

Specimen Tree List					
Number	Common Name	Species Name	DBH (inches)	Condition	Disposition
1	White Oak	Quercus alba	36	Good	Save
2	Willow Oak	Quercus phellos	31	Good	Save
3	Willow Oak	Quercus phellos	30	Fair*	Save
4	White Oak	Quercus alba	37	Good	Save
5	White Oak	Quercus alba	35	Poor*	Save
6	Southern Red Oak	Quercus falcata	34	Good	FLATS
*crown dieback					

FLATS= Field locate and attempt to save.

LEGEND:

- EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING TREELINE
EXISTING TOPOGRAPHY
STREAM CHANNEL
STREAM BUFFER
FLOOD PLAIN
25' WETLAND BUFFER
NON-TIDAL WETLANDS
FOREST RETENTION SIGN
LIMIT OF DISTURBANCE
TREE PROTECTION DEVICE
WOODLAND PRESERVATION
WOODLAND RETAINED
NOT PART OF REQUIREMENT
WOODLAND RETAINED
BUT COUNTED AS CLEARED
SPECIMEN TREE
PROPOSED BUILDING/
BUILDING ENVELOPE
ON LOTS 1-4 ONLY

LOT TABLE OF WOODLAND CONSERVATION

LOT #	LOT AREA	EX. WOODLAND AREA (GROSS)	AREA IN FLOODPLAIN	WOODLAND AREA (NET)	WOODLAND CLEARED	WOODLAND PRESERVATION	WOODLAND RET. NET PERCENT OF NET
1	27,205	27,205	27,205	13,656	13,549		
2	20,218	20,218	20,218	9,119	11,100		
3	24,034	24,034	24,034	11,713	12,321		
4	31,130	31,130	31,130	7,094	24,036		
5	27,006	27,006	27,006	16,502	10,504		
6	43,860	43,860	43,860	16,727	27,133		
7	44,931	44,931	44,931	15,697	29,234	1,241	
8	21,280	21,280	21,280	12,108	9,172		
9	28,419	28,419	28,419	11,485	17,934		
10	21,476	21,476	21,476	10,839	10,637		
11	27,927	27,927	27,927	17,853	10,074		
12	21,639	21,639	21,639	13,849	7,790		
13	21,656	21,656	21,656	15,440	6,216		
14	20,964	20,964	20,964	12,283	8,681		
15	20,087	20,087	20,087	12,577	7,510		
16	20,512	20,512	20,512	12,759	7,753		
17	30,643	30,643	30,643	30,643		3,063	
18	22,857	22,857	22,857	19,794		2,408	
19	15,000	15,000	15,000	12,592		2,449	
20	15,000	15,000	15,000	12,551		2,449	
21	20,040	20,040	20,040	16,179		3,861	
22	20,124	20,124	20,124	15,102		5,022	
23	21,405	21,405	21,405	10,318	6,239	4,848	
24	26,190	26,190	26,190	13,361	7,504	5,325	
25	141,289	126,974	97,474	29,000	11,147	17,853	
26	43,674	43,674	22,649	21,325	9,607	11,718	
27	32,436	30,351	5,668	24,683	16,944	7,739	
28	50,922	50,922	99	50,823	24,061	26,762	
29	45,875	45,875	9,271	36,604	18,168	18,436	
30	82,396	82,396	82,396	43,405	38,991		
31	419,207	419,207	366,898	52,309	33,846	18,463	
32	9,016	9,016	9,016	9,016	9,016	19,335	
33	61,613	61,613	61,613	61,613			
34	59,798	59,798	59,798	59,798			
35	38,763	18,407	876	17,531	17,531		
36	1,579,492	1,542,736	502,535	1,039,701	636,671	374,813	28.138
37	36.26	35.41	11.54	23.87	14.62	8.60	0.65

NOTE: SEE MISSOURI ACRES SECTION 2 - TCP 2-029-13 FOR LOTS 13-16.

SOILS INFORMATION:

Bo BIBB SILT LOAM
Ek ELKTON SILT LOAM
LeA LEONARDTOWN SILT LOAM, 0 TO 2 PERCENT SLOPES

General Notes

The topographic base map was prepared using aerial topography. The source of the property boundaries on this plan was prepared using a boundary survey conducted by Phoenix Land Design Inc. Non-tidal wetlands were flagged by others & surveyed by Phoenix Land Design, Inc. Floodplain delineation based on Floodplain study FPS-200473, as conducted by Prince George's County, Department of Environmental Resources.

