

**WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE
AGENDA**

Wednesday, March 11, 2026 at 1:00 p.m.

**Worcester County Government Center, Third Floor Training Room A
One West Market Street,
Snow Hill, Maryland 21863**

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

I. Call to Order

II. Site Plan Review (§ ZS 1-325)

A. 10109 Mcallister Road – Minor Site Plan Review

Proposed construction of a 7,500 sf. gravel area for a vehicle impoundment lot. Located at 10109 Mcallister Road, Berlin, MD 21811. Tax Map 21, Parcel 32, Tax District 3, C-2 General Commercial District. Stephen & Sharon Machen, owner & applicant / Frank Lynch Jr. & Associates, Inc., surveyor/engineer.

III. Adjourn



DEPARTMENT OF
DEVELOPMENT REVIEW AND PERMITTING

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1201
SNOW HILL, MARYLAND 21863
TEL:410.632.1200 / FAX: 410.632.3008

<http://www.co.worcester.md.us/departments/drp>

ZONING DIVISION
BUILDING DIVISION
BOARD OF LICENSE
COMMISSIONERS

ADMINISTRATIVE DIVISION
CUSTOMER SERVICE DIVISION
TECHNICAL SERVICES DIVISION

WORCESTER COUNTY TECHNICAL REVIEW COMMITTEE MEETING

March 11, 2026

10109 Mcallister Road – Minor Site Plan Review

Proposed construction of a 7,500 sf. gravel area for a vehicle impoundment lot. Located at 10109 Mcallister Road, Berlin, MD 21811. Tax Map 21, Parcel 32, Tax District 3, C-2 General Commercial District. Stephen & Sharon Machen, owner & applicant / Frank Lynch Jr. & Associates, Inc., surveyor/engineer.

Prepared by: Ben Zito, DRP Specialist

Contact: bmzito@worcestermd.gov or (410) 632-1200, extension 1134

Due to recent email scams by an individual impersonating a County employee alleging that unanticipated fees are owed, please know that Development Review and Permitting (DRP) will never require payment by wire transfer. If you receive such an email or call, contact DRP directly at 410-632-1200, and staff will be glad to assist you.

Project Specific Comments: This project is subject to, but not limited to, the following sections of the Zoning and Subdivision Control Article:

§ZS1-210(b)(4)	C-2 General Commercial District, Vehicle, Watercraft, and Equipment Sales and Service Establishments
§ZS1-305	Lot Requirements Generally
§ZS1-306	Access to Structures
§ZS1-319	Access and Traffic Circulation Requirements
§ZS1-320	Off-Street Parking Areas
§ZS1-321	Off-Street Loading Spaces
§ZS1-322	Landscaping and Buffering Requirements
§ZS1-323	Exterior Lighting
§ZS1-324	Signs
§ZS1-325	Site Plan Review
§ZS1-326	Classification of Highways

1. The gravel parking lot will require a \$100 zoning permit from our office, as well as an as-built survey prior to a Certificate of Use and Occupancy being issued.
2. Please clarify if both vehicles and/or boats will be stored on the lot.
3. Staff has determined that no parking is required for the proposed use. If the use of land changes in the future, parking will need to be reevaluated.
4. Staff has determined that a loading space is not required for the proposed use.
5. Please clarify if you will be seeking a waiver from the Planning Commission for the gravel parking areas. Per Code: “All parking areas and vehicular travelways shall be constructed of materials that provide a hard and durable surface that precludes or limits particulate air pollution. Concrete, asphalt, tar and chip, brick, and interlocking paving blocks or stones, including those semi-pervious systems that retain space for vegetation, are acceptable paving materials. Other paving materials and systems, including gravel, stone, stone dust and crushed oyster or clam shells may be permitted by the Planning Commission where these parking areas are supplied and maintained with a binding agent to stabilize the surface and prevent dust. §ZS1-320(f)(1).” <https://ecode360.com/14021049>.
6. Please provide an interparcel connector to the adjacent C-2 properties. §ZS1-319(c)(4). <https://ecode360.com/14021022>.
7. Additional landscape buffering will be required along the property line adjacent to parcel 114 as well as in front of the proposed impoundment lot.
8. Please provide landscape calipers. §ZS1-322(d)(5). <https://ecode360.com/14021098>.
9. Please provide landscape planting and installation details. §ZS1-322(d)(7). <https://ecode360.com/14021100>.
10. Please provide landscape maintenance details. §ZS1-322(d)(8). <https://ecode360.com/14021101>.
11. Please clarify if you will be seeking a waiver from the Planning Commission for the required automatic irrigation system for the landscaping. Per Code: “Each landscaped area must be readily accessible to a water supply. Unless xeriscaping plant material and technologies are employed, all landscaped areas shall provide an automatic irrigation system with rain sensors. Drip irrigation systems are preferred. If an automatic system is not feasible, the Planning Commission at its discretion may approve an alternate watering system to maintain the plant material. §ZS1-322(b)(7).” <https://ecode360.com/14021089>.
12. A maintenance and replacement bond for required landscaping is mandatory for a period not to exceed two (2) years in an amount not to exceed one hundred and twenty-five percent (125%) of the installation cost. A landscape estimate for a nursery will be required to be provided at permit stage to accurately determine the bond amount. §ZS1-322(g). <https://ecode360.com/14021139>
13. A landscape inspection and maintenance agreement shall be recorded in the Land Records. A \$60 check made payable to “Worcester County Clerk of Court” must also be provided with the agreement.
14. Please clarify if the fence will have slats.

