

GENERAL NOTES

- PROJECT BACKGROUND:
LOCATION: TAX MAP 43, GRID 3, PARCELS 644
ZONING: R-A-15 (IN ACCORDANCE WITH THE COMPREHENSIVE ZONING PLAN CHANGE DATED OCTOBER 6, 2013)
SUBDIVISION: THE OAKS AT WATERS EDGE III (PLAT M.D.R. NO. 17925)
SECTION/AREA: PARCEL A
DPZ REFERENCES: ECP-18-059; F-04-044; WP-19-057
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN ADOPTED.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON AN AERIAL PHOTOGRAMMETRIC SURVEY PERFORMED BY POTOMAC AERIAL SURVEY, DATED MARCH, 1998 AND FIELD RUN TOPO BY ROBERT H. VOGEL ENGINEERING + TIMMONS GROUP, DATED MAY, 2018. OFFSITE TOPOGRAPHY FROM HOWARD COUNTY GIS AND DRAWINGS OF RECORD.
- THE PROJECT BOUNDARY IS BASED ON PLAT NO. 17925.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 439C AND 43ED WERE USED FOR THIS PROJECT.
- THE SUBJECT PROPERTY IS ZONED "R-A-15" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN.
- THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- PUBLIC WATER FOR THIS PROJECT IS PROVIDED BY CONTRACT NO. 13-3564-D.
- PUBLIC SEWER FOR THIS PROJECT IS PROVIDED BY CONTRACT NO. 13-1395-E.
- EXISTING UTILITIES LOCATED FROM TOPOGRAPHIC SURVEY AND AS-BUILT DRAWINGS. 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.
- NO FLOODPLAIN IS LOCATED ONSITE.
- NO STEEP SLOPES ARE LOCATED ONSITE.
- FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT IS 0.3 AC. OF AFFORESTATION WHICH SHALL BE SATISFIED BY THE PURCHASE OF FOREST PLANTING ON-SITE. THE FOREST CONSERVATION OBLIGATIONS FOR THIS PROJECT SHALL BE ADDRESSED UNDER THE SITE DEVELOPMENT PLAN STAGE.
- THERE ARE NO WETLANDS, STREAMS OR BUFFERS LOCATED WITHIN THE LOD PER LETTER FROM ECO-SCIENCE PROFESSIONALS DATED 8/17/18.
- THERE ARE NO SPECIMEN TREES LOCATED WITHIN THE LOD PER LETTER FROM ECO-SCIENCE PROFESSIONALS DATED 6/17/18.
- GEO TECHNICAL INVESTIGATIONS SHALL COMPLETED AS PART OF THE SITE DEVELOPMENT PLAN PACKAGE.
- A NOISE STUDY SHALL BE PREPARED BY ROBERT H. VOGEL ENGINEERING AS PART OF THE SITE DEVELOPMENT FUTURE PLAN SUBMISSION. LOT LAYOUT AND YIELD MAY REQUIRE REVISION BASED ON THIS ANALYSIS.
- PORT CAPITAL DRIVE IS CLASSIFIED AS A MINOR COLLECTOR ROAD. THE PROPOSED INTERIOR STREET IS CLASSIFIED AS A PRIVATE 26' ROAD AND 20' PRIVATE ALLEY.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES LOCATED ON THE SUBJECT PROPERTY OR THE COUNTY'S CEMETERY SITE MAP.
- THE PROPOSED UNITS SHALL HAVE AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-SCALE PRACTICES IN ACCORDANCE WITH ENVIRONMENTAL SITE DESIGN CRITERIA. MICRO-SCALE PRACTICES INCLUDE MICRO-BIORETENTION FACILITIES. THESE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED. THE EXTENDED POND LOCATED ON ADJACENT LOT 4 WAS DESIGNED TO ACCOMMODATE THIS SITE.
- IN ACCORDANCE WITH SECTION 112.0(E) OF THE ZONING REGULATIONS REGULATIONS, AND SECTION 16.121(a)(4) OF THE SUBDIVISION REGULATIONS, USABLE OUTDOOR SPACE FOR THIS R-A-15 PROJECT IS 400 SF/UNIT PLUS 300 SF/UNIT (700 SF X 26 UNITS).
- THE OVERALL REQUIREMENT SHALL BE MET AS ALLOWED BY THE JUNE 2012 POLICY.
- THE PRE-SUBMISSION COMMUNITY MEETING WAS HELD FOR THIS PROJECT ON JUNE 29, 2018.
- DESIGN ADVISORY PANEL (DAP) IS NOT REQUIRED FOR THIS PROJECT SITE.
- THE ENVIRONMENTAL CONCEPT PLAN (ECP-18-059) WAS SUBMITTED ON JUNE 19, 2018.
- IN ACCORDANCE WITH SECTION 112.0(G) OF THE 10/23/18 COMPREHENSIVE ZONING REGULATIONS, THIS SUBDIVISION IS SUBJECT TO MODERATE INCOME HOUSING UNITS. A MIHU AGREEMENT AND MIHU COVENANTS WILL BE REQUIRED IN ACCORDANCE WITH SECTION 13.402 OF THE HOWARD COUNTY CODE. THE MIHU REQUIREMENTS FOR THIS SUBDIVISION WILL BE 3 UNITS (10% OF 26 UNITS).
- THE 0.447 AC. NET AREA OPEN SPACE AND AMENITY REQUIREMENT IS BEING MET BY A 0.656 AC. AMENITY AREA CONSISTING OF SEATING AREAS, AND PLAYGROUND.
- APFO TRAFFIC STUDY PREPARED BY THE TRAFFIC GROUP DATED 6/27/18.
- ALL TRASH REMOVAL AND RECYCLING COLLECTIONS WILL BE PROVIDED PRIVATELY.
- ADMINISTRATIVE ADJUSTMENT (AA-18-018) APPROVED DATED APRIL 8, 2019 SECTION 112.0(D.4.c)(2)(g) ORDERED TO REDUCE THE REQUIRED 50-FOOT APARTMENT DWELLING SETBACK TO 40.7 FEET FROM THE CE-CLU-CR ZONING, REDUCE THE 50-FOOT APARTMENT DWELLING SETBACK FROM R-MH ZONING DISTRICT TO 40 FEET FOR BUILDING #3 AND REDUCE THE MINIMUM DISTANCE BETWEEN MULTI-FAMILY BUILDINGS (REAR TO REAR) FROM 60 FEET TO 56 FEET BETWEEN BUILDINGS #1 AND #3.
- ALTERNATIVE COMPLIANCE (AP-19-021) APPROVED JANUARY 17, 2019 SECTION 16.144(d)(2) SUBJECT TO THE FOLLOWING CONDITIONS:
1. THE DEADLINE FOR RESUBMISSION OF S-18-008 IS EXTENDED 120 DAYS AS REQUESTED. THE NEW DEADLINE AS APRIL 16, 2019. PLEASE PROVIDE A COPY OF THE ACTION LETTER ESTABLISHING THE DEADLINE WHEN RE-SUBMITTING THE SKETCH PLAN.
2. IN THE EVENT THE ADMINISTRATIVE ADJUSTMENT (AA-18-018) TO THE STRUCTURE SETBACKS IS DENIED, THE APPLICANT WILL HAVE UNTIL APRIL 16, 2019 TO RE-SUBMIT PLANS WITH AN ALTERNATIVE DESIGN THAT MEETS THE REGULATIONS. IF THE PLANS ARE NOT RESUBMITTED BY APRIL 16, 2019, S-18-018, POTTERS PLACE WILL BE VOID.
3. ADD TO THE GENERAL NOTES ON SHEET 1 OF S-18-008, THE FILE NUMBER WP-19-057, DATE OF THE DECISION, AND THE CONDITIONS OF APPROVALS.
4. ADD TO THE GENERAL NOTES, CASE NUMBER AA-18-018, THE DECISION DATE, AND CONDITIONS OF APPROVAL.

