



OWNER
WOODBINE BANK W LLC
WOODBINE BANK WP LLC
8,000 MAIN STREET
ELLIOTT CITY, MD 21043
410-997-0296

APPROVED: DEPARTMENT OF PLANNING AND ZONING
DATE

CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
DATE

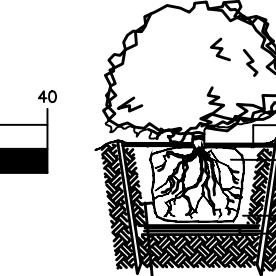
DEVELOPER'S/OWNER'S CERTIFICATE

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 HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION OF THE LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: _____

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

TYPICAL DECIDUOUS TREE PLANTING DETAIL

TYPICAL EVERGREEN TREE PLANTING DETAIL

LANDSCAPE NOTES

- NO CLEARING OF EXISTING VEGETATION IS PERMITTED WITHIN THE LANDSCAPE EDGE FOR WHICH CREDIT IS BEING TAKEN; HOWEVER, LANDSCAPE MAINTENANCE IS AUTHORIZED.
- THE OWNER, TENANT AND / OR THEIR AGENTS SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PLANTING. ALL SHRUBS AND OTHER PLANTINGS HEREWITHE LISTED AND APPROVED FOR THIS SITE SHALL BE OF THE PROPER HEIGHT REQUIREMENTS IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEViations FROM THE APPROVED PLANTING PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/ OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.
- SHOULD ANY TREE DESIGNATED FOR PRESERVATION, FOR WHICH CREDIT IS GIVEN, BE REMOVED OR DIE PRIOR TO THE COMPLETION OF CONSTRUCTION, THE OWNER SHALL REPLACE THE TREE WITH AN EQUIVALENT SPECIES OR WITH A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE MUST BE A MINIMUM OF 3 INCHES IN CALIPER AND INSTALLED AS REQUIRED IN THE LANDSCAPE MANUAL.
- LANDSCAPING FOR THIS DEVELOPMENT IS PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY FOR REQUIRED 18 SHADE, 12 EVERGREEN TREES AND 55 SHRUBS IN THE AMOUNT OF \$9,150.00 WILL BE POSTED WITH THE DEVELOPER'S AGREEMENT.

LANDSCAPE - PLANTINGS				
SYMBOL	QUANT.	BOTANICAL/COMMON NAME	SIZE	REMARKS
8	1	ACER RUBRUM 'RED SUNSET' (RED SUNSET RED MAPLE)	3"-3½" CAL.	B&B
4	4	QUECUS PALUSTRIS - (PIN OAK) OR ZELKOWA SERRATA - (VILAGE GREEN ZELKOWA)	2½"-3"	B&B
7	7	PRUNUS C 'NEWPORT' (NEWPORT FLORERING PLUM)	2"-2½"	B&B
41	41	PICEA AEGEAS (HORNY SPRUCE)	8"-10"	B&B
30	30	PRUNUS STROBOS (EASTERN WHITE PINE)	6"-8"	B&B
20	20	JUNIPERUS C. 'SARGENTI' OR HEDGES	—	PLANT 30" O.C.
30	30	EUONYMUS J. 'COMPACTUS' OR SPRING PINK FOLIA PLUM	—	PLANT 30" O.C.

NOTE: ALL OTHER AREA'S TO BE SOD AND/ OR SEED AND/ OR MULCH AS PER CONTRACTOR SPECIFICATIONS.

SCHEDULE B: PARKING LOT INTERNAL LANDSCAPING

NUMBER OF PARKING SPACES	19 SPACES
NUMBER OF TREES REQUIRED	1 SHADE TREES
SHADE TREES (1 PER 20 SPACES)	1 SHADE TREES
OTHER TREES (2:1 SUBSTITUTION)	0 SHRUBS

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
8	8	ACER RUBRUM 'RED SUNSET' OR EQUIVALENT	RED SUNSET RED MAPLE OR EQUIVALENT	1 1/2" - 2" CAL.
TOTAL 8 STREET TREES				

STREET NAME	LENGTH	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
BENSON DRIVE	327 LF.	1 TREE / 40 LF.	8	8

SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADS	TRASH PAD	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1) B (PERIMETER 2) C (PERIMETER 3)	E (PERIMETER 3)	D	
LINEAR FEET OF PERIMETER	264.81 LF	365.87 LF	366.80 LF	30 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	NO	NO	YES, FOR TWO 40'WIDE ENTRANCES	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED SHADE TREES EVERGREEN TREES OTHER TREE/SHUB SUBSTITUTIONS SHRUBS	4 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	3 SHADE TREES 0 EVERGREEN TREES 25 SHRUBS	18 SHADE TREES 3 EVERGREEN TREES 25 SHRUBS
NUMBER OF PLANTS PROVIDED SHADE TREES EVERGREEN TREES OTHER TREE/SHUB SUBSTITUTIONS SHRUBS	0 SHADE TREES 22 EVERGREEN TREES 0 SUBSTITUTION 0 SHRUBS	0 SHADE TREES 9 EVERGREEN TREES 0 SUBSTITUTION 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 36 SUBSTITUTION SHRUBS 25 SHRUBS	72 EVERGREEN TREES 30 SUBSTITUTION SHRUBS 25 SHRUBS

