

# MINOR SUBDIVISION AND SIMPLIFIED FOREST CONSERVATION PLAN ON THE LANDS OF MUSHTAQ A. & SHAHNAZ B. KAYANI

STATE OF MARYLAND CAROLINE COUNTY  
FILED FOR RECORD

At 9:50 o'clock am on 8/25/2021  
and duly recorded in Liber TB 183  
Folio 39 one of the PLAT  
record books for the aforesaid and  
Jenny B. Ward Clerk  
Recording Fee 5



**AGRICULTURAL COMPATIBILITY STATEMENT**

THIS PROPERTY IS IN AN AGRICULTURAL AREA AND EACH LOT OWNER, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE NO BASIS FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES WHICH MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY. THESE EFFECTS INCLUDE BUT ARE NOT LIMITED TO NOISE, ODOR, VIBRATION, FUMES, DUST OR GLARE. THE LOT OWNER SHALL ACCEPT THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

**CHESAPEAKE BAY CRITICAL AREA STATEMENT**

THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

**SEDIMENT & EROSION CONTROL STATEMENT**

ANY LAND CLEARING, GRADING, OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF CAROLINE COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE CAROLINE COUNTY SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE CAROLINE COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, PURSUANT TO ENVIRONMENTAL ARTICLE, TITLE 4, SUBTITLE 1 OF THE ANNOTATED CODE OF MARYLAND AND COMAR 26.17.01.

**ASSIGNMENT OF REMAINING DEVELOPMENT RIGHTS**

PER THE CODE OF PUBLIC LAWS OF CAROLINE COUNTY MARYLAND 175-38 DEVELOPMENT RIGHTS IN R, RURAL DISTRICT ONE REMAINING SUBDIVISION RIGHTS (LOTS) EXIST ON THE RESIDUAL OF THE PROPERTY. IF THE RESIDUE OF THESE POTENTIAL ADDITIONAL SUBDIVISIONS IS LESS THAN 20 ACRES, IT SHALL BE COUNTED AS ONE OF THE ONE REMAINING SUBDIVISION RIGHTS (LOTS). THIS IS WITHOUT CONSIDERATION OF OTHER POTENTIALLY BINDING EASEMENTS, AND APPLICABLE STATE AND COUNTY CODE, WHICH MAY RESTRICT THE CREATION AND DEVELOPMENT OF THESE LOTS.

**SEWAGE RESERVE AREA NOTE**

THE SEWAGE RESERVE AREA (SRA) SHOWN HEREON MUST REMAIN UNDISTURBED FOR SEWAGE DISPOSAL PURPOSES ONLY. THIS AREA SHALL BE EXCLUSIVE OF BUILDINGS, EASEMENTS, RIGHT-OF-WAY, OR ANY OTHER PERMANENT OR PHYSICAL OBJECTS. ANY CONSTRUCTION ACTIVITY OR OTHER USE THAT MAY ADVERSELY AFFECT THIS USE AS A SEWAGE RESERVE AREA MAY RENDER ANY OR ALL HEALTH DEPARTMENT APPROVALS NULL AND VOID.

**WETLANDS NOTE**

TIDAL OR NON-TIDAL WETLANDS MAY EXIST ON THIS PROPERTY. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR THE DEVELOPER TO COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND PERMITS FOR WETLANDS.

**PURPOSE STATEMENT**

THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS OF RECORD FOR RESIDENTIAL PURPOSES.

**LOT HISTORY STATEMENT**

THERE HAVE BEEN NO PREVIOUS OR PRIOR LOTS SUBDIVIDED FROM THIS ORIGINAL PARCEL AFTER NOVEMBER 30, 1972.

**SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION PLAN NARRATIVE**

THE SITE IS LOCATED ON CLARK CANNING HOUSE ROAD, IN CAROLINE COUNTY, MARYLAND. THE TOTAL AREA UNDER CONSIDERATION IS 6.17 ACRES WHICH INCLUDES LOTS 1, 2 AND 3. THE LOTS ARE BEING CREATED BY A SUBDIVISION OF THE PROPERTY OWNED BY MUSHTAQ A. KAYANI AND SHAHNAZ B. KAYANI. THE REQUIRED PLANTING FOR THE THREE LOTS WILL BE PLACED IN THE REMAINING LANDS (21.253 ACRES) OF THE SUBDIVISION TO PROVIDE SCREENING FOR THE PROPOSED LOTS. ALL LAND IS CURRENTLY STILL UNDER THE OWNERSHIP OF MUSHTAQ A. KAYANI AND SHAHNAZ B. KAYANI.

THERE IS NO CLEARING PROPOSED.

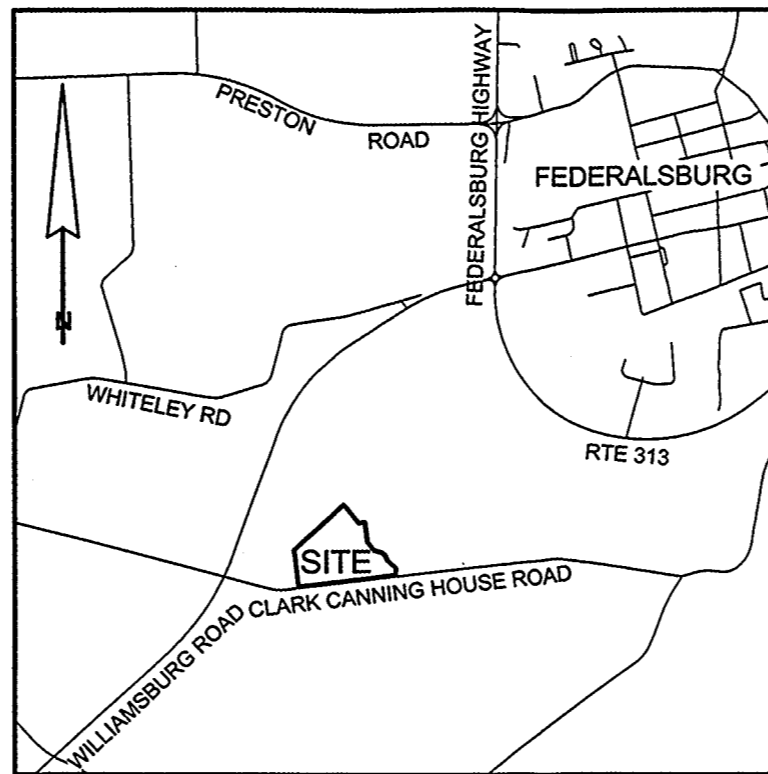
THE FOREST CONSERVATION AREA AS SHOWN ON THE PLAT IS SUBJECT TO A LONG TERM PROTECTIVE AGREEMENT TO BE RECORDED WITH THE FINAL PLAT IN THE LAND RECORDS OF CAROLINE COUNTY, MARYLAND. THIS AGREEMENT, WHICH IS IN COMPLIANCE WITH THE CAROLINE COUNTY FOREST CONSERVATION ORDINANCE, AND UNLESS SPECIFICALLY NOTED, PRECLUDES MOWING, TRIMMING, CLEANING, REMOVAL OR OTHERWISE DESTRUCTION OF ANY FOREST PLANTS. THIS AGREEMENT RUNS PERPETUAL WITH THE PROPERTY, AND IS BINDING UPON THE OWNER(S), OCCUPANTS, AND THEIR REPRESENTATIVES, HEIRS, SUCCESSORS, AND ASSIGNS. THIS AGREEMENT MUST BE DISCLOSED IN ANY SUBSEQUENT SALE, CONTRACT, LEASE, MORTGAGE, DEED OR OTHER LEGAL INSTRUMENT.

THE CAROLINE COUNTY OFFICE OF PLANNING AND ZONING RESERVES THE RIGHT TO INSPECT THE FOREST CONSERVATION AREA AT ANY FUTURE DATE, WITH PRE-NOTIFICATION OF THE PROPERTY OWNER OR THEIR REPRESENTATIVE, AND TO ENFORCE THE PROVISIONS OF THE PLANTING AGREEMENT AND/OR THE LONG TERM PROTECTIVE DEED OF FOREST CONSERVATION EASEMENT AT ANY TIME.

