

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.

LORENZO SEMINERIO DATE
181 HIGH POINT DR
SWANTON MD 21561

TAMMY J. SEMINERIO DATE
181 HIGH POINT DR
SWANTON MD 21561

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 2-04-26)
23 EAST MAIN STREET, SUITE 200
FROSTBURG, MARYLAND 21532

NOTARY:
SWORN TO BEFORE ME THIS DAY OF

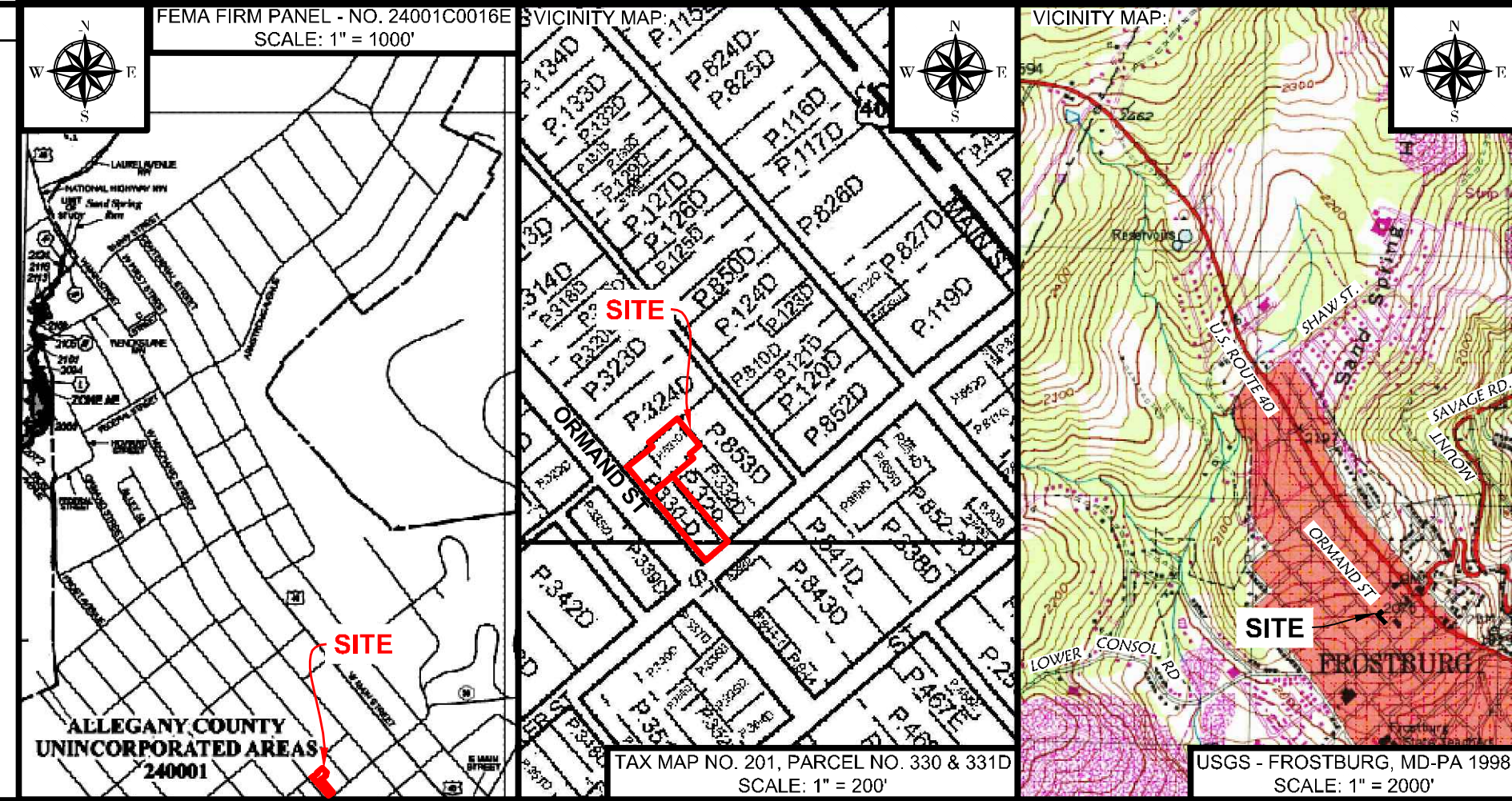
NOTARY PUBLIC

MY COMMISSION EXPIRES

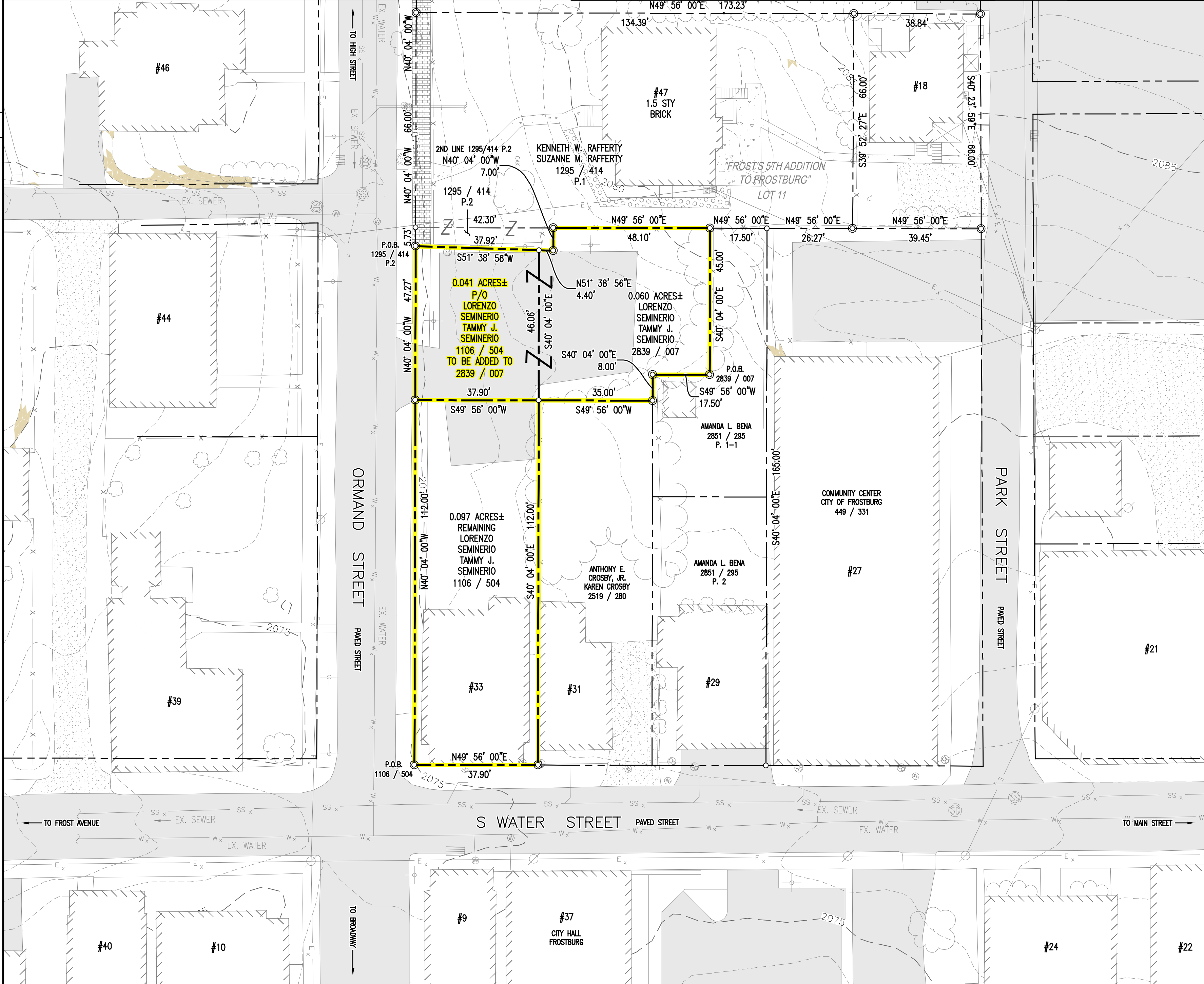
NOTARY SEAL

LEGEND

---	SUBJECT PROPERTY LINES	---	EX UNPAVED ROAD / DRIVEWAY
---	NEW LOT LINES	+	EX TREES (TYPE AS NOTED)
---	ADJACENT PROPERTY BOUNDARY	+	EX SIGN
---	BRL - BUILDING RESTRICTION LINE	+	EX SANITARY SEWER
●	CORNER FOUND OR (AS NOTED)	+	EX SANITARY MANHOLE
○	CALCULATED CORNER	+	EX WATER MAIN
⊙	5/8" IRON PIN W/ CAP SET (UNLESS OTHERWISE NOTED)	+	EX WATER VALVE
