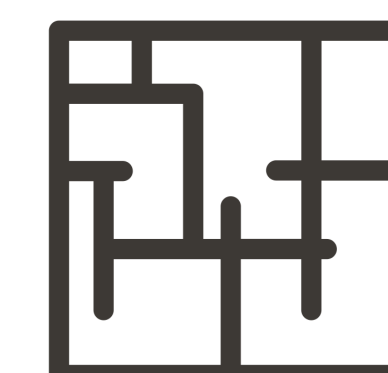


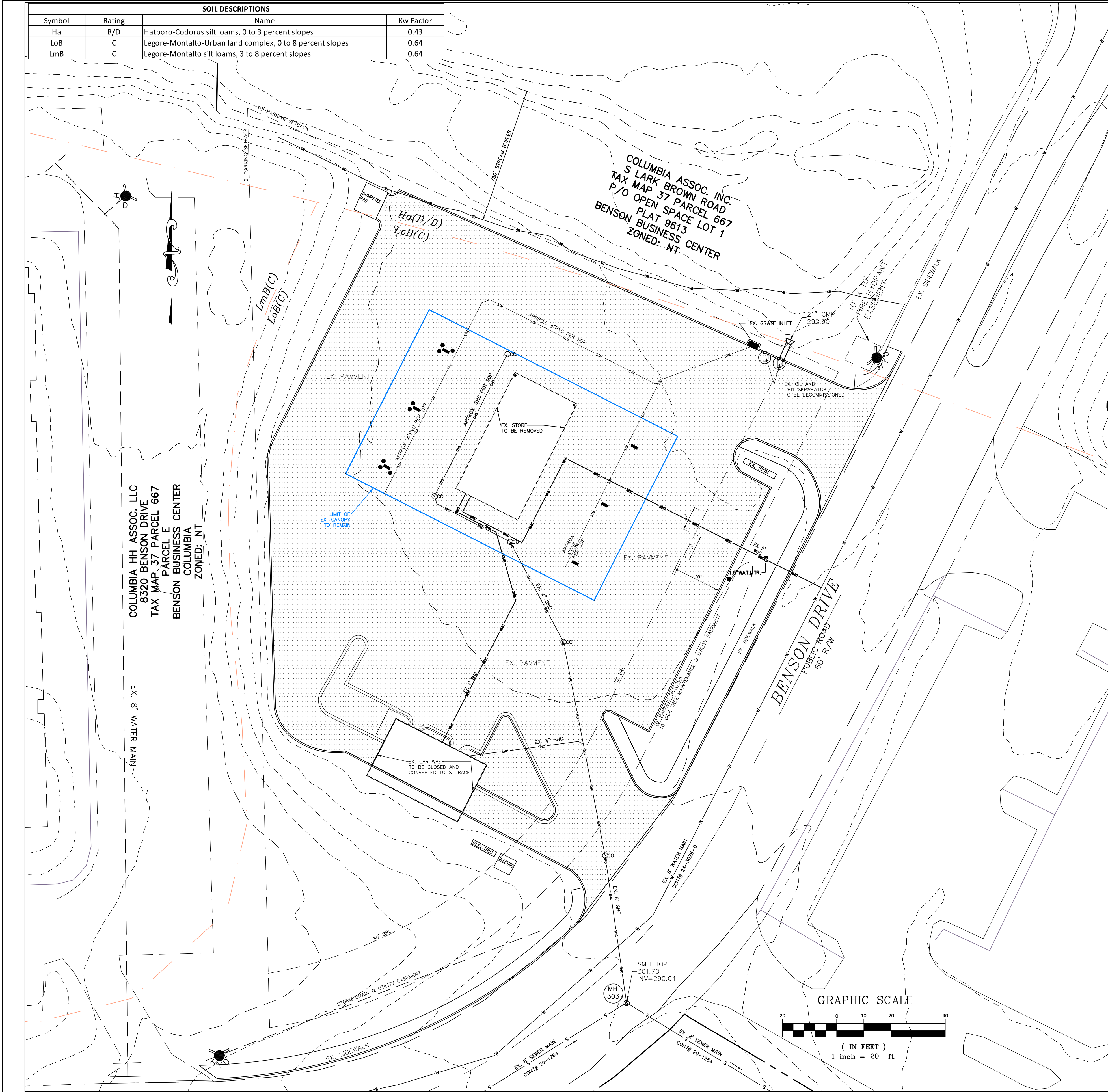
8300 BENSON DRIVE
PLANNING BOARD PRESENTATION



MBA
ENGINEERS PLANNERS SURVEYORS

EXISTNG CONDITIONS





APPROVED FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS	
COUNTY HEALTH OFFICER	DATE
HOWARD COUNTY HEALTH DEPARTMENT	
APPROVED: DEPARTMENT OF PLANNING AND ZONING	
CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE

REDLINE 06 NOTES:

- THE PURPOSE OF THIS REDLINE IS TO CHANGE THE USE FROM A GAS STATION TO A RETAIL BUILDING CONTAINING TWO RESTAURANTS, TO REVISE THE PAVEMENT AND PARKING MARKINGS AND ADD A DRIVE THROUGH.
- THE LOD FOR REDLINE REVISION 6 ARE 4,700 SFT WHICH IS LESS THAN 5,000 SFT AND IS THEREFORE EXEMPT FROM PROVIDING STORMWATER MANAGEMENT. ANY FUTURE CUMULATIVE LOD EXCEEDING 5,000 SFT SHALL PROVIDE STORMWATER MANAGEMENT.
- AREA OF DISTURBANCE LESS THAN 5,000 SQ.FT. PROJECT IS EXEMPT FROM A SDP IN ACCORDANCE WITH SEC. 16.155(A)(1)(ii)
- FOREST CONSERVATION REQUIREMENTS IN ACCORDANCE WITH SEC. 16.1202(B)(Xiii) " AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY AN IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA" IS PROVIDED BY A PAYMENT OF FEE-IN-LIEU. THE AMOUNT OF OBLIGATION FOR THIS DEVELOPMENT HAS BEEN DETERMINED BY DEDUCTING THE IMPERVIOUS SURFACE AS

IDENTIFIED ON SDP-91-028 FROM TOTAL SITE AREA AS SHOWN ON THE WORKSHEET ATTACHED.

