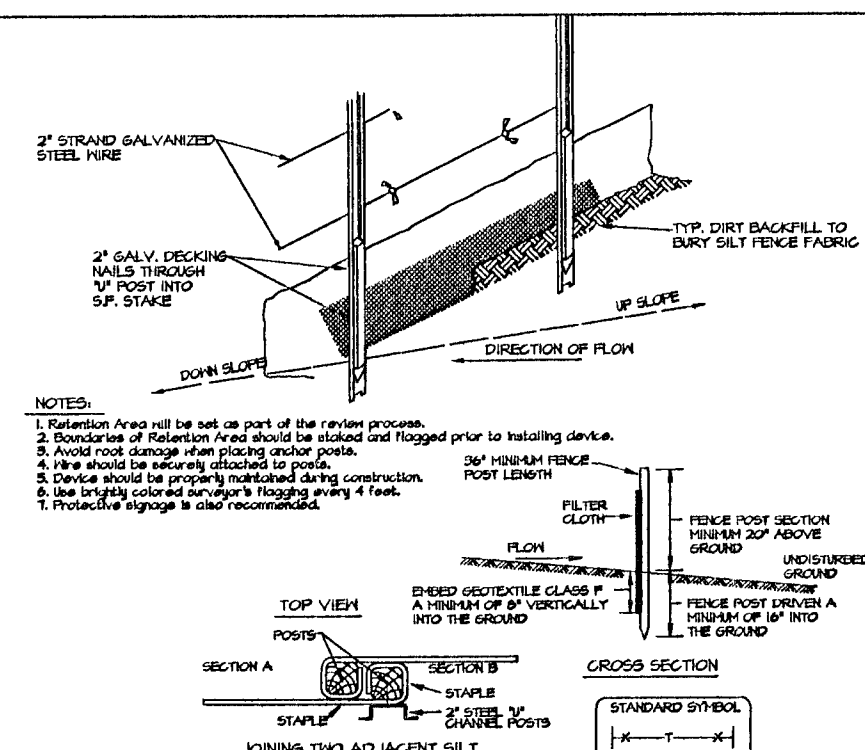


- NOTES:
1. Forest preservation, riparian zone and riparian forest protection device.
 2. Protected areas will be set out on the plan.
 3. Boundaries of protected areas should be marked and logged prior to installing device.
 4. Avoid root damage when placing anchor posts.
 5. Pipe should be securely attached to posts.
 6. Device should be properly maintained during construction.
 7. Use brightly colored surveyor's flagging every 4'.
 8. Protective signage is also recommended.
 9. Contractor may use stakes to mark tree protection fence or signal according to MD State Forest Conservation Technical Manual Figure 2-5.

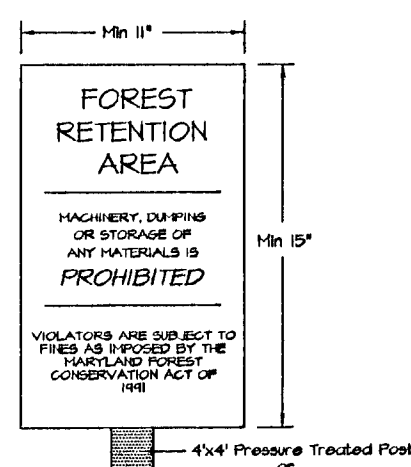
TREE PROTECTION FENCING - TYPE I
NOT TO SCALE



- NOTES:
1. Forest preservation, riparian zone and riparian forest protection device.
 2. Protected areas will be set out on the plan.
 3. Boundaries of protected areas should be marked and logged prior to installing device.
 4. Avoid root damage when placing anchor posts.
 5. Pipe should be securely attached to posts.
 6. Device should be properly maintained during construction.
 7. Use brightly colored surveyor's flagging every 4'.
 8. Protective signage is also recommended.
 9. Contractor may use stakes to mark tree protection fence or signal according to MD State Forest Conservation Technical Manual Figure 2-5.