15. Please clarify if there will be any proposed signage.
16. Please consider relocating the proposed light fixture so that the light faces the Forest Conservation Easements.
17. Please provide a specification sheet for the proposed lighting.
18. All exterior light fixtures, other than fixtures on the building facade, emitting two thousand fifty lumens or more shall be full-cutoff light fixtures. Such light fixtures are those designed such that no light is projected at or above a ninety-degree plane running through the lowest point of the fixture where the light is emitted and less than ten percent of the rated lumens are projected between ninety and eighty degrees. §ZS1-323(b)(3). <https://ecode360.com/14021148>.

Other Agency Approvals:

1. Written confirmation that the water and sewer requirements have been met will be required to be provided from the Department of Environmental Programs prior to the Department granting signature approval.
2. Written confirmation will also be required from the Department of Environmental Programs Natural Resources Division relative to Critical Area and Stormwater Management requirements prior to the Department granting signature approval.
3. Written confirmation of approval from the County Roads Division and/or State Highway Administration regarding the existing, proposed, or modified commercial entrances on all parcels shall be provided to the Department prior to granting signature approval.

***Please provide a detailed listing of all site plan changes along with any resubmission.**

NEXT STEPS: For a Minor Site Plan - Final approval of the site plan will not be granted until all comments provided to the applicant by the TRC have been addressed on the site plan and associated documents. Once the site plan and other documents have been adjusted, it will need to be resubmitted to the TRC for final signature approval before building/zoning permits will be issued.

The approval of the site plan or the installation of the improvements as required in this Title shall in no case serve to bind the County to accept such improvements for maintenance, repair or operation thereof. Acceptance of improvements shall be subject to applicable County or state regulations.

No public easement, right-of-way or public improvement shall be accepted for dedication unless approved by the County Commissioners. Such approval shall not be given by the County Commissioners until any such easement, right-of-way or improvement complies with all the requirements set forth by the approving body, including such other requirements that the approving body might impose for public utilities, streets, roads, drainage, etc. All improvements accepted for dedication shall be depicted on an instrument to be recorded in the land records of Worcester County.



Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Worcester County Technical Review Committee

From: Joy S. Birch, Natural Resources Planner III 

Subject: March 11, 2026 - Technical Review Committee Meeting

Date: February 20, 2026

- **10109 Mcallister Road – Minor Site Plan Review**

Proposed construction of a 7,500-sf. gravel area for a vehicle impoundment lot. Located at 10109 Mcallister Road, Tax Map 21, Parcel 32, Tax District 3, C-2 General Commercial District, Stephen & Sharon Machen, owner & applicant / Frank Lynch, Jr. & Associates, Inc., surveyor/engineer. This is located outside of the Atlantic Coastal and Chesapeake Bay Critical Area Program. **No Comment.**

Citizens and Government Working Together



Worcester County

Department of Environmental Programs
Environmental Programs Division

Memorandum

To: Technical Review Committee (TRC) for a March 11, 2026 Meeting

From: Environmental Programs Staff

Subject: 10109 McAllister Road Minor Site Plan Review – Tax Map: 21, Parcel: 32

Date: March 6, 2026

Environmental Programs comments are based on the plans submitted. These comments are subject to change every time a change is made to the plans that affect water and/or sewage for this site.

