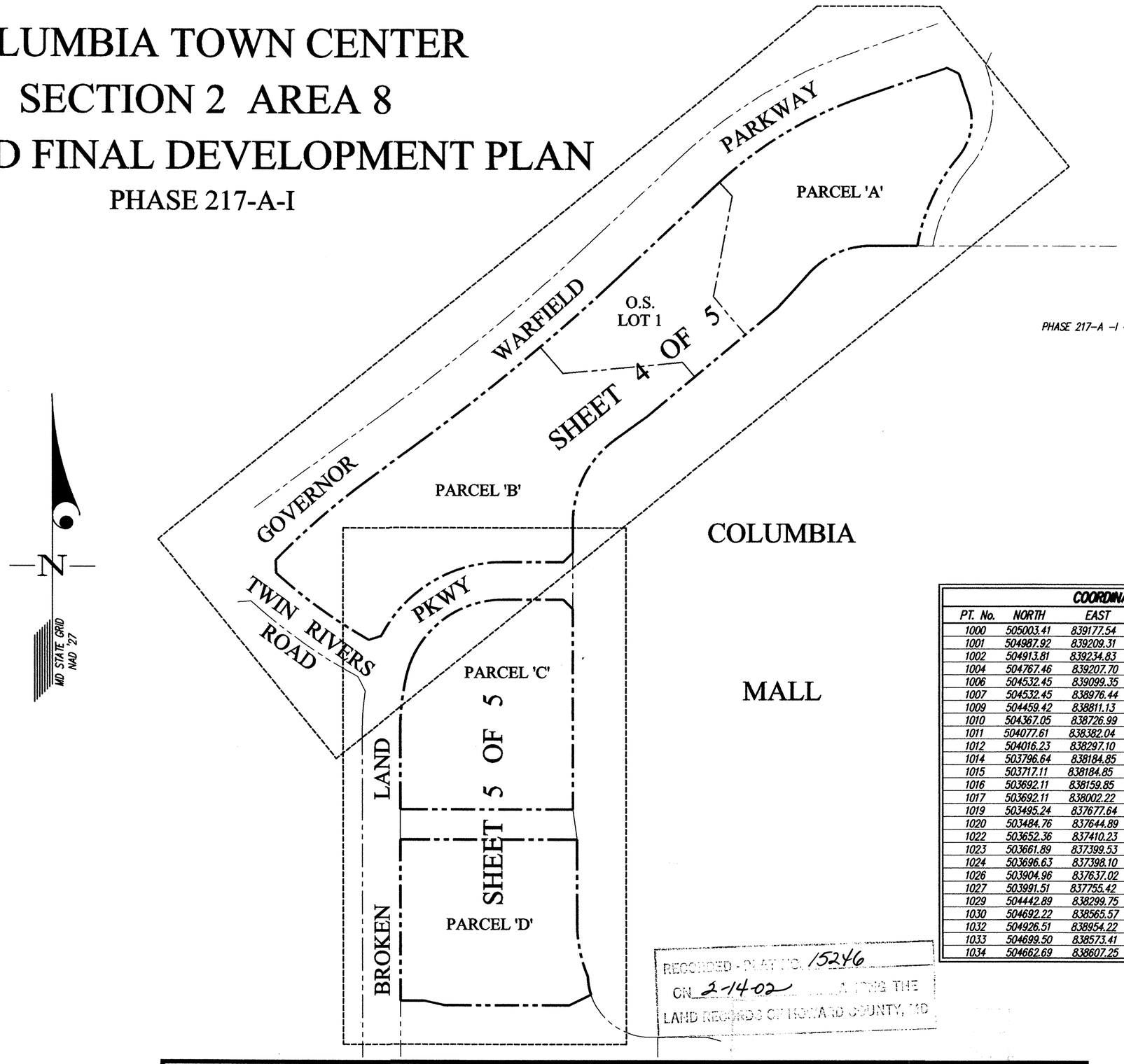
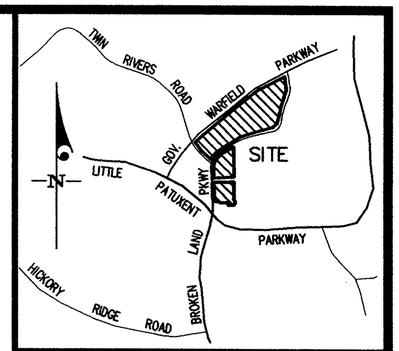
COLUMBIA TOWN CENTER
SECTION 2 AREA 8
AMENDED FINAL DEVELOPMENT PLAN
PHASE 217-A-I





