

			OFF-S	TE WOODL	LAND CONSI	ERVATION	BANK SUN	MMARY TABLE		
Woodland	Woodland			Preservation	Afforestation					
Conservation	Conservation	Off-Site	Off-Site	Area	Area	Recordation				
Bank	Credits Total	Preservation	Afforestation	Available	Available	Information	Benefiting	D. C. D.		Approval
Identifier	(acres)	(acres) 2:1	(acres) 1:1	(acres)	(acres)	(Liber/Folio)	TCP2	Benefiting Property	Reviewer	Date
				30.30	0.00					
1			<u>:</u>					1		
2										
3									į	
4										
5										
6							the same of the same of the same		!	
7										
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10							· · · · · · · · · · · · · · · · · · ·			

⊕ Utility Poles

Structures Existing

Recording Brushline Existing

رمر Treeline Existing

/^\_/ Gravel Road

/ / Contour 10-foot

/ \ Soils Boundary

MnB Slopes > 15%

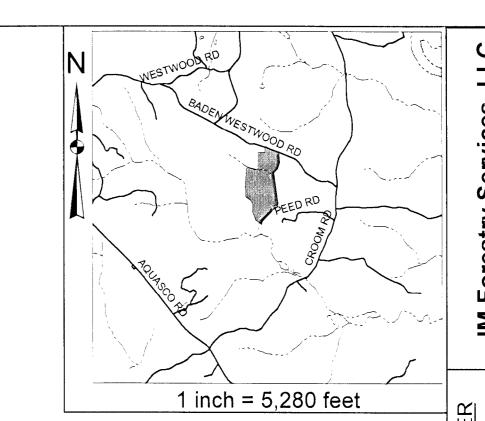
/ Property Boundary

Contour 2-foot

Soils Designation

Stephen M. Meinhartd Property Site Information Steven M. Meinhardt 16001 Baden Westwood 2. Property Address Brandywine, MD 20613 . Mailing Address 15001 Baden Naylor Road Brandywine, MD 20613 Liber 33112 Folio 293 4. Deed Information 106.79 acres 168, Grid C-4, Parcel 19 7. Tax Account Number 0842518, 0842500 7. Assessment District 08 8. Planning Area 87A
9. Policy Analysis Zone 280K 12. Green Infrastructure Regulated, Evaluation & Network Gap Areas 14. Election District 15. Council District Black Swamp Creek Patuxent 100-year Study FPS-201302 19. Proposed Use Agricultural & WC Bank
20. ADC Map Page/Grid 41 F-7 22. Historic Sites Catherine Gardner House 87A-014 23. Scenic/Historic Roads Baden Westwood Road M-NCPPC 2002

All Wetlands and Wetland Buffers are located within the limits of the 100-year Floodplain and/or 100-foot Stream Buffer. A formal Wetland Delineation was not done for this site.



Standard Woodland Conservation Worksheet for Prince George's County

Zone:	O-S			
Gross Tract:	106.79		-	*
Floodplain:	10.45			1
Previously Dedicated Land:	0.00			†
Net Tract (NTA):	96.34			
TCP Number			Revision #	0
Property Description or Subdivision Name:	Steven M. Me	inhardt WC I	Bank #2	
Is this site subject to the 1989 Ordinance?(y/n)	N			
Is this one (1) single family lot? (y,n)	Υ			
Are there prior TCP approvals which include a	N			
combination of this lot/s? (y,n)	<del></del>			
Is any portion of the property in a WC Bank?	Y			
Break-even Point (preservation) =	6.20	acres		
Clearing permitted w/o reforestion=	24.78			
Oleaning perimited wo reloces ton-		40103		
SECTION II-Determining Requirements (Enter acres for eac	h correspondi Column A		Column C	Column D
	WCT/AFT %	Net Tract	Floodplain	Off-Site
	**************************************	Het Hatt	(1:1)	
Existing Woodland		30.98	· · · · · · · · · · · · · · · · · · ·	Impacts (1:1)
Woodland Conservation Threshold (WCT) =	0.00%	0.00		1
Smaller of 13 or 14	0.0078	0.00	-	
Woodland above WCT	-			
		30.98		0.00
Woodland cleared		0.00	·	0.00
Woodland cleared above WCT (smaller of 16 or 17)	:	0.00		
Clearing above WCT (0.25 : 1) replacement requirement	ļ	0.00		
Woodland cleared below WCT		0.00	<del>-</del>	
Clearing below WCT (2:1 replacement requirement)		0,00	<b>→</b>	
Afforestation Threshold (AFT) =	20.00%	0.00	i	
Off-site WCA being provided on this property		30.30		
Woodland Conservation Required		30.30	acres	
SECTION III-Meeting the Requirements			~~~~	
Woodland Preservation		0.00	<b>→</b>	
Afforestation / Reforestation		0.00		
Natural Regeneration		0.00		
Specimen/Historic Tree Credit (CRZ area * 2.0)	0.00	0.00	)	
Forest Enhancement Credit (Area * .25)	0.00	0.00	100	
Area approved for fee-in-lieu/PFA		0.00	<del></del>	\$0.00
Area approved for fee-in-lieu/non-PFA		0.00	) *	\$0.00
Credits for Off-site Conservation on another property	:	0.00		
Off-site WCA (preservation) being provided on this property Off-site WCA (afforestation) being provided on this property	į	30.30		
Total Woodland Conservation Provided			acres	
Area of woodland not cleared	3 <u>0</u> 98	acres		
Net tract woodland retained not part of requirements:		acres		
100-floodplain woodland retained		acres		
On-site woodland conservation provided		acres		
On-site woodland retained not credited		acres	!	

