

VICINITY MAP
SCALE: 1" = 2000'

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 122.8519 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 U, 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.

LAND USE	AREA OF R/W	PREVIOUS ACREAGE	AMENDED ACREAGE UNDER FDP-240-A
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 P	2.7170 AC.	10.6173 AC.	13.3342 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.

BENSON EAST
PETITIONER AND OWNER
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN
PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: 12-11-06 SHEET: 1 OF 10

Patton Harris Rust & Associates, pc
Engineers Surveyors. Planners. Landscape Architects.

PHRA
8818 Centre Park Drive
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T 410.997.8900
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PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED APRIL 13, 2004.

Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

12/12/06
DATE



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
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AMENDED B. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 2, 1988

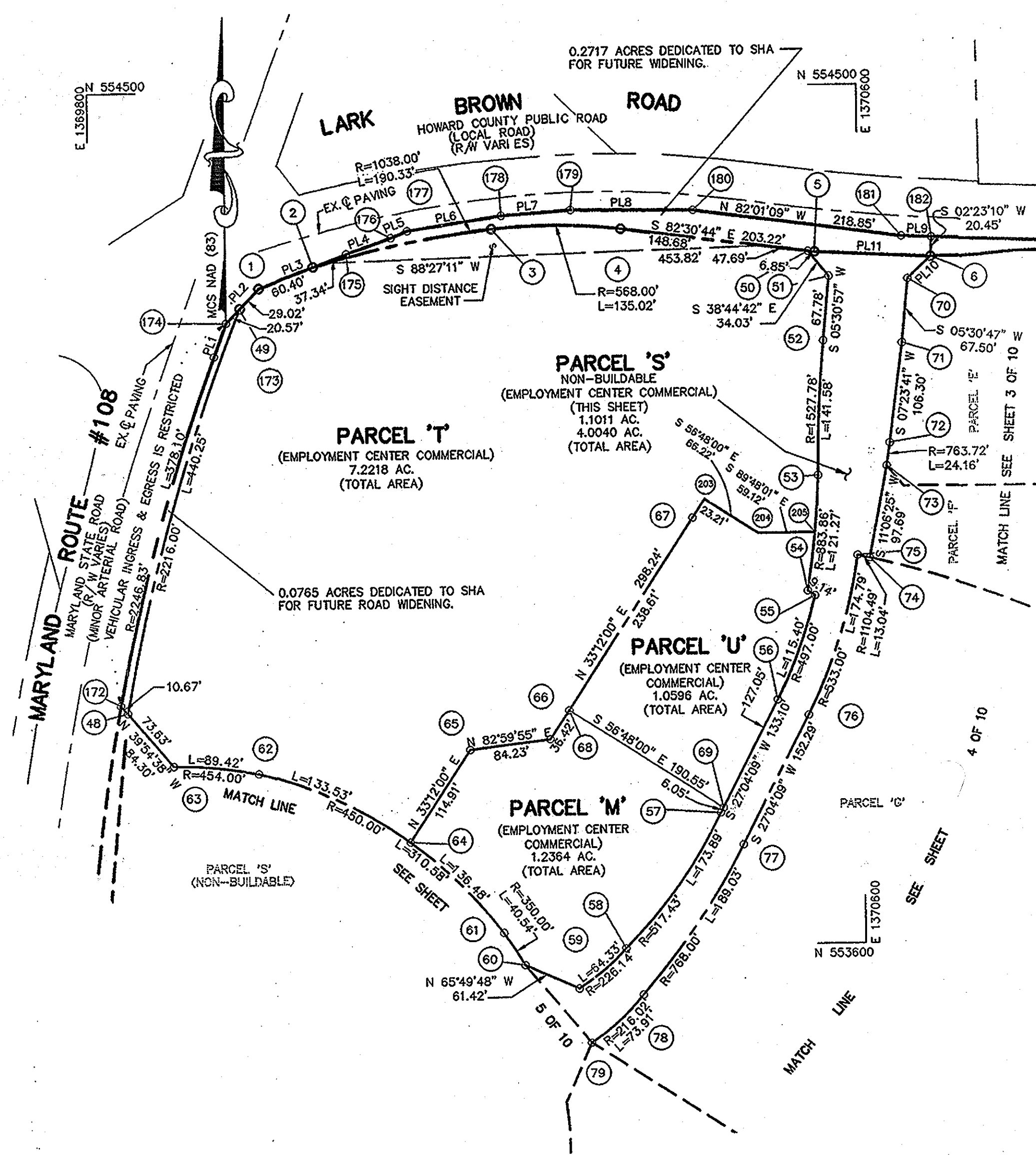
HOWARD COUNTY PLANNING BOARD
Mark D. Leight 12/14/06 H.C.P.B. EXEC. SEC. DATE
James J. ... 1/11/07 H.C.P.B. CHAIRPERSON DATE

RECORDED ON 12/17/06
AS PLAT NO. 1-19-07

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY PLAT NO'S 17964-17972.

