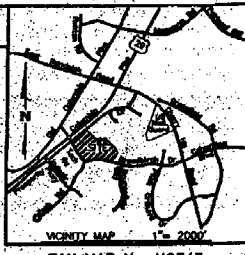


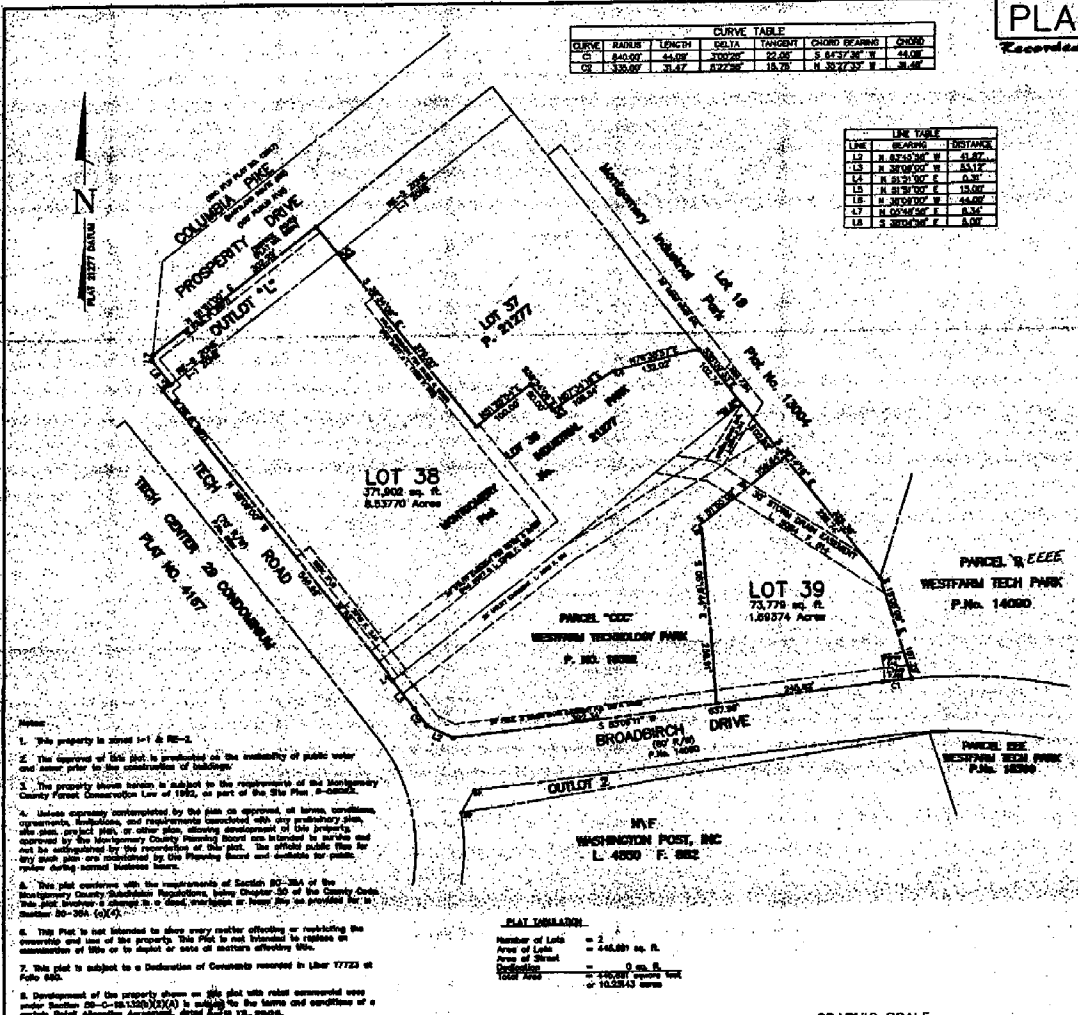
PLA1
(not to scale)

PLAT No. 23771
Recorded 6-5-08



CURVE TABLE						
CURVE	RAIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	840.00	44.08	300.29	22.68	S 84°37'30" W	44.08
C2	330.00	31.47	172.28	18.78	N 32°17'37" W	31.47