FOREST CONSERVATION WORKSHEET

Net Tract Area

A. Total (Gross) Tract Area
Area within a 100-year Floodplain
C. Credit Deductions (Identify EX. IMPERVIOUS)
D. Net Tract Area

A = 1.3	B = 0.0	C = 0.7	D = 0.5
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Land Use Category

Insert the number "1" under the appropriate land use (limit to only one entry)

Rural LD	Rural RD	Rural MD	Resid. Suburban	Inst. Linear	Retail/Office	Mixed Use/PUD
0	0	0	0	0	1	

E. Afforestation Threshold
F. Reforestation Threshold
(Net Tract Area x Net Tract Area x 15%) E = 0.1
(Net Tract Area x Net Tract Area x 20%) F = 0.1

G. Existing Forest Cover within the Net Tract Area
H. Area of Forest above Afforestation Threshold
I. Area of Forest above Reforestation Threshold

J. Break Even Point
K. Forest Clearing Permitted without Mitigation

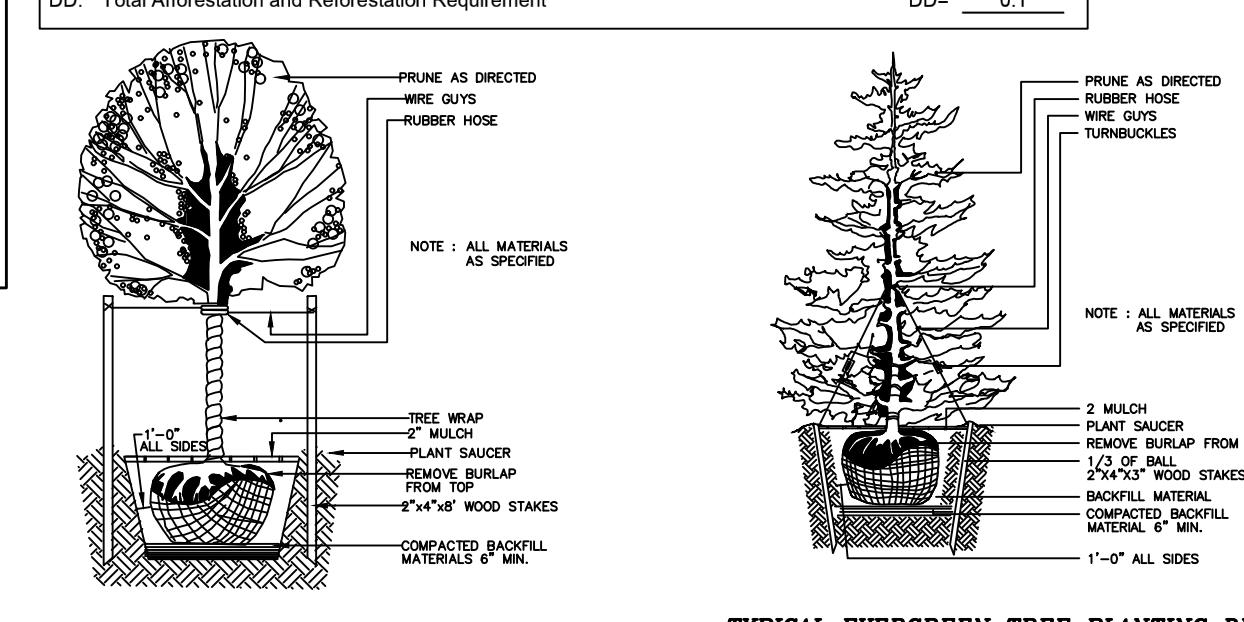
L. Total Area of Forest to be Cleared
M. Total Area of Forest to be Retained

N. Reforestation for Clearing above the Reforestation Threshold
P. Reforestation for Clearing below the Reforestation Threshold
Q. Credit for Retention above the Reforestation Threshold
R. Total Reforestation Required
S. Total Afforestation Required
T. Total Reforestation and Afforestation Requirement
U. 75% of Total Obligation (Retention + Planting)
V. Planting Required Once to meet 75% Obligation

Planting Requirements Outside Watershed

W. Total Planting within Development Site Watershed
X. Total Afforestation Required
Y. Remaining Planting within Watershed for Reforestation Credit
Z. Total Area of Forest above the Reforestation Threshold
AA. Reforestation for Clearing below the Reforestation Threshold
BB. Credit for Retention above the Reforestation Threshold
CC. Total Reforestation Required
DD. Total Afforestation and Reforestation Requirement

W = 0.0	X = 0.1	Y = 0.0	Z = 0.0	AA = 0.0	BB = 0.0	CC = 0.0	DD = 0.1
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NOTE: ALL MATERIALS AS SPECIFIED