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°08'09"
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"
132-133	100.00'	157.08'	100.00'	141.42'	N 11°12'08" E	90°00'08"
134-135	100.00'	157.08'	100.00'	141.42'	N 78°47'58" W	89°59'57"
145-146	207.00'	127.35'	65.76'	125.35'	S 24°38'13" E	35°15'01"
147-148	343.00'	160.37'	81.68'	158.91'	N 20°24'22" W	26°47'19"
149-150	190.00'	88.80'	45.22'	87.99'	S 20°24'43" E	26°46'38"
151-152	440.00'	59.14'	29.61'	59.09'	S 03°10'22" E	7°42'02"
152-153	384.00'	57.98'	29.04'	57.92'	N 03°38'53" W	8°39'03"
154-155	360.30'	191.06'	97.83'	188.83'	N 75°18'23" W	30°22'58"
155-156	306.00'	204.61'	106.29'	200.82'	N 40°57'33" W	38°18'40"
156-157	746.29'	192.53'	96.80'	191.99'	N 14°24'47" W	14°46'52"
158-159	250.00'	116.84'	59.51'	115.78'	S 20°24'43" E	26°46'38"
160-161	290.00'	135.59'	69.06'	134.36'	N 20°24'22" W	26°47'19"
162-163	260.00'	74.35'	37.43'	74.10'	S 15°12'16" E	16°23'08"
171-173	2246.83'	554.95'	278.89'	553.54'	S 13°08'40" W	14°09'05"

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'



AMENDMENT
 THE TOTAL AREAS FOR PARCELS 'S', 'T' AND 'U' WERE REVISED.

RECORDED ON 18778
 AS PLAT NO. 1-19-07

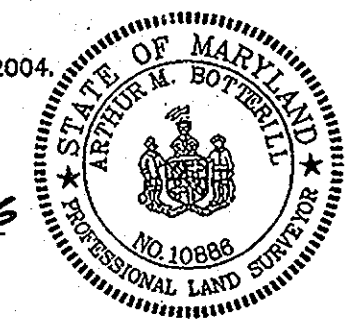
BENSON EAST
 PETITIONER AND OWNER
 THE HOWARD RESEARCH AND
 DEVELOPMENT CORPORATION
 COLUMBIA, MARYLAND 21044
COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN
 PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 12-11-06 SHEET: 2 OF 10

PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED APRIL 13, 2004.

A. Botterill
 ARTHUR M. BOTTERILL
 PROFESSIONAL LAND SURVEYOR
 MD REGISTRATION NO. 10886

12/12/06
 DATE



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HOWARD COUNTY PLANNING BOARD

