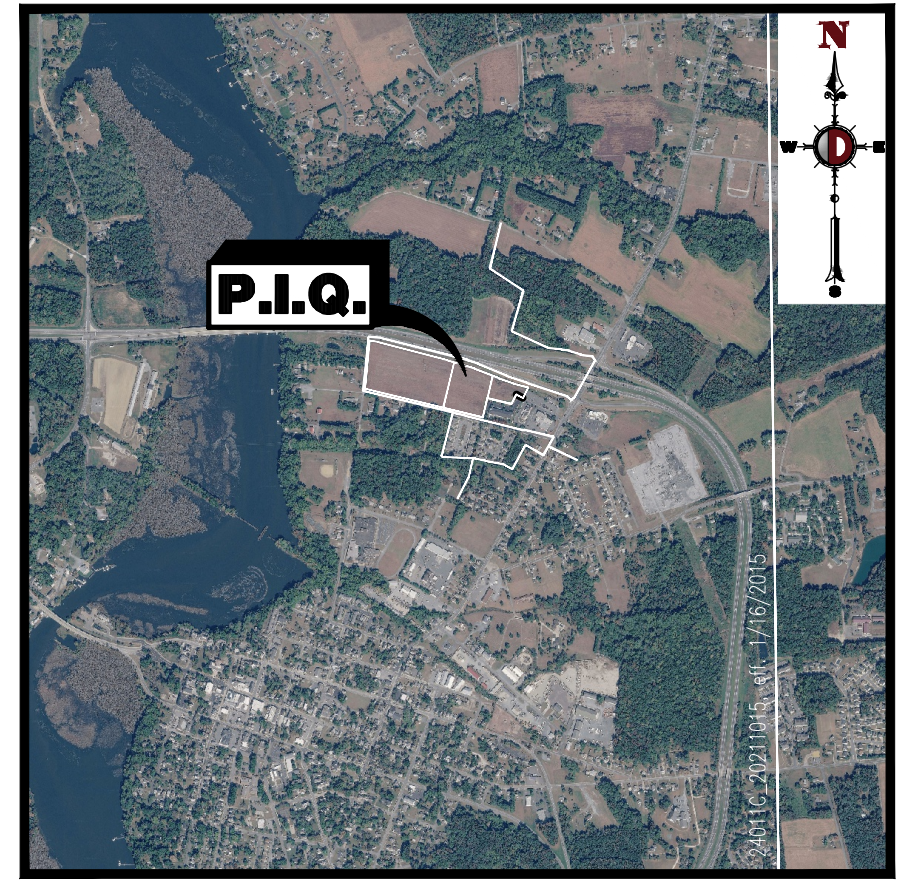
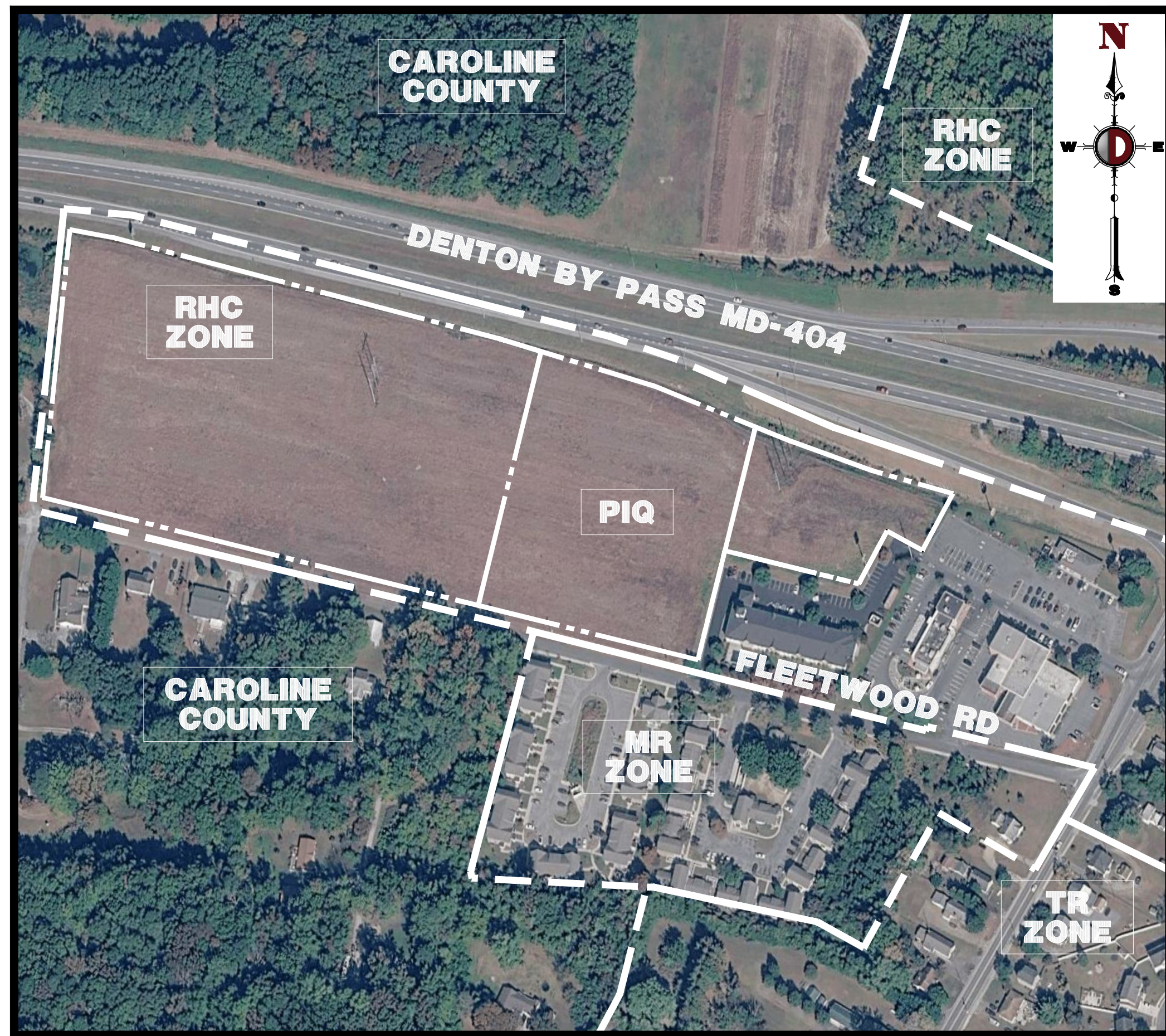


