

GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 PER 10/06/13 COMPREHENSIVE ZONING PLAN.
- PROPERTY ADDRESS: 6488 MONTGOMERY ROAD
- TOTAL AREA OF PROPERTY = 35,862 SQ. FT.
- PROPOSED NUMBER OF LOTS = 2
- PROPOSED AREA OF LOTS = 35,862 SQ. FT.
- REFERENCE: LIBER 0887, FOLIO 68
- PREVIOUS HOWARD COUNTY FILE NUMBERS: WP-12-186
- PUBLIC WATER AND SEWER WILL BE USED WITHIN THIS SITE.
- THE BOUNDARY SHOWN HEREON IS BASED ON HOWARD COUNTY TAX MAP INFORMATION, DEED PLOTS AND RECORD PLATS 12595 & 11886.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL, WHICH IS BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENTS NUMBERS 37CA AND 31H WERE USED FOR THIS PROJECT.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. SPECIMEN TREES AND INDIVIDUAL TREES SHOWN ON THE PLANS HAVE BEEN LOCATED BY A FIELD SKETCH PROVIDED BY ECO SCIENCE PROFESSIONALS, INC.
- THE SOILS SHOWN HAVE BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE.
- A WETLAND INVESTIGATION FOR THIS PROPERTY WAS COMPLETED BY ECO-SCIENCE PROFESSIONALS, INC DATED AUGUST 2013. THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS LOCATED ON THIS SITE.
- THERE ARE NO FLOODPLAINS, HISTORIC RESOURCES, CEMETERIES OR CONTIGUOUS SLOPES OF 25% OR GREATER WITHIN THE PROJECT BOUNDARY.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- EXISTING UTILITIES ARE LOCATED BY THE USE OF ANY OR ALL OF THE FOLLOWING: ROAD CONSTRUCTION PLANS, FIELD SURVEYS, PUBLIC WATER AND SEWER PLANS AND OTHER AVAILABLE RECORD DRAWINGS. APPROXIMATE LOCATION OF THE EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S INFORMATION. CONTRACTOR SHALL LOCATE EXISTING UTILITIES WELL IN ADVANCE OF CONSTRUCTION ACTIVITIES AND TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND TO MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED DUE TO THE CONTRACTOR'S OPERATION SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- PRELIMINARY GEOTECHNICAL INFORMATION HAS BEEN TAKEN FROM THE US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, WEB SOIL SURVEY WEBSITE AND FIELD INVESTIGATIONS. IF FUTURE INVESTIGATIONS SHOW UNSATISFACTORY SOIL CONDITIONS FOR ANY OF THE STORMWATER MANAGEMENT TREATMENTS SHOWN, EITHER UNDERDRAINS WILL BE PROVIDED OR A DIFFERENT PRACTICE WILL BE SUBSTITUTED.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FLOODPLAIN PROTECTION AREAS, UNLESS WAIVERS HAVE BEEN APPROVED OR ACTIVITIES HAVE BEEN DETERMINED ESSENTIAL BY THE DEPARTMENT OF PLANNING AND ZONING.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- THIS PROJECT IS EXEMPT FROM THE HOWARD COUNTY FOREST CONSERVATION REQUIREMENTS UNDER SECTION 16.1202(b)(1) OF THE HOWARD COUNTY CODE DUE TO THE LOT BEING UNDER 40,000 SQ. FT.
- ALL SWALES TO HAVE STABILIZATION MATTING.
- THE PROJECT IS IN CONFORMANCE WITH THE CURRENT HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED.
- WP-12-186 WAS DENIED ON AUGUST 21, 2012 FOR THE FOLLOWING REASONS:
 - WHILE TWO SEPARATE PARCELS HAVE BEEN DESCRIBED IN ALL DEEDS RECORDED SINCE THE INITIAL CONVEYANCE, "PARCEL 1" AND "PARCEL 2" ARE NOT IDENTIFIED AS SEPARATE EXISTING PARCELS ON THE TAX MAPS OF HOWARD COUNTY. THE LAND DESCRIBED IN THESE DEEDS IS KNOWN ONLY AS TAX MAP 37, PARCEL 397. FURTHERMORE, THE TAX ASSESSMENT DATA SHEET DESCRIBES THE LAND AREA AS ONE CONTIGUOUS 0.8233 PARCEL.
 - PER SECTION 16.102 OF THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THE EXEMPTION OF DIVISIONS AND MERGERS FROM THE SUBDIVISION REQUIREMENTS STIPULATED THAT THE LAND CONVEYED MUST BE MERGED INTO THE ADJOINING PARCEL (NO NEW PARCEL CAN BE CREATED), WHILE THE FINDINGS OF MR. SPRINGMANN INDICATE THAT A CONVEYANCE OF LAND DOES NOT EQUATE TO A MERGER, THE FAILURE OF A SUBSEQUENT DEED BEING RECORDED THAT FINALIZED THE MERGER AFTER THE RECORDED CONVEYANCE OF THE CALVERT RIDGE PLAT CREATED A CONDITION OF AN INCOMPLETE CONVEYANCE. WITHOUT THE SUBSEQUENT MERGER DEED, THE CREATION OF PARCEL 2 AS A SEPARATE PARCEL WOULD BE NON-COMPLIANT WITH THE EXEMPTIONS LISTED IN SECTION 16.102(B) OF THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, AND THE PARCEL WOULD NOT BE A LEGALLY CREATED PARCEL.
