



# DIVISION OF PLANNING AND PERMITTING FREDERICK COUNTY, MARYLAND

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

## FARM LOT PLAT

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

Required for Submission: FRO Application. Provide existing subdivision number in the comments field.

PLANNING	\$767.00
DUSWM if Water/Sewer	\$50.00
HEALTH DEPT.	\$75.00

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. Not to the Clerk of the Court must be above Director's signature block
2. Director's signature block must be placed in lower left corner
3. Vicinity Map must be in upper right corner – Scale 1"=2000', with Tax Map, Parcel, and Property account # shown beneath map
4. Surveyor's Certification must be below vicinity map
5. Owner's Certification & Dedication must be below Surveyor's Certification
6. Title Block (located bottom right corner) – Plan title, Project Name and Section, Type of Project, situated along..., election district, Frederick County, and Planning Region.
7. Legend is preferred along the bottom of the plat, or as remaining space allows
8. The [Development Review Routing Stamp](#) (located bottom right above title block)

### Standard General Notes for Farm Lot Plat

1. The site is zoned \_\_\_\_.
2. A 6-foot drainage and utility easement is to be reserved along all resulting external lot lines.
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. Future access to this property shall be in accordance with regulations in effect at the time of development.
6. Forest Resource Ordinance notes.

### Standard Farm Lot Plat Requirements

1. Drawing: 18" x 24" landscape orientation Digital Submission (PDF) uploaded per [Electronic Plan Submission Guide](#)
2. Title Block Info: Name, Section & Location, Election District & No., Planning Region
3. County, State, Any Previous Plat info
4. Scale, Date, North Arrow
5. Owner Name, Address Phone
6. Surveyor/Engineer, Address Phone
7. Vicinity Map, Scale, Tax Map/Parcel, Tax ID#
8. Horizontal Datum
9. Surveyor's Certification and Seal
10. Owner's Dedication and Notary
11. Show all Existing Wells or Septic Areas
12. Plat Boundary in Heavy Outline
13. Acreage Chart, Lots, R/W, Reserve, Total

14. Block and Lot Numbers
15. Table of Usable Area
16. Monuments: Location, Coordinates
17. Coordinates of Boundary
18. Adjoining Properties: Owner Name, Subdivision Name, Liber/Folio
19. Adjacent Roads, Name, Right-of-Way Width, Centerline, Pavement Type and Width
20. Bearing & Dimensions of all Lines
21. Curve Data Required
22. Building Restriction Lines (BRL Table)
23. Easements: Width/Use/Deeds Liber/Folio provided (when necessary)
24. Floodplains with Setbacks and Buffers
25. Existing Structures
26. Water and Sewer Classification and notes

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.