OWNERS CERTIFICATION  I Stephen M. Meinhardt hereby acknowledge that I am aware of this Type 2 Tree Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation Plan (TPC2) and the requirements as set forth on this TCP2    Conservation Plan (TPC2) and the requirements as set forth on this TCP2    Conservation Plan (TPC2) and the requirements as set forth on this TCP2    Conservation Plan (TPC2) and the requirements as set forth on this TCP2    Conservation Plan (TPC2) and the requirements as set forth on thi					
aware of this Type 2 Tree Conservation Plan (TPC2) and that I understand the requirements as set forth on this TCP2    Conservation   Conservation   Conservation   CP2   CP3   C	OWNER	S CERTIFICA	TION		
QUALIFIED PROFESSIONAL CERTIFICATION  This complies with the current requirements of Subtitle 25 the Environmental Technical Manual.  Signed:   John P. Markovich  John P. Markovich  JM Forestry Sevices, LLC  11552 Timberbrook Drive  Waldorf, MD 20601	aware of	this Type 2 Tr	ree Conservat	tion Plan (	TPC2) and
QUALIFIED PROFESSIONAL CERTIFICATION  This complies with the current requirements of Subtitle 25 the Environmental Technical Manual.  Signed:   John P. Markovich  John P. Markovich  JM Forestry Sevices, LLC  11552 Timberbrook Drive  Waldorf, MD 20601	Owner /	Owners Repre	Torsant t		/-/2-/5
This complies with the current requirements of Subtitle 25 the Environmental Technical Manual.  Signed:   John P. Markovich  John P. Markovich  JM Forestry Sevices, LLC  11552 Timberbrook Drive  Waldorf, MD 20601				7.12	
John P. Markovich JM Forestry Sevices, LLC 11552 Timberbrook Drive Waldorf, MD 20601	QUALIFI	ED PROFESS	SIONAL CER	TIFICATIO	N
John P. Markovich  JM Forestry Sevices, LLC  11552 Timberbrook Drive  Waldorf, MD 20601					f Subtitle 25
JM Forestry Sevices, LLC  11552 Timberbrook Drive  Waldorf, MD 20601	Signed:	John ()	Win ho	inh	Date: <u>//8/</u>
	JM Fore 11552 Ti Waldorf,	stry Sevices, L mberbrook Dr MD 20601		(A)	OF MARKS

	M-NCPPC	
Prince	e George's County Planning	•
	Environmental Planning Se	ction
	APPROVAL	
	TREE CONSERVATION P	PLAN
	TCP2-034-13	
	Approved by	Date
	KF mchi	1/12/15
01 Revision		///
02 Revision		
03 Revision		
04 Revision		
05 Revision		
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	M-NCPPC					
Prince George's County Planning Department						
	Environmental Planning Sect	ion				
	APPROVAL					
NA	TURAL RESOURCES INVE	NTORY				
	<u>NRI-163-13</u>					
	Approved by	Date				
	1C1Finc4	1/12/15				
01 Revision	I					
02 Revision						
03 Revision						
04 Revision						
05 Revision						

