

PRELIMINARY SITE PLAN
FOR THE DEVELOPMENT OF A NEW
DUNKIN' DONUTS
IN THE TOWN OF DENTON
THIRD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND
PREPARED FOR : FRANCHISE MANAGEMENT SERVICES

SITE STATISTICS

CURRENT USE – COMMERCIAL
PROPOSED USE – COMMERCIAL

GROSS SITE AREA = 5.776 ac.± (251,600 sq. ft.±)
CRITICAL AREA = 0.000 ac.±
BASE SITE AREA = 5.776 ac.± (251,600 sq. ft.±)
AREA IN PROTECTED RESOURCES = 0.00 ac.±
AREA WITHIN FLOODPLAIN = 0.00 ac.±

FLOOR AREA (EXISTING) (2.0%) = 0.116 ac.± (5,046 sq. ft.±)
DUNKIN DONUTS BUILDING = 0.097 ac.± (4,205 sq. ft.±)
FLOOR AREA (TO BE REMOVED) = 0.019 ac.± (841 sq. ft.±)
FLOOR AREA (PROPOSED) = 0.116 ac.± (5,406 sq. ft.±)
FLOOR AREA (TOTAL) (3.0%) = 0.174 ac.± (7,560 sq. ft.±)

IMPERVIOUS AREA (EXISTING) (17.0%) = 0.981 ac.±
IMPERVIOUS AREA (TO BE REMOVED) = 0.954 ac.±
IMPERVIOUS AREA (PROPOSED) = 1.002 ac.±
IMPERVIOUS AREA (TOTAL) (17.8%) = 1.029 ac.±

LANDSCAPE AREA (EXISTING) (83.0%) = 4.795 ac.±
LANDSCAPE AREA (PROVIDED) (82.2%) = 4.747 ac.±

PARKING REQUIREMENTS

PROPOSED PARKING (Section 128–97(F)):

1 space/100 sq. ft. floor area X 5,040 sq. ft. (FAST FOOD RESTAURANT) = 51 SPACES
1 space/200 sq. ft. floor area X 2,520 sq. ft. (RETAIL) = 13 SPACES

PARKING (REQUIRED) = 64 SPACES (4 ACCESSIBLE)
PARKING (EXISTING) = 33 SPACES (1 ACCESSIBLE)
PARKING (TO BE REMOVED) = 33 SPACES (1 ACCESSIBLE)
PARKING (PROVIDED) = 56 SPACES (3 ACCESSIBLE)*

* – REQUESTING PARKING REDUCTION. 30 ADDITIONAL SPACES ARE PROVIDED IN THE DRIVE–THRU LANES

NOTES

1. PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN MAY, 2012. HORIZONTAL GRID IS NAD 83/2011.

2. EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY DAVIS, BOWEN & FRIEDEL, INC. IN AUGUST, 2023. HORIZONTAL DATUM IS NAD 83/2011.

3. FOR DEED REFERENCE, SEE LIBER T.B.L. 1597, FOLIO 103.

4. CURRENT ZONING CLASSIFICATION IS "RHC" (REGIONAL HIGHWAY COMMERCIAL)

5. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

6. SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24011C0164D, 24011C0170 & 24011C0227. (ZONE "X") (UNSHADED) DATED JANUARY 16, 2015.

7. SOIL SHOWN ON SITE ARE SCALED FROM THE WEBSITE: <http://websoilssurvey.nrcs.usda.gov>. FOR CAROLINE COUNTY.

8. NO NATURAL RESOURCES (ie., WOODLANDS, NONTIDAL WETLANDS, STREAMS, AND THEIR BUFFERS, STEEP SLOPES, ENDANGERED SPECIES OR HABITATS) EXIST ON THE SITE.