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: _____

OWNER

WOODBINE BANK WI LLC
WOODBINE BANK WP LLC
8,000 MAIN STREET
ELLCOTT CITY, MD 21043
410-997-0296

LEGEND

- LIMIT OF DISTURBANCE
- STREAM BANK BUFFER
- EX. FH
- EX. PUBLIC WATER EASEMENT
- EX. SEWER MANHOLE
- EX. CLEANOUT
- EX. WATER METER
- EX. STEEL COLUMNS VARIOUS SIZES
- EX. STEEL BOLLARDS
- EX. PAVEMENT

	area	parking req. PER 1000 SQ.FT.	Total per space
Building A			
COMMERCIAL (RESTAURANT) CARRY OUT	2,527	6	16
outdoor seating	350	6	3
TOTAL Parking required			19
total area	2,877		
TOTAL parking provided			19

PARKIGN REQUIRED IS BASED ON FDP-202-3054-A-1097

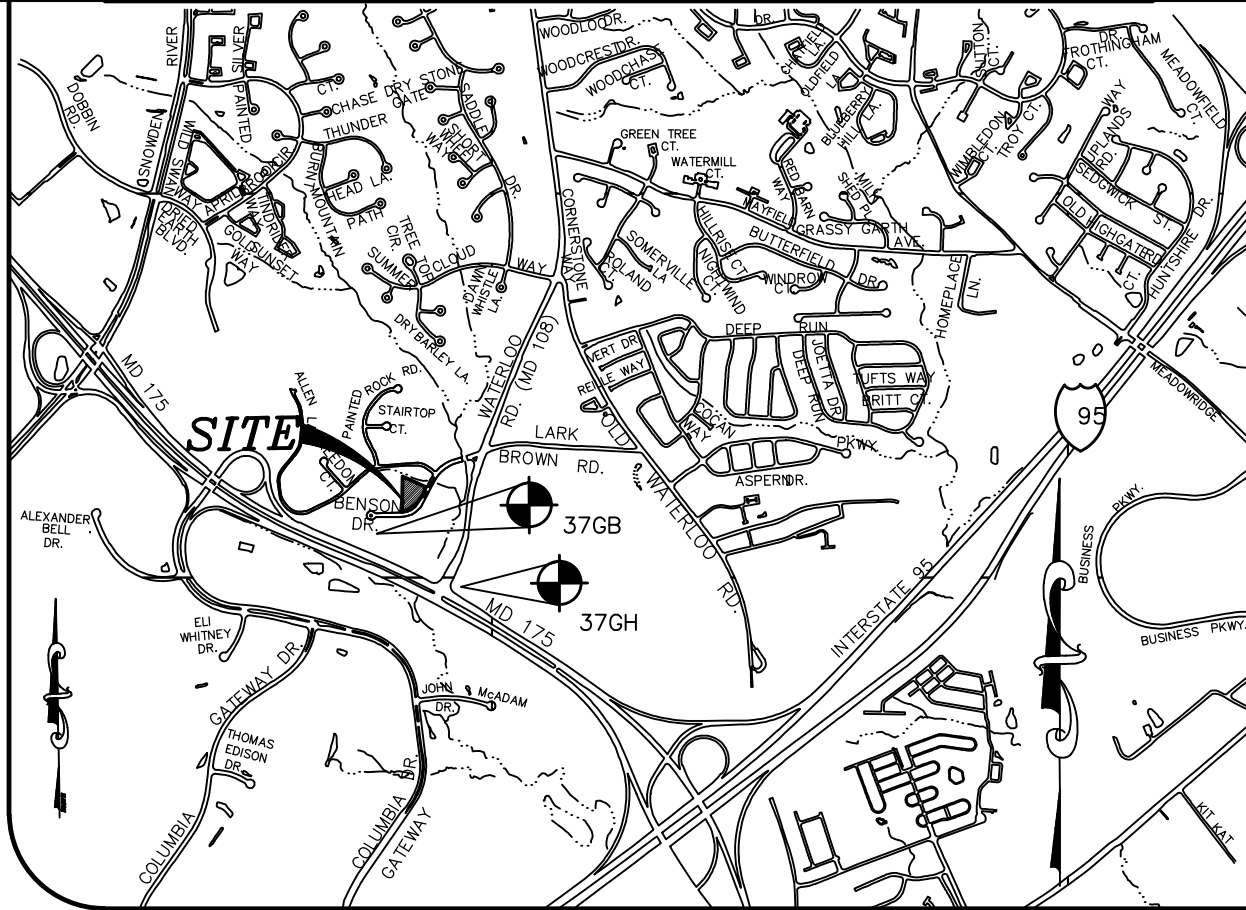
SITE ANALYSIS DATA:

AREA OF SITE: 1.252 AC±
AREA OF WETLANDS AND ITS BUFFERS: 0
AREA OF FLOODPLAIN: 0
AREA OF FOREST: 0
AREA OF STREAM BUFFER: 3,125 SQ.FT. (0.07 AC.±)
AREA OF SLOPES 15%-24.9%: 0
AREA OF SLOPES 25% OR GREATER: 0
NET BUILDABLE AREA: 1.252 AC±
AREA OF ERODABLE SOILS: 0
LIMIT OF DISTURBANCE AREA: 4,600 SQ.FT.
GREEN OPEN AREA (PERVIOUS): 0.52 AC.±
IMPERVIOUS AREA: 0.73 AC±
PROPOSED USE: RESTAURANTS - CARRYOUT
DPZ FILE NUMBERS: F-90-154, SDP-91-028, SDP-90-070

FOREST CONSERVATION WORKSHEET

Net Tract Area						
A.	Total (Gross) Tract Area					A = 1.3
B.	Area within 100-year Floodplain					B = 0.0
C.	Other Deductions (Identify: <u>EX. IMPERVIOUS</u>)					C = 0.7
D.	Net Tract Area					D = 0.5
Land Use Category						
Insert the number "1" under the appropriate land use (limit to only one entry)						
	Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./ Linear	Retail/Ind./ Office	Mixed Use/ PUD
	0	0	0	0	0	1
E.	Afforestation Threshold (Net Tract Area x 15%)					E = 0.1
F.	Reforestation Threshold (Net Tract Area x 20%)					F = 0.1
Existing Forest Cover						
G.	Existing Forest Cover within the Net Tract Area					G = 0.0
H.	Area of Forest above Afforestation Threshold					H = 0.0
I.	Area of Forest above Reforestation Threshold					I = 0.0
Break Even Point						
J.	Break Even Point					J = 0.0
K.	Forest Clearing Permitted without Mitigation					K = 0.0
Proposed Forest Clearing						
L.	Total Area of Forest to be Cleared					L = 0.0
M.	Total Area of Forest to be Retained					M = 0.0
Planting Requirements Inside Watershed						
N.	Reforestation for Clearing above the Reforestation Threshold					N = 0.0
P.	Reforestation for Clearing below the Reforestation Threshold					P = 0.0
Q.	Credit for Retention above the Reforestation Threshold					Q = 0.0
R.	Total Reforestation Required					R = 0.0
S.	Total Afforestation Required					S = 0.1
T.	Total Reforestation and Afforestation Requirement					T = 0.1
U.	75% of Total Obligation (Retention + Planting)					U = 0.1
V.	Planting Required Onsite to meet 75% Obligation					V = 0.1
Planting Requirements Outside Watershed						
W.	Total Planting within Development Site Watershed					W = 0.0
X.	Total Afforestation Required					X = 0.1
Y.	Remaining Planting within Watershed for Reforestation Credit					Y = 0.0
Z.	Reforestation for Clearing above the Reforestation Threshold					Z = 0.0
AA.	Reforestation for Clearing below the Reforestation Threshold					AA = 0.0
BB.	Credit for Retention above the Reforestation Threshold					BB = 0.0
CC.	Total Reforestation Required					CC = 0.0
DD.	Total Afforestation and Reforestation Requirement					DD = 0.1