WOODLAND CONSERVATION WORKSHEET

Zone: R-R
Break-even Point (preservation) = 36.26
Floodplain: 11.54
Previously Dedicated Land: 0.00
Net Tract (NTA): 24.72

Property Description or Subdivision Name
combination of this lot and/or other lots. (y,n)
N

Reforestation Requirement Reduction Questions
Is this one (1) single family lot? (y,n)
N
Are there prior TCP approvals which include a combination of this lot and/or other lots. (y,n)
Y TCP/76/95
Is this a Mitigation Bank
N
Break-even Point (preservation) = 8.73 acres
Clearing permitted w/o reforestation = 15.14 acres

Woodland Conservation Calculations:
Existing Woodland: 23.87
Woodland Conservation Threshold (NTA)= 20.00%
Smaller of a or b: 4.94
Woodland above WCT: 18.33
Woodland cleared: 14.62
Smaller of d or e: 14.62
Clearing above WCT (0.25:1) replacement requirement: 3.66
Clearing below WCT (2:1 replacement requirement): 0.00
Aforestation Threshold (AT)= 15.00%
Off-site Mitigation provided on this property: 0.00
Woodland Conservation Required: 8.60

Woodland Conservation Provided:
Woodland Preservation: 8.60
Aforestation / Reforestation: 0.00
Area approved for fee-in-lieu: 0.00
Credits for Off-site Mitigation on another property: 0.00
Off-site Mitigation provided on this property: 0.00
Total Woodland Conservation Provided: 8.60

Area of woodland not cleared: 9.25
Woodland retained not part of requirements: 0.65

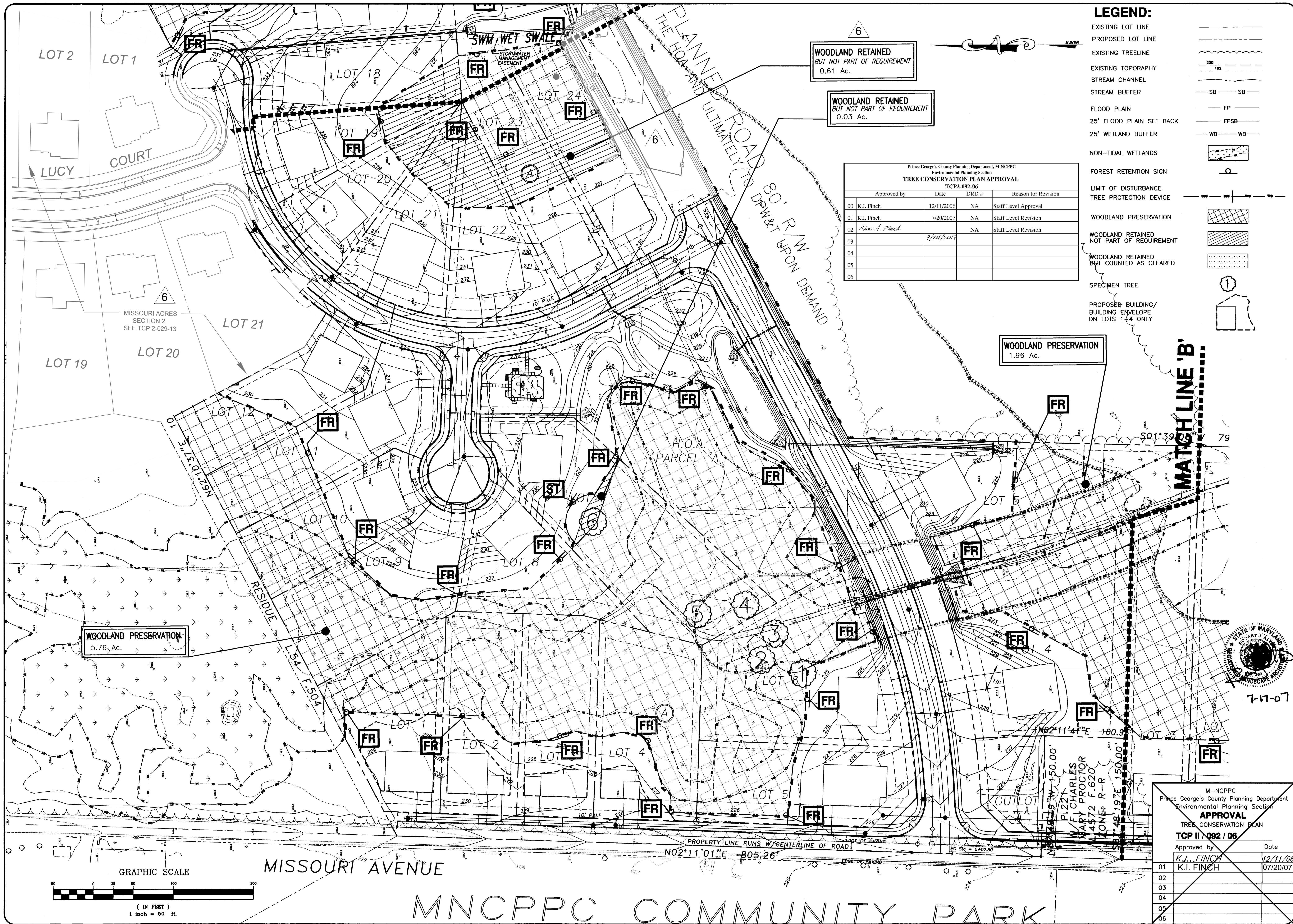
Approved by			
Date	DRD #	Reason for Revision	
00 K.I. Finch	12/11/2006	NA	Staff Level Approval
01 K.I. Finch	7/20/2007	NA	Staff Level Revision
02 Kim A. Finch	9/24/2019	NA	Staff Level Revision
03			
04			
05			
06			