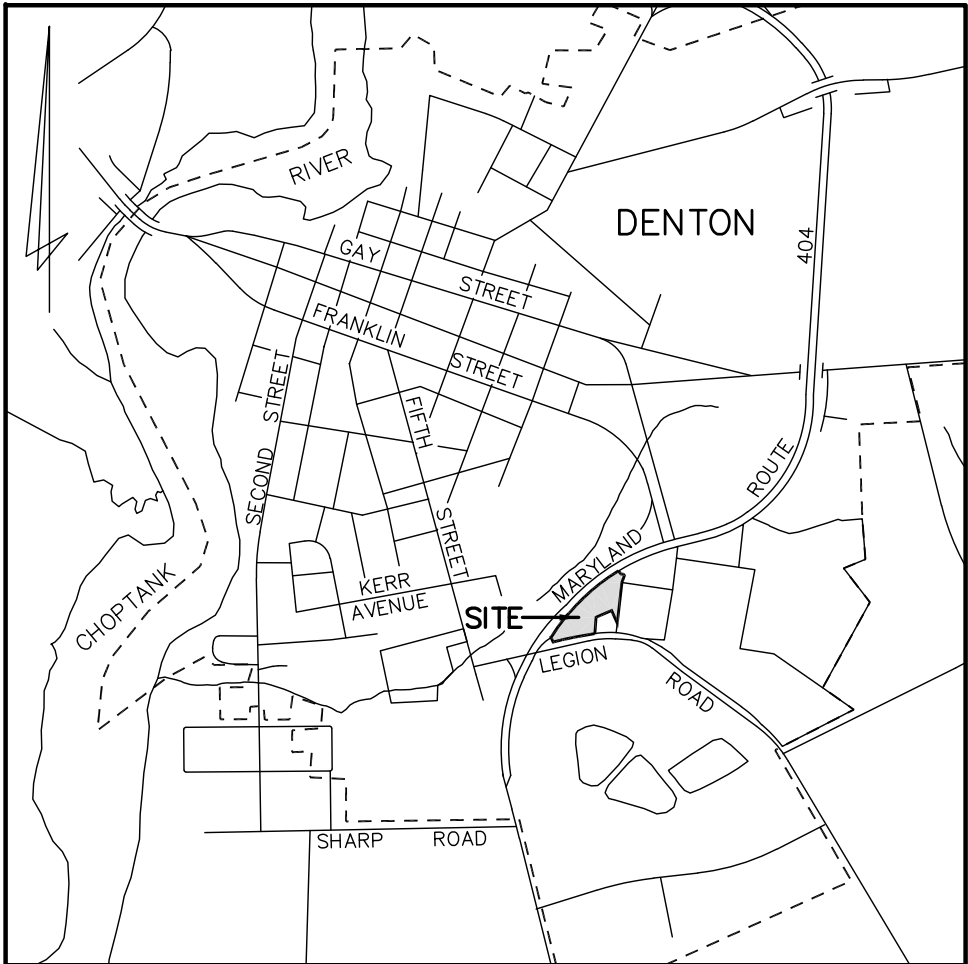
9. EXISTING CONTOURS SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY DAVIS, BOWEN & FRIEDEL, INC. IN AUGUST, 2023. VERTICAL DATUM IS NAD 88.

10. EXISTING PUBLIC WATER WILL BE UTILIZED FOR POTABLE WATER SUPPLY.

11. EXISTING PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL.

12. STORMWATER MANAGEMENT FOR THE SITE HAS BEEN ADDRESSED VIA THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).

13. SITE REQUIREMENTS:
(PER TABLE OF DENSITY AND DIMENSIONAL REGULATIONS, APPENDIX VIII):
MINIMUM LOT AREA = 20,000 sq. ft.
FRONT = 50'
REAR = 20'
SIDE = 20' (50' AGGREGATE)
MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 50' (4 STORIES) (ALLOWED)
PRINCIPAL = <50' (1 STORY) (PROPOSED)



VICINITY MAP

SCALE 1" = 400'

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GENERAL NOTES

1. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL TEST PIT AS TO VERIFY THE LOCATION AND INVERT OF EXISTING UTILITIES.

2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:

DELMARVA POWER & LIGHT COMPANY	1–800–375–7117
MISS UTILITY	1–800–441–8355
DMS & ASSOCIATES, LLC	1–443–262–9130
DEPARTMENT OF ENVIRONMENT	1–410–901–4020
CAROLINE SOIL CONSERVATION DISTRICT	1–410–479–1202
TOWN OF DENTON	1–410–479–2050

3. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.

4. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

5. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH CAROLINE COUNTY STANDARDS AND SPECIFICATIONS.

6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.

7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).

8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE
9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.

10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

11. ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.

12. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.

13. ALL SEWER VALVES, BOXES AND FRAMES & COVERS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.

14. CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.

15. THE DEVELOPER SHALL COORDINATE WITH THE COUNTY TO SCHEDULE INSTALLATION OF ALL NECESSARY ROADWAY SAFETY SIGNAGE AND ROAD NAME BLADES. SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE COUNTY THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE COUNTY.

16. ALL PVC, PE, AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS, SINGLE STRAND, 8–GAUGE UNCOATED COPPER TRACER WIRE LOCATED BENEATH THE PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PITS, CLEANOUTS, AND DIVISION VALVE BOXES.

17. ONCE CONSTRUCTION IS COMPLETE, AS–BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS AND APPROVED PLANS.

STATEMENT OF PURPOSE AND INTENT

THE SITE IS LOCATED ON THE EAST SIDE OF MARYLAND ROUTE 404 AND NORTH OF LEGION ROAD. THE SITE IS THE CURRENT LOCATION OF AN EXISTING DUNKIN' DONUTS AND SUBWAY. THE INTENT OF THIS PRELIMINARY SITE PLAN IS TO CONSTRUCT A NEW COMMERCIAL BUILDING WITH THREE STOREFRONTS, INCLUDING A DUNKIN' DONUTS. CONSTRUCTION WILL BE PHASED SO THAT THE EXISTING DUNKIN' DONUTS CAN REMAIN IN OPERATION UNTIL THE NEW STORE IS COMPLETED AND THEN IT WILL BE RAZED.

THE PURPOSE OF THIS PRELIMINARY SITE PLAN IS TO OBTAIN APPROVAL FROM THE TOWN OF DENTON PLANNING COMMISSION FOR THE PROPOSED DEVELOPMENT.

OWNER:

STRATO HOLDINGS, LLC
c/o NICK NISTAZOS
9919 GOLF COURSE ROAD
OCEAN CITY, MARYLAND 21842
PHONE No. 1–410–520–0447

DEVELOPER:

FRANCHISE MANAGEMENT SERVICES
c/o NICK NISTAZOS
9919 GOLF COURSE ROAD
OCEAN CITY, MARYLAND 21842
PHONE No. 1–410–520–0447

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

REVIEWED FOR THE CAROLINE SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS

APPROVED:

CAROLINE SOIL AND WATER CONSERVATION DISTRICT

DATE

NOTE: CAROLINE SOIL AND WATER CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

I (WE) CERTIFY THAT:

1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGES MADE ON THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

NAME:

ADDRESS

TOWN OF DENTON	
TOWN OF DENTON ENGINEER	

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 PROFESSIONAL ENGINEERING ACT OF THE STATE OF MARYLAND, LICENSE No. 200400, AUTHORITY EXPIRATION DATE: 9–2–23

SEPTEMBER 1, 2023

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

DATE	REVISION

TITLE SHEET	
FOR THE DEVELOPMENT OF A NEW DUNKIN' DONUTS ON THE LANDS OF STRATO HOLDINGS, LLC IN THE TOWN OF DENTON TAX MAP – 106, GRID – 11, PARCEL – 2477	

DATE	SCALE
SEPTEMBER '23	AS SHOWN
JOB No. 2022154	DRAWN BY WJM
FOLDER Ref. 106–2022154	DESIGNED BY KJS
SHEET No. – C–1	
CADD FILE – 22154C01	