LINE TABLE		
LINE	BEARING	DISTANCE
12	S 84°37'30" W	44.08
13	N 32°17'37" W	31.47
14	S 84°37'30" E	44.08
15	N 32°17'37" E	31.47
16	N 32°17'37" W	44.08
17	S 84°37'30" E	44.08
18	N 32°17'37" E	31.47



SUBDIVISION CERTIFICATE
 We hereby certify that the plat shown herein is correct and that it is a subdivision of all of the land conveyed by Western Associates to CE, LLC by deed dated November 1, 2005 and recorded among the Land Records of Montgomery County, Maryland, in Liber 16406 of Page 37, and all of the land conveyed by industrial factories heretofore to CE, LLC by deed dated May 6, 2004 and recorded among the Land Records in Liber 17394 of Page 456, and also being a re-subdivision of all of Lot 38 and Outlot 1 as delineated on a plat of subdivision entitled "Lot 38 & 37, Outlot 1, MONTGOMERY INDUSTRIAL PARK" as recorded among the said Land Records in Plat No. 21271, and also being a re-subdivision of all of Parcel C02, as delineated on a plat of subdivision entitled "Parcel C02, C03, C04 and Outlots 1 & 2, WESTFARM TECHNOLOGY PARK" as recorded among the said Land Records in Plat No. 18002. We hereby certify that, except as otherwise described in this certificate, boundaries, dimensions and all other matters shown on this plat are correct and true to the best of our knowledge and belief, and that the same are in accordance with the provisions of Section 30-24(c) of the Montgomery County Code. The total area included on this plat is 114,570 square feet or 10.2543 acres.

David H. ...
 David H. ...
 State of Maryland
 Notary Public
 My Comm. Exp. 12/31/08



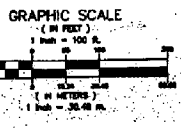
OWNER'S CERTIFICATE
 CE, LLC, a limited liability company of the State of Maryland, hereby certifies that the plat shown herein is correct and that it is a subdivision of all of the land conveyed by Western Associates to CE, LLC by deed dated November 1, 2005 and recorded among the Land Records of Montgomery County, Maryland, in Liber 16406 of Page 37, and all of the land conveyed by industrial factories heretofore to CE, LLC by deed dated May 6, 2004 and recorded among the Land Records in Liber 17394 of Page 456, and also being a re-subdivision of all of Lot 38 and Outlot 1 as delineated on a plat of subdivision entitled "Lot 38 & 37, Outlot 1, MONTGOMERY INDUSTRIAL PARK" as recorded among the said Land Records in Plat No. 21271, and also being a re-subdivision of all of Parcel C02, as delineated on a plat of subdivision entitled "Parcel C02, C03, C04 and Outlots 1 & 2, WESTFARM TECHNOLOGY PARK" as recorded among the said Land Records in Plat No. 18002. We hereby certify that, except as otherwise described in this certificate, boundaries, dimensions and all other matters shown on this plat are correct and true to the best of our knowledge and belief, and that the same are in accordance with the provisions of Section 30-24(c) of the Montgomery County Code. The total area included on this plat is 114,570 square feet or 10.2543 acres.

CE, LLC
 CE, LLC
 State of Maryland
 Notary Public
 My Comm. Exp. 12/31/08

- Notes:
1. This property is zoned I-1 & I-2.
 2. The easement of this plat is intended for the convenience of public water and sewer for the convenience of building.
 3. The property shown herein is subject to the requirements of the Montgomery County Forest Conservation Law of 1982, as part of the Site Plan, 8-05022.
 4. Unless expressly contemplated by the plat as approved, all terms, conditions, covenants, restrictions, and requirements contained in any preliminary plan, site plan, plat, or other plan, survey, or instrument, in the property, approved by the Montgomery County Planning Board are intended to survive and not be nullified by the provisions of this plat. The official public file for this plat is maintained by the Planning Board and available for public review during normal business hours.
 5. This plat conforms with the requirements of Section 30-24(a) of the Montgomery County Subdivision Regulations, Title Chapter 30 of the County Code. This plat conforms to a deed, instrument or deed file as provided for in Section 30-24(a)(2)(C).
 6. This Plat is not intended to show any matter affecting or restricting the ownership and use of the property. This Plat is not intended to restrict or constitute a title or to depict or state of matters affecting title.
 7. This plat is subject to a Declaration of Covenants recorded in Liber 17723 of Page 666.
 8. Development of the property shown on this plat with related commercial uses under Section 30-24(b)(1)(A) is subject to the terms and conditions of a certain Preliminary Agreement, dated June 10, 2005.

