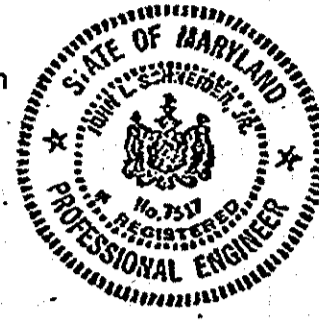


Owner/Developer Certification:
 "I/we certify that all development and construction will be done according to this plan, and that any responsible personnel involved in the construction project will have a Certificate of Attendance at a Department of the Environment approved Training Program for the Control of Sediment and Erosion before beginning the project. I also authorize periodic on-site inspection by the Howard Soil Conservation District."

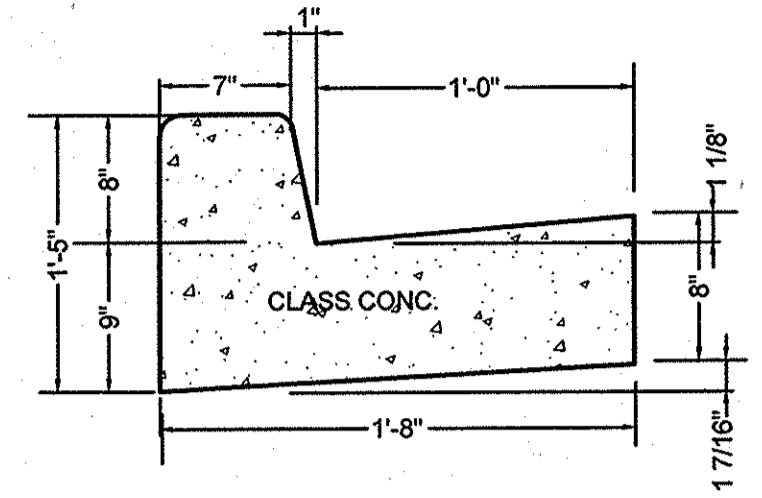
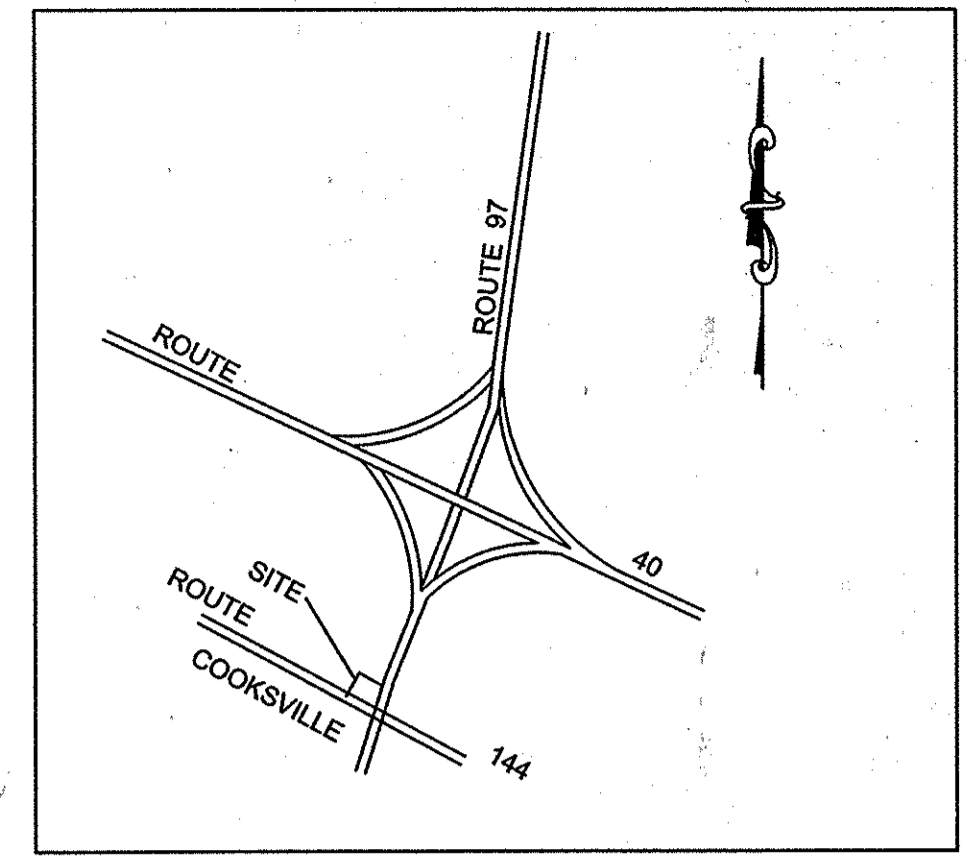
Signature of Developer: *[Signature]*
 Print name below signature: **1-13-15**
 Date

Engineer Certification:
 "I certify that this plan for erosion and sediment control represents a practical and workable plan based on my personal knowledge of the site conditions and that it was prepared in accordance with the requirements of the Howard Soil Conservation District."

Signature of Engineer: *[Signature]*
 Print name below signature: **3/14/15**
 Date



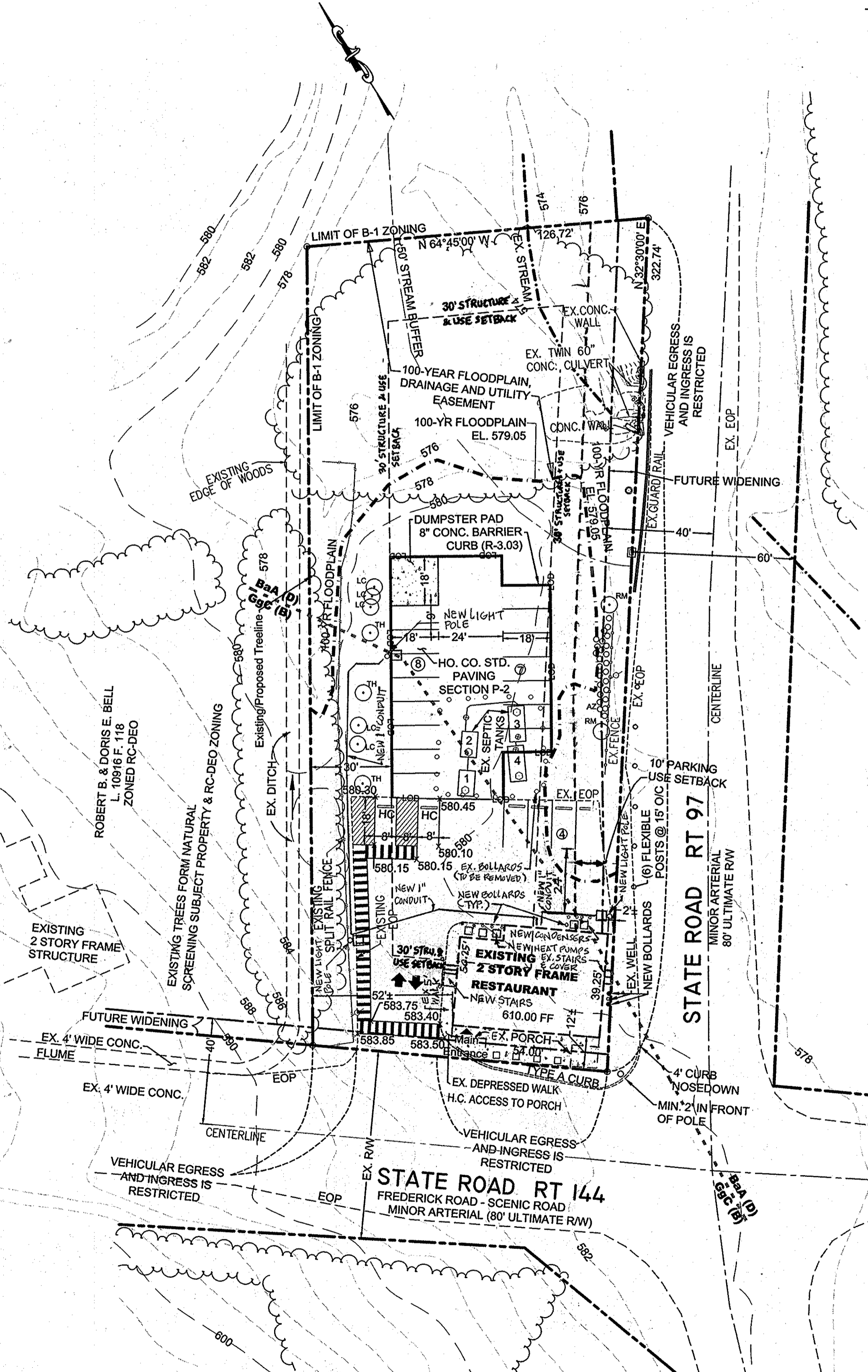
SHEET INDEX	
1	Site Plan
2	Floodplain & Landscape Plan
3	EXTERIOR LIGHTING PLAN AND DETAILS



