

GENERAL NOTES

GENERAL NOTES CONTINUED

- IRON PINS SHOWN THUS: \otimes
- CONCRETE MONUMENTS SHOWN THUS: \square
- THIS PLAT AND THE COORDINATES SHOWN HEREON, ARE BASED UPON A FIELD RUN BOUNDARY SURVEYS PREPARED BY GUTSCHICK, LITTLE & WEBER, P.A. IN SEPTEMBER 2009.
- THE SITE IS ZONED R-SA-8 PER ZONING CASE NO. ZB 1078M.
- SEE DEPARTMENT OF PLANNING & ZONING FILE NUMBERS: ZB-1078M, SDP-10-60 & WP-10-93.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 47EC - N 534,261.2310 E 1,359,948.0840 AND No. 47FB - N 534,295.4030 E 1,361,228.6200.
- AREAS SHOWN ARE TO BE TAKEN AS MORE OR LESS.
- THE FLOODPLAIN STUDY WAS PREPARED BY DALE THOMPSON BUILDERS, INC. ON MARCH 3, 2007 FOR RIVERVIEWS (SDP-07-60).
- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS, DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA", LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN DEED(S) CONVEYING SAID LOT(S)/ PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY WITH METES AND BOUNDS DESCRIPTION OF THE FOREST CONSERVATION AREA, UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT. THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR BUFFERS, FOREST CONSERVATION EASEMENT AREAS AND FLOODPLAINS.

- WP-10-93, WAIVER REQUEST FROM SUBDIVISION SECTIONS:
 - 16.120(c)(4), TO NOT BE REQUIRED TO PROVIDE ANY OF THE REQUIRED MINIMUM "SINGLE FAMILY ATTACHED" LOT FRONTAGE OF 15 FEET ON AN APPROVED STREET AND, BE PERMITTED TO HAVE THE "SINGLE FAMILY ATTACHED" LOTS FRONT ON A PRIVATE ROAD EXCEEDING 200 FEET IN LENGTH, AND;
 - 16.121.(a)(4)(vi), TO HAVE THE REQUIRED MINIMUM OF 400 SQ. FT. OF RECREATIONAL OPEN SPACE PER SFA UNIT REDUCED TO 169.88 SQ. FEET PER SFA UNIT BASED ON PROPOSED ONSITE IMPROVED OPEN SPACE AMENITIES AREAS (FORMAL GARDEN WITH SEATING AREA AND PAVED WALKWAYS, A TOT LOT AREA AND A PAVED PATHWAY SURROUNDING THE TOT LOT THAT LEADS TO THE ADJACENT HO. CO. SAVAGE PARK) AS SHOWN ON THE WAIVER PETITION EXHIBIT/PLAN SUBMITTED ON APRIL 4, 2010, AND;
 - 16.1205(a), TO BE PERMITTED TO REMOVE THREE TREES (RED MAPLE WITH A DBH [DIAMETER AT BREAST HEIGHT] OF 41", RE MAPLE WITH A DBH OF 42", TULIP POPLAR WITH A DBH OF 35.5") HAVING A DBH EXCEEDING 30".
 - 16.134(a)(1), TO NOT BE REQUIRED TO PROVIDE SIDEWALKS ALONG BOTH SIDES OF ALL STREETS IN THE PROJECT.
 - 16.144(b) and (g), TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR THE CREATION OF THE FEE SIMPLE LOTS FOR SFA UNITS.

WAS APPROVED ON MAY 6, 2010. SUBJECT TO THE FOLLOWING CONDITIONS:

- THE SUBMITTED PLAT AND SITE DEVELOPMENT PLAN FOR THIS DEVELOPMENT (F-10-70 & SDP-10-60) SHALL BE REVISED ACCORDINGLY.
- ALL OF THE RESIDENTIAL LOTS SHALL FRONT ON AND OBTAIN ACCESS FROM THE PROPOSED, PRIVATE ROADS WITHIN THE PROJECT AREA.
- THE PROPOSED, PRIVATE ROADS WITHIN THE PROJECT AREA SHALL BE LOCATED ON THE PROPERTY(IES) OWNED BY A HOMEOWNERS ASSOCIATION (HOA) AND BE MAINTAINED BY THE SAME HOA.
- THE PROPOSED, PRIVATE ROADS WITHIN THE PROJECT AREA SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DED AND DFRS.
- A GENERAL NOTE SHALL BE ADDED TO SHEET 1 THAT CLEARLY STATES THAT ALL ROADS AND ALLEYS IN THIS DEVELOPMENT ARE PRIVATELY OWNED AND TO BE MAINTAINED BY THE HOA.
- THE PROPOSED PATHWAY FROM THE INTERNAL PRIVATE ROAD THAT SURROUNDS THE PROPOSED TOT LOT THAT LEADS TO SAVAGE PARK SHALL BE PAVED.
- THE THIRD PARAGRAPH FOUND UNDER "SECTION 10.2. COMMON AREA MAINTENANCE" OF THE SUPPLEMENTAL INFORMATION SUBMITTED WITH THE PETITIONER'S JUSTIFICATION SHALL BE ADDED TO THE HOA DOCUMENT(S) FOR THIS DEVELOPMENT.