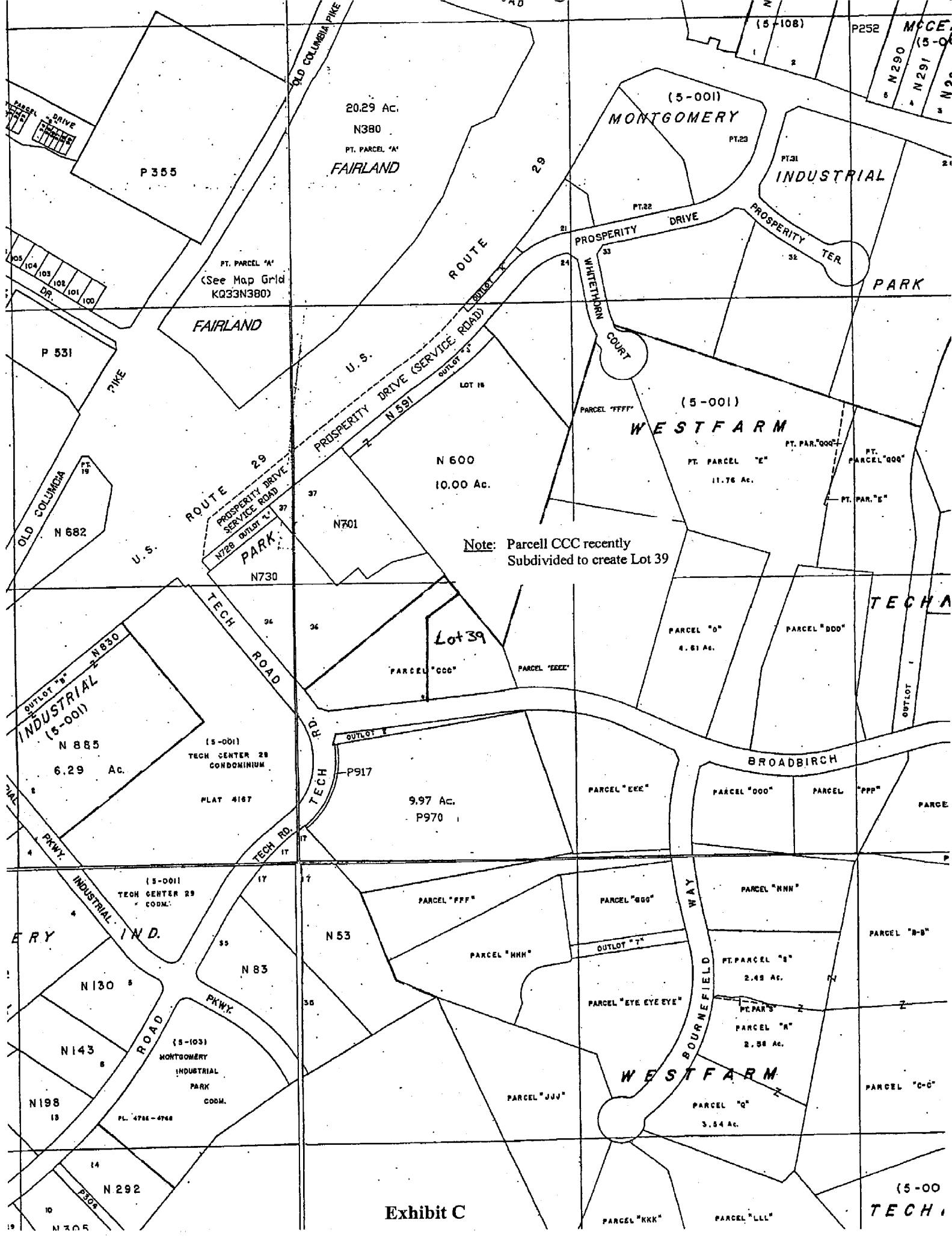
PLAT INFORMATION

Number of Lots	= 2
Area of Lots	= 114,570 sq. ft.
Area of Street	= 0 sq. ft.
TOTAL AREA	= 114,570 sq. ft. or 10.2543 acres