. Meinhardt 3ank #2 Ste Scale 1" = 200"

REVISIONS

Checked

1 of 2

JPM JPM

Project No. **13-012** 

## NATURAL RESOURCES INVENTORY GENERAL NOTES

- 1. This site is zoned O-S and is located in the Rural Tier as defined in the Approved General Plan. 2. The source of the property boundaries on this plan is from deed description of the HARPP Easement as
- reflected in the Land Records of Prince George's County L33048 F560.
- 3. The topography shown on the plan is from M-NCPPC topographic data dated 2002.
- 4. The source of the soils information on this plan is from the USDA NRCS Web Soil Survey (WSS) in a Custom Soil Resource Report for an Area of Interest (AOI) established for the subject site only and generated on July 1,
- 5. DPW&T Floodplain Study Number FPS-201302 was approved September 13, 2013.
- 6. The wetland and stream information on this plan is from a study prepared by JM Forestry Services, LLC in
- conjunction with the Forest Stand Delineation on July 25, 2013.
- 7. This site does not contain Wetlands of Special State Concern as defined in COMAR 26.23.06.01. 8. This site does not contain a Tier II waterbody as defined in COMAR 26.08.02.04.
- 9. This site is not located within a Stronghold Watershed as established by the MD DNR. 10. In a letter dated August 31, 2013 the Maryland Department of Natural Resources Natural Heritage Program has determined that there is a spring in the vicinity on or in the vicinity of the property that there is an invertebrate known as the Slender Stygobromus (Stygobromus tenuis that is globally rare and possibly rare in Maryland
- where it has an uncertain status.. 11. The site does not include Forest Interior Dwelling Species habitat. There are two small areas along the southwestern property boundary that are more than 300 feet from woodland edges but these areas total 0.10 acres each and do not meet the 10.00 acre requirements per the Environmental Technical Manual as FIDs
- 12. The site is not subject to a previously approved TCP.
- 13. There are four (4) specimen, champion and/or historic trees located on the property. These trees were located using a combination of GPS, high resolution aerial photography and existing geographic features.
- 14. The site abuts Baden Westwood Road a designated scenic and historic road which is located along a portion of the northern property boundary.
- 15. The subject property is located in the vicinity of the Catherine Gardner House (#87A-014) a designated historic
- house located on the abutting property to the east and approximately 1,400 feet east of this property. 16. There are no known archeological sites located on the subject property, however, the subject property has not been surveyed for archeological resources and a Phase I archeology report may be required during subsequent
- 17. Mar lb oro clay and Christiana complex are not found to occur on or within the vicinity of this property.
- 18. The site is not located in the vicinity of any master planned road way designated as arterial or higher. 19. The subject property is not located within the 2008 Air Installation Compatible Use Zone (AICUZ) Study for
- Andrews Air Force Base. 20. The site is not located within an Aviation Policy Area (APA).
- 21. The site is not located within the Chesapeake Bay Critical Area (CBCA).
- 22. An approved NRI is valid for five years from the date of signature by staff, or until information used to prepare the NRI changes. NRIs will be required to be revised and re-approved if the base information changes significantly. Approval of this NRI in no way imparts and other development application approvals.

