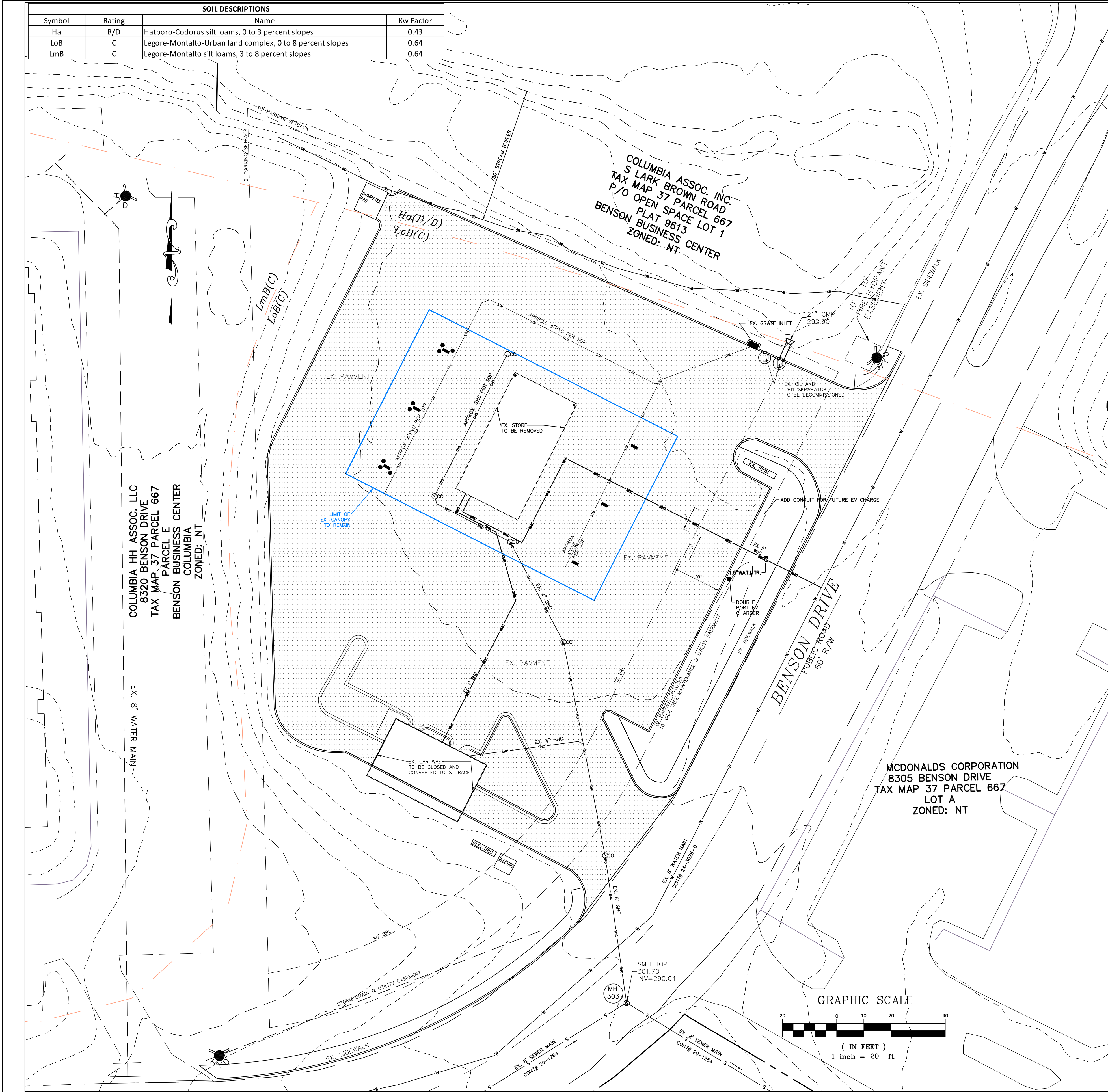






C:\Users\SamerA\OneDrive\DC\ACCDocs\MBAs\05-014-BENSON DR-Project Files\DWG\Bases.dwg, 11/18/2025, 11:25:29 AM, SamerA\Owner