James G. ... 12/14/06
 H.C.P.B. EXEC. SEC. DATE

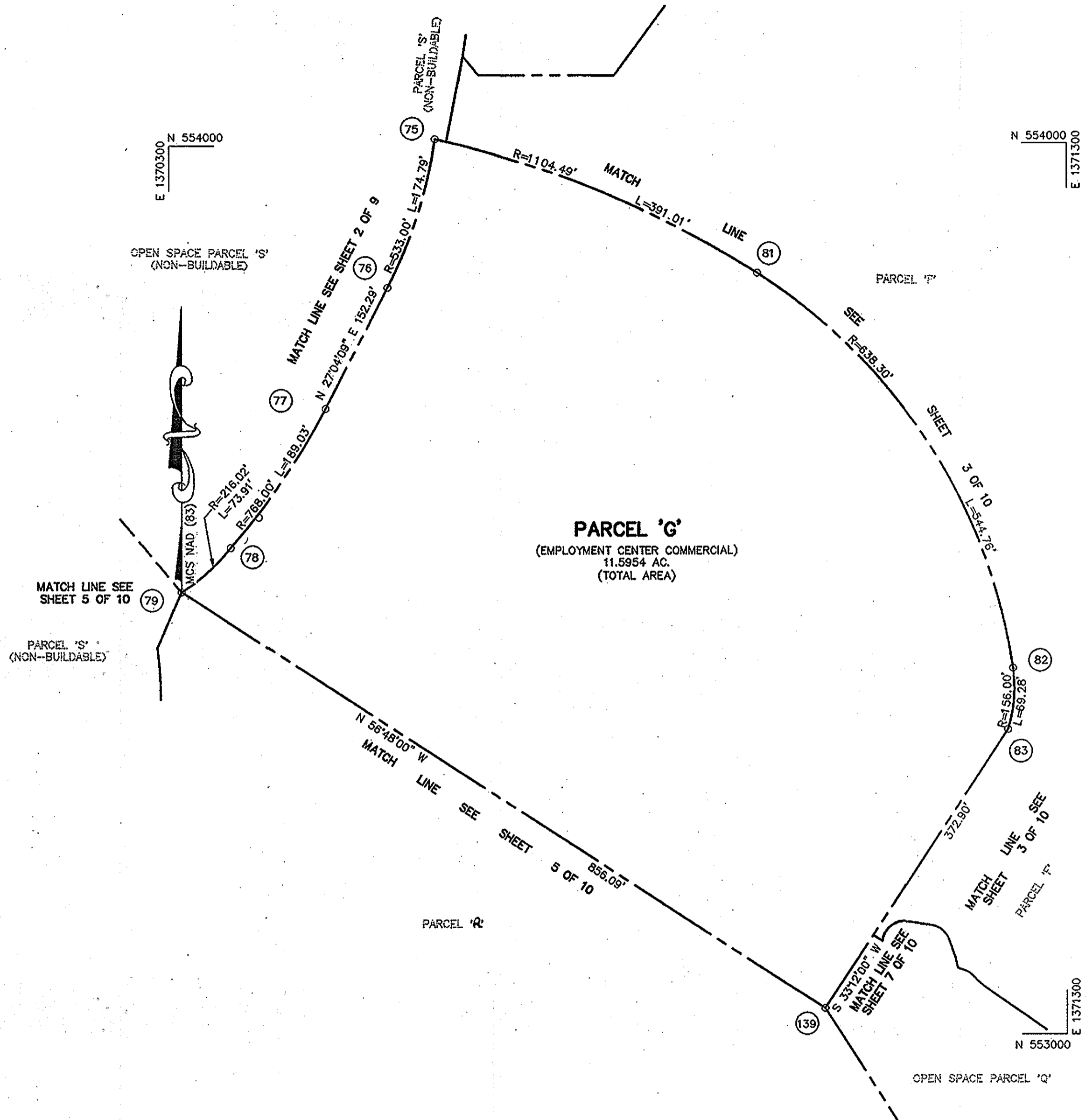
James G. ... 1/11/07
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THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY PLAT NO'S 17441-17449.

Patton Harris Rust & Associates, pc
 Engineers. Surveyors. Planners. Landscape Architects.

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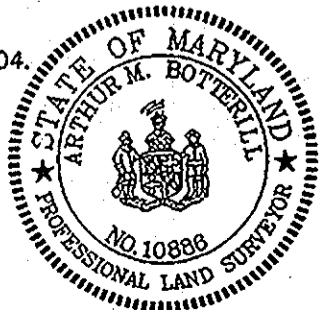
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 AS PLAT NO. 1-19-07