OPEN SPACE TABULATION:

ACCORDING TO THE SUBDIVISION REGULATIONS SECTION 16.121(a)(2) A MINIMUM OF 25% OF THE GROSS AREAS SHALL BE PROVIDED AS OPEN SPACE.

OPEN SPACE REQUIRED = 25% GROSS AREA
= 1.79 ACRES X 25%
= 0.447 AC. (19,493 S.F.)

OPEN SPACE PROVIDED = 0.656 AC. (28,568 S.F.)

ACCORDING TO THE SUBDIVISION REGULATIONS SECTION 16.121(a)(4)(v)
RECREATION OPEN SPACE IN R-A-15 ZONING SHALL BE 400 SF PER UNIT.
ACCORDING TO SECTION 112.0(E) OF THE ZONING REGULATIONS, SINGLE FAMILY ATTACHED UNITS SHALL HAVE A USABLE OUTDOOR SPACE EQUAL TO A 15' DEEP YARD. ALTERNATIVELY, THE RECREATION OPEN SPACE REQUIREMENT SHALL BE INCREASED BY 300 SF PER UNIT.

RECREATION OPEN SPACE REQUIRED = 400 S.F. X 26 UNITS + 300 S.F. X 26 UNITS
= 10,400 S.F. + 7,800 S.F.
= 18,200 S.F.

RECREATION OPEN SPACE PROVIDED = 15,887 S.F. + 4 BENCHES (800 S.F.) + 1 PLAY EQUIPMENT (2,000 S.F.)
+ 1 PLAY EQUIPMENT = 2,000 S.F.
+ 4 BENCHES = 200 S.F. X 4 = 800 S.F.
= 18,687 S.F.