PRELIMINARY PLAN
FOR
TRACTOR SUPPLY
325 FLEETWOOD RD
DENTON, CAROLINE COUNTY MARYLAND
TAX MAP: 0100 GRID: 0023 PARCEL: 1147 LOT 4B



VICINITY MAP
1" = 2000'



LOCATION MAP
1" = 200'

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PROJECT CONTACTS:

OWNER

FIRM: KORAT, LLC
CONTACT: JAY KORASH
EMAIL: JAY@KORAT.COM
PHONE: 410-479-4800
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DENTON, MD 21629

APPLICANT

FIRM: GBT REALTY CORPORATION
CONTACT: GREG GLASER, P.E.
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BRENTWOOD, TN 37027

ENGINEER OF RECORD

FIRM: DYNAMIC ENGINEERING CONSULTANTS, P.C.
CONTACT: CONNOR MC MANUS & JOSHUA SEWALD
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UTILITIES:

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VERIZON 410-860-8029

AGENCY CONTACTS:

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EMAIL: DTROD@DENTONMARYLAND.COM
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CAROLINE COUNTY PLANNING AND CODES
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PHONE: 410-479-9100
ADDRESS: 403 SOUTH SEVENTH STREET
DENTON, MD 21629

CAROLINE SOIL CONSERVATION DISTRICT
CONTACT: LORETTA COLLINS
EMAIL: LORETTA.COLLINS@MARYLAND.GOV
PHONE: 410-479-1202
ADDRESS: 9194 LEON ROAD, SUITE 3
DENTON, MD 21629

SURVEY REFERENCE NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:

BOUNDARY AND TOPOGRAPHICAL SURVEY
PREPARED BY: GRS GROUP, LLC
6703 DELAND COUNTY
SPRINGFIELD, VA 22150
DATED: 06/10/2025; LAST REVISED 07/22/2025

2. BENCHMARK INFORMATION: VERTICAL DATUM = NAVD83; HORIZONTAL DATUM = 83 / 2011
3. SURVEYORS SEAL



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

REQUIRED REGULATORY APPROVALS

1. MAJOR SITE PLAN (PRELIMINARY)* - TOWN OF DENTON
 2. SUBDIVISION FINAL PLAT - TOWN OF DENTON
 3. FOREST CONSERVATION ACT - TOWN OF DENTON
 4. FINAL STORMWATER MANAGEMENT PLAN - TOWN OF DENTON
 5. EROSION AND SEDIMENT CONTROL - CAROLINE COUNTY SOIL CONSERVATION DISTRICT
 6. NOTICE OF INTENT - MARYLAND DEPARTMENT OF THE ENVIRONMENT
- *CONCEPT STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL INCORPORATED IN PRELIMINARY PLAN SET

REQUESTED MODIFICATIONS

PURSUANT TO DENTON TOWN CODE §128-131 FLEXIBILITY IN PARKING REQUIREMENTS, THE APPLICANT IS SEEKING A REDUCTION IN THE PARKING REQUIREMENT FROM 110 TO 75 SPACES (35 SPACE REDUCTION). A STATEMENT OF JUSTIFICATION FOR THIS PARKING REDUCTION IS PROVIDED ON PAGES 22 AND 23 OF THE SITE TRANSPORTATION IMPACT SUMMARY (TIS), PROVIDED IN THE APPENDIX OF THIS SUBMISSION.

