



**Frederick County  
Division of Permitting and  
Development Review  
Standard Stormwater Management Plan for:  
Single Lot Residential Construction**

**Building Permit #** \_\_\_\_\_

**Grading Permit #** \_\_\_\_\_

#### OWNER/DEVELOPER INFORMATION

Last Name \_\_\_\_\_ First Name \_\_\_\_\_ MI \_\_\_\_\_ ( ) \_\_\_\_\_ Phone \_\_\_\_\_ e-mail address \_\_\_\_\_  
Present Address (No. & Street) \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

#### PROJECT INFORMATION

Project Address (No. & Street) \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Tax Map \_\_\_\_\_ Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_ Block \_\_\_\_\_  
Lot Size \_\_\_\_\_ Total Disturbed Area \_\_\_\_\_ Total Impervious Area \_\_\_\_\_

#### LIMITATIONS

The requirements for stormwater management found in Frederick County Code, Section 1-15.2 and the Code of Maryland Regulations (COMAR) will be satisfied if nonstructural practices are used to treat runoff according to Chapter 5 of the **2000 Maryland Stormwater Design Manual, Volumes I & II**.<sup>1</sup> Additional limitations are:

1. The project is single lot residential construction;
2. There is no contiguous land undergoing development by the same owner, builder, or developer;
3. Total site impervious cover shall not exceed 15% of the lot size; and
4. Total land area disturbed during construction shall be less than 30,000 square feet. Land area that is disturbed for septic system construction may be subtracted from the total disturbed area provided it is revegetated.

#### CONDITIONS

The following conditions for design and construction shall be met and maintained. Should circumstances exist preventing one or more of these conditions from being satisfied, alternative techniques or conventional best management practices (BMPs) may be implemented at the discretion of the Division of Permitting and Development Review.

##### Design

1. All stormwater practices shall be designed and located to prevent basement seepage, erosion, flooding, or other damage to adjacent or downstream properties.
2. The drainage area to each rooftop downspout shall be 500 square feet or less. Drainage areas to individual downspouts greater than 500 square feet shall be treated using rain gardens, rain barrels, or other similar practices as approved by the Division of Permitting and Development Review.
3. All rooftop downspouts shall discharge to and drain continuously through vegetation (e.g., vegetated channel, swale, or filter strip) in a non-erosive manner to the property line.
4. To the extent practical, all other site impervious areas shall discharge to and drain continuously through vegetation in a non-erosive manner.
5. The total impervious area draining to any single discharge point shall be 1,000 square feet or less.
6. All access roads and/or driveways constructed for this project shall use open sections in lieu of curb and gutter.

<sup>1</sup> The **2000 Maryland Stormwater Design Manual, Volumes I & II** (MDE, April 2000) is available in hard copy or electronic format. For more information or to order a copy of the Design Manual, see MDE's website "[www.mde.state.md.us](http://www.mde.state.md.us)" or call 410-537-3543.

7. If site conditions such as slope, soil type, high groundwater, etc. exist that prevent all conditions of this Standard Plan from being met, the owner/developer shall implement those practices found in the Design Manual that address any characteristics specified by the Division of Permitting and Development Review.
8. This Standard Plan shall not be used in areas of special concern (e.g., karst geology, sinkhole activity, surface water supply reservoirs, wellhead protection areas, sensitive stream systems, etc) without specific approval from the Division of Permitting and Development Review.

## **Construction**

9. The Frederick County Environmental Compliance Section (ECS) shall be contacted at least 48 hours prior to the start of construction. [301-694-1132]
10. No earth disturbance shall occur within 100 feet landward of the Mean High Water Line of tidal waters or from the edge of tidal wetlands without an appropriate variance or buffer exemption.
11. The proposed work shall not impact waters and/or wetlands of the State and any associated buffers without authorization from the appropriate federal and/or State agencies. Permits required by federal or State agencies for the protection of tidal and nontidal wetlands are the responsibility of the property owner, contract purchaser, or authorized agent.
12. All stormwater practices and/or runoff controls shall be installed according to this Standard Plan. Subsequent alteration or modification of these practices requires the approval from Division of Permitting and Development Review.
13. The applicant/homeowner shall maintain in good condition all stormwater practices constructed in accordance with this Standard Plan.
14. Access to the site will be made available at all times during construction and with prior notification after construction for inspection by the ECS.
15. The applicant/homeowners shall promptly repair and/or restore all stormwater practices found in noncompliance by the ECS Inspector.
16. The Division of Permitting and Development Review reserves the right to deny approval under this Standard Plan and require that a design be prepared according to Frederick County Code, Section 1-15.2 and the Design Manual.
17. Nothing in this Standard Plan relieves the applicant from complying with any and all federal, State, and local laws and regulations.
18. Coverage under this Standard Plan shall remain valid for [two] years from the date of approval.