FOREST CONSERVATION REQUIRED = 0.3 AC. OF AFFORESTATION
FOREST CONSERVATION PROVIDED = 0.3 AC. OF AFFORESTATION

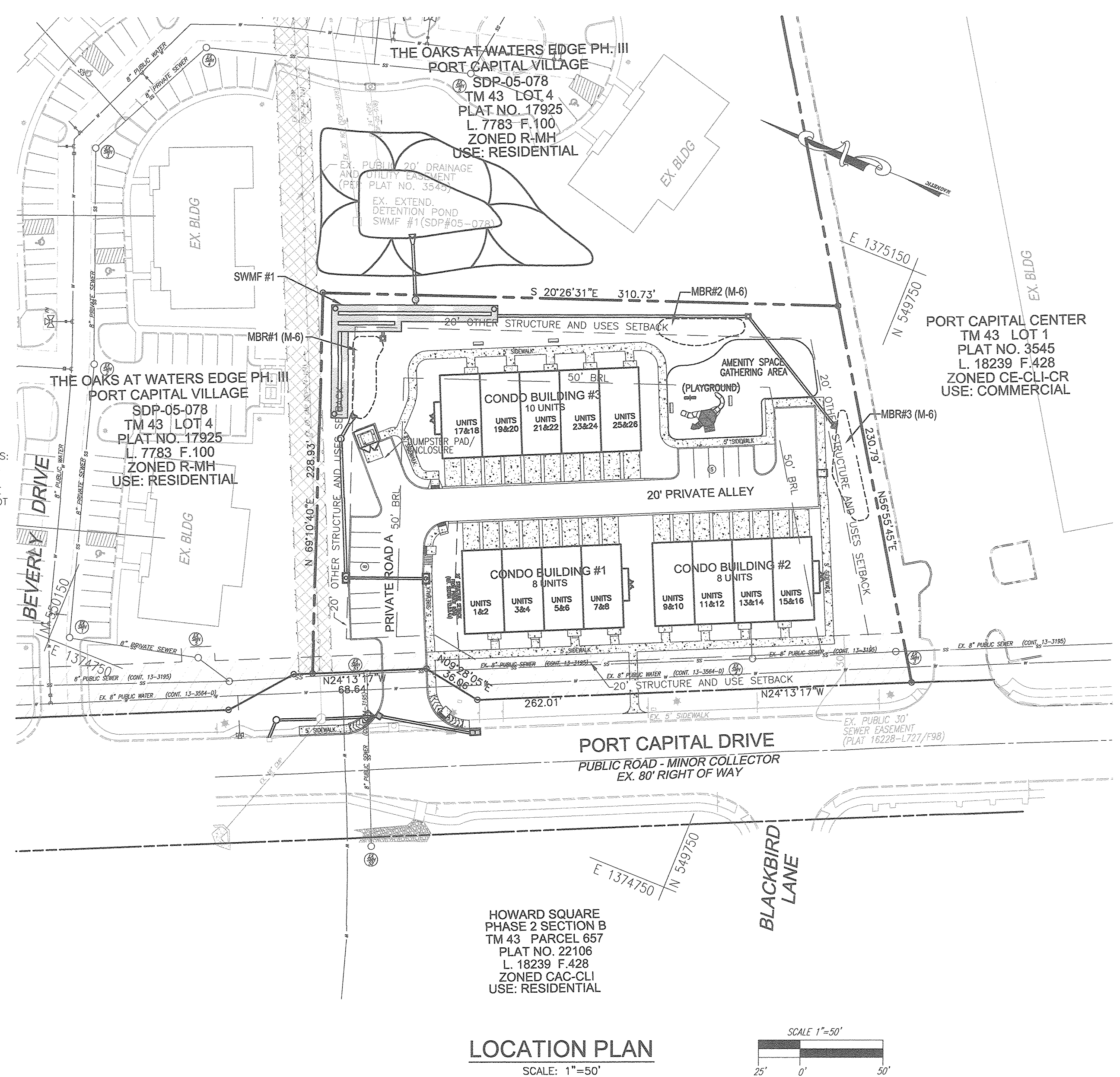
MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	26 UNITS
NUMBER OF MIHU REQUIRED	3 UNITS (10% OF 26 UNITS)
NUMBER OF MIHU PROVIDED ONSITE (EXEMPT FROM APFO ALLOCATIONS)	3 UNITS
NUMBER OF APFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	23
MIHU FEE-IN-LIEU (INDICATE LOT/UNIT NUMBERS)	N/A

