESIGNED BY			
106-2024019					
SHEET No. -		1 OF 2			
CADD FILE -		240105UB			

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
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

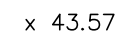
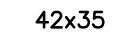
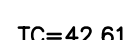
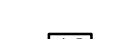
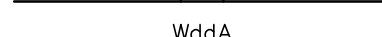
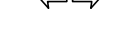
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
CENTREVILLE, MARYLAND (410) 262-9130
EASTON, MARYLAND (410) 770-4744
FEBRUARY, 2023 (240) 242-5991

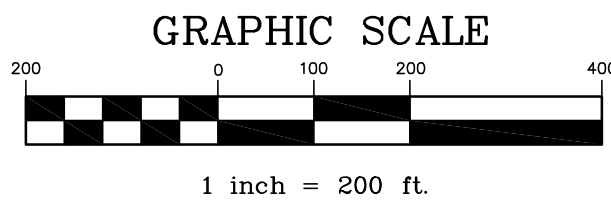
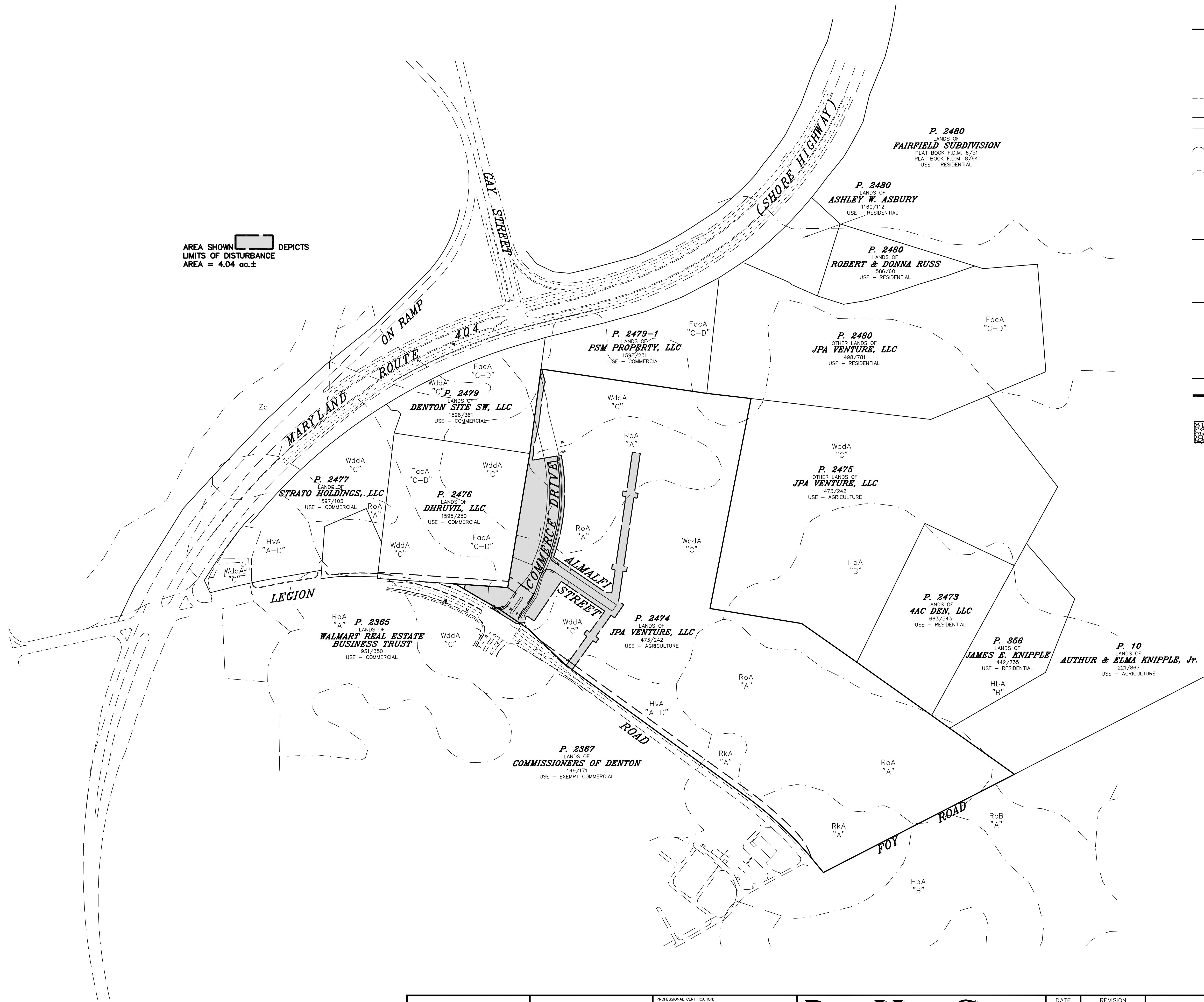




AREA SHOWN  DEPICTS
LIMITS OF DISTURBANCE
AREA = 4.04 ac.±

LEGEND

	DEED POINT
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOILS LINE AND TYPE
	EDGE OF EXISTING/PROPOSED FOREST MARGIN
	EDGE OF EXISTING FOREST TO BE REMOVED
	EXISTING TRAFFIC FLOW ARROW
	PROPOSED TRAFFIC FLOW ARROW
	EXISTING UTILITY POLE
	EXISTING GRAVITY SEWER
	EXISTING SEWER MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED CLEANOUT
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PERIMETER SILT FENCE
	LIMITS OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE



		PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 200459  JULY 10, 2026 DATE SEAL		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148		<table><tr><th>DATE</th><th>REVISION</th></tr><tr><td>4-8-26</td><td>PER COMMENTS</td></tr><tr><td>7-10-26</td><td>PER COMMENTS</td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr><tr><td></td><td></td></tr></table>		DATE	REVISION	4-8-26	PER COMMENTS	7-10-26	PER COMMENTS															OVERALL SITE PLAN ON THE LANDS OF JPA VENTURE, LLC IN THE TOWN OF DENTON TAX MAP - 106, GRID - 13, PARCELS - 2474 THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND PREPARED FOR : JPA VENTURE, LLC		<table><tr><th>DATE</th><th>SCALE</th></tr><tr><td>FEBRUARY '26</td><td>1" = 200'</td></tr><tr><td>JOB No. 2024019</td><td>DRAWN BY WJM</td></tr><tr><td>FOLDER Ref. 106-2024019</td><td>DESIGNED BY KJS</td></tr><tr><td colspan="2">SHEET No. - C-2</td></tr><tr><td colspan="2">CADD FILE - 24019C02</td></tr></table>		DATE	SCALE	FEBRUARY '26	1" = 200'	JOB No. 2024019	DRAWN BY WJM	FOLDER Ref. 106-2024019	DESIGNED BY KJS	SHEET No. - C-2		CADD FILE - 24019C02	
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