**SURETY CALCULATIONS AND COSTS:**

AFFORESTATION AREA:	0.84 ACRES
REQUIRED PLANTING:	588 WHIPS
MATERIALS COST:	\$588
LABOR COST:	\$1,764
10% SURETY:	\$176
<b>TOTAL SURETY:</b>	<b>\$1,940</b>

\*NOTE: TREES WILL BE PLANTED WHEN WHIPS ARE AVAILABLE FOR PURCHASE FROM AYTON STATE TREE NURSERY.



VICINITY MAP  
SCALE: 1" = 3,000'

**OWNER'S CERTIFICATE AND DEDICATION**

WE, MUSHTAQ A. KAYANI AND SHAHNAZ B. KAYANI, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. WE, HEREBY DEDICATE TO PUBLIC USE ALL ROADS, STREETS, WALKWAYS AND OPEN SPACE SHOWN HEREON, UNLESS OTHERWISE NOTED ON THIS PLAT. WE (I), CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS HEREIN INDICATED. AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH TO THE BEST OF MY (OUR) KNOWLEDGE.

Mushtaq A. Kayani  
MUSHTAQ A. KAYANI DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 30<sup>th</sup> DAY OF June 2021.

Teresa Cochrun  
Notary Public  
Talbot County, MD

Shahnaz B. Kayani  
SHAHNAZ B. KAYANI DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 30<sup>th</sup> DAY OF June 2021.

Teresa Cochrun  
Notary Public  
Talbot County, MD

THIS FCP PLAT HAS BEEN REVIEWED AND IS APPROVED ON  
8-19, 2021

Amothy R. Hartemiller  
FOREST CONSERVATION AGENT, CAROLINE COUNTY

THIS FOREST STAND DELINEATION/FOREST CONSERVATION PLAN IS PREPARED BY KYLE A. KOWALCZYK OF RAUCH INC. WHO MEETS THE FORESTRY REQUIREMENTS OF MARYLAND COMAR 08.19.01.16 AND IS APPROVED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES, FOREST CONSERVATION PROGRAM, AS A PROFESSIONAL QUALIFIED TO CONDUCT FSD/FCP.

Kyle A. Kowalczyk  
KYLE A. KOWALCZYK DATE  
6/23/2021

**NOTES**

- PROPERTY OWNERS:  
MUSHTAQ A. KAYANI  
SHAHNAZ B. KAYANI  
5132 CLARK CANNING HOUSE ROAD  
FEDERALSBURG, MD 21632
- PROPERTY LOCATION:  
CAROLINE COUNTY TAX MAP 65, GRID 1, PARCEL 45  
DORCHESTER COUNTY TAX MAP 7, GRID 1, PARCEL 142
- CURRENT DEED REFERENCE:  
CAROLINE COUNTY 1185/321  
DORCHESTER COUNTY 1304/241
- CURRENT PLAT REFERENCE  
CAROLINE COUNTY 147/579
- CURRENT ZONING  
CAROLINE COUNTY "R" RURAL  
DORCHESTER COUNTY "AC" AGRICULTURAL  
CONSERVATION
- NO PERMANENT STRUCTURES ARE PERMITTED IN THE SEPTIC RESERVE AREA.
- IN-GROUND SWIMMING POOLS ARE NOT PERMITTED LESS THAN 25' FROM SEPTIC RESERVE AREA.
- THERE ARE NO WELL OR SEPTIC SYSTEMS WITHIN 150' OF PROPERTY LINES UNLESS OTHERWISE SHOWN.
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24011C0345D WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 FOR CAROLINE COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY NOT BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

**BUILDING SETBACKS**

	CAROLINE COUNTY	DORCHESTER COUNTY
FRONT	40'	40'
SIDE	25'	20'
REAR	30'	50'

**APPROVALS**

THIS SUBDIVISION IS APPROVED FOR INTERIM INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IN ACCORDANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN. THE APPLICANT OR ANY FUTURE OWNER MUST DISCONTINUE USE OF THESE INDIVIDUAL SYSTEMS AND CONNECT COMMUNITY SYSTEMS WHEN THEY BECOME AVAILABLE. THE SUBDIVISION SHOWN HEREON IS APPROVED AS BEING IN CONFORMANCE WITH THE CAROLINE COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN.