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

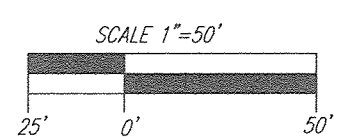
Valerie Zapp
PLANNING DIRECTOR

4-30-19
DATE

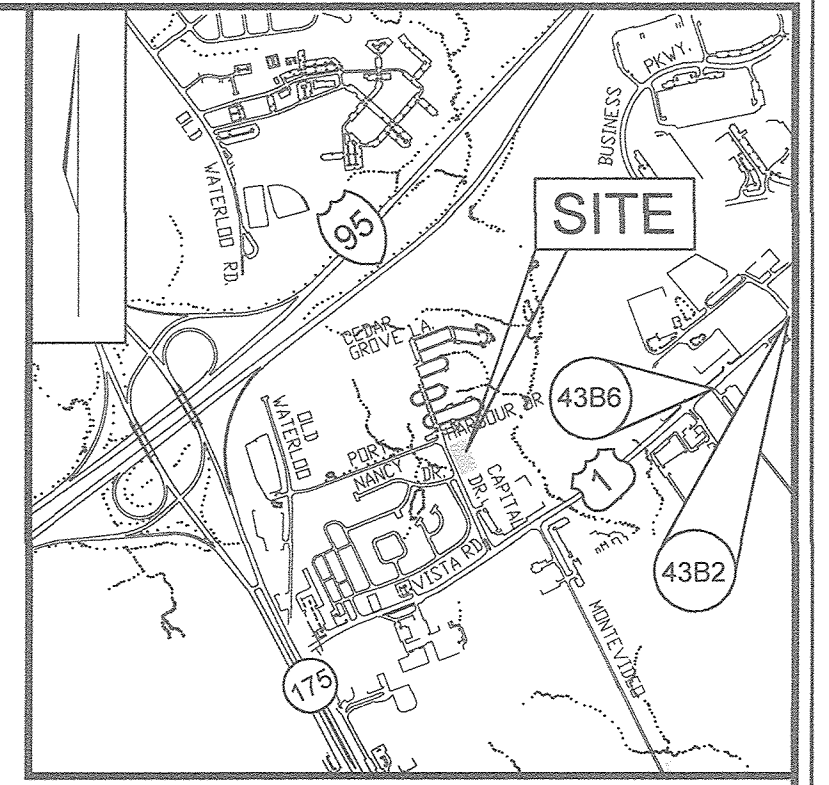
SKETCH PLAN "POTTER'S PLACE" THE OAKS AT WATERS EDGE PHASE III PARCEL 'A'



LOCATION PLAN
SCALE: 1"=50'



BENCHMARKS			
NO.	NORTHING	EASTING	ELEVATION
43B2	551,654.993	1,378,176.951	209.601'
43B6	550,601.597	1,376,866.072	210.559'



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF EXISTING STREAM
- STREAM BUFFER
- EXISTING CURB AND GUTTER
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- SS --- EXISTING SANITARY SEWER
- W --- EXISTING WATER MAIN
- EX. 24" BOP --- EXISTING STORM DRAIN
- --- EXISTING CONTOUR
- --- PROPOSED CONTOUR
- --- PROPOSED CURB AND GUTTER
- --- PROPOSED STORM DRAIN INLET
- --- PROPOSED STORM DRAIN
- --- CONCRETE SIDEWALK/DRIVEWAYS
- --- MICRO-BIORETENTION AREA (M-6)

SITE DATA:

LOCATION: ELKBRIDGE, MD.; TAX MAP 43, BLOCK 3, PARCEL 644
1ST ELECTION DISTRICT
PRESENT ZONING: R-A-15
EXISTING GROSS AREA: 1.79 AC.
AREA OF 100 YEAR FLOODPLAIN: 0.00 AC. +/-
AREA OF STEEP SLOPES (20% & GREATER): 0.00 AC. +/-
TOTAL NET AREA: 1.79 +/-
DPZ REFERENCES: L-4393/F-343
USE OF STRUCTURE: RESIDENTIAL, MULTI-FAMILY APARTMENT DWELLINGS
TOTAL BUILDING COVERAGE: 15,832 SF (0.36 AC. OR 20.30% OF GROSS AREA)
PAVED PARKING LOT/AREA ON SITE: 11,066 SF (0.25 AC. OR 14.19% OF GROSS AREA)
AREA OF GREENSPACE: 38,768 SF (0.89 AC. OR 49.7% OF GROSS AREA)
LIMIT OF DISTURBED AREA: 1.79 AC.
WETLANDS WITHIN LOD: 0.00 AC.
WETLAND BUFFERS WITHIN LOD: 0.00 AC.
STREAMS AND THEIR BUFFERS WITHIN LOD: 0.00 AC.
AREA OF EXISTING FOREST WITHIN LOD: 0.00 AC.