FOR PUBLIC WATER AND SEWER ONLY 8-05022
 THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD
 APPROVED Sept 9, 2008
 David P. ... CHAIRMAN
 ... SECRETARY-TREASURER
 ... DIRECTOR

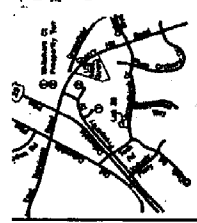
MHC Martin, Hancock & Greenock, P.A.
 Engineers & Planners
 1000 Virginia Road, Suite 100
 Montgomery County, Maryland
 20814-2001
 Phone: 301-271-8800
 Fax: 301-271-8800
 www.mhc.com



Note: Parcel CCC recently subdivided to create Lot 39

Exhibit C

(5-00)
TECH



VICINITY MAP
 SCALE 1" = 8,000'
 PREPARED BY JAY D. ANDERSON, INC.
 PROFESSIONAL SURVEYOR

objec'd 1/10/06

RECEIVED
 JAN 10 2006
 MONTGOMERY COUNTY ENGINEERING

TAX MAP 2004S & 24S
 SHEET 210 & 248 REV. 3

SPECIAL EXCEPTION SITE PLAN
LOT 39

MONTGOMERY INDUSTRIAL PARK
 Fifth Election District - Montgomery County - Maryland
 Plat No. 23171

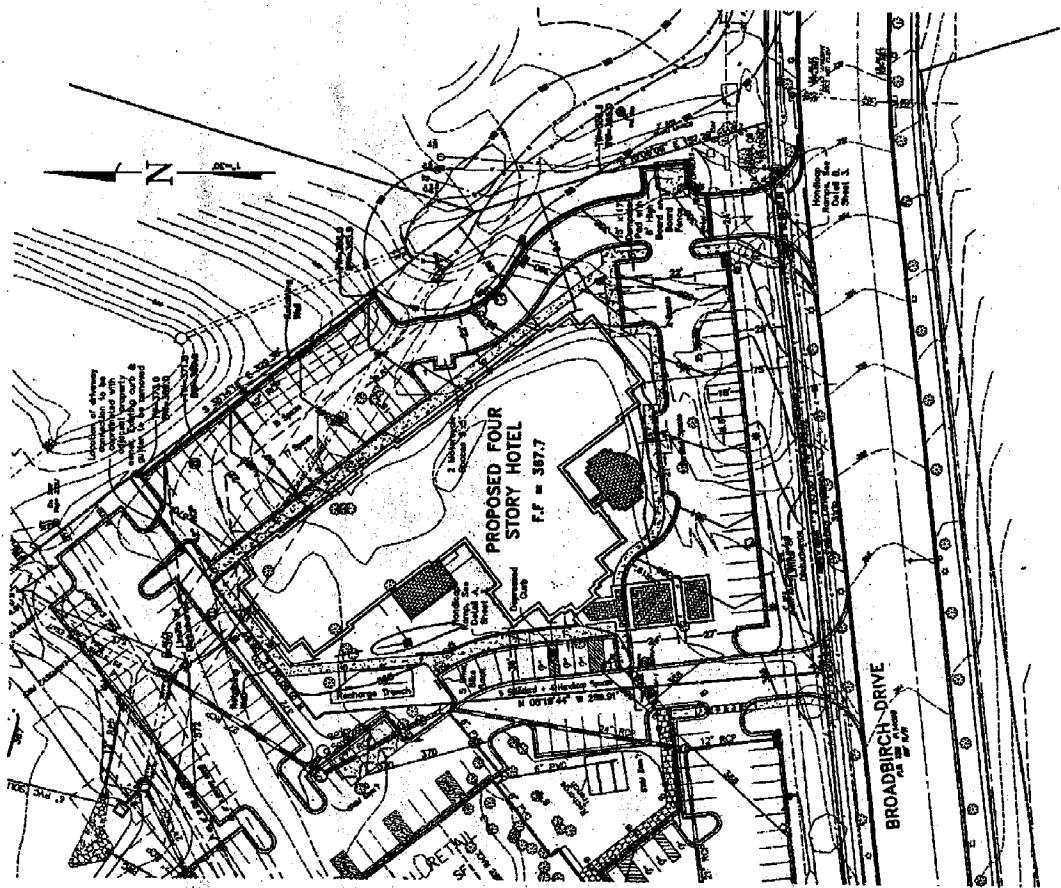
MHG
 Morris, Hockaday & Chescock, P.A.
 Landscape Architects - Baltimore

