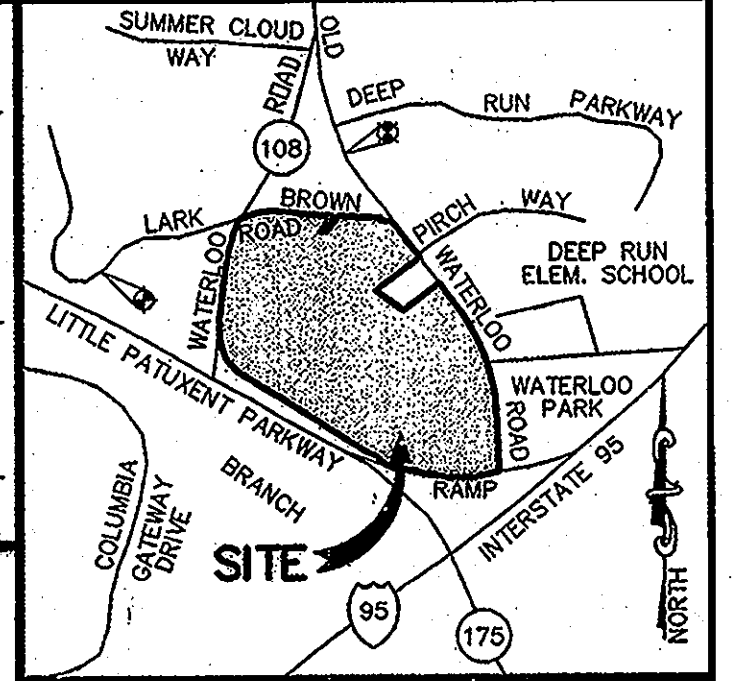


LAND USE	AREA OF R/W	PREVIOUS ACREAGE	AMENDED ACREAGE UNDER FDP-240-A	AMENDED ACREAGE UNDER FDP-240-A-II
EMPLOYMENT CENTER COMMERCIAL				
NON-BUILDABLE PARCEL S	0.2095 AC.	3.7945 AC.	4.0040 AC.	-
PARCEL R	0.0149 AC.	11.7436 AC.	11.7585 AC.	-
PARCEL F	2.7170 AC.	10.6173 AC.	13.3342 AC.	2.08 AC.
PARCEL F	-	18.6816 AC.	-	-
OPEN SPACE CREDITED				
PARCEL V	0.9682 AC.	2.9848 AC.	3.9530 AC.	-
PARCEL Q	0.0395 AC.	36.7375 AC.	36.7770 AC.	-
APARTMENT LAND USE				
PARCEL F	-	-	-	16.60 AC.



VICINITY MAP
SCALE: 1" = 200'

SUMMARY OF AMENDMENTS

- PHASE 240-A** REVISED SHEETS 1, 2, 3, 5, 6, 7, 8 AND 9. THE PURPOSE OF THIS AMENDMENT IS TO INCORPORATE TWO PARCELS OF ROAD RIGHTS-OF-WAY PREVIOUSLY OWNED BY THE STATE HIGHWAY ADMINISTRATION TOTALING 3.9492 ACRES INTO THE OPEN SPACE CREDITED AND EMPLOYMENT CENTER COMMERCIAL LAND USE CATEGORIES OF THIS PHASE. THE INCORPORATION OF THE 3.9492 ACRES WILL INCREASE THE TOTAL ACREAGE OF THIS PHASE FROM 122.8513 ACRES TO 126.8011 ACRES. THE TOTAL OPEN SPACE CREDITED LAND USE CATEGORY WILL BE INCREASED BY 1.0077 ACRES AND THE TOTAL EMPLOYMENT CENTER COMMERCIAL LAND USE CATEGORY WILL BE INCREASED BY 2.9415 ACRES.

IN ADDITION, THIS AMENDMENT INCLUDES AN ADJUSTMENT IN THE PARCEL BOUNDARY BETWEEN PARCELS T AND U. BOTH PARCELS ARE INCLUDED IN THE EMPLOYMENT CENTER COMMERCIAL LAND USE CATEGORY. THE AREA OF PARCEL U INCREASED BY 0.0974 ACRES TO 1.0596 ACRES. THE AREA OF PARCEL T WAS REDUCED TO 7.2218 ACRES DUE TO THE AMENDMENT.
- PHASE 240-A-I** REVISED SHEETS 1 AND 9 AND ADD SHEET 10. THE PURPOSE OF THIS AMENDMENT IS TO ADD THE GAS STATION CRITERIA TO THIS FDP TO ALLOW A GAS STATION TO BE LOCATED ON PARCEL M; TO AMEND SECTION 6C-1 TO NOT REQUIRE A PARKING SETBACK FROM INTERIOR LOT LINES WITHIN THE BENSON EAST SUBDIVISION AND TO AMEND SECTION 7C-3 TO ADD THE GASOLINE SERVICE STATION AS A PERMITTED USE.
- PHASE 240-A-II** REVISED SHEETS 1, 3 AND 9. THE PURPOSE OF THIS AMENDMENT IS TO DECREASE THE EMPLOYMENT CENTER COMMERCIAL IN PARCEL F TO 2.08 AC. AND TO INCREASE THE APARTMENT LAND USE IN PARCEL F TO 16.60 AC. IN ADDITION, CRITERIA FOR APARTMENT LAND USES HAS BEEN ADDED TO THIS FDP.
- PHASE 240-A-III** REVISED SHEET 10. THE PURPOSE OF THIS AMENDMENT IS TO REVISE THE SPECIAL SITE CRITERIA TO INCREASE THE ALLOWABLE NUMBER OF GAS PUMPS PERMITTED ON PARCEL 'U'.



BENSON EAST
OWNER
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COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL
DEVELOPMENT PLAN
PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: 01-08-2014 SHEET: 1 OF 10

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www.BohlerEngineering.com

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST, 2007

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 6/30/15

1/16/14

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
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AMENDED B. C. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986

HOWARD COUNTY PLANNING BOARD

Mark C. Lytle 1/16/14 DATE
H.C.P.B. EXEC. SEC.