## Type 2 Tree Conservation Plan Notes For an Off-site Woodland Conservation Bank

- This plan does not propose the disturbance of any existing woodlands and therefore is not required to identify or provide any Woodland Conservation to address the on-site requirements. The sole purpose of this Tree Conservation Plan is to establish off-site mitigation areas to satisfy the woodland conservation requirements for other properties. Any future activities on this property that result in the clearing of any woodland will initiate the Woodland Conservation requirements for this property. At that time the TCP2 shall be revised to calculate the requirements for this property and demonstrate how those requirements are being satisfied in addition to the off-site mitigation areas already
- Cutting or clearing of woodland not in conformance with this Plan or without the expressed written consent of the Planning Director or designee shall be subject to a \$9.00 per square foot mitigation fee, 1:1 replacement of the disturbed woodlands and other requirements that may be required due to the 1/4: 1, 2:1 or 1:1 replacement
- requirements associated with the clearing of woodlands. Per CB-60-2005, the seller of any property is required to inform the purchaser at the time of contract signature that the property is subject to a Tree Conservation Plan and provide a copy of the Type 2 Tree Conservation Plan that depicts the area subject to the
- Tree Conservation Plan. Off-site woodland conservation mitigation areas created for the purpose of satisfying the off-site woodland conservation requirement of a benefiting property may not be used to
- satisfy the requirements for this property in the future. All off-site woodland conservation on this property shall be encumbered by a declaration of covenants recorded in the Land Records of Prince George's County, Maryland and/or other protection documents as found acceptable by the M-NCPPC Environmental Planning Section (EPS). The Declaration of Covenants may encumber only the portion of the property included in the off-site mitigation bank, and must include a metes and bounds description of the area to be encumbered signed and sealed by a licensed
- Prior to the recordation of any declaration of covenants encumbering any portion of this property, a draft of the document shall be submitted to the Environmental Planning Section, MNCPPC for appropriate review and approval.
- Off-site woodland conservation banks may not encumber lands previously protected or encumbered by permanent protection instruments, except when a Historic Agriculture Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission has been recorded and permission has been granted by the Planning Board. The subject property is not subject to a Historic Agriculture Resources Preservation Program (HARPP) Deed of Easement to the Maryland-National Capital Park and Planning Commission dated October 13, 2011 and recorded at L. 33048 F. 560.
- At a public hearing held on December 4, 2014, the Prince George's County Planning Board approved a Type 2 Tree Conservation Plan, TCP2-034-13 for the Stephen Meinhardt Woodland Conservation Bank #2 subject to PGCPB Resolution No. 14-136 on the subject property.
- Each subsequent commitment for a portion of the mitigation bank will require the submittal of a signed sales agreement and draft Transfer Certificate to the Environmental Planning Section for review prior to recordation. Each Transfer Certificate shall clearly cross-reference the appropriate TCP2s and project names (banking property and benefiting property) for accurate accounting of transferred off-site
- 10. All off-site woodland conservation areas established on existing (preserved) woodlands shall be credited at a rate of 2 acres of existing woodlands for every 1 acre of off-site woodland conservation mitigation required, in accordance with NR Article 5-1607(b)(2). Off-site woodland conservation areas established as afforestation areas or natural regeneration shall be credited at a rate of 1 acre of afforestation for every 1 acre of offsite mitigation required, but may not be transferred until after two growing seasons and
- certification of adequate survival unless an afforestation bond is posted. 11. The TCP2 Off-site Woodland Conservation Summary Table on the approved TCP2 shall be revised each time a Transfer Certificate is recorded to identify the acreages affected,
- the benefiting property name and TCP2 number, and the recordation numbers. 12. If a Transfer Certificate is recorded and is later found to be unnecessary, a written request shall be submitted to the EPS to evaluate the Transfer Certificate release request. If it is determined that the Transfer Certificate may be released, the EPS will
- notify the applicant that a release document may be submitted for processing. 13. The purchase or sale of off-site woodland conservation mitigation credits involves the transfer of real property rights and may be subject to Maryland property transfer tax at
- the time of recordation of a Transfer Certificate. 14. Timber harvesting activities on the site may occur only after approval of a Forest Management or Stewardship Plan by the Prince George's County Forestry Board and after approval of a revised TCP2 by the EPS.

Web Soils Sur	vey Soils T	`able		
Map Unit Name	K- Factor	Hydrologic Group	Hydric	Drainage Class
Marr-Dodon complex, 2-5% slopes	0.32	В	No	Well drained
Marr-Dodon complex, 5-10% slopes	0.32	В	No	Well drained
Marr-Dodon complex, 10-15% slopes	0.32	В	No	Well drained
Marr-Dodon complex,15-25% slopes	0.32	В	No	Well drained
Potobac-Issue complex, frequently flooded	0.28	D	Partial	Poorly draine
Westphalia and Dodon soils, 25-40% slopes	0.17	В	No	Well drained
Westphalia and Dodon soils, 40-80% slopes	0.17	В	No	Well drained
	Map Unit Name  Marr-Dodon complex, 2-5% slopes Marr-Dodon complex, 5-10% slopes Marr-Dodon complex, 10-15% slopes Marr-Dodon complex, 15-25% slopes Potobac-Issue complex, frequently flooded Westphalia and Dodon soils, 25-40% slopes Westphalia and Dodon soils, 40-80%	Map Unit Name K- Factor  Marr-Dodon complex, 2-5% slopes 0.32  Marr-Dodon complex, 5-10% slopes 0.32  Marr-Dodon complex, 10-15% slopes 0.32  Marr-Dodon complex, 15-25% slopes 0.32  Potobac-Issue complex, frequently flooded Westphalia and Dodon soils, 25-40% slopes Westphalia and Dodon soils, 40-80% 0.17	Marr-Dodon complex, 2-5% slopes 0.32 B Marr-Dodon complex, 5-10% slopes 0.32 B Marr-Dodon complex, 10-15% slopes 0.32 B Marr-Dodon complex, 10-25% slopes 0.32 B Marr-Dodon complex, 15-25% slopes 0.32 B Potobac-Issue complex, frequently flooded 0.28 D Westphalia and Dodon soils, 25-40% 0.17 B slopes Westphalia and Dodon soils, 40-80% 0.17 B	Map Unit NameK- FactorHydrologic GroupHydric GroupMarr-Dodon complex, 2-5% slopes0.32BNoMarr-Dodon complex, 5-10% slopes0.32BNoMarr-Dodon complex, 10-15% slopes0.32BNoMarr-Dodon complex, 15-25% slopes0.32BNoPotobac-Issue complex, frequently flooded0.28DPartialWestphalia and Dodon soils, 25-40%0.17BNoslopesWestphalia and Dodon soils, 40-80%0.17BNo