8" COMB. CURB & GUTTER
 STD. DETAIL (NO SCALE)

- SITE ANALYSIS**
- AREA = 0.80 AC.
 - DISTURBED AREA = 4,965 SQ.FT. (PARKING ADDITION)
 - PAVED AREA = 4,965 SQ.FT.
 - EXCAVATION = 0 CU.YD.
- ADA NOTES**
- ALL PORTIONS OF THE HANDICAPPED ACCESSWAY SHALL BE PROVIDED WITH A SLOPE NOT TO EXCEED 5% (1:20) IN ACCORDANCE WITH THE MARYLAND ACCESSIBILITY CODE (2010 ADA 402.2). THE CROSS SLOPE OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 2%.

- GENERAL NOTES:**
- AREA: 0.80 AC. OR 34,848 SQ.FT. ±
 - OWNERS: SANG KO & YOUNG KO
 3709 BOLD RULER CT, GLENELG, MD 21737
 - DEED REF: 8453/344
 - PARCEL: 117
 - TAX MAP: 8
 - ZONING: B-1
 - IMPROVEMENT: ADDITIONAL PARKING & SEPTIC
 - PRIVATE WATER, PRIVATE SEWER
 - ELECTION DISTRICT: 4TH
 - DUMPSTER WILL BE EMPTIED DURING NON-BUSINESS HOURS.
 - PARKING CALCULATIONS:
 648 SQ.FT. RESTAURANT/BEVERAGE ESTABLISHMENT;
 10 REQUIRED (14.0 SPACES PER 1000 SQ.FT.)
 TOTAL PARKING SPACES REQUIRED: 10 SPACES
 TOTAL PARKING SPACES PROPOSED:
 21 SPACES (INCL. 2 HANDICAP SPACE)
 ALL STANDARD PARKING SPACES 9' X 18'. HANDICAP SPACES 8' X 18'
 - BUILDING DOES NOT MEET SETBACK REQUIREMENTS AND IS CONSIDERED TO BE NON-COMPLIANT. ANY FUTURE ADDITIONS/REMODELING AND/OR RECONSTRUCTION MUST COMPLY WITH ALL CURRENT REGULATIONS INCLUDING ALL STRUCTURE AND USE SETBACKS.
 - THERE IS NO EXISTING CURB ON SITE.
 - ALL PARKING MUST BE STRIPED AND PAVED.
 - EROSION/SEDIMENT CONTROL AND STORMWATER MANAGEMENT ARE NOT REQUIRED, SINCE PROPOSED DISTURBANCE IS LESS THAN 5,000 SQ.FT.
 - THIS PROPERTY IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS PER SECTION 16.1202(b)(1) OF THE HOWARD COUNTY CODE FOR A PROPERTY LESS THAN 40,000 SQ. FT. IN AREA.
 - NO TREE CLEARING IS PROPOSED. EXISTING TREELINE WILL REMAIN.
 - PAVEMENT, CLEARING, OR GRADING IS NOT ALLOWED WITHIN THE 50' STREAM BUFFER OR FLOODPLAIN PER SECTION 16.115(C)(2) AND SECTION 16.116(A)(2)(IV) OF THE SUBDIVISION REGULATIONS.
 - THE PROPERTY IS SERVED BY A SEWAGE HOLDING TANK AND IS LIMITED TO AN EXISTING USE OF A FOOD FACILITY WITH 20 PATRON SEATS AT A WASTEWATER FLOW OF 1000 GALLONS PER DAY. NO EXPANSION OF THE FACILITY IS POSSIBLE.
 - EXISTING SEPTIC HOLDING TANKS 1 & 2 SHALL BE REPLACED WITH NEW TANKS WITH TRAFFIC BEARING COVERS. EXISTING TANKS 3 & 4 HAVE TRAFFIC-BEARING COVERS, AND SHALL BE TESTED FOR WATER-TIGHTNESS.
 - AT THE BUILDING PERMIT STAGE, A FLOOR PLAN SHALL BE SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW. THE FLOOR PLANS SHALL SHOW THE SECOND FLOOR AS UNINHABITABLE SPACE.
 - A SEPTIC SYSTEM PERMIT SHALL BE SUBMITTED FOR REPLACING SEPTIC HOLDING TANKS AND BEFORE INSTALLING PAVEMENT OVER THE EXISTING TANKS.
 - THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
 - ALONG WITH A BUILDING PERMIT, AN 'EXEMPT' GRADING PERMIT WILL BE APPLIED FOR GRADING LESS THAN 5,000 SQUARE FEET. FINANCIAL SURETY WILL BE POSTED WITH THE GRADING PERMIT APPLICATION IN THE AMOUNT OF \$2,010 FOR REQUIRED 4 SHADE TREES, 4 EVERGREEN TREES, AND 7 SHRUBS.
 - PRIOR TO HEALTH DEPARTMENT APPROVAL OF A BUILDING PERMIT, THE EXTERIOR STAIRWAY TO THE SECOND FLOOR MUST BE REMOVED AND THE PLUMBING TO THE SECOND FLOOR MUST BE REMOVED.
 - ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS AND SHALL BE IN COMPLIANCE WITH THE LIGHT TRESPASS LIMIT OF 0.1 FOOT CANDLES ONTO THE ADJOINING RESIDENTIAL PROPERTIES IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS.



PURPOSE STATEMENT **A**
 THE PURPOSE OF THIS REDLINE IS TO EXPAND EXISTING PARKING LOT.

PURPOSE STATEMENT **B**
 THE PURPOSE OF THIS REDLINE IS TO SHOW NEW SITE LIGHTING, NEW STAIRS, AND MEP EQUIPMENT FOR THE BUILDING.

APPROVED: FOR PRIVATE WATER AND SEWER
 HOWARD COUNTY HEALTH DEPARTMENT

[Signature] **Maureen Roszman** 2/5/2015
 COUNTY HEALTH OFFICER DATE

APPROVED: DEPARTMENT OF PLANNING & ZONING

[Signature] 2-19-15
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2-24-15
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 2/25/15
 DIRECTOR DATE

PROFESSIONAL CERTIFICATION: REVISION #3
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 27742, EXPIRATION DATE JULY 18, 2016.