1. Environmental Programs requires a \$150 fee for any Technical Review Committee projects submitted on private water & sewer. This fee will need to be submitted prior to Signature Approval being given on this project.
2. The gravel driveway may need to be relocated when a replacement septic system is necessary.

Citizens and Government Working Together



GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1302
SNOW HILL, MARYLAND 21863-1294
TEL: 410-632-5666
FAX: 410-632-5664

TECHNICAL REVIEW COMMITTEE COMMENTS

PROJECT: **10109 Mcallister Road**

TRC #: **20260093**

LOCATION: **10109 Mcallister Road – Berlin, Maryland 21811**

CONTACT: **Stephen Machen**

MEETING DATE: **March 11, 2026**

COMMENTS BY: **Robert Korb, Jr.**

Chief Deputy Fire Marshal

As you requested, this office has reviewed plans for the above project. Construction shall be in accordance with applicable Worcester County and State of Maryland fire codes. This review is based upon information contained in the submitted TRC plans only, and does not cover unsatisfactory conditions resulting from errors, omissions, or failure to clearly indicate conditions. A full plan review by this office is required prior to the issuance of a building permit. The following comments are noted from a fire protection and life safety standpoint.

Scope of Project:

Proposed construction of a 7,500 sf gravel area for a vehicle impoundment lot.

Specific Comments:

1. No comments at this time.




Worcester County

Department of Environmental Programs
Natural Resources Division

Memorandum

To: Technical Review Committee

From: David Mathers, Natural Resources Planner IV 

Subject: Forest Conservation & Stormwater Management Review

Date: February 20, 2026

Date of Meeting: March 11, 2026

Project: 10109 Mcallister Road

Location: 10109 Mcallister Road, Tax Map: 21, Parcel: 32

Owner/Developer: Stephen & Sharon Machen

Surveyor/Engineer: Frank Lynch Jr. & Associates, Inc.

This project is subject to the Worcester County Forest Conservation Law. A Forest Conservation Application and fee have been submitted. A Forest Stand Delineation (FSD) has been submitted and approved. A Forest Conservation Plan (FCP) must be approved prior to this project receiving Signature Plan Approval.

The net tract area is 3.22 acres with no forest located within the net tract area. With an afforestation threshold of 15 percent and conservation threshold of 15 percent, the afforestation requirement is 0.48 acres. Compliance with the Forest Conservation Law will be provided for by on-site planting of 0.48 acres of forest within a Forest Conservation easement.

This project is subject to the Worcester County Stormwater Ordinance. The project has obtained Stormwater Concept Plan approval. Stormwater Final Plan approval must be received prior to this project receiving Signature Plan approval.

All projects over one acre shall be required to file for a General Permit/Notice of Intent (NOI) for construction activity through Maryland Department of Environment. This is mandated through the Environmental Protection Agency's (EPA) National Pollutant Discharge Elimination

Citizens and Government Working Together

System (NPDES). Any permits to be issued by Worcester County for disturbance that exceeds one acre will not be issued without NOI authorization being obtained prior to.

Citizens and Government Working Together

WORCESTER COUNTY GOVERNMENT CENTER 1 WEST MARKET STREET, ROOM 1306 SNOW HILL, MARYLAND 21863
TEL: 410-632-1220 FAX: 410-632-2012



DEPARTMENT OF
ENVIRONMENTAL PROGRAMS

Worcester County

GOVERNMENT CENTER
ONE WEST MARKET STREET, ROOM 1306
SNOW HILL, MARYLAND 21863
TEL: 410.632.1220 / FAX: 410.632.2012

LAND PRESERVATION PROGRAMS
STORMWATER MANAGEMENT
SEDIMENT AND EROSION CONTROL
SHORELINE CONSTRUCTION
AGRICULTURAL PRESERVATION
ADVISORY BOARD

WELL & SEPTIC
WATER & SEWER PLANNING
PLUMBING & GAS
CRITICAL AREAS
FOREST CONSERVATION
COMMUNITY HYGIENE

MEMORANDUM

DATE: January 1, 2024
TO: Applicant
FROM: David M. Bradford, Deputy Director
SUBJECT: Stormwater/Sediment Erosion Control Plan/Permit

Please note, if a Stormwater plan is approved by this office and does not include phasing, the corresponding permit can only receive Stormwater Final approval once all improvements are completed and the entire site is stabilized. This includes properties which have multiple Building or Zoning permits associated with the Stormwater plans. If a Stormwater Bond is required per the permit, the bond will only be released once a Stormwater Final approval takes place.