06 REPLACED SHEET 7 ADD SHEETS 8 & 9
11.18.2025
NO. REVISION DATE

FOREST CONSERVATION AND LANDSCAPE PLAN

REVISED SITE DEVELOPMENT PLAN

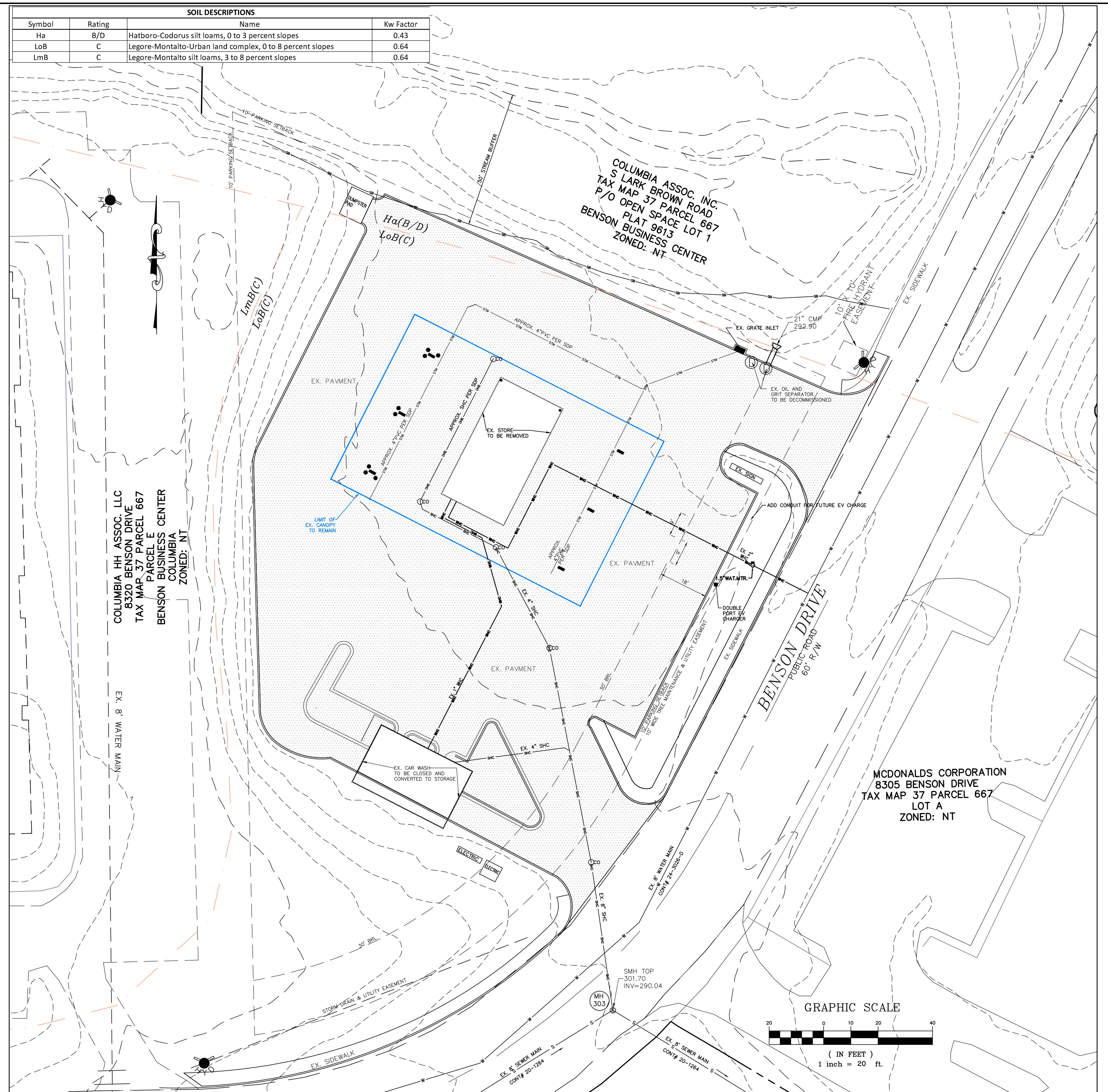
BENSON BUSINESS CENTER

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



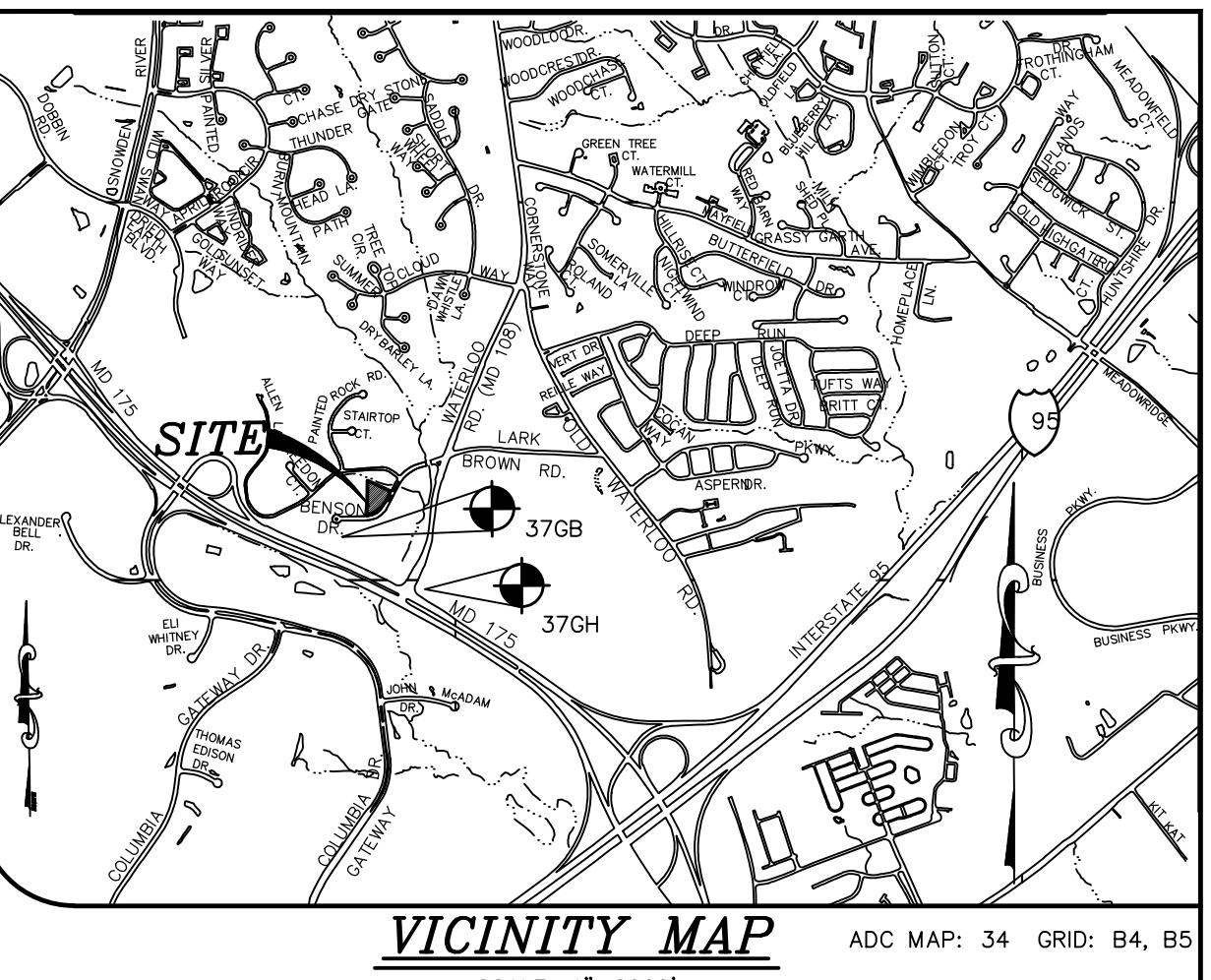
MILDENBERG, BOENDER & ASSOC., INC.
8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
(410) 997-0296 | contact@mba-eng.com

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED AND APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND, LICENSE NO. 26859, EXP DATE 08/08/2027
PROJECT 20-014 DATE JUNE 2025
ILLUSTRATION ENGINEERING
MMT
SCALE 1" = 30' APPROVAL SSA
Samer A. Alomer, P.E. DATE 07.31.2025
Samer A. Alomer, P.E. DATE



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



VICINITY MAP

ADC MAP: 34 GRID: B4, B5

SCALE: 1"=2000'

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED NT PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN. USE CATEGORY "EMPLOYMENT CENTER - COMMERCIAL" WILL BE UTILIZED FOR 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. 37GB N 552,861,791 E 1,369,532,680 EL 283,769
- PARCEL BACKGROUND
 - ADDRESS: 8320 BENSON DRIVE, COLUMBIA, 21045
 - TAX MAP: 37; GRID: 19; PARCEL: 667
 - ELECTION DISTRICT: 6TH
 - DEED REFERENCE: 21765 / 00028
 - AREA: 1.252 ACRES ±
 - DPZ LE PERMIT NO: 154, SDP-91-028, FDP-202-A
- TOPOGRAPHY SHOWN HERE IS QIS 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 \$9,150.00.
- NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
- FOREST CONSERVATION OBLIGATION IS ACCORDING TO SECTION 16.1202 OF THE HOWARD COUNTY CODE AND FOR THE PRIORITY FUNDING AREA, THE REQUIREMENT 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 ASBUILT 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 ENVIRONMENTAL 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 BY:
- 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.

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 PARKING PROVIDED		19

PARKING REQUIRED IS BASED HOWARD COUNTY ZONING REGULATIONS.

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: 4,650 SQ.FT.
 GREEN OPEN AREA (PERVIOUS): 0.52 AC.±
 IMPERVIOUS AREA: 0.73 AC.±
 PROPOSED USE: RESTAURANTS - CARRYOUT

FOREST CONSERVATION WORKSHEET

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

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 WP LLC
 8,000 MAIN STREET
 ELLICOTT CITY, MD 21043
 410-957-0296