Project No. 06-0001
 Project Date: 1-10-06
 Project Size: 1.47 A.

SITE PLAN
 (not to scale)

rec'd 1/10/06
MWCPPC

REMARKS	AMOUNT	REMARKS	AMOUNT
1. TOTAL AREA OF LOT 39	1.47 AC.	1. TOTAL AREA OF LOT 39	1.47 AC.
2. AREA OF EXISTING IMPROVEMENTS	0.00 AC.	2. AREA OF EXISTING IMPROVEMENTS	0.00 AC.
3. AREA OF PROPOSED IMPROVEMENTS	0.00 AC.	3. AREA OF PROPOSED IMPROVEMENTS	0.00 AC.
4. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	4. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
5. TOTAL AREA OF LOT 39	1.47 AC.	5. TOTAL AREA OF LOT 39	1.47 AC.
6. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	6. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
7. TOTAL AREA OF LOT 39	1.47 AC.	7. TOTAL AREA OF LOT 39	1.47 AC.
8. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	8. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
9. TOTAL AREA OF LOT 39	1.47 AC.	9. TOTAL AREA OF LOT 39	1.47 AC.
10. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	10. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
11. TOTAL AREA OF LOT 39	1.47 AC.	11. TOTAL AREA OF LOT 39	1.47 AC.
12. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	12. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
13. TOTAL AREA OF LOT 39	1.47 AC.	13. TOTAL AREA OF LOT 39	1.47 AC.
14. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	14. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
15. TOTAL AREA OF LOT 39	1.47 AC.	15. TOTAL AREA OF LOT 39	1.47 AC.
16. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	16. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
17. TOTAL AREA OF LOT 39	1.47 AC.	17. TOTAL AREA OF LOT 39	1.47 AC.
18. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	18. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
19. TOTAL AREA OF LOT 39	1.47 AC.	19. TOTAL AREA OF LOT 39	1.47 AC.
20. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	20. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
21. TOTAL AREA OF LOT 39	1.47 AC.	21. TOTAL AREA OF LOT 39	1.47 AC.
22. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	22. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
23. TOTAL AREA OF LOT 39	1.47 AC.	23. TOTAL AREA OF LOT 39	1.47 AC.
24. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	24. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
25. TOTAL AREA OF LOT 39	1.47 AC.	25. TOTAL AREA OF LOT 39	1.47 AC.
26. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	26. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
27. TOTAL AREA OF LOT 39	1.47 AC.	27. TOTAL AREA OF LOT 39	1.47 AC.
28. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	28. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
29. TOTAL AREA OF LOT 39	1.47 AC.	29. TOTAL AREA OF LOT 39	1.47 AC.
30. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	30. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
31. TOTAL AREA OF LOT 39	1.47 AC.	31. TOTAL AREA OF LOT 39	1.47 AC.
32. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	32. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
33. TOTAL AREA OF LOT 39	1.47 AC.	33. TOTAL AREA OF LOT 39	1.47 AC.
34. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	34. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
35. TOTAL AREA OF LOT 39	1.47 AC.	35. TOTAL AREA OF LOT 39	1.47 AC.
36. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	36. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
37. TOTAL AREA OF LOT 39	1.47 AC.	37. TOTAL AREA OF LOT 39	1.47 AC.
38. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	38. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
39. TOTAL AREA OF LOT 39	1.47 AC.	39. TOTAL AREA OF LOT 39	1.47 AC.
40. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	40. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
41. TOTAL AREA OF LOT 39	1.47 AC.	41. TOTAL AREA OF LOT 39	1.47 AC.
42. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	42. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