APPROVED: Robbin R. Palmer DATE: 8/16/21  
CAROLINE COUNTY APPROVING AUTHORITY

APPROVED: [Signature] DATE: 8/16/21  
CAROLINE COUNTY ZONING ADMINISTRATOR

**SURVEYOR'S CERTIFICATE**

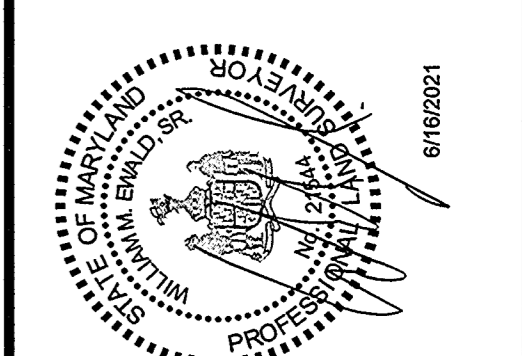
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM MARTIN L. GOOZMAN AND JEFFREY W. BERNSTEIN, SUBSTITUTE TRUSTEES, TO MUSHTAQ A. KAYANI AND SHAHNAZ B. KAYANI BY DEED DATED DECEMBER 10, 2015 IN LIBER F.D.M. 1185, FOLIO 321 AND THAT THE REQUIREMENTS OF THE CAROLINE COUNTY SUBDIVISION REGULATIONS AND THE REAL PROPERTY ARTICLE, TITLE 3, SUBTITLE 108, AS ENACTED OR AMENDED, SO FAR AS THEY MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR WAS UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.12 AND 09.13.06.06 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND.

William M. Ewald/Sr.  
WILLIAM M. EWALD/SR.  
PROFESSIONAL LAND SURVEYOR #21544  
(EXPIRATION/RENEWAL DATE 12/22/2021)  
DATE: 6/16/2021

**TITLE SHEET**  
 CO-21-01 EXHIBIT A  
 ON THE LANDS OF  
**MUSHTAQ A. & SHAHNAZ B. KAYANI**  
 STATE OF MARYLAND  
 CAROLINE COUNTY  
 FEDERALSBURG, MD 21632  
 PREPARED FOR: MUSHTAQ A. & SHAHNAZ B. KAYANI

**RAUCH INC.**  
 engineering design &  
 development services  
 office: 410.770.9081 | fax: 410.770.3667  
 email: design@raucheng.com | web: www.raucheng.com  
 address: 105 N. Harrison St. - Easton, MD 21601