ENGINEER: REVISION #3
 BALTIMORE LAND DESIGN GROUP, INC.
 230 SCHILLING CIRCLE, SUITE 304
 HUNT VALLEY, MD 21031
 PHONE: (410) 229-9251
 EMAIL: bldg@bldginc.com

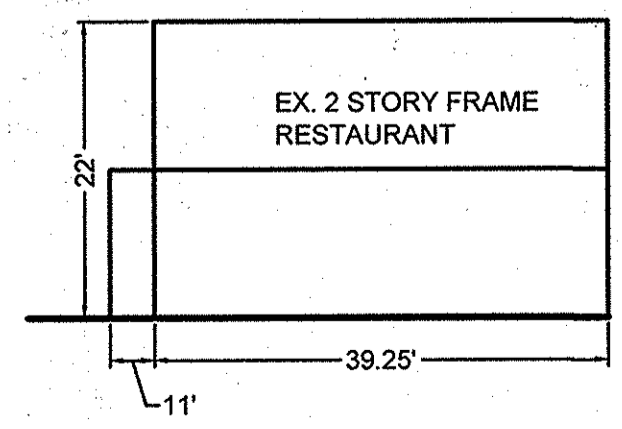
REVISIONS		
Additional Parking & Septic Capacity	JOHN SCHNEIDER	4/23/2007
PARKING LOT EXPANSION	MOBIUS	12/29/14
SITE LIGHTING, BUILDING STAIRS, & MEP EQUIPMENT	BLDG, INC.	6/4/15

ENGINEER: JOHN L. SCHNEIDER P.E.
 100 N. ROLLING ROAD
 BALTIMORE, MD 21228
 PHONE: 410-744-1945

OWNER/DEVELOPER: Victor Ko
 3709 Bold Ruler Ct
 Glenelg, MD 21737
 (410) 707-9288

- EX. STREAM
- 50' STREAM BUFFER
- 100-YR FLOODPLAIN
- 100-YEAR FLOODPLAIN, DRAINAGE AND UTILITY EASEMENT
- EXISTING TREELINE
- SOIL LINE
- LOD
- LIMIT OF DISTURBANCE
- EX. TREES
- RM

SOIL TABLE			
SYMBOL	NAME/DESCRIPTION	HYDRIC	TYPE
BaA	Baile silt loam, 0 to 3 percent slopes	YES	D
GgC	Glenelg loam, 8 to 15 percent slopes	NO	B



SCHEMATIC RIGHT SIDE ELEVATION
 NO SCALE

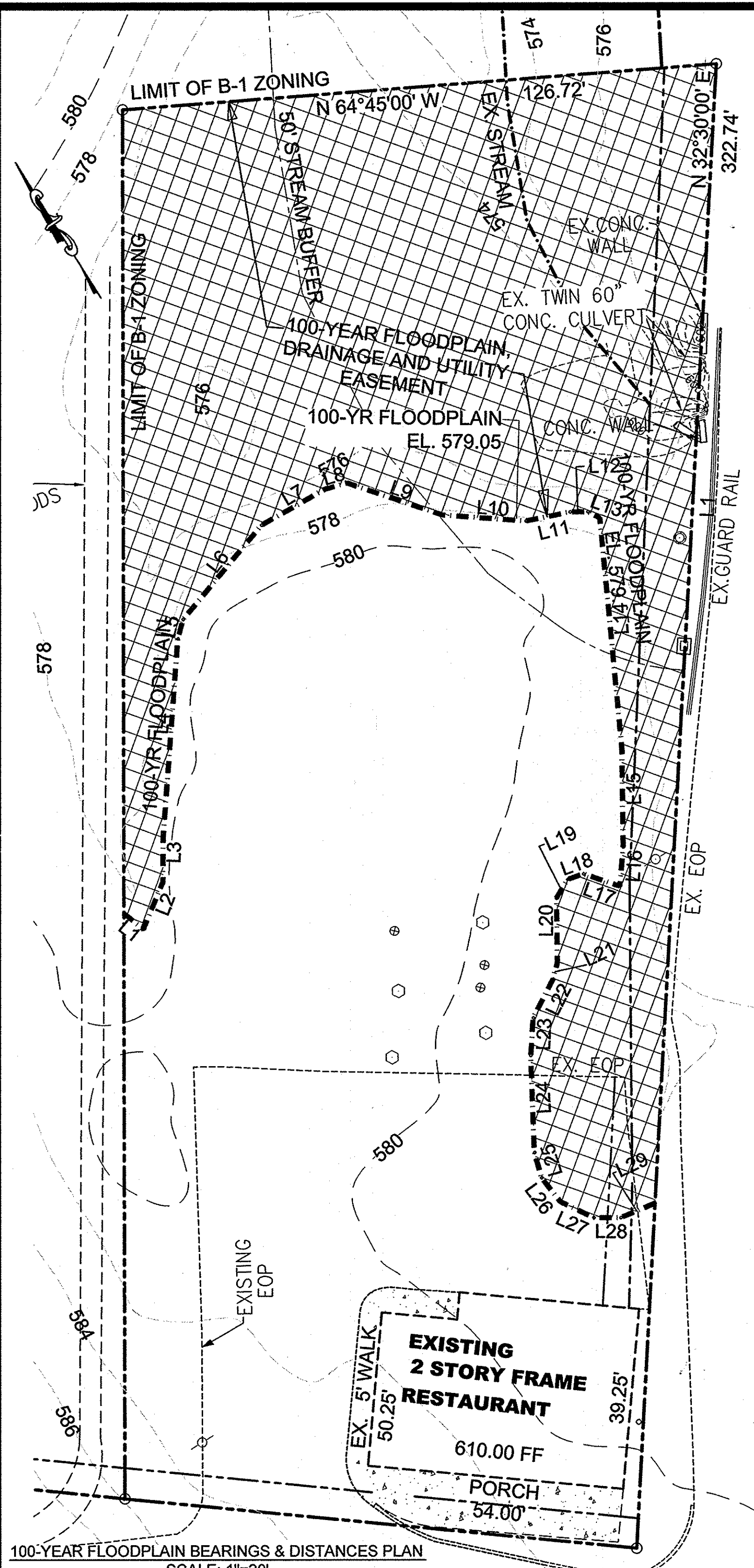
PLAN
 SCALE 1"=30'

MOBIUS TECHNOLOGIES, INC.
 6755 BUSINESS PARKWAY
 SUITE 205
 ELK RIDGE, MD 21075
 PH: (410) 988-2061; Fax: (855) 434-6888

KO PROPERTY
 RESTAURANT
 14600 FREDERICK ROAD
 RECORDED IN LIBER 8453, FOLIO 344
 ZONING B-1 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP - 8 GRID - 23 PARCEL - 117