43. TOTAL AREA OF LOT 39	1.47 AC.	43. TOTAL AREA OF LOT 39	1.47 AC.
44. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	44. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
45. TOTAL AREA OF LOT 39	1.47 AC.	45. TOTAL AREA OF LOT 39	1.47 AC.
46. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	46. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
47. TOTAL AREA OF LOT 39	1.47 AC.	47. TOTAL AREA OF LOT 39	1.47 AC.
48. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	48. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
49. TOTAL AREA OF LOT 39	1.47 AC.	49. TOTAL AREA OF LOT 39	1.47 AC.
50. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	50. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
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53. TOTAL AREA OF LOT 39	1.47 AC.	53. TOTAL AREA OF LOT 39	1.47 AC.
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59. TOTAL AREA OF LOT 39	1.47 AC.	59. TOTAL AREA OF LOT 39	1.47 AC.
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63. TOTAL AREA OF LOT 39	1.47 AC.	63. TOTAL AREA OF LOT 39	1.47 AC.
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66. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	66. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
67. TOTAL AREA OF LOT 39	1.47 AC.	67. TOTAL AREA OF LOT 39	1.47 AC.
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70. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	70. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
71. TOTAL AREA OF LOT 39	1.47 AC.	71. TOTAL AREA OF LOT 39	1.47 AC.
72. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	72. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
73. TOTAL AREA OF LOT 39	1.47 AC.	73. TOTAL AREA OF LOT 39	1.47 AC.
74. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	74. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
75. TOTAL AREA OF LOT 39	1.47 AC.	75. TOTAL AREA OF LOT 39	1.47 AC.
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79. TOTAL AREA OF LOT 39	1.47 AC.	79. TOTAL AREA OF LOT 39	1.47 AC.
80. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	80. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
81. TOTAL AREA OF LOT 39	1.47 AC.	81. TOTAL AREA OF LOT 39	1.47 AC.
82. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	82. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
83. TOTAL AREA OF LOT 39	1.47 AC.	83. TOTAL AREA OF LOT 39	1.47 AC.
84. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	84. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
85. TOTAL AREA OF LOT 39	1.47 AC.	85. TOTAL AREA OF LOT 39	1.47 AC.
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87. TOTAL AREA OF LOT 39	1.47 AC.	87. TOTAL AREA OF LOT 39	1.47 AC.
88. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	88. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
89. TOTAL AREA OF LOT 39	1.47 AC.	89. TOTAL AREA OF LOT 39	1.47 AC.
90. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	90. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
91. TOTAL AREA OF LOT 39	1.47 AC.	91. TOTAL AREA OF LOT 39	1.47 AC.
92. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	92. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
93. TOTAL AREA OF LOT 39	1.47 AC.	93. TOTAL AREA OF LOT 39	1.47 AC.
94. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	94. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
95. TOTAL AREA OF LOT 39	1.47 AC.	95. TOTAL AREA OF LOT 39	1.47 AC.
96. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	96. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
97. TOTAL AREA OF LOT 39	1.47 AC.	97. TOTAL AREA OF LOT 39	1.47 AC.
98. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	98. TOTAL AREA OF IMPROVEMENTS	0.00 AC.
99. TOTAL AREA OF LOT 39	1.47 AC.	99. TOTAL AREA OF LOT 39	1.47 AC.
100. TOTAL AREA OF IMPROVEMENTS	0.00 AC.	100. TOTAL AREA OF IMPROVEMENTS	0.00 AC.