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
APPROVAL
TREE CONSERVATION PLAN
TCP II/092/06
Approved by: K.I. FINCH
Date: 12/11/06
K.I. FINCH
07/20/07

Sheet Title: TREE CONSERVATION PLAN TYPE II
FOR ROUGH GRADING & TEMPORARY STREAM CROSSING ONLY

Missouri Acres
11th ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

Phoenix Land Design
PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
14416 OLD MILL ROAD • SUITE 201 • UPPER MARLBORO, MD 20772
Phone (301) 921-5561 Fax (301) 921-5563



LEGEND:

- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING TREELINE
- EXISTING TOPOGRAPHY
- STREAM CHANNEL
- STREAM BUFFER
- FLOOD PLAIN
- 25' FLOOD PLAIN SET BACK
- 25' WETLAND BUFFER
- NON-TIDAL WETLANDS
- FOREST RETENTION SIGN
- LIMIT OF DISTURBANCE
- TREE PROTECTION DEVICE
- WOODLAND PRESERVATION
- WOODLAND RETAINED BUT NOT PART OF REQUIREMENT
- WOODLAND RETAINED BUT COUNTED AS CLEARED
- SPECIMEN TREE
- PROPOSED BUILDING/BUILDING ENVELOPE ON LOTS 1-4 ONLY

WOODLAND RETAINED
BUT NOT PART OF REQUIREMENT
0.61 Ac.

WOODLAND RETAINED
BUT NOT PART OF REQUIREMENT
0.03 Ac.

WOODLAND PRESERVATION
1.96 Ac.

WOODLAND PRESERVATION
5.76 Ac.

Prince George's County Planning Department, M-NCPPC Environmental Planning Section TREE CONSERVATION PLAN APPROVAL TCP2-092-06			
Approved by	Date	DRD #	Reason for Revision
00 K.I. Finch	12/11/2006	NA	Staff Level Approval
01 K.I. Finch	7/20/2007	NA	Staff Level Revision
02 Kim A. Finch	9/24/2014	NA	Staff Level Revision
03			
04			
05			
06			

M-NCPPC Prince George's County Planning Department Environmental Planning Section APPROVAL TREE CONSERVATION PLAN TCP II / 092 / 06	
Approved by	Date
01 K.I. FINCH	12/11/06
02 K.I. FINCH	07/20/07
03	
04	
05	
06	

PROJECT NO. 03040

DATE: 6/18/06

DESIGNER: RJA

DRAWN BY: KNC

REV. PER DUE REQUIREMENT TO GRADE 144 BLK A AND ADD MISSOURI ACRES SECTION 2 TOP-2 REF.

REV. PER STAFF COMMENTS

REV. FOR STREAM CROSSING AND ADJUST TO COMPENSATE, UPDATE BACKGROUND DATA.

