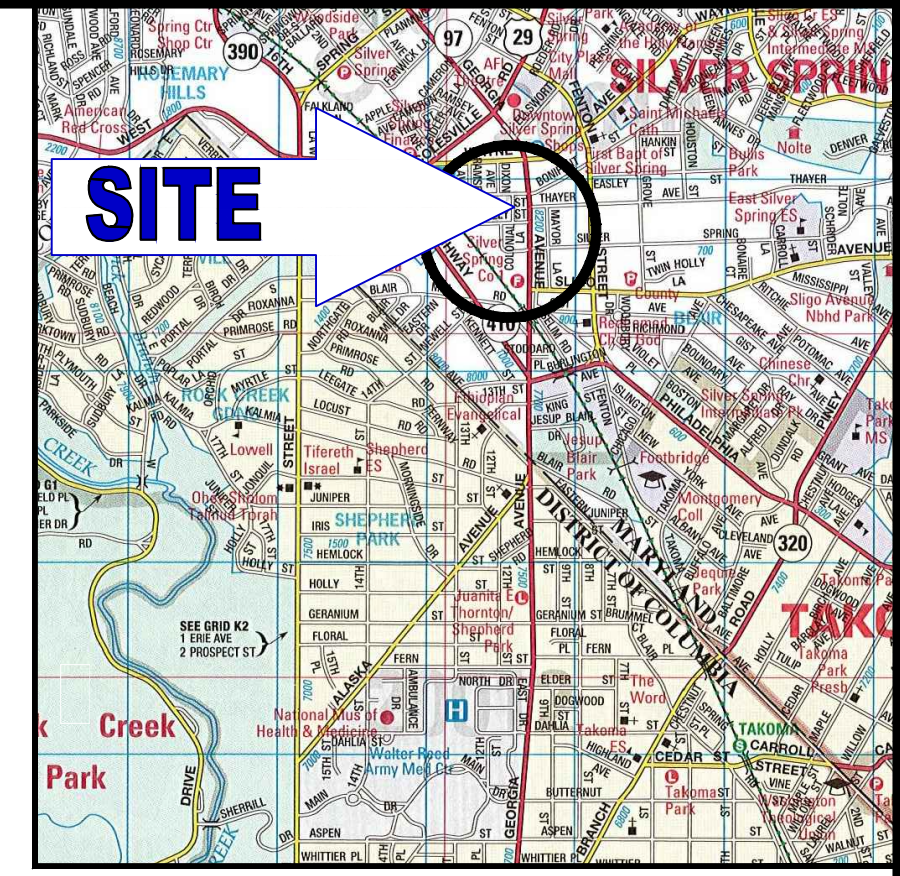


PARCEL NUMBER	EXISTING LOT AREA	PRIOR DEDICATION	GROSS TRACT AREA	PROPOSED DEDICATIONS	PROPOSED NET LOT AREA
LOT 7	7,063 SF	7,000 SF	14,063 SF	7,063 SF	0 SF
2	20,365 SF	0 SF	20,365 SF	10,206 SF	8,527 SF
2 (EAST REMAINDER)	N/A	N/A	N/A	N/A	1,633 SF
3	36,149 SF	1,798 SF	37,907 SF	4,393 SF	31,755 SF
TOTAL	63,577 SF	8,798 SF	72,335 SF	21,662 SF	41,915 SF