 - THE CONDITION OF TWO PARCELS IN THE DEED WAS CREATED NOT IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS AT THE TIME WHEN IT WAS ESTABLISHED FROM THE CALVERT RIDGE SUBDIVISION PROPERTY. SINCE THE REQUIRED MERGER DEED WAS NEVER FILED IN THE LAND RECORDS AT THE TIME OF THE CONVEYANCE OR IMMEDIATELY SUBSEQUENT TO THE RECORDED OF THE CALVERT RIDGE PLAT.
 - CONTRARY TO THE APPLICANT'S JUSTIFICATION STATEMENT #8, THE PROPERTY COULD NOT HAVE BEEN DIVIDED AS CURRENTLY PROPOSED IN EXHIBIT B AT THE TIME BOTH PARCELS CAME UNDER COMMON OWNERSHIP WITHOUT GOING THROUGH THE SUBDIVISION PROCESS SINCE THE PROPOSED PROPERTY LINE CREATES A NEW PARCEL, AND MINIMUM LOT SIZES REQUIRED IN THE ZONING REGULATIONS. THE APPROVAL OF THIS WAIVER REQUEST WOULD REQUIRE THIS DEPARTMENT TO OFFICIALLY RECOGNIZE AND ENDORSE AN ILLEGAL SUBDIVISION CONVEYANCE THAT WAS CREATED BY DEED OUTSIDE OF THE STANDARD SUBDIVISION PROCESS AND PROCEDURES REQUIRED BY LAW SINCE MARCH 7, 1967 AND IN VIOLATION OF THE ZONING REGULATIONS AND THE ADJOINING DEED CONVEYANCE PROCESS THAT EXISTED AT THE TIME OF ITS CREATION UNDER THE 4TH EDITION OF THE SUBDIVISION REGULATIONS.
 - AT 0.0433 ACRES, "PARCEL 2" WOULD BE CLASSIFIED AS NON-BUILDABLE. THE PROPOSAL TO INCREASE ITS SIZE TO 15,878.4 SQUARE FEET WOULD CREATE A NEW BUILDABLE LOT, CONTRARY TO THE APPLICANT'S JUSTIFICATION STATEMENT #8.
 - AS A NON-BUILDABLE (0.0433) PARCEL AND NOT BEING PART OF A LEGAL SUBDIVISION, "PARCEL 2" DOES NOT HAVE A REQUIRED HOUSING ALLOCATION UNDER THE ADEQUATE PUBLIC FACILITIES ACT.
 - THE WAIVER, IF APPROVED, WOULD VIOLATE THE INTENT AND PURPOSE OF SECTION 16.102 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH IS TO ENSURE THAT SUBDIVISION OF PROPERTY FOLLOW UNIFORM RULES, PROCEDURES AND ESTABLISHED STANDARDS FOR REVIEW AND PROCESSING PRIOR TO THEIR APPROVAL.
 - THE APPLICANT HAS NOT ADEQUATELY DEMONSTRATED THAT APPROVAL OF THIS WAIVER REQUEST WILL NOT BE DETRIMENTAL TO THE PUBLIC INTERESTS OR THE SURROUNDING COMMUNITY WITHOUT ADDRESSING ALL THE STANDARD FINAL PLAT CHECKLIST ITEM REQUIREMENTS. FOR INSTANCE, IT HAS NOT BEEN ESTABLISHED THAT THE COUNTY WOULD NOT SEEK TO OBTAIN ADDITIONAL ROW FOR MONTGOMERY ROAD, A MINOR ARTERIAL, WHICH IS A STANDARD PLATTING REQUIREMENT.
 - THE APPLICATION DOES NOT PROVIDE A COMPELLING JUSTIFICATION TO SUBSTANTIATE EXTRAORDINARY HARDSHIP OR PRACTICAL DIFFICULTY WITH COMPLIANCE FOR PROVIDING A PROFESSIONALLY PREPARED FINAL SUBDIVISION PLAT.
- THE RECONSIDERATION FOR WP-12-186 WAS DENIED ON SEPTEMBER 26, 2012 FOR THE FOLLOWING REASONS:
 - THE DEPARTMENT OF PLANNING AND ZONING REAFFIRMS OUR PREVIOUS JUSTIFICATIONS OF DENIAL AS AGREED UPON BY THE DIRECTOR OF PLANNING AND ZONING AND LISTED ON THE LETTER DATED AUGUST 21, 2012.
 - AT THE TIME "PARCEL 2" WAS CREATED, IT WAS NOT RECORDED AS PART OF THE RIGHT-OF-WAY OF JOHN CALVERT COURT AND THEREFORE THE EXEMPTION PURSUANT TO SECTION 16.102(C) OF THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS COULD NOT BE USED AND IS DETERMINED INVALID IN THIS CASE. THE ACQUISITION OR DISPOSITION OF ROAD RIGHT-OF-WAY OR LAND BY A PUBLIC AGENCY REQUIRES IT TO BE AS A RESULT OF HIGHWAY ROAD, STREET OR UTILITY IMPROVEMENT MADE BY THE COUNTY. THE CONSTRUCTION OF JOHN CALVERT COURT WAS A DEVELOPER INITIATED IMPROVEMENT AND WAS NOT TIED TO A COUNTY CAPITAL PROJECT.
 - EVEN IN THE EVENT THAT THE EXEMPTION OF SECTION 16.102(C) OF THE 4TH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IS DETERMINED VALID, THE EXEMPTION STATES THAT ALL REMAINING LOTS SHALL BE CONSISTENT WITH THE ZONING REGULATIONS. PARCEL 2 WAS NOT CONSISTENT WITH THE MINIMUM LOT SIZE AND OTHER BULK REQUIREMENTS OF THE ZONING REGULATIONS AT THE TIME OF ITS ESTABLISHMENT AS A DEEDED PARCEL.
- APPROVAL OF THIS ECP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION OR SITE DEVELOPMENT PLAN STAGES OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chad Edmondson 1-31-14
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