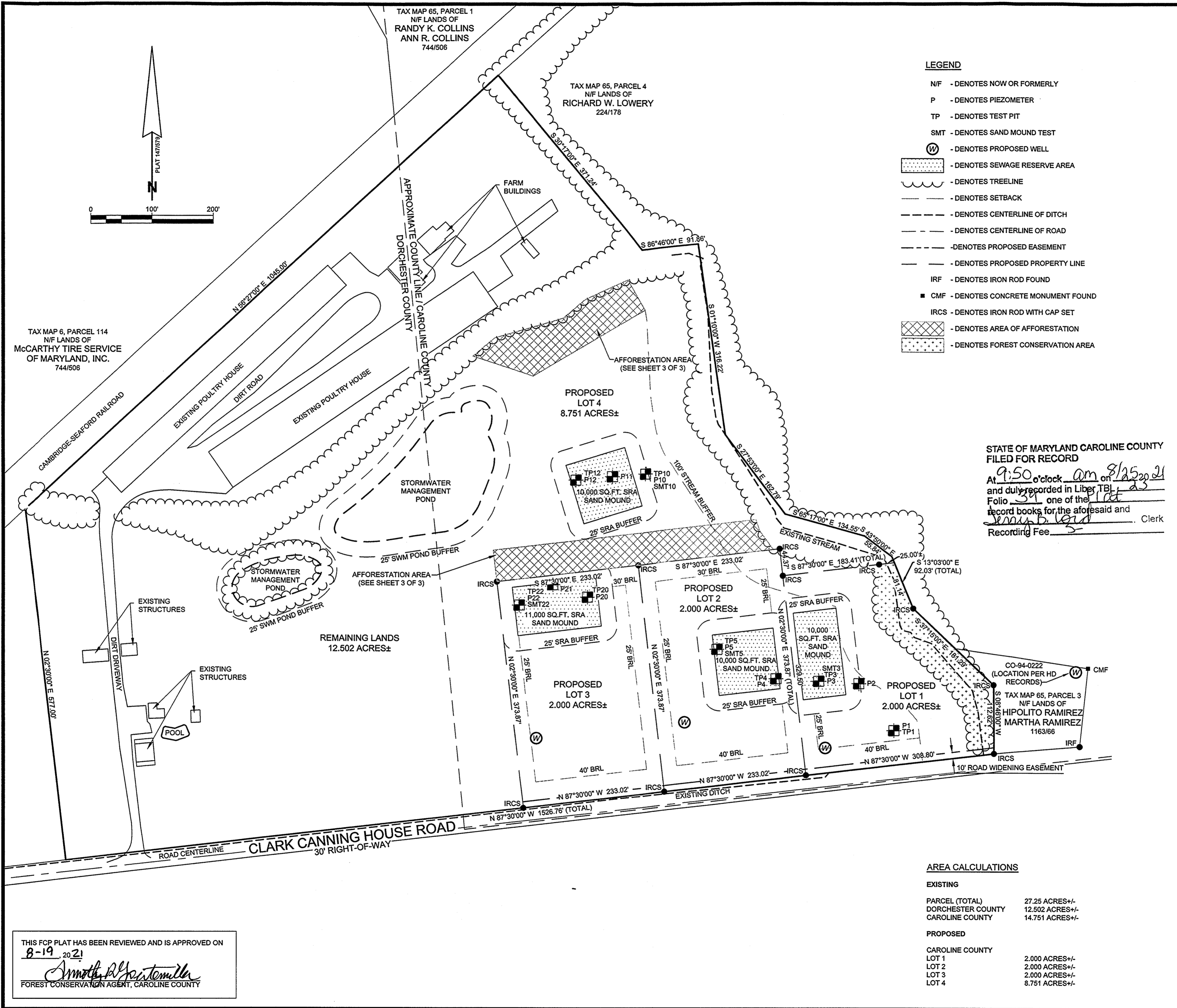
SCALE	DRAWN BY COCHRUN/BONNETT
DATE	DESIGNED BY
OCTOBER 2020	APPROVED BY
DATE	REVISION
02/24/21	REVISED PER COMMENTS
04/07/21	REVISED PER COMMENTS
06/16/21	REVISED PER COMMENTS
SHEET NO	

P243245

MSA S1038-3246-1

CAROLINE COUNTY CIRCUIT COURT (Subdivision Plats, City Plat Book TBL-23, P. 39A-39C, MSA S1236-3246 - Date available 2021/08/25 - Printed 08/17/2022.





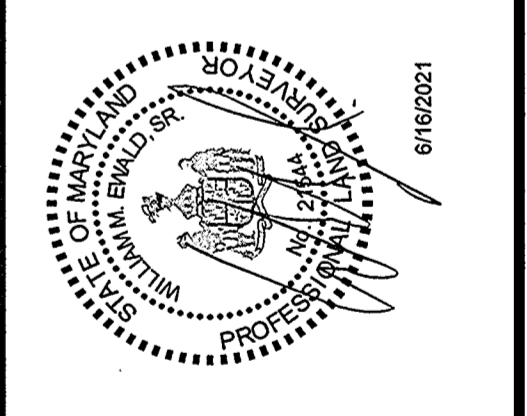
MINOR SUBDIVISION  
CO-21-01 EXHIBIT A  
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CAROLINE TAX MAP 65, GRID 1, PARCEL 45; DORCHESTER TAX MAP 7, GRID 1, PARCEL 142  
FIFTH ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND  
TWELFTH ELECTION DISTRICT, DORCHESTER COUNTY, MARYLAND  
PREPARED FOR: MUSHTAQ A. & SHAHNAZ B. KAYANI