NOTE:
• ALL GAS STATION AND CAR WASH RELATED EXTERIOR SUPPORT ITEM I.E. AIR/WATER STATION, PUBLIC PHONE, VACUUM SYSTEM, EXTERIOR TRASH RECEPTACLES, ETC. ARE TO BE REMOVED



VICINITY MAP

SCALE: 1"=200'

ADC MAP: 34 GRID: B4, B5

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. USE CATEGORY "EMPLOYMENT CENTER - COMMERCIAL" WILL BE UTILIZED PER FDP-202-A
- HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM CARROLL COUNTY CONTROL STATIONS NO. 37GB & 37GH
- NO. 37GB N 553,452.821 E 1,368,503.169 EL. 325.209
- NO. 37GH N 552,861.799 E 1,369,532.680 EL. 283.769
- PARCEL BACKGROUND:
ADDRESS 8300 BENSON DRIVE, COLUMBIA, 21045
TAX MAP 37; GRID: 19; PARCEL 667
ELECTION DISTRICT: 6TH
DEED REFERENCE: 21765/ 00028
AREA: 1.252 ACRES ±
DPZ FILE NUMBERS: F-90-154, SDP-91-028, SDP-90-070
- TOPOGRAPHY SHOWN HERE IS GIS AND HAS BEEN FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN APRIL, 2023 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY. LANDSCAPE OBLIGATION FOR THIS PROJECT HAS BEEN SATISFIED UNDER THIS SDP SHEET 07. BONDING TO VERIFY TREE NUMBERS WILL BE DONE AT GRADING PERMIT. LANDSCAPE SURETY AMOUNT \$xxxxxxx
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATIONS IN ACCORDANCE WITH SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT WILL BE FULFILLED BY A PAYMENT OF FEE-IN-LIEU FOR 0.1 ACRES (4,356 SQ. FT.) OF AFFORESTATION IN THE AMOUNT OF \$5,445.00 WITH THE REDLINE FOR THIS PROJECT. THERE ARE NO PRIORITY FOREST AREA EXIST ON SITE AND NO PRIORITY FOREST IS BEING REMOVED.
- PARKING SETBACKS AND BRL SHOWN ARE BASED ON FDP-202-A
- THIS SHEET SHOWS THE ASSULT CONDITIONS OF THE SITE AS OF JULY 2023.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITIES OR AGENCIES AT LEAST 48 HOURS PRIOR TO EXCAVATION WORK BEING DONE.
MISS UTILITY 1-800-257-7777
VERIZON TELEPHONE COMPANY (410) 725-9976
HOWARD COUNTY BUREAU OF UTILITIES (410) 313-4900
AT&T CABLE LOCATION DIVISION (410) 393-3533
BALTIMORE GAS AND ELECTRIC (410) 685-0123
STATE HIGHWAY ADMINISTRATION (410) 531-5533
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410)313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS PREPARED BY THE TRAFFIC GROUP. STUDY APPROVED ON DECEMBER 2025
A. DATE OF REPORT: OCTOBER 22, 2025
B. DATE OF COUNT(S): INTERSECTIONS WERE COUNTED ON 05.21.2025.
C. REPORT SUBMITTED AS PART OF PLAN NUMBER: REDLINE 06 TO SDP-91-028
D. HOWARD COUNTY PUBLIC SCHOOLS WERE IN SESSION DURING ALL COUNT DATES.
E. STUDY INTERSECTIONS ARE ALL UNDER STATE JURISDICTION AND 2025 LOS FOR AM (PM) ARE:
MD 108 & MAYFIELD AVENUE - A (A)
MD 108 & Lark Brown Road - B (C)
MD 108 AT MD 175 - A (A)
- F. ALL INTERSECTIONS ARE PROJECTED TO MAINTAIN ACCEPTABLE LEVELS OF SERVICE AND MITIGATION IS NOT REQUIRED.

06	ADD SHEETS 8 & 9	11.18.2025
NO.	REVISION	DATE

EXISTING CONDITIONS & GENERAL NOTES

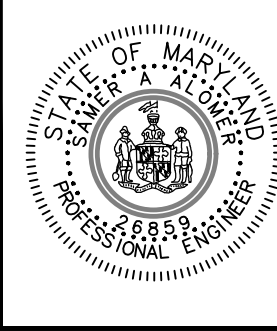
REVISED SITE DEVELOPMENT PLAN

BENSON BUSINESS CENTER PARCEL "C"

TAX MAP: 37 PARCEL: 667 BLOCK: 19 ZONING: NT
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND



MILDENBERG, BOENDER & ASSOC., INC.
8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
(410) 997-0296 | contact@mba-eng.com



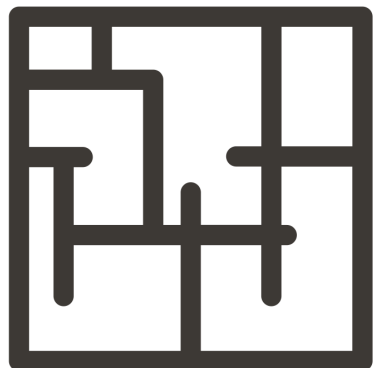
PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 26850
EXP. DATE 06/06/2027

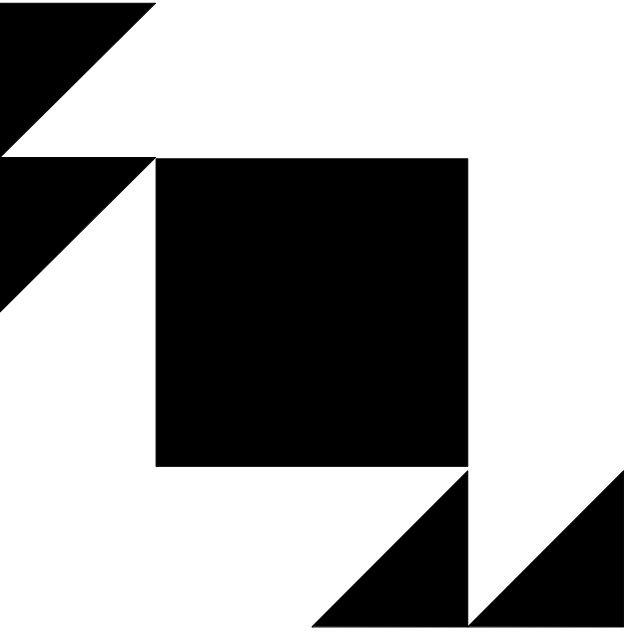
SAMER A. ALOMER, P.E.
DATE 12/31/2025

PROJECT	DATE
25-014	JUNE 2025
ILLUSTRATION	ENGINEERING
SCALE	APPROVAL
1" = 30'	SSA

PROPOSED DEVELOPMENT



MBA
ENGINEERS PLANNERS SURVEYORS



ALEXANDER DESIGN STUDIO

8212 Main Street | Ellicott City, Maryland 21043
P 410 465 8207
AlexanderDesignStudio.com

STRUCTURAL ENGINEER
Scarda and Associates, Inc.
2432 N Charles St.
Baltimore, MD 21218
(410) 366-9384

MECHANICAL ENGINEER
Thomas Foulkes
1400 Mason Street
Baltimore, MD 21210

CIVIL ENGINEER
Mildenberg, Boender & Assoc., Inc.
8318 Forrest Street - Suite 300
Ellicott City, MD 21043
410-997-0296

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written permission of the Architect.