Taken from: USDA, NRCS, Web Soil Survey (WSS) available online at http://websoilsurvey.nrcs.usda.gov

# STAND CHARACTERISTICS AREA (acres) FOREST HABITAT VALUE

A	29.26	Excellent
В	11.89	Excellent
Open Land	65.64	
Total	106.79	

### Natural Resources Inventory Statistics Table Site Statistics

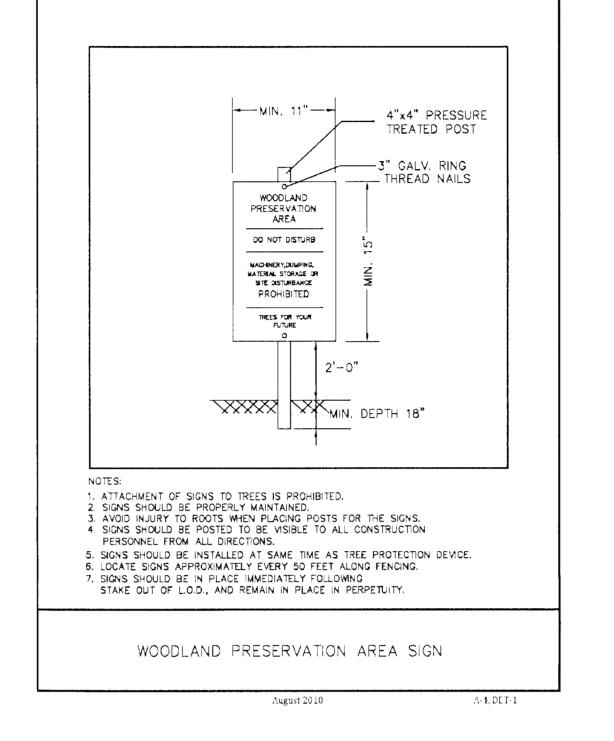
Gross tract area	106.79
Existing 100-year floodplain	10.45
Net tract area	96.34
Existing woodland in the floodplain	10.17
Existing woodland net tract	30.98
Existing woodland total	41.15
Regulated streams (linear feet of centerline)	6711'

#### STAND A STAND B

1 Dominant species	Yellow Poplar, Red Maple, Sweetgum	Red Oak, White Oak, Beech, Hickory, Virginia Pine
1 Codominant species	Beech, Hickory, So. Red Oak, Ash, Sycamore, Blackgum, Persimmon, Black Cherry, Holly	Blackgum, Yellow Poplar, Sweetgum, Red Maple, Sassafras
2 Forest Association	57	52
3 Successional Stage	Immature Upland Hardwood	Immature Hardwood (Upland)
4 Basal area in s.f. per acre	112	110
5 Size class of dominant species	12-20 Inches	12-20 Inches
6 Percent canopy coverage	89%	93%
7 Number of Tree Species	8	8
8 Common understory species 9 Percent of understory cover - 3' to 20' 10 Number of woody plant species - 3' to		Beech, Holly, Dogwood, Mapleleaf , Vibumum, Pawpaw, Spicebush, Red Maple, Black Cherry 36%
	Spicebush, Pawpaw, Running Cedar, Beech, Holly, Knotweed, Red Maple, Mapleleaf Viburnum, Yellow Poplar, Sweetgum, Virginia	Beech, Holly, Highbush Blueberry, Hickory, So. Red Oak, Mapleleaf Viburnum, Black Cherry, Pawpaw, Spicebush, Sassafras, Greenbrier,
11 Common herbaceous species	Creeper, assorted fems	Dogwood, assorted grasses
12 Percent herbaceous plant coverage - (		26%
13 List of major invasive plant Ove	erstory 0% None	0% None
species and percent of coverage Unc	derstory 0% None	0% None
Her	baceous 1% Multiflora Rose, Japanese H	one 🕉 udale anese Honey suckle, Multiflora l
14 Number of standing dead trees 6" dbh	or greater	0