VICINITY MAP
1"=2000'

SUMMARY OF AMENDMENTS

PHASE 217-A -I -1) DELETE FAST FOOD RESTAURANTS FROM 7C-3-j.
2) DELETE SELF-SERVICE LAUNDRY AND LAUNDRY AND/OR DRY CLEANING PICKUP STATIONS FROM 7C-3-k.
3) DELETE NON-PROFIT CLUBS, LODGES, COMMUNITY HALLS FROM 7C-3-l.
4) DELETE THE SECOND PARAGRAPH OF 7C-3-t.

COORDINATE TABLE

PT. No.	NORTH	EAST	PT. No.	NORTH	EAST
1000	505003.41	839177.54	1035	504397.29	838557.66
1001	504987.92	839209.31	1036	504296.17	838642.51
1002	504913.81	839234.83	1037	504183.22	838507.90
1004	504767.46	839207.70	1038	504221.52	838475.76
1006	504532.45	839099.35	1039	504191.99	838158.51
1007	504532.45	838976.44	1040	504262.55	838098.26
1009	504459.42	838811.13	1041	503567.11	838184.85
1010	504367.05	838726.99	1042	503034.00	838184.85
1011	504077.61	838382.04	1043	503034.00	837727.58
1012	504016.23	838297.10	1044	503242.67	837727.58
1014	503796.64	838184.85	1046	503390.27	837744.56
1015	503717.11	838184.85	1048	503449.03	837766.32
1016	503692.11	838159.85	1049	503592.11	838002.22
1017	503692.11	838002.22	1050	503592.11	838159.85
1019	503495.24	837677.64	1051	502954.00	838195.85
1020	503484.76	837644.89	1052	502729.18	838195.85
1022	503652.36	837410.23	1056	502954.00	837727.58
1023	503661.89	837399.53	1057	502589.90	838223.89
1024	503696.63	837398.10	1059	502541.41	838232.27
1026	503904.96	837637.02	1060	502513.44	838175.04
1027	503991.51	837755.42	1061	502513.44	837842.58
1029	504442.89	838299.75	1062	502525.44	837789.58
1030	504692.22	838565.57	1063	502525.44	837727.58
1032	504926.51	838954.22			
1033	504699.50	838573.41			
1034	504662.69	838607.25			

RECORDED - PLAT NO. 15246
ON 2-14-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 217-A, SHEET 1 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 2001 AS PLAT No. 14607

PREPARED AS TO SHEETS 1 THRU 5 OF 5 IN ACCORDANCE WITH THE ZONING REGULATIONS OF HOWARD COUNTY, MARYLAND ADOPTED OCTOBER 18, 1993

CARLTON K. GUTSCHICK
PROFESSIONAL ENGINEER
MARYLAND REGISTRATION No. 12975

1-22-02
DATE

BOARD OF COUNTY COMMISSIONERS CASE B.C.C. 412 RESOLUTION APPROVED AUGUST 10, 1965
AMENDED B.C.C. CASE 507 RESOLUTION APPROVED NOVEMBER 4, 1968
AMENDED Z.B. CASE 606 RESOLUTION APPROVED NOVEMBER 22, 1972
AMENDED Z.B. CASE 644 RESOLUTION APPROVED JANUARY 7, 1974
AMENDED Z.B. CASE 693 RESOLUTION APPROVED DECEMBER 20, 1976
AMENDED Z.B. CASE 817 RESOLUTION APPROVED SEPTEMBER 9, 1986
AMENDED Z.B. CASE 918 RESOLUTION APPROVED MARCH 17, 1992
AMENDED Z.B. CASE 939 RESOLUTION APPROVED NOVEMBER 19, 1992
AMENDED Z.B. CASE 969 RESOLUTION APPROVED OCTOBER 23, 1995