COMBINATION SILT FENCE & TREE PROTECTION - TYPE II
NOT TO SCALE

PLAN SYMBOL = ▲
(PRESERVATION)



- NOTES:
1. Bottom of signs to be no lower than top of tree protection fence but higher than 6'.
 2. Signs to be placed approximately 20' feet apart. Conditions on site affecting visibility may warrant placing signs closer or further apart.
 3. Attachment of signs to fence is prohibited.
 4. Signs to be posted on 4x4 pressure treated wood posts driven to minimum of 12" into ground or 2x4 steel "C" channel (minimum 6" length) driven into ground.
 5. Signs to be attached to posts with 2 galvanized bolts, each with 2 washers and a galvanized nut.

SIGNAGE
NOT TO SCALE

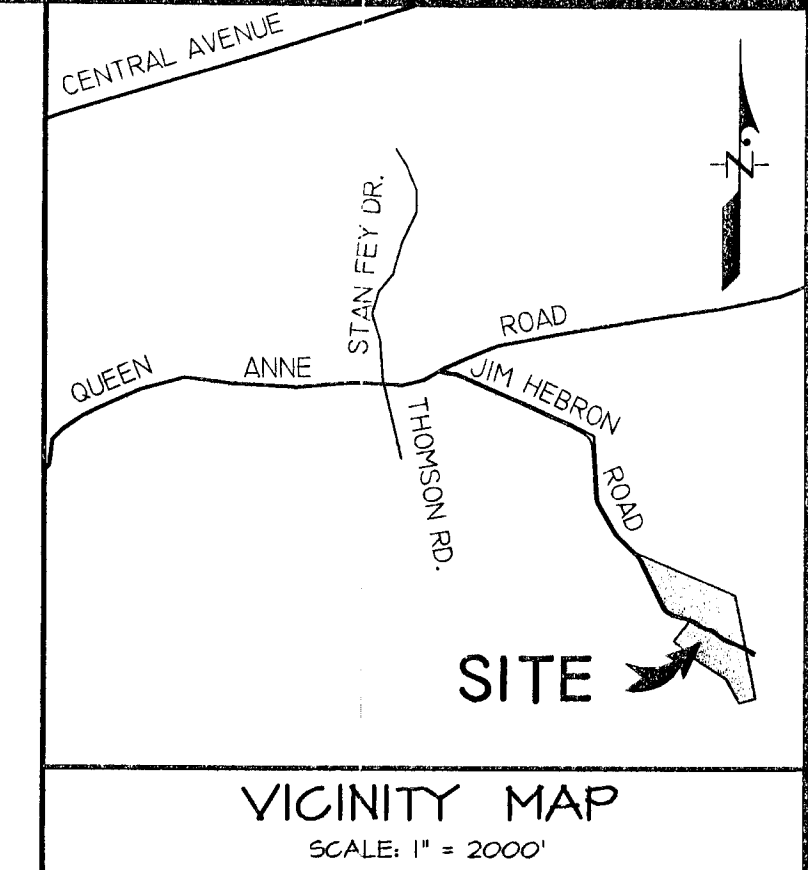
| WOODLAND PRESERVED - NOT CREDITED (NP-NC) | |
|-------------------------------------------|-----------|
| No. | AREA (AC) |
| 1 | 0.79 |
| 2 | 4.57 |
| TOTAL | 5.36 |