CONSULTANTS CERTIFICATION

"I CERTIFY THAT THIS CONCEPT EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT PLAN REPRESENTS ALL SIGNIFICANT NATURAL RESOURCES BASED ON MY PERSONAL KNOWLEDGE OF THE SITE, AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH ALL APPLICABLE LAWS, REGULATIONS, AND STANDARDS. I HAVE REVIEWED THIS CONCEPT PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE: MD LICENSE# 52959
PRINT NAME: CONNOR MC MANUS DATE 08/15/2025

OWNER/DEVELOPER CERTIFICATION

ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF TRAINING AT A MARYLAND DEPT. OF ENVIRONMENT (MDE) APPROVED TRAINING PROGRAM BEFORE BEGINNING THE PROJECT. THE OWNER/DEVELOPER SHALL ALLOW RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE CAROLINE SOIL CONSERVATION DISTRICT, WDC, AND/OR THE APPROPRIATE ENFORCEMENT AUTHORITY.

OWNER/DEVELOPER SIGNATURE: DATE 08/15/2025

DENTON APPROVALS BLOCK

THESE PLANS HAVE BEEN REVIEWED FOR THE TOWN OF DENTON PLANNING COMMISSION, DEPARTMENT OF PLANNING & CODES, DEPARTMENT OF PUBLIC WORKS AND CONSULTANT ENGINEER, AND MEETS TECHNICAL REQUIREMENTS.

APPROVED:

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED:

TOWN OF DENTON DIRECTOR OF PLANNING & CODES _____ DATE _____

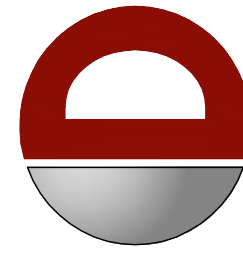
APPROVED:

TOWN OF DENTON TOWN ADMINISTRATOR _____ DATE _____

APPROVED:

TOWN OF DENTON CONSULTANT ENGINEER _____ DATE _____

PREPARED BY
DYNAMIC ENGINEERING CONSULTANTS, P.C.
125 WEST STREET, SUITE 201
ANNAPOLIS, MD 21401
WWW.DYNAMICCEC.COM



DYNAMIC
ENGINEERING
CONSULTANTS, P.C.

REV.	DATE	REV. PER TSC LAYOUT REVISIONS	COMMENTS	BY
1	07/10/26			

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

CHECKED BY: JJJ
DESIGNED BY: KZR
DRAWN BY: PAC

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



FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT:
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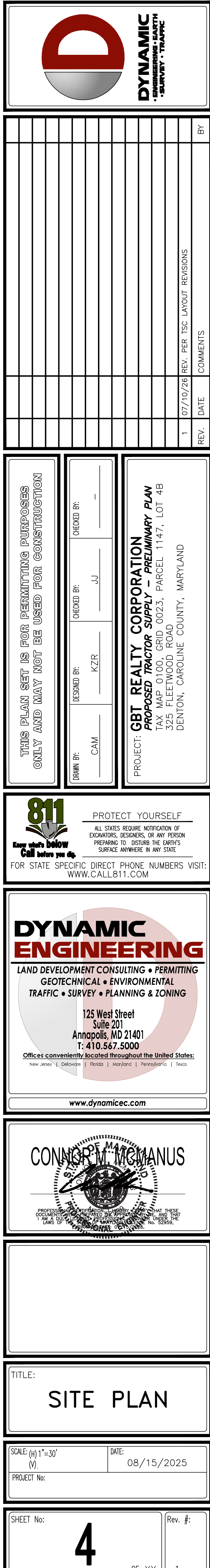
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TITLE:
COVER SHEET

SCALE: (H) AS SHOWN
PROJECT No: 5024 25-00798
DATE: 08/15/2025

SHEET No: 1
Rev. #: 1
OF 26





2934 Sidco Drive
Suite 120
Nashville, TN 37204



1	07/10/26	REV PER TSC AYDIT REVISIONS
---	----------	-------------------------------

DOWN BY:	DESIGNED BY:	CHECKED BY:
----------	--------------	-------------

PROPOSED TRACTOR SUPPLY – PRELIMINARY PLAN
TAX MAP 0100, GRID 0023, PARCEL 1147, LOT 4B
325 FLEETWOOD ROAD
DENTON, CAROLINE COUNTY, MARYLAND



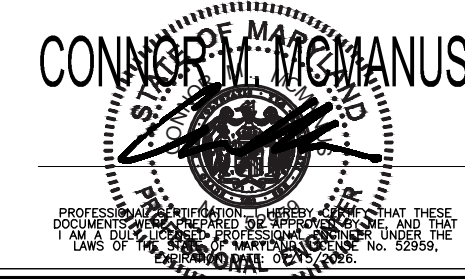
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SHEET No: 23	Rev. #: 1
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TRACTOR SUPPLY COMPANY
LEONARDTOWN, MD
05.16.2025



**OXFORD
ARCHITECTURE**

2934 Sidco Drive
Suite 120
Nashville, TN 37204

Architecture
Planning
Interior Architecture

[illegible]

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

IN BY:	DESIGNED BY:	CHECKED BY:
--------	--------------	-------------

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



PROTECT YOURSELF

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TITLE:

CONSTRUCTION DETAILS

SCALE: (H) 1" = XX'

DATE: 08/15/2025

PROJECT No:
5024 25-00788

SHEET No:

24

Rev. $\frac{11}{11}$