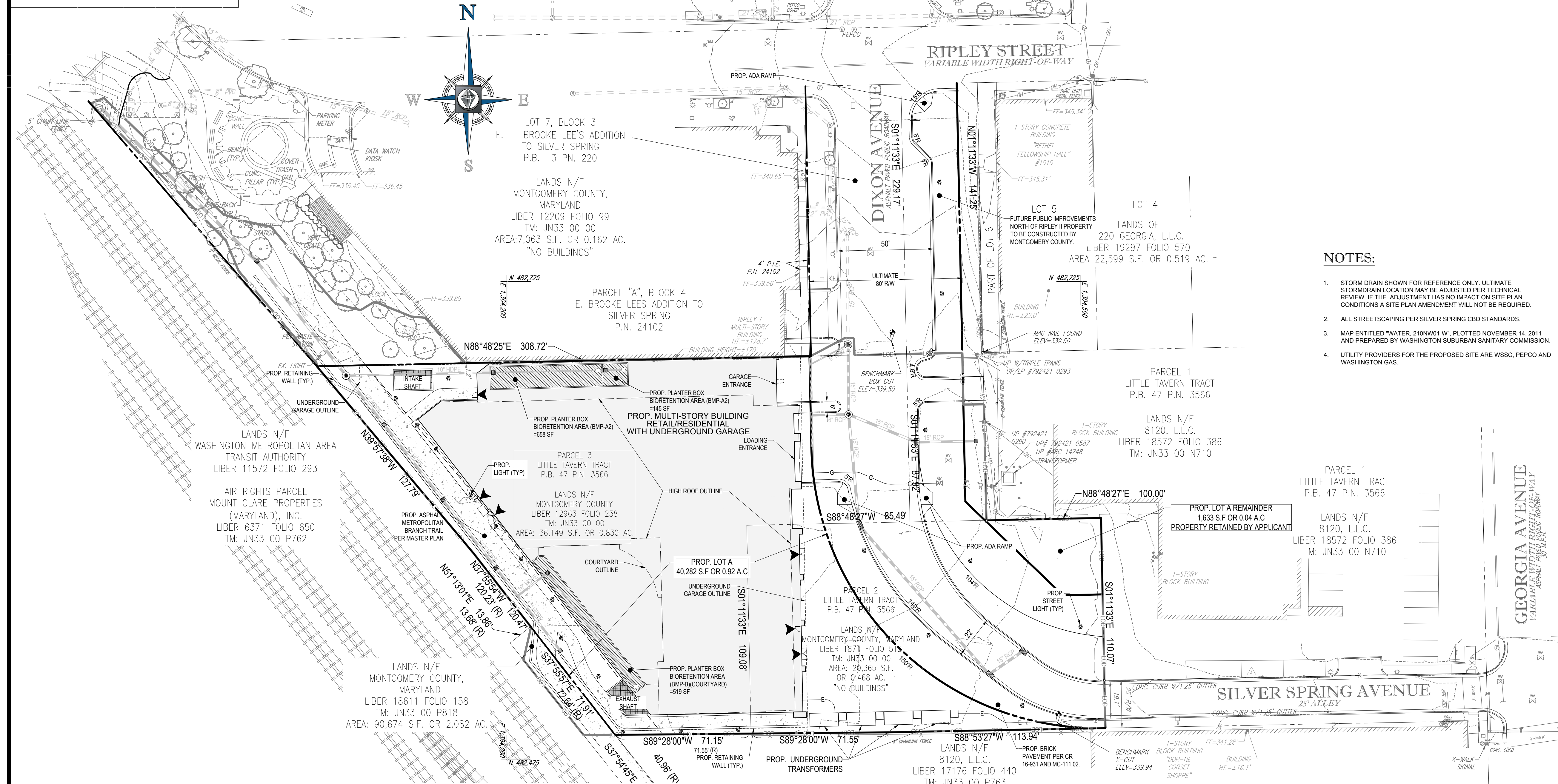


LOCATION MAP
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 PERMIT USE NO. 20602153-5
 SCALE: 1"=2000'