12. The forest conservation obligation for this property will be provided by SDP-10-060.

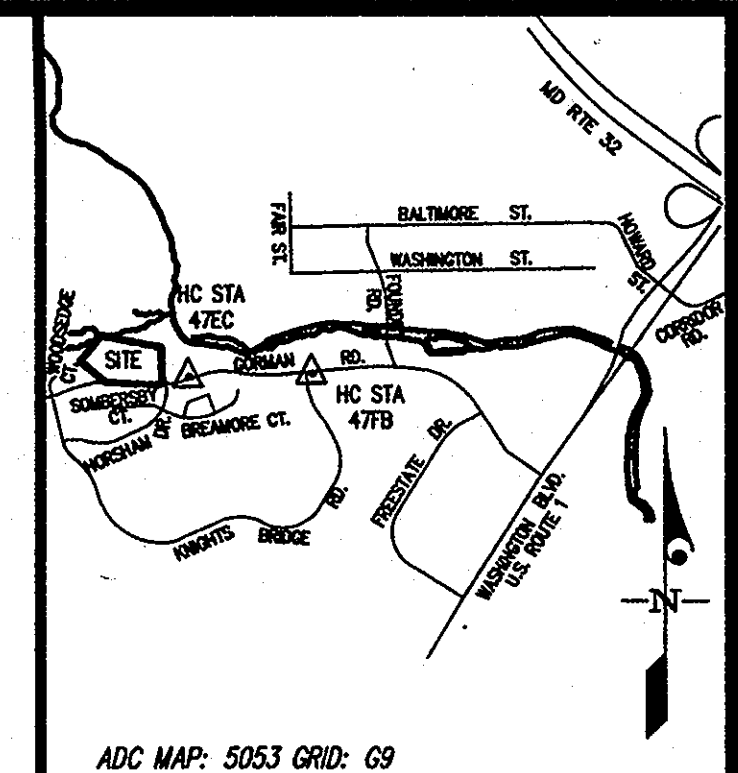
COORDINATE TABLE

POINT	NORTHING	EASTING
1001	534209.05	1359083.16
1003	534207.45	1359160.73
1004	534178.97	1359568.21
1006	534176.87	1359643.89
1007	534191.86	1359643.40
1008	534193.33	1359683.62
1009	534695.49	1359038.39
1702	534284.11	1359668.76
1703	534582.67	1359630.51
1705	534580.52	1359658.99
1719	534430.96	1358819.21

PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE

LINE	BEARING	LENGTH	ELEVATION *
FP1	S 68°58'20" W	38.24'	213.5
FP2	N 58°36'40" W	11.71'	213.5
FP3	N 43°35'40" W	27.54'	213.5
FP4	S 41°42'05" W	47.59'	215.7
FP5	S 68°36'44" W	39.94'	216.3
FP6	S 38°18'06" W	9.91'	217.3
FP7	S 25°54'57" W	15.28'	217.6
FP8	S 73°50'18" W	9.65'	218.9

* ELEVATION IS AT THE END OF LINE



ADC MAP: 5053 GRID: G9

VICINITY MAP
SCALE: 1"=2000'

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 2003 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 24 AUG 2010
DATE

DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

ESC RIVERWALK LC

BY: Jason Van Kirk 8-23-10
DATE
JASON VAN KIRK, MANAGING MEMBER

LEGEND:

- CENTERLINE STREAM
- STREAM BUFFER
- FLOODPLAIN EASEMENT
- S.S.L. STRUCTURE SETBACK LINE

TABULATION OF FINAL PLAT - ALL SHEET

1. TOTAL NUMBER OF LOTS AND PARCELS TO BE RECORDED:	1
2. TOTAL NUMBER OF BUILDABLE PARCEL TO BE RECORDED:	1
3. TOTAL AREA OF BUILDABLE PARCEL TO BE RECORDED:	7.4776 AC.
4. TOTAL NUMBER OF OPEN SPACE LOT TO BE RECORDED:	0
5. TOTAL AREA OF OPEN SPACE LOT TO BE RECORDED:	0 AC.
6. TOTAL AREA OF ROADWAYS TO BE RECORDED:	0 AC.
7. TOTAL AREA OF SUBDIVISION TO BE RECORDED:	7.4776 AC.