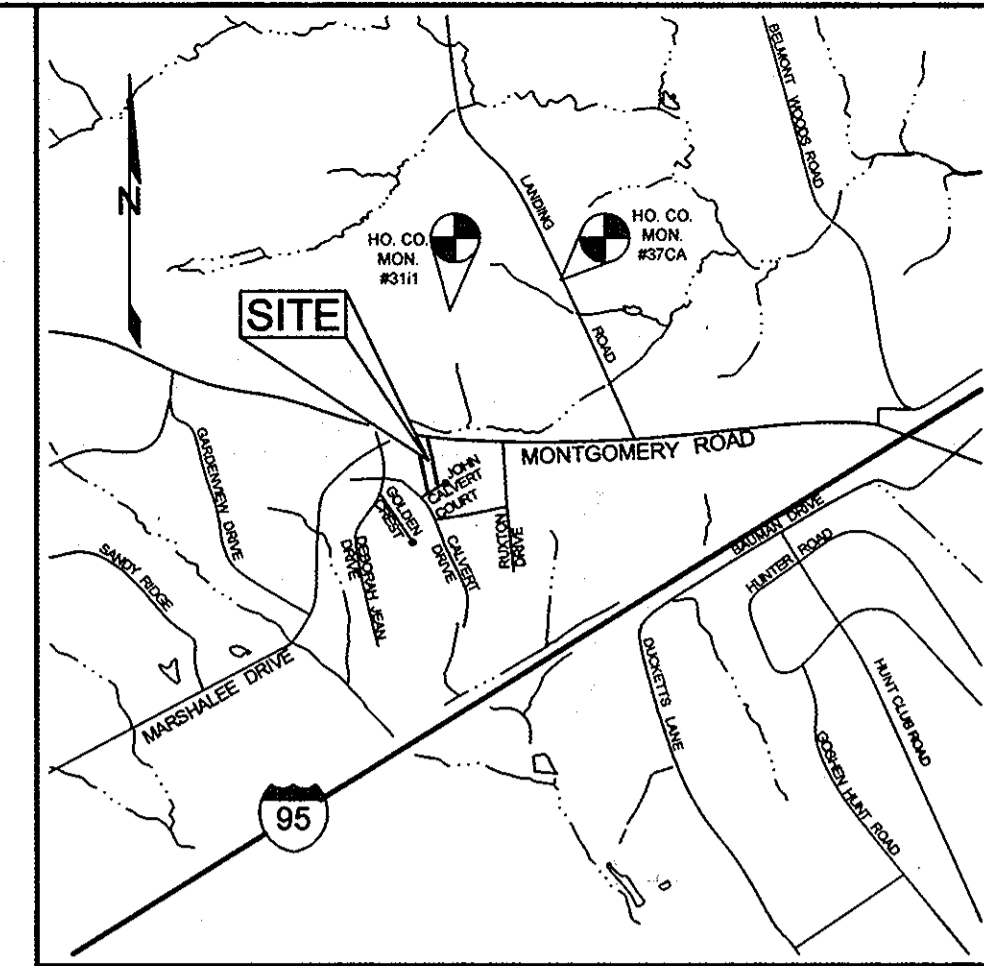
Keith Shulman 1-29-14
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