OWNER/DEVELOPER
 Springwood Holdings, LLC,
 c/o Baywood Hotels, Inc.
 7871 Belle Point Drive
 Pocomoke, Maryland 20686
 Phone: 410-326-0700
 Contact: Al Patel



VICINITY MAP
SCALE 1" = 2,000'
CONTOUR DATA BY A.P. OF MONTGOMERY, INC.
PUBLISHED FOR P.A. BARRIS

- LEGEND:**
- Proposed Shade Tree
 - Proposed Ornamental Tree
 - Proposed Evergreen Trees
 - Proposed Evergreen Shrubs
 - Proposed Deciduous Shrubs and Ornamental Grass
 - Proposed Groundcover Plantings
 - Proposed Bench
 - Existing Tree

LANDSCAPE PLANT LIST

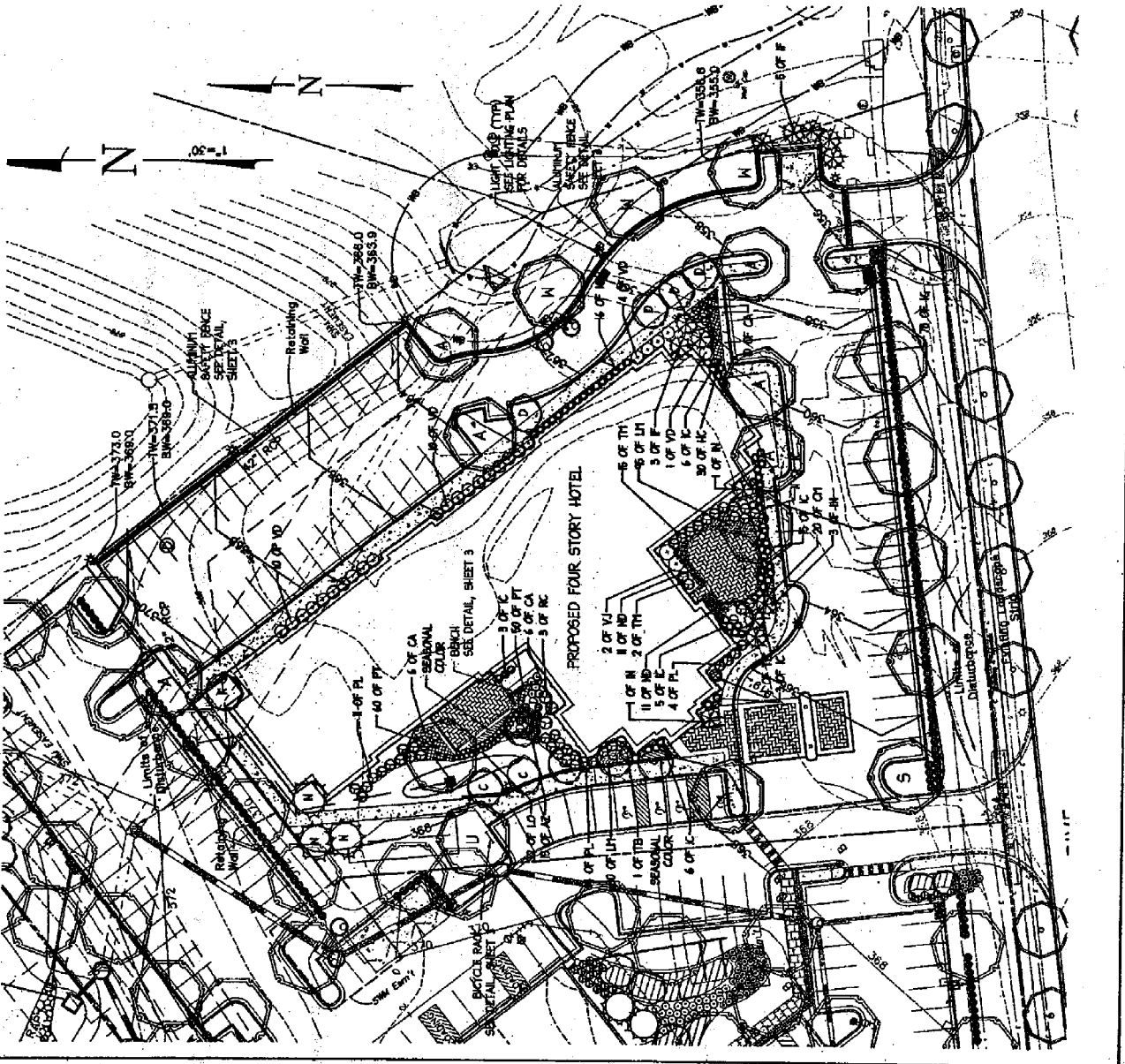
PLANT	COMMON NAME	DBH	HGT	SPD	NOTES
1	Maple	12"	30'	15'	15'
2	Oak	12"	30'	15'	15'
3	Red Maple	12"	30'	15'	15'
4	White Birch	12"	30'	15'	15'
5	Black Birch	12"	30'	15'	15'
6	White Birch	12"	30'	15'	15'
7	Black Birch	12"	30'	15'	15'
8	White Birch	12"	30'	15'	15'
9	Black Birch	12"	30'	15'	15'
10	White Birch	12"	30'	15'	15'
11	Black Birch	12"	30'	15'	15'
12	White Birch	12"	30'	15'	15'
13	Black Birch	12"	30'	15'	15'
14	White Birch	12"	30'	15'	15'
15	Black Birch	12"	30'	15'	15'
16	White Birch	12"	30'	15'	15'
17	Black Birch	12"	30'	15'	15'
18	White Birch	12"	30'	15'	15'
19	Black Birch	12"	30'	15'	15'
20	White Birch	12"	30'	15'	15'
21	Black Birch	12"	30'	15'	15'
22	White Birch	12"	30'	15'	15'
23	Black Birch	12"	30'	15'	15'
24	White Birch	12"	30'	15'	15'
25	Black Birch	12"	30'	15'	15'
26	White Birch	12"	30'	15'	15'
27	Black Birch	12"	30'	15'	15'
28	White Birch	12"	30'	15'	15'
29	Black Birch	12"	30'	15'	15'
30	White Birch	12"	30'	15'	15'