BOHLER ENGINEERING

LAND SURVEYING PROGRAM MANAGER, TRANSPORTATION ARCHITECTURE, SUSTAINABLE DESIGN, PERMITTING SERVICES

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 SOUTH FLORIDA



GENERAL NOTES

- DEVELOPER/APPLICANT:
 RIPLEY WEST LLC
 4719 HAMPDEN LANE, 3RD FLOOR
 BETHESDA, MD 20814
 CONTACT: DARYL SOUTH
 PHONE: (240) 482-8108
- THIS PLAN IS BASED UPON THE FOLLOWING:
 BOUNDARY & TOPOGRAPHIC SURVEY TITLED:
 "WPC BETHEL WORLD WHEATON
 #238 GEORGIA AVENUE, WHEATON
 (13TH ELECTION DISTRICT)
 MONTGOMERY COUNTY, MARYLAND"
 PREPARED BY: BOHLER ENGINEERING
 FIELD DATE: 03/26/14
 DATED: 04/14/14
 PROJECT NO.: SB1220087
- THE PROPERTY IS KNOWN AS LOT 7, E. BROOKE LEE'S ADDITION TO SILVER SPRING AS RECORDED IN PLAT BOOK 47 PLAT 3566 AND ALSO BEING KNOWN AS THE LANDS OF MONTGOMERY COUNTY, MARYLAND AS RECORDED IN LIBER 12209 FOLIO 99; AND PARCEL 3, LITTLE TAVERN TRACT AS RECORDED IN PLAT BOOK 47 PLAT 3566 AND ALSO BEING KNOWN AS THE LANDS OF MONTGOMERY COUNTY AS RECORDED IN LIBER 12963 FOLIO 238; AND PARCEL 2, LITTLE TAVERN TRACT AS RECORDED IN PLAT BOOK 47 PLAT 3566 AND ALSO BEING KNOWN AS MONTGOMERY COUNTY, MARYLAND AS RECORDED IN LIBER 1871 FOLIO 512. ALL BEING RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND AND HAVING A TAX MAP NO. JN33.
- TOTAL FORESTED AREA DISTURBED: 0 SQ FT
 TOTAL DISTURBED AREA: 1.49 AC
- CURRENT ZONING: CR-5.0, C-4.0, R-4.75, H-200T
 OVERLAY ZONE: RIPLEY/SOUTH SILVER SPRING
 EXISTING USE: OFFICE AND RETAIL
 PROPOSED USE: RESIDENTIAL AND RETAIL
- THERE ARE NO STREAMS, WETLANDS, WATERS OF THE UNITED STATES, 100 YEAR FLOOD PLAINS (PER FEMA MAP #24031C0460D) OR THEIR ASSOCIATED BUFFERS LOCATED WITHIN 100' OF THE PROPERTY, NOR IS THE SITE WITHIN AN SPA.
- THE PROPERTY IS LOCATED IN THE ANACOSTIA RIVER WATERSHED, MDE WATERSHED # 02140205.
- THERE IS NO EXISTING FOREST ON-SITE.
- THIS PROPERTY MAY BE SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS ARE BASED ON NGVD 1929 DATUM PER WSSC BENCHMARK NO. 4988 WITH A PUBLISHED ELEVATION OF 342.04 FEET.
- THE PROPERTY IS LOCATED IN AN AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PLAN REFERENCE #2.
- UNDERGROUND GAS AND ELECTRIC UTILITIES ARE SHOWN PER MARKOUT AND FIELD LOCATION. GAS, WATER, SEWER AND CABLE UTILITIES ARE SHOWN PER PLANS RECEIVED FROM UTILITY COMPANIES AND LOCAL GOVERNMENT.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES. NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
- PUBLIC UTILITY EASEMENTS AND RIGHT-OF-WAYS WILL BE PROVIDED AS NECESSARY ON-SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE SERVICE TO THE PROPOSED BUILDING.
- THE FINAL USE DENSITIES MAY VARY WITHIN THE TOTAL LIMITS APPROVED.
- PARKING AND LOADING SPACES AND BICYCLE STORAGE ARE PROVIDED WITHIN THE BUILDING. SEE ARCHITECTURE PLAN.
- NO TREES GREATER THAN OR EQUAL TO 24 INCHES DIAMETER AT CHEST HEIGHT EXIST ON-SITE.
- NO KNOWN ENDANGERED SPECIES ARE KNOWN TO EXIST ON THE PROPERTY.
- ALL STORMWATER MANAGEMENT FACILITIES ARE PROVIDED ON THE ROOF OF THE BUILDING. SEE ARCHITECTURE PLAN.
- UNLESS SPECIFICALLY NOTED ON THIS PLAN DRAWING OR IN THE PLANNING BOARD CONDITIONS OF APPROVAL, THE BUILDING FOOTPRINTS, BUILDING HEIGHTS, ON-SITE PARKING, SITE CIRCULATION AND SIDEWALKS SHOWN ON THE PRELIMINARY PLAN ARE ILLUSTRATIVE. THE FINAL LOCATIONS OF BUILDINGS, STRUCTURES, AND HARDSCAPE WILL BE DETERMINED AT THE TIME OF SITE PLAN APPROVAL. PLEASE REFER TO THE ZONING DATA TABLE FOR THE APPROVED DEVELOPMENT STANDARDS SUCH AS SETBACKS, BUILDING RESTRICTION LINES, BUILDING HEIGHT, AND LOT COVERAGE FOR EACH LOT. OTHER LIMITATIONS FOR SITE DEVELOPMENT MAY ALSO BE INCLUDED IN THE CONDITIONS OF THE PLANNING BOARD'S APPROVAL.
- ALL PARCELS ARE LOCATED WITHIN THE WSSC WATER AND SEWER CATEGORY 1.