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 PHASE 240-A-1

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 12-11-06 SHEET: 4 OF 10

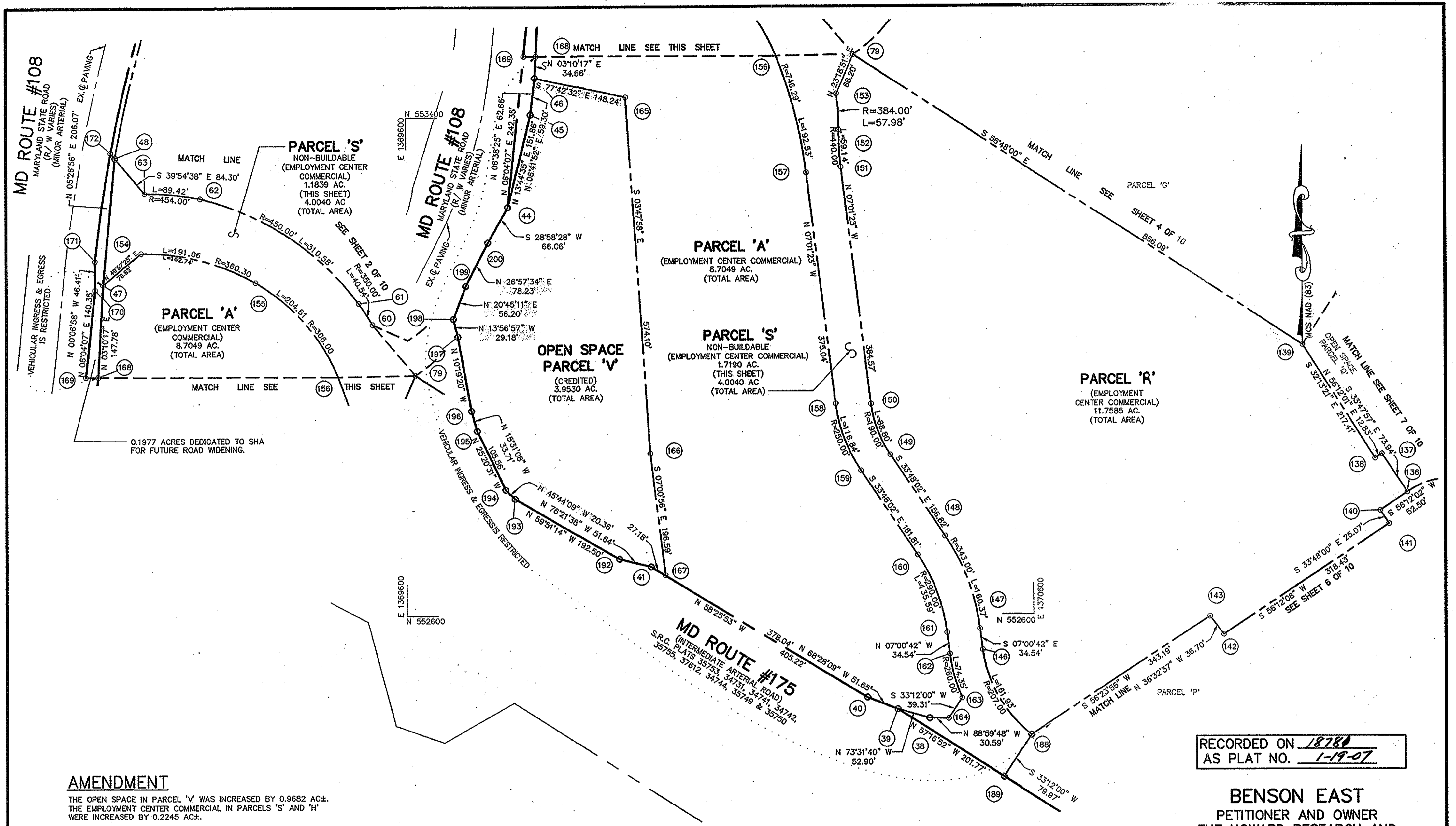
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 HOWARD COUNTY PLANNING BOARD
 DATE 12/12/06
 H.C.P.B. EXEC. SEC. DATE 1/11/07
 H.C.P.B. CHAIRPERSON DATE

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
 PLAN PHASE 240 RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY PLAT NO'S 17441-17449.



AMENDMENT

THE OPEN SPACE IN PARCEL 'V' WAS INCREASED BY 0.9682 AC±.
 THE EMPLOYMENT CENTER COMMERCIAL IN PARCELS 'S' AND 'R' WERE INCREASED BY 0.2245 AC±.

RECORDED ON 18780
 AS PLAT NO. 1-19-07

BENSON EAST
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COLUMBIA
 AMENDED
 FINAL DEVELOPMENT PLAN
 PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1" = 100' DATE: 12-11-06 SHEET: 5 OF 10