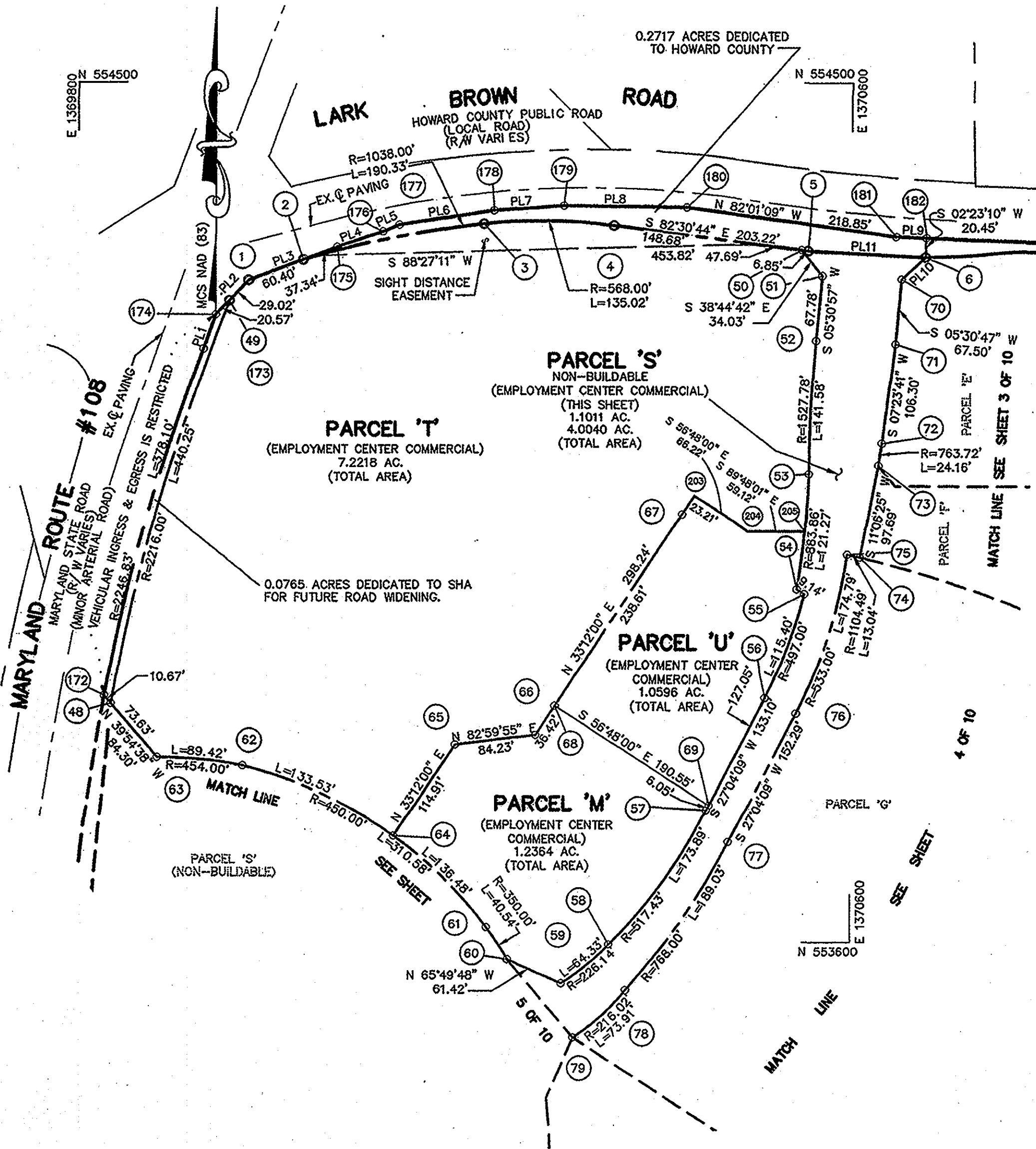
[Signature] 1/16/14 DATE
H.C.P.B. CHAIRPERSON

RECORDED ON 1/24/14
AS PLAT NO. 22648

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
2-3	1038.00'	190.33'	95.43'	190.06'	S 78°36'56" W	10°30'21"
3-4	568.00'	135.02'	67.83'	134.70'	N 89°19'19" W	13°37'10"
6-7	833.00'	75.89'	37.97'	75.86'	N 86°40'26" E	5°13'10"
7-8	267.00'	36.38'	18.22'	36.36'	S 87°58'04" W	7°48'27"
8-9	24220.00'	118.19'	59.09'	118.19'	N 87°59'19" W	0°16'47"
12-13	24220.00'	449.13'	224.57'	449.12'	N 87°09'43" W	1°03'45"
21-22	2033.48'	1225.18'	631.82'	1206.73'	N 20°26'56" W	34°31'15"
48-49	2216.00'	440.25'	220.85'	439.53'	S 15°56'23" W	11°22'59"
52-53	1527.78'	141.58'	70.84'	141.53'	S 02°51'34" W	5°18'34"
53-54	883.86'	121.27'	60.73'	121.17'	N 05°38'58" E	7°51'40"
55-56	497.00'	115.40'	57.96'	115.14'	N 20°25'02" E	13°18'14"
57-58	517.43'	173.89'	87.77'	173.07'	N 35°21'30" E	19°15'16"
58-59	226.14'	64.33'	32.38'	64.11'	N 49°44'47" E	16°17'54"
60-61	350.00'	40.54'	20.29'	40.52'	N 32°55'27" W	6°38'10"
61-62	450.00'	310.58'	161.76'	304.46'	N 56°00'52" W	39°32'41"
62-63	454.00'	89.42'	44.86'	89.28'	N 84°17'03" W	11°17'06"
72-73	763.72'	24.16'	12.08'	24.16'	N 08°18'28" E	1°48'46"
75-76	533.00'	174.79'	88.19'	174.01'	N 17°40'28" E	18°47'22"
75-82	1104.49'	391.01'	197.57'	388.97'	N 67°15'58" W	20°17'01"
77-78	768.00'	189.03'	95.00'	188.55'	N 34°07'13" E	14°06'09"
78-79	216.02'	73.91'	37.32'	73.55'	N 47°39'52" E	19°36'09"
81-82	638.30'	544.76'	290.21'	528.37'	N 32°38'09" W	48°53'56"
83-84	156.00'	69.28'	35.22'	68.71'	N 04°32'08" E	25°26'38"
86-87	25.00'	40.36'	26.11'	36.11'	S 52°21'11" W	92°29'14"
88-89	25.00'	27.28'	15.18'	25.95'	N 50°08'23" W	62°31'39"
92-93	25.00'	16.91'	8.79'	16.59'	N 51°19'07" W	38°44'52"
96-97	25.00'	11.25'	5.72'	11.15'	N 69°39'25" W	25°46'34"
32-133	100.00'	157.08'	100.00'	141.42'	N 11°12'05" E	90°00'08"
34-135	100.00'	157.08'	100.00'	141.42'	N 78°47'58" W	89°59'57"
45-146	207.00'	127.35'	65.76'	125.35'	S 24°38'13" E	35°15'01"
47-148	343.00'	160.37'	81.68'	158.91'	N 20°24'22" W	26°47'19"
49-150	190.00'	88.80'	45.22'	87.99'	S 20°24'43" E	26°46'38"
51-152	440.00'	59.14'	29.61'	59.09'	S 03°10'22" E	7°42'02"
52-153	384.00'	57.98'	29.04'	57.92'	N 03°38'53" W	8°39'03"
54-155	360.30'	191.06'	97.83'	188.83'	N 75°18'23" W	30°22'58"
55-156	306.00'	204.61'	106.29'	200.82'	N 40°57'33" W	38°18'40"
56-157	746.29'	192.53'	96.80'	191.99'	N 14°24'47" W	14°46'52"
58-159	250.00'	116.84'	59.51'	115.78'	S 20°24'43" E	26°46'38"
60-161	290.00'	135.59'	69.06'	134.36'	N 20°24'22" W	26°47'19"
62-163	260.00'	74.35'	37.43'	74.10'	S 15°12'16" E	16°23'08"
71-173	2246.83'	554.95'	278.89'	553.54'	S 13°08'40" W	14°09'05"