| CLEARING AREAS (CA) | |
|---------------------|-----------|
| No. | AREA (AC) |
| 1 | 1.36 |
| TOTAL | 1.36 |

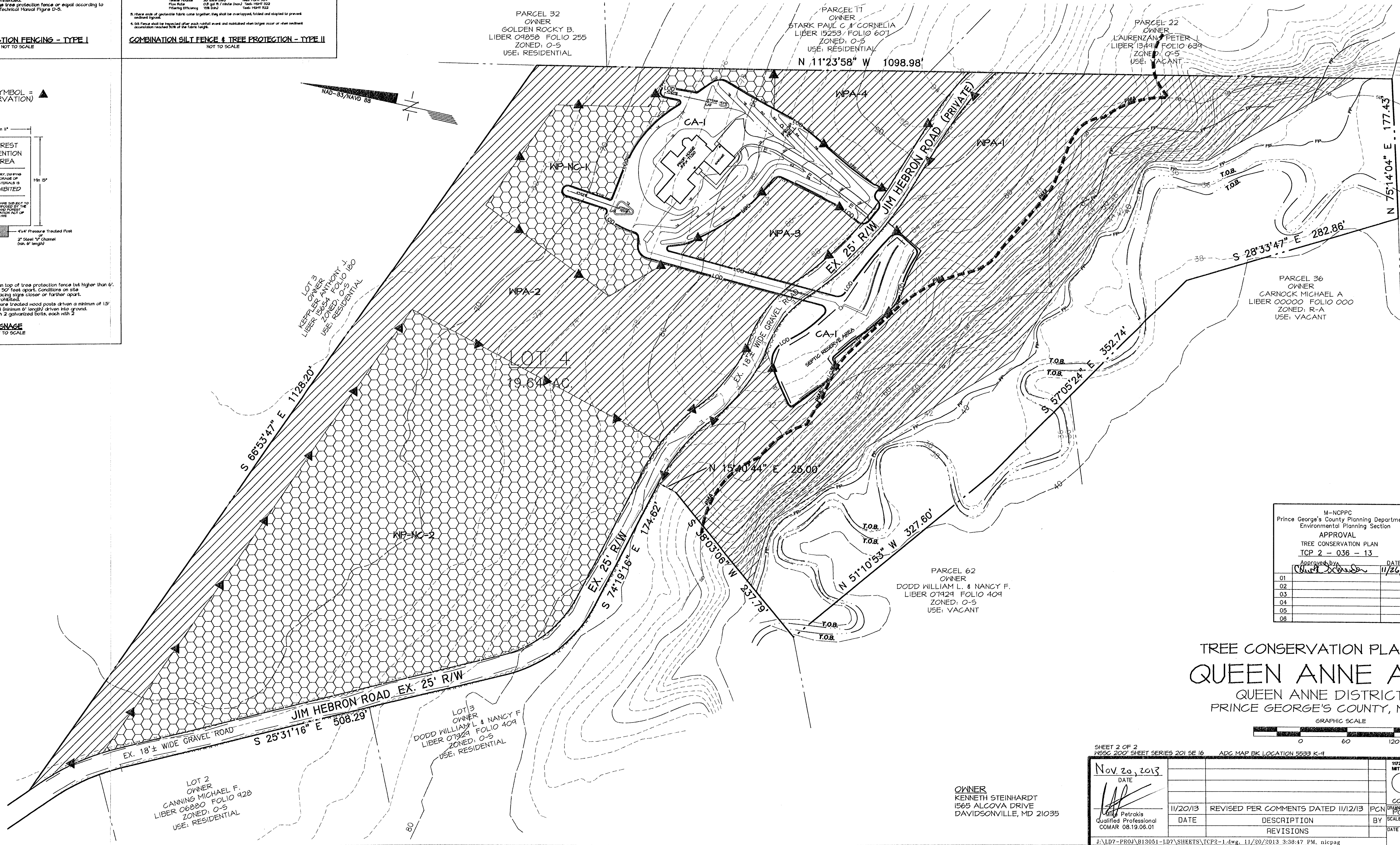
| PRESERVATION AREAS (PA) | |
|-------------------------|-----------|
| No. | AREA (AC) |
| 1 | 3.59 |
| 2 | 2.93 |
| 3 | 0.38 |
| 4 | 0.50 |
| TOTAL | 7.40 |

LEGEND

- PROPERTY BOUNDARY
EX. CONTOUR (2)
EX. CONTOUR (10)
PROP. CONTOUR (2)
PROP. CONTOUR (10)
EX. TREELINE
PRIMARY MANAGEMENT AREA (PMA)
REGULATED STREAM (CENTERLINE)
FLOODPLAIN
TREE PROTECTION FENCE
STREAM BUFFER (75)
LIMIT OF DISTURBANCE
WOODLAND PRESERVATION AREA (WPA)
WOODLAND PRESERVED - NOT CREDITED (NP-NC)
WOODLAND PRESERVATION SIGN

