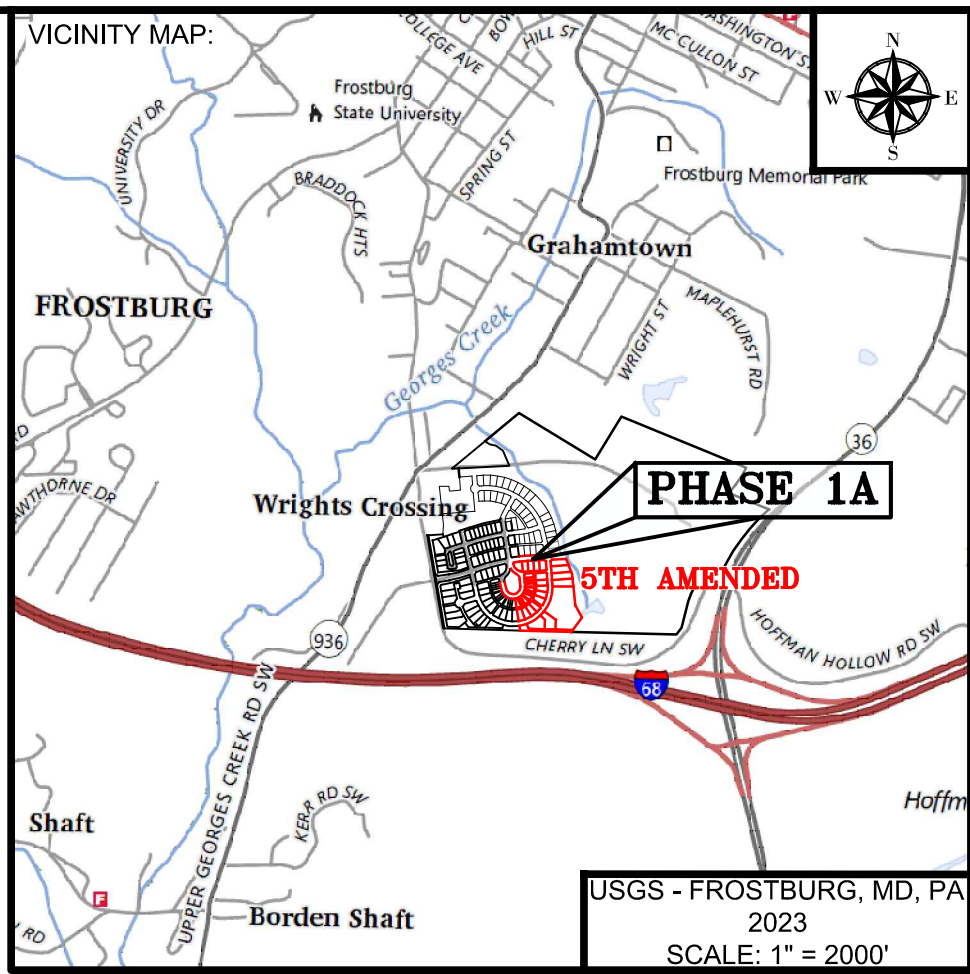