PROPERTY LINE TABLE		
LINE	BEARING	LENGTH
PL1	N 20°13'12" E	37.80'
PL2	N 43°35'37" E	49.59'
PL3	N 69°24'28" E	97.74'
PL4	N 70°30'53" E	49.45'
PL5	N 67°48'55" E	18.51'
PL6	N 81°21'39" E	99.21'
PL7	N 86°02'59" E	72.40'
PL8	S 89°21'01" E	127.40'
PL9	S 87°36'50" E	31.36'
PL10	S 47°23'54" W	33.38'
PL11	S 86°55'43" E	121.31'



BENSON EAST
OWNER
THE HOWARD RESEARCH AND
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COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL
DEVELOPMENT PLAN
PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 01-06-2014 SHEET: 2 OF 10

BOHLER
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901 DULANEY VALLEY ROAD, SUITE 801
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www.BohlerEngineering.com

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
OF HOWARD COUNTY ADOPTED AUGUST, 2007



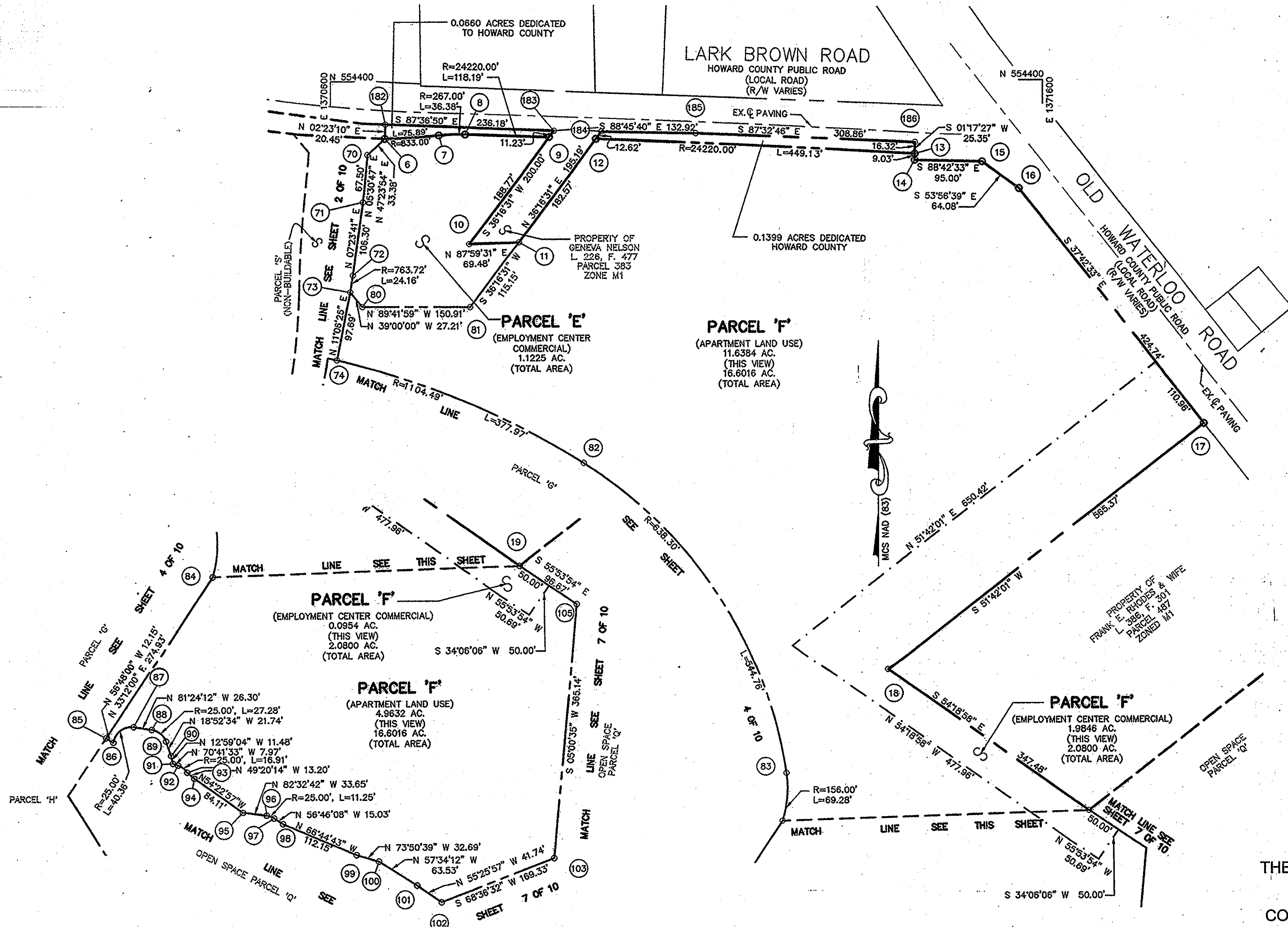
PROFESSIONAL CERTIFICATION
I, MICHAEL J. GEZELL, HEREBY CERTIFY THAT THESE
DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. 44097, EXPIRATION DATE: 8/9/15

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
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HOWARD COUNTY PLANNING BOARD
[Signature] 1/16/14
H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14
H.C.P.B. CHAIRPERSON DATE

RECORDED ON 1/24/14
AS PLAT NO. 22649

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.



BENSON EAST
 OWNER
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COLUMBIA
 AMENDED FINAL
 DEVELOPMENT PLAN
 PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 01-06-2014 SHEET: 3 OF 10

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY, ADOPTED AUGUST, 2007

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 AMENDED B. C. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986