Additionally, if pervious pavement (i.e. asphalt, concrete) is proposed as a Stormwater Best Management Practice (BMP), an engineer will be required to ensure that this BMP is installed per the approved plan and the correct sequence is detailed on approved plans. Furthermore, all site disturbance must be stabilized prior to beginning the BMP installation process to avoid any contamination or performance issues. If components of the BMP become contaminated, excavation may be required. A detail/schematic must be site specific and reflect how associated sub drains are connected to piping and also illustrate all material being used in subgrade when using this BMP.

If you have any questions, please feel free to contact the Deputy Director, David Bradford, at (410) 632-1220, ext. 1143.

RE: 3/11/26 TRC - Meeting Room Moved to Third Floor Training Room A

From Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>

Date Thu 3/5/2026 10:44 AM

To Benjamin M. Zito <bmzito@worcestermd.gov>

Ben,

No comment from W/WW. I don't not see any request for water or wastewater service on the drawings.

Thanks

Lee Beauchamp, PE

Water & Wastewater Superintendent

Worcester County Public Works

Office Phone: (410) 641-5251 x2439

Work Cell: (410) 430-2366

Email: lrbeauchamp@worcestermd.gov



From: Benjamin M. Zito <bmzito@worcestermd.gov>

Sent: Thursday, March 5, 2026 10:34 AM

To: Lee R. Beauchamp <lrbeauchamp@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>

Subject: Re: 3/11/26 TRC - Meeting Room Moved to Third Floor Training Room A

All,

Please let me know if your department has any comments for this attached Mcallister Road site plan by tomorrow. If I do not receive any, I will assume there is no comment/objection to the site plan as proposed.

Thanks,

Ben Zito

DRP Specialist III

Dept. of Development, Review and Permitting

Worcester County Government

One West Market Street, Room 1201

Snow Hill, MD 21863

(410) 632-1200, ext. 1134

RE: 3/11/26 TRC Agenda and Materials

From Jeffrey Fritts <JFritts@mdot.maryland.gov>
Date Wed 2/25/2026 1:58 PM
To Benjamin M. Zito <bmzito@worcestermd.gov>
Cc Kristen Tremblay <ktremblay@worcestermd.gov>

Hello,

SHA has no objections to:

- B&C Business Park add a new 9,000 sf contractor building
- 10109 Mcallister Rd. 7,500sf gravel area for vehicle impoundment lot

Feel free to contact our office with any questions

Thanks,



mdot.maryland.gov

Jeff Fritts
Access Management
Regional Engineer
410.677.4039 **office**
443.397.5063 **mobile**
Jfritts@mdot.maryland.gov
**Maryland Department of
Transportation**
660 West Road, Salisbury, MD
21801

From: Benjamin M. Zito <bmzito@worcestermd.gov>
Sent: Friday, February 20, 2026 10:49 AM
To: Kristen Tremblay <ktremblay@worcestermd.gov>; Brian M. Soper <bmsoper@worcestermd.gov>; Cathy Zirkle <czirkle@worcestermd.gov>; Dallas Baker <dbaker@worcestermd.gov>; Daniel Wilson <DWilson12@mdot.maryland.gov>; David M. Bradford <dbradford@worcestermd.gov>; David Mathers <dmathers@worcestermd.gov>; Gary R. Pusey <grpusey@worcestermd.gov>; Jeffrey Fritts <JFritts@mdot.maryland.gov>; Jennifer Keener <jkkeener@worcestermd.gov>; Joy Birch <jbirch@worcestermd.gov>; Kevin Lynch <klynch@worcestermd.gov>; Laurie Bew <lbew@worcestermd.gov>; Lisa Lawrence <llawrence@worcestermd.gov>; Mmknight@comcast.net; Matt Owens <mowens@worcestermd.gov>; Matthew Laick <mllaick@worcestermd.gov>; Paul Miller <pmiller@worcestermd.gov>; Robert Korb Jr. <rkorb@worcestermd.gov>; Robert Mitchell <bmitchell@worcestermd.gov>; Stuart White <swhite@worcestermd.gov>; Kelly Henry <khenry@worcestermd.gov>; Lee R. Beauchamp <lbeauchamp@worcestermd.gov>; Jana B. Potvin <jbpotvin@worcestermd.gov>; Shane L. Odegaard <sodegaard@worcestermd.gov>
Subject: 3/11/26 TRC Agenda and Materials