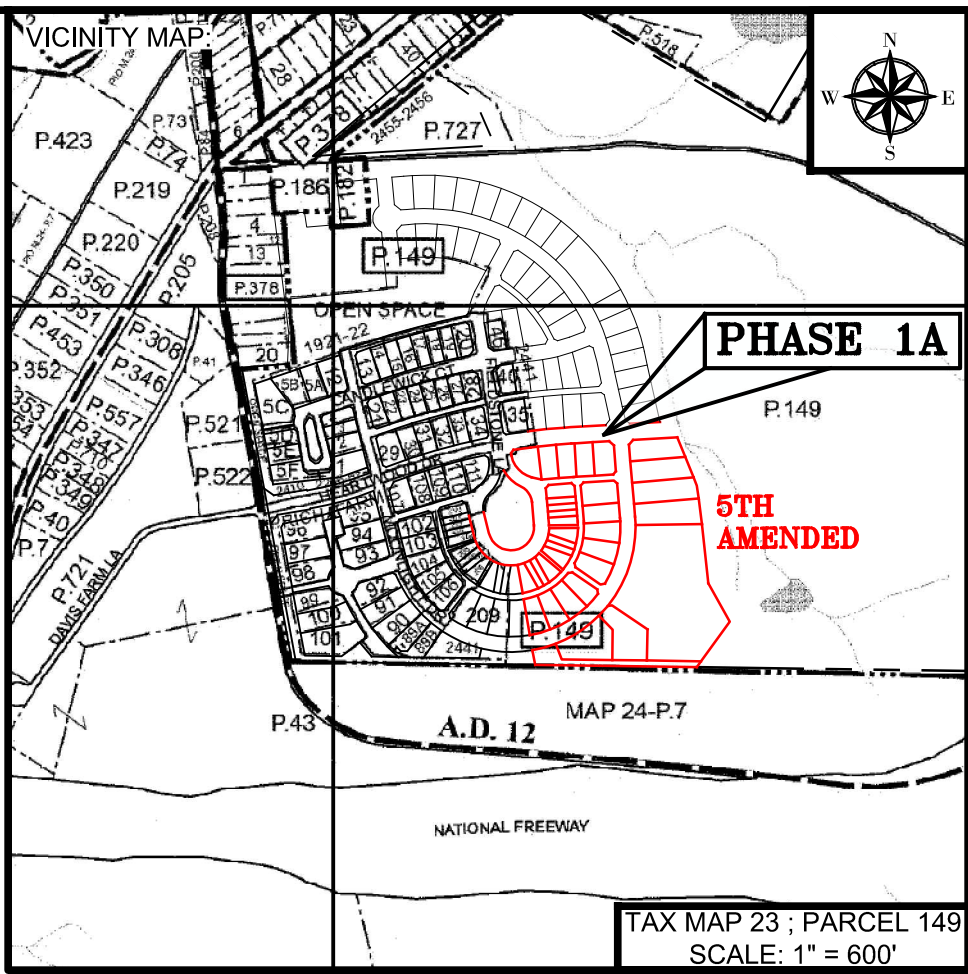
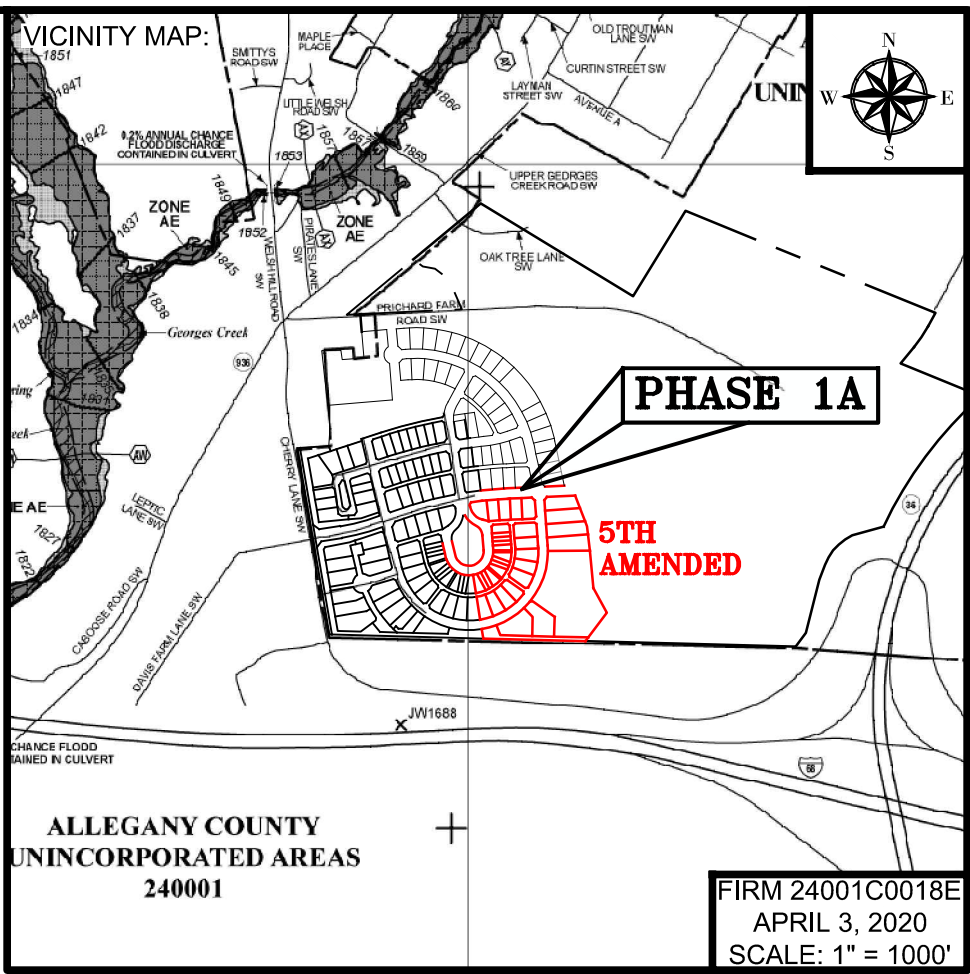