RECORDED ON 1/24/14
 AS PLAT NO. 22650

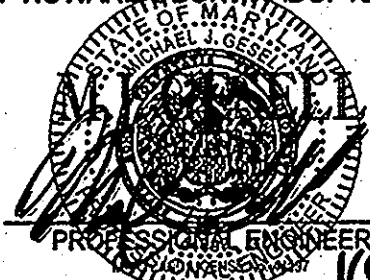
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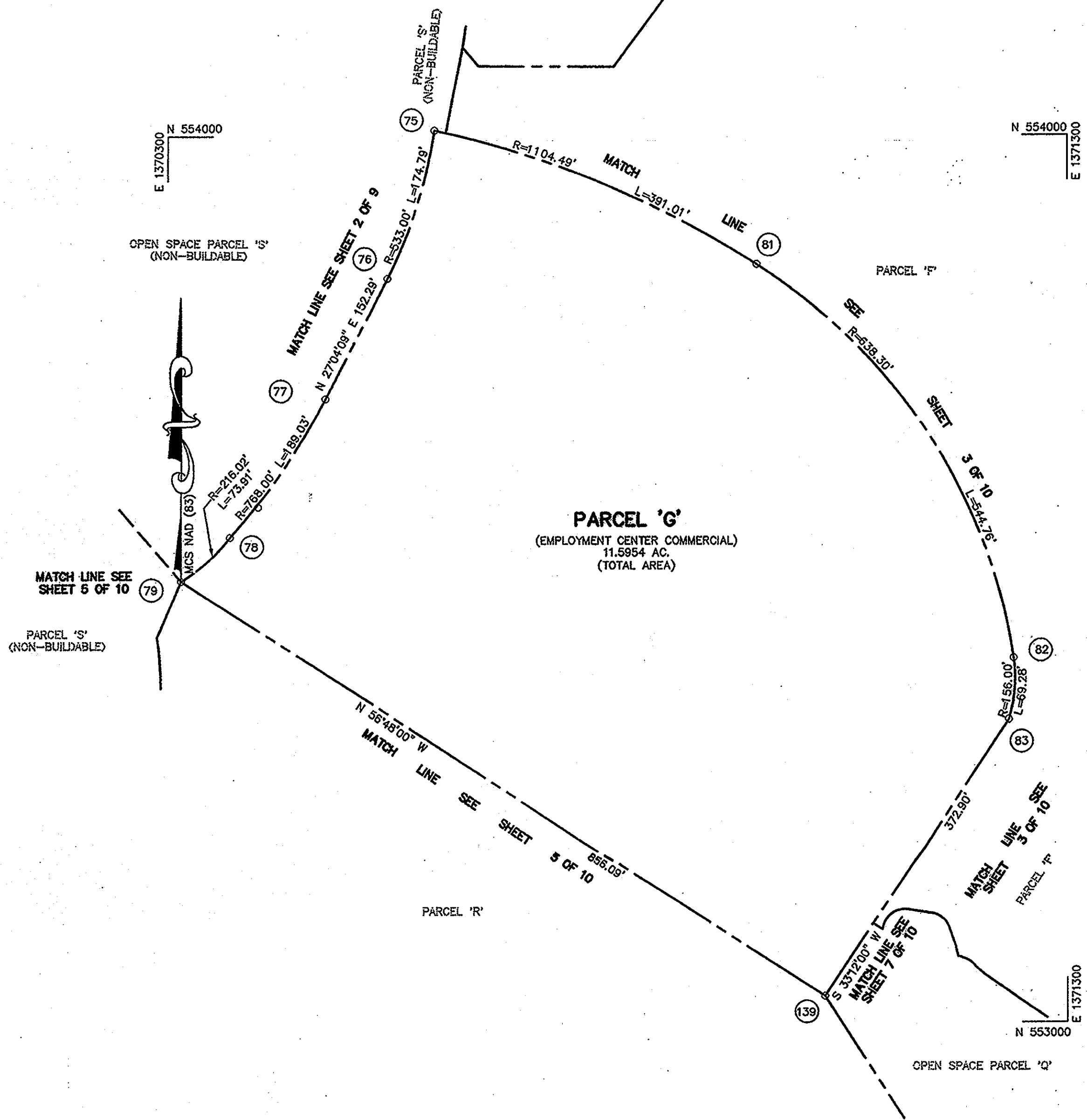
HOWARD COUNTY PLANNING BOARD

David H. Gagliardi 1/16/14 H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14 H.C.P.B. CHAIRPERSON DATE

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

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 901 DULANEY VALLEY ROAD, SUITE 801
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 PHASE 240-A-III

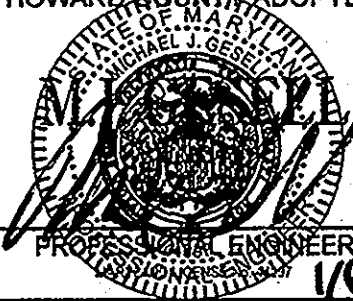
6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 01-08-2014 SHEET: 4 OF 10

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 TOWSON, MARYLAND 21204
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RECORDED ON 1/24/14
 AS PLAT NO. 22651

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY, ADOPTED AUGUST, 2007



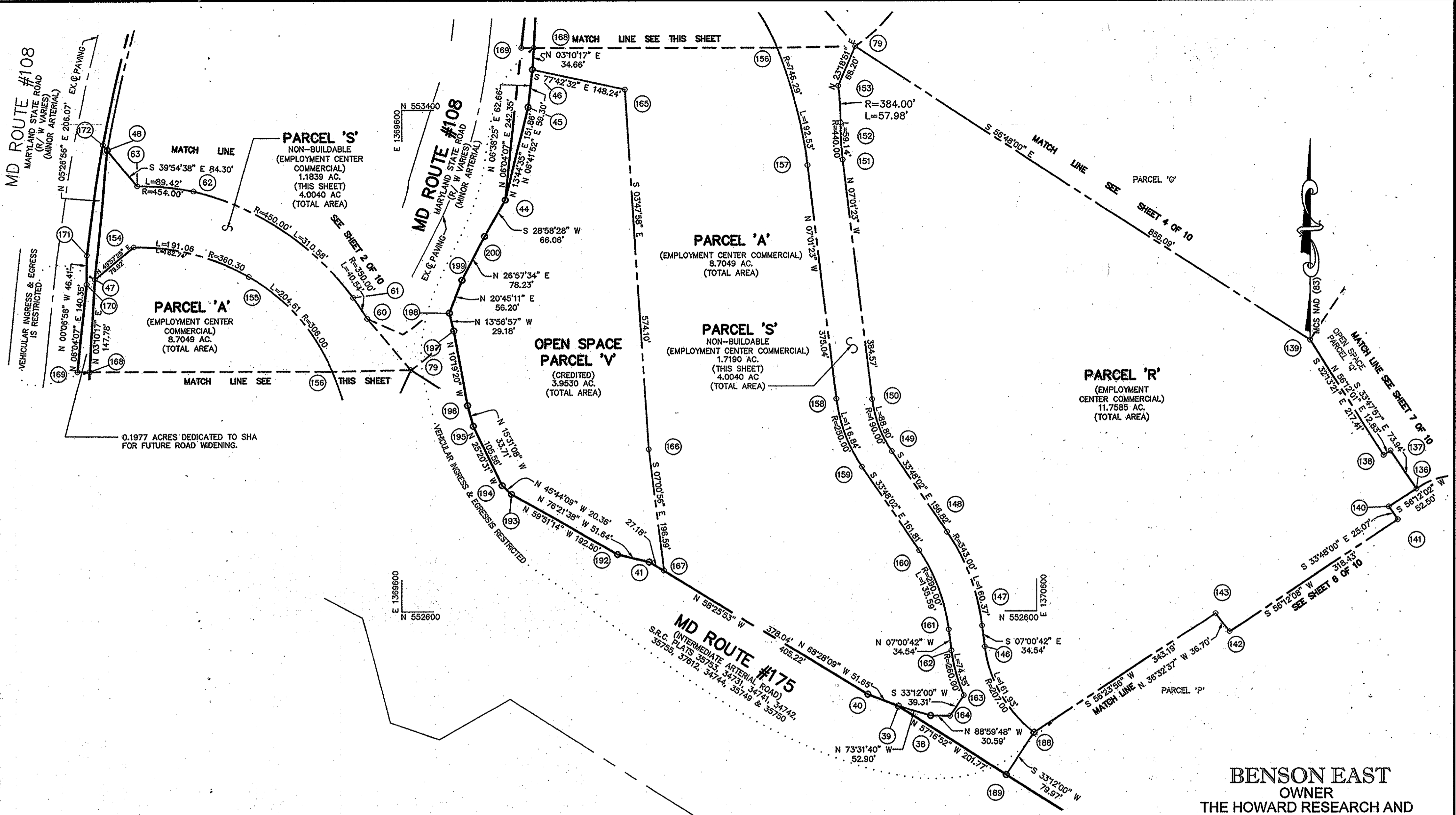
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HOWARD COUNTY PLANNING BOARD

