OWNER'S CERTIFICATION:

THE SUBDIVISION AS SHOWN HEREON IS MADE WITH MY CONSENT AND AT MY DIRECTION. THE MONUMENTS SHOWN ARE IN PLACE. THE STREETS AS SHOWN, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE. THE REQUIREMENTS GOVERNING THIS SUBDIVISION, AS SET FORTH IN THE CITY OF FROSTBURG SUBDIVISION REGULATIONS, HAVE BEEN COMPLIED WITH.

JOHN J. HAFER DATE
4177 CLUB COURSE DRIVE
N CHARLESTON SC 29420-7521

LORENE HAFER DATE
4177 CLUB COURSE DRIVE
N CHARLESTON SC 29420-7521

APPROVED BY THE CITY OF FROSTBURG
DEPARTMENT OF PUBLIC WORKS

BY _____ DATE _____
CITY ENGINEER

APPROVED BY THE CITY OF FROSTBURG
PLANNING AND ZONING COMMISSION

BY _____ DATE _____
CHAIRMAN

APPROVED BY THE CITY OF FROSTBURG FIRE CHIEF

BY _____ DATE _____
FIRE CHIEF

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS PLAT TO BE CORRECT AND ACCURATE. THE MONUMENTS SHOWN HEREON ARE IN PLACE AND THE REQUIREMENTS OF THE CITY OF FROSTBURG SUBDIVISION REGULATIONS AND OTHER APPLICABLE LAWS RELATING TO THIS PLAT AND SETTING OF THE MONUMENTS HAVE BEEN COMPLIED WITH.

MATTHEW S. BREWER DATE
MARYLAND REGISTRATION NO. 21388
(EXPIRATION 2-04-24)
23 EAST MAIN STREET, SUITE 200
FROSTBURG, MARYLAND 21532

NOTARY:
SWORN TO BEFORE ME THIS _____ DAY OF _____

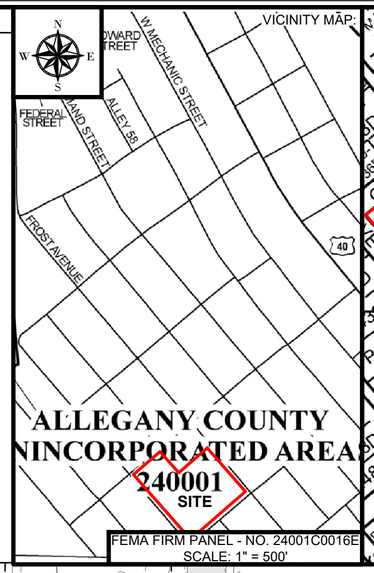
NOTARY PUBLIC

MY COMMISSION EXPIRES

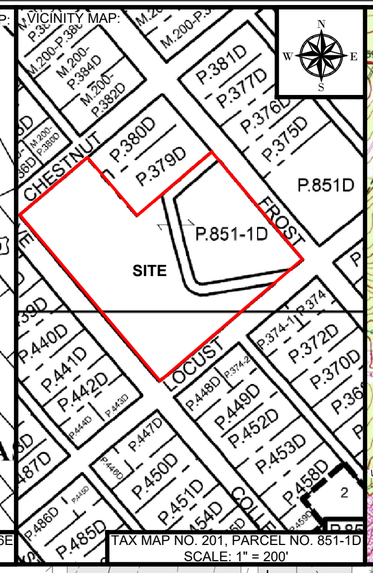
NOTARY SEAL

LEGEND

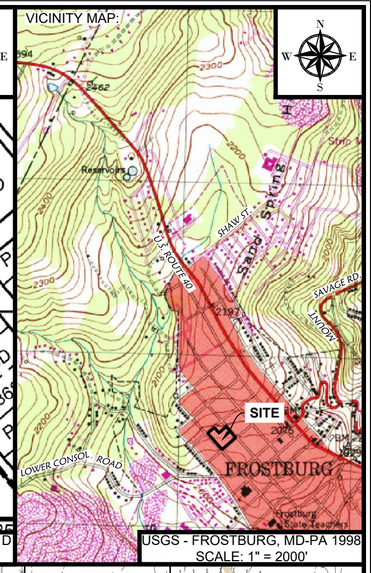
- SUBJECT PROPERTY LINES
- NEW LOT LINES
- ADJACENT PROPERTY BOUNDARY
- REFERENCE LINE
- BRL — BUILDING RESTRICTION LINE
- ACCESS EASEMENT
- CORNER FOUND OR (AS NOTED)
- CALCULATED CORNER
- 5/8" IRON PIN W/ CAP SET (UNLESS OTHERWISE NOTED)
- 2155 — INDEX CONTOUR (5' INTERVAL)
- INTERMEDIATE CONTOUR (1' INTERVAL)
- AREA OF SLOPE > 25% (NON-BUILDABLE)
- EX. BUILDING
- EX. FENCE
- EX. TREELINE
- EX. PAVED ROAD / DRIVEWAY
- EX. UNPAVED ROAD / DRIVEWAY
- EX. TREES (TYPE AS NOTED)
- SS — EX. SANITARY SEWER
- W — EX. WATER MAIN
- SS — PROPOSED SANITARY MAIN / SERVICE
- W — PROPOSED WATER MAIN / SERVICE
- CO — PROPOSED CLEANOUT
- WM — PROPOSED WATER METER