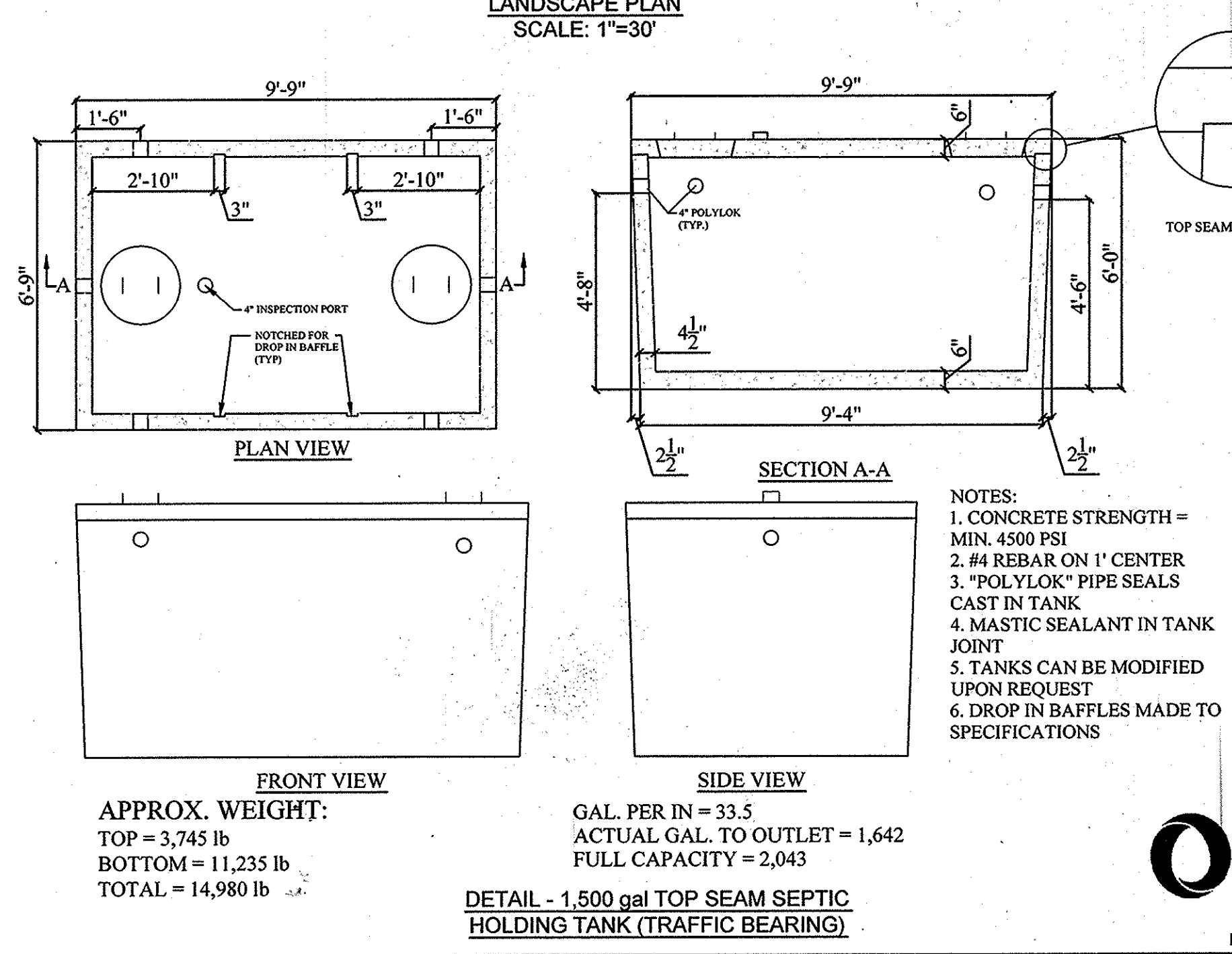
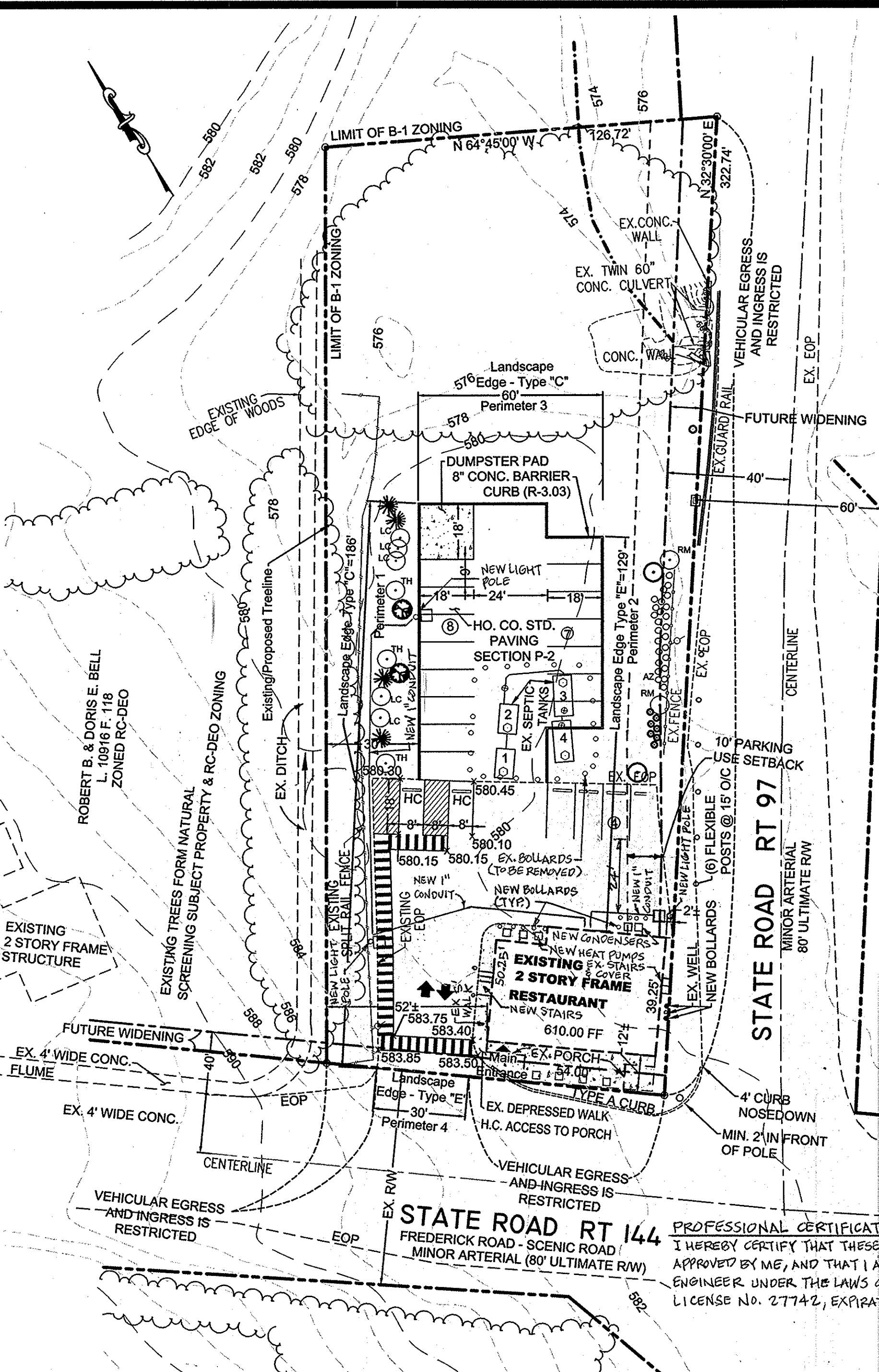
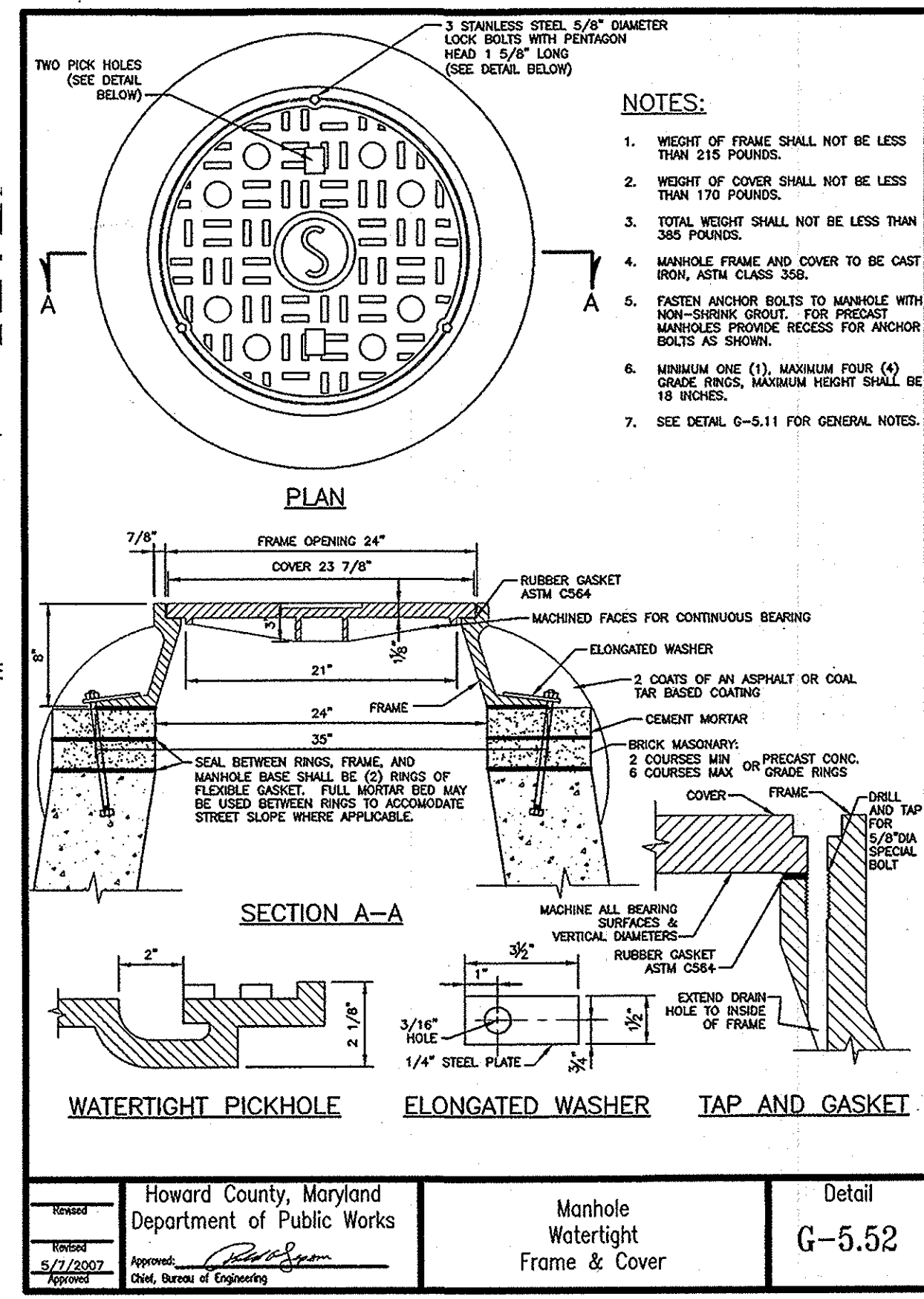
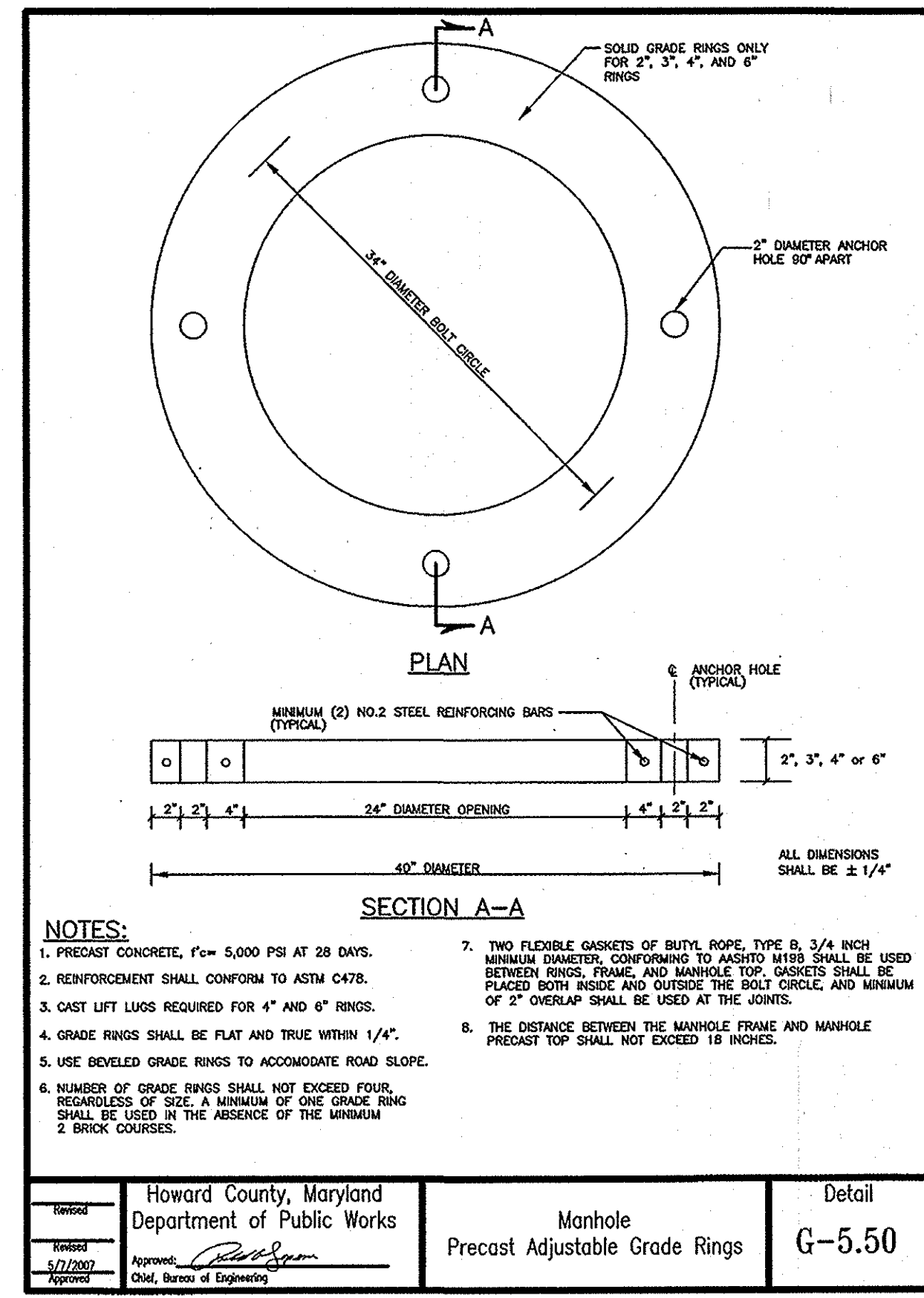
DATE: MAR. 11, 1977 DRAWN BY: JLS APPROVED BY:
 SCALE: 1"=30' REVISED: SHEET: 1 of 3