PREPARED IN ACCORDANCE WITH THE ZONING
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HOWARD COUNTY PLANNING BOARD

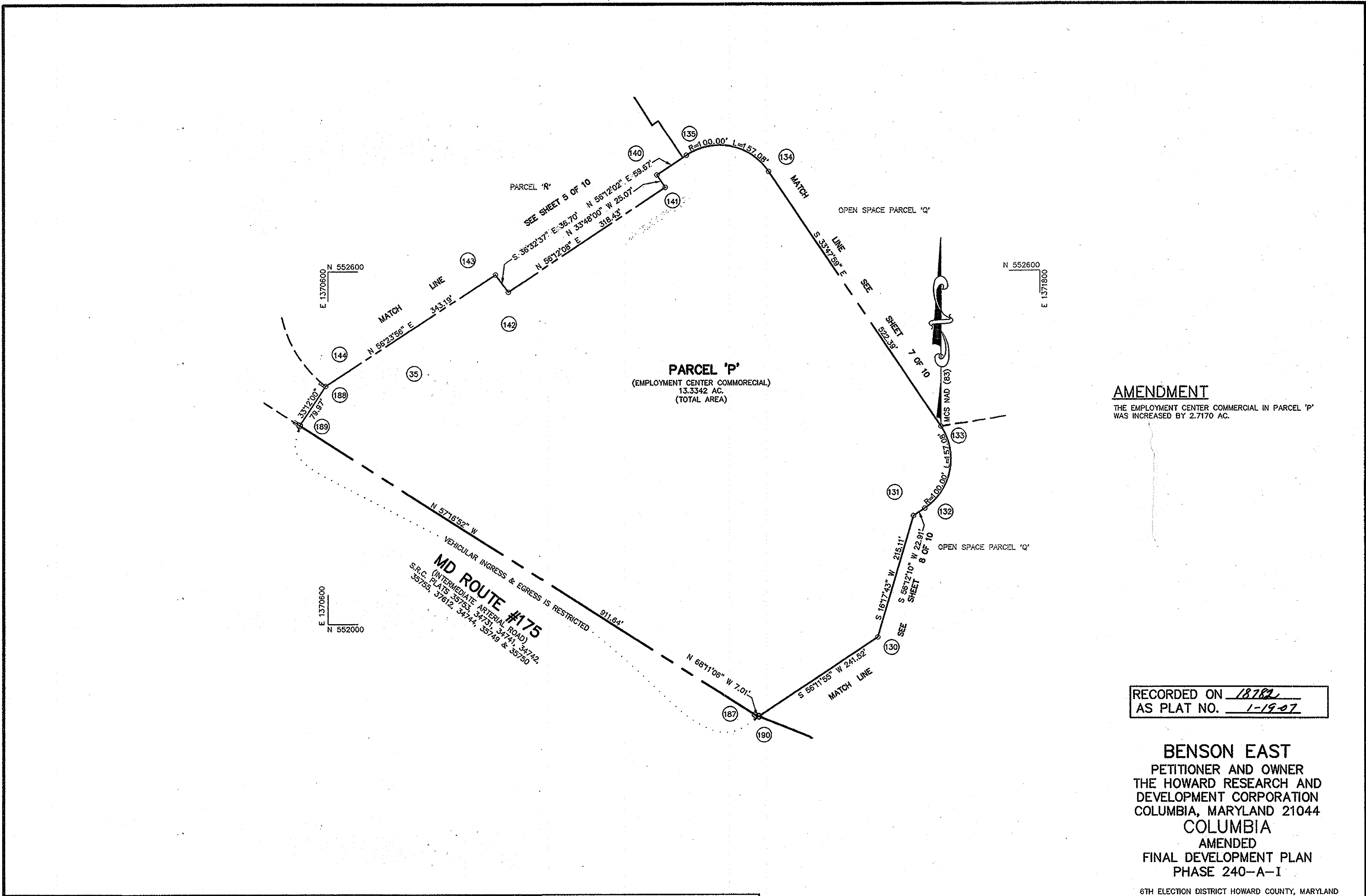
Manda K. Caylor 12/12/06 H.C.P.B. EXEC. SEC. DATE
James C. ... 1/1/07 H.C.P.B. CHAIRPERSON DATE

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AMENDMENT
 THE EMPLOYMENT CENTER COMMERCIAL IN PARCEL 'P'
 WAS INCREASED BY 2.7170 AC.

RECORDED ON 18782
 AS PLAT NO. 1-19-07

BENSON EAST
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 COLUMBIA
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 PHASE 240-A-I