ENVIRONMENTAL CONCEPT PLAN BARTLETT PROPERTY

LOTS 1 & 2 HOWARD COUNTY, MARYLAND

LEGEND

- EXISTING TREELINE
- EXISTING TREES
- EXISTING SPECIMEN TREE



VICINITY MAP
SCALE: 1"=2000'

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
3111	565,004.73	1,381,586.90	305.94	WITHIN TRANSMISSION LINE BY ROCKBURN BRANCH PARK, 50' SE OF TOWER #236
37CA	564,321.69	1,382,742.82	256.87	21' W OF E OF LANDING RD, WITHIN TRANSMISSION LINE RW, 72' SW OF C&P #11

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	0.82 ACRES±
LIMIT OF DISTURBANCE	0.31 ACRES±
GREEN OPEN AREA (LAWN)	0.39 ACRES±
IMPERVIOUS AREA	0.07 ACRES±
PROPOSED SITE USES	0.42 ACRES±
WETLANDS	0.00 ACRES±
WETLAND BUFFERS	0.00 ACRES±
FLOODPLAINS	0.00 ACRES±
FLOODPLAIN BUFFERS	0.00 ACRES±
EXISTING FOREST	0.00 ACRES±
SLOPES GREATER THAN 15%	0.00 ACRES±
HIGHLY ERODIBLE SOILS	0.00 ACRES± (1)

NOTE: (1) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

- THIS SITE INCLUDES AN AREA (PROPOSED LOT 1) WITH AN EXISTING HOUSE AND DRIVEWAY WHICH IS BEING REMOVED FROM THE STORMWATER MANAGEMENT CALCULATIONS. THE STORMWATER MANAGEMENT DESIGN IS COMPLETED ONLY FOR THE DEVELOPED AREA, AS IS PERMITTED.
- THERE ARE NO WETLANDS, STREAMS OR THEIR BUFFERS, SLOPES GREATER THAN 15% OR ANY OTHER ENVIRONMENTALLY SENSITIVE AREAS ON-SITE.
- STORMWATER MANAGEMENT OBLIGATIONS WILL BE TREATED BY A MICRO-BIORETENTION FACILITY TO TREAT NON-ROOFTOP AND ROOFTOP IMPERVIOUS AREAS.
- TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED BY DIRECTING WATER DOWN HILL INTO THE PROPOSED MICRO-BIORETENTION FACILITY.
- THE P₁₀ FOR THE SITE HAS BEEN DETERMINED TO BE 1.2 INCHES.
- THE STORMWATER MANAGEMENT PRACTICES SHOWN ARE DESIGNED ONLY FOR THE IMPROVEMENTS SHOWN ON THIS PLAN.
- THE SITE WILL UTILIZE SILT FENCE TO PROVIDE SEDIMENT AND EROSION CONTROL. NO SEDIMENT TRAPS / BASINS OR CLEAN WATER DIVERSIONS ARE REQUIRED.
- NO FOREST CONSERVATION AREAS ARE BEING CREATED ON-SITE. NO TREES WILL BE REMOVED, THEREFORE NO REFORESTATION IS REQUIRED.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	CONCEPTUAL LAYOUT, GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP

OWNER/DEVELOPER

DESIREE L. BARTLETT &
 RONALD EUGENE TOMS
 6488 MONTGOMERY ROAD
 ELK RIDGE, MARYLAND 21075
 (302) 559-2437

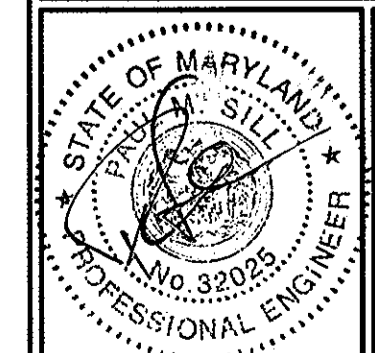
COVER SHEET

BARTLETT PROPERTY

LOTS 1 & 2

TAX MAP 37 GRID 5
 1ST ELECTION DISTRICT

PARCEL 397
 HOWARD COUNTY, MARYLAND

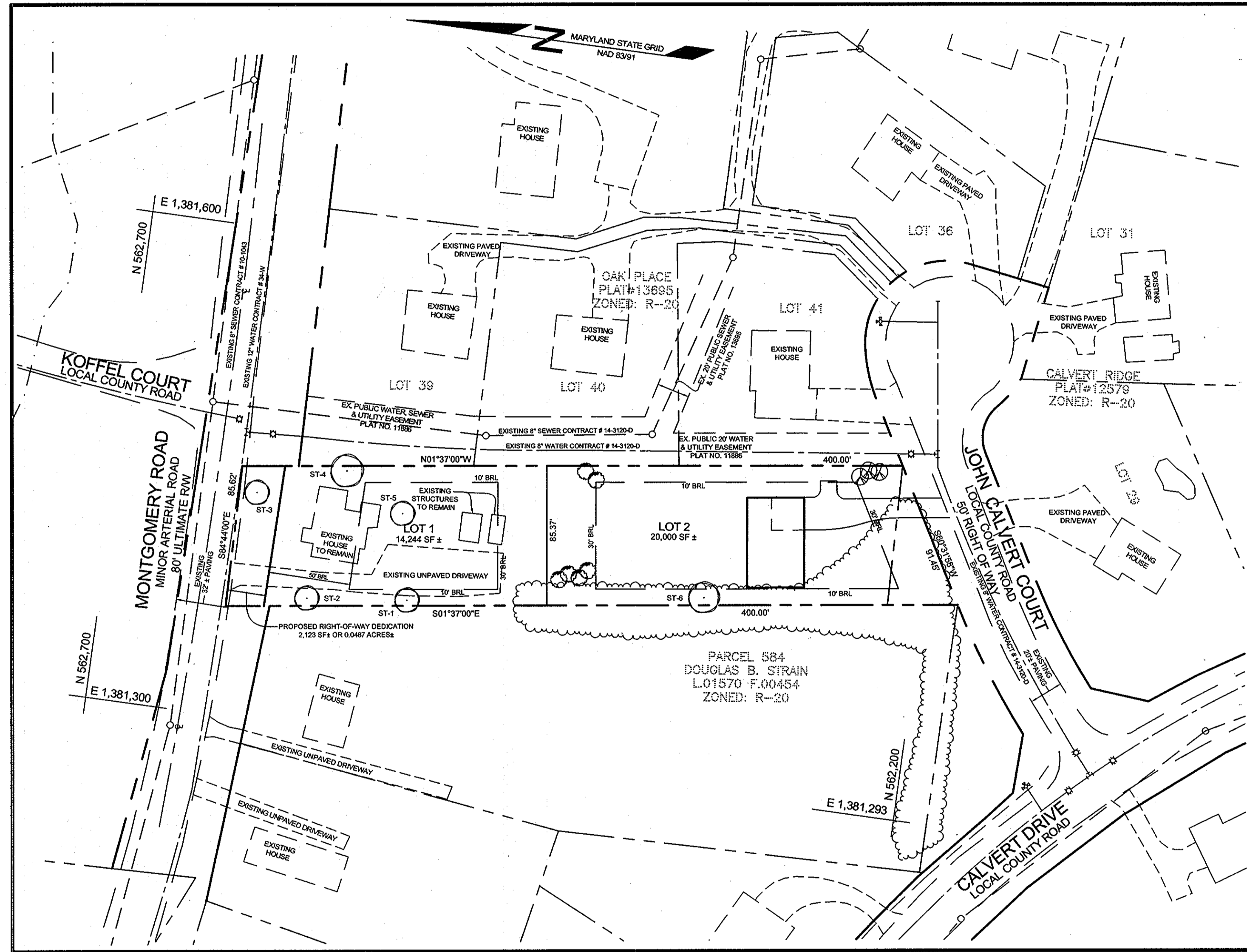


Silly Adcock & Associates - LLC
 Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 160
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 Phone: 443.325.7682 Fax: 443.325.7685
 Email: info@silladcock.com

DESIGN BY: PS
 DRAWN BY: JT, BK
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: JANUARY 21, 2014
 PROJECT #: 13-014
 SHEET #: 1 OF 2

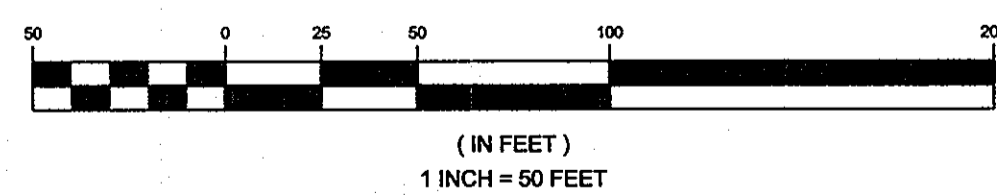
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2015