REVISED SITE DEVELOPMENT PLAN
 SDP-77-67



LINE	BEARING	DISTANCE	ELEVATION
L1	S 21°26'35" E	5.43'	579.05'
L2	N 51°55'42" E	10.98'	579.05'
L3	N 29°54'17" E	10.06'	579.05'
L4	N 33°38'27" E	42.49'	579.05'
L5	N 44°16'44" E	4.33'	579.05'
L6	N 69°38'02" E	28.42'	579.05'
L7	N 89°35'09" E	15.69'	579.05'
L8	S 76°31'26" E	4.94'	579.05'
L9	S 41°49'45" E	21.63'	579.05'
L10	S 56°19'06" E	17.91'	579.05'
L11	S 72°19'37" E	9.68'	579.05'
L12	S 61°18'18" E	3.77'	579.05'
L13	S 32°53'18" E	2.92'	579.05'
L14	S 23°59'41" W	49.79'	579.05'
L15	S 28°59'37" W	21.44'	579.05'
L16	S 34°27'09" W	8.51'	579.05'
L17	N 41°32'44" W	8.23'	579.05'
L18	N 80°12'15" W	3.58'	579.05'
L19	S 60°02'00" W	4.74'	579.05'
L20	S 28°34'30" W	13.93'	579.05'
L21	S 44°30'15" W	3.65'	579.05'
L22	S 56°14'24" W	9.39'	579.05'
L23	S 83°08'37" W	8.15'	579.05'
L24	S 27°20'39" W	20.97'	579.05'
L25	S 13°32'45" W	5.65'	579.05'
L26	S 08°24'54" E	6.53'	579.05'
L27	S 34°52'22" E	7.94'	579.05'
L28	S 60°29'37" E	5.80'	579.05'
L29	S 83°30'41" E	7.94'	579.05'

OWNER/DEVELOPER
Victor Ko
3709 Bold Ruler Ct
Glenelg, MD 21737
(410) 707-9288



SCHEDULE B

PARKING LOT INTERNAL LANDSCAPING	
Total No. of Ex. Parking Spaces	14
Total No. of New Parking Spaces	7
Total No. of Parking Spaces	21
Number of Trees Required (1:20)	1
Number of Trees Provided	1

PARKING LOT INTERNAL LANDSCAPING
EXISTING PARKING LOT = 6,100 SQ. FT.
ADDITION TO PARKING LOT = 4,965 SQ. FT.
TOTAL ADDITION = 81% (±50%)
THEREFORE, PROVIDE LANDSCAPING FOR ENTIRE PARKING LOT.