OWNER

ESC RIVERWALK LC
c/o ELM STREET COMMUNITIES, INC.
5074 DORSEY HALL DRIVE, SUITE 205
ELLCOTT CITY, MD 21042
PH: 410-720-3021

DENSITY CHART

GROSS ACREAGE	FLOODPLAIN ACREAGE	STEEP SLOPES 25% OR GREATER	NET ACREAGE	MAXIMUM UNITS ALLOWABLE (8 UNITS PER NET ACRE)
7.48 AC	0.05 AC	0.11 AC	7.32 AC	58

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE TM PARCELS 492 AND 743 TO CREATE NEW BULK PARCEL A, RIVERWALK, AND THIS PLAT PROPOSES NO DEVELOPMENT. A SUBSEQUENT RESUBDIVISION PLAT IS REQUIRED TO BE SUBMITTED, APPROVED AND RECORDED TO DEDICATE PUBLIC ROAD RIGHT OF WAY WIDENING, CREATE AN OPEN SPACE LOT(S), EASEMENTS, ETC. AS REQUIRED BY SDP-10-60 AND HOWARD COUNTY REGULATIONS. NO DEVELOPMENT OF THE PROPERTY SHOWN ON THIS PLAT SHALL BE PERMITTED UNTIL ALL APPLICABLE HOWARD COUNTY REGULATIONS HAVE BEEN MET. FOREST CONSERVATION AND LANDSCAPING FOR THIS SITE WILL BE PROVIDED BY SDP-10-60.

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN OF WATER & SEWERAGE FOR HOWARD COUNTY, MD.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

APPROVED: ESC RIVERWALK LC

APPROVED: ESC RIVERWALK LC

APPROVED: ESC RIVERWALK LC

OWNER'S DEDICATION

ESC RIVERWALK LC, A MARYLAND LIMITED LIABILITY COMPANY, BY JASON VAN KIRK, MANAGING MEMBER, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES AND GRANTS UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANTS THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY.

WITNESS OUR HANDS THIS 23 DAY OF AUGUST 2010

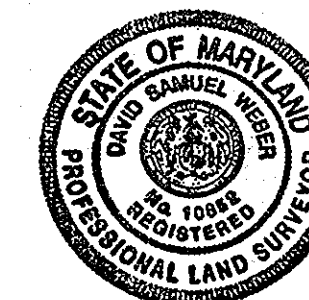
BY: Jason Van Kirk
JASON VAN KIRK, MANAGING MEMBER

ATTEST: David S. Weber

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY WALTER S. B. CHILDS, TRUSTEE OF THE HENRY E. MEYN LEGATEES' REVOCABLE TRUST AND J. TIMOTHY MATLACK TO ESC RIVERWALK LC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED FEBRUARY 26, 2010 AND RECORDED IN LIBER 12338 AT FOLIO 130 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

DAVID S. WEBER 24 AUG 2010
DATE
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20300 ON 10/12/10, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

RIVERWALK BULK PARCEL 'A'

6TH ELECTION DISTRICT SCALE: AS SHOWN SHEET 1 OF 2

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3009 NATIONAL DRIVE - SUITE 250 - BURTONSVILLE OFFICE PARK
BURTONSVILLE, MARYLAND 20886
TEL: 301-421-4024 BALT. 410-800-1820 DC/VA: 301-889-2524 FAX: 301-421-4188
DRAWN BY: PWC CHECK BY: TB

PARCEL 85
N/F PROPERTY OF
HOWARD COUNTY, MARYLAND
L 913 F. 357
ZONED: R-12

PUBLIC 100 YEAR FLOODPLAIN,
DRAINAGE & UTILITY EASEMENT
1,379 S.F.

PUBLIC 100 YEAR FLOODPLAIN,
DRAINAGE & UTILITY EASEMENT
705 S.F.