### 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

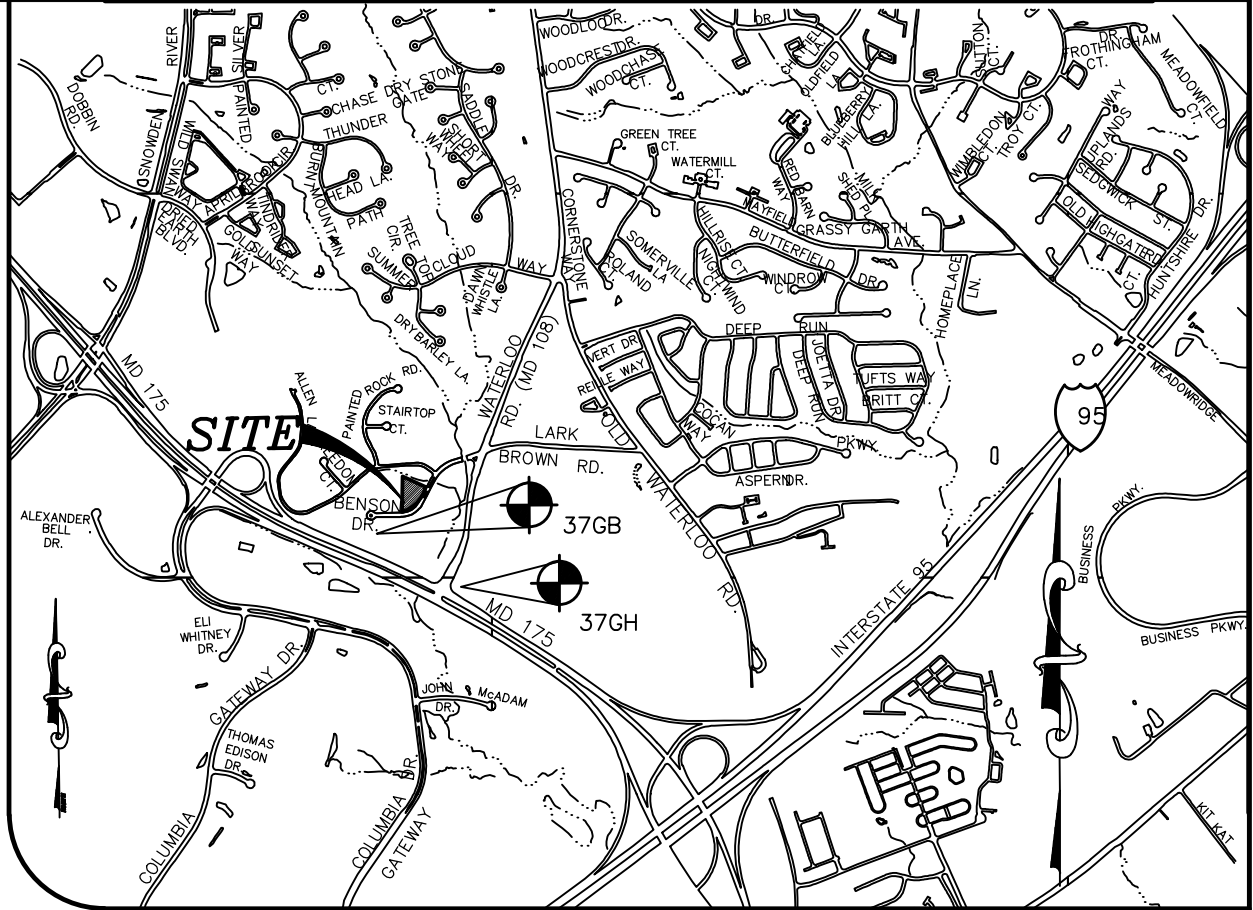
IDENTIFIED ON SDP-91-028 FROM TOTAL SITE AREA AS SHOWN ON THE WORKSHEET ATTACHED.

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



### VICINITY MAP

SCALE: 1"=2000'

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, FDP-202-A
- 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 \$9,150.00.
- 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 ASSUILT 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) 725-9978  
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.