REV. PER STAFF COMMENTS

DATE

REVISIONS

NO.

Sheet Title TREE CONSERVATION PLAN TYPE II FOR ROUGH GRADING & TEMPORARY STREAM CROSSING ONLY

Owner LAND & COMMERCIAL, INC. PSP 14416 OLD MILL ROAD, SUITE 201 UPPER MARLBORO, MD 20772 CONTACT: LEO BRUSO TELEPHONE: (301) 952-9700

Missouri Acres

11th ELECTION DISTRICT

PRINCE GEORGE'S COUNTY, MARYLAND

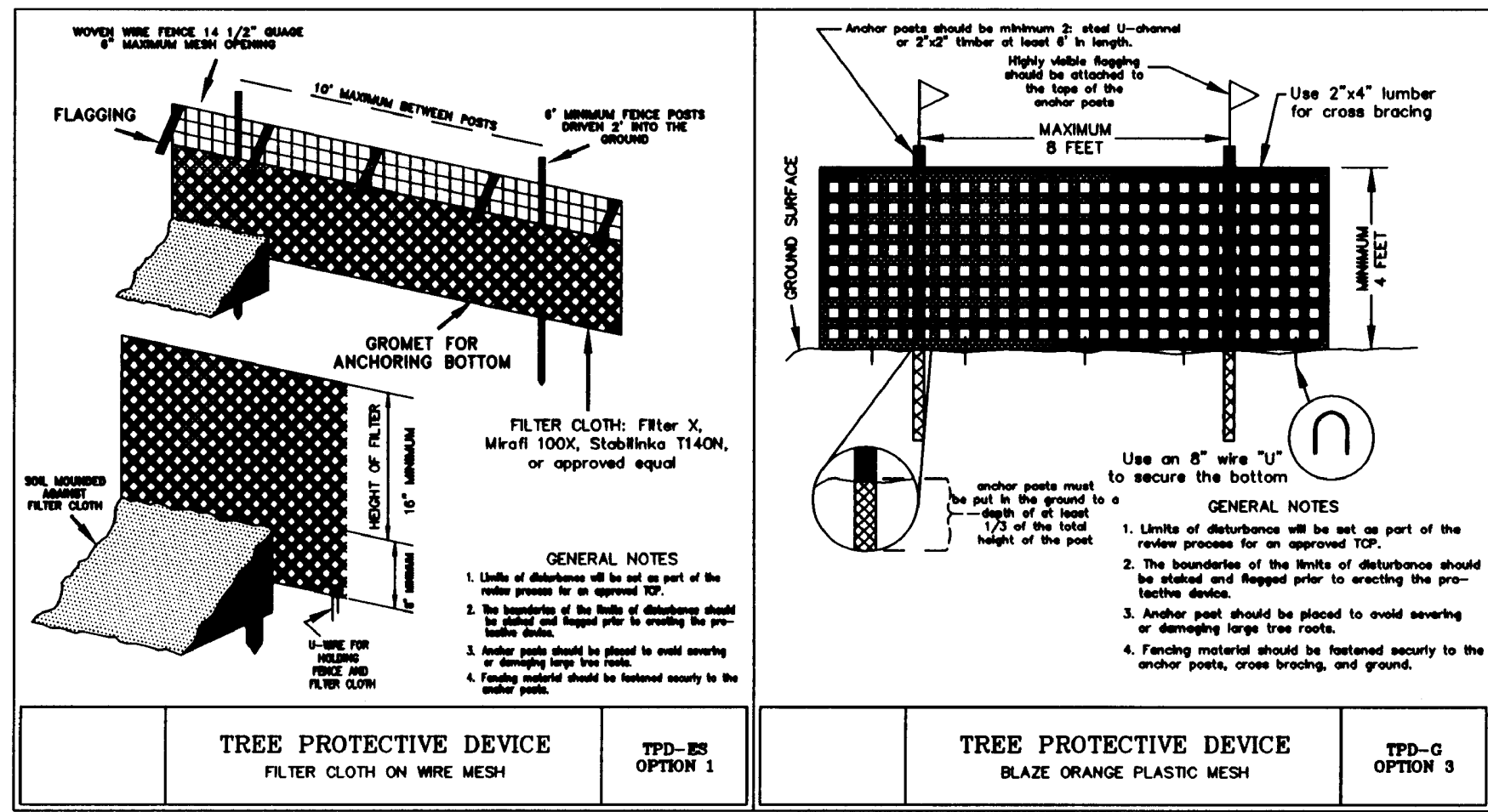
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SHEET 3 of 4



MOUNT SIGN W/
2 #3 CARRIAGE BOLTS
3" FROM TOP AND
BOTTOM EDGE.