P. 2479-1
LANDS OF
PSM PROPERTY, LLC
1595/231

P. 2479
LANDS OF
DENTON SITE SW, LLC
1596/361

POSSIBLE FUTURE 40' WIDE RIGHT-OF-WAY
FOR FUTURE CONNECTION TO COMMERCE
DRIVE

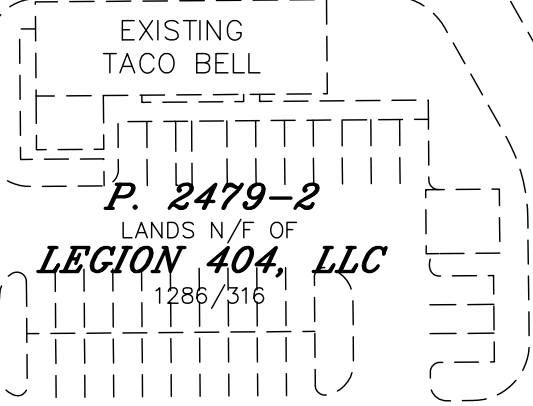
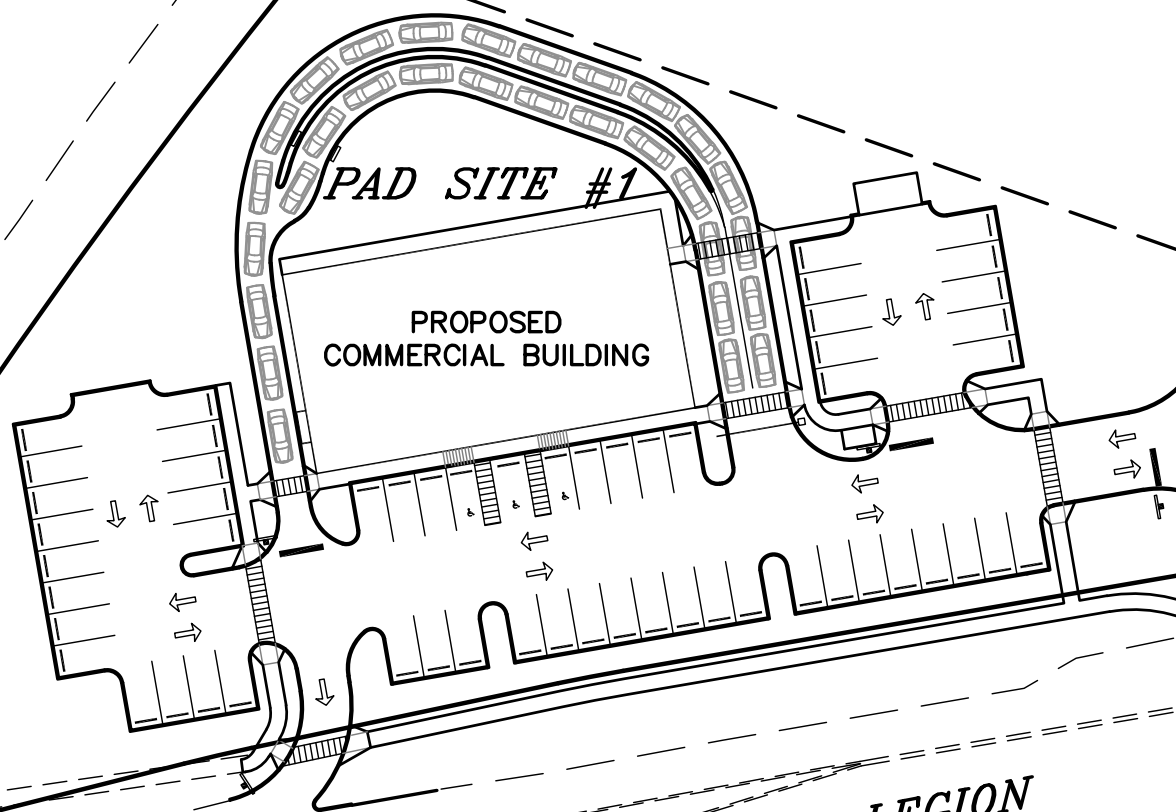
PAD SITE #3