FEMA FIRM PANEL - NO. 24001C0016E
SCALE: 1" = 500'



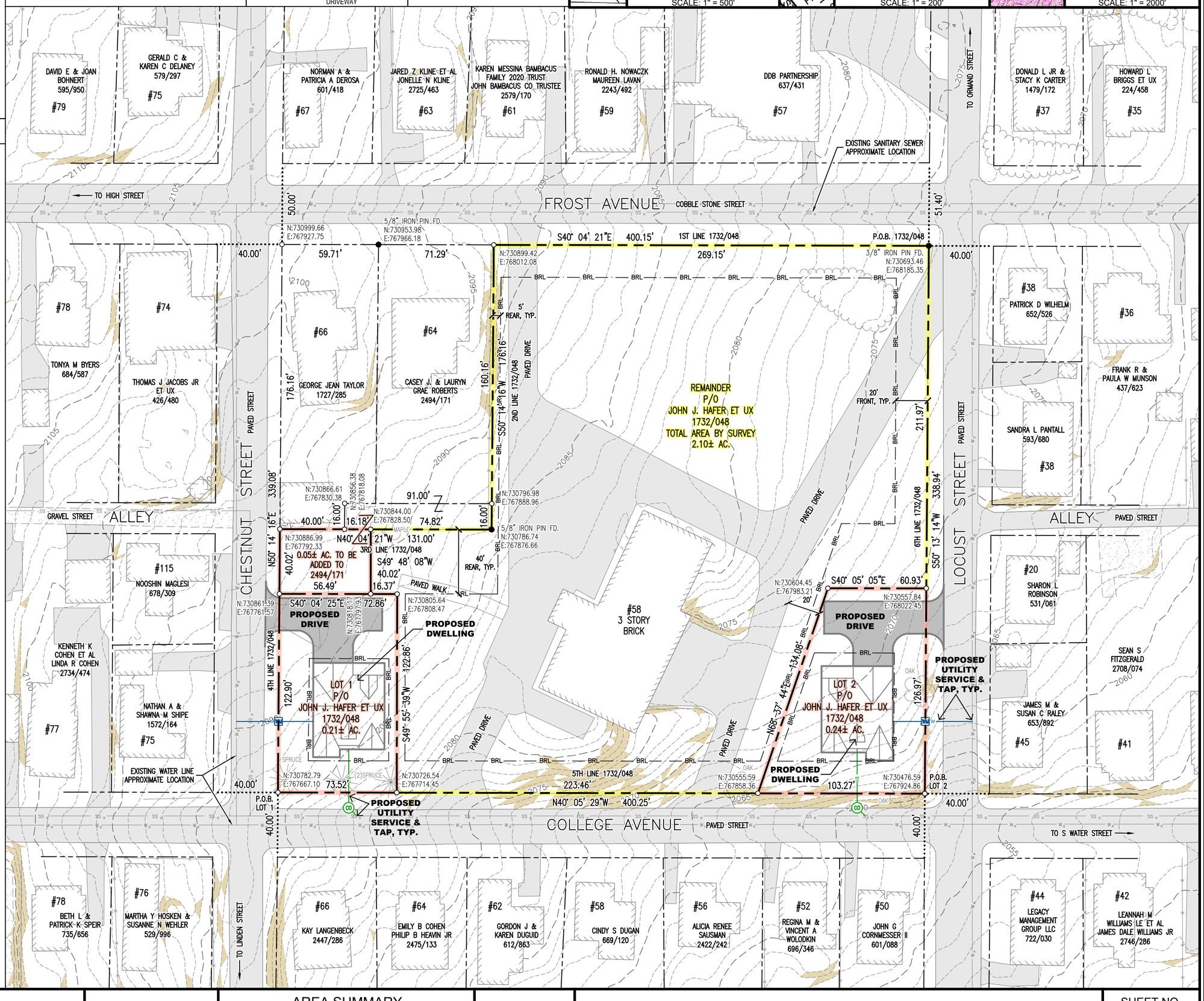
TAX MAP NO. 201, PARCEL NO. 851-1D
SCALE: 1" = 200'