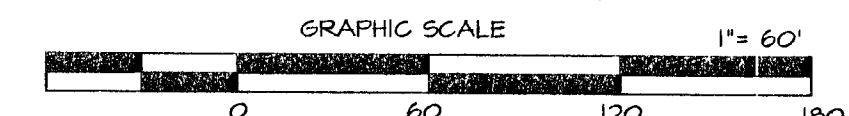


VICINITY MAP
SCALE: 1" = 2000'



| | |
|-----------------------------------------------------------------------------------------|----------|
| M-NCPPC Prince George's County Planning Department Environmental Planning Section | |
| APPROVAL | |
| TREE CONSERVATION PLAN | |
| TCP 2 - 036 - 13 | |
| APPROVED BY | DATE |
| 11/26/13 | 11/26/13 |
| 01 | |
| 02 | |
| 03 | |
| 04 | |
| 05 | |
| 06 | |

TREE CONSERVATION PLAN - TYPE 2 QUEEN ANNE ACRES QUEEN ANNE DISTRICT No. 7 PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 2 OF 2
MSSC 200' SHEET SERIES 201 SE 16 ADG MAP BIK LOCATION 5533 K-4

| | |
|--------------|-------------------------------------|
| Nov 20, 2013 | DATE |
| 11/20/13 | DATE |
| REVISOR | DESCRIPTION |
| 1 | REVISED PER COMMENTS DATED 11/12/13 |
| 2 | REVISED PER COMMENTS DATED 11/12/13 |
| 3 | REVISED PER COMMENTS DATED 11/12/13 |
| 4 | REVISED PER COMMENTS DATED 11/12/13 |
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| 97 | REVISED PER COMMENTS DATED 11/12/13 |
| 98 | REVISED PER COMMENTS DATED 11/12/13 |
| 99 | REVISED PER COMMENTS DATED 11/12/13 |
| 100 | REVISED PER COMMENTS DATED 11/12/13 |

| | |
|----------------------------------------------------------------|----------------|
| 1721 WOODBINE ROAD, SUITE 200 MITCHELLVILLE, MARYLAND 20701 | |
| BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners | |
| TELEPHONE (301) 430-5000 | |
| COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC. | |
| ALL RIGHTS RESERVED BY RECORD NO. J-B13051 | |
| DATE | SCALE 1" = 60' |
| OCTOBER 2013 | 54.006-Y |

THIS PRINT MADE NOV 20 2013

GENERAL NOTES

- This plan is submitted to fulfill the woodland conservation requirements for a grading permit. If this grading permit expires, then this TCF2 also expires and is no longer valid.
- 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 \$1000 per square foot mitigation fee.
- A pre-construction meeting is required prior to the issuance of grading permits. The Department of Public Works and Transportation or the Department of Environmental Resources, as appropriate, shall be contracted prior to the start of any work on the site to conduct a pre-construction meeting where implementation of woodland conservation measures shown on this plan will be discussed in detail.
- The developer or builder of the lots or parcels shown on this plan shall notify future buyers of any woodland conservation areas through the provision of a copy of this plan at time of contract signing. Future property owners are also subject to this requirement.
- The owners of the property subject to this tree conservation plan are solely responsible for conformance to the requirements contained herein.
- The property is within the Rural Tier and is zoned O-5 (Open Space).
- The site is abutting Queen Anne Road, a designated scenic and historic road.
- The site is not adjacent to a roadway classified as arterial or greater.
- This plan is not grandfathered under CB-21-2010, Section 25-11(g).