P. 2477
LANDS OF
STRATO HOLDINGS, LLC
1597/103

PAD SITE #2

P. 2476
LANDS OF
DHRUVIL, LLC
1595/250

P. 2474
LANDS OF
JPA VENTURES, LLC
473/242

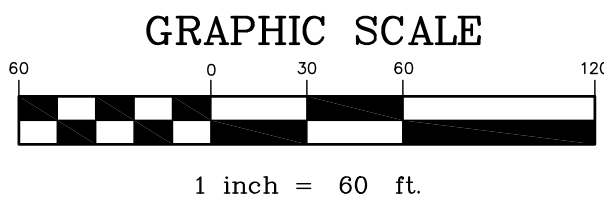


P. 2479-2
LANDS N/E OF
LEGION 404, LLC
1285/315

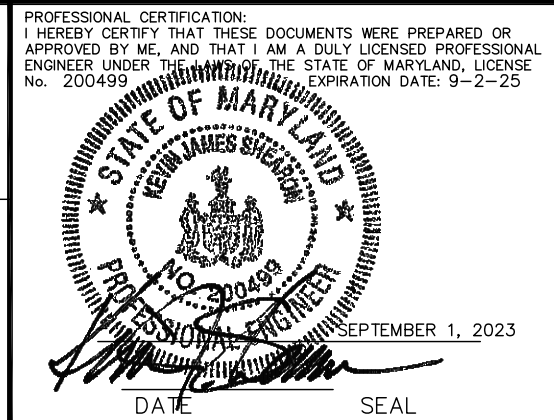
ROAD

EXISTING RECIPROCAL
ACCESS EASEMENT
SEE F.D.M. 974/15

P. 2365
LANDS OF
WALMART REAL ESTATE
BUSINESS TRUST
931/350



TOWN OF DENTON
TOWN OF DENTON ENGINEER



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

DATE	REVISION

PRELIMINARY OVERALL SITE PLAN
FOR THE DEVELOPMENT OF A NEW
DUNKIN' DONUTS
ON THE LANDS OF
STRATO HOLDINGS, LLC
IN THE TOWN OF DENTON
TAX MAP - 106, GRID - 11, PARCEL - 2477

DATE SEPTEMBER '23	SCALE 1" = 40'
JOB No. 2022154	DRAWN BY WJM
FOLDER Ref 106-2022154	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 22154C02	

- PLAN NOTES**
(APPLY TO THIS DRAWING ONLY)
- CONTRACTOR SHALL SAWCUT EXISTING PAVEMENT TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW PAVEMENT.
 - PROVIDE STANDARD 6" CURB AND GUTTER PER DETAIL ON SHEET C-9.
 - PROVIDE DEPRESSED CONCRETE CURB AND GUTTER PER DETAIL ON SHEET C-9.
 - PROVIDE CONCRETE WALK PER DETAIL ON SHEET C-9.
 - PROVIDE A.D.A. COMPLIANT SIDEWALK RAMP (PERPENDICULAR) PER DETAIL TO BE EQUIPPED WITH DETECTABLE WARNING SURFACE PER DETAIL ON SHEET C-9.
 - PROVIDE A.D.A. COMPLIANT SIDEWALK RAMP (PARALLEL) PER DETAIL TO BE EQUIPPED WITH DETECTABLE WARNING SURFACE PER DETAIL ON SHEET C-9.
 - PROVIDE A.D.A. PARKING SIGNAGE PER DETAILS ON SHEET C-9.
 - PROVIDE "HEIGHT RESTRICTION BAR"
 - PROVIDE A 10'x20' TRASH ENCLOSURE WITH WALLS FOR SCREENING PER DETAIL ON SHEET C-9.
 - PROVIDE A "STOP" SIGN AND BAR PER MDOT SHA AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - PROVIDE A "YIELD" SIGN PER MDOT SHA AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
 - PROVIDE A 5' WIDE PAINTED CROSSWALK WITH "PEDESTRIAN CROSSING" SIGN.
 - PROVIDE PAVEMENT MARKINGS AS SHOWN.
 - PROVIDE A STANDARD PARKING BUMPER PER DETAIL ON SHEET C-9. TYPICAL OF 56.
 - PROVIDE A BIKE RACK.
 - PROVIDE A TEMPORARY BARRICADE PER DETAIL ON SHEET C-9.