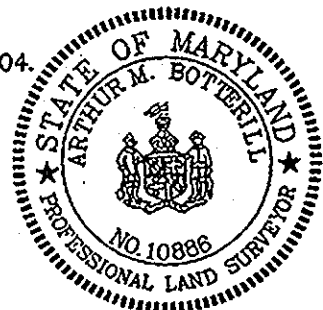
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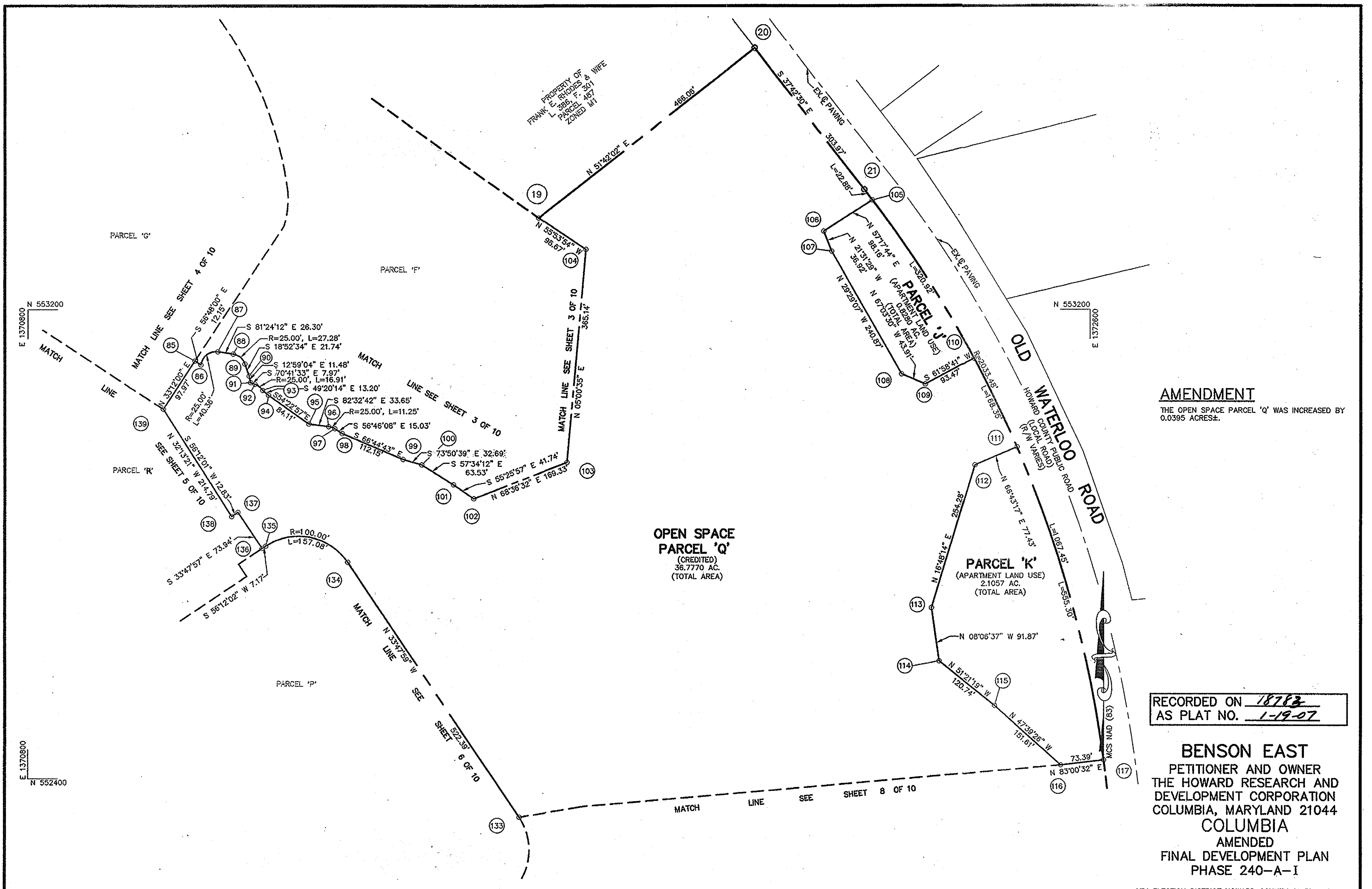
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HOWARD COUNTY PLANNING BOARD
Frank A. ... 12/10/06
 H.C.P.B. EXEC. SEC. DATE
Jim ... 11/10/07
 H.C.P.B. CHAIRPERSON DATE

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 PLAN PHASE 240 RECORDED AMONG THE LAND RECORDS OF HOWARD
 COUNTY PLAT NO'S 17441-17449.



AMENDMENT
 THE OPEN SPACE PARCEL 'Q' WAS INCREASED BY
 0.0395 ACRES±.