BENSON DRIVE SHELL BUILDING

Land, Design and Development
8300 Benson Drive
Columbia, MD

Professional Certification:
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 XXX, expiration date XXXXXXXX.

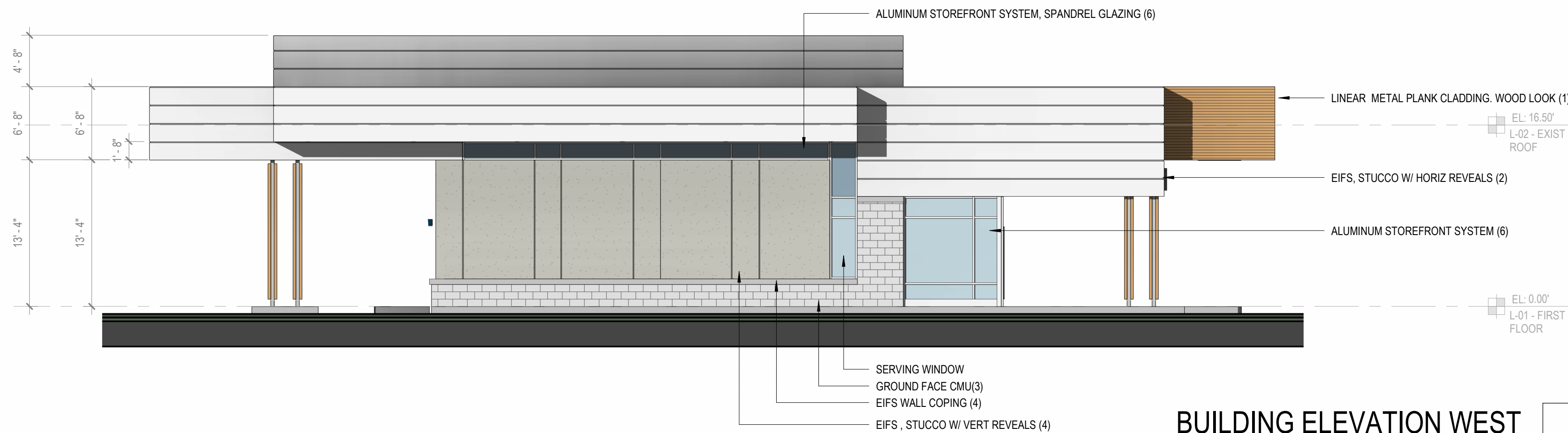
No.	Description	Date
-----	-------------	------