USGS - FROSTBURG, MD-PA 1998
SCALE: 1" = 2000'

SITE NOTES

1. ZONING DISTRICT: "R2" = NEIGHBORHOOD RESIDENTIAL DISTRICT
2. BUILDING RESTRICTION LINE (BRL)
   FRONT: 20', 10' OF WHICH CAN BE AN UNENCLOSED FRONT PORCH
   REAR: 40', 20' OF WHICH MAY INCLUDE AN UNENCLOSED DECK OR PATIO
   SIDE: 5'
3. CONTOUR DATA SHOWN HEREON DERIVED FROM 2012 DEM FILES PROVIDED BY STATE OF MARYLAND MAPPING & GIS DATA PORTAL.
4. PROPERTY ADDRESSES ARE AS FOLLOWS:
   REMAINDER: 58 FROST AVE.
   LOT NO. 1: _____ COLLEGE AVE.
   LOT NO: 2: _____ COLLEGE AVE.
5. ALL STORMWATER MANAGEMENT OR CONVEYANCE DEVICES (STRUCTURAL OR NON STRUCTURAL), INSTALLED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION, CONSTITUTE PART OF THE APPROVED STORMWATER MANAGEMENT PLAN AND MAY NOT BE ALTERED OR REMOVED WITHOUT PRIOR PERMISSION OF THE CITY OF FROSTBURG. THESE DEVICES INCLUDE (BUT ARE NOT LIMITED TO) PIPES, SWALES, DRAINS, DRY WELLS, ROOF LEADER CONNECTIONS, PONDS OR SUMPS. THESE DEVICES MAY NOT BE ALTERED IN ANY CASE, WHETHER THEY EXIST ON FEE SIMPLE LOTS, COMMON OPEN SPACE, OR AREAS DEDICATED TO PUBLIC USE.
6. ALL OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM PANEL NO. 24001C0016E, DATED APRIL 03, 2020.
7. THIS PROPERTY IS IDENTIFIED AS PARCEL NO. 851-1D, TAX MAP NO. 201 OF THE CITY OF FROSTBURG.
8. THE 0.05± AC. PARCLE BEING ADDED TO LIBER 2494; FOLIO 171 HAS BEEN PREPARED IN ACCORDANCE WITH THE "LOT SPLIT PROCESS" AS OUTLINED IN ARTICLE IV, SECTION 4.02 DEFINITION - "SUBDIVISION," OF THE FROSTBURG SUBDIVISION & LAND DEVELOPMENT REGULATIONS.



0 40 80 Feet
GRAPHIC SCALE - 1 INCH = 40 FEET

PROJECT NO.:	2022039
DRAWN:	BBA
DATE:	5-06-2022
CRD FILE:	-
DWG FILE:	PLAT

bba
Surveyors | Engineers | Planners
Bennett Brewer & Associates, LLC
23 East Main Street, Suite 200
Frostburg, MD 21532
Phone 301-687-0494

AREA SUMMARY

REMAINDER - P/O 1732/048 = 2.10 AC.±
LOT 1 - P/O 1732/048 = 0.21 AC.±
LOT 2 - P/O 1732/048 = 0.24 AC.±
LOT SPLIT ADDED TO 2494/171 - P/O 1732/048 = 0.05 AC.±

TOTAL AREA BY SURVEY = 2.60 AC.±

N MARYLAND NAD83

MINOR SUBDIVISION

PREPARED FOR

JOHN J. HAFER ET UX

SITUATED AT 58 FROST AVENUE
ELECTION DISTRICT NO. 26-000, ZONING "R2" - NEIGHBORHOOD RESIDENTIAL
FROSTBURG, ALLEGANY COUNTY, MARYLAND

SHEET NO. 1 OF 1

CAD FILE: P:\2022\22039 - John Nelms - 58 Frost Ave\PLAT.dwg PLOT DATE/TIME: 5/6/2022 - 3:46pm LAST SAVE BY: work106