All,

THE INFORMATION CONTAINED ON THESE PLANS, PLATS OR OTHER DOCUMENTS IS PROVIDED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON, AND IS SUBJECT TO THE CLIENT'S AND/OR WORK PRODUCT PRIVILEGE. ANY AMENDMENTS, CORRECTIONS, COPIES OR DISTRIBUTION IS STRICTLY PROHIBITED UNLESS AUTHORIZED IN WRITING BY FRANK G. LYNCH JR. AND ASSOCIATES, INC.

PARCEL 86
CHARLES HERBERT JR. & MARTHA COLLINS
DEED : 4284/366
USE : RESIDENTIAL
TAX ID#03-011410
ZONED : E-1

PARCEL 87
CHARLES HERBERT JR. & MARTHA COLLINS
DEED : 4284/366
USE : RESIDENTIAL
TAX ID#03-011429
C-2

PARCEL 88
JOSEPH W. & MARTHA COLLINS
DEED : 784/355
USE : RESIDENTIAL
TAX ID#03-010724
C-2

EXTERIOR LIGHTING

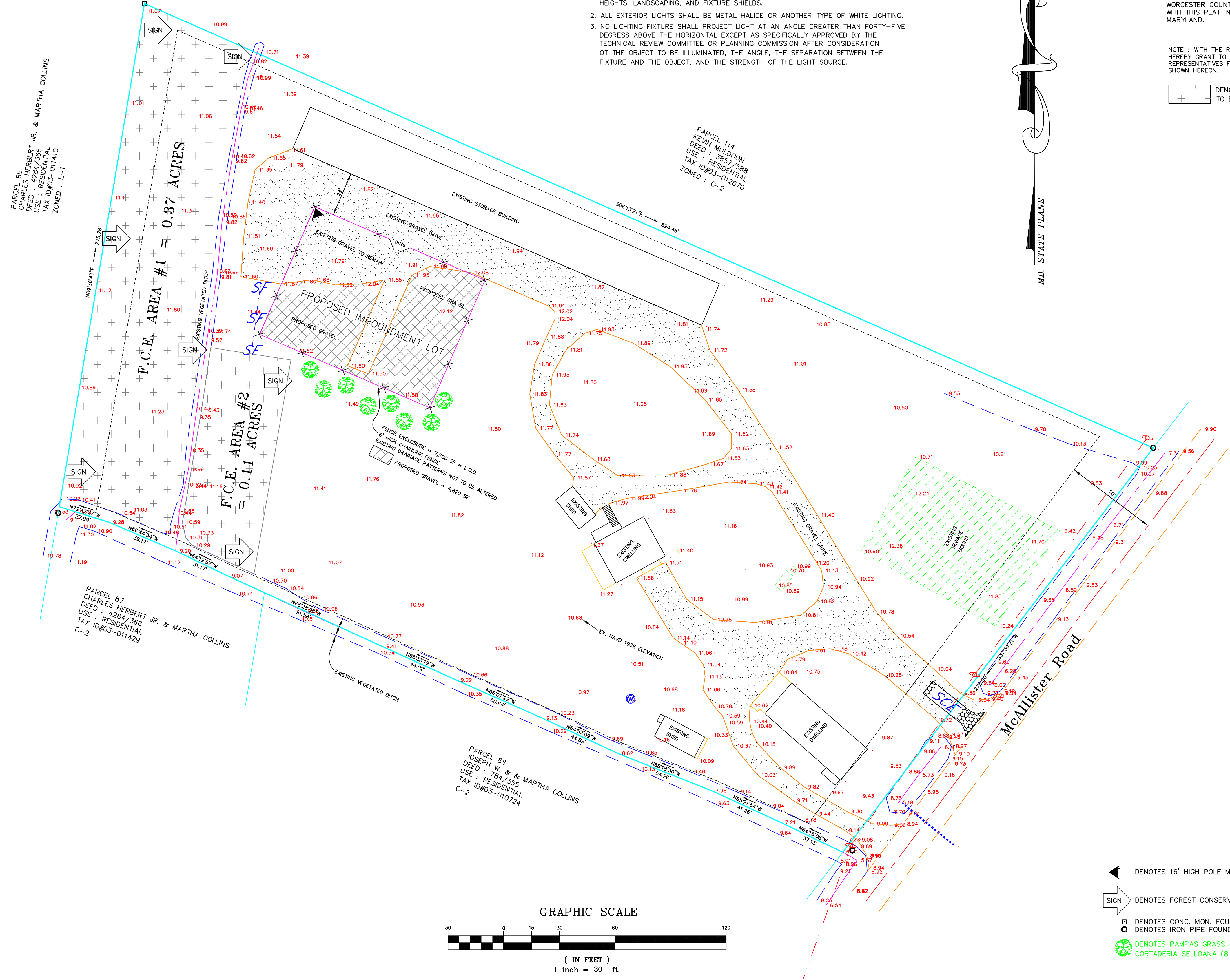
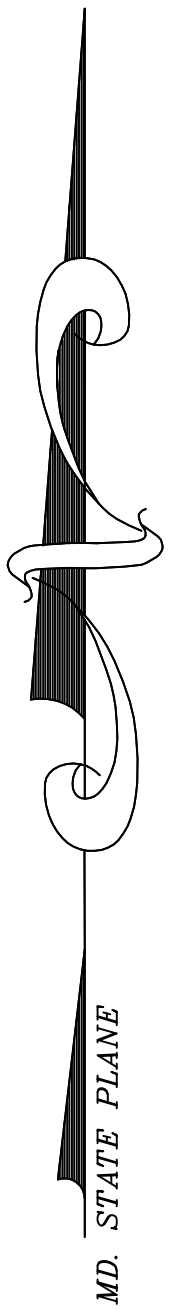
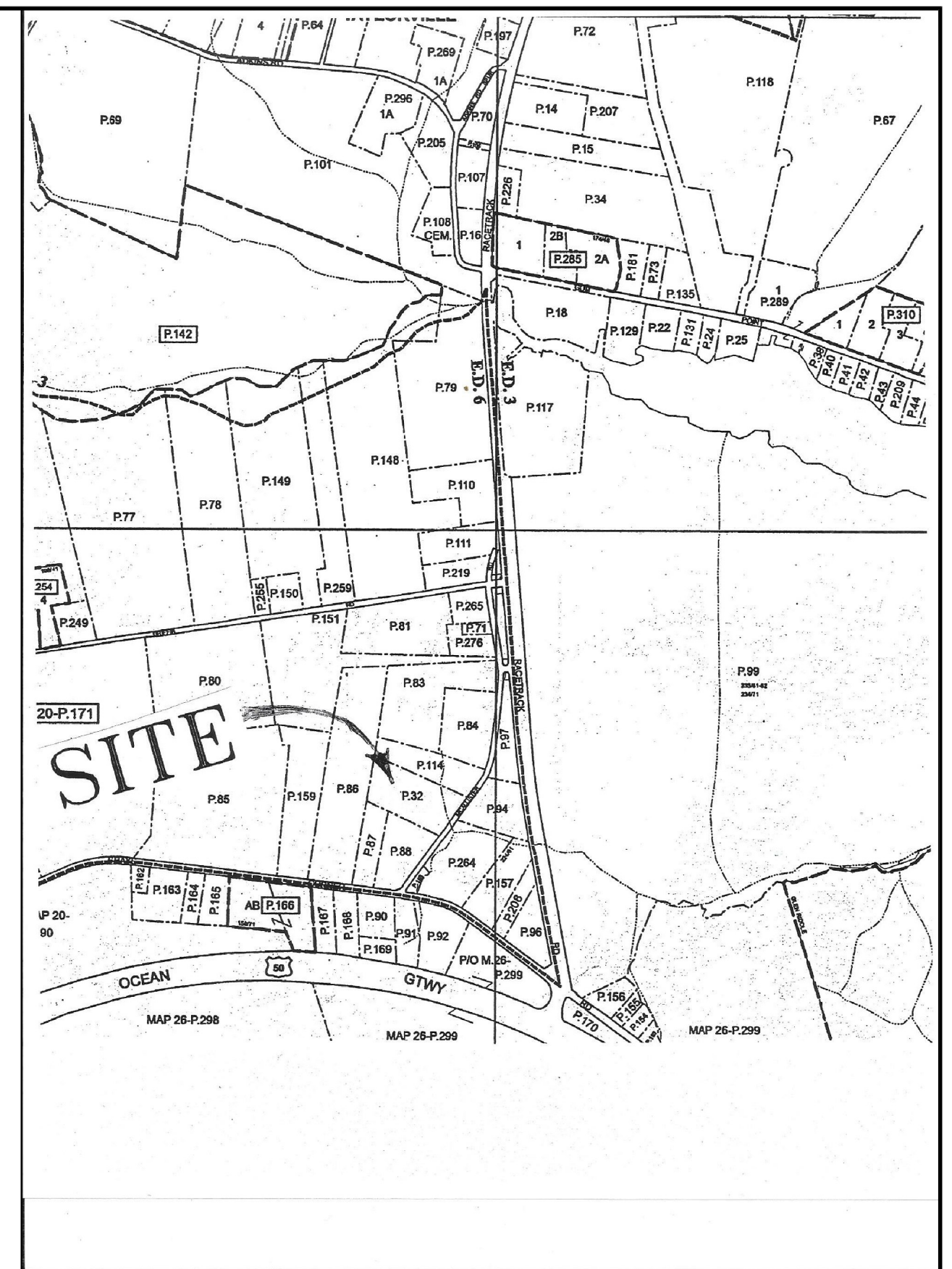
1. ALL LIGHTING, INCLUDING EXTERIOR LIGHTS, SIGNS, BUILDING LIGHTING, PARKING LOT LIGHTING, STREETLIGHTS AND LIGHTING NECESSARY FOR THE SAFETY AND PROTECTION OF PROPERTY, SHALL BE DIRECTED, CONTROLLED AND FOCUSED WITHIN THE SITE'S PROPERTY LINES TO MINIMIZE GLARE AND ILLUMINATION OF NEIGHBORING PROPERTIES, PROTECT THE NIGHT SKY FROM LIGHT POLLUTION, AND SPECIFICALLY TO DIRECT THE LIGHT AWAY FROM ADJOINING LOTS OR ROADS. LIGHT QUALITY AND INTENSITY SHALL BE CONTROLLED AND SHALL NOT PRODUCE GLARE THAT REDUCES THE VISIBILITY OF THE SURROUNDING BUILDINGS. LIGHT TRESPASS (SPILLOVER LIGHTING) ONTO ADJACENT PROPERTIES AND GLARE ONTO ROADWAYS ARE NOT PERMITTED. THIS PROHIBITION APPLIES TO ALL BUILDING AND SITE LIGHTING AND SHALL BE ADDRESSED THROUGH APPROPRIATE LUMINAIRE INTENSITIES, MOUNTING HEIGHTS, LANDSCAPING, AND FIXTURE SHIELDS.
2. ALL EXTERIOR LIGHTS SHALL BE METAL HALIDE OR ANOTHER TYPE OF WHITE LIGHTING.
3. NO LIGHTING FIXTURE SHALL PROJECT LIGHT AT AN ANGLE GREATER THAN FORTY-FIVE DEGREES ABOVE THE HORIZONTAL EXCEPT AS SPECIFICALLY APPROVED BY THE TECHNICAL REVIEW COMMITTEE OR PLANNING COMMISSION AFTER CONSIDERATION OF THE OBJECT TO BE ILLUMINATED, THE ANGLE, THE SEPARATION BETWEEN THE FIXTURE AND THE OBJECT, AND THE STRENGTH OF THE LIGHT SOURCE.