Job Number #1234.00

SCHEMATIC DESIGN
08 AUGUST, 2025

EXTERIOR VIEWS

A.301



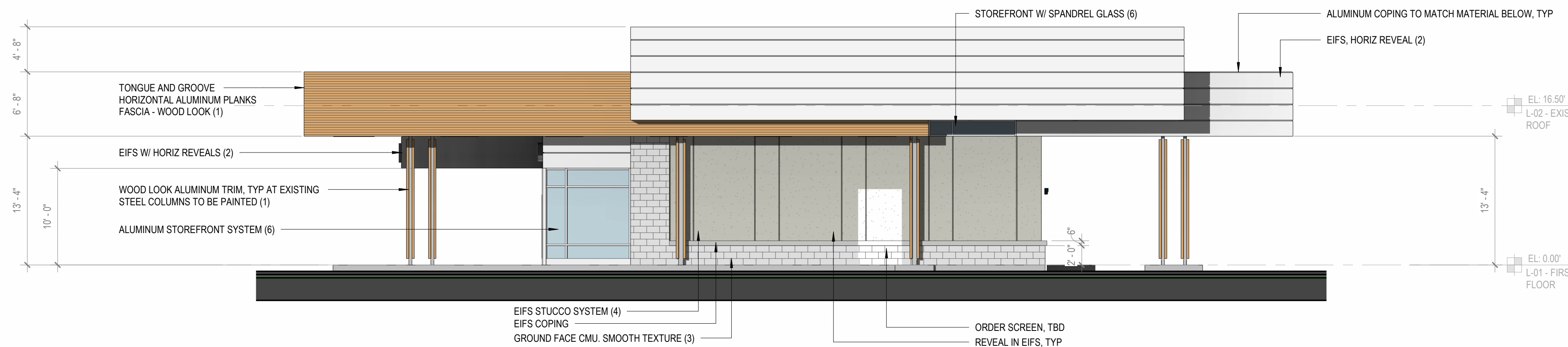
BUILDING ELEVATION WEST

E
1/8" = 1'-0"
A.300



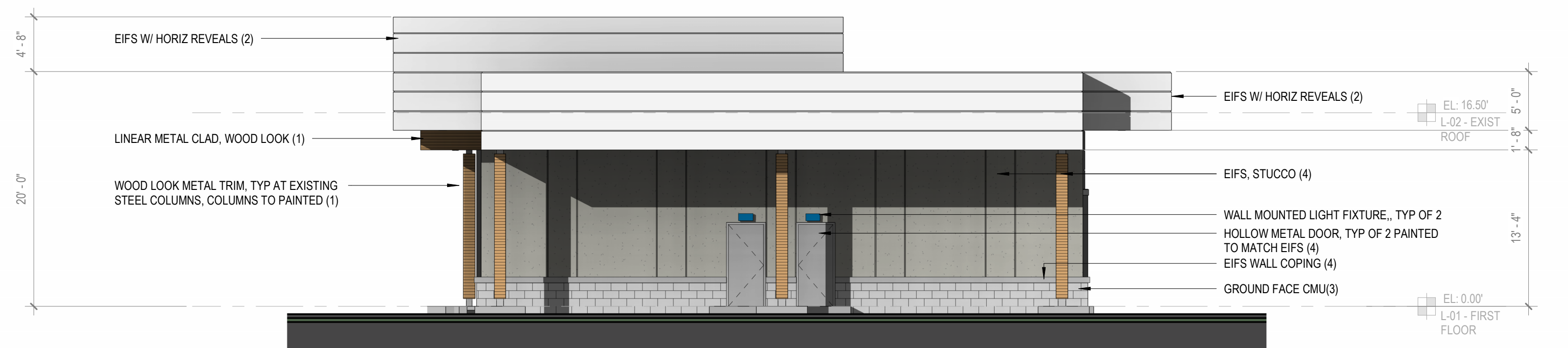
BUILDING ELEVATION SOUTH

D
1/8" = 1'-0"
A.300



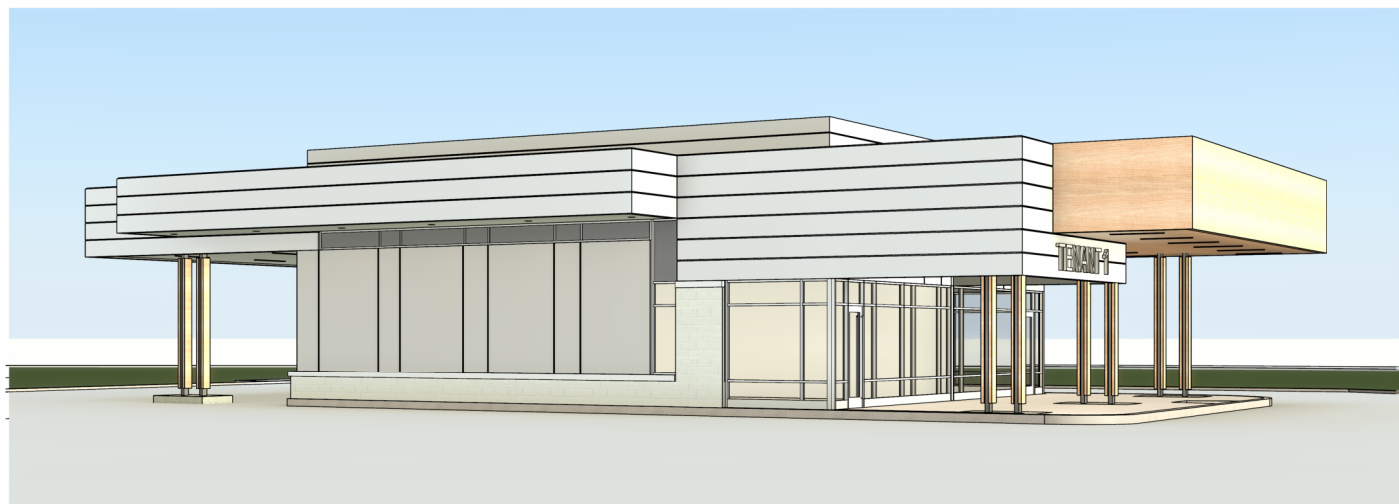
BUILDING ELEVATION EAST

B
1/8" = 1'-0"
A.300



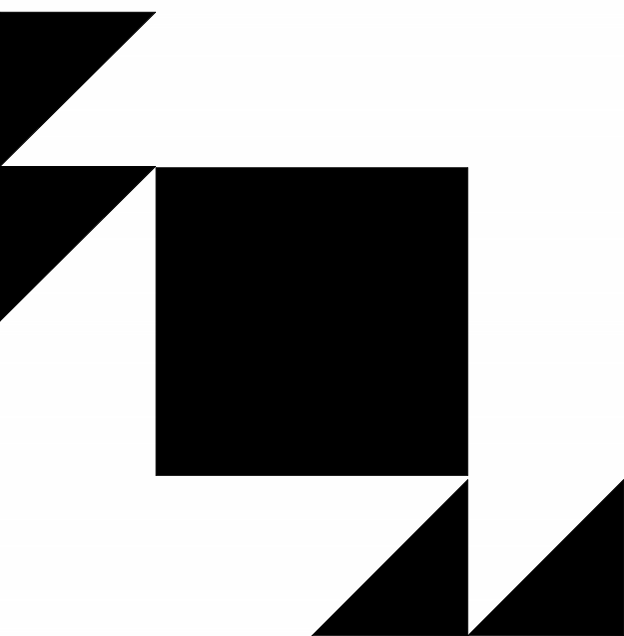
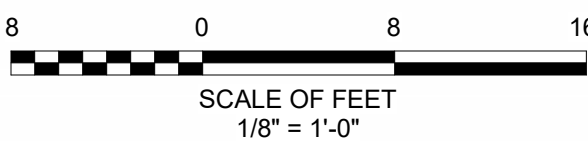
BUILDING ELEVATION NORTH

A
1/8" = 1'-0"
A.300



EXTERIOR FINISHES:

	1. LINEAR METAL PLANK, WOOD LOOK - LONGBOARD TONGUE AND GROOVE 6" PLANKS WALL CLADDING AND COLUMN TRIM. FINISH: BLOND OAK
	2. EIFS (STUCCO) W/ HORIZONTAL REVEALS - MATCH STOREFRONT COLOR
	3. GROUND FACE CONCRETE MASONRY UNIT (STANDARD RUNNING BOND) - FINISH: CASTLE WHITE
	4. EIFS (STUCCO) W/ VERTICAL REVEALS - FINISH: STO 16074
	5. ALUMINUM STOREFRONT SYSTEM - FINISH: CLEAR ANODIZED.
	6. GLAZING, CLEAR
	6. GLAZING, SPANDREL
	7. PAINTED EXISTING COLUMNS AND HOLOW METAL DOORS - MATCH EIFS STUCCO FINISH



ALEXANDER DESIGN STUDIO

8212 Main Street | Ellicott City, Maryland 21043
P 410 465 8207
AlexanderDesignStudio.com

STRUCTURAL ENGINEER
Scarda and Associates, Inc.
2433 N Charles St.
Baltimore, MD 21218
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BENSON DRIVE SHELL BUILDING

Land, Design and Development
8300 Benson Drive
Columbia, MD

Professional Certification:
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 XXX, expiration date XXXXXXXX.