06	ADD SHEETS 8 & 9	11.18.2025
NO.	REVISION	DATE

EXISTING CONDITIONS & GENERAL NOTES

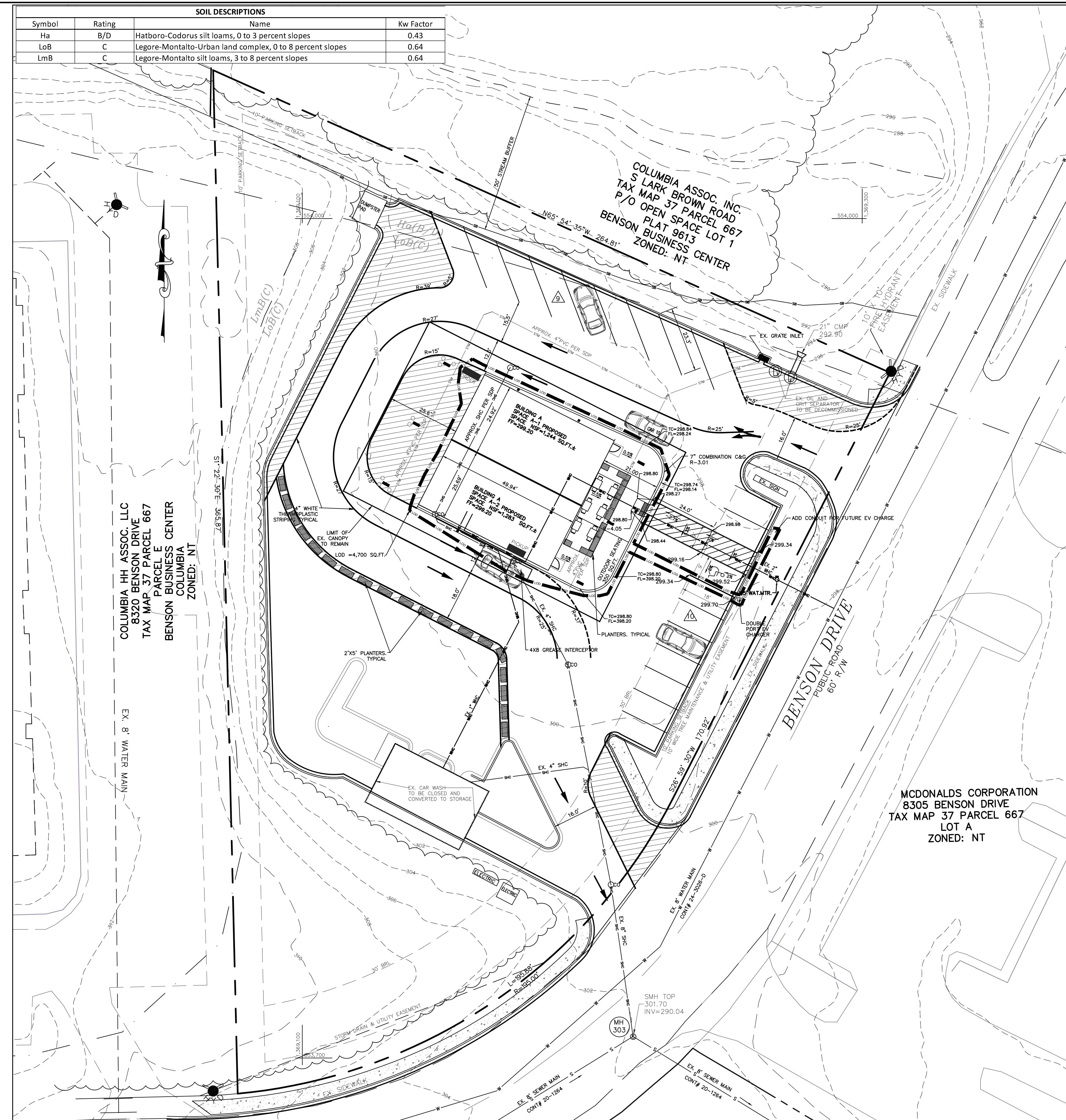
REVISED SITE DEVELOPMENT PLAN

BENSON BUSINESS CENTER
 PARCEL "C"
 TAX MAP: 37 PARCEL: 667 BLOCK: 19 ZONING: NT
 6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND

MBA
 ENGINEERS PLANNERS SURVEYORS

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

STATE OF MARYLAND PROFESSIONAL ENGINEERS LICENSING BOARD REGISTRATION NO. 28839	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. LICENSURE NO. 26859 EXP DATE 08/08/2027	PROJECT 25-014 DATE JUNE 2025
DATE 07.31.2025	ILLUSTRATION MMT ENGINEERING	SCALE 1" = 30'
SAMER A. ALOMER, P.E. DATE	APPROVAL SSA	DATE



LEGEND

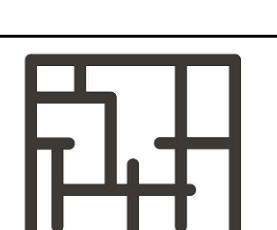
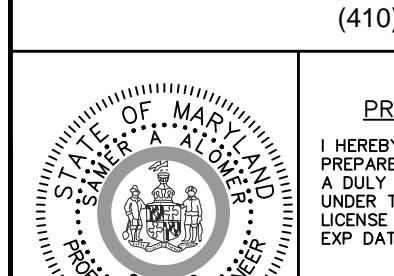
- L000 LIMIT OF DISTURBANCE
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- EX. CLEANOUT
- EX. WATER METER
- EX. STEEL COLUMNS VARIOUS SIZES
- EX. STEEL BOLLARDS