TREE PRESERVATION AND RETENTION NOTES

- All woodlands designated on this plan for preservation are the responsibility of the property owner. The woodland areas shall remain in a natural state. This includes the canopy trees and understory vegetation. A revised tree conservation plan is required prior to clearing woodland areas that are not specifically identified to be cleared on the approved TCF2.
 - Tree and woodland conservation methods such as root pruning shall be conducted as noted on this plan.
 - The location of all temporary tree protection fencing (TTFs) shown on this plan shall be flagged or staked in the field prior to the pre-construction meeting. Upon approval of the locations by the county inspector, installation of the TTFs may begin.
 - All temporary tree protection fencing required by this plan shall be installed prior to the commencement of clearing and grading of the site and shall remain in place until the bond is released for the project. Failure to install and maintain temporary or permanent tree protective devices is a violation of this TCF2.
 - Woodland preservation areas shall be posted with signage as shown on the plans at the same time as the temporary TTF installation. These signs must remain in perpetuity. Removal of hazardous trees or limbs by Developers or Builders.
 - The developer and/or builder is responsible for the complete preservation of all forested areas shown on the approved plan to remain undisturbed. Only trees or part thereof designated by the county as dead, dying, or hazardous may be removed.
 - A tree is considered hazardous if a condition is present which leads a Certified Arborist or Licensed Tree Expert to believe that the tree or a portion of the tree has a potential to fall and strike a structure, parking area, or other high use area and result in personal injury or property damage.
 - During the initial stages of clearing and grading, if hazardous trees are present, or trees are present that are not hazardous but are leaning into the disturbed area, the permittee shall remove said trees using a chain saw. Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the county inspector. Only after approval by the inspector may the tree be cut by chain saw to near the existing ground level. The stump shall not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
 - If a tree or trees become hazardous prior to bond release for the project, due to storm events or other situations not resulting from an action by the permittee, prior to removal, a Certified Arborist or a Licensed Tree Expert must certify that the tree or the portion of the tree in question has a potential to fall and strike a structure, parking area, or other high use area and may result in personal injury or property damage. If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- If corrective pruning may alleviate a hazardous condition, the Certified Arborist or a Licensed Tree Expert may proceed without further authorization. The pruning must be done in accordance with the latest edition of the appropriate ANSI A-300 Pruning Standards. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Debris from the tree removal or pruning that occurs within 95 feet of the woodland edge may be removed and properly disposed of by recycling, chipping or other acceptable methods. All debris that is more than 95 feet from the woodland edge shall be cut up to allow contact with the ground, thus encouraging decomposition. The smaller materials shall be placed into brush piles that will serve as wildlife habitat.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCF2. The work is required to be conducted by a Licensed Tree Expert.
- If development is proposed to be completed in phases:
- Work on this project will be initiated in several phases. All temporary TTFs required for a given phase shall be installed prior to any disturbance within that phase of work.
 - If existing trees are proposed for use as protection for preservation areas:
- Tree protection fencing (TTFs) is not required for all or portions of this plan because an undisturbed 100-foot buffer of open land or a 50-foot forested buffer is being maintained between the limit of disturbance (LOD) and the woodland preservation areas. If the LOD changes and the change impacts these buffers, the county inspector shall be contacted to evaluate the change to determine if a revision to the tree conservation plan is necessary or if TTF installation TTFs will be required.
 - If debris piles are noted on the PSD and located in preservation areas:
- Debris piles shown in woodland preservation areas shall be removed by hand and without the use of mechanical equipment within the preservation area. Chains may be used to pull debris out of the preservation area. Caution must be used not to damage remaining vegetation.