### 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

PROJECT 25-014  
ILLUSTRATION  
SCALE 1" = 30'  
APPROVAL  
SSA

DATE JUNE 2025

ENGINEERING

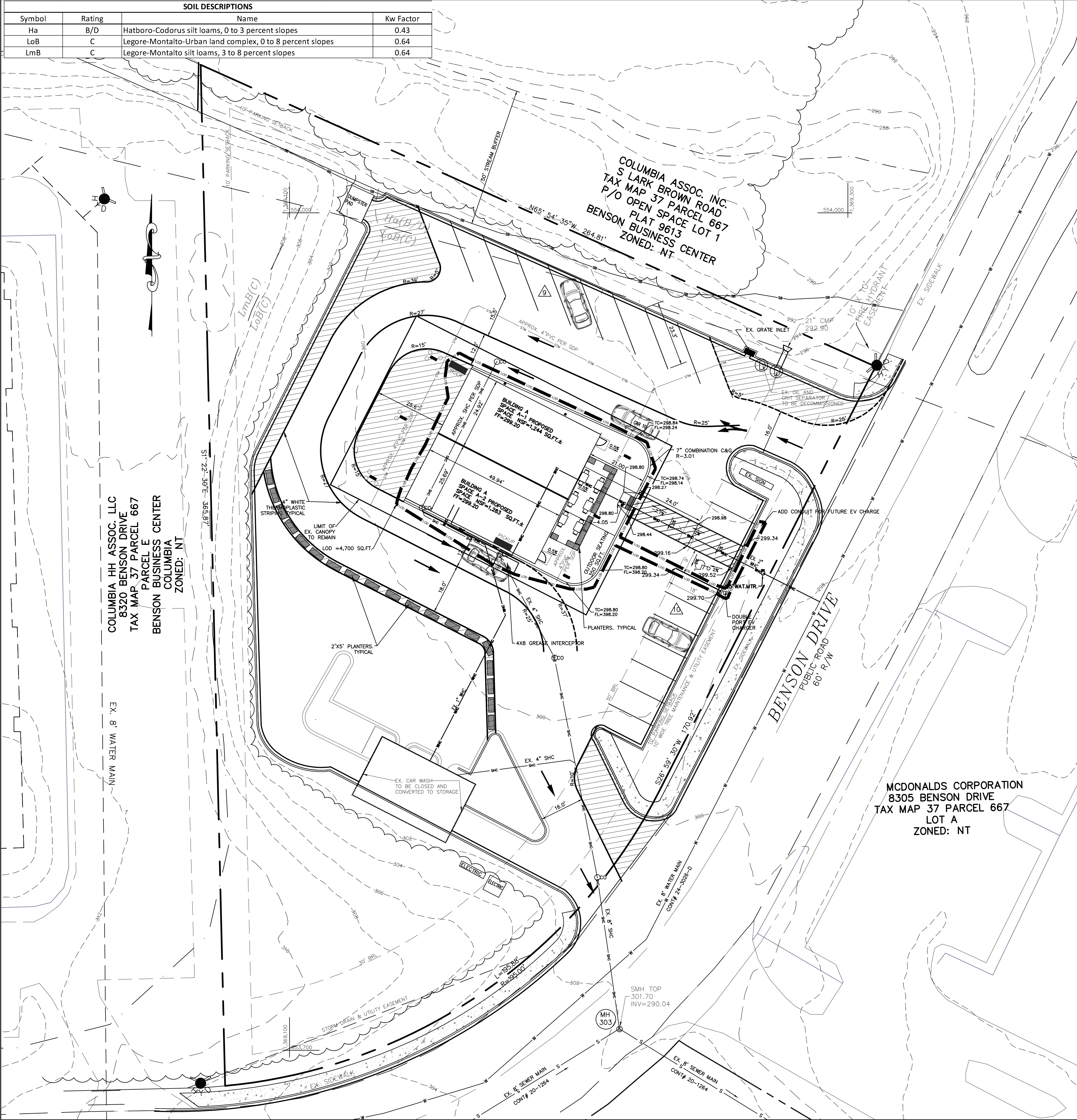
APPROVAL

SSA



C:\Users\SamerA\OneDrive\DC\ACCDocs\MB\25-014 BENSON DR - Project Files\DWG\Bases.dwg, 11/18/2025, 11:38:38 AM, SamerA\Owner