RECEIVED
JAN 10 2006
DEPARTMENT REVIEW EXTENSION

TAK MAP NO 248 & 243
LANDSCAPE PLAN FOR SPECIAL EXCEPTION
LOT 59, BAYWOOD HOTEL
MONTGOMERY INDUSTRIAL PARK

Plot No. 23171
FIFTH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND
MHG
Montgomery & Glasscock, P.A.
12-11-05 1" = 20'
2005 National Board 200
Montgomery County, Maryland
Professional Seal
P.A. BARRIS

Landscape Plan
(not to scale)
rec'd
1/10/06
MNCPPC



OWNER/DEVELOPER
Springwood Holdings, LLC
c/o Baywood Hotel, Inc.
7671 Belle Point Drive
Greenbelt, Maryland 20770
Contact: A. Patel

NO.	DATE	REVISION	DESCRIPTION



MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION
 DEPARTMENT OF PERMITTING SERVICES

SIGHT DISTANCE EVALUATION

Facility/Subdivision Name: Montgomery Industrial Park Preliminary Plan Number: 1-

Street Name: Broad Birch Drive Master Plan Road Classification: Business/Industrial

Posted Speed Limit: 30 mph

Street/Driveway #1 (Proposed Driveway)

Street/Driveway #2 (Existing Driveway)

Sight Distance (feet) OK?
 Right 350+ ✓
 Left 350+ ✓

Sight Distance (feet) OK?
 Right 350+ ✓
 Left 350+ ✓

Comments: _____

Comments: _____

GUIDELINES

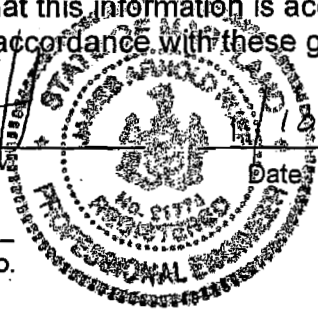
Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*	Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)
Tertiary - 25 mph	150'	
Secondary - 30	200'	
Business - 30	200'	
Primary - 35	250'	
Arterial - 40	325'	
(45)	400'	
Major - 50	475'	
(55)	550'	

*Source: AASHTO

ENGINEER/ SURVEYOR CERTIFICATE

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]
 Signature



Date: _____

PLS/P.E. MD Reg. No.
21774

Montgomery County Review:

Approved

Disapproved:

By: _____

Date: _____