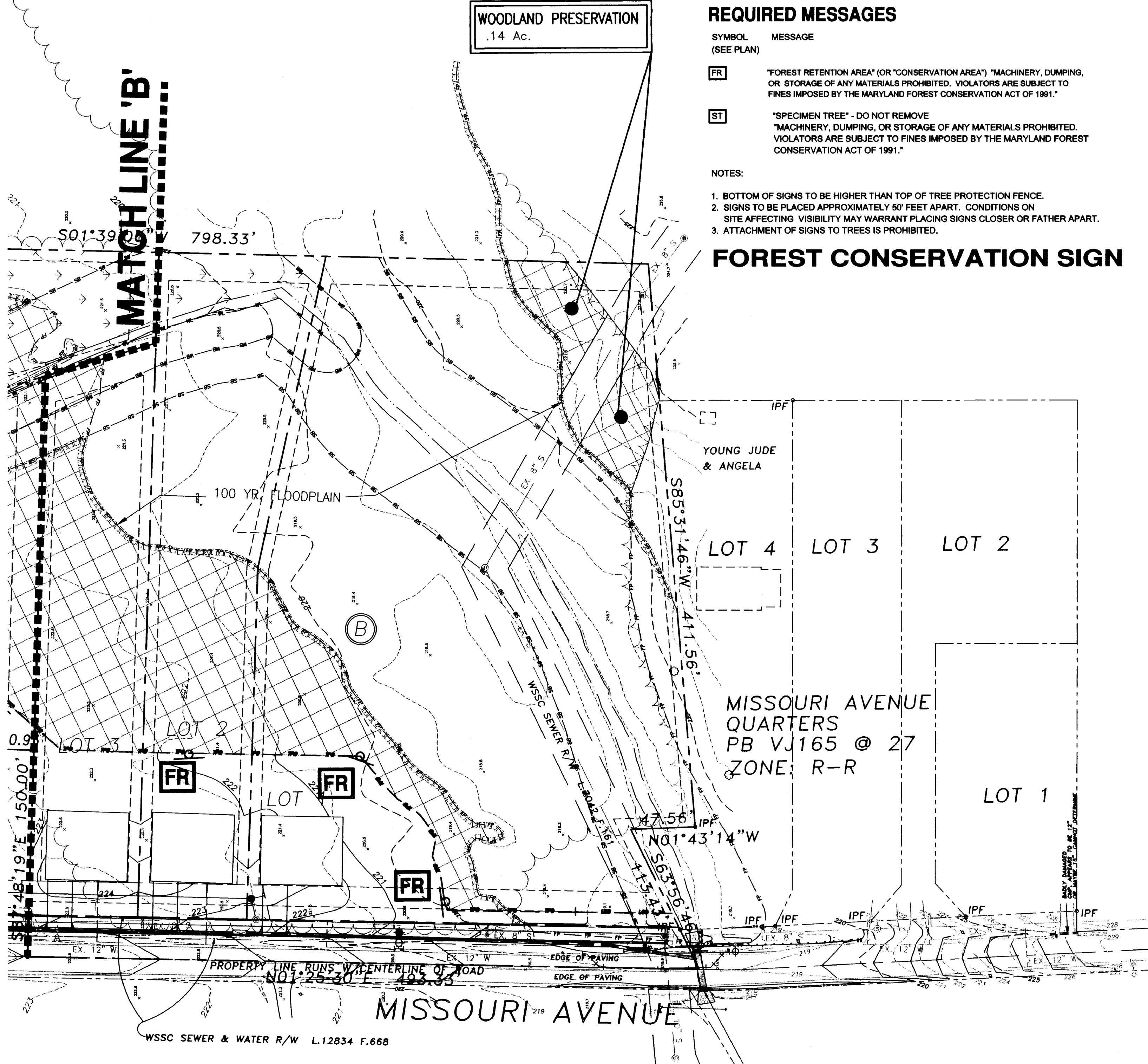
6" U-CHANNEL
SIGN POST

REQUIRED MESSAGES

SYMBOL (SEE PLAN)	MESSAGE
FR	"FOREST RETENTION AREA" (OR "CONSERVATION AREA") "MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS PROHIBITED. VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991."
ST	"SPECIMEN TREE" - DO NOT REMOVE "MACHINERY, DUMPING, OR STORAGE OF ANY MATERIALS PROHIBITED. VIOLATORS ARE SUBJECT TO FINES IMPOSED BY THE MARYLAND FOREST CONSERVATION ACT OF 1991."