LOCATION MAP

SCALE: 1"=50'

GRAPHIC SCALE



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
DhB	DOWNER-HAMMONTON SANDY LOAMS, 2 TO 5 PERCENT SLOPES	B	0.17
DhC	DOWNER-HAMMONTON SANDY LOAMS, 5 TO 10 PERCENT SLOPES	B	0.17
Fa	FALLSINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	D	0.02

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

LEGEND

EXISTING CONTOUR: 382

PROPOSED CONTOUR: +56.4

DIRECTION OF FLOW: [Symbol]

EXISTING TREELINE: [Symbol]

EXISTING TREES: ST-6

EXISTING SPECIMEN TREE: [Symbol]

STABILIZED CONSTRUCTION ENTRANCE: [Symbol]

SILT FENCE: SF SF

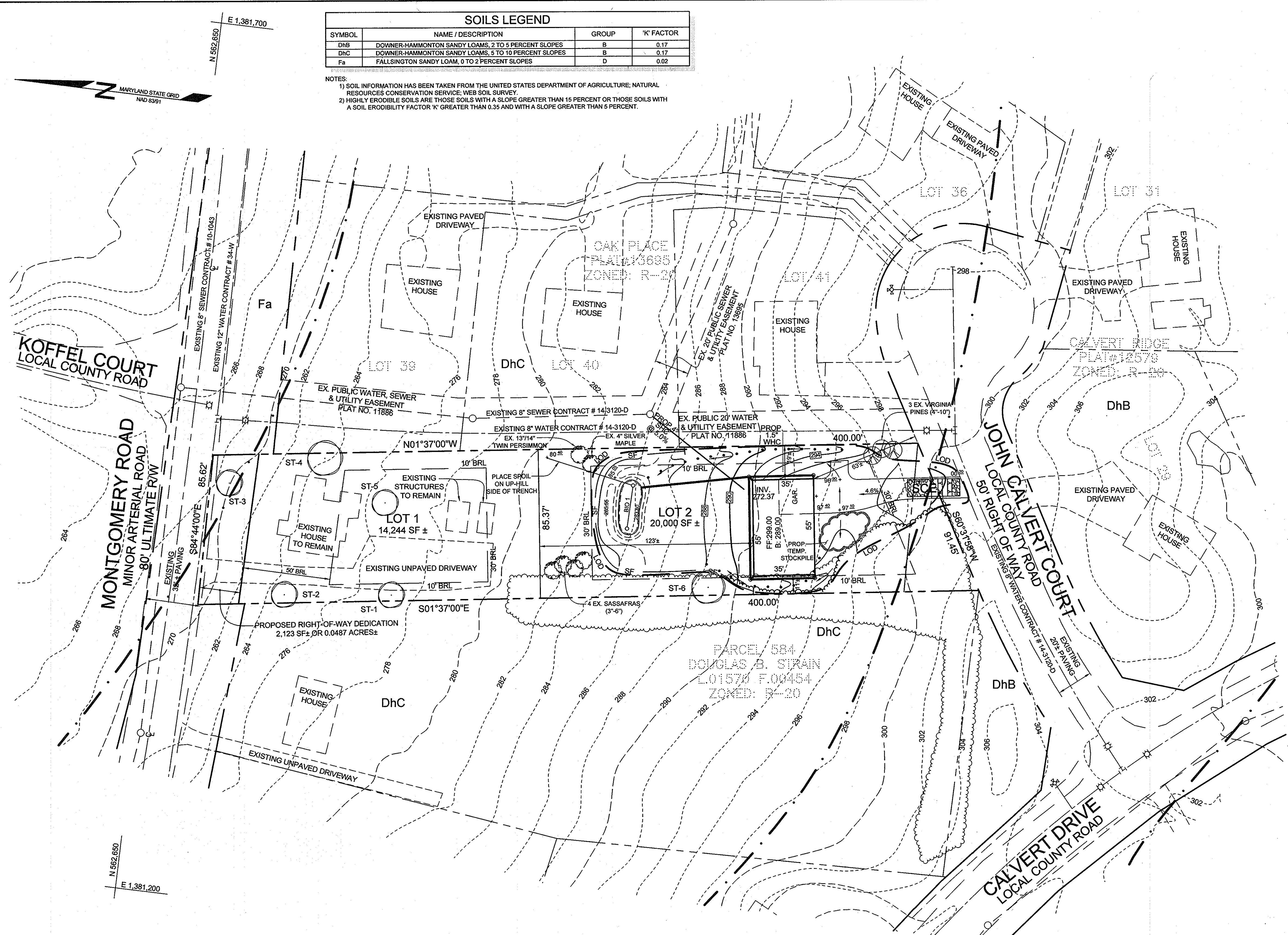
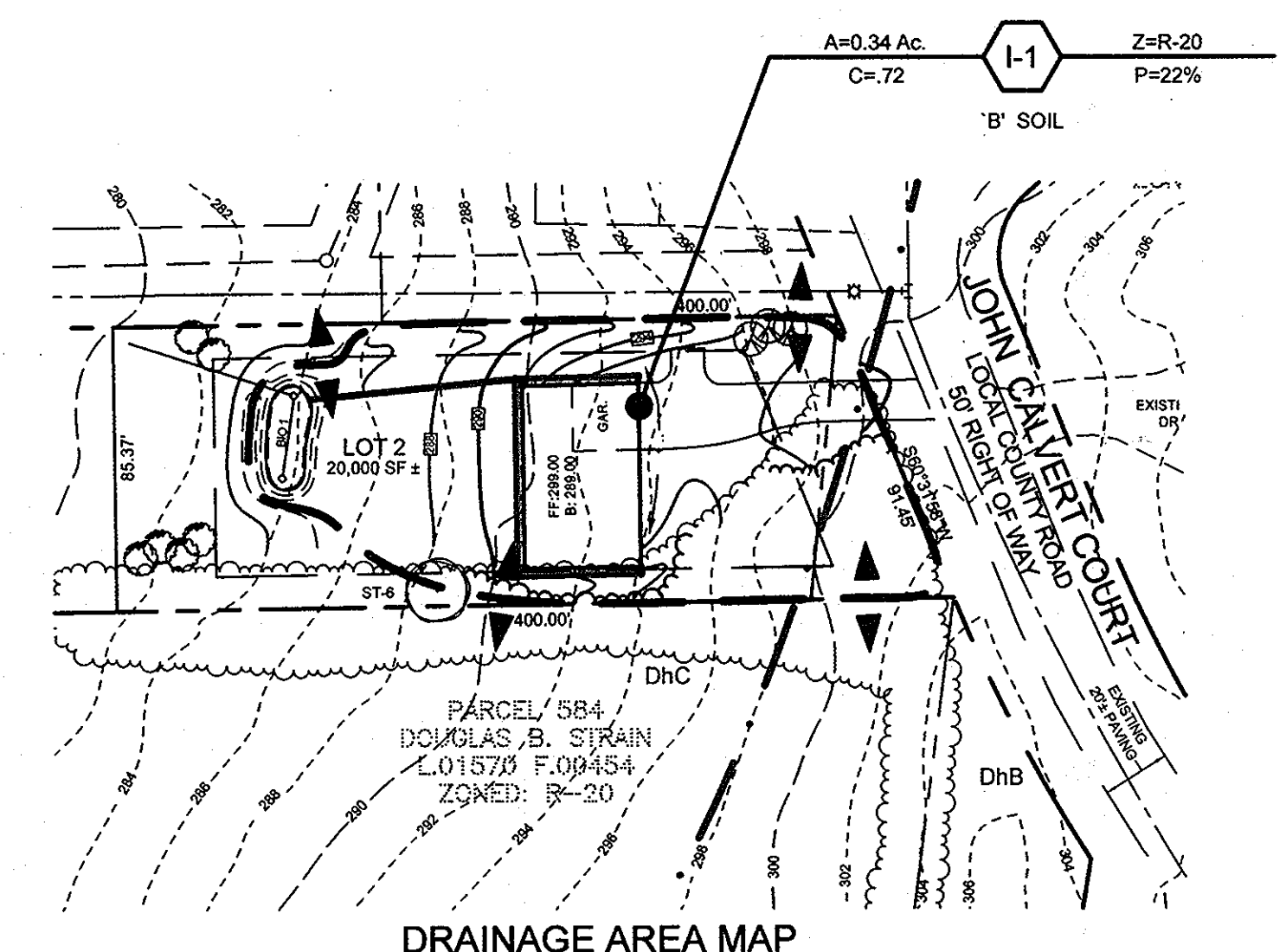
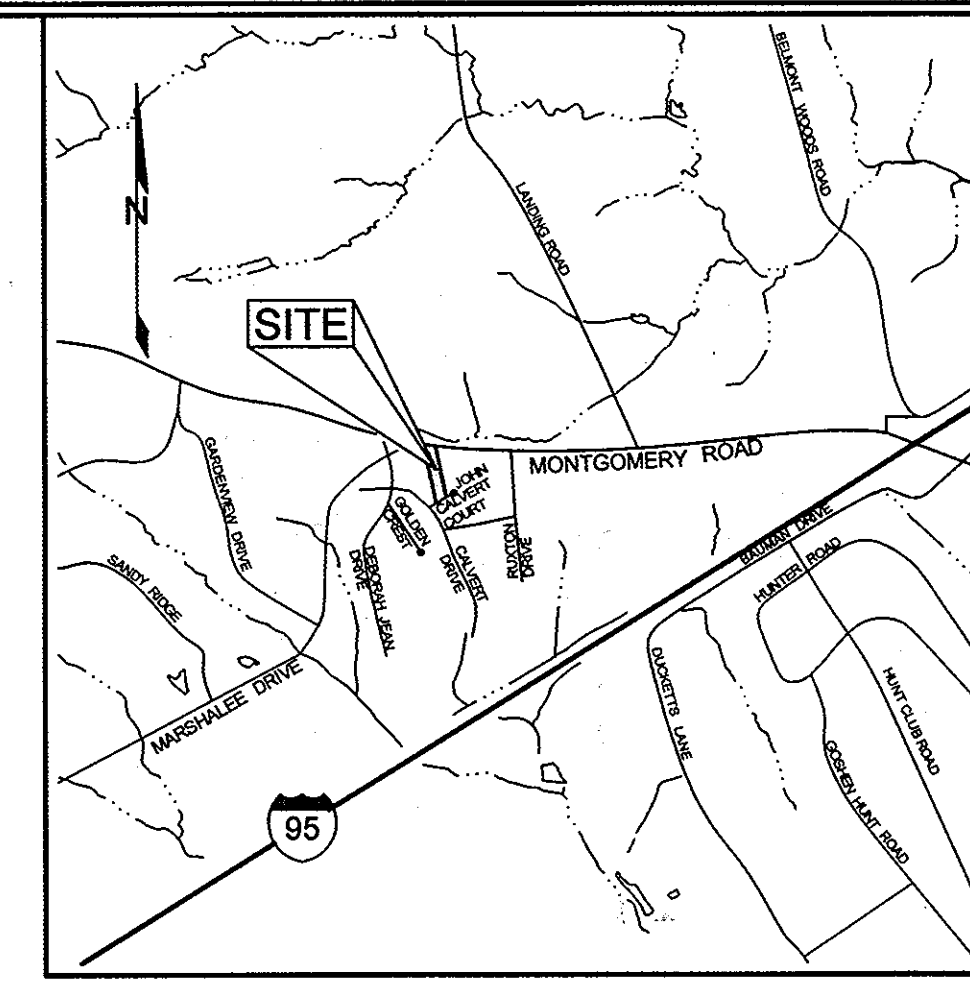
LIMIT OF DISTURBANCE: LOD