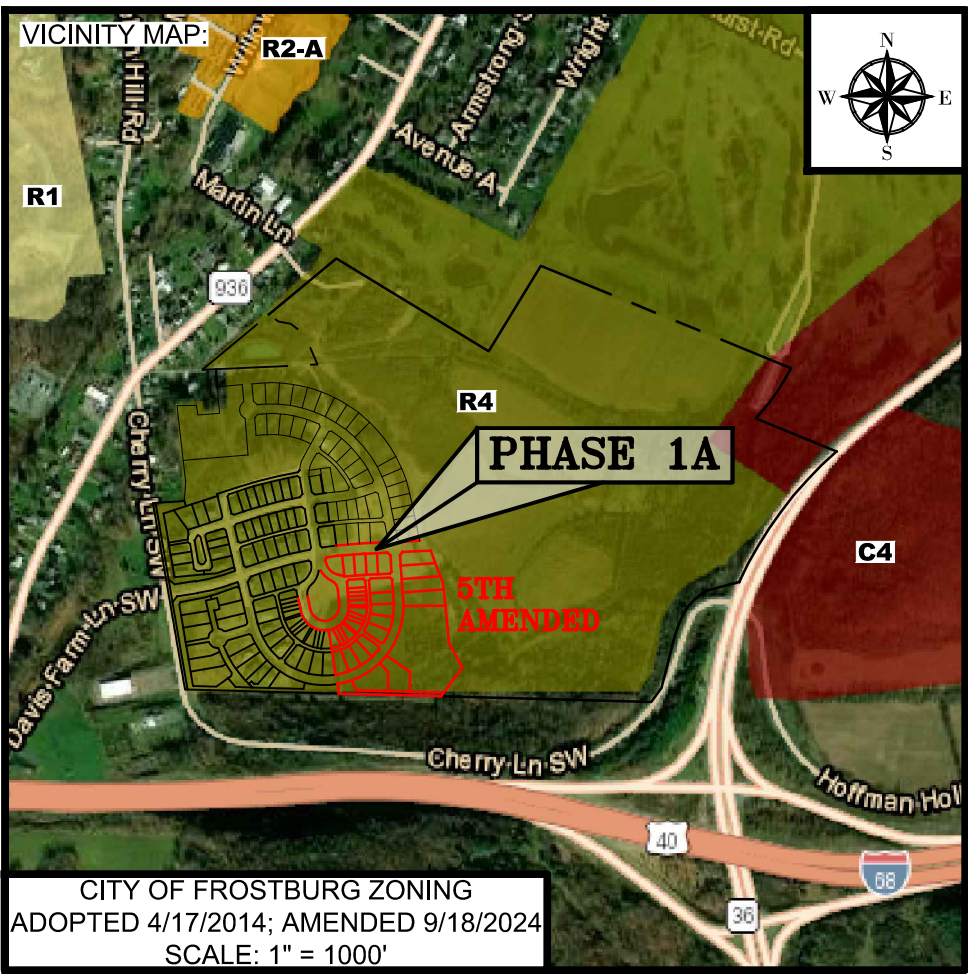