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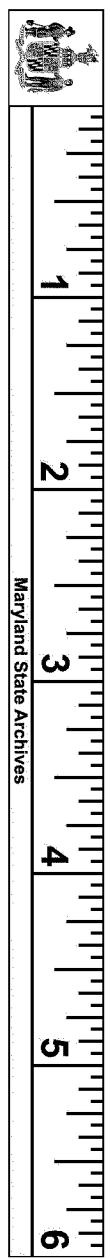
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DATE	04/07/21	REVISION	REVISED PER COMMENTS
DATE	06/16/21	REVISION	REVISED PER COMMENTS
SHEET NO	2 OF 3		

THIS FCP PLAT HAS BEEN REVIEWED AND IS APPROVED ON  
8-19-2021  
*Amathy R. G. Stomilla*  
FOREST CONSERVATION AGENT, CAROLINE COUNTY

7243246

MSA S1238-3246-2





**FOREST CONSERVATION AREAS**

LINE	BEARING	DISTANCE
L1	N 06°37'12" W	52.02'
L2	N 83°22'48" E	432.83'
L3	S 18°58'55" E	19.73'
L4	S 36°08'24" E	37.63'
L5	S 83°22'48" W	455.60'
L6	N 71°42'55" W	102.83'
L7	N 49°23'51" E	46.02'
L8	N 73°44'06" E	116.53'
L9	N 49°50'28" E	48.08'
L10	N 65°22'09" E	76.36'
L11	S 30°20'42" E	56.91'
L12	S 59°28'07" W	213.71'
L13	S 22°10'12" E	81.14'
L14	S 46°22'12" E	132.53'
L15	S 33°30'35" E	29.47'
L16	S 07°28'39" E	102.37'
L17	S 47°18'16" W	22.42'
L18	N 78°26'51" W	14.32'
L19	N 03°07'31" W	35.11'
L20	N 09°34'02" W	30.71'
L21	N 36°06'15" W	46.55'
L22	N 46°13'53" W	64.05'
L23	N 48°12'22" W	94.51'
L24	N 06°38'19" W	35.32'
L25	N 08°26'08" E	22.27'
L26	N 00°00'00" W	18.77'
L27	N 38°04'01" W	18.41'
L28	N 83°22'48" E	37.95'