	Harvest 20+ years ago, selection	Harvest 20+ years ago, selection
15 Comments	harvest	harvest
Number of trees per acre	416	300
Average Diameter at Breast Height (DBH)	14.6 "	11.4 "

	SPECIMEN TREE TABLE						
Tree #	Common Name	Latin Name	DBH	Condition Rating	Condition Comments	Dis position	Preservation Comments
1	Beech	Fagus grandifolia	36	Poor (50)	V-fork, decay, cavity, root & trunk damage, branching	Save	No work recommended
2	Southern Red Oak	Quercus falcata	49	Poor (69)	Cavity, swollen areas, major branches dead, branching	Save	No work recommended, Maintain grass filter strip within CRZ
3	Yellow Poplar	Liriodendron tulipifera	42	Good (81)	Trunk & top damage, dieback	Save	No work recommended, Maintain grass filter strip within CRZ
4	American Elm	Ulmus americana	43	Poor (56)	Root, trunk & top damage; decay, cracks	Save	Prune as needed, consider deep root feeding



Property Boundary Description Table S63°48′06″E 168.64′ S80°06′26″E 506.27′ N00°22′04″W 927.30′ \$89°04'44"E 363.66' N03°50′19″E 289.74′ S68°30′47:E 159.52′ S65°26'43"E 98.34' S67°56′37″E 138.94′ S22°03′23″W 20.59′ 10. S01°17′21″E 104.55′ S17°55′59″W 270.00′ S89°59′59″w 430.00′ S44°59′59″W 130.00′ S00°00′01″E 520.00′ N89°59′59′E 400.15′ N00°00′01″W 488.24′ 17. N59°27′59″E 400.15′ 18. S80°28′23″E 72.53′ S01°42′16″W 288.24′ N86°07′03″E 431.47′ S18°52′06″W 326.95′ 22. S43°04′23″W 281.94′ 23. S21°54′18″W 53.33′ S14°45'41"E 150.64' S07°14′39″E 417.41′ S08°15′20″E 355.88′ 27. S07°19′09″E 638.08′ S08°33′08″E 90.42′ S08°47′22″W 239.09′ 30. S63°42′30″W 326.96′

31. \$32°01′49″E 53.78′

33. S43°45′36″W 592,26′

34. S20°00′36″W 182.46′

S43°02′07″W 211.97′

N48°00′30′W 163.04′

N56°54′24″W 226.34′ N20°06′02″W 551.15′ N20°52′16″E 96.21′ 39. N01°29′27″W 275.12′ N30°21′54″W 232.22′

N51°38'02"W 352.79'

42. N01°12′37″W 396.00′ 43. N10°42′39″W 132.00′

44. N04°32′18″E 1122.00′

To point of beginning, containing

4,651,667 square feet or 106.7876 acres

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**(1)** 

REVISIONS

Checked

JPM JPM

Sheet No. 2 of 2

Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN

TCP2-034-13 02 Revision 03 Revision 04 Revision 05 Revision

Prince George's County Planning Department Environmental Planning Section APPROVAL NATURAL RESOURCES INVENTORY

	Approved by	Date
	KIFMIN	1/12/15
Revision		7 7
Revision		

This complies with the current requirements of Subtitle 25 and

QUALIFIED PROFESSIONAL CERTIFICATION

the Environmental Technical Manual.

John P. Markovich

JM Forestry Sevices, LLC

11552 Timberbrook Drive

E-mail: jpmarkovich@comcast.ne

Waldorf, MD 20601 Phone: 301-645-4977

	NRI-163-13	
	Approved by	Date
	KIFMA	1/12/15
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