NOTES:

- STORM DRAIN SHOWN FOR REFERENCE ONLY. ULTIMATE STORM DRAIN LOCATION MAY BE ADJUSTED PER TECHNICAL REVIEW. IF THE ADJUSTMENT HAS NO IMPACT ON SITE PLAN CONDITIONS A SITE PLAN AMENDMENT WILL NOT BE REQUIRED.
- ALL STREETSCAPING PER SILVER SPRING CBD STANDARDS.
- MAP ENTITLED "WATER, 210NW01-W", PLOTTED NOVEMBER 14, 2011 AND PREPARED BY WASHINGTON SUBURBAN SANITARY COMMISSION.
- UTILITY PROVIDERS FOR THE PROPOSED SITE ARE WSSC, PEPCO AND WASHINGTON GAS.

PROJECT DATA TABLE: CR-5.0, C-4.0, R-4.75, H-200T

	PERMITTED/REQUIRED PER THE ZONING ORDINANCE	APPROVED BY SKETCH PLAN	PROPOSED FOR SKETCH PLAN AMENDMENT APPROVAL	PROPOSED FOR SKETCH PLAN AMENDMENT, PRELIMINARY PLAN, AND SITE PLAN
A. NET TRACT AREA	NONE	N/A	N/A	41,915 SF
B. GROSS TRACT AREA	NONE	72,335 SF	72,335 SF	72,335 SF
C. MAXIMUM BUILDING HEIGHT	200'	200'	200'	200'
D. FLOOR AREA RATIO (FAR) (BUILDING COVERAGE TO GROSS TRACT AREA) ¹	CR - 5.0 (361,765 SF) C - 4.0 (280,412 SF) R - 4.75 (343,677 SF)	UP TO 6.05 FAR (437,374 SF) UP TO 0.25 FAR (18,083SF) UP TO 5.80 FAR (419,286 SF) ²	UP TO 6.045 FAR (437,265 SF) UP TO 0.25 FAR (18,083SF) UP TO 5.795 FAR (419,181 SF) ²	UP TO 6.045 FAR (437,265 SF) UP TO 0.25 FAR (18,083SF) UP TO 5.795 FAR (419,181 SF) ²
E. PUBLIC OPEN SPACE	0% OF NET LOT AREA	32.1% OF NET LOT AREA	20% OF NET LOT AREA	20% OF NET LOT AREA (8,383 SF)
F. TOTAL DWELLING UNITS	N/A	UP TO 440	UP TO 440	UP TO 440
G. MIN. BUILDING SETBACKS				
	EAST SIDE	0'	0'	0'
	WEST SIDE	0'	0'	0'
	NORTH SIDE	0'	0'	0'
	SOUTH SIDE	0'	0'	0'
H. MPDUs	12.5% MPDU	15% MPDU	15% MPDU ²	15% MPDU ²