**OPEN SPACE
 PARCEL 'Q'**
 (CREDITED)
 36.770 AC.
 (TOTAL AREA)

PARCEL 'K'
 (APARTMENT LAND USE)
 2.1057 AC.
 (TOTAL AREA)

RECORDED ON 18783
 AS PLAT NO. 1-19-07

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 PHASE 240-A-I

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

James G. ... 12/14/06
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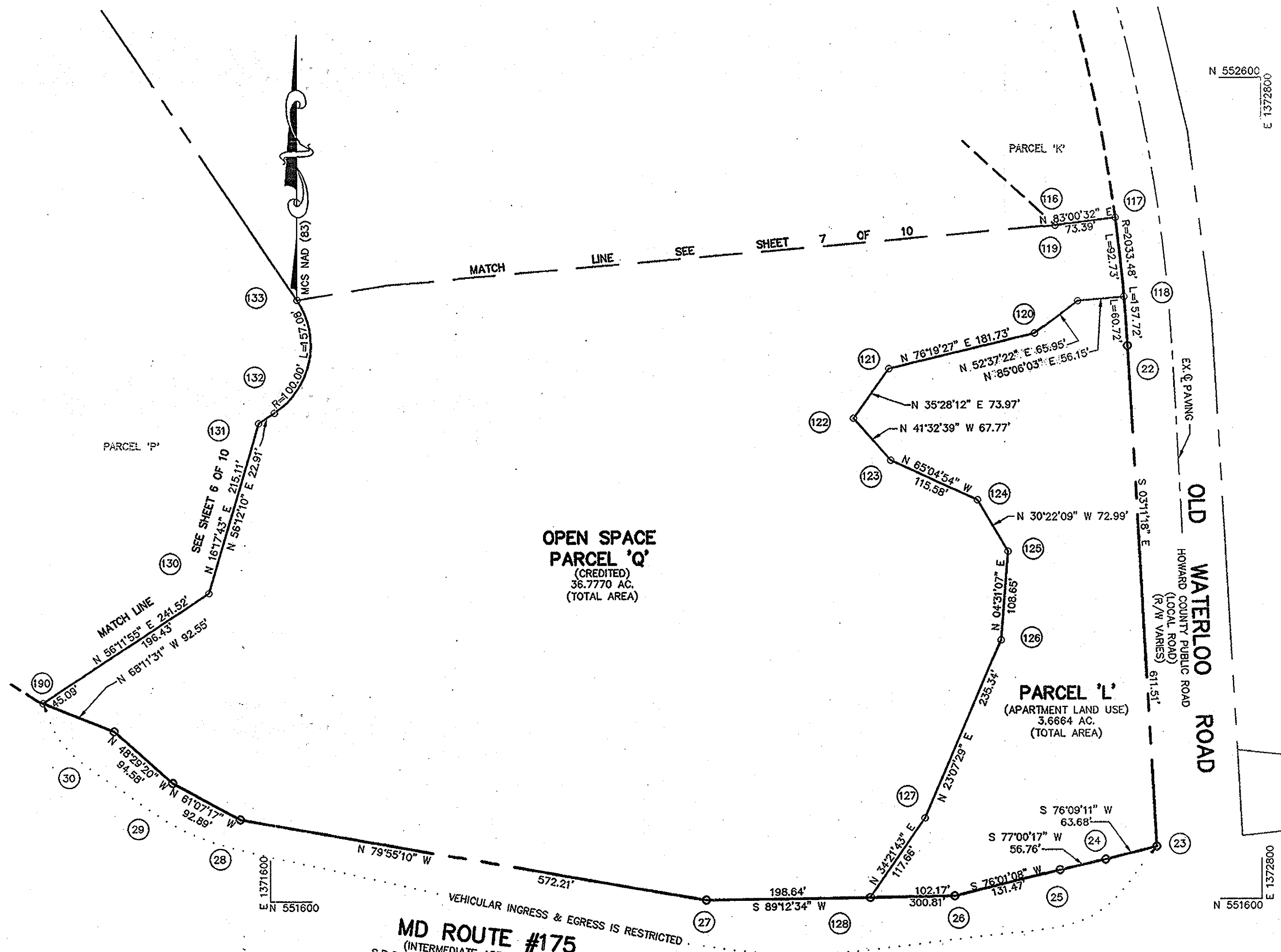
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**OPEN SPACE
PARCEL 'Q'**
(CREDITED)
36.7770 AC.
(TOTAL AREA)

PARCEL 'L'
(APARTMENT LAND USE)
3.6664 AC.
(TOTAL AREA)

MD ROUTE #175
(INTERMEDIATE ARTERIAL ROAD)
S.R.C. PLATS 35753, 34731, 34741, 34742,
35755, 37612, 34744, 35749 & 35750

RECORDED ON 18793
AS PLAT NO. 1-19-07

BENSON EAST
PETITIONER AND OWNER
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COLUMBIA, MARYLAND 21044
COLUMBIA
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PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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AMENDMENT

THE OPEN SPACE IN PARCEL 'Q' WAS INCREASED BY
0.0395 AC.