David McLaughlin 1/16/14 H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14 H.C.P.B. CHAIRPERSON DATE

1/6/14



BENSON EAST
 OWNER
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 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED FINAL
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 PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 01-06-2014 SHEET: 5 OF 10

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RECORDED ON 1/24/14
 AS PLAT NO. 22652

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY, ADOPTED AUGUST, 2007

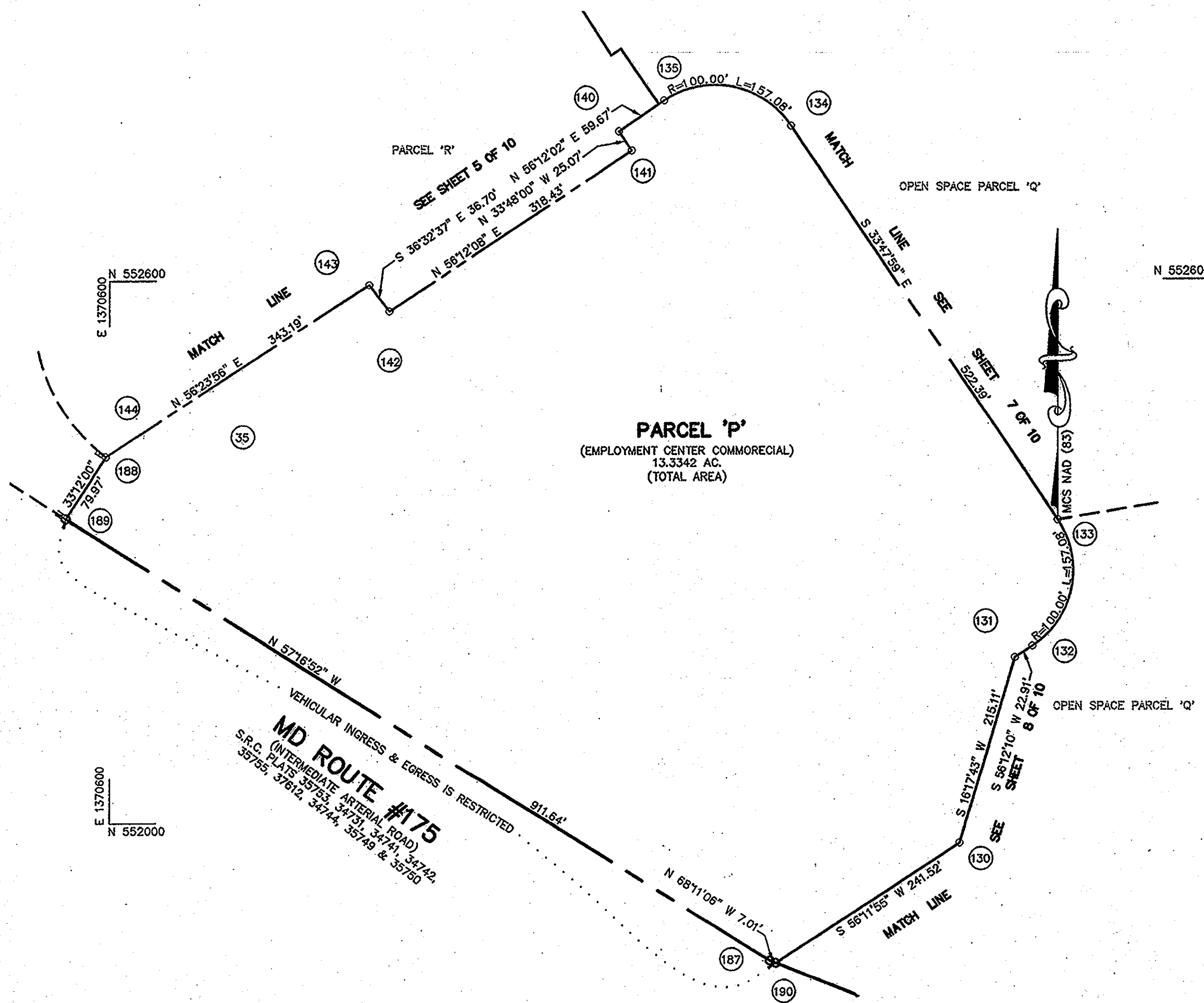
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 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 44097, EXPIRATION DATE: 8/31/15

HOWARD COUNTY PLANNING BOARD
Mark A. Cagle 1/16/14
 H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14
 H.C.P.B. CHAIRPERSON DATE



1/6/14



PARCEL 'P'
 (EMPLOYMENT CENTER COMMERCIAL)
 13.3342 AC.
 (TOTAL AREA)

MD ROUTE #175
 (INTERMEDIATE ARTERIAL ROAD)
 S.P.C. PLATS 35753, 34731, 34741, 34742,
 35755, 37612, 34744, 35748 & 35700

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 CORPORATION
 COLUMBIA, MARYLAND 21044

COLUMBIA
 AMENDED FINAL
 DEVELOPMENT PLAN
 PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 01-06-2014 SHEET: 6 OF 10

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY, ADOPTED AUGUST, 2007

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 AMENDED B. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986

RECORDED ON 1/24/14
 AS PLAT NO. 22653

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
 OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