No. Description Date

Job Number #1234.00

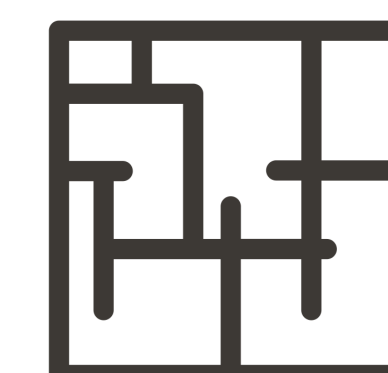
SCHEMATIC DESIGN
08 AUGUST, 2025

Sheet

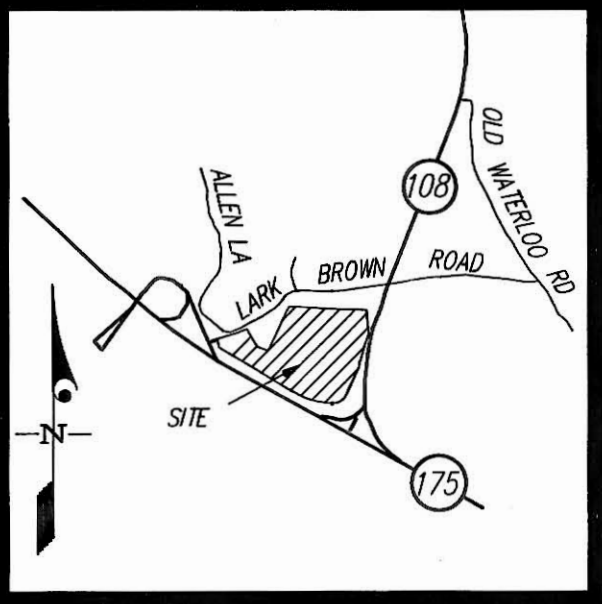
BUILDING ELEVATIONS

A.300

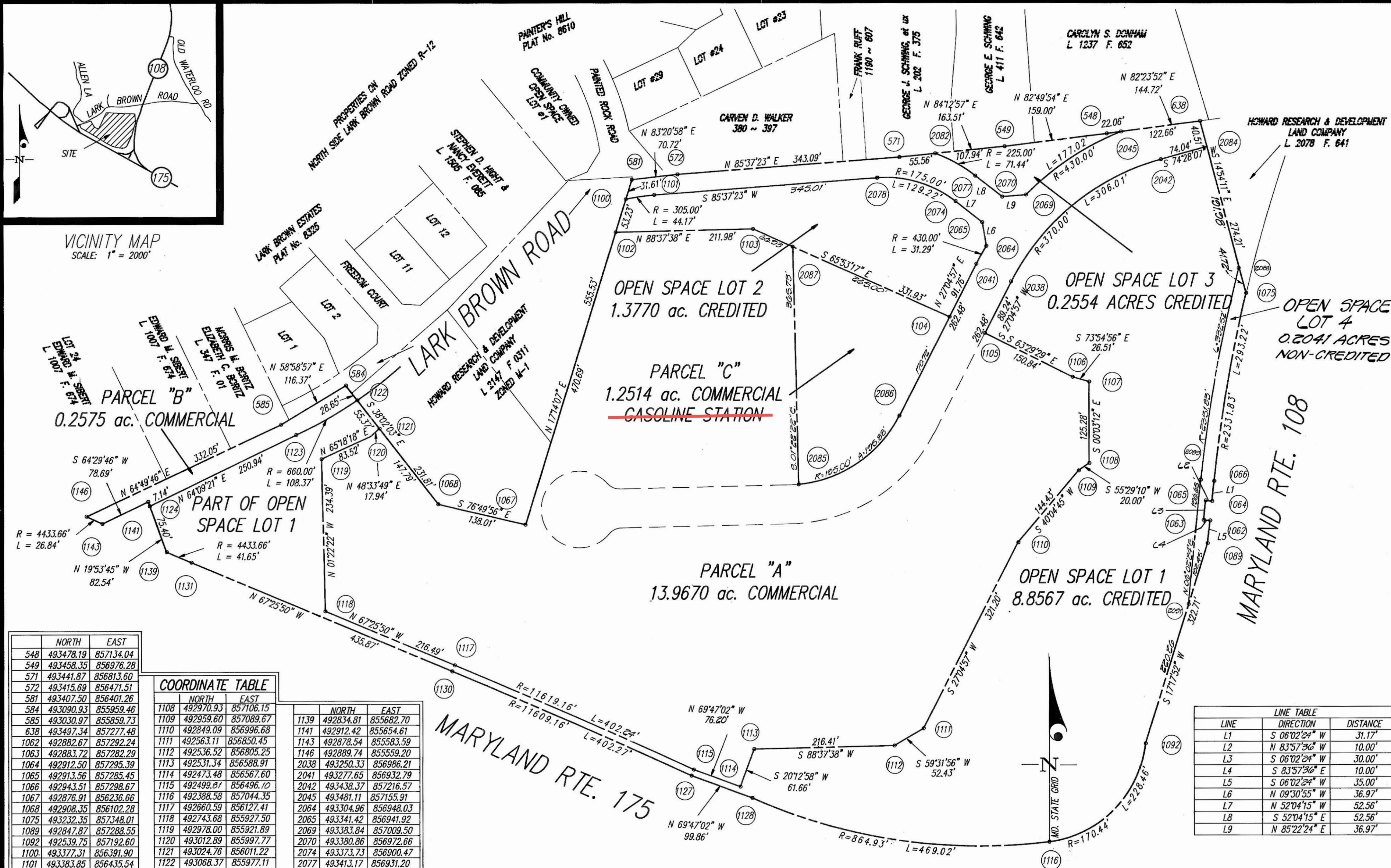
REDLINED FDP



MBA
ENGINEERS PLANNERS SURVEYORS



VICINITY MAP
SCALE: 1" = 2000'



	NORTH	EAST
548	493478.19	857134.04
549	493458.35	856976.28
571	493441.87	856813.60
572	493415.69	856471.51
581	493407.50	856401.26
584	493090.93	855959.46
585	493030.97	855859.73
638	493497.34	857277.48
1062	492882.67	857292.24
1063	492883.72	857282.29
1064	492912.50	857295.39
1065	492913.56	857285.45
1066	492943.51	857298.67
1067	492876.91	856236.66
1068	492908.35	856102.28
1075	493232.35	857348.01
1089	492847.87	857288.55
1092	492539.75	857192.60
1100	493377.31	856391.90
1101	493383.85	856435.54
1102	493326.47	856376.13
1103	493331.55	856588.04
1104	493195.95	856891.01
1105	493170.88	856945.58
1106	493103.55	857080.56
1107	493096.21	857106.03

COORDINATE TABLE

	NORTH	EAST
1108	492970.93	857106.15
1109	492959.60	857089.67
1110	492849.09	856996.68
1111	492563.11	856850.45
1112	492536.52	856805.25
1113	492531.34	856588.91
1114	492473.48	856567.60
1115	492499.81	856496.10
1116	492388.58	857044.35
1117	492660.59	856127.41
1118	492743.68	855927.50
1119	492978.00	855921.89
1120	493012.89	855997.77
1121	493024.76	856011.22
1122	493068.37	855977.11
1123	493015.09	855882.88
1124	492905.70	855657.04
1127	492490.56	856492.29
1128	492456.05	856586.00
1130	492651.35	856123.57
1131	492818.64	855721.09

	NORTH	EAST
1139	492834.81	855682.70
1141	492912.42	855654.61
1143	492878.54	855583.59
1146	492889.74	855559.20
2038	493250.33	856986.21
2041	493277.65	856932.79
2042	493438.37	857216.57
2045	493481.11	857155.91
2064	493304.96	856948.03
2065	493341.42	856941.92
2069	493383.84	857009.50
2070	493380.86	856972.66
2074	493373.73	856900.47
2077	493413.17	856931.20
2078	493410.18	856779.54
2082	493447.47	856868.88
2084	493458.20	857287.90
2085	492938.58	856657.89
2086	493043.95	856813.29
2087	493304.20	856649.13

	NORTH	EAST
2088	493272.67	857337.28
2089	492945.61	857278.78
2091	492750.06	857258.00

LINE	DIRECTION	DISTANCE
L1	S 06°02'24" W	31.17'
L2	N 83°57'36" W	10.00'
L3	S 06°02'24" W	30.00'
L4	S 83°57'36" E	10.00'
L5	S 06°02'24" W	35.00'
L6	N 09°30'55" W	36.97'
L7	N 52°04'15" W	52.56'
L8	S 52°04'15" E	52.56'
L9	N 85°22'24" E	36.97'

GLW GUTSCHICK LITTLE & WEBER, P.A.