- NOTES:**
- BOTTOM OF SIGNS TO BE HIGHER THAN TOP OF TREE PROTECTION FENCE.
 - SIGNS TO BE PLACED APPROXIMATELY 50' FEET APART. CONDITIONS ON SITE AFFECTING VISIBILITY MAY WARRANT PLACING SIGNS CLOSER OR FARTHER APART.
 - ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.

FOREST CONSERVATION SIGN



WOODLAND CONSERVATION AREA MANAGEMENT NOTES

Removal of Hazardous Trees or Hazardous 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 parts thereof designated by the Department of Environmental Resources as dead, dying or hazardous may be removed.

- A tree is considered hazardous if a condition is present which leads a Licensed Arborist or a 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.
- If a hazardous condition may be alleviated by corrective pruning, the Licensed Arborist or a Licensed Tree Expert may process without further authorization. The pruning must be done according to the latest edition of the ANSI A-300 Pruning Standards ("Tree, Shrub, and Other Woody Plant Maintenance - Standard Practices").
- Corrective measures requiring the removal of the hazardous tree or portions thereof shall require authorization by the building or grading inspector if there is a valid grading or building permit for the subject lots or parcels on which the trees are located. Only after approval of the appropriate inspector may the tree be cut by chainsaw to near the existing ground level. The stump must not be removed or covered with soil, mulch or other materials that would inhibit sprouting.
- Debris from the tree removal or pruning that occurs within 35 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 35 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.

Removal of Hazardous Trees, Hazardous Limbs, Noxious Plants, Invasive Plants or Non-Native Plants in Woodland Conservation Areas Owned by Individual Homeowners

- If the developer or builder no longer has an interest in the property the home owner shall obtain a written statement from the Licensed Arborist or Licensed Tree Expert identifying the hazardous condition and the proposed corrective measures prior to having the work conducted. The tree may then be removed by the arborist or tree expert. 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.
- The removal of noxious, invasive, and non-native plant species from the woodland conservation areas may be done with the use of hand-held equipment only such as pruners or a chainsaw. These plants may be cut near the ground and the 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 tops. The use of any herbicide shall be done in accordance with the label instructions.

Note: The use of chainsaw 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.

Protection of Reforestation and Afforestation Areas by Developers or Builders

- Reforestation and afforestation areas shall be planted prior to the occupancy of the nearest building or residence. If planting cannot occur due to planting conditions, the developer or property owner shall install the fencing and signage in accordance with the approved Type II Tree Conservation Plan. Planting shall then be accomplished during the next planting season. If planting is delayed beyond the transfer of the property title, to the homeowner, the developer shall obtain a signed statement from the purchaser indicating that they understand that the reforestation area is located on their property and that reforestation will occur during the next planting season. A copy of that document shall be presented to the Grading Inspector and the Environmental Planning Section.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Protection of Reforestation and Afforestation Areas by Individual Homeowners

- Reforestation fencing and signage shall remain in place in accordance with the approved Type II Tree Conservation Plan or until the trees have grown sufficiently to have crown closure.
- Reforestation areas shall not be mowed, however, the management of competing vegetation around individual trees is acceptable.

Woodland Areas NOT Counted as Part of the Woodland Conservation Requirements

- A revised Tree Conservation Plan is required prior to clearing any woodland area which is not specifically identified to be cleared on the most recently approved Type II Tree Conservation (TCP) on file in the office of the M-NCPPC, Environmental Planning Section located on the 4th floor of the County Administration Building at 14741 Governor Oden Bowie Drive, Upper Marlboro, Maryland 20772, phone 301-952-3650. Additional mitigation will be required for the clearing of all woodlands beyond that reflected on the approved plans. Although clearing may be subject to additional replacement requirements, mitigation, and fees which must be reflected on TCP revisions approved by the M-NCPPC Environmental Planning Section.
- Homeowners or property owners may remove trees less than two (2) inches diameter, shrubs, and vines in woodland areas which are saved but not part of the Woodland Conservation requirements after all permits have been released for the subject property. This area may not be tilled or have other ground disturbances which would result in damage to the tree roots. Raking the leaves and overseeding with native grasses, native flowers or native ground covers is acceptable. Seeding with invasive grasses including any variety of Kentucky 31 is not acceptable.