ESD NARRATIVE

- THE AREA OF THIS PROJECT IS APPROXIMATELY 1.25 ACRES. NO FLOODPLAIN EXIST ON SITE. NO WETLANDS OR STREAMS EXIST ON SITE. A STREAM BUFFER (APPROXIMATELY 50 FT) OF AN EXISTING STREAM EXIST ON SITE. THIS IS A PRE-DEVELOPED SITE AS A GAS STATION.
- NO ADDITIONAL IMPERVIOUS AREAS ARE PROPOSED. PROPOSED BUILDINGS WILL BE BUILT ON-TOP OF EXISTING PAVED AREA OR IN PLACE OF THE THE EXISTING STORE. TOTAL IMPERVIOUS REDUCED. NO IMPACT IS PROPOSED THAT WOULD ALTER ANY EXISTING STREAMS. NO EROSION MITIGATION MEASURES ARE PROPOSED.
- NO BEST PRACTICES ARE PROPOSED. LOD LESS THAN 5,000 SQFT.
- NO SEDIMENT CONTROL MEASURES ARE PROPOSED. NO SEDIMENT RUNOFF IS EXPECTED.
- TABLE 5.2, SUMMARY OF SITE DEVELOPMENT STRATEGIES WAS UTILIZED TO THE EXTENT ALLOWABLE BY THE CURRENT HOWARD COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS.
- IN DESIGNING THIS PROJECT, THE LIMIT OF DISTURBANCE WAS KEPT UNDER 5,000 SQFT AND NO ADDITIONAL IMPERVIOUS IS PROPOSED.



BUILDING ELEVATION
NTS

06	ADD SHEETS 8 & 9	11.18.2025
NO.	REVISION	DATE
SITE DEVELOPMENT PLAN		
REVISED SITE DEVELOPMENT PLAN		
BENSON BUSINESS CENTER		
PARCEL "C"		
TAX MAP: 37 PARCEL: 667 BLOCK: 19 ZONING: NT		
6TH ELECTION DISTRICT - HOWARD COUNTY, MARYLAND		
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MILDENBERG, BOENDER & ASSOC., INC. 8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043 (410) 997-0296 contact@miba-eng.com		
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		ILLUSTRATION ENGINEERING
		MMT
		SCALE 1" = 30' APPROVAL SSA
		07.31.2025 DATE

APPROVED: PLANNING BOARD OF HOWARD COUNTY
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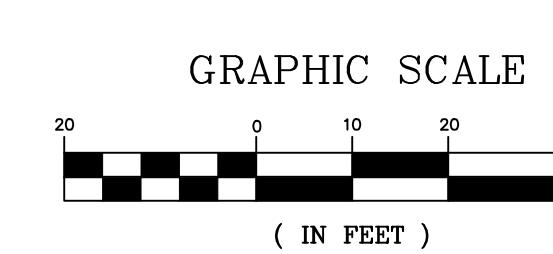
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CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: _____

CHIEF, DIVISION OF LAND DEVELOPMENT
DATE: _____

DIRECTOR, DEPARTMENT OF PLANNING AND ZONING
DATE: _____

OWNER
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8,000 MAIN STREET
ELLICOTT CITY, MD 21043
410-997-0296



GENERAL NOTES:

1. 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
2. HORIZONTAL AND VERTICAL DATUMS ARE RELATED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM AS PROJECTED FROM CARROLL COUNTY CONTROL STATIONS NO. 37GB & 37GH
3. NO. 37GB N 553,452.821 E 1,368,503.169 EL. 325.209
4. NO. 37GH N 552,861.799 E 1,369,532.680 EL. 283.769
5. 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, FDP-202-A

6. 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.
7. 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 \$9,150.00.
8. NO CEMETERIES OR HISTORIC STRUCTURES EXIST ON SITE.
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12. 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

13. 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.

14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.

15. 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.

	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 PARKING REQUIRED	2,877		
TOTAL PARKING PROVIDED			19

PARKING REQUIRED IS BASED HOWARD COUNTY ZONING REGULATIONS.