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NOTES:

1. THIS PLAT AND EACH DEED ACCOMPANYING THIS PLAT SHALL CLEARLY INDICATE THAT THE CITY OF FROSTBURG SHALL NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION AND OR MAINTENANCE OF ANY ROAD WITHIN THIS MAJOR SUBDIVISION UNTIL SUCH TIME AS ROADS AND DRIVEWAY ENTRANCES HAVE BEEN CONSTRUCTED TO CONFORM TO THE SPECIFICATIONS OF THE CITY OF FROSTBURG DEPARTMENT OF PUBLIC WORKS AND ARE FORMALLY ACCEPTED INTO THE CITY OF FROSTBURG ROADS SYSTEM.

2. THIS PLAT AND EACH DEED ACCOMPANYING THIS PLAT SHALL CLEARLY RESERVE IN IT THE LOCATION AND WIDTH OF THE RIGHT OF WAY. SUCH RIGHT OF WAY SHALL BE DEDICATED TO PUBLIC USE.

3. ZONING DISTRICT: "R4" - "GATEWAY RESIDENTIAL DISTRICT"
ZONE: "PND" - "PLANNED NEIGHBORHOOD DEVELOPMENT OVERLAY"
BUILDING RESTRICTION LINE (BRL): FRONT: 15'
REAR: 20'
SIDES: 10'

NOTE - SIDE SETBACK SHALL BE 0-10 FEET, ALL OF WHICH MAY BE ALLOCATED TO ONE SIDE. FOR A TOTAL COMBINED MINIMUM OF 10 FEET.

4. TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM REFERENCE MAPS AND IS NOT TO BE USED FOR CONSTRUCTION.

5. ACCESS TO THE PROPOSED STRUCTURES SHALL BE GAINED FROM THE PUBLIC RIGHT OF WAY, EXCEPT AS SHOWN.

6. THIS PLAT AND EACH DEED ACCOMPANYING THIS PLAT SHALL CLEARLY INDICATE THAT THE CITY OF FROSTBURG SHALL NOT ASSUME RESPONSIBILITY FOR CONSTRUCTION AND/OR MAINTENANCE OF ANY WATER OR SEWER UTILITIES WITH, OR TO SERVE, THIS MAJOR SUBDIVISION UNTIL SUCH A TIME AS THESE UTILITIES HAVE BEEN CONSTRUCTED TO CONFORM TO THE SPECIFICATIONS OF THE CITY OF FROSTBURG DEPARTMENT OF PUBLIC WORKS.

7. IN ADDITION TO EASEMENTS SHOWN, EASEMENTS 10' IN WIDTH ALONG EACH SIDE OF ALL INTERIOR LOT LINES, FRONT LOT LINES AND REAR LOT LINES ARE HEREBY RESERVED FOR DRAINAGE, UTILITIES, AND/OR QUASI-PUBLIC PURPOSES. WHERE 2 OR MORE CONTIGUOUS LOTS ARE IN THE SAME OWNERSHIP, THESE EASEMENTS MAY BE ERASED BY PERMISSION OF THE CITY OF FROSTBURG PLANNING & ZONING COMMISSION PROVIDED THAT THE EASEMENTS HAVE NOT BEEN USED FOR THE ABOVE PURPOSES. PERMANENT EASEMENTS EXIST FOR ALL CUT AND FILL SLOPES WHICH EXTEND INTO THE LOT BEYOND THE ROAD RIGHT OF WAY LIMITS. LOT OWNERS ARE RESPONSIBLE TO MAINTAIN ALL ROADWAY SLOPES.

8. DUE TO SITE TOPOGRAPHY SOME DWELLINGS MAY REQUIRE SEWAGE EJECTOR PUMPS FOR BASEMENT AND FIRST FLOOR SEWAGE SERVICE TO THE GRAVITY SEWER SYSTEM. DEPENDING ON THE ESTABLISHED FLOOR ELEVATION AT THE TIME OF HOUSE CONSTRUCTION, THE DEVELOPER MAKES NO WARRANTY OR GUARANTEE THAT ALL LOTS CAN GRAVITY FLOW TO THE MAIN SEWER SYSTEM. THE COST OF INDIVIDUAL SEWAGE PUMPS SHALL BE BORNE ENTIRELY BY THE LOT PURCHASER.

9. THE LOT PURCHASER OR DEVELOPER SHALL BE RESPONSIBLE TO GRADE AND CONTOUR HIS/HER LOT TO PREVENT STORMWATER FROM FLOWING AGAINST HIS/HER RESIDENCE. THE LOT PURCHASER OR DEVELOPER SHALL BE RESPONSIBLE TO CONVEY STORMWATER IN AN APPROVED MANOR ACROSS AND OR FROM HIS/HER PROPERTY. THE LOT OWNER SHALL MAINTAIN ALL SIDE YARD, REAR YARD AND FRONT YARD (ROADSIDE) STORMWATER DITCHES.

10. THIS PLAN REPRESENTS THE DEVELOPMENT OF A PORTION OF THE PROPERTY PURCHASED FROM EVERGREEN ASSOCIATES PF LLC, AS RECORDED IN LIBER 2980 FOLIO 131 DATED JUNE 25, 2024, AMONG THE LAND RECORDS OF ALLEGANY COUNTY, MARYLAND.