LEGEND:

EXISTING LOT LINE	---
PROPOSED LOT LINE	---
EXISTING TREELINE	---
EXISTING TOPOGRAPHY	---
STREAM CHANNEL	---
STREAM BUFFER	SB SB
FLOOD PLAIN	FP
25' FLOOD PLAIN SET BACK	FPSB
25' WETLAND BUFFER	WB WB
NON-TIDAL WETLANDS	WL WL
FOREST RETENTION SIGN	○
LIMIT OF DISTURBANCE	---
TREE PROTECTION DEVICE	---
WOODLAND PRESERVATION	---
WOODLAND RETAINED NOT PART OF REQUIREMENT	---
WOODLAND RETAINED BUT COUNTED AS CLEARED	---
SPECIMEN TREE	①
PROPOSED BUILDING	---

Prince George's County Planning Department, M-NCPPC			
TREE CONSERVATION PLAN APPROVAL			
TCP2-092-06			
Approved by	Date	DRD #	Reason for Revision
00 K.I. Finch	12/11/2006	NA	Staff Level Approval
01 K.I. Finch	7/20/2007	NA	Staff Level Revision
02 Kim A. Finch	9/24/2009	NA	Staff Level Revision
03			
04			
05			
06			

M-NCPPC	
Prince George's County Planning Department	
Environmental Planning Section	
APPROVAL	
TREE CONSERVATION PLAN	
TCP / 092 / 06	
Approved by	Date
K.I. FINCH	12/11/06
K.I. FINCH	07/20/07
01	
02	
03	
04	
05	
06	

SPECIFICATIONS

- Forest Conservation shall, consist of the preservation and protection of existing forested areas; and on-site replacement.
- Forested areas which are designated for "preservation" shall be protected from grading and other construction operations by placing a tree protection fence along any limit of disturbance within 20 feet. Fence shall be removed at the end of construction.
- Tree replacement areas are to be planted with transplanted trees from on-site (or off), seedlings (saplings/whipstock), and/or container grown trees 1" caliper or greater. Tree replacement shall have a density of trees equivalent to 1,000 seedlings per acre. Transplanted or container grown trees, or existing trees remaining with the tree replacement area shall be counted at a rate of "one seedling for every one-half inch of trunk caliper" (diameter at 6" above ground level).
- Contractor may transplant trees from any area to be cleared into any "tree replacement area" prior to, during or after clearing and grading operations.
- All tree replacement areas not indicated for clearing and grading shall be mowed or "brush-hogged," as appropriate, to remove all tall grass, brush vines, briars, etc. Care shall be taken to leave undamaged any tree over 1" caliper which can be counted toward tree replacement.
- Any healthy on-site tree in an area to be cleared may be transplanted into an appropriate location in a "tree replacement area." Container grown trees and seedlings shall consist of any or all (but at least three) of the species listed in the "Tree Replacement List." No single species shall exceed 50% of the total number of either seedlings or container grown trees, and likewise no two species shall exceed 80%. Trees and seedlings shall be randomly distributed by species. Overall coverage shall be generally even, but individual spacing may vary.
- After transplanting has been completed, container grown material shall be installed, followed by the installation of seedlings, both according to the planting details.
- Container grown trees shall be planted, in specified areas as shown to provide a noticeable edge to help protect seedling areas from mowing operations. At the contractors option, container grown and transplanted material may be scattered and/or clustered throughout the "seedling areas."
- Woodland conservation fencing shall be installed where indicated to protect seedling areas.
- Woodland Conservation signs shall be placed along each side of all woodland conservation areas at a maximum spacing of 150 feet.

Materials:

- All nursery grown plant material shall conform to the current requirements of the American Standard for Nursery Stock, published by the American Association of Nurserymen.
- All topsoil shall be fertile, fireable and have a minimum organic content of 2.5% by volume. It shall be free of stones, lumps, wood chips and other foreign objects over 2 inches in diameter. It shall not be delivered, placed or handled in a muddy or frozen condition.
- Backfill mix shall consist of one part organic material (peat or humus) and three parts soil from pit excavation.
- Mulch shall be either wood chips, licorice root, or tan bark.