ENGINEERS, PLANNERS, SURVEYORS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: (301) 421-4024 METRO: (301) 989-2524 FAX: (301) 421-4186

PREPARED AS TO SHEETS 1 TO 3 IN ACCORDANCE WITH THE
ZONING REGULATIONS OF HOWARD COUNTY
ADOPTED AUGUST 2, 1985

David S. Weber 4/30/90

DAVID S. WEBER, PROF. LAND SURVEYOR, MD. REG. NO. 10852



BOARD OF COUNTY COMM. B. C. C. CASE 412 RESOLUTION APPROVED AUG. 10, 1965
AMMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOV. 4, 1968
AMMENDED Z. B. CASE 606 RESOLUTION APPROVED NOV. 22, 1972
AMMENDED Z. B. CASE 644 RESOLUTION APPROVED JAN. 7, 1974
AMMENDED Z. B. CASE 693 RESOLUTION APPROVED DEC. 20, 1976
AMMENDED Z. B. CASE 817 RESOLUTION APPROVED SEPT. 9, 1986

HOWARD COUNTY PLANNING BOARD

Howard County Planning Board 5.23.90 *Anthony M. Noon* 5/23/90
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRMAN DATE *um*

BENSON BUSINESS CENTER
SECTION 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA

FINAL DEVELOPMENT PLAN PHASE 202
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SHEET 1 OF 3

FDP-202-3054-A-1097

**FINAL DEVELOPMENT PLAN CRITERIA
Phase 202
Benson Business Center
Section 1**

The Area included within this Final Development Plan Phase 202 is Applicable to Section 1 of the Benson Business Center,

1. PUBLIC STREET AND ROADS - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.
2. PUBLIC RIGHTS-OF-WAY - Section 122-C-3-b:
2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress to Maryland Route 175 and Maryland Route 108 is restricted
3. MAJOR UTILITY RIGHTS-OF-WAY - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
4. DRAINAGE FACILITIES - Section 122-C-3-b:
To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning and Department of Public Works.
5. RECREATIONAL, SCHOOL, PARK AND OTHER COMMUNITY USES - Section 122-C-3-c:
To be shown on the Final Development Plan, if required by the Howard County Planning Board.
6. PERMITTED GENERAL LOCATIONS OF BUILDINGS AND STRUCTURES - Section 122-C-3-d-(1):
The term "structure", as used in this Final Development Plan Phase, shall include but not be limited to:

cornices and eaves	roof or building overhangs
bay windows, oriel, vestibule, balcony	privacy walls or screens
all parts of any buildings dwelling,	chimneys
or accessory buildings	porches, decks, open or inclosed

All setback areas shall be clear of any protrusions, extensions, or construction of any type, except cornices and eaves may project not more than three (3) feet into the setback area; bay windows, oriels, vestibules, balconies or chimneys which are not more than ten (10) feet in width may project not more than four (4) feet into the setback area; and porches, decks, open or enclosed may project not more than three (3) feet into the front or rear setback area, and where any land use is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within 50' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

The term "structure" does not include the following upon which no restriction as to location is imposed:

walks	trellises
shrubby	excavations or fill
trees	fencing under 6' in height
ornamental landscaping	retaining walls under 3' in height
	similar minor structures

Determination of the specific character of "similar minor structures" and setbacks applicable thereto will be made by the Howard County Department of Planning and Zoning.

Fences or walls, if located within setback areas adjacent to a public street, road, or highway upon which construction of structures is prohibited, shall not exceed 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within 30 feet of the right-of-way of any public street, road or highway; except however, that structures may be constructed at any location within such setback area if such construction is in accordance with a site development plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a site development plan approved by the Howard County Planning Board. Except as restricted by this Paragraph, 6C-1, buildings and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

Adequate planting and landscaping must be provided, as required by the Howard County Planning Board at the time a site development plan is submitted for approval, whenever employment center commercial areas are in proximity to a residential land use area.

6D OPEN SPACE LAND USE AREAS

No structure within Open Space Land Use Areas shall be located within thirty (30) feet of the right-of-way of any public street, road, or highway; or within twenty-five (25) feet of any property line; except, however, that structures may be constructed at any location upon lots devoted to Open Space Land Use provided such construction is in accordance with a site development plan approved by the Howard County Planning Board. All structures must be developed in accordance with a site development plan approved by the Howard County Planning Board.

7. PERMITTED USES - Section 122-C-3-d(2):

7C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL

All uses permitted in commercial districts or commercial land use zones are permitted including, but not limited to, all of the following:

1. Government buildings, facilities and uses, including public schools and colleges.
2. Professional, business (general), medical and dental offices, and conference centers.
3. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-thru facilities.
4. Private colleges and universities, trade schools, art schools and commercially-operated schools.
5. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, travel agencies.
6. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.
7. Fast food restaurants, restaurants and beverage establishments, including those serving beer, wine and liquor.
8. Self-service laundry and laundry and/or dry cleaning pickup stations.
9. Non-profit clubs, lodges, community halls.
10. Liquor stores.
11. Drug and cosmetic stores.
12. Clothing and apparel stores with goods for sale or rent.
13. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repair, sewing machines, sporting goods, stationery, works of art.
14. Antique shops, art galleries and craft shops.
15. Blueprinting, printing, duplicating or engraving services.
16. Gas Center/Car Wash.
17. Convenience Store.
18. Day Care Centers.
19. Hotels, Motels, Inn and Conference Center.

Division of Commercial Land Use into individual lots to be owned, leased, mortgaged or otherwise conveyed individually, without immediate direct access to a public road is expressly permitted on condition that there shall be provided at all times one or more areas adjoining such lots, for use in common by the owners, lessees, mortgagees and others having an interest in such lots, which areas shall provide vehicular and pedestrian access to such lots across parking and other common spaces.

7E-1 OPEN SPACE LAND USE AREAS

Lots 1,2 and 3 all credited to be used for all open space land uses including, but not limited to, pedestrian and bicycle pathways. These lots may be used for drainage and utility easements if necessary provided that such easements are shown on the subdivision plat if required by the Howard County Department of Planning and Zoning.

8. HEIGHT LIMITATIONS - Section 122-C-3-d(3)

8C-3 COMMERCIAL LAND USE

No structure shall be constructed more than 50 feet in height from the highest adjoining ground elevation adjacent to the building, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8E OPEN SPACE LAND USE AREAS

No height limitation is imposed upon structures constructed within Open Space Land Use Areas provided improvements thereon are constructed in accordance with a site development plan approved by the Howard County Planning Board.