REQUIRED/PROVIDED PARKING TABULATION^{2,3}

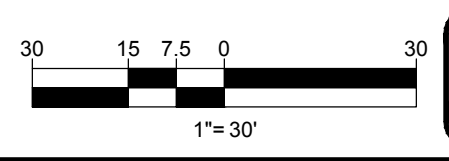
USE CATEGORY	PERMITTED/REQUIRED PER THE ZONING ORDINANCE	APPROVED BY SKETCH PLAN	PROPOSED FOR SITE PLAN APPROVAL
RESIDENTIAL ⁴	BASELINE MIN. 0.5 SP/EFF. AND 1BR, 0.75 SP/2BR; BASELINE MAX. 1SP/EFF, 1.25 SP/1BR, 1.5 SP/2BR	TBD AT SITE PLAN	203 483
LIVESTOCK	1 SPACE/UNIT	TBD AT SITE PLAN	1 1
ADA PARKING	7 SPACES FOR 201 TO 300 SPACES PROVIDED	TBD AT SITE PLAN	7
VAN ACCESSIBLE PARKING	1 SPACE/8 ADA SPACES	TBD AT SITE PLAN	1
TOTAL PROPOSED PARKING (ALL PARKING PROVIDED FOR RESIDENTIAL USE)			
			223
CAR-SHARE ⁵	1 SPACE UP TO 149 1 SP/100 AFTER 149 - MAX 5	TBD AT SITE PLAN	3
ELECTRIC CHARGING SPACES	1 SPACE/100 SPACES	TBD AT SITE PLAN	3
MOTORCYCLE	2%, MAXIMUM OF 10	TBD AT SITE PLAN	6
LOADING SPACES	RESIDENTIAL 1 SPACE FOR OVER 50 DWELLING UNITS	TBD AT SITE PLAN	2
BICYCLE PARKING	RESIDENTIAL MIN. 0.5 SP/UNIT, MAX. 100 SP	TBD AT SITE PLAN	100
	RETAIL/SERVICE ESTABLISHMENT MIN. 1 SP/10,000 SF GFA, MAX. 50 SP	TBD AT SITE PLAN	2
TOTAL PROPOSED BICYCLE PARKING			
			102

⁴ ADDITIONAL REDUCTIONS ARE PERMITTED PER SECTION 59 - 6.2.3.1 OF THE ZONING ORDINANCE, AND WILL BE REFLECTED AT CERTIFIED SITE PLAN.
⁵ PER SECTION 59 - 6.2.3.2 OF THE ZONING ORDINANCE, IF THE PROPERTY OWNER CANNOT FIND A CARSHARE ORGANIZATION WILLING TO MAKE USE OF THE SPACES THE PROPERTY OWNER MAY USE THE SPACE FOR PUBLICLY AVAILABLE PARKING.
⁶ BASELINE MINIMUMS REDUCED FOR UNBUNDLED RESIDENTIAL SPACES IN ACCORDANCE WITH SECTION 59 - 6.2.3.1.5 OF THE ZONING ORDINANCE.
⁷ PARKING MINIMUMS AND MAXIMUMS ARE BASED ON 404 MULTI-FAMILY RESIDENTIAL UNITS, CONSISTING OF 343 MARKET-RATE UNITS AND 61 MPDUs (MARKET-RATE: 49 STUDIOS, 291 1 BR, 3 2BR, 1 MPDU'S STUDIOS, 51 1 BR, 1 2 BR), BECAUSE THE PROPERTY IS LOCATED IN A PARKING LOT DISTRICT PARKING IS NOT REQUIRED TO BE PROVIDED ON-SITE. AT THIS TIME, NO PARKING IS ANTICIPATED TO BE PROVIDED FOR THE NON-RESIDENTIAL USES. FINAL UNIT COUNT AND UNIT MIX, SQUARE FOOTAGE OF NON-RESIDENTIAL USES, AND RESULTING PARKING REQUIRED AND TO BE PROVIDED WILL BE FINALIZED AT THE TIME OF CERTIFIED SITE PLAN, BUT WILL NOT EXCEED 440 MULTI-FAMILY DWELLINGS UNITS AND 18,083 SQUARE FEET OF NON-RESIDENTIAL USES.