Installation:

- All plant material shall be planted according to the current Landscape Specifications for Baltimore-Washington Metropolitan Areas, prepared by the Landscape Contractors Association of Metropolitan Washington.
- A minimum of 4" of topsoil shall be placed on all disturbed areas being used for tree replacement prior to planting. Area should be seeded per other Specifications.

Maintenance/ Management Plan:

- Woodland conservation signs and fences shall not be removed until a use and occupancy permit has been obtained.
- "Tree replacement areas" should be mowed 3 times a year to control the growth of weeds and brush.
- Weeds should be removed from around seedlings and container grown trees twice a year. At that time mulch shall be added to achieve conditions specified in the planting details.
- At anytime during the maintenance period the survival rate drops below 60%, newplants shall be installed to achieve an equivalent survival rate of 75%.
- Tree and seedling support stakes may be removed after two years or when they no longer function.

GENERAL NOTES

- 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 \$1.50 per square foot mitigation fee.
- The Department of Environmental Resources (DER) Inspection and Code Compliance Section (301-883-6033) must be contacted prior to the start of any work on the site to address implementation of Tree Conservation measures shown on this Plan.
- Property owners shall be notified by the Developer or Contractor of any Woodland Conservation Areas (Tree Save Areas, Reforestation Areas, Afforestation Areas, or Selective Clearing Areas) located on their lot or parcel of land and the associated fines for unauthorized disturbances to these areas. Upon the sale of the property the owner/developer or owners representative shall notify the purchaser of the property of any Woodland Conservation Areas.
- All appropriate bonds will be posed with the Building Official prior to the issuance of any permits. These bonds will be retained as surety by the Building Official until all required activities have been satisfied.

SITE NOTES

- The location of all Tree Protective Devices (TPD's) shown on this Plan shall be flagged or staked in the field prior to the pre-construction meeting with the Sediment and Erosion Control Inspector from DER. Upon approval of the flagged or staked TPD locations by the Inspector, installation of the TPD's may begin. TPD installation shall be completed prior to installation of initial Sediment Controls. No cutting or clearing of trees may begin before final approval of TPD installation.
- Woodland Conservation - Tree Save Areas and/or Reforestation Areas shall be posted as shown at the same time as Tree Protective Device installation and/or start of reforestation activities. These signs remain in place until final site inspection.
- All tree planting for woodland replacement, reforestation or afforestation will be completed prior to issuance of use and occupancy permits. Failure to establish the woodland replacement, reforestation or afforestation within the prescribed time frame will result in the forfeiture of the Reforestation Band and/or a violation of this Plan including the associated \$1.50 per square foot penalty unless a written extension is approved by DER Inspector.
- The DER Inspector shall be notified prior to soil preparation or initiation of any tree planting on this site.
- Results of survival checks for all tree plantings shall be reported to the DER Inspector for the site.
- Prior to the issuance of any permits the contractor responsible for soil preparation, site preparation, tree planting and tree maintenance must be identified.

Name: LEO BRUSO
Business Name: LAND & COMMERCIAL, INC. PSP
Address: 14416 OLD MILL ROAD, SUITE 201
UPPER MARLBORO, MD 20772
Phone Number: TELEPHONE: (301) 952-9700

PROJECT NO. 03040	DATE 6/18/06	DESIGNER RJA	DRAWN BY KNC
REV. PER STAFF COMMENTS	1/11/07	6/27/06	12/4/06
REV. FOR STREAM CROSSING AND ADJUST TO COMPENSATE/UPDATE BACKGROUND DATA	3	2	1
CHANGE SIGN POST FROM PRESSURE TREATED 2x4 POST TO 6" U-CHANNEL SIGN POST	4	NO.	NO.
REVISE PER STAFF COMMENTS	NO.	NO.	NO.

Sheet Title: TREE CONSERVATION PLAN TYPE II
FOR ROUGH GRADING & TEMPORARY STREAM CROSSING ONLY

Owner:
LAND & COMMERCIAL, INC. PSP
14416 OLD MILL ROAD, SUITE 201
UPPER MARLBORO, MD 20772
CONTACT: LEO BRUSO
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SHEET 4 of 4