TOTAL AREA = 55,291 SQ.FT. ±

TAX MAP 6, PARCEL 114  
N/F LANDS OF  
McCARTHY TIRE SERVICE  
OF MARYLAND, INC.  
744/506

TAX MAP 65, PARCEL 1  
N/F LANDS OF  
RANDY K. COLLINS  
ANN R. COLLINS  
744/506

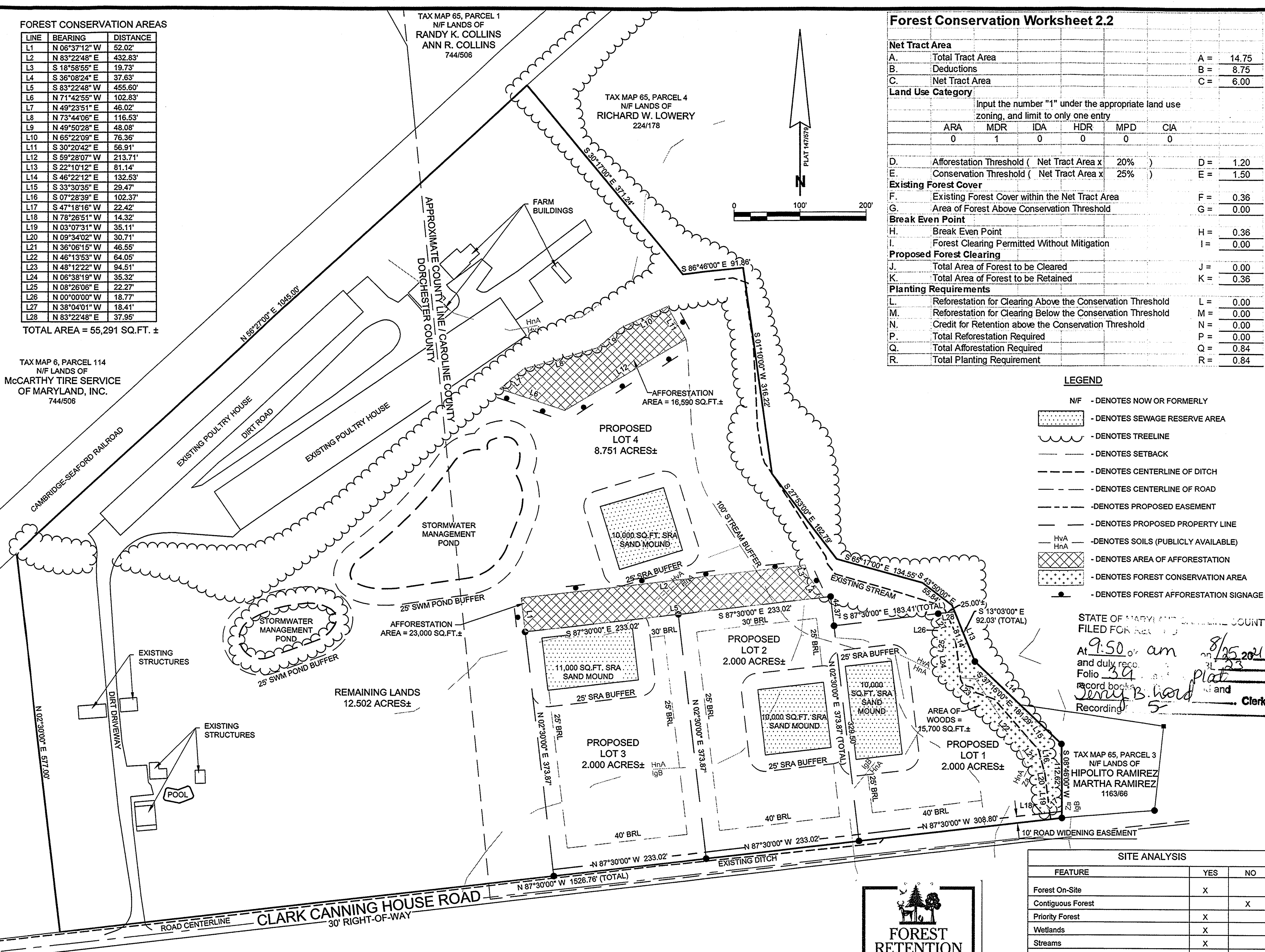
TAX MAP 65, PARCEL 4  
N/F LANDS OF  
RICHARD W. LOWERY  
224/178

**Forest Conservation Worksheet 2.2**

<b>Net Tract Area</b>			
A.	Total Tract Area	A =	14.75
B.	Deductions	B =	8.75
C.	Net Tract Area	C =	6.00
<b>Land Use Category</b>		Input the number "1" under the appropriate land use zoning, and limit to only one entry	
	ARA	MDR	IDA
	0	1	0
	HDR	MPD	CIA
	0	0	0
D.	Afforestation Threshold ( Net Tract Area x 20% )	D =	1.20
E.	Conservation Threshold ( Net Tract Area x 25% )	E =	1.50
<b>Existing Forest Cover</b>			
F.	Existing Forest Cover within the Net Tract Area	F =	0.36
G.	Area of Forest Above Conservation Threshold	G =	0.00
<b>Break Even Point</b>			
H.	Break Even Point	H =	0.36
I.	Forest Clearing Permitted Without Mitigation	I =	0.00
<b>Proposed Forest Clearing</b>			
J.	Total Area of Forest to be Cleared	J =	0.00
K.	Total Area of Forest to be Retained	K =	0.36
<b>Planting Requirements</b>			
L.	Reforestation for Clearing Above the Conservation Threshold	L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	M =	0.00
N.	Credit for Retention above the Conservation Threshold	N =	0.00
P.	Total Reforestation Required	P =	0.00
Q.	Total Afforestation Required	Q =	0.84
R.	Total Planting Requirement	R =	0.84