11. A PORTION OF THIS SUBDIVISION IS LOCATED ON PREVIOUSLY DEEP MINED AREAS. THE DEVELOPER MAKES NO REPRESENTATION AS TO THE POTENTIAL OR LACK OF POTENTIAL FOR FUTURE DISTURBANCE, BREAKING, SINKING, OR SUBSIDENCE OF THE EXISTING GROUND SURFACE DUE TO PREVIOUS MINING OPERATIONS. ALL LOT PURCHASERS, BY VIRTUE OF DEED COVENANTS, MUST RELEASE AND HOLD HARM-HARMLESS THE DEVELOPER FROM ALL LIABILITY FROM DAMAGES OR INJURIES TO PERSONS OR PROPERTY SHOULD SUCH EVENT OCCUR.

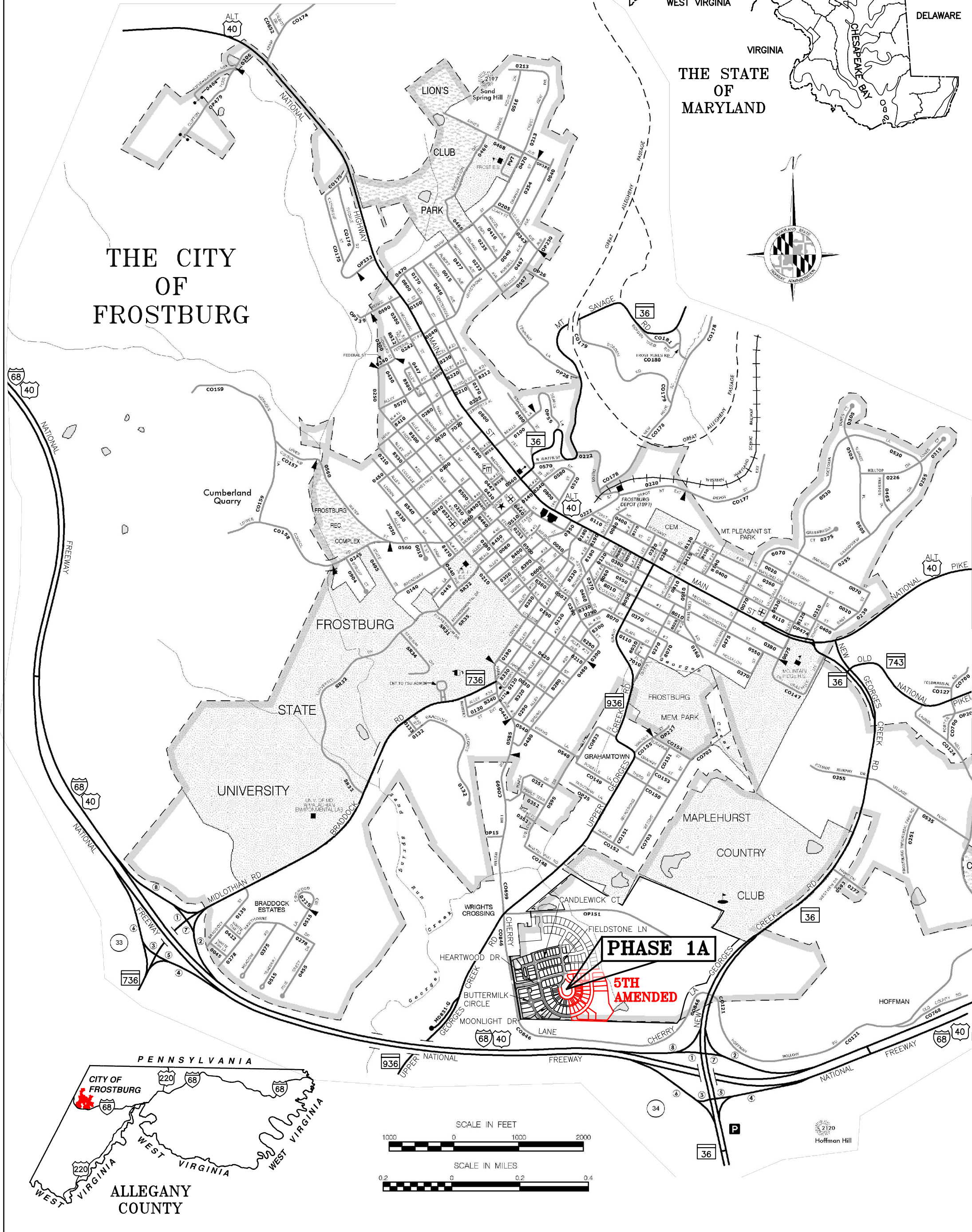
12. ALL LOTS IN THIS SUBDIVISION ARE SUBJECT TO THE DEED COVENANTS WHICH HAVE BEEN SIMULTANEOUSLY RECORDED WITH THIS SUBDIVISION PLAT.