SOIL DESCRIPTIONS			
Symbol	Rating	Name	Kw Factor
Ha	B/D	Hatboro-Codorus silt loams, 0 to 3 percent slopes	0.43
LoB	C	Legore-Montalto-Urban land complex, 0 to 8 percent slopes	0.64
LmB	C	Legore-Montalto silt loams, 3 to 8 percent slopes	0.64



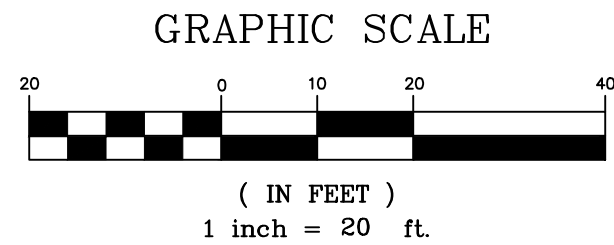
APPROVED: PLANNING BOARD OF HOWARD COUNTY

DATE: \_\_\_\_\_

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION	DATE
CHIEF, DIVISION OF LAND DEVELOPMENT	DATE
DIRECTOR, DEPARTMENT OF PLANNING AND ZONING	DATE

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

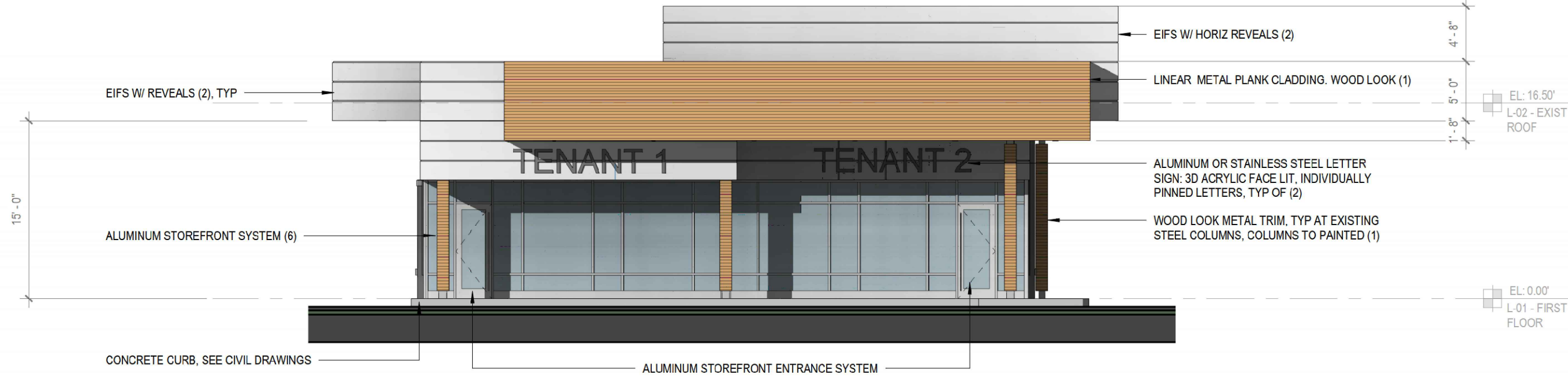


### LEGEND

- 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

### ESD NARRATIVE

- THE AREA OF THIS PROJECT IS APPROXIMATELY 1.25 ACRES. NO FLOODPLAIN EXISTS ON SITE. NO WETLANDS STREAMS EXIST ON SITE. A STREAM BUFFER (APPROX. 3,125 SQ.FT.) FROM AN ADJOINING 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 NATURAL FLOW PATTERNS. NO VEGETATION CLEARING IS PROPOSED. NO ESD PRACTICES ARE PROPOSED. LOD LESS THAN 5,000 SQ.FT.
- 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 SQ.FT 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

**MBA**  
ENGINEERS PLANNERS SURVEYORS

**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.

EXP DATE 08/08/2027

SAMER A. ALONER, P.E.