POST DEVELOPMENT NOTES

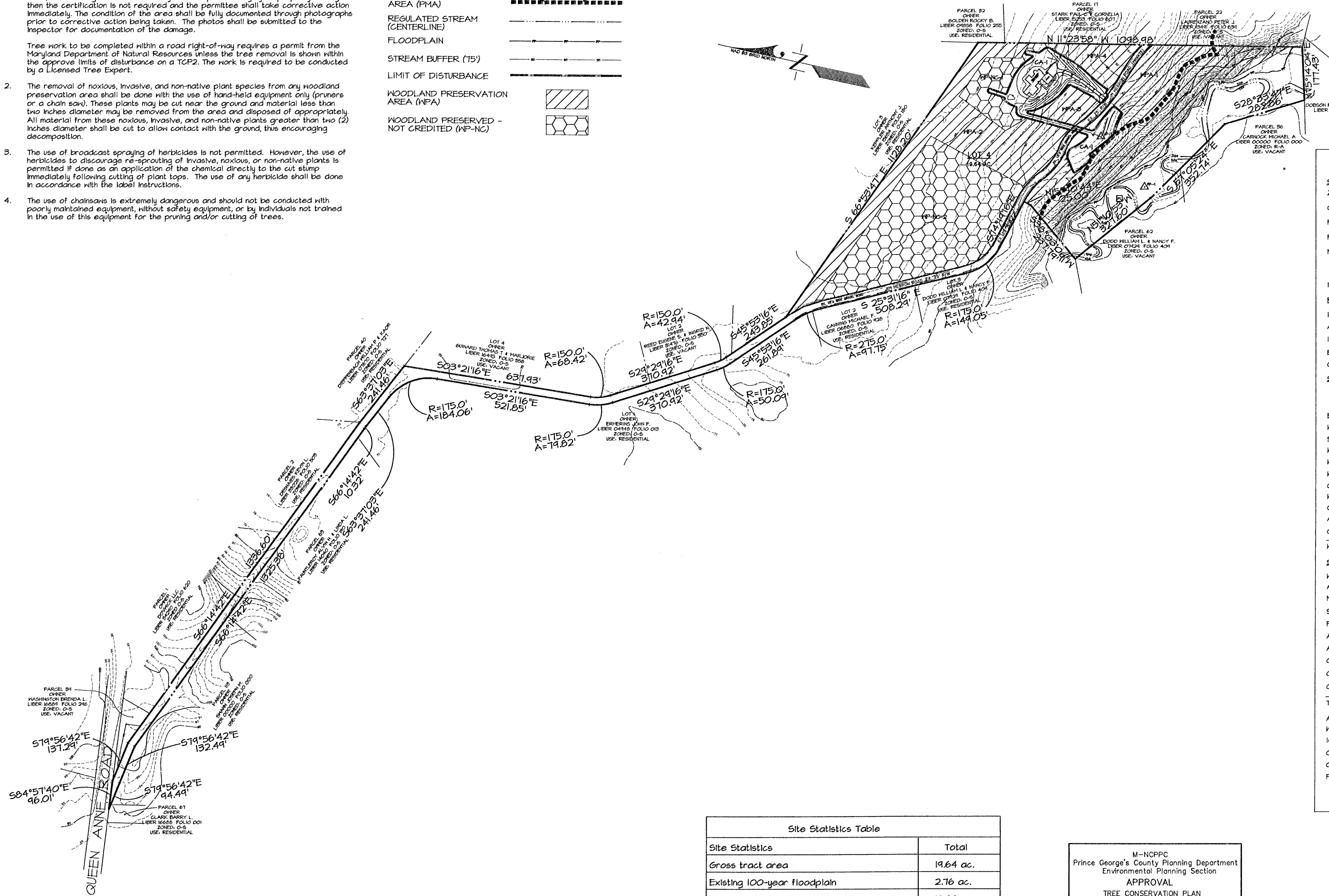
When woodlands and/or specimen, historic or champion trees are to remain:

- If the developer or builder no longer has an interest in the property and the new owner desires to remove a hazardous tree or portion thereof, the new owner shall obtain a written statement from a Certified Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. After property documentation has been completed per the handbook "Guidance for Prince George's County Property Owners, Preservation of Woodland Conservation Areas", the arborist or tree expert may then remove the tree. The stump shall be cut as close to the ground as possible and left in place. The removal or grinding of the stumps in the woodland conservation area is not permitted.
- If a tree or portions thereof are in imminent danger of striking a structure, parking area, or other high use area and may result in personal injury or property damage then the certification is not required and the permittee shall take corrective action immediately. The condition of the area shall be fully documented through photographs prior to corrective action being taken. The photos shall be submitted to the inspector for documentation of the damage.
- Tree work to be completed within a road right-of-way requires a permit from the Maryland Department of Natural Resources unless the tree removal is shown within the approved limits of disturbance on a TCF2. The work is required to be conducted by a Licensed Tree Expert.

- The removal of noxious, invasive, and non-native plant species from any woodland preservation area shall be done with the use of hand-held equipment only (pruners or a chain saw). These plants may be cut near the ground and material less than two inches diameter may be removed from the area and disposed of appropriately. All material from these noxious, invasive, and non-native plants greater than two (2) inches diameter shall be cut to allow contact with the ground, thus encouraging decomposition.
- The use of broadcast spraying of herbicides is not permitted. However, the use of herbicides to discourage re-sprouting of invasive, noxious, or non-native plants is permitted if done as an application of the chemical directly to the cut stump immediately following cutting of plant tips. The use of any herbicide shall be done in accordance with the label instructions.
- The use of chainsaws is extremely dangerous and should not be conducted with poorly maintained equipment, without safety equipment, or by individuals not trained in the use of this equipment for the pruning and/or cutting of trees.