HOWARD COUNTY PLANNING BOARD

H.C.P.B. EXECUTIVE SECRETARY — 2/7/02 DATE
H.C.P.B. CHAIRMAN — 2-7-02 DATE

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& COLUMBIA MALL, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN — PHASE 217-A-I
5th ELECTION DISTRICT — HOWARD COUNTY, MARYLAND
SCALE: 1"=200' — DECEMBER, 2001
SHEET 1 OF 5

Fc:\217A1.dwg 12-20-01 8:58:30 am EST

AMENDED FINAL DEVELOPMENT PLAN
PHASE 217-A

The Area included within this Amended Final Development Plan Phase 217-A is Applicable to Section 2, Area 8 of Columbia Town Center.

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-3-b:

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

2B Vehicular ingress and egress to Twin Rivers Road is restricted. Vehicular ingress and egress to Broken Land Parkway and Governor Warfield Parkway will be permitted only at points of access approved by the Howard County Department of Planning and Zoning and the Department of Public Works.

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, 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 15' of the right-of-way line thereof except, however, that structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board.

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

* walks
* shrubbery
* trees
* ornamental landscaping
* similar minor structures
* trellises
* excavations or fill
* fencing under 6' in height
* 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 3' in height if solid or closed nor 5' in height if open, except in accordance with a site development plan approved by the Howard County Planning Board.

6B-2 ATTACHED LAND USE AREAS:

No structure shall be located upon lots devoted to attached land uses within 15 feet of the right-of-way of any public street, road or highway, except that a 30' setback shall apply to the public right-of-way of Governor Warfield Parkway. Structures may be constructed at any location within such setback areas if such construction is in accordance with a site development plan approved by the Howard County Planning Board. 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 30 feet of the right-of-way of any public street, road or highway, except, however, that structures may be constructed at any location within such setback area if such construction is in accordance with a Site Development Plan approved by the Howard County Planning Board. No parking area shall be located within ten (10) feet of any lot line except as may be shown on a Site Development Plan approved by the Howard County Planning Board. Except that the 10' parking setback does not apply to interior lot lines and further excepting the restrictions in this Paragraph, 6C-1, buildings, and other structures may be located at any location within commercial land use areas. All structures must be developed in accordance with a Site Development Plan approved by the Howard County Planning Board.

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

6D OPEN SPACE LAND USE AREAS:

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

7 PERMITTED USES – Section 125-C-3-d(2):

7B-2 ATTACHED LAND USE AREAS

Parcel B is devoted to Attached Land Use provided, however, that no more than 15.5 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 a 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 127 dwelling units may be constructed on said parcel.

7C-3 EMPLOYMENT CENTER LAND USE – TOWN CENTER COMMERCIAL

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

a. Parks, playgrounds, athletic fields, tennis courts, basketball courts and similar recreational facilities.

b. Carnivals and fairs sponsored by charitable, social, civic or educational organizations, or the Howard County Fair Association for a period of time not to exceed sixteen (16) consecutive calendar days per event, provided that all of its material and equipment shall be completely removed from the lot within five (5) days of the closing of the carnival or fair.

c. Government buildings, facilities and uses, including public schools and colleges.

d. Professional, business (general), medical and dental offices, and conference centers.

e. Banks, savings and loans associations, investment companies, credit bureaus, brokers, and similar financial institutions, including drive-through facilities.

f. Private colleges and universities, trade schools, art schools and commercially-operated schools.

g. Service agencies, such as real estate agencies, insurance agencies, security services, messenger services, computer services, and travel agencies.

h. Museums, art galleries and libraries.

i. Personal service establishments such as barber shops, beauty shops, opticians, photographers, tailors.

j. Restaurants and beverage establishments, including those serving beer, wine and liquor.

k. (Not Used)

l. (Not used)

m. (Not Used)

n. Drug and cosmetic stores.

o. Clothing and apparel stores with goods for sale or rent.

p. Specialty stores selling or renting goods including, but not limited to, the following: art supplies, bicycles, books, cards, fabrics, flowers, gifts, hobbies, jewelry, luggage, musical instruments, news, optical goods, pets, photographic supplies, records, radio and television sales and repair, sewing machines, sporting goods, stationery, works of art.

q. Antique shops, art galleries and craft shops.

r. Blueprinting, printing, duplicating or engraving services.

s. Bowling alleys, tennis barns or clubs, roller skating, ice skating, commercial gymnasiums, dance halls, athletic centers, indoor swimming, miniature golf, and similar cases.

t. Group care facilities, housing for the elderly and/or handicapped persons, nursing homes , sheltered housing, children's homes and similar institutions, and their related and supporting facilities.