**BENSON BUSINESS CENTER
SECTION 1
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT LAND COMPANY
COLUMBIA, MARYLAND 21044

COLUMBIA
FINAL DEVELOPMENT PLAN PHASE 202
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SHEET 2 OF 3**

FINAL DEVELOPMENT PLAN CRITERIA
Phase 202
Benson Business Center
Section 1
(Continued)

9. PARKING REQUIREMENTS - Section 122-C-3-d-(3):

9C-2 COMMERCIAL LAND USE AREAS

- Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.
- Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained within any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.
- One (1) parking space shall be provided for each bedroom contained within any hotel, inn or similar facility constructed upon the land encompassed by this Final Development Plan Phase; one (1) parking space shall be provided for each five (5) employees of such facility.
- One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five employees of any such facility.
- Perpendicular parking bays may be established at or below grade or in elevated levels or decks in nine (9) foot by sixty (60) foot clear span modules. In the event that angular parking shall be provided, the dimensions of the parking spaces and aisles shall be subject to further approval of the Howard County Planning Board. Both of the above concepts shall be constructed in accordance with a site development plan approved by the Howard County Planning Board.

9E OPEN SPACE LAND USE AREAS

No parking requirements are imposed upon any of the land within this Final Development Plan Phase devoted to open space uses. In the event structures are proposed for construction on any portion of such land, parking requirements therefore may be imposed by the Howard County Planning Board at the time a site development plan is submitted for approval. Any open space land use areas as may be required for parking purposes by the Howard County Planning Board in excess of the 1.0 Acre of Non Credited Open Space shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 122-A-8 of the Howard County Zoning Regulations.

10. SETBACK PROVISIONS - Section 122-C-3-d(3)

10A GENERALLY:

- Setbacks shall conform to the requirements of Section 6 above.
- No other setback restrictions are imposed upon land within this Final Development Plan Phase.

11. MINIMUM LOT SIZES - Section 122-C-3-d(3):

As shown on subdivision plat in accordance with minimum lot sizes as may be required by the Howard County Planning Board.

12. COVERAGE REQUIREMENTS - Section 122-C-3-d(3):

12C COMMERCIAL LAND USE AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to Commercial Land Uses, except in accordance with a site development plan approved by the Howard County Planning Board.

12E OPEN SPACE LAND USES

No more than ten percent (10%) of the land within this Final Development Plan Phase devoted to Open Space Land Uses shall be covered by buildings or major structures except in accordance with a site development plan as approved by the Howard County Planning Board.

**SPECIAL SITE CRITERIA FOR GASOLINE STATIONS
(PARCEL "C")**

- PARCEL SIZE:** The minimum parcel size which shall be used for a gasoline service station site shall be one (1) acre, provided that this size is adequate to satisfy the necessary service, setback and buffering requirements.
- PARCEL FRONTAGE:** A minimum frontage of one-hundred fifty (150) feet on a public road shall be required for any site used for a gasoline service station.
- ACCESS:** Access points and driveways shall be so located and designed as to ensure safe, efficient movement of traffic onto and off of the site from the lane of traffic nearest to the curb and relating to traffic passing the site. The paved areas onsite shall provide for safe movement of vehicles and pedestrians. The location, design and construction of all driveways shall conform to the applicable County and/or State standards and specifications.
- SETBACKS:**
 - A minimum fifty (50) feet shall be required between the public right-of-way and any building on the site.
 - Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
 - Parking and storage areas shall not be permitted within ten (10) feet of any property line nor within fifteen (15) feet of an adjacent residential property line.
- BUILDINGS:**
 - The main building, the pump island, and any ancillary buildings shall be harmonious in design with adjacent development and appropriate to the character of the neighborhood.
 - Provision shall be made for restroom facilities for use by the public.
 - Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
 - Cigarette, snack and/or soft drink dispensers are allowable provided they are either enclosed or effectively screened and are integrated with the architectural design of the service stations.
- SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:**
 - Service racks and/or pits shall be located within the main building.
 - Outdoor storage and/or refuse areas shall be fenced or screened from view.
 - The site plan shall indicate the disposal methods to be used for all waste material including waste oil.
- LANDSCAPING, FENCES, WALLS AND SCREENING:**
 - Landscaping shall be provided on a minimum of twenty (20) percent of the site area.
 - Adjacent to residential land uses, a visual screen shall be provided between the properties in the form of earth berms, fences, walls and/or planting.
 - When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
 - Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development, with adjacent properties and with the neighborhood.
- OFF-STREET PARKING:**
 - The number of off-street parking spaces to be provided is as follows:
 - Three (3) spaces per grease rack or working bay.
 - One (1) space per employee on duty.
 - One (1) space per accessory vehicle such as tow trucks and service vehicles.
 - Where a convenience store is proposed, provide one (1) space per 200 square feet of floor area available to the public.
 - Where a car wash service is proposed, sufficient parking and holding lane capacity shall be provided so that public streets will not be used for queuing.

I. LIGHTING

Lighting shall be designed and controlled so that any light source, including interior of a building, shall be so shaded, shielded or directed that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor adversely affect safe vision of operators of vehicles moving on public roads, highways, or parking areas. Such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION

- The operation of the facility shall be confined to normal service station activities. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air, the changing of tires, and minor servicing. Storage of all automotive supplies shall be within the approved buildings.
- The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines, exclusive of passenger cars, is prohibited.
- The premises shall be maintained at all times in a clean and orderly condition, including the care or replacement of plant materials required in the landscaping and screening plan. The responsibility for compliance with this provision shall be with all parties having a lease or ownership interest in the gasoline service station.
- Where a gasoline service station is adjacent to a Residential District, its hours of operation may be established by the Howard County Planning Board.

K. OTHER USES

The uses listed below may be located on the same lot as a gasoline station. The combination of uses on the site is allowed if the minimum parcel is adequate to accommodate the parking area, by a minimum area equal to the gross square footage of floor area, parking area, loading and stacking areas for the additional uses on the site. The parcel size must still be adequate to satisfy the necessary service, setback and buffering requirements.

- Convenience stores, provided that the gross floor area does not exceed 3,500 square feet.
- Car washes, provided that onsite stacking area clear of the circulation area for the gas station is provided for at least fifteen (15) automobiles.

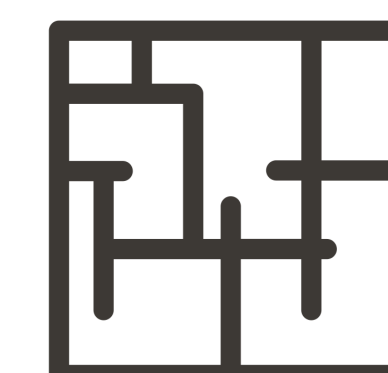
**SECTION 1
TABULATION OF LAND USE**

LAND USE	ACRES
COMMERCIAL	15.4759
ROADS - 2.5379 Ac.	
OPEN SPACE - CREDITED	10.4891
OPEN SPACE - NON CREDITED (ROADS)	0.2041
TOTAL	26.1691

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SHEET 3 OF 3

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THANK YOU



MBA
ENGINEERS PLANNERS SURVEYORS