SURVEY REFERENCES:

- THE MARYLAND DEPARTMENT OF ASSESSMENT AND TAXATION FOR MONTGOMERY COUNTY, MAP NO. JN33.
- MAP ENTITLED "FIRM, FLOOD, INSURANCE RATE MAP, MONTGOMERY COUNTY, MARYLAND AND INCORPORATED AREAS, PANEL 460 OF 460" MAP NUMBER 24031C0460D, MAP EFFECTIVE DATE SEPTEMBER 29, 2006.
- MAP ENTITLED "SILVER SPRING DISTRICT, LOWERING EXISTING WATER, BONIFANT ST., WEST OF GEORGIA AVE, SILVER SPRING," DATED OCTOBER 16, 1946, AND PREPARED BY WASHINGTON SUBURBAN SANITARY DISTRICT.
- MAP ENTITLED "WATER, 210NW01-W", PLOTTED NOVEMBER 14, 2011 AND PREPARED BY WASHINGTON SUBURBAN SANITARY COMMISSION.
- MAP ENTITLED "RIPLEY STREET NORTH" SIGNED APRIL 05, 2011 AND PREPARED BY LOEDERMAN SOLTESZ ASSOCIATES, INC.
- THE SUBJECT PROPERTY IS NOT IDENTIFIED IN THE MONTGOMERY COUNTY LOCATION ATLAS AND INDEX OF HISTORIC SITES. NO KNOWN HISTORIC FEATURES EXIST ON THE PROPERTY.
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- ALL PARCELS ARE LOCATED WITHIN THE WSSC WATER AND SEWER CATEGORY 1.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE START OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATORY AGENCIES.



PROFESSIONAL CERTIFICATION
 I, MATTHEW K. JONES, 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. 36959, EXPIRATION DATE: 03/31/2017