DATE 07.31.2025

PROJECT 25-014  
ILLUSTRATION  
MMT  
SCALE 1" = 30'  
APPROVAL SSA

DATE JUNE 2025  
ENGINEERING  
APPROVAL  
SSA

9 OF 9



## **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.
9. 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.
10. PARKING SETBACKS AND BRL SHOWN ARE BASED ON FDP-202-A
11. THIS SHEET SHOWS THE ASBUILT CONDITIONS OF THE SITE AS OF JULY 2023.
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
<b>Building A</b>			
<b>COMMERCIAL (RESTAURANT) CARRY OUT</b>	<b>2,527</b>	<b>6</b>	<b>16</b>
<b>OUTDOOR SEATING</b>	<b>350</b>	<b>6</b>	<b>3</b>
<b>TOTAL PARKING REQUIRED</b>			<b>19</b>
<b>TOTAL PARKING REQUIRED</b>	<b>2,877</b>		

<b>TOTAL PARKING PROVIDED</b>		<b>19</b>
-------------------------------	--	-----------

**PARKIGN 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

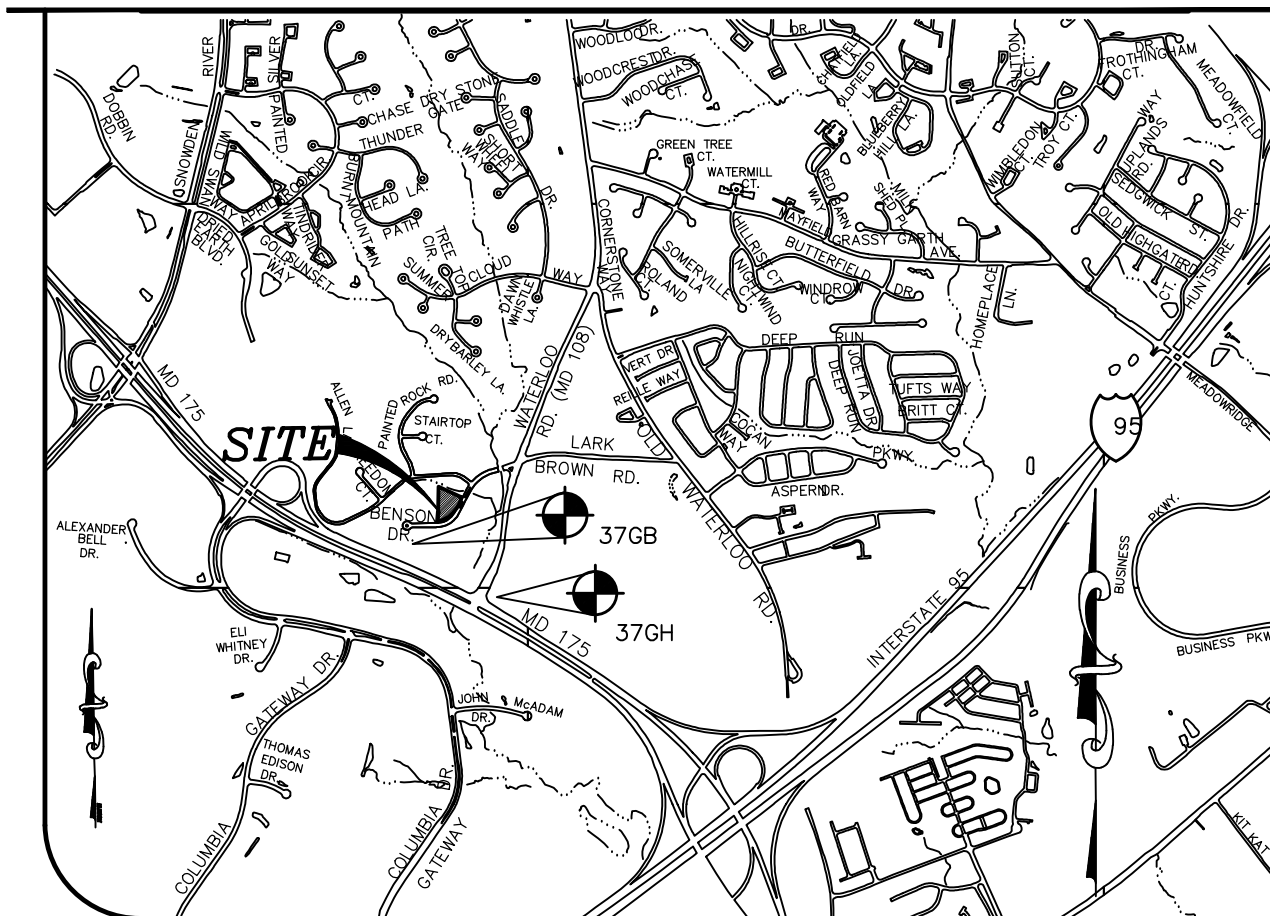
LIMIT OF DISTURBANCE AREA: 4,650 SQ.FT.