CHANNEL STABILIZATION MATTING: [Symbol]

SOIL BOUNDARY: [Symbol]

PROPOSED ROOF LEADER (4" PVC TYP.) WITH DOWNSPOUT: [Symbol]

PROPOSED DRAINAGE AREA LINE: [Symbol]



PLAN VIEW
SCALE: 1"=30'

GRAPHIC SCALE
(IN FEET)
1 INCH = 30 FEET

STORMWATER MANAGEMENT DESIGN DATA

DA #	DESCRIPTION	ESW REQUIRED	ESW PROVIDED	CODE	BMP TREATMENT TYPE
LOT 2	HOUSE AND DRIVEWAY	278 CF	293 CF	M - 6	MICRO-BIORETENTION FACILITY

NOTES:
 * HOUSE SIZE IS BASED ON A 1,925 SF FOOTPRINT.
 * LOT 1 IS EXISTING AND IS THEREFORE EXEMPT FROM STORMWATER MANAGEMENT.

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CONCEPTUAL LAYOUT, GRADING, SEDIMENT CONTROL PLAN AND DRAINAGE AREA MAP
BARTLETT PROPERTY
 LOTS 1 & 2

TAX MAP 37 GRID 6
 1ST ELECTION DISTRICT
 PARCEL 397
 HOWARD COUNTY, MARYLAND

SPECIMEN TREE TABLE

KEY	SIZE	TYPE	CONDITION	REMARKS
ST-1	33.5"	BLACK GUM	GOOD	
ST-2	35.5"	SILVER MAPLE	GOOD	
ST-3	32.5"	NORWAY MAPLE	GOOD	
ST-4	41"	BOX ELDER	GOOD	
ST-5	30"	SILVER MAPLE	GOOD	
ST-6	47"	BLACK OAK	GOOD	

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 [Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 1-31-14
 [Signature]
 CHIEF, DIVISION OF LAND DEVELOPMENT
 DATE: 1-29-14

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DESIGN BY: PS
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