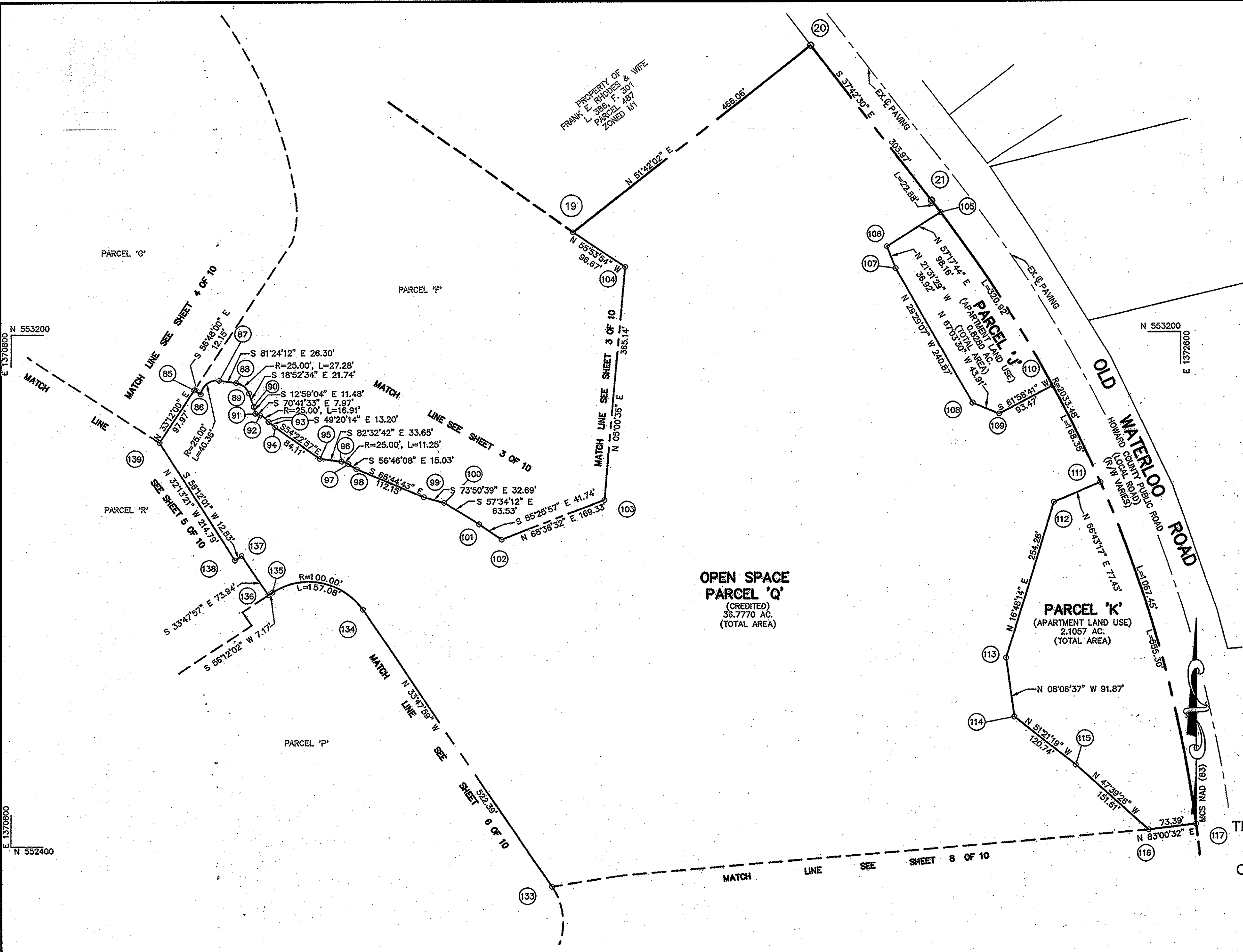
PROFESSIONAL CERTIFICATION
 I, MICHAEL J. GESSELL, HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND
 THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER
 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 44097, EXPIRATION DATE: 6/3/15

HOWARD COUNTY PLANNING BOARD
 H.C.P.B. EXEC. SEC. [Signature] DATE 1/24/14
 H.C.P.B. CHAIRPERSON [Signature] DATE 1/16/14



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1/6/14



BENSON EAST
 OWNER
 THE HOWARD RESEARCH AND
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 CORPORATION
 COLUMBIA, MARYLAND 21044

**COLUMBIA
 AMENDED FINAL
 DEVELOPMENT PLAN
 PHASE 240-A-III**

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 01-06-2014 SHEET: 7 OF 10

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RECORDED ON 1/24/14
 AS PLAT NO. 22654

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
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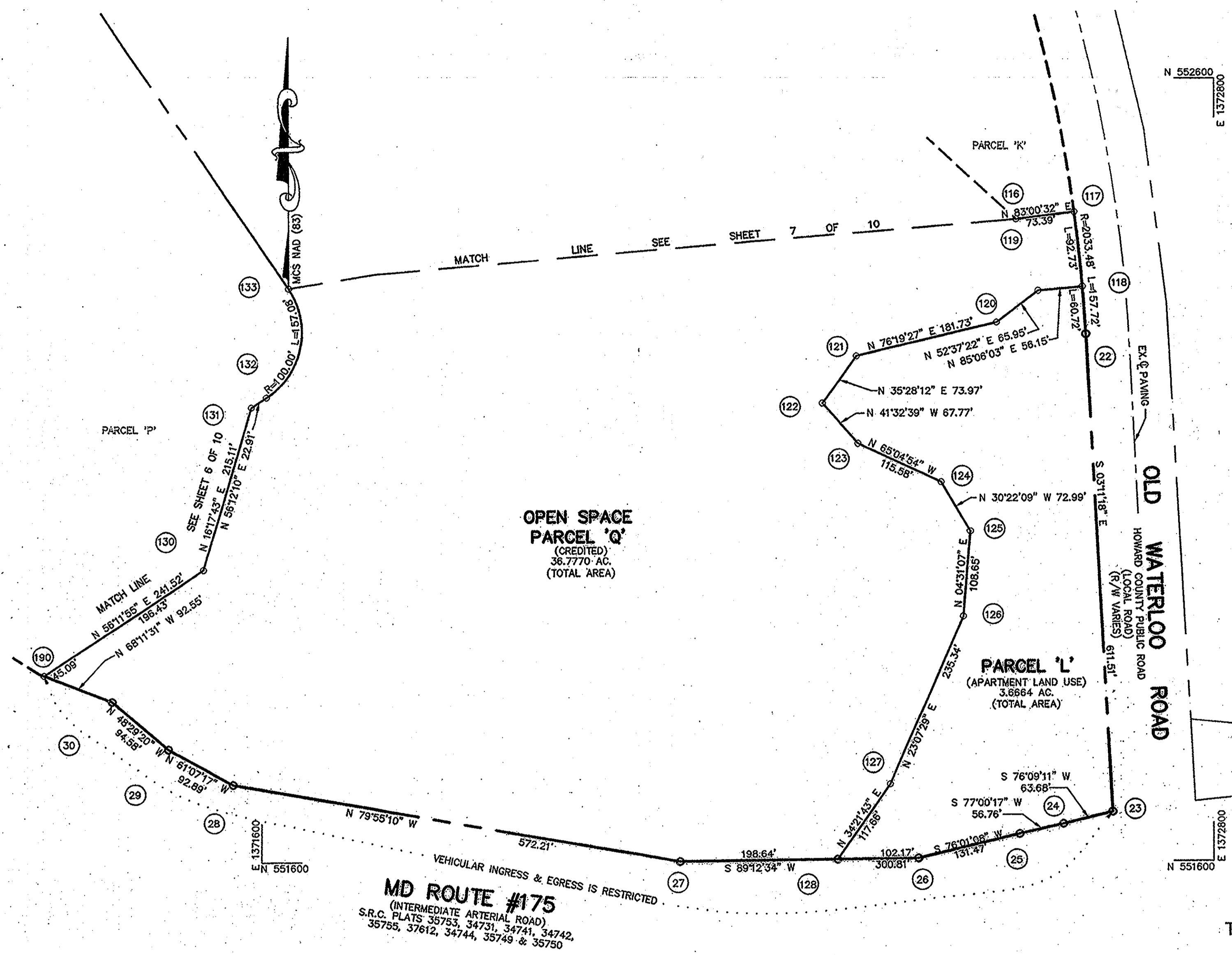
PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS
 OF HOWARD COUNTY ADOPTED AUGUST, 2007