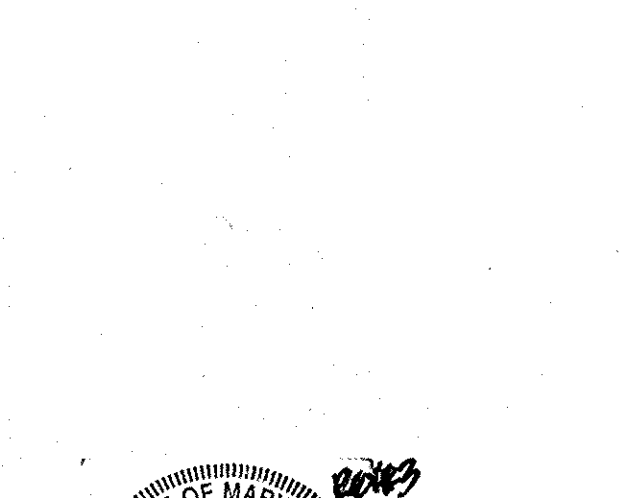
LANDSCAPE EDGES ADJACENT TO ROADWAYS

Land Use	Orientation of Use to Roadway	Landscape Edge Type
Parking	N/A	E

LANDSCAPE EDGES ADJACENT TO PERIMETER PROPERTIES

Land Use	Adjacent Land Use	Landscape Edge Type
Parking	Residential	C

LANDSCAPE NOTES
1. Credit is being taken for 3 shade trees, and 5 evergreen trees along Perimeter 1, and for 2 shade trees and 25 shrubs along Perimeter 2. Should any required tree or shrub die, then they must be replaced as soon as possible with a similar type and size plant.
2. 100% Credit is being taken for existing vegetation along Perimeter 3.
3. Perimeter 4 is not suitable for planting because of current site conditions. No parking is proposed along Perimeter 4, only access to the site.



ENGINEER: REVISION #3
BALTIMORE LAND DESIGN GROUP, INC.
230 SCHILLING CIRCLE, SUITE 364
HUNT VALLEY, MD 21031
PHONE: (410) 229-9851
EMAIL: bldg@bldginc.com

NOTE:
1. ALL SEPTIC HOLDING TANKS (EXISTING AND REPLACEMENT) SHALL BE TESTED FOR WATER-TIGHTNESS PRIOR TO SEPTIC PERMIT APPROVAL.
2. THE SEPTIC TANK SHALL BE RATED AS TRAFFIC-BEARING.

CONCRETE STRENGTH = MIN. 4500 PSI
2. #4 REBAR ON 1' CENTER
3. "POLYLOK" PIPE SEALS CAST IN TANK
4. MASTIC SEALANT IN TANK JOINT
5. TANKS CAN BE MODIFIED UPON REQUEST
6. DROP IN BAFFLES MADE TO SPECIFICATIONS

MOBIUS TECHNOLOGIES, INC.
6755 BUSINESS PARKWAY
SUITE 209
ELK RIDGE, MD 21075
Ph: (410) 988-2061; Fax: (855) 434-6688

DEVELOPER'S/OWNER'S LANDSCAPE CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.
DEVELOPER'S / OWNER'S NAME (VICTOR KO)

SCHEDULE A

PERIMETER LANDSCAPE EDGE				
Perimeter	1	2	3	4
Category	Adjacent to Perimeter Properties	Adjacent to Roadway	Adjacent to Perimeter Properties	Adjacent to Roadway
Landscape Type	C	E	C	E
Linear Feet of Roadway Frontage/Perimeter	186'	129'	60'	30'
Credit for Existing Vegetation (Yes, No, Linear Feet)	3 Honey Locusts 5 Leyland Cypress	2 Red Maples 25 Azaleas	Yes, 60 Linear Feet	No
Credit for Wall, Fence, or Berm (Yes, No, Linear Feet)	No	No	No	No
No. of Plants Required	5 Shade trees 9 Evergreen trees	3 Shade trees 32 shrubs	2 Shade trees 3 Evergreen trees	1 Shade trees 8 shrubs
No. of Plants Provided	2 Shade trees 4 Evergreen trees	1 Shade tree 7 shrubs	0 Shade trees 0 Evergreen trees	0 Shade tree 0 shrubs
Other Trees (2:1 substitution) Shrubs (10:1 substitution)				

LEGEND - EXISTING VEGETATION

RM	RED MAPLE (Acer rubrum)	6' HT	SHADE TREE
TH	THORNLESS HONEYLOCUST (Gleditsia triacanthos inermis)	6' HT	SHADE TREE
LC	LEYLAND CYPRESS (Cupressocyparis leylandi)	5'-6' HT	EVERGREEN TREE
AZ	AZALEAS (Azalea spp.)	3 GAL.	SHRUB

LEGEND - PROPOSED VEGETATION

2 nos.	RED MAPLE (Acer rubrum)	6' HT	SHADE TREE
2 nos.	THORNLESS HONEYLOCUST (Gleditsia triacanthos inermis)	6' HT	SHADE TREE
4 nos.	LEYLAND CYPRESS (Cupressocyparis leylandi)	5'-6' HT	EVERGREEN TREE
7 nos.	AZALEAS (Azalea spp.)	3 GAL.	SHRUB

APPROVED: FOR PRIVATE WATER AND SEWER
HOWARD COUNTY HEALTH DEPARTMENT
[Signature] 2/27/15
COUNTY HEALTH OFFICER DATE

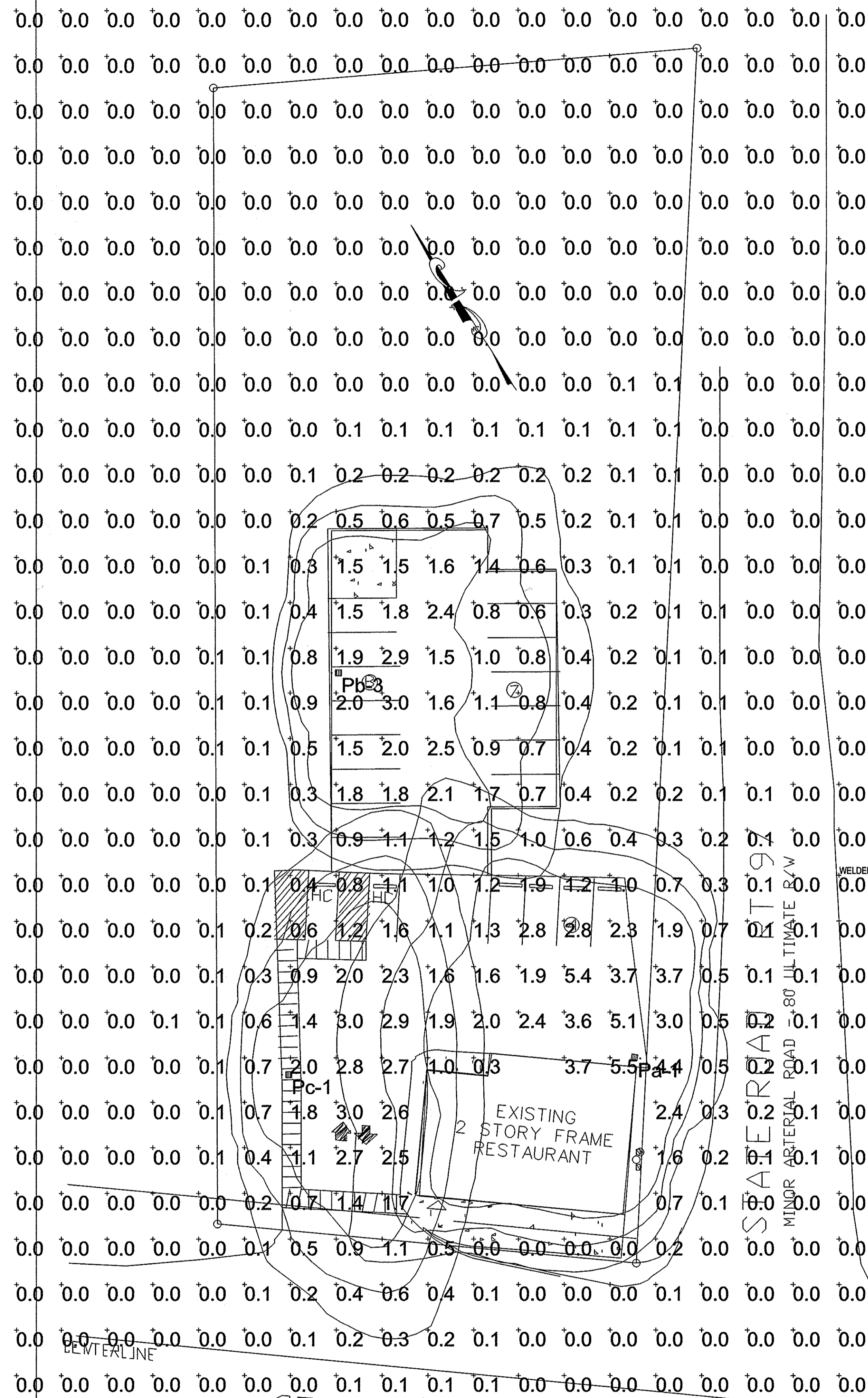
APPROVED: DEPARTMENT OF PLANNING & ZONING
[Signature] 2-19-15
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 2-24-15
KEF, DIVISION OF LAND DEVELOPMENT DATE