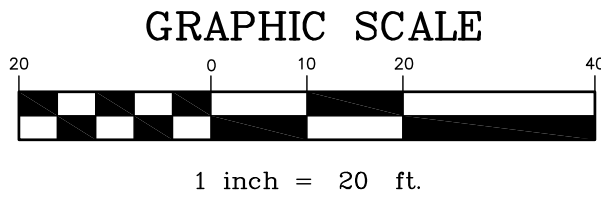
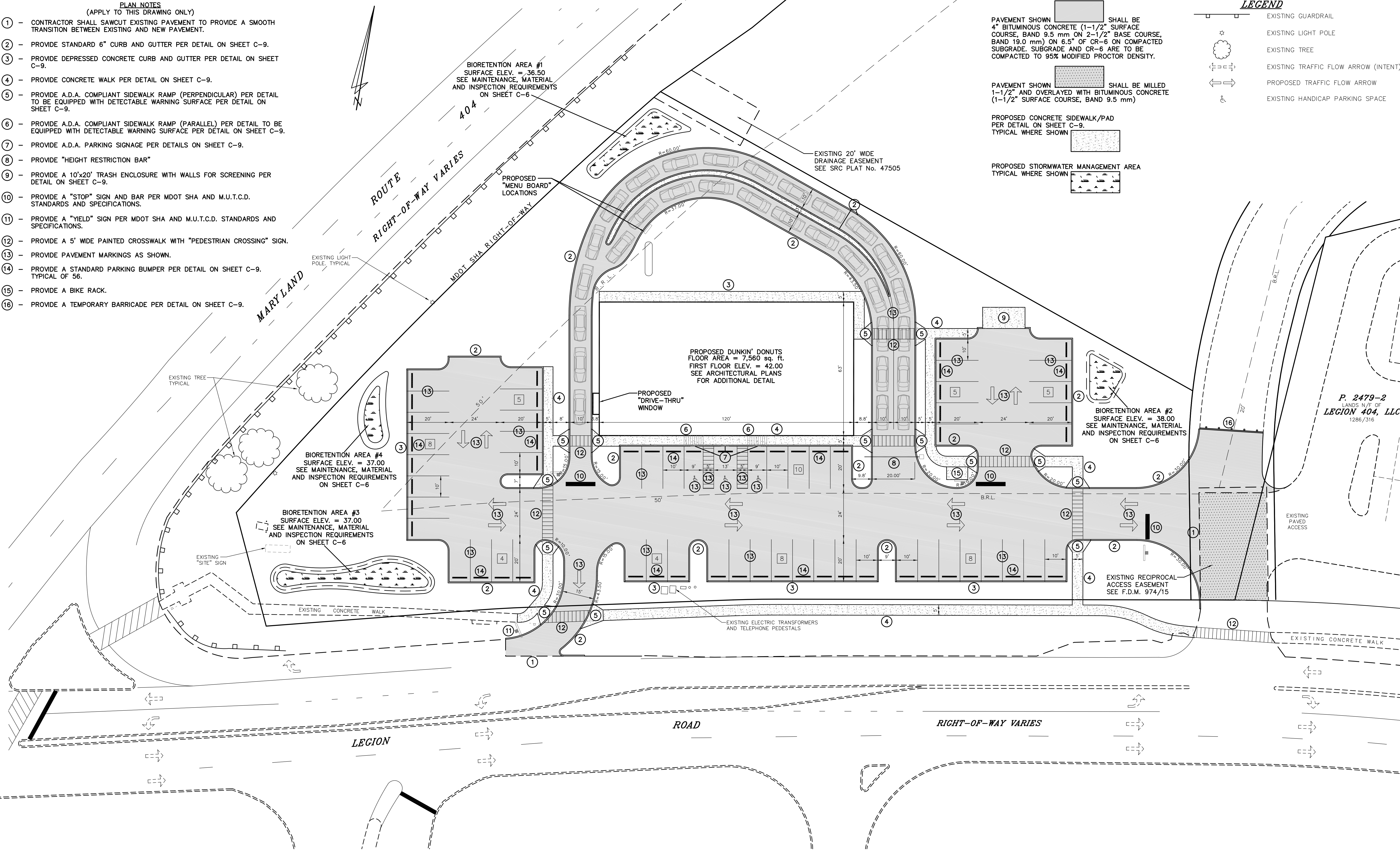
- LEGEND**
- EXISTING GUARDRAIL
 - EXISTING LIGHT POLE
 - EXISTING TREE
 - EXISTING TRAFFIC FLOW ARROW (INTENT)
 - PROPOSED TRAFFIC FLOW ARROW
 - EXISTING HANDICAP PARKING SPACE