PARKING TABULATION:

TOTAL NUMBER OF DWELLING UNITS PROPOSED : 26 UNITS
PARKING SPACES REQUIRED: 26 UNITS X 2 SPACES PER UNIT = 52 SPACES
PARKING SPACES PROVIDED:
MULTI-FAMILY (1 GARAGE/1 DRIVEWAY)
1 SPACE IN GARAGE = 26 SPACES (FOR 26 UNITS)
1 SPACES ON DRIVEWAY = 26 SPACES (FOR 26 UNITS)
TOTAL = 52 SPACES

* VISITORS PARKING SPACES REQUIRED:
0.3 SPACES X 26 UNITS = 8 SPACES REQUIRED
VISITORS PARKING SPACES PROVIDED = 13 SPACES

* TWO STACKED TOWNHOUSES ARE CONSIDERED MULTIFAMILY STRUCTURES.

SHEET INDEX		
DESCRIPTION	SHEET NO.	
COVER SHEET	1	
SITE LAYOUT	2	
GRADING PLAN	3	

OWNER/DEVELOPER

PORT CAPITAL CENTER OF MARYLAND LLC
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020

ADDRESS CHART

UNIT/BUILDING	STREET ADDRESS
UNIT 1	
UNIT 2	
UNIT 3	
UNIT 4	
UNIT 5	
UNIT 6	
UNIT 7	
UNIT 8	
UNIT 9	
UNIT 10	
UNIT 11	
UNIT 12	
UNIT 13	
UNIT 14	
UNIT 15	
UNIT 16	
UNIT 17	
UNIT 18	
UNIT 19	
UNIT 20	
UNIT 21	
UNIT 22	
UNIT 23	
UNIT 24	
UNIT 25	
UNIT 26	

NO.	REVISION	DATE

SKETCH PLAN
COVER SHEET
POTTER'S PLACE
THE OAKS AT WATERS EDGE PHASE III
PARCEL A
ZONED: R-A-15
TAX MAP 43 GRID 3
1ST ELECTION DISTRICT
PARCEL 644
HOWARD COUNTY, MARYLAND