GREEN OPEN AREA (PERVIOUS): 0.52 AC.±

IMPERVIOUS AREA: 0.73 AC±

PROPOSED USE: RESTAURANTS – CARRYOUT



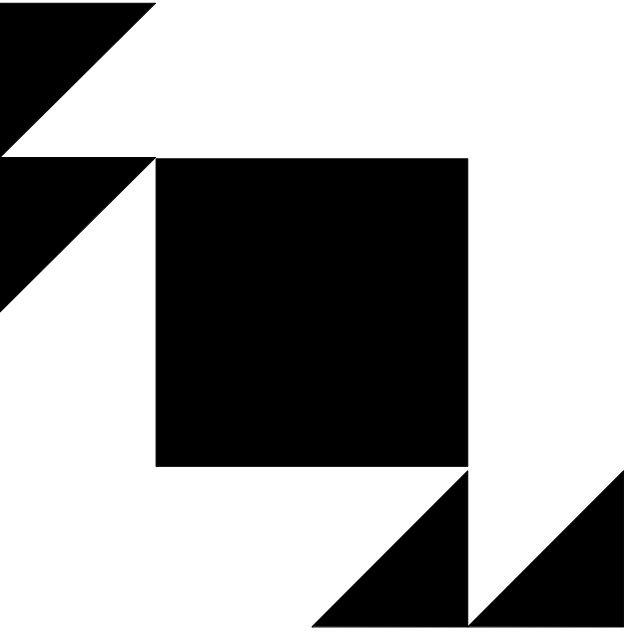


# VICINITY MAP

SCALE: 1"=2000'

ADC MAP: 34 GRID: B4, B5





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

© 2021 ALEXANDER DESIGN STUDIO  
All rights reserved. The work contained in this document is the  
exclusive property of the Architect. Nothing contained herein,  
including the design concept, may be used, copied, or  
distributed in any way or by any means without the express  
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
-----	-------------	------