LEGEND

| | |
|-------------------------------------------|-----|
| PROPERTY BOUNDARY | --- |
| EX. CONTOUR (2') | --- |
| EX. CONTOUR (10') | --- |
| PROP. CONTOUR (2') | --- |
| PROP. CONTOUR (10') | --- |
| EX. TREELINE | --- |
| PRIMARY MANAGEMENT AREA (PMA) | --- |
| REGULATED STREAM (CENTERLINE) | --- |
| FLOODPLAIN | --- |
| STREAM BUFFER (75') | --- |
| LIMIT OF DISTURBANCE | --- |
| WOODLAND PRESERVATION AREA (WPA) | --- |
| WOODLAND PRESERVED - NOT CREDITED (WP-NC) | --- |



| Site Statistics Table | |
|-----------------------------------------------|-----------|
| Site Statistics | Total |
| Gross tract area | 19.64 ac. |
| Existing 100-year Floodplain | 2.76 ac. |
| Net tract area | 16.88 ac. |
| Existing woodland in the Floodplain | 2.76 ac. |
| Existing woodland net tract | 16.88 ac. |
| Existing woodland total | 19.64 ac. |
| Existing PMA | 5.00 ac. |
| Regulated streams (linear feet of centerline) | 1,900 lf |

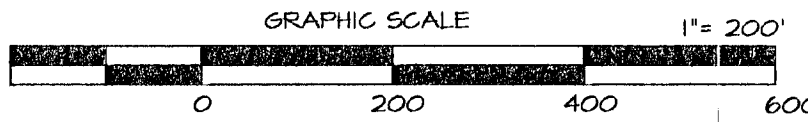
M-NCPPC
Prince George's County Planning Department
Environmental Planning Section

APPROVAL
TREE CONSERVATION PLAN
TOP 2 - 036 - 13

APPROVED BY: [Signature] DATE: 11/24/13

01
02
03
04
05
06

OVERALL TREE CONSERVATION PLAN -TYPE 2 QUEEN ANNE ACRES QUEEN ANNE DISTRICT No. 7 PRINCE GEORGE'S COUNTY, MARYLAND



SHEET 1 OF 2
N55C 200 SHEET SERIES 201 SE 16 ADG MAP BK LOCATION 5533 K-1

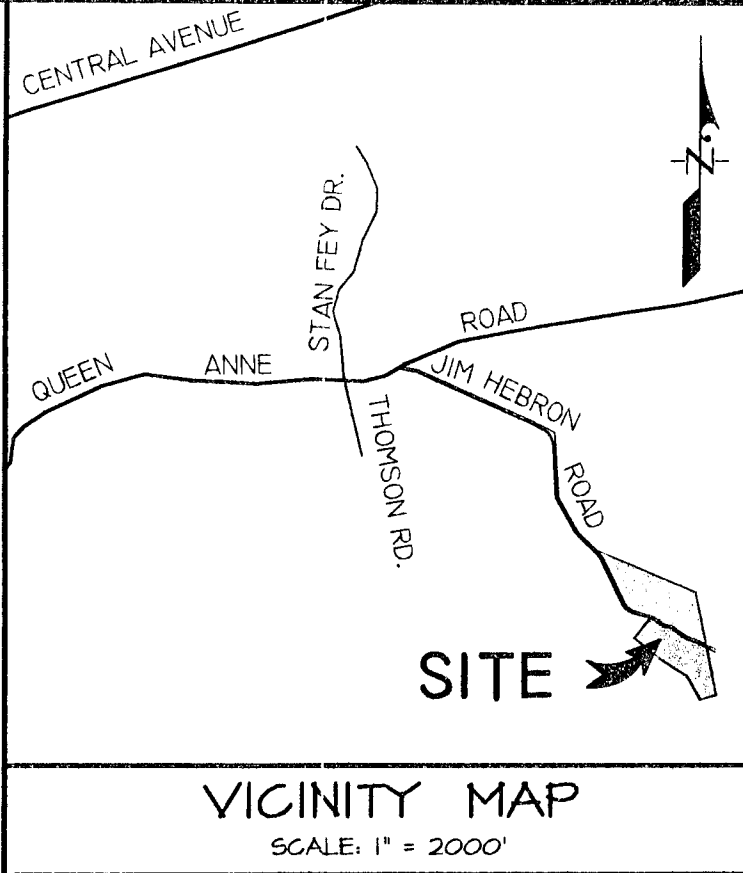
Nov. 20, 2013
DATE
[Signature]
M. Petros
Qualified Professional
COMAR 08.18.06.01

