



DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

30 North Market Street • Frederick, Maryland 21701 • (301) 600-1138

RESIDENTIAL CLUSTER CONCEPT

Application is made on the Application Portal <https://planningandpermitting.frederickcountymd.gov/>

Required for Submission: FRO Application

PLANNING (requiring staff review only)	\$1,499.00
ENGINEERING	\$180.00
HEALTH DEPT.	\$150.00
DUSWME Water/Sewer	\$130.00

Minimum information for plat submittal listed below. Additional code requirements may be applicable and will be reviewed at the time of submission.

Sheet Composition Requirements

1. Vicinity Map must be in upper right corner.
2. Map drawn at 1" to 100' or greater showing all property lines, existing and manmade features.
3. Title Block must be placed in lower right corner.
4. Legend is preferred along the bottom of the plat, or as remaining space allows.
5. 4" x 4" open box in upper left corner
6. The Development Review Routing Stamp (located bottom right above title block)

<https://frederickcountymd.gov/DocumentCenter/View/7570/Routing-Stamp-2015?bidId=>

Standard Notes for Concept Plan

1. The site is zoned ____.
2. The comprehensive land use designation is ____.
3. Minimum building restriction lines: ____ front, ____ rear, ____ sides.
4. Future development of this property may require road layback work to be done along previously dedicated road right-of-way.
5. Forest Resource Ordinance notes and plan references.

Additional Concept Plan Requirements

1. Drawing: 18" x 24" landscape orientation Digital Submission (PDF) uploaded per [Electronic Plan Submission Guide](#)
2. Scale, Date, North Arrow
3. Name, Address, Phone number of Owner
4. Name, Address, Phone number of Surveyor/Engineer
5. Overall Boundary
6. Adjacent Subdivision or Properties
7. Adjacent Subdivision or Properties including existing structures, height and setbacks
8. Floodplains, 25% Slopes, Wetlands, streams, and their buffers.
9. Contours 10'
10. Water/Sewer. If wells are proposed to be used, a hydrologic study must be submitted.
11. Existing structures on all lots facing the proposed development including the height and setbacks
12. Adjacent Street, Name, Right of Way width, Centerline, Type of Paving
13. Cluster Rights Development Table, including overall unit density and unit types.
14. Minimum, Maximum, Acreage Lot Size
15. Preservation of open space/green area

16. Entrance spacing (if required)
17. Lot Configuration
18. Street Pattern. General location of all roads, sidewalks and other public or private facilities necessary for site development.
19. The general location, footprint and exterior elevations of proposed buildings, including height, number of stories and location of doors and windows.
20. Provide photos of subject parcel and all facing and adjacent lots and structures used to determine height and setbacks

PAYMENTS: Payment may be made online using the Application Portal. You may also mail a check to the Department of Development Review and Planning, 30 North Market Street, Frederick, Maryland, 21701 or in person. Please make check payable to Frederick County and reference the Project Number. Fees may not be paid until notice to pay fees is received.