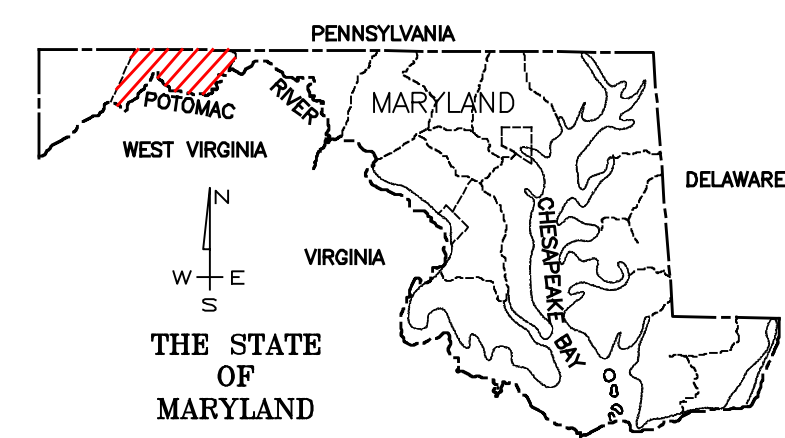


LEGEND KEY	
	SUBJECT PROPERTY LINES
	ADJACENT PROPERTY BOUNDARY
	C/L RIGHT OF WAY
	REFERENCE LINE
	5/8" IRON PIN W/ CAP FOUND (U.O.N.)
	CALCULATED CORNER
	5/8" IRON PIN W/ CAP SET (U.O.N.)
	BUILDING SETBACK LINE
	INDEX CONTOUR (10' INTERVAL)
	INTER. CONTOUR (2' INTERVAL)
	25% SLOPE AND GREATER (NON-BUILDABLE)
	EX. BUILDING
	EX. FENCE
	EX. TREELINE
	EX. PAVED ROAD / DRIVEWAY
	EX. UNPAVED ROAD / DRIVEWAY
	EX. RAILROAD
	EX. STREAM / DRAINWAY
	ZONING LIMITS

U.O.N. = UNLESS OTHERWISE NOTED



AREA SUMMARY
REMAINDER - P/O 561 / 618 - 36.05 AC.± (BY ASSESSMENT)
LOT 1 - P/O 561 / 618 - 4.23 AC.± (BY SURVEY)
TOTAL AREA - 40.28 AC.± (BY ASSESSMENT)

NOTES	
1. ZONING DISTRICT: "C-3" = TOWN CENTER DISTRICT	8. NO REGULATORY WETLANDS WERE IDENTIFIED ON OR NEAR THE SUBJECT PROPERTY (UNLESS OTHERWISE NOTED) DURING THE COURSE OF THE PROPERTY SURVEY AND AS PER:
2. BUILDING RESTRICTION LINE (BRL) FRONT: NONE REAR: 10' SIDE: ADJOINING A 'C' DISTRICT: NONE, OR IF SIDE YARD PROVIDED, A MINIMUM OF 3 FT.; ADJOINING A 'R' DISTRICT: SIDE YARD REQUIRED IN ADJOINING DISTRICT	A. THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY B. MARYLAND DEPARTMENT OF NATURAL RESOURCES WETLANDS INVENTORY.
3. PROPERTY ADDRESSES ARE AS FOLLOWS: REMAINDER: NEW HOPE RD. LOT NO. 1: NEW HOPE RD.	9. UNDERGROUND UTILITY LOCATIONS MUST BE VERIFIED BY ENTITY REPRESENTATIVES PRIOR TO ANY CONSTRUCTION.
4. CONTOUR DATA SHOWN HEREON DERIVED FROM 2021 USGS LIDAR FILES PROVIDED BY NOAA DIGITAL COAST: DATA ACCESS VIEWER.	10. THIS PROPERTY IS IDENTIFIED AS PARCEL NO. 528, TAX MAP NO. 23 IN THE CITY OF FROSTBURG.
5. ALL OF THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OUTSIDE THE 0.1% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FIRM PANEL NO. 24001C0016E, DATED APRIL 03, 2020.	
6. 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.	
7. NO PORTION OF THE SUBJECT PROPERTY IS OVER 25 PERCENT SLOPE, EXCEPT AS SHOWN.	

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 MARYLAND REGISTRATION NO. 21388 (EXPIRATION 2-04-26) 23 EAST MAIN STREET, SUITE 200 FROSTBURG, MARYLAND 21532	DATE _____
APPROVED BY THE CITY OF FROSTBURG DEPARTMENT OF PUBLIC WORKS	DATE _____
BY _____ CITY ENGINEER	DATE _____
APPROVED BY THE CITY OF FROSTBURG PLANNING AND ZONING COMMISSION	DATE _____
BY _____ CHAIRMAN	DATE _____
APPROVED BY THE CITY OF FROSTBURG FIRE CHIEF	DATE _____
BY _____ FIRE CHIEF	DATE _____

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.	
STEVE JENKINS, PRESIDENT ALLEGANY COAL & LAND COMPANY DEPOT STREET FROSTBURG, MD 21532	DATE _____
NOTARY: SWORN TO BEFORE ME THIS _____ DAY OF _____	DATE _____
_____	NOTARY PUBLIC
_____	MY COMMISSION EXPIRES _____
NOTARY SEAL	
SHEETS 1 OF 2 AND 2 OF 2 TOGETHER CONSTITUTE THE ENTIRE PLAT AND SHOULD NOT BE CONSIDERED INDEPENDENTLY	