PROFESSIONAL CERTIFICATION
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 UNDER THE LAWS OF THE STATE OF MARYLAND,
 LICENSE NO. 44097, EXPIRATION DATE: 6/30/15

HOWARD COUNTY PLANNING BOARD
Wanda M. Cagle 1/16/14 H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14 H.C.P.B. CHAIRPERSON DATE

PROFESSIONAL ENGINEER
 VGM

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
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 AMENDED B. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986



BENSON EAST
OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL
DEVELOPMENT PLAN
PHASE 240-A-III

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 01-08-2014 SHEET: 8 OF 10

BOHLER ENGINEERING
901 DULANEY VALLEY ROAD, SUITE 801
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RECORDED ON 1/24/14
AS PLAT NO. 22635

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, ADOPTED AUGUST, 2007

PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 09/15

Michael J. Gesell
PROFESSIONAL ENGINEER
1/24/14

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
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HOWARD COUNTY PLANNING BOARD

Mark K. G... 1/24/14
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE

**FINAL DEVELOPMENT PLAN CRITERIA
PHASE 240-A-II
BENSON EAST**

THE AREA INCLUDED WITHIN THIS FINAL DEVELOPMENT PLAN PHASE 240-A IS APPLICABLE BENSON EAST.

1. PUBLIC STREET AND ROADS - SECTION 125-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 125-C-3b:

2A To be shown on subdivision plats, if required by the Howard County Department of Planning and Zoning.

2B Vehicular ingress and egress to MD Route 108, Lark Brown Road and Old Waterloo Road will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works and the State Highway Administration, if applicable.

2C Vehicular ingress and egress to MD Route 175 and Interstate 95 is restricted.

3. MAJOR UTILITY RIGHTS - OF - WAY - SECTION 125-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 125-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 USES - SECTION 125-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 125-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
- chimneys
- porches, decks, open or enclosed
- bay windows, oriel, vestibule, balcony
- privacy walls or screens
- all parts of any buildings, dwellings, or accessory buildings

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, oriel, 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 is adjacent to a principal arterial or intermediate divided arterial highway, no structure shall be located within fifty (50) feet of the right-of-way line thereof except, however, that structures may be constructed at any locations within such setback areas if such constructions are 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

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 three (3) feet in height if solid or closed nor five (5) feet in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6B-2 LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within thirty (30) feet of the right-of-way of any public street, road or highway. 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. Except as restricted by this Paragraph 6B-2, buildings and other structures may be located at any location within attached land use areas. Whenever an attached land use, single family dwelling is constructed, a maintenance agreement for the party wall side of the structure, as well as any approved overhangs protruding onto the adjacent lot or lots must be included in the deed of conveyance and recording reference of same furnished to the Department of Planning and Zoning. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

Common areas in the project shall be adequately planted and landscaped as required by the Howard County Planning Board at the time a Site Development Plan is submitted for approval.

6C-1 EMPLOYMENT CENTER LAND USE AREAS - COMMERCIAL

No structure shall be located within thirty (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 Site Development Plan approved by the Howard County Planning Board. The 10' parking setback does not apply to interior parcel/lot lines. 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

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.

6E APARTMENT LAND USE

No structure shall be located within thirty (30) feet of the right-of-way of any public street, road or highway, or within 30' of the lot line of the project, 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. This setback shall not apply to lot lines internal to the project or to private streets within the project. A minimum of 30' shall be provided between buildings. No parking area shall be located within ten (10) feet of any lot line except as may be shown on Site Development Plan approved by the Howard County Planning Board. The 10' parking setback does not apply to interior parcel/lot lines. Except as restricted by this Paragraph, 6E, buildings and other structures may be located at any location within apartment land use areas. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

7. PERMITTED USES - SECTION 125-C-3-d(2):

7B-2 ATTACHED LAND USE AREAS

Attached Land Use uses shall be permitted on Parcels J, K and L, however, no more than an overall average of ten dwelling units per acre may be constructed upon such land and, further provided, that the attached dwelling units shall be constructed in groups having no more than ten (10) units attached to one another and shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as part of the Site Development Plan referred to herein in Section 6. Attached land use areas shall be considered as "apartments" for the purpose of application of the use limitations of Section 125-A-5-b of the Howard County Zoning Regulations. Division of Attached Land Use Areas into individual lots to be owned individually, without front yard, without rear yard, and with groups of lots surrounded by common areas owned jointly by all lot owners or owned jointly by groups of lot owners, 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. All, or a portion of such lots may be operated as rental units. No more than 66 dwelling units may be constructed on said parcels.

7C-3 EMPLOYMENT CENTER LAND USE- COMMERCIAL

All uses permitted in POR, B-1, B-2 and SC districts are permitted and the following:

- Age-restricted adult housing.
- Nursing homes, and residential care facilities and their related and supporting facilities.
- Manufacturing and assembly of electronic, communications, computer, medical, scientific, optical, photographic, or technical instruments, equipment and components.
- Manufacturing, compounding, processing or packaging of pharmaceuticals and biomedical products.
- Gasoline Station on Parcel U only.
- Garage & maintenance structures, parking spaces, and drive aisles associated with residential apartment are permitted as an accessory use.

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

Parcels 'M' and 'N' (credited) are 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.

7F APARTMENT LAND USE

Apartment Land Use uses shall be permitted on Parcel F, however, such units shall be constructed in such physical relation to each other as may be specifically approved by the Howard County Planning Board as part of the Site Development Plan referred to herein in Section 6. No more than 3320 apartment units may be constructed on Parcel F.

8. HEIGHT LIMITATIONS - SECTION 125-C-3-d(3):

8B-2 ATTACHED LAND USE AREAS

No structure shall be constructed more than forty (40) feet in height from highest adjoining ground elevation, 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.

8C-3 EMPLOYMENT CENTER LAND USE - COMMERCIAL

No height limitation is imposed upon structures constructed within this phase provided improvements thereon are constructed 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.

8F APARTMENT LAND USE

No height limitation is imposed upon structures constructed within this phase provided improvements thereon are constructed in accordance with a Site Development Plan approved by the Howard County Planning Board.

9. PARKING REQUIREMENTS - SECTION 125-C-3-d(3):

9B-2 ATTACHED LAND USE AREAS

No less than two (2) off-street parking spaces, each containing a minimum area of one hundred eighty (180) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit and may be included as part of a covered public parking structure provided for residents, tenants and guests. Such parking areas may be parallel spaces located on paved areas adjacent to publicly maintained roadways or adjacent to service drives, or oriented diagonally or at right angles to such publicly maintained roadways or service drives. Such parking areas may be permitted within a portion of the public right-of-way, however, when parking is allowed in the public right-of-way, the travel portion of the right-of-way shall be owned and maintained by the County and the remaining portion of the right-of-way shall be owned by the County but privately maintained. The right-of-way width shall be fifty (50) feet. Such parking shall not be permitted along a roadway with a sixty (60) foot or greater width right-of-way.