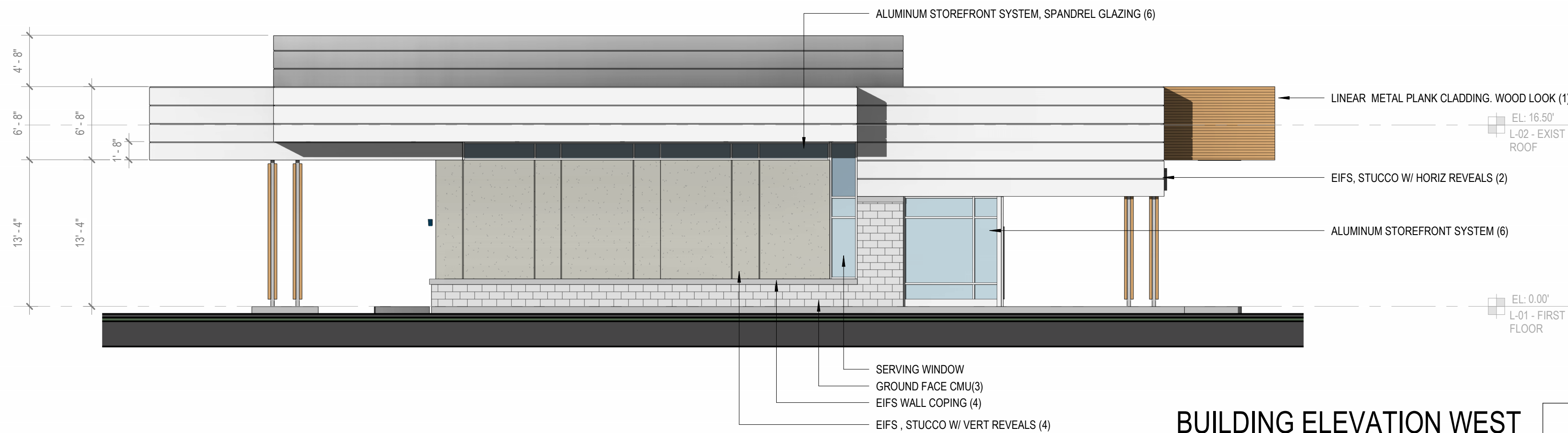
Job Number #1234.00

SCHEMATIC DESIGN  
08 AUGUST, 2025

EXTERIOR VIEWS

A.301





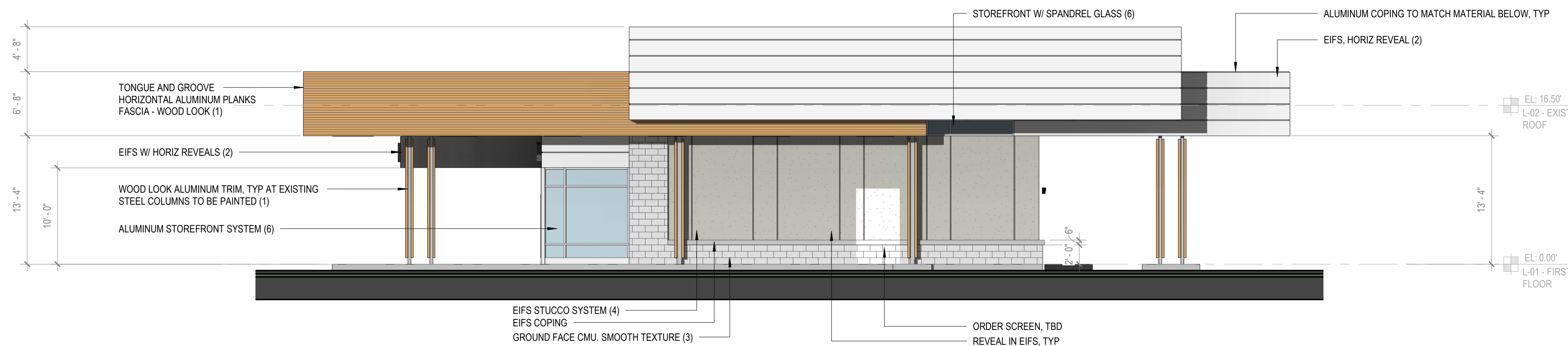
BUILDING ELEVATION WEST

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



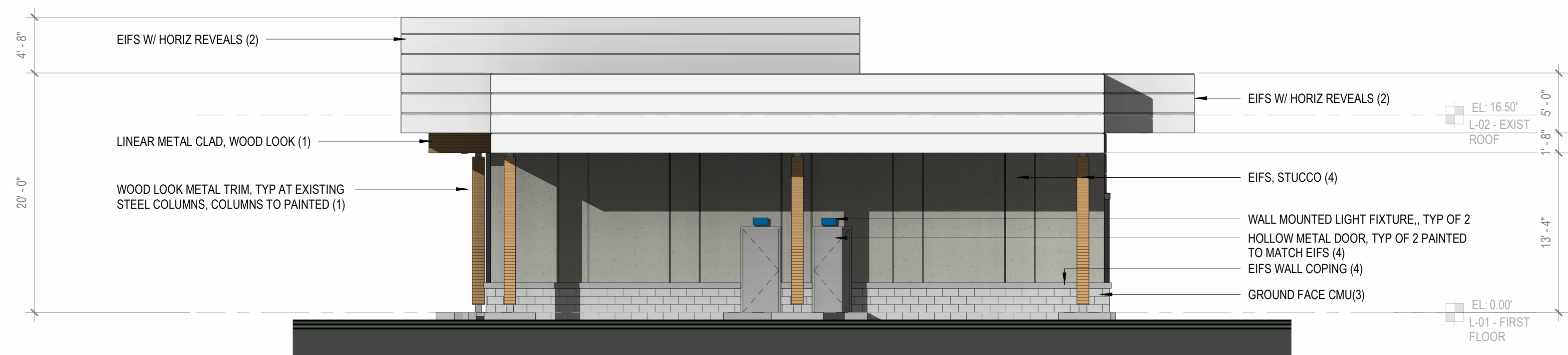
BUILDING ELEVATION SOUTH

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



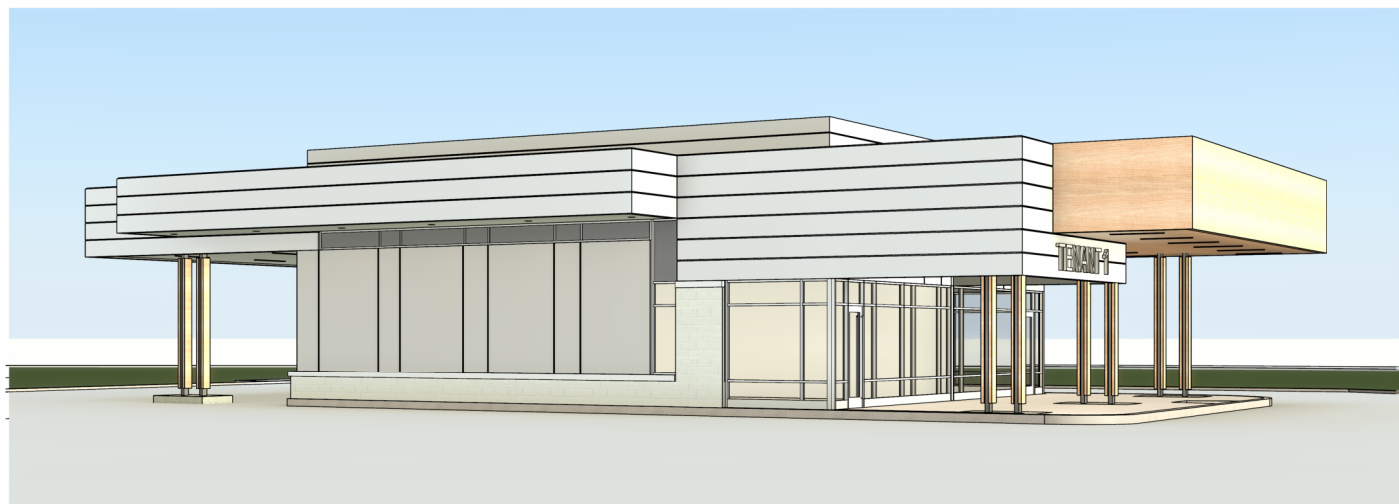
BUILDING ELEVATION EAST

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



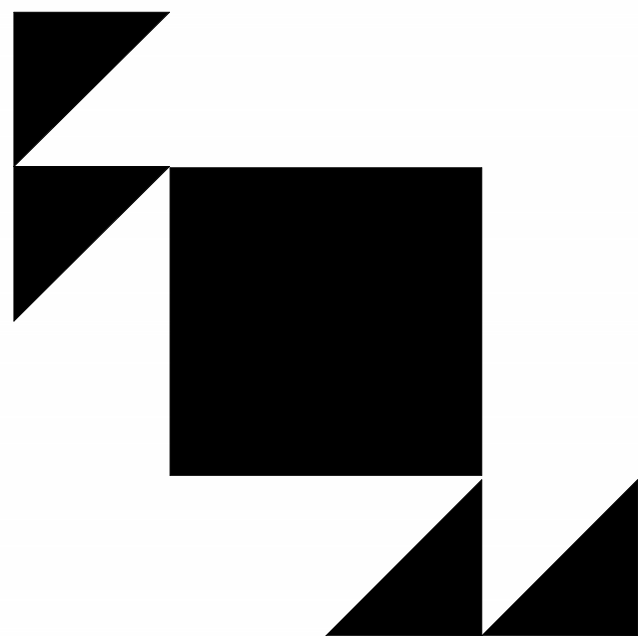
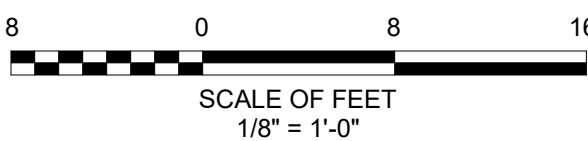
BUILDING ELEVATION NORTH

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  
(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

© 2021 ALEXANDER DESIGN STUDIO  
All rights reserved. The work contained in this document is the exclusive property of the Architect. Nothing contained herein, including the design concept, may be used, copied, or distributed in any way or by any means without the express 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

Sheet

BUILDING ELEVATIONS

A.300