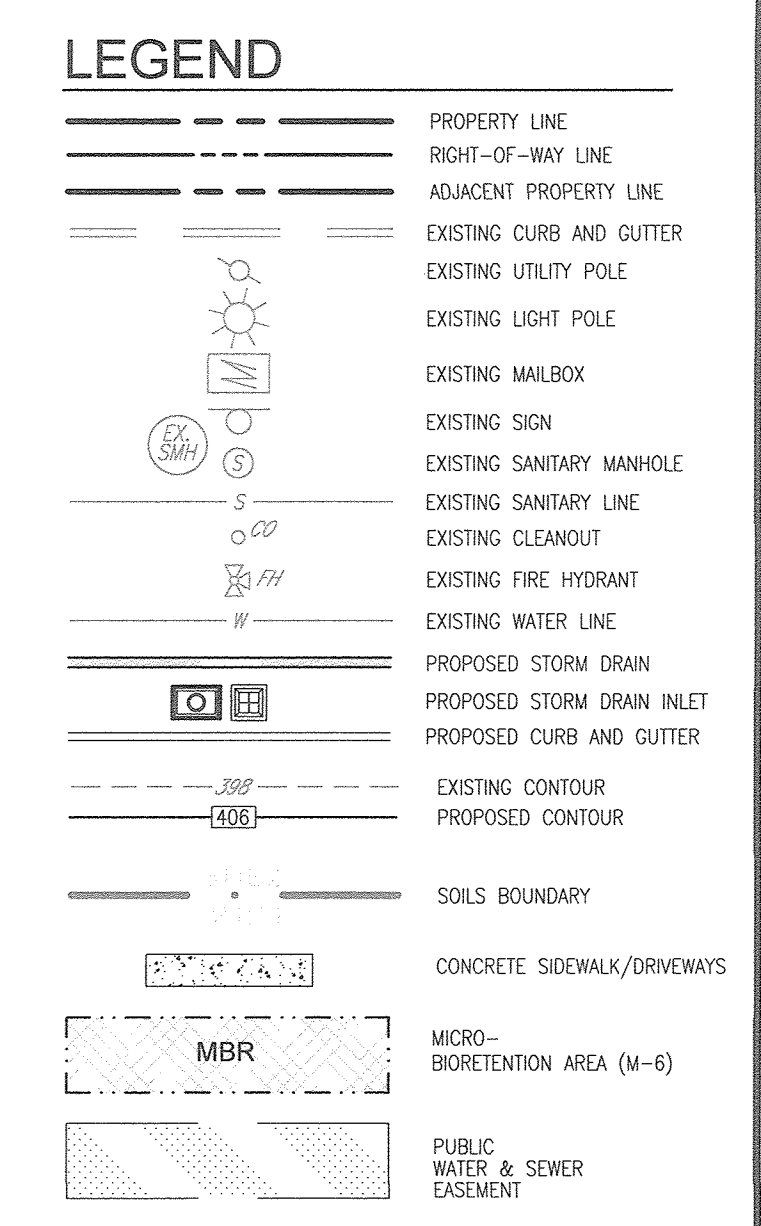
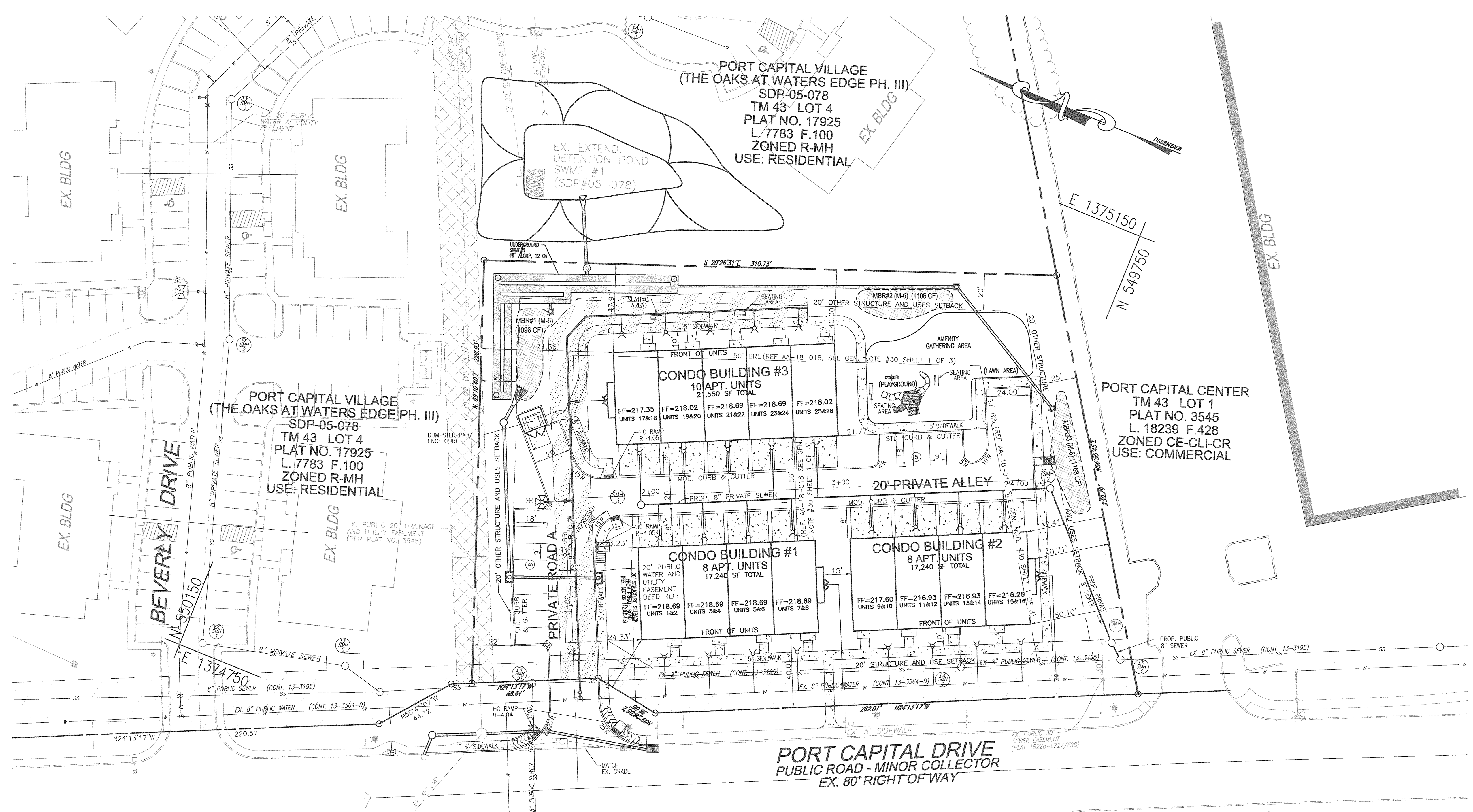
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

DESIGN BY: LRC
DRAWN BY: LRC
CHECKED BY: RHV
DATE: APRIL 2019
SCALE: AS SHOWN
W.O. NO.:

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. 16193 EXPIRATION DATE: 08-27-2020

1 SHEET OF 3



PORT CAPITAL VILLAGE
(THE OAKS AT WATERS EDGE PH. III)
SDP-05-078
TM 43 LOT 4
PLAT NO. 17925
L. 7783 F.100
ZONED R-MH
USE: RESIDENTIAL

PORT CAPITAL VILLAGE
(THE OAKS AT WATERS EDGE PH. III)
SDP-05-078
TM 43 LOT 4
PLAT NO. 17925
L. 7783 F.100
ZONED R-MH
USE: RESIDENTIAL