13. NO PART OF PHASE 1A OF THIS SUBDIVISION LIES WITHIN THE 100 YEAR FLOOD BOUNDARY AS INDICATED BY THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24001C0018E.

14. 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.

15. THE ROADWAYS, WATER SYSTEM, SANITARY SEWER SYSTEM, AND STORMWATER CONVEYANCE SYSTEM AND APPURTENANCES THERETO (MANHOLES, CATCH BASINS, PIPE, ETC...) SHALL BE OWNED AND MAINTAINED BY THE CITY OF FROSTBURG UPON COMPLETION AND ACCEPTANCE BY THE CITY OF FROSTBURG. THE OPEN SPACE AREAS, PLAYGROUNDS, COMMUNITY CENTER, STORMWATER MANAGEMENT FACILITIES (POND, SPILLWAYS, WATER QUALITY BMPs, DRYWELLS, ETC...) SHALL BE OWNED AND MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNERS ASSOCIATION IN PERPETUITY. FINAL ACCEPTANCE OF ANY PUBLIC LANDS, RIGHT OF WAY, OR INFRASTRUCTURE SHALL BE ACCOMPANIED BY A METES AND BOUNDS DESCRIPTION TO BE PROVIDED BY THE DEVELOPER, AND RECORDED AMONG THE LAND RECORDS OF ALLEGANY COUNTY, MARYLAND.

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



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

OWNER 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 PUBLIC USE. THE REQUIREMENTS GOVERNING THIS SUBDIVISION, AS SET FORTH IN THE CITY OF FROSTBURG SUBDIVISION REGULATIONS, HAVE BEEN COMPLIED WITH.

BRANDON REECE
EVERGREEN ASSOCIATES LLC
26 MAPLE STREET
FROSTBURG, MD 21532
6/11/26
DATE

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
6/12/2026
DATE

NOTARY:

STATE OF MARYLAND, COUNTY OF ALLEGANY, TO WIT:

SWORN TO AND
SUBSCRIBED BEFORE ME BY

ON THIS 11th DAY OF June, 20 26

SIGNATURE OF NOTARY PUBLIC
12/16/26
MY COMMISSION
EXPIRES

AMBRA J. HOSTETLER
NOTARY PUBLIC
GARRETT COUNTY
MARYLAND
MY COMMISSION EXPIRES DEC.16, 2026

(NOTARY SEAL)

LEGEND KEY

- SUBJECT PROPERTY LINE
- CONTOUR LINE (5' INTERVAL)
- BUILDING RESTRICTION LINE
- EASEMENT (TYPE AS NOTED)
- MONUMENT SET (TYPE AS NOTED)
- MONUMENT RECOVERED (TYPE AS NOTED)
- LOT NUMBERS
- OPEN SPACE
- WETLAND