FOREST CONSERVATION NOTE

THIS SITE IS SUBJECT TO THE WORCESTER COUNTY FOREST CONSERVATION LAW. THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION PLAN NO. _____ THIS SITE HAS BEEN SUBJECT TO A REGULATED ACTIVITY UNDER THE WORCESTER COUNTY FOREST CONSERVATION LAW. APPROVAL OF THIS SITE FOR A REGULATED ACTIVITY SHALL BE SUBJECT TO THE COUNTY FOREST CONSERVATION LAW. A FOREST CONSERVATION PLAN HAS BEEN APPROVED AND IS ON FILE WITH THE DEPARTMENT OF PLANNING, PERMITS AND INSPECTIONS. A PERPETUAL PROTECTIVE AGREEMENT, DEED OF FOREST CONSERVATION EASEMENT, WORCESTER COUNTY, MARYLAND WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT IN THE LAND RECORDS OF WORCESTER COUNTY, MARYLAND.

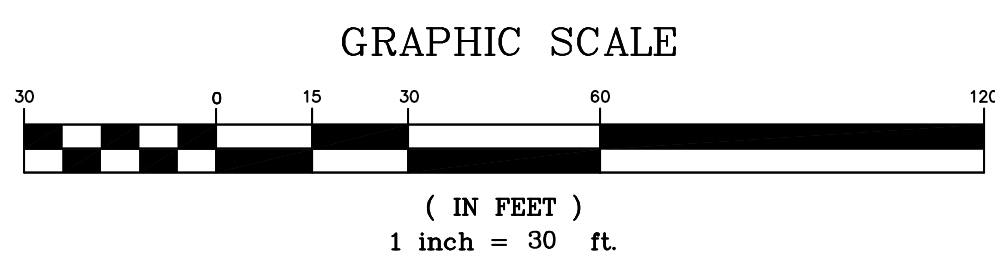
NOTE : WITH THE RECORDING OF THIS PLAT THE PROPERTY OWNER DOES HEREBY GRANT TO WORCESTER COUNTY OFFICIALS AND/OR THEIR REPRESENTATIVES FREE ACCESS TO ANY FOREST CONSERVATION AREA AS SHOWN HEREON.

☒ DENOTES FOREST CONSERVATION EASEMENT AREA = 0.48 ACRES TO BE PLANTED



GENERAL NOTES

1. LOT AREA : 3.22 ACRES
2. EX. ZONING: C-2
ZONING SETBACKS:
FRONT: 50' FROM CL ROAD, SIDES: 6', REAR: 20'
3. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 24047C0160H DATED 7-16-2015 THIS SUBDIVISION IS LOCATED IN ZONE X.
4. SITE ADDRESS : 10109 McALLISTER ROAD, BERLIN, MD. 21811
5. PROPOSED USE : IMPOUNDMENT LOT (STORAGE OF VEHICLES)
6. NO FOREST ARE ON SITE
7. SITE LOCATED IN 2130103 ISLE OF WIGHT BAY DRAINAGE
8. SOILS ARE FALLSINGTON (FA) - CLASS B



- ◀ DENOTES 16" HIGH POLE MOUNTED LIGHT
- SIGN DENOTES FOREST CONSERVATION EASEMENT SIGN (7 SHOWN)
- ◻ DENOTES CONC. MON. FOUND
- DENOTES IRON PIPE FOUND
- ☒ DENOTES PAMPAS GRASS - 6' TO 14' AT MATURITY
- ☒ DENOTES CORTADERIA SELLOANA (8 SHOWN)

#	REVISION	DATE	CHKD	PROJECT	TITLE
				LANDS OF STEPHEN & SHARON MACHEN	PROPOSED IMPOUNDMENT LOT

LANDS OF STEPHEN & SHARON MACHEN
THIRD TAX DISTRICT, WORCESTER COUNTY, MARYLAND
PARCEL 32 - TAX MAP 21
TAX ID#03-011291
DEED : 1457/504

TITLE
PROPOSED IMPOUNDMENT LOT

PROFESSIONAL SEAL
EXPIRES 2-21-2028

Frank G. Lynch, Jr. & Associates, Inc.
SURVEYING - LAND PLANNING
10535 RACETRACK ROAD - BERLIN, MARYLAND 21811
(410) 641-5353 • 641-5773

DESIGNED BY	N/A	SURVEYED BY	FGL3/PL	FILE NO.:	12618-26
DRAWN BY	F.G.L. JR.	DATE	2-11-2026	SHEET 2 OF 2	
CHECKED BY	FRANK G. LYNCH	SCALE	1" = 30'		