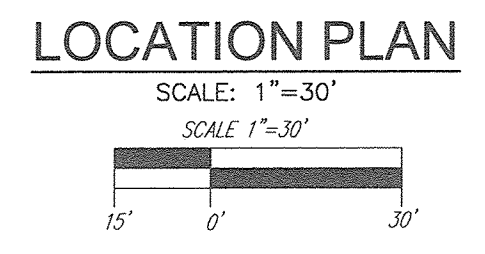
PORT CAPITAL CENTER
TM 43 LOT 1
PLAT NO. 3545
L. 18239 F.428
ZONED CE-CL-CR
USE: COMMERCIAL

HOWARD SQUARE
PHASE 2 SECTION B
TM 43 PARCEL B57
PLAT NO. 22106
L. 18239 F.428
ZONED CAC-CL1
USE: RESIDENTIAL

PORT CAPITAL DRIVE
PUBLIC ROAD - MINOR COLLECTOR
EX. 80' RIGHT OF WAY

OWNER/DEVELOPER
PORT CAPITAL CENTER OF MARYLAND LLC
P.O. BOX 416
ELLCOTT CITY, MD 21041
(410) 465-2020

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
BcC2	BELTSVILLE SILT LOAM, 5 TO 10 PERCENT SLOPES, MODERATELY ERODED	C
LI	LEONARDTOWN SILT LOAM	D
ScD	SANDY AND CLAYEY LAND, MODERATELY SLOPING	C
SfD2	SASSAFRAS GRAVELLY SANDY LOAM, 10 TO 15 PERCENT SLOPES, MODERATELY ERODED	B



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Quinn
PLANNING DIRECTOR

4-30-19
DATE

NO.	REVISION	DATE

SKETCH PLAN
LAYOUT SITE PLAN

POTTER'S PLACE
THE OAKS AT WATERS EDGE PHASE III
PARCEL A
ZONED: R-A-15

TAX MAP 43 GRID 3
1ST ELECTION DISTRICT

PARCEL 644
HOWARD COUNTY, MARYLAND

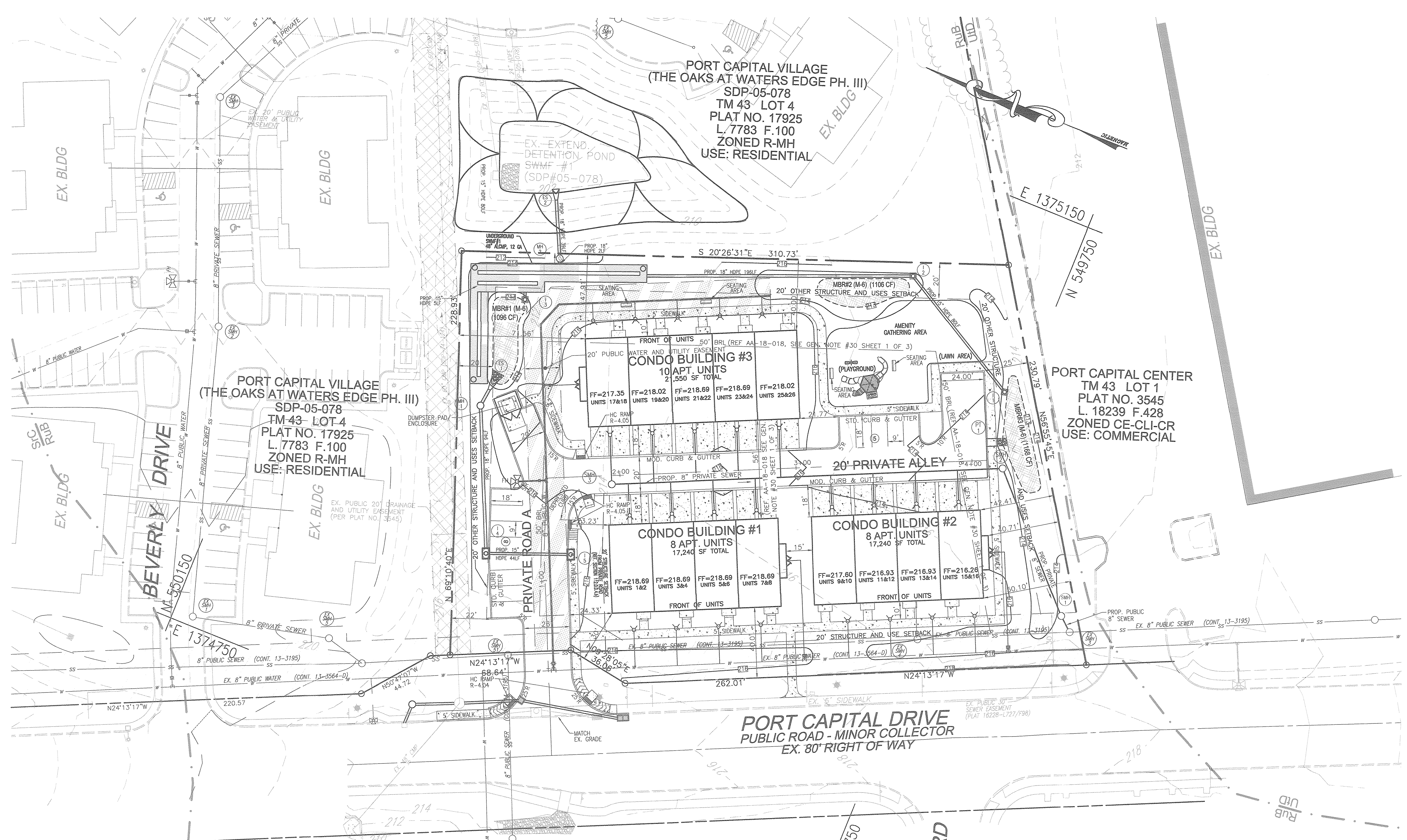
ROBERT H. VOGEL ENGINEERING, INC.
ENGINEERS • SURVEYORS • PLANNERS
3300 N. RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE
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. 16193, EXPIRATION DATE: 09-27-2020