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±

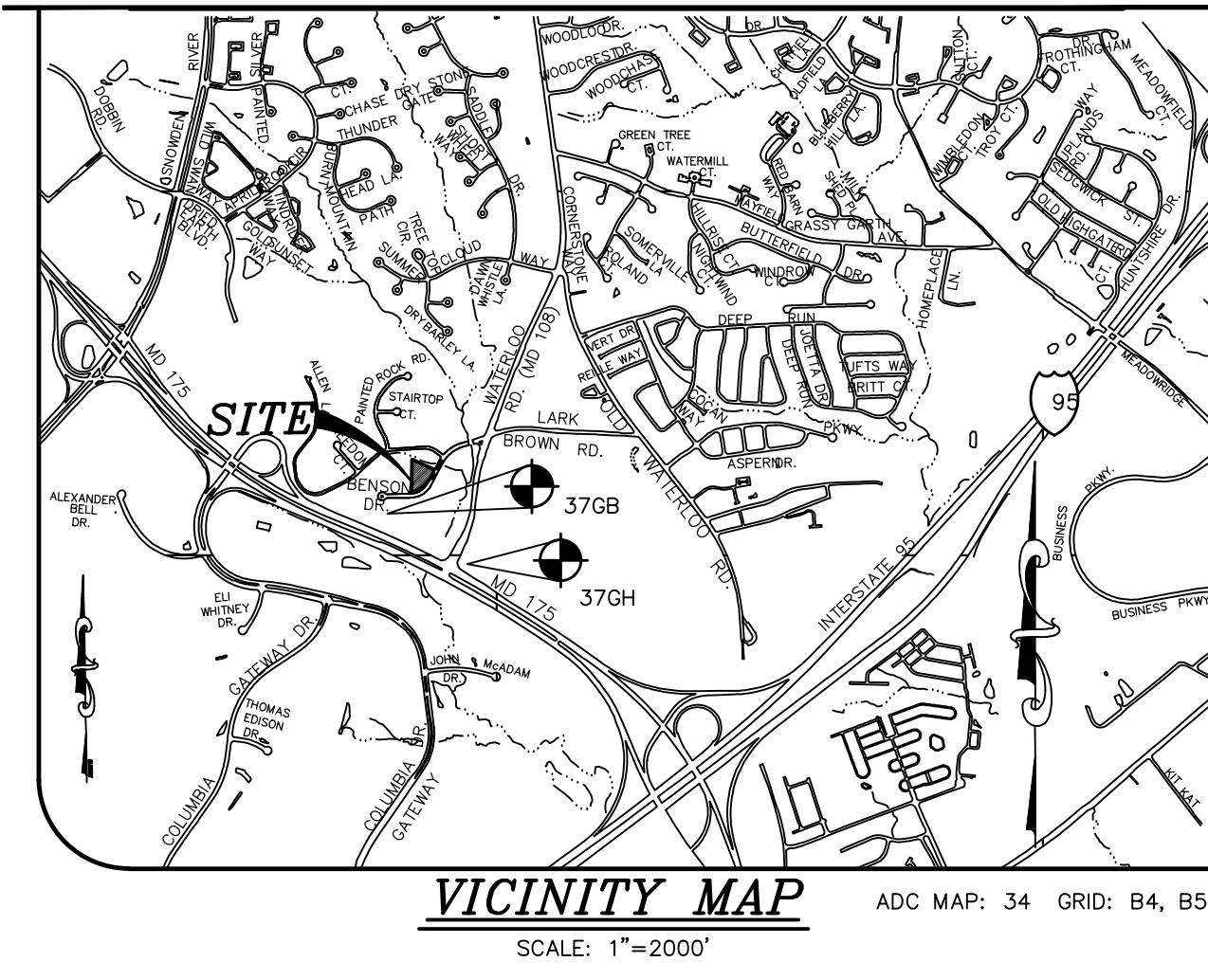
AREA OF ERODABLE SOILS: 0

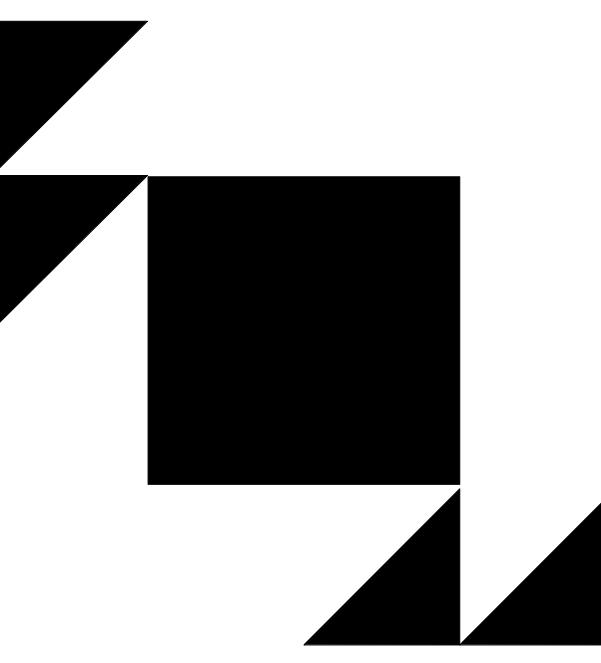
LIMIT OF DISTURBANCE AREA: 4,650 SQ.FT.