---	-2155- INDEX CONTOUR (5' INTERVAL)	+	EX AERIAL UTILITY
---	INTERMEDIATE CONTOUR (1' INTERVAL)	+	EX UTILITY POLE
---	AREA OF SLOPE > 25% (NON-BUILDABLE)	+	EX ELECTRIC METER
+	EX. BUILDING	+	EX GAS METER
x	EX. FENCE	+	EX GAS VALVE
~	EX. TREELINE	+	EX STORM INLET
---	EX. PAVED ROAD / DRIVEWAY	+	EX STORM MANHOLE



- SITE NOTES**
- ZONING DISTRICT: "R2" = NEIGHBORHOOD RESIDENTIAL DISTRICT
 - 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'
 - CONTOUR DATA SHOWN HEREON DERIVED FROM 2021 USGS LIDAR FILES PROVIDED BY NOAA DIGITAL COAST: DATA ACCESS VIEWER.
 - PROPERTY ADDRESSES ARE AS FOLLOWS:
1106 / 504; 33 WATER ST.
2839 / 007; 45 ORMAND ST.
 - 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.
 - 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.
 - THE SUBJECT PROPERTIES ARE IDENTIFIED AS PARCEL NO.S 330 & 331D, TAX MAP NO. 201 OF THE CITY OF FROSTBURG.