PREPARED IN ACCORDANCE WITH THE ZONING
REGULATIONS OF HOWARD COUNTY ADOPTED APRIL 13, 2004.

Arthur M. Botterill
ARTHUR M. BOTTERILL
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HOWARD COUNTY PLANNING BOARD

Mark J. Wright 12/12/06
H.C.P.B. EXEC. SEC. DATE

James D. ... 1/11/07
H.C.P.B. CHAIRPERSON DATE

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT
PLAN PHASE 240 RECORDED AMONG THE LAND RECORDS OF HOWARD
COUNTY PLAT NO'S 17441-17449.

**FINAL DEVELOPMENT PLAN CRITERIA
PHASE 240-A
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 Work.

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, 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 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
- shrubbery
- excavations or fill
- trees
- tencing 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.

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:

1. Age-restricted adult housing.
2. Nursing homes, and residential care facilities and their related and supporting facilities.
3. Manufacturing and assembly of electronic, communications, computer, medical, scientific, optical, photographic, or technical instruments, equipment and components.
4. Manufacturing, compounding, processing or packaging of pharmaceuticals and biomedical products.
5. Gasoline Station on Parcel U only.

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.

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.

9. PARKING REQUIREMENTS - SECTION 125-C3-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.

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

10A GENERALLY:

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

10B ATTACHED LAND USES AREAS

1. Setback shall conform to the requirements of Section 6 above.

2. 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.

TABULATION OF LAND USE	
LAND USE	ACRES
EMPLOYMENT CENTER	78.7192
RIGHT-OF-WAY (EMPLOYMENT CENTER)	0.7519
OPEN SPACE	40.7300
APARTMENT LAND USE*	6.6000
TOTAL	126.8011

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

AMENDMENT

THE TOTAL ACREAGE OF THE SITE WAS REVISED, ALONG WITH THE ACREAGE OF THE EMPLOYMENT CENTER COMMERCIAL AND OPEN SPACE.

RECORDED ON 18786
AS PLAT NO. 1-19-07

BENSON EAST
PETITIONER AND OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN
PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DATE: 12-11-06 SHEET: 9 OF 10

Patton Harris Rust & Associates, pc
Engineers. Surveyors. Planners. Landscape Architects.

PHRA
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Columbia, MD 21045
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PREPARED IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY ADOPTED APRIL 13, 2004.

Arthur M. Botterill
ARTHUR M. BOTTERILL
PROFESSIONAL LAND SURVEYOR
MD REGISTRATION No. 10886

12/12/06
DATE



BOARD OF COUNTY COMMISSION B. C. C. CASE 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B. C. C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1988
AMENDED B. C. C. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED B. C. C. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED B. C. C. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED B. C. C. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986

HOWARD COUNTY PLANNING BOARD

Harshie D. Gough 12/12/06
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY PLAT NO'S 17441-17449.

**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 fifty (50) 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 ten (10) 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 twenty (20) 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 six pumps.
7. The gas station shall not provide automobile services, convenience store, or a car wash.

AMENDMENT

THE SPECIAL SITE CRITERIA FOR GASOLINE STATIONS WAS ADDED TO THE FINAL DEVELOPMENT PLAN.

RECORDED ON 18786
AS PLAT NO. 1-19-07

BENSON EAST
PETITIONER AND OWNER
THE HOWARD RESEARCH AND
DEVELOPMENT CORPORATION
COLUMBIA, MARYLAND 21044
COLUMBIA
AMENDED
FINAL DEVELOPMENT PLAN
PHASE 240-A-I

6TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 200' DATE: 12-11-06 SHEET: 10 OF 10

THIS AMENDMENT PLAN IS INTENDED TO SUPERSEDE FINAL DEVELOPMENT PLAN PHASE 240-A RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY PLAT NO'S 17964-17972.

Patton Harris Rust & Associates,pc
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ARTHUR M. BOTTERILL
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HOWARD COUNTY PLANNING BOARD

Frank G. Gagliardi 12/14/06
H.C.P.B. EXEC. SEC. DATE H.C.P.B. CHAIRPERSON DATE
John G. Gagliardi 1/10/07