GREEN OPEN AREA (PERVIOUS): 0.52 AC.±

IMPERVIOUS AREA: 0.73 AC±

PROPOSED USE: RESTAURANTS – CARRYOUT





ALEXANDER DESIGN STUDIO

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Baltimore, MD 21210

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BENSON DRIVE SHELL BUILDING



Land, Design and Development
8300 Benson Drive
Columbia, MD

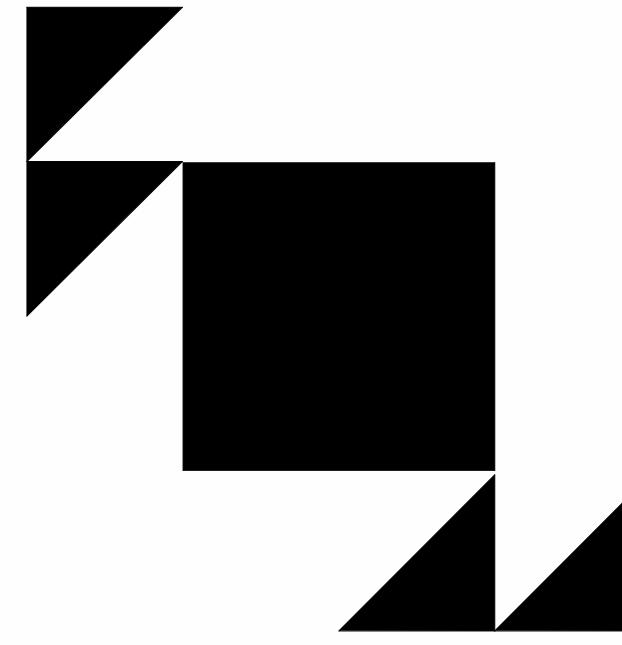
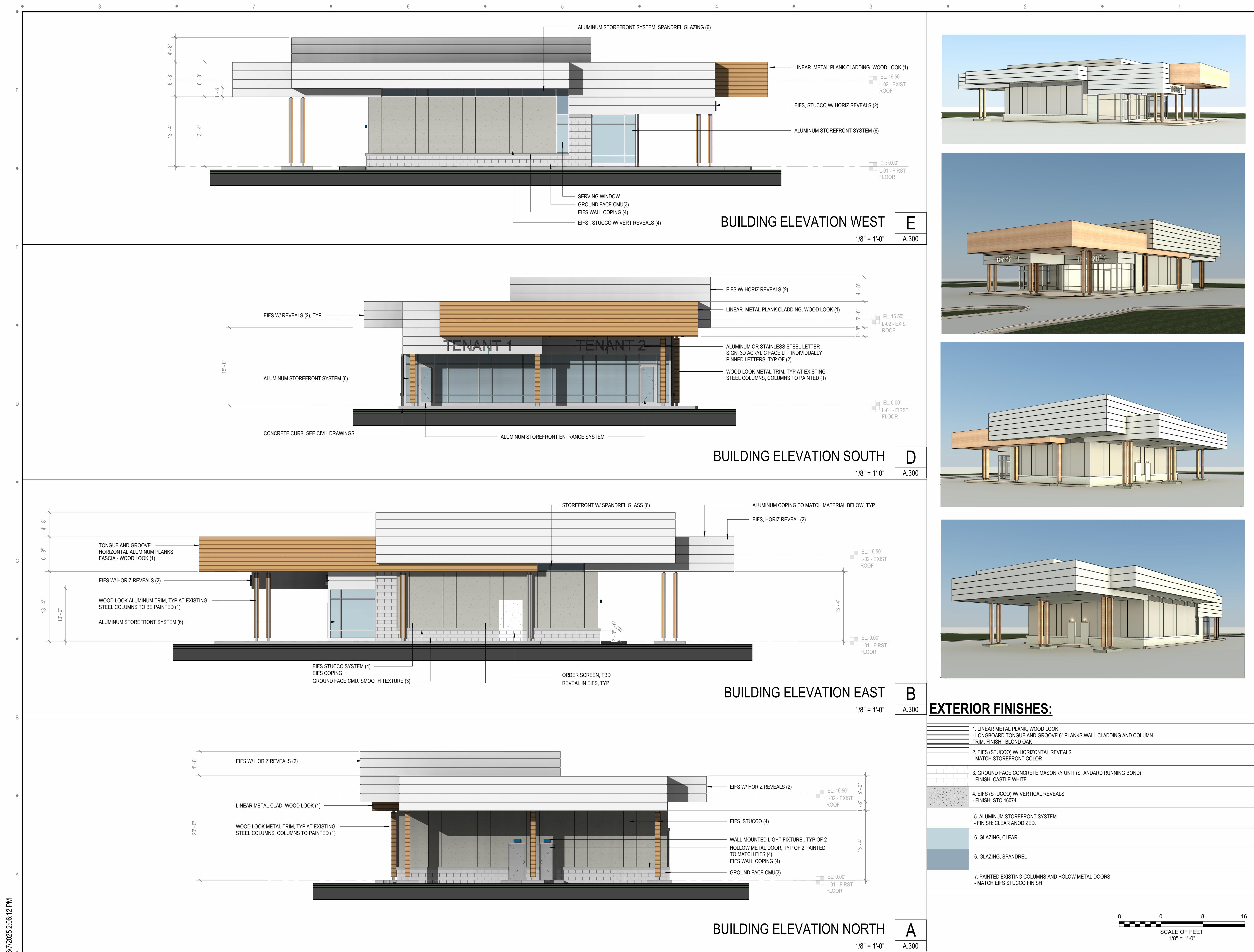
Professional Certification:
I certify that these documents were prepared or approved by me,
and that I am a duly licensed architect under the laws of the State
of Maryland, license number XXX, expiration date XXX/XXX.

B No. Description Date

Job Number #1234.00
SCHEMATIC DESIGN
08 AUGUST, 2025

A Sheet
EXTERIOR VIEWS

A.301



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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