DESIGN BY: _____ LRC
DRAWN BY: _____ LRC
CHECKED BY: _____ RHV
DATE: _____ APRIL 2019
SCALE: _____ AS SHOWN
W.O. NO.: _____

2 SHEET OF 3

ROBERT H. VOGEL, PE No.16193



LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	CENTERLINE OF EXISTING STREAM
	EXISTING CURB AND GUTTER
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING MAILBOX
	EXISTING SIGN
	EXISTING SANITARY MANHOLE
	EXISTING SANITARY LINE
	EXISTING CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED STORM DRAIN
	PROPOSED STORM DRAIN INLET
	PROPOSED CURB AND GUTTER
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SOILS BOUNDARY
	SILT FENCE
	SUPER SILT FENCE
	LIMIT OF DISTURBANCE
	STABILIZED CONSTRUCTION ENTRANCE
	EARTH DIKE
	TEMPORARY DRAINAGE DIVIDE
	STANDARD INLET PROTECTION
	CURB INLET PROTECTION
	AT GRADE INLET PROTECTION
	TEMPORARY INLET BLOCKING
	5' CONCRETE SIDEWALK
	PROPOSED CURB
	MBR
	MICRO-BIORETENTION AREA (M-6)
	PUBLIC WATER & SEWER EASEMENT

PORT CAPITAL VILLAGE
(THE OAKS AT WATERS EDGE PH. III)
SDP-05-078
TM 43- LOT 4
PLAT NO. 17925
L. 7783 F.100
ZONED R-MH
USE: RESIDENTIAL

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ZONED R-MH
USE: RESIDENTIAL

PORT CAPITAL CENTER
TM 43 LOT 1
PLAT NO. 3545
L. 18239 F.428
ZONED CE-CL1-CR
USE: COMMERCIAL

CONDO BUILDING #1
8 APT. UNITS
17,240 SF TOTAL

CONDO BUILDING #2
8 APT. UNITS
17,240 SF TOTAL

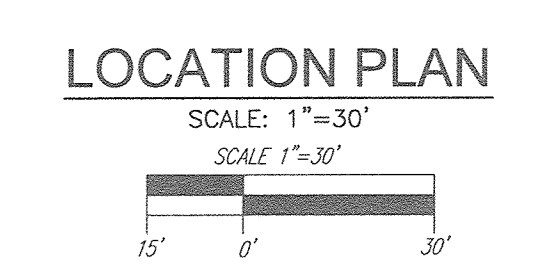
CONDO BUILDING #3
10 APT. UNITS
21,550 SF TOTAL

HOWARD SQUARE
PHASE 2 SECTION B
TM 43 PARCEL 657
PLAT NO. 22106
L. 18239 F.428
ZONED CAC-CL1
USE: RESIDENTIAL

OWNER/DEVELOPER
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SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
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TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Miller
PLANNING DIRECTOR

4-30-19
DATE

NO.	REVISION	DATE
SKETCH PLAN SITE GRADING PLAN POTTER'S PLACE THE OAKS AT WATERS EDGE PHASE III PARCEL A ZONED: R-A-15 TAX MAP 43 GRID 3 1ST ELECTION DISTRICT PARCEL 644 HOWARD COUNTY, MARYLAND		
 ROBERT H. VOGEL ENGINEERING, INC. ENGINEERS • SURVEYORS • PLANNERS 3300 N. RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961		
DESIGN BY: LRC DRAWN BY: LRC CHECKED BY: RHV DATE: APRIL 2019 SCALE: AS SHOWN W.O. NO.:		PROFESSIONAL CERTIFICATE 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. 16193, EXPIRATION DATE: 09-27-2020. ROBERT H. VOGEL, PE No. 16193
3		SHEET OF 3