PROJECT NO.:	2023053
DRAWN:	BBA
DATE:	7-10-2024
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

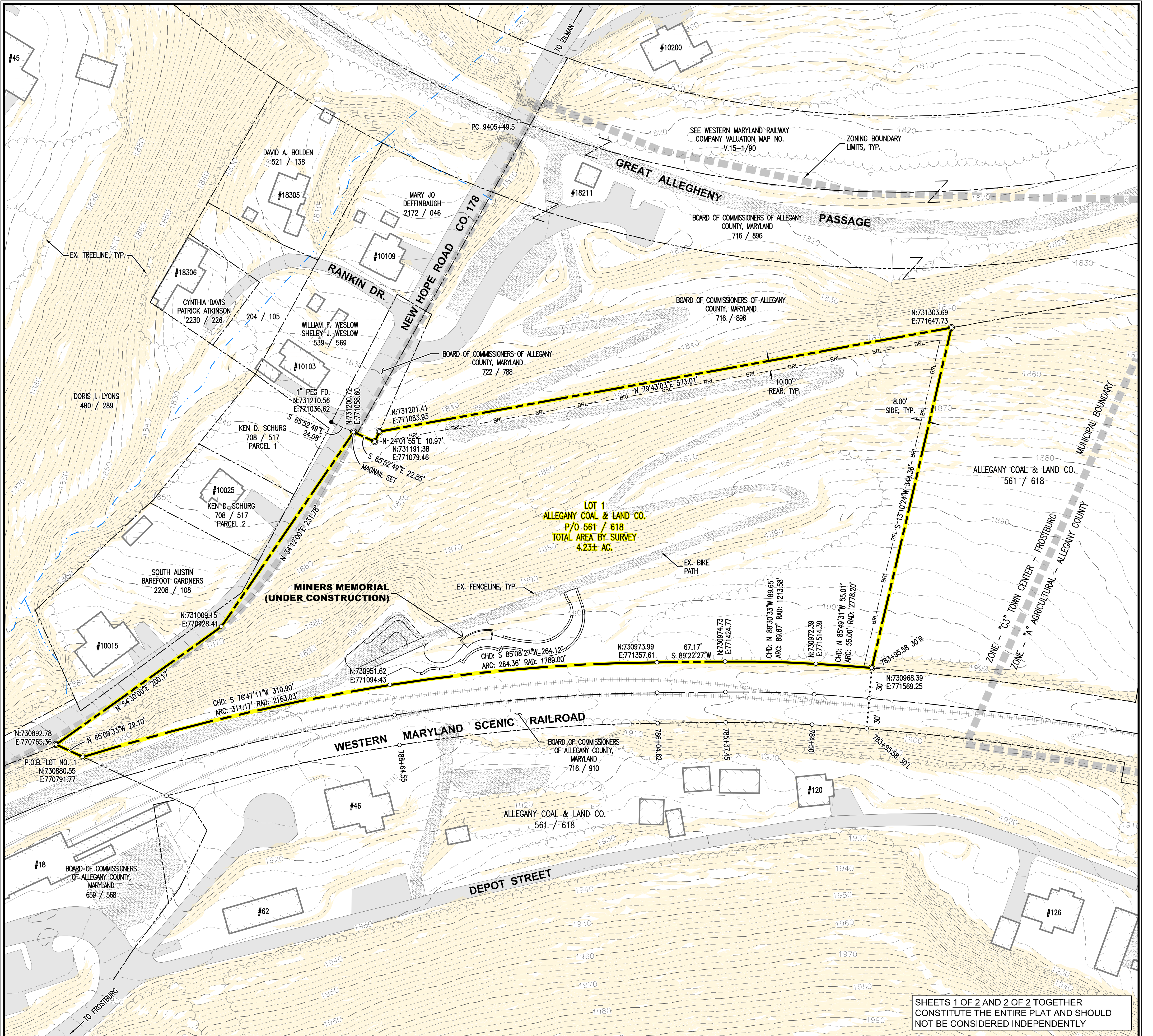
PRELIMINARY

MINOR SUBDIVISION
— PREPARED FOR —
ALLEGANY COAL & LAND CO.
NEW HOPE ROAD / GREAT ALLEGHENY PASSAGE
ELECTION DISTRICT NO. 12-000, FROSTBURG, ALLEGANY COUNTY, MARYLAND

SHEET NO.	1
OF	2

CAD FILE: P:\2023\23053 - AC&L - Depot - Trail - Switchback\Subplat\PLAT.dwg PLOT DATE/TIME: 7/9/2024 - 2:01pm LAST SAVE BY: work106

CAD FILE: P:\2023\23053 - AC&L - Depot - Trail Switchback\Subplat\PLAT.dwg PLOT DATE/TIME: 7/9/2024 - 2:01pm LAST SAVE BY: work106



SHEETS 1 OF 2 AND 2 OF 2 TOGETHER CONSTITUTE THE ENTIRE PLAT AND SHOULD NOT BE CONSIDERED INDEPENDENTLY

PROJECT NO.:	2023053
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PRELIMINARY

MARYLAND NAD 83

0 25 50 100 Feet
SCALE: 1" = 50 FEET

MINOR SUBDIVISION
— PREPARED FOR —
ALLEGHENY COAL & LAND CO.
NEW HOPE ROAD / GREAT ALLEGHENY PASSAGE
ELECTION DISTRICT NO. 12-000, FROSTBURG, ALLEGHENY COUNTY, MARYLAND

SHEET NO.	2
OF	2