9C-2 COMMERCIAL LAND USE AREAS

1. Five (5) parking spaces shall be provided for every 1,000 square feet of net leasable area devoted to commercial retail sales uses, including restaurants. Fourteen (14) parking spaces shall be provided for every 1,000 square feet of building area for fast-food restaurants. Alternate parking requirements are permitted, subject to Section 133 of the Howard County Zoning Regulations.

2. Two (2) parking spaces shall be provided for every 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.

3. No parking requirement is imposed upon any restaurant, coffee shop or similar facility constructed within such buildings which primarily services tenants and employees of such buildings.

4. 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.

5. One (1) parking space shall be provided for each three (3) 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 (5) employees of such facility.

6. 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.

7. Onsite stacking area clear of the circulation areas for each Drive-Thru Bank shall provide for at least three (3) automobiles per lane. The capacity shall be provided so that public streets will not be used for queuing.

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 shall be deducted from the credited open space land use tabulations and denoted as non-credited in accordance with Section 125-A-8 of the Howard County Zoning Regulations.

9F APARTMENT LAND USE

No less than one and a half (1.5) off-street parking spaces, each containing a minimum area of one hundred eighty (180) square feet, for each dwelling unit shall be provided in proximity to such dwelling unit. Point three (0.3) guest parking spaces shall be provided per unit. Private garage parking spaces may be provided for the use of tenants, and shall be included in the minimum one and a half (1.5) spaces provided for each dwelling unit. Such parking areas may be parallel spaces located on paved areas adjacent to service drives, or oriented diagonally or at right angles to such service drives.

10 SETBACK PROVISIONS - SECTION 125-C-3-d(3):

10A GENERALLY:

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

10B ATTACHED LAND USES AREAS

- Setback shall conform to the requirements of Section 6 above.
- Buildings and other structures may be located within one (1) foot of the easement or right-of-way of interior streets constructed upon the land encompassed by this Final Development Plan Phase.

11 MINIMUM LOT SIZES - SECTION 125-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 125-C-3-d(3):

12B-2 ATTACHED LAND USES AREAS

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to attached land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

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 approved by the Howard County Planning Board.

12F APARTMENT LAND USES

No coverage requirement is imposed upon land within this Final Development Plan Phase devoted to apartment land uses, except in accordance with a Site Development Plan approved by the Howard County Planning Board.

TABULATION OF LAND USE

LAND USE	ACRES
EMPLOYMENT CENTER	62.1173
RIGHT-OF-WAY (EMPLOYMENT CENTER)	0.7518
OPEN SPACE	40.7300
APARTMENT LAND USE*	23.2017
TOTAL	126.8008

* THE APARTMENT LAND USE SHOWN ON PARCELS J, K AND L HEREON MAY ONLY BE DEVELOPED WITH SINGLE FAMILY ATTACHED DWELLINGS, IN ACCORDANCE WITH THE DECISION AND ORDER FOR PB-360.

**BENSON EAST
OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT
CORPORATION
COLUMBIA, MARYLAND 21044**

**COLUMBIA
AMENDED FINAL
DEVELOPMENT PLAN
PHASE 240-A-III**

6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
NOT TO SCALE DATE: 01-06-2014 SHEET: 9 OF 10



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PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED AUGUST, 2007



PROFESSIONAL CERTIFICATION
I, MICHAEL J. GESELL, 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. 44097, EXPIRATION DATE: 08/15

1/6/14

BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1985
AMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988
AMENDED B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
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HOWARD COUNTY PLANNING BOARD

Mark M. Leyle 1/6/14 H.C.P.B. EXEC. SEC. DATE
AS H.C.P.B. CHAIRPERSON DATE

RECORDED ON 1/24/14
AS PLAT NO. 22656

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

SPECIAL SITE CRITERIA FOR
GASOLINE STATION-PARCEL U.

A. 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.

B. PARCEL FRONTAGE:

A minimum frontage of one-hundred fifty (150) feet on a public road or private road shall be required for any site used for a gasoline service station.

C. 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.

D. SETBACKS:

1. A minimum fifteen (15) feet shall be required between the public right-of-way and any building on the site.
2. Adjacent to residential land uses the building setback line shall be one-hundred (100) feet from the adjacent residential property line.
3. Parking and storage areas shall not be permitted within six (6) feet of any property line, except interior lot lines, nor within fifteen (15) feet of an adjacent residential property line.

E. BUILDINGS:

1. The main building, the pump island, any ancillary buildings, shall be harmonious in design with adjacent development and appropriate to the character of the commercial area.
2. Provision shall be made for restroom facilities for use by the public.
3. Materials, textures and colors shall be compatible with surrounding uses. Reflective and fluorescent material shall not be permitted.
4. 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.

F. SERVICE EQUIPMENT, OUTDOOR STORAGE AND REFUSE AREAS:

1. Service racks and/or pits shall not be permitted.
2. Outdoor storage and/or refuse areas shall be fenced or screened from view.
3. The site plan shall indicate the disposal methods to be used for all waste material including waste oil.

G. LANDSCAPING, FENCES, WALLS AND SCREENING:

1. Landscaping shall be provided on a minimum of eighteen (18) percent of the site area.
2. 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.
3. When solid walls are utilized next to a residential area, a planting strip will be provided outside of the wall.
4. Materials, textures, colors and design of fences, walls and screening shall be compatible with the on-site development with adjacent properties and with the commercial area.

H. OFF-STREET PARKING:

1. The number of off-street parking spaces to be provided is as follows:
 - a. One (1) space per employee on duty.

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. All canopy light must be recessed, such lighting shall not shine on or reflect on or into residential structures.

J. OPERATION:

1. The operation of the facility shall be confined to normal service station activities as a gas and go filling station. Outside operation shall be limited to the dispensing of gasoline, oil, water and pressurized air.
2. The sale or rental of boats, two-wheeled vehicles, trucks, trailers, tractors, mowers and other similar machines exclusive of passenger cars, is prohibited.
3. The premises shall be maintained at all times in a clean and orderly condition, including the care of 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.
4. Where a gasoline service station is adjacent to a residential district, its hours of operations may be established by the Howard County Planning Board.

J. OPERATION: (CONTINUED)

5. The gas station shall be solely for Costco Customers only, utilizing a member's card to access the gas pumps.
6. The number of gas pumps shall not exceed a total of eight pumps.
7. The gas station shall not provide automobile services, convenience store, or a car wash.

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6TH ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
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HOWARD COUNTY PLANNING BOARD

March J. Gezell 1/16/14 H.C.P.B. EXEC. SEC. DATE
[Signature] 1/16/14 H.C.P.B. CHAIRPERSON DATE

RECORDED ON 1/24/14
AS PLAT NO. 22657

THIS AMENDMENT IS TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 240-A-II RECORDED AMONG THE LAND RECORDS
OF HOWARD COUNTY AS PLAT NO'S 22204 - 22213.