REVISIONS

REV	DATE	COMMENT	BY
1	04/29/16	PER M-NGPPC COMMENTS	ALJ
2	06/27/16	PER M-NGPPC COMMENTS	ALJ

NOT APPROVED FOR CONSTRUCTION

PROJECT No.: MB1220050
 DRAWN BY: AL
 CHECKED BY: AL
 DATE: 03/16/16
 SCALE: 1" = 30'
 CAD I.D.: PP1

RIPLEY II

FOR

RIPLEY WEST, LLC

LOCATION OF SITE
 DIXON AVENUE AND
 SILVER SPRING AVENUE
 MONTGOMERY COUNTY
 SILVER SPRING, MD

BOHLER ENGINEERING

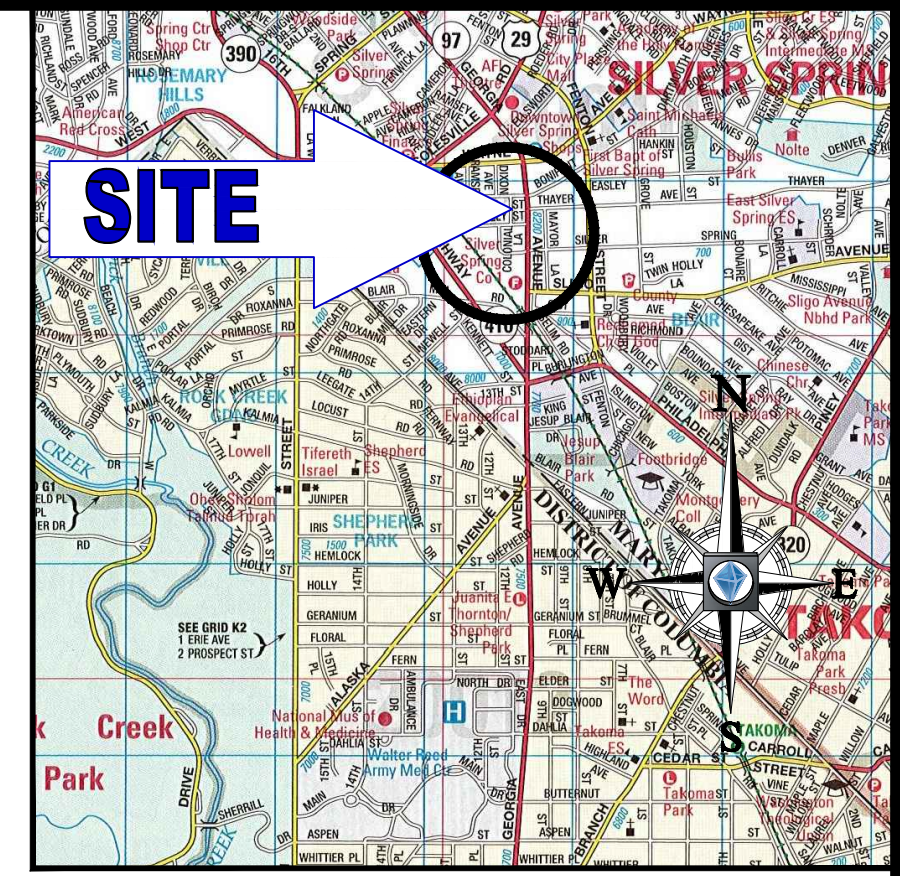
16701 MELFORD BLVD., SUITE 310
 BOWIE, MARYLAND 20715
 Phone: (301) 809-4500
 Fax: (301) 809-4501
www.BohlerEngineering.com

M.K. JONES

PROFESSIONAL ENGINEER
 (MARYLAND LICENSE NO. 36959)

PRELIMINARY PLAN

SHEET NUMBER:
3
 OF 4



LOCATION MAP
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SCALE: 1"=2000'