[Signature] 4/25/15
DIRECTOR DATE

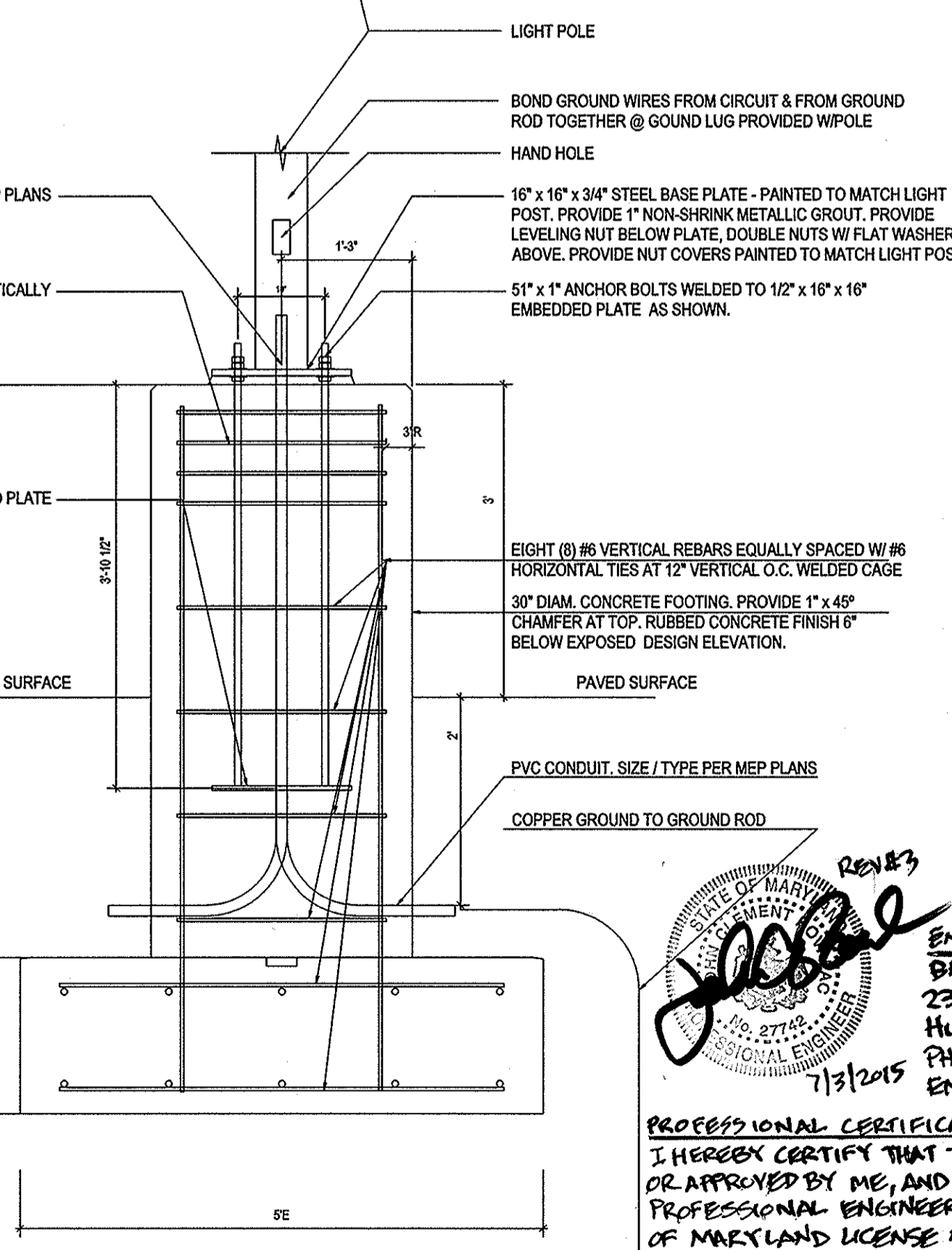
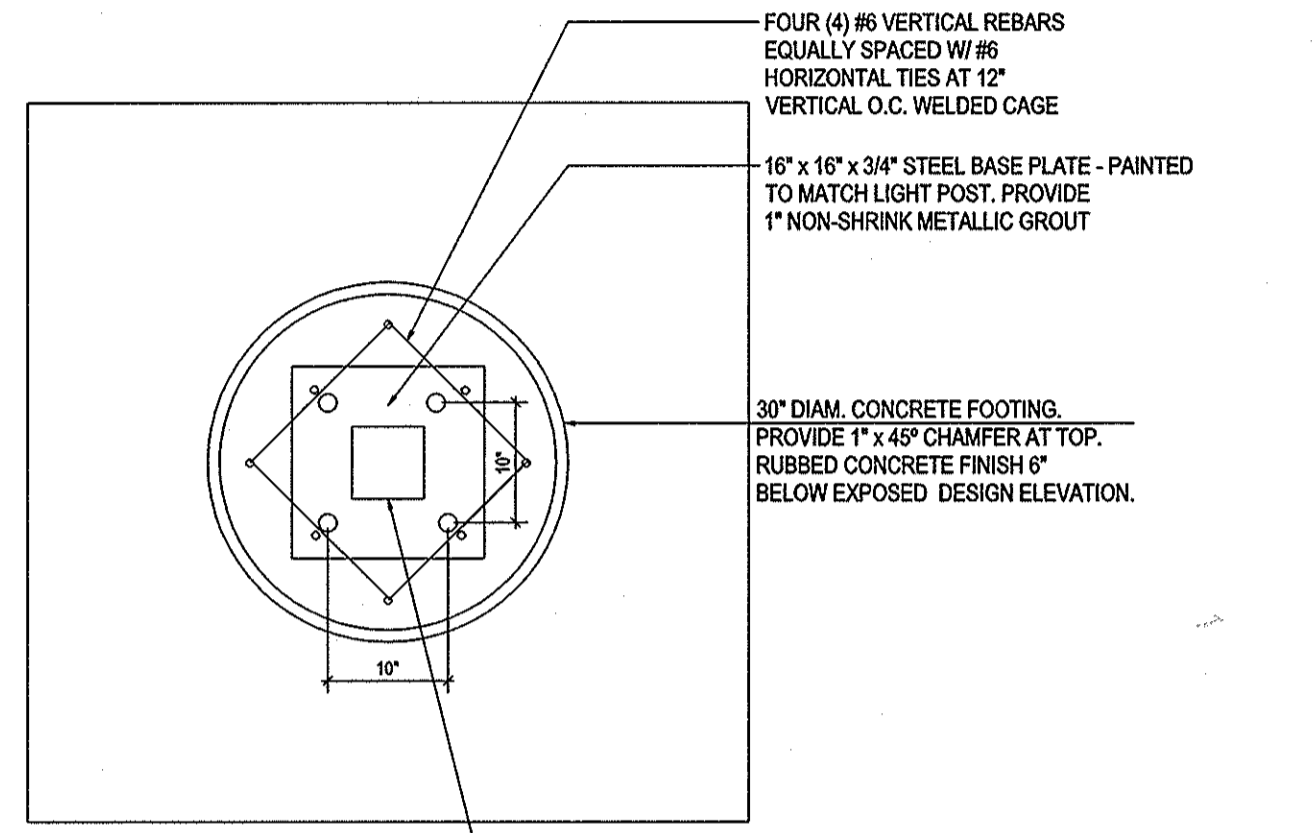
FLOODPLAIN & LANDSCAPE PLAN
KO PROPERTY
RESTAURANT
14600 FREDERICK ROAD
RECORDED IN LIBER 8453, FOLIO 344
ZONING B-1 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP - 8 GRID - 23 PARCEL - 117