- LEGEND**
- N/F - DENOTES NOW OR FORMERLY
  - [Pattern] - DENOTES SEWAGE RESERVE AREA
  - [Wavy] - DENOTES TREELINE
  - [Dashed] - DENOTES SETBACK
  - [Dashed] - DENOTES CENTERLINE OF DITCH
  - [Dashed] - DENOTES CENTERLINE OF ROAD
  - [Dashed] - DENOTES PROPOSED EASEMENT
  - [Dashed] - DENOTES PROPOSED PROPERTY LINE
  - [Hatched] - DENOTES SOILS (PUBLICLY AVAILABLE)
  - [Cross-hatched] - DENOTES AREA OF AFFORESTATION
  - [Stippled] - DENOTES FOREST CONSERVATION AREA
  - [Symbol] - DENOTES FOREST AFFORESTATION SIGNAGE

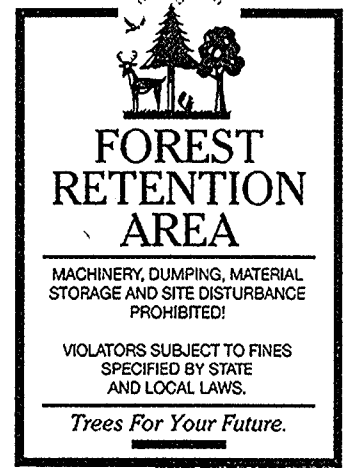
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*Amber R. Hartmill*  
FOREST CONSERVATION AGENT, CAROLINE COUNTY

**SOILS**

MAP SYMBOL	SOIL NAME	HYDRIC
HnA	Hammonton sandy loam, 0 to 2 percent slopes	Not Hydric
HvA	Hurlock sandy loam, 0 to 2 percent slopes	Hydric
IgB	Ingleside sandy loam, 0 to 5 percent slopes	Not Hydric
Za	Zekiah sandy loam, frequently flooded	Hydric



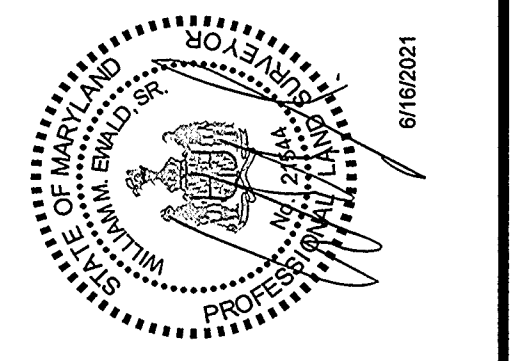
PLACE SIGN AT LEAST 3' ABOVE GROUND LEVEL, OR AS DIRECTED BY LOCAL COORDINATOR. SIGNS MUST BE ATTACHED TO METAL STAKES OR POLES WITH MACHINE NUTS AND BOLTS OR SHEET METAL SCREWS.

**SITE ANALYSIS**

FEATURE	YES	NO
Forest On-Site	X	
Contiguous Forest		X
Priority Forest	X	
Wetlands	X	
Streams	X	
Floodplains		X
Hydric Soils	X	
Slopes > 15%	X	
Historical or Cultural Features		X
Trees > 30" DBH		X
State Champion Trees		X
Easement or ROW Restrictions		X
Existing Structures	X	
Rare, Threatened or Endangered Flora		X
Rare, Threatened or Endangered Fauna		X
Forest Interior Dwelling Species		X

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REVISION	04/07/21	REVISOR	
REVISION	06/16/21	REVISOR	
SHEET NO	3 OF 3		

P243247

MSA 51238-3246-3