PROJECT NO.: 2004011

DRAWN: BBA

DATE: 6-12-2026

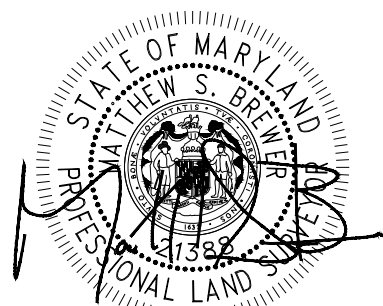
CRD FILE: 04011A

DWG FILE: PLAT

bba

Surveyors | Engineers | Planners

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



6/12/2026

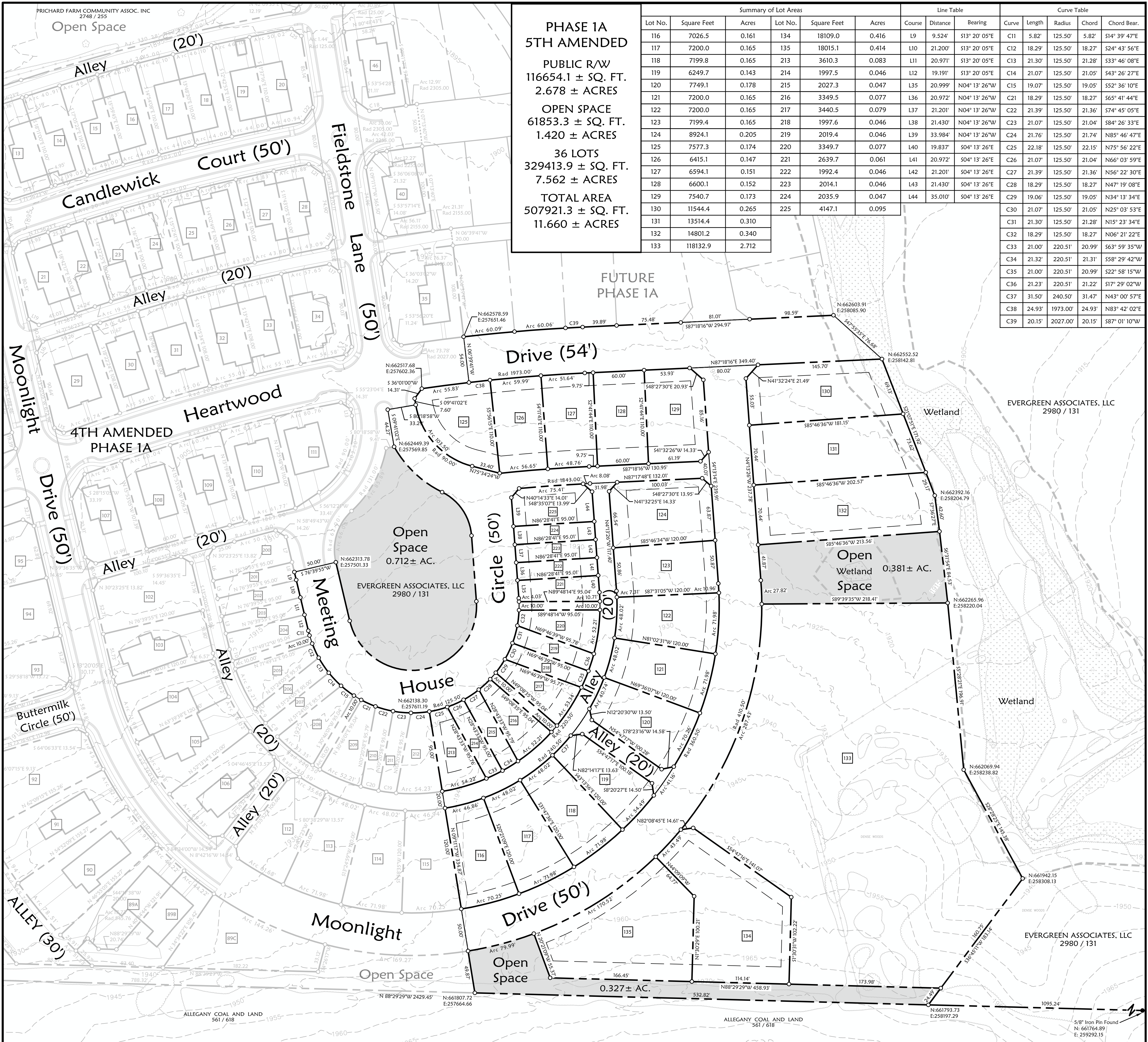
5TH AMENDED MAJOR SUBDIVISION PLAT

PREPARED FOR
PRICHARD FARMS - PHASE 1A
THE CITY OF FROSTBURG
ELECTION DISTRICT NO. 12-000, ALLEGANY COUNTY, MARYLAND

SHEET NO.

1
OF
2

CAD FILE: P:\2020\20018 - Brandon Reece - Prichard Farms\Phase 1a\PLAT2B.dwg PLOT DATE/TIME: 6/12/2026 - 10:13am LAST SAVE BY: work106



PHASE 1A
5TH AMENDED

PUBLIC R/W
116654.1 ± SQ. FT.
2.678 ± ACRES

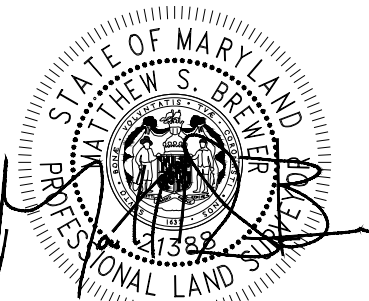
OPEN SPACE
61853.3 ± SQ. FT.
1.420 ± ACRES