 - THIS PLAT 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.



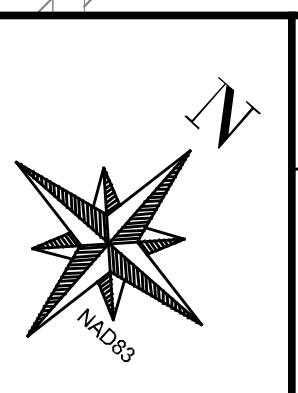
PROJECT NO.:	2024055
DRAWN:	BBA
DATE:	7-10-2024
CRD FILE:	-
DWG FILE:	PLAT

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



LOT SPLIT SUMMARY

P/O 1106 / 504 (0.041 AC±) TO BE ADDED TO 2839 / 006 (0.060 AC±) = 0.101 AC± (BY SURVEY)
REMAINDER - P/O 1106 / 504 = 0.097 AC± (BY SURVEY)
TOTAL AREA - 0.198 AC± (BY SURVEY)



LOT SPLIT SURVEY
PREPARED FOR
LORENZO & TAMMY J. SEMINERIO
SITUATED AT 33 WATER STREET & 45 ORMAND STREET
ELECTION DISTRICT NO. 26-000, ZONING "R2" - NEIGHBORHOOD RESIDENTIAL
FROSTBURG, ALLEGANY COUNTY, MARYLAND

SHEET NO.	1
OF	1

CAD FILE: P:\2024\24055 - Ormand & Water Street, Frostburg, MD\24055-plat.dwg PLOT DATE/TIME: 7/9/2024 10:43am LAST SAVE BY: work106