PAVEMENT SHOWN SHALL BE 4" BITUMINOUS CONCRETE (1-1/2" SURFACE COURSE, BAND 9.5 mm ON 2-1/2" BASE COURSE, BAND 19.0 mm) ON 6.5" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

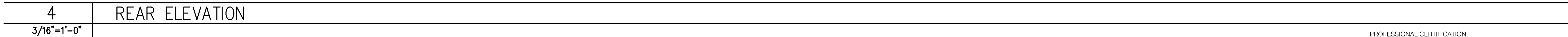
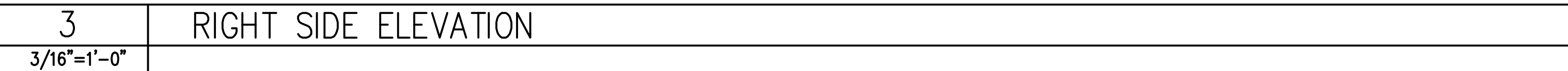
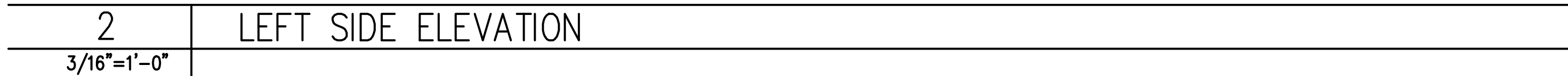
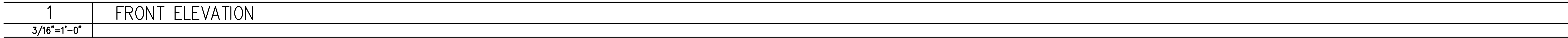
PAVEMENT SHOWN SHALL BE MILLED 1-1/2" AND OVERLAYED WITH BITUMINOUS CONCRETE (1-1/2" SURFACE COURSE, BAND 9.5 mm)

PROPOSED CONCRETE SIDEWALK/PAD PER DETAIL ON SHEET C-9. TYPICAL WHERE SHOWN

PROPOSED STORMWATER MANAGEMENT AREA TYPICAL WHERE SHOWN



<p>TOWN OF DENTON</p> <p>TOWN OF DENTON ENGINEER</p>		<p>CAROLINE SOIL CONSERVATION DISTRICT</p>	<p>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 PROFESSIONAL ENGINEERING ACT OF THE STATE OF MARYLAND, LICENSE No. 200409, EXPIRATION DATE: 9-2-23</p> <p>STATE OF MARYLAND ENGINEERING SURVEYING SEPTEMBER 1, 2023</p>	<p>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</p>	<table border="1"><thead><tr><th>DATE</th><th>REVISION</th></tr></thead><tbody><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><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>	DATE	REVISION																			<p>PRELIMINARY SITE PLAN</p> <p>FOR THE DEVELOPMENT OF A NEW DUNKIN' DONUTS ON THE LANDS OF STRATO HOLDINGS, LLC IN THE TOWN OF DENTON</p> <p>TAX MAP - 106, GRID - 11, PARCEL - 2477</p>	<table border="1"><thead><tr><th>DATE</th><th>SCALE</th></tr></thead><tbody><tr><td>SEPTEMBER '23</td><td>1" = 20'</td></tr><tr><td>JOB No. 2022154</td><td>DRAWN BY WJM</td></tr><tr><td>FOLDER Ref. 106-2022154</td><td>DESIGNED BY KJS</td></tr><tr><td colspan="2">SHEET No. - C-4</td></tr><tr><td colspan="2">CADD FILE - 22154C04</td></tr></tbody></table>	DATE	SCALE	SEPTEMBER '23	1" = 20'	JOB No. 2022154	DRAWN BY WJM	FOLDER Ref. 106-2022154	DESIGNED BY KJS	SHEET No. - C-4		CADD FILE - 22154C04	
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED
BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND, LICENSE NUMBER 12319,
EXPIRATION DATE 1/6/2024.



DUNKIN LEGION ROAD DENTON, MARYLAND
ELEVATIONS
PC# COOL COLOR PALETTE

A-5.1