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

Lot 1 (credited) is 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.

RECORDED - PLAT NO. 15247
ON 2-14-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 217-A, SHEET 2 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 2001 AS PLAT No. 14608

COLUMBIA TOWN CENTER
SECTION 2 AREA 8
PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& COLUMBIA MALL, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA
AMENDED FINAL DEVELOPMENT PLAN PHASE 217-A-1
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE DECEMBER, 2001
SHEET 2 OF 5

F:dp2172A1.dwg 12-20-01 9:00:42 am EST

8 HEIGHT LIMITATIONS – Section 125–C–3–d(3):

8B–2 ATTACHED LAND USE AREAS

No structure shall be constructed more than 45 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 COMMERCIAL LAND USE

No structure shall be constructed within the area encompassed by this Final Development Plan Phase exceeding 200 feet in height from the highest adjoining ground elevation along the front of the structure, except, however, that structures may be constructed to any height provided such construction is in accordance with a site development plan approved by the Howard County Planning Board.

8E OPEN SPACE LAND USE AREAS

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

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 sixty two (162) 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 traveled portion of the right–of–way shall be owned and maintained by the County and the remaining portion of the right–of–way will 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 – TOWN CENTER

a. Five (5) parking spaces shall be provided for each 1,000 square feet of net leasable area devoted to commercial retail sales uses.

b. Two (2) parking spaces shall be provided for each 1,000 square feet of net leasable area contained with any building or buildings constructed upon land encompassed by this Final Development Plan Phase which are devoted to office uses.

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

d. 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 any such facility.

e. One (1) parking space shall be provided for each three seats within any restaurant, coffee shop or similar facility constructed within a hotel, inn or similar facility; one (1) parking space shall be provided for each five (5) employees of any such facility.

f. Parking for all building lots subdivided under the Phase shall be provided within a radius of 600 feet of the main entrance of building erected on such lots.

g. 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.

h. Parking for group care facilities, housing for the elderly and/or handicapped persons, nursing homes , sheltered housing, and children's homes shall provide one (1) parking space for every three (3) living units.

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. Setbacks shall conform to the requirements of Section 6 above.

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 USE 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 as approved by the Howard County Planning Board.

TABULATION OF LAND USE	
SECTION 2 AREA 8	
LAND USE	ACRES
ATTACHED	8.2356 Ac.
EMPLOYMENT CENTER COMMERCIAL	16.0776 Ac.
OPEN SPACE – CREDITED	3.1046 Ac.
TOTAL	27.4178 Ac.

RECORDED - PLAT NO. 15248
ON 2-14-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 217–A, SHEET 3 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 2001 AS PLAT No. 14609

COLUMBIA TOWN CENTER

SECTION 2 AREA 8

PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& COLUMBIA MALL, INC.
COLUMBIA, MARYLAND 21044