11/20/13
DATE
REVISED PER COMMENTS DATED 11/2/13
BY
DESCRIPTION
REVISIONS

11721 WOODMERE ROAD, SUITE 200
MITCHELLVILLE, MARYLAND 20721
BEN DYER ASSOCIATES, INC.
Engineers / Surveyors / Planners
TELEPHONE (800) 430-2000

COPYRIGHT © 2013 BEN DYER ASSOCIATES, INC.
REGISTERED BY RECORD NO. J-B13051
SCALE 1" = 200'
DATE OCTOBER 2013
54.005-Y

OWNER
KENNETH STEINHARDT
1565 ALCOVA DRIVE
DAVIDSONVILLE, MD 21035



Standard Woodland Conservation Worksheet
Prince George's County

Section I - Establishing Site Information
Zone: O-5 Owner: Karen Lee Henriches
Gross Tract: 19.64 Acres Address: 11721 Queen Anne Road
Floodplain: 2.76 Acres Upper Marlboro, Maryland 20712
Pre-dedicated Land: 2.76 Acres Phone: _____
Net Tract (NTA): 16.12 Acres Tax Map: 1B Revision #0
TCP No. Subdivision/Block/Lot: Queen Anne Acres - Lot 4

Is this site subject to the 1994 Ordinance? N

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? Y
Are there prior TCP approvals which includes a combo of these lots and/or other lots? Y
Is this a mitigation bank? N
Break-even Point (preservation) = 0.13 Acres
Clearing permitted w/o reforestation = 6.75 Acres

Section II - Determining Requirements

| | Column A HCT/AFT % Net Tract | Column B Floodplain (1:1) | Column C Floodplain Off-site Impacts (1:1) |
|-------------------------------------------------------|---------------------------------|------------------------------|-----------------------------------------------|
| Existing Woodland | 14.12 | 2.76 | |
| Woodland Conservation Threshold (HCT) = | 50.00% | 1.06 | |
| Smaller of B or C | | 1.06 | |
| Woodland above HCT | | 1.06 | |
| Woodland cleared | | 1.96 | |
| Woodland cleared above HCT (smaller of B or C) | | 0.00 | 0.00 |
| Clearing above HCT (0.25 - 1) replacement requirement | | 0.94 | |
| Woodland cleared below HCT | | 0.00 | |
| Clearing below HCT (2:1 replacement requirement) | | 0.00 | |
| Afforestation Threshold (AFT) = | 20.00% | 0.00 | |
| Off-site WCA being provided on this property | | 0.00 | |
| Woodland Conservation Required | | 7.40 acres | |

Section III - Meeting the Requirements

| | |
|--------------------------------------------------------------|-------------|
| Woodland Preservation | 7.40 |
| Afforestation / Reforestation | 0.00 |
| Natural Regeneration | 0.00 |
| Specimen/Historic Tree Credit (CRZ area * 2.0) | 0.00 |
| Forest Enhancement Credit (Area * .25) | 0.00 |
| Area approved for fee-in-lieu-WCA | 0.00 |
| Area approved for fee-in-lieu-non-WCA | 0.00 |
| Credits for Off-site Conservation on another property | 0.00 |
| Off-site WCA (preservation) being provided on this property | 0.00 |
| Off-site WCA (afforestation) being provided on this property | 0.00 |
| Total Woodland Conservation Provided | 7.40 Acres |
| Area of woodland not cleared | 12.76 acres |
| Woodland retained but not part of requirements | 5.36 acres |
| 100% Floodplain woodland retained | 2.76 acres |
| On-site woodland conservation provided | 7.40 acres |
| On-site woodland retained not credited | 6.12 acres |

Plan Certified by: Name: Mike Petros
Address: 11721 Woodmere Road, Suite 200
Mitchellville, MD 20721
License: Qualified Professional