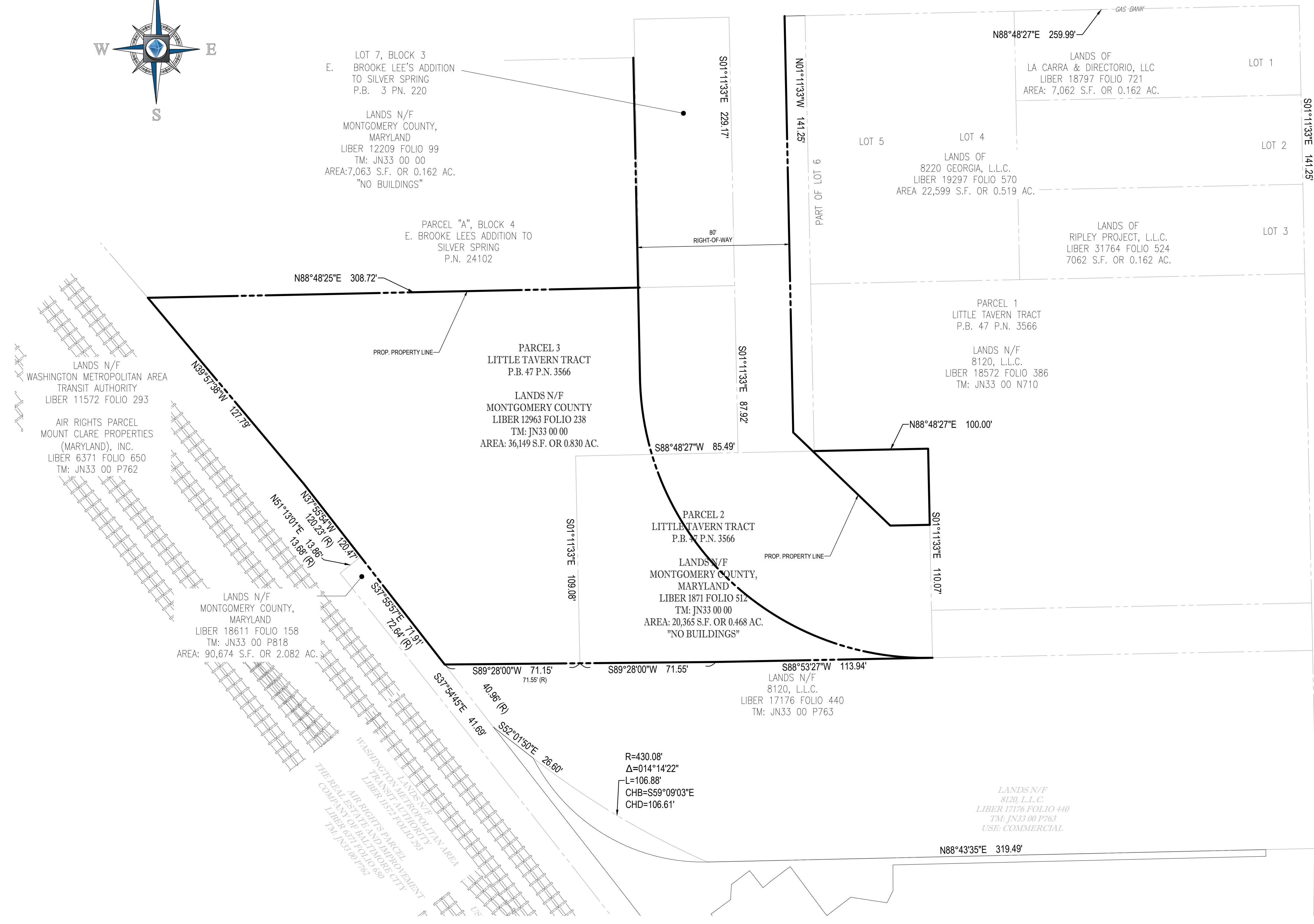
BOHLER ENGINEERING

BOHLER ENGINEERING
12000 WOODBURN ROAD, SUITE 100
SILVER SPRING, MARYLAND 20910
PHONE: (301) 809-4500
WWW.BOHLERENGINEERING.COM

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REVISIONS			
REV	DATE	COMMENT	BY
1	06/27/16	PER M-NCPPC COMMENTS	ALJ



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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB122050
DRAWN BY:	AK
CHECKED BY:	BLF
DATE:	06/16/16
SCALE:	1" = 30'
CAD I.D.:	EX0

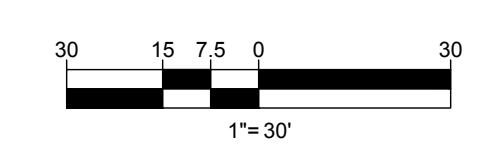
PROJECT:
RIPLEY II
FOR
RIPLEY WEST, LLC
LOCATION OF SITE
DIXON AVENUE AND
SILVER SPRING AVENUE
MONTGOMERY COUNTY
SILVER SPRING, MD

BOHLER ENGINEERING
16701 MELFORD BLVD., SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
www.BohlerEngineering.com

M.K. JONES
PROFESSIONAL ENGINEER
MARYLAND LICENSE NO. 39999

SHEET TITLE:
EXISTING LOT LINE LAYOUT
SHEET NUMBER:
4
OF 4

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL, STATE AND FEDERAL CODES.



PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 39999, EXPIRATION DATE: 03/31/2017