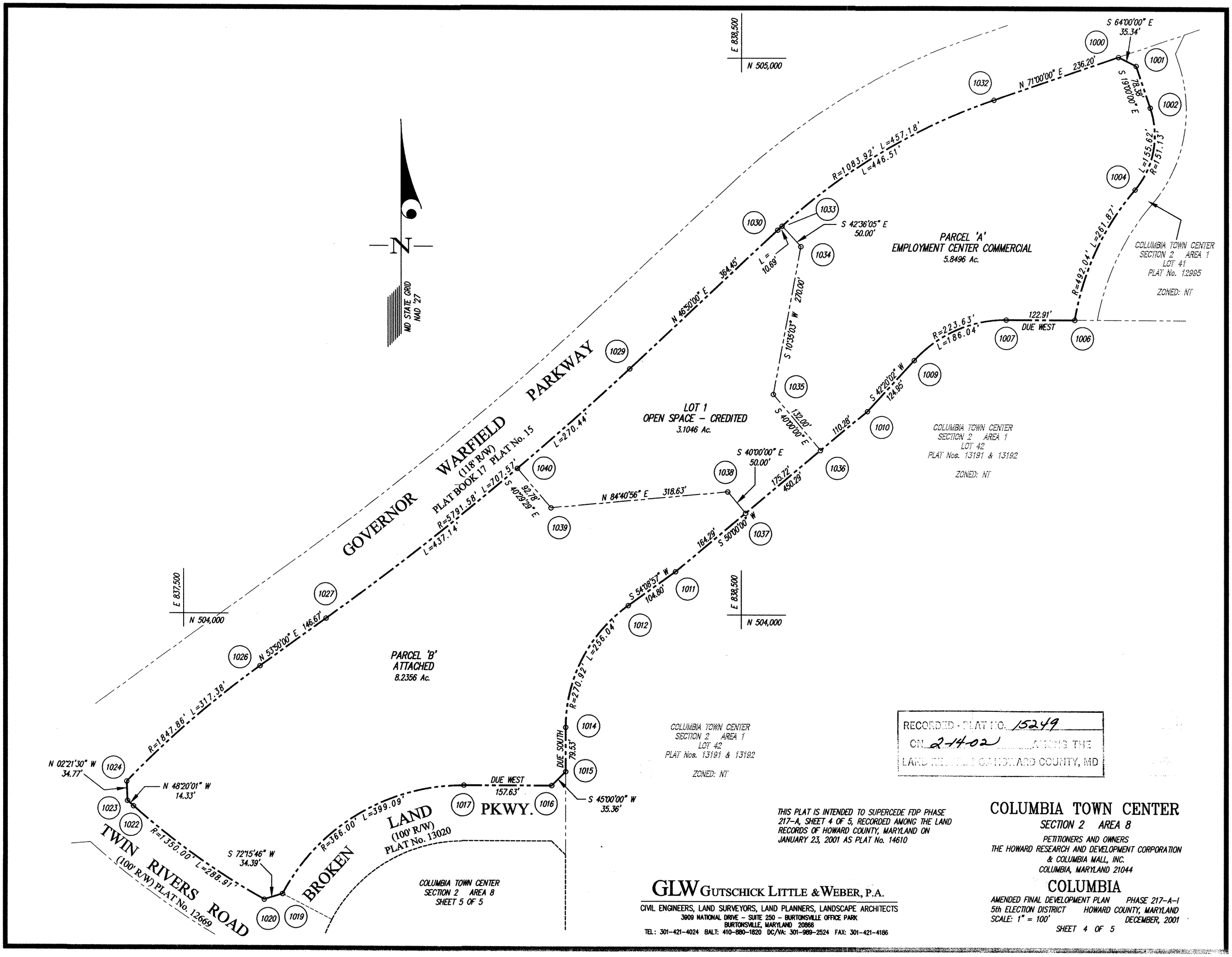
COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 217–A–1
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: NONE DECEMBER, 2001

SHEET 3 OF 5

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE – SUITE 250 – BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL: 301–421–4024 BALT: 410–880–1820 DC/VA: 301–989–2524 FAX: 301–421–4186

F:dp2173A1.dwg 12-20-01 9:01:58 am EST



RECORDED - PLAT NO. 15249
ON 2-14-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 217-A, SHEET 4 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 2001 AS PLAT No. 14610