36 LOTS
329413.9 ± SQ. FT.
7.562 ± ACRES

TOTAL AREA
507921.3 ± SQ. FT.
11.660 ± ACRES

Summary of Lot Areas					Line Table		Curve Table			
Lot No.	Square Feet	Acres	Lot No.	Square Feet	Acres	Course	Distance	Bearing	Curve	Length
116	7026.5	0.161	134	18109.0	0.416	L9	9.524'	S13° 20' 05"E	C11	5.82'
117	7200.0	0.165	135	18015.1	0.414	L10	21.200'	S13° 20' 05"E	C12	18.29'
118	7199.8	0.165	213	3610.3	0.083	L11	20.971'	S13° 20' 05"E	C13	21.30'
119	6249.7	0.143	214	1997.5	0.046	L12	19.191'	S13° 20' 05"E	C14	21.07'
120	7749.1	0.178	215	2027.3	0.047	L35	20.999'	N04° 13' 26"W	C15	19.07'
121	7200.0	0.165	216	3349.5	0.077	L36	20.972'	N04° 13' 26"W	C21	18.29'
122	7200.0	0.165	217	3440.5	0.079	L37	21.201'	N04° 13' 26"W	C22	21.39'
123	7199.4	0.165	218	1997.6	0.046	L38	21.430'	N04° 13' 26"W	C23	21.07'
124	8924.1	0.205	219	2019.4	0.046	L39	33.984'	N04° 13' 26"W	C24	21.76'
125	7577.3	0.174	220	3349.7	0.077	L40	19.837'	S04° 13' 26"E	C25	22.18'
126	6415.1	0.147	221	2639.7	0.061	L41	20.972'	S04° 13' 26"E	C26	21.07'
127	6594.1	0.151	222	1992.4	0.046	L42	21.201'	S04° 13' 26"E	C27	21.39'
128	6600.1	0.152	223	2014.1	0.046	L43	21.430'	S04° 13' 26"E	C28	18.29'
129	7540.7	0.173	224	2035.9	0.047	L44	35.010'	S04° 13' 26"E	C29	19.06'
130	11544.4	0.265	225	4147.1	0.095				C30	21.07'
131	13514.4	0.310							C31	21.30'
132	14801.2	0.340							C32	18.29'
133	118132.9	2.712							C33	21.00'

Curve	Length	Radius	Chord	Chord Bear.
C11	5.82'	125.50'	5.82'	S14° 39' 47"E
C12	18.29'	125.50'	18.27'	S24° 43' 56"E
C13	21.30'	125.50'	21.28'	S33° 46' 08"E
C14	21.07'	125.50'	21.05'	S43° 26' 27"E
C15	19.07'	125.50'	19.05'	S52° 36' 10"E
C21	18.29'	125.50'	18.27'	S65° 41' 44"E
C22	21.39'	125.50'	21.36'	S74° 45' 05"E
C23	21.07'	125.50'	21.04'	S84° 26' 33"E
C24	21.76'	125.50'	21.74'	N85° 46' 47"E
C25	22.18'	125.50'	22.15'	N75° 56' 22"E
C26	21.07'	125.50'	21.04'	N66° 03' 59"E
C27	21.39'	125.50'	21.36'	N56° 22' 30"E
C28	18.29'	125.50'	18.27'	N47° 19' 08"E
C29	19.06'	125.50'	19.05'	N34° 13' 34"E
C30	21.07'	125.50'	21.05'	N25° 03' 53"E
C31	21.30'	125.50'	21.28'	N15° 23' 34"E
C32	18.29'	125.50'	18.27'	N06° 21' 22"E
C33	21.00'	220.51'	20.99'	S63° 59' 35"W
C34	21.32'	220.51'	21.31'	S58° 29' 42"W
C35	21.00'	220.51'	20.99'	S22° 58' 15"W
C36	21.23'	220.51'	21.22'	S17° 29' 02"W
C37	31.50'	240.50'	31.47'	N43° 00' 57"E
C38	24.93'	1973.00'	24.93'	N83° 42' 02"E
C39	20.15'	2027.00'	20.15'	S87° 01' 10"W

PROJECT NO.: 2004011	 Surveyors Engineers Planners Bennett Brewer & Associates, LLC 23 East Main Street, Suite 200 Frostburg, MD 21532 Phone 301-687-0494	 6/12/2026	 SCALE: 1" = 60'-0"	5TH AMENDED MAJOR SUBDIVISION PLAT	SHEET NO. 2 OF 2
DRAWN: BBA				PREPARED FOR PRICHARD FARMS - PHASE 1A THE CITY OF FROSTBURG ELECTION DISTRICT NO. 12-000, ALLEGANY COUNTY, MARYLAND	
DATE: 6-12-2026					
CRD FILE: 04011A					
DWG FILE: PLAT					