STREAM BANKS

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1008-1007	888.00'	40.25'	20.13'	40.25'	S 87°54'45" W	2°35'49"
1006-1004	903.00'	75.73'	37.89'	75.71'	N 88°24'17" W	4°48'10"
1003-1001	788.00'	77.62'	38.84'	77.59'	N 88°49'27" W	5°38'39"

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 2003 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

David S. Weber 24 AUG 2010
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10852

ESC RIVERWALK LC
BY: *J. Van Kirk* 8-23-10
JASON VAN KIRK, MANAGING MEMBER

E 1,358,850

N 534,650

E 1,358,800

N 534,650

OPEN SPACE LOT 8

GORMAN WOODS
PLAT NO. 10871
ZONED: R-12

LOT 6

REBAR & CAP
"CORP 251"
FOUND AND HELD

LOT 2

BURLEY'S ADDITION TO
GORMAN WOODS
PLAT NO. 12815
ZONED: R-12

LOT 3

LOT 1

E 1,358,850

N 534,200

TM PARCEL 402

BULK PARCEL 'A'
7.4776 AC.

TM PARCEL 743

100' S.S.L.

50' OTHER STRUCTURES AND USES SETBACK

LEGEND:
— CENTERLINE STREAM
- - - STREAM BUFFER
- - - FLOODPLAIN EASEMENT
S.S.L. STRUCTURE SETBACK LINE

PARCEL 339
N/F PROPERTY OF
F.A. & N.H. LAUMANN, III
L 4633 F. 12
ZONED: R-12

IRON PIPE
FOUND AND HELD

1702

IRON PIPE FOUND ON LINE
AT 19.22' FROM PT 1008

1700

1701

1703

1704

1705

1706

1707

1708

1709

1710

1711

1712

1713

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1
7.4776 AC.
0
0 AC.
0 AC.
7.4776 AC.

OWNER
ESC RIVERWALK LC
c/o ELM STREET COMMUNITIES, INC.
5074 DORSEY HALL DRIVE, SUITE 205
ELLCOTT CITY, MD 21042
PH: 410-720-3021

OPEN SPACE LOT F-42
BOWLING BROOK FARMS
PLAT NO. 9531
ZONED: R-SC

APPROVED: FOR PUBLIC WATER & PUBLIC SEWERAGE SYSTEMS
IN CONFORMANCE WITH THE MASTER PLAN OF
WATER & SEWERAGE FOR HOWARD COUNTY, MD.

Walter S. B. Childs 9/24/10
COUNTY HEALTH OFFICER

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING
& ZONING

Walter S. B. Childs 9/15/10
CHIEF, DEVELOPMENT ENGINEERING DIVISION

Walter S. B. Childs 10/26/10
DIRECTOR

OWNER'S DEDICATION

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WITNESS OUR HANDS THIS 23 DAY OF AUGUST 2010

ESC RIVERWALK LC

BY: *J. Van Kirk*
JASON VAN KIRK, MANAGING MEMBER

ATTEST: *D. S. Weber*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND CONVEYED BY WALTER S. B. CHILDS, TRUSTEE OF THE HENRY E. MEYN LEGATEES' REVOCABLE TRUST AND J. TIMOTHY MATLACK TO ESC RIVERWALK LC, A MARYLAND LIMITED LIABILITY COMPANY, BY A DEED DATED FEBRUARY 26, 2010 AND RECORDED IN LIBER 12338 AT FOLIO 130 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

David S. Weber 24 AUG 2010
DAVID S. WEBER
PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 10852



RECORDED AS PLAT NUMBER 20361 ON
10/2/10, AMONG THE LAND RECORDS OF
HOWARD COUNTY, MARYLAND

RIVERWALK
BULK PARCEL 'A'

6TH ELECTION DISTRICT
SCALE: 1"=50'
DRAWN BY: PNL
CHECK BY: BJ

TM 47, GRID 16, PARCELS 492 & 743
HOWARD COUNTY, MARYLAND
SHEET 2 OF 2
JULY 2010

GLW GUTSCHICK LITTLE & WEBER, P.A.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS
3909 NATIONAL DRIVE - SUITE 250 - BURTNSVILLE OFFICE PARK
BURTNSVILLE, MARYLAND 20868
TEL: 301-421-4024 BAL: 410-880-1820 DC/VA: 301-889-2524 FAX: 301-421-4180