COLUMBIA TOWN CENTER

SECTION 2 AREA 8

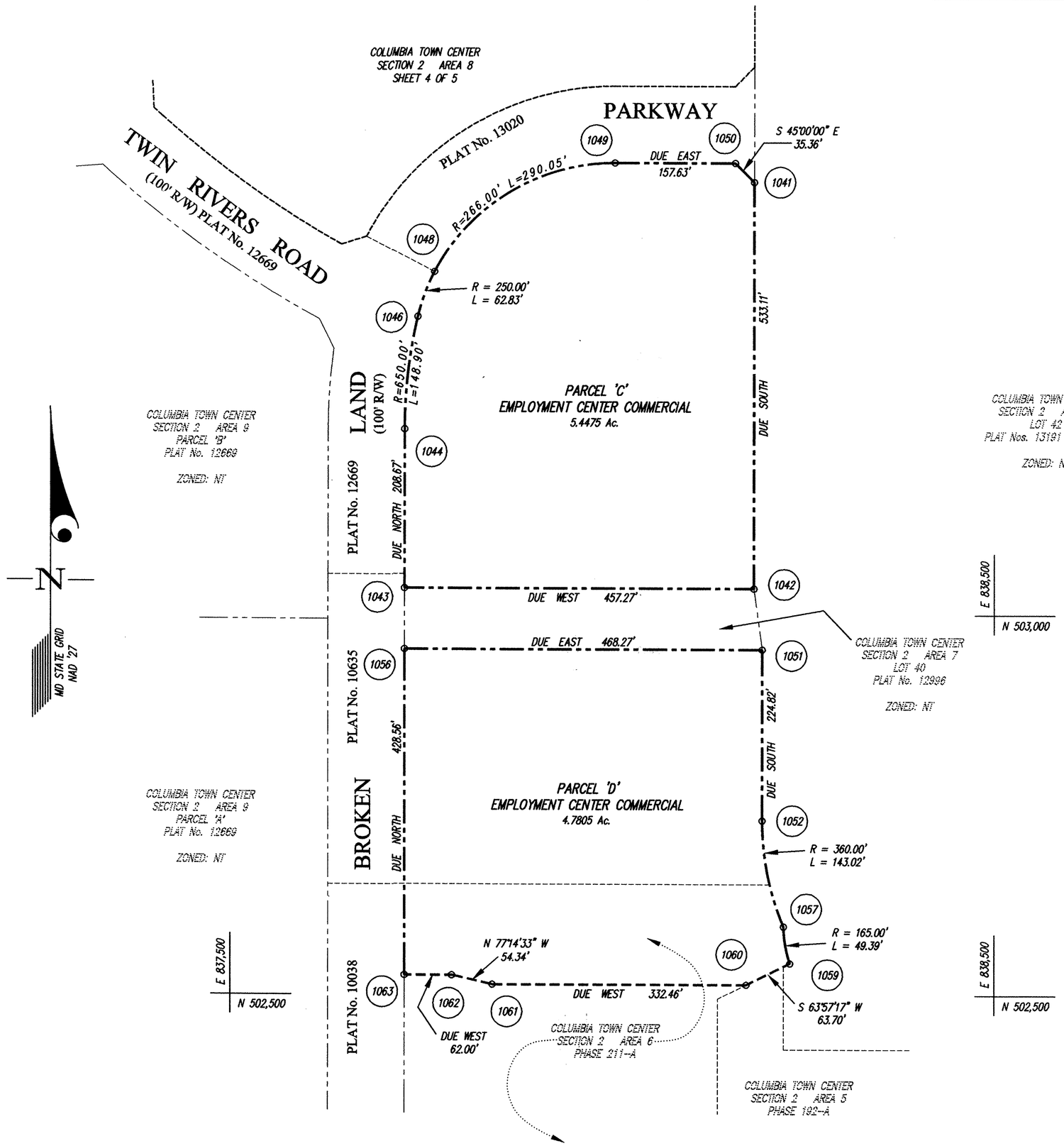
PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& COLUMBIA MALL, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 217-A-I
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2001
SHEET 4 OF 5

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Fdp217A1.dwg 12-20-01 9:02:22 am EST



RECORDED - PLAT NO. 15250
ON 2-14-02 AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD

COLUMBIA TOWN CENTER

SECTION 2 AREA 8

PETITIONERS AND OWNERS
THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION
& COLUMBIA MALL, INC.
COLUMBIA, MARYLAND 21044

COLUMBIA

AMENDED FINAL DEVELOPMENT PLAN PHASE 217-A-I
5th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2001
SHEET 5 OF 5

THIS PLAT IS INTENDED TO SUPERCEDE FDP PHASE 217-A, SHEET 5 OF 5, RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND ON JANUARY 23, 2001 AS PLAT No. 14611

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20866
TEL.: 301-421-4024 BALT: 410-880-1820 DC/VA: 301-989-2524 FAX: 301-421-4186

Fab2175A1.dwg 12-20-01 9:03:04 am EST