SCALE: AS SHOWN DATE: 12/29/2014 SHEET: 2 OF 3



STATE ROAD RT 144
 FREDERICK ROAD - SCENIC ROAD
 MINOR ARTERIAL ROAD - 80 ULTIMATE R/W

A Typical Light Post Footing Plan
 Scale: 3/4" = 1'-0"



B Typical Light Post Footing Section
 Scale: 3/4" = 1'-0"

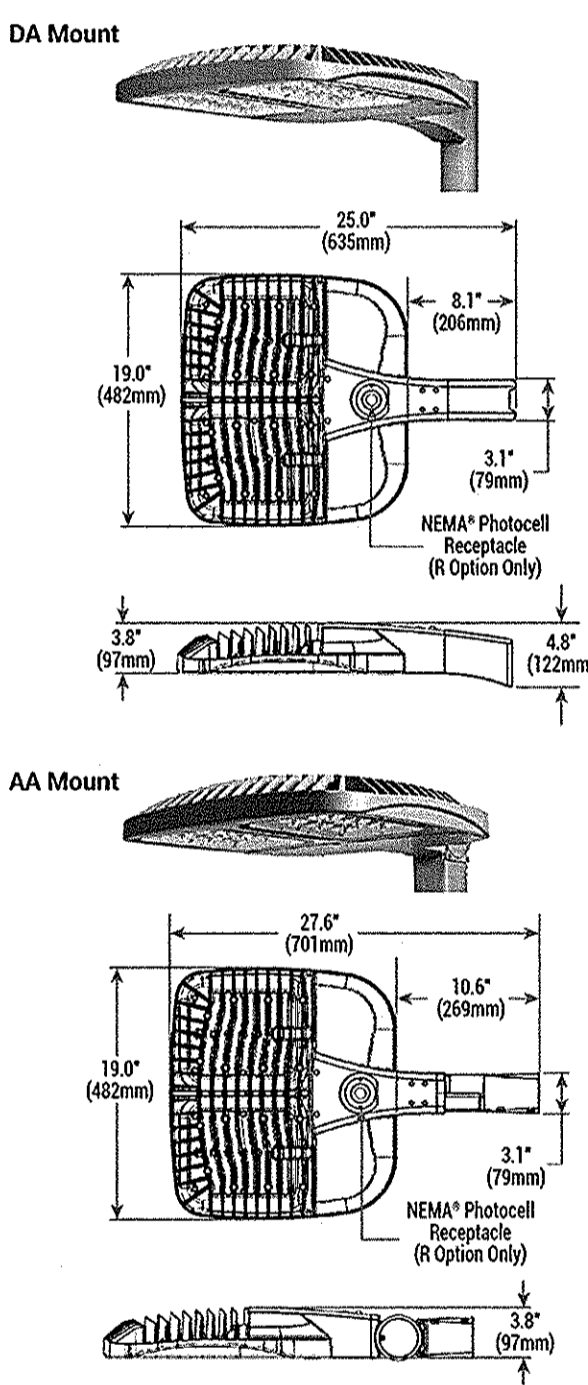
SECTION & PLAN OF TYPICAL LIGHT POST
 5 APRIL, 2015

- NOTES:**
1. ALL BOLTS, NUTS, WASHERS SHALL BE GALVANIZED
 2. PROVIDE 3" EMBEDMENT COVER FOR ALL REBAR & TIES
 3. COORDINATE CONCRETE FOOTING, PAVING, CURBING WITH ELECTRICAL INSTALLATION AS REQUIRED FOR LIGHT POST PROVIDED BY OTHERS.
 4. CONCRETE MIX FOR LIGHT POST FOOTING SHALL BE 5000 PSI.
 5. PROVIDE #6 BARE COPPER GROUNDING WIRE W/ CADWELD CONNECTION TO 3/4" x 10'-0" COPPER CLAD STEEL GROUNDING ROD

Luminaire Schedule							
Symbol	Label	Quantity	Catalog Number	Description	Lamp	Lumens Per Lamp	Wattage
□	Pa	1	OSQ-A-XX-4ME-S-40K-UL w/OSQ-BLSLF	Single Cree OSQ Series LED Area Unit w/Type 4 Distribution (23ft. Mounting Height) Back Light Shield	223w of LED	18154.68	223
□	Pb	1	OSQ-A-XX-4ME-A-40K-UL w/OSQ-BLSLF	Single Cree OSQ Series LED Area Unit w/Type 4 Distribution (23ft. Mounting Height) Back Light Shield	112w of LED	9124.298	112
□	Pc	1	OSQ-A-XX-3ME-A-40K-UL w/OSQ-BLSLF	Single Cree OSQ Series LED Area Unit w/Type 3 Distribution (23ft. Mounting Height) Back Light Shield	112w of LED	9235.298	112

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Property Light Levels	+	0.4 fc	5.5 fc	0.0 fc	N/A	N/A	0.1:1



APPROVED: FOR PRIVATE WATER AND SEWER
 HOWARD COUNTY HEALTH DEPARTMENT
William for Mouna Rossman
 County Health Officer Date: 7/27/2015

APPROVED: DEPARTMENT OF PLANNING AND ZONING
John Chubb
 Chief, Development Engineering Division Date: 7-9-15
W. J. Schuchman
 Chief, Division of Land Development Date: 7-30-15
William J. Schuchman
 Director Date: 8-4-15

REVISION #3
ENGINEER: REVISION #3
 BALTIMORE LAND DESIGN GROUP, INC.
 230 SCULLING CIRCLE, SUITE 304
 HUNT VALLEY, MD 21031
 PHONE: (410) 224-9851
 EMAIL: bldg@bldginc.com
 7/31/2015

PROFESSIONAL CERTIFICATION: REVISION #3
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21742 EXPIRATION DATE JULY 18, 2016.

ALL EXTERIOR LIGHT FIXTURES SHALL BE ORIENTED TO DIRECT LIGHT INWARDS AND DOWNWARDS ON-SITE AWAY FROM ALL ADJOINING RESIDENTIAL PROPERTIES AND PUBLIC ROADS AND SHALL BE IN COMPLIANCE WITH THE LIGHT TRESPASS LIMIT OF 0.1 FOOT CANDLES ONTO THE ADJOINING RESIDENTIAL PROPERTIES IN ACCORDANCE WITH SECTION 134.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
 THIS LIGHTING PLAN WAS PREPARED BY OTHERS. BLDG, INC. TO BE HELD HARMLESS IF FAILURES OR DISCREPANCIES ARE ENCOUNTERED.
REVISED SITE DEVELOPMENT PLAN
 SDP #77-67

EXTERIOR LIGHTING PLAN AND DETAILS

KD PROPERTY RESTAURANT
 14600 FREDERICK ROAD
 RECORDED IN LIBER 8453, FOLIO 344
 ZONING B-1 4th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 TAX MAP - 8 GRID - 23 PARCEL - 117

SCALE: AS SHOWN DATE: 07/03/2015 SHEET: 3 OF 3

DUNKIN BRANDS™

GREATER POTOMAC ASSOCIATES
 15916 Luanne Drive
 Gaithersburg, MD 20877
 Phone: (301) 840-1616 Fax: (301) 840-2812

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY AN ARCHITECT DULY LICENSED IN THE STATE OF MARYLAND. EXPIRATION DATE 6/19/2016

DUNKIN DONUTS COOKSVILLE
 RTES. 97 & 144
 COOKSVILLE, MD. 21723
 HOWARD COUNTY, MARYLAND
 PC# 352939

DATE: MARCH 3, 2015
 SCALE: AS SHOWN
 REVISIONS:
 JOB NO. 136P1217

OWNER/DEVELOPER
 Victor Ko
 3709 Bold Ruler Ct
 Glenelg, MD 21737
 (410) 707-9288