## **CERTIFICATION**

**I certify that I have the authority to make application to this Standard Plan; that the information contained herein is correct and accurate; and that all clearing, grading, construction, and development will be conducted according to this Standard Plan and all applicable laws and regulations.**

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Name (Please Print)

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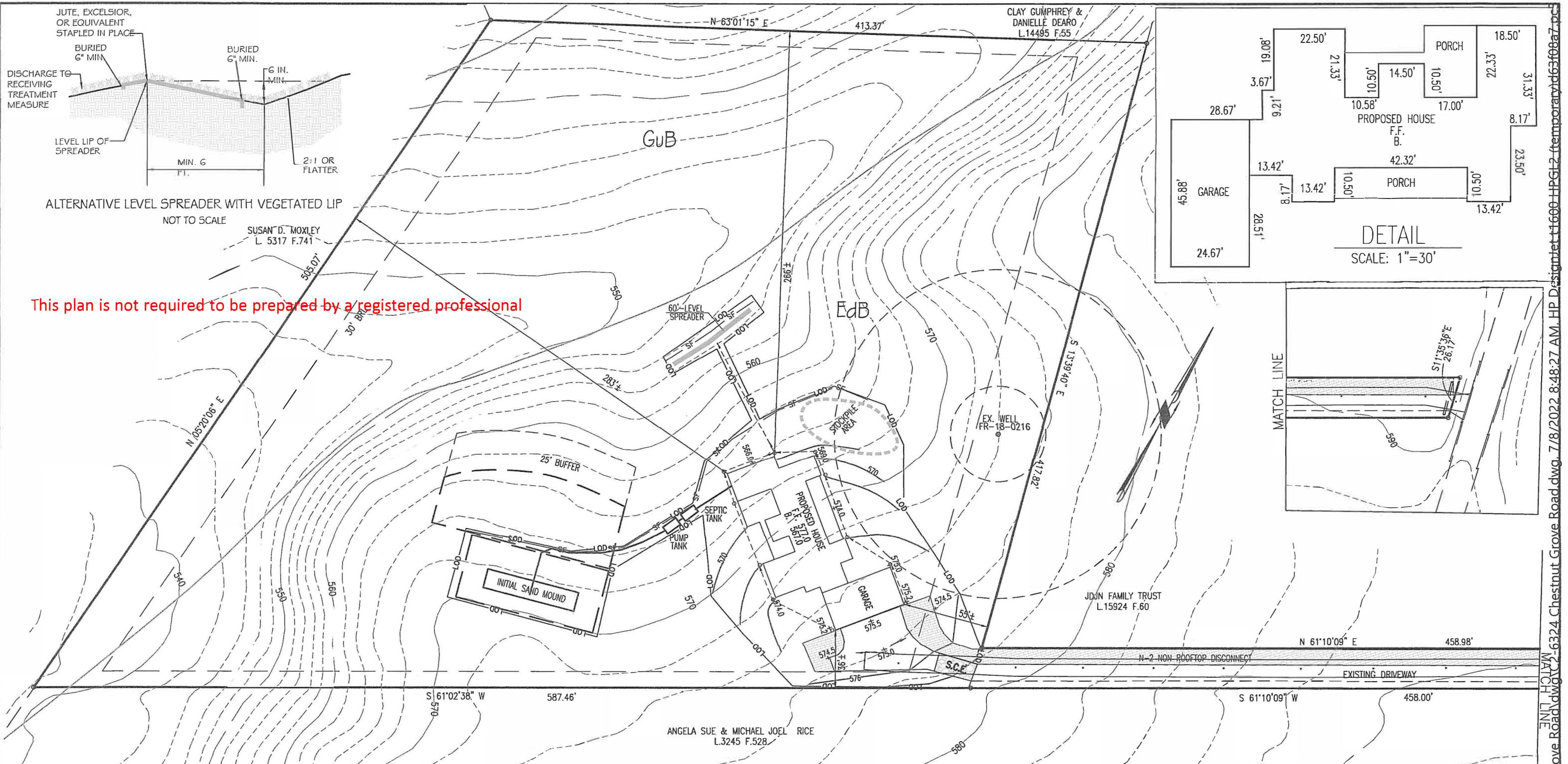
Signature

Date

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Approved by

Date



SWM Treatment Site Design Summary						
ESD # AND TYPE	DA (AC)	IA (Ac)	%IA	Rv	Maximum	Provided
1 Non-Rooftop Disconnection	0.05	0.05	100	0.95	1.0	159
2. Rooftop Disconnection	0.12	0.12	100	0.95	1.0	423
<b>Total ESDv Provided</b>						<b>581</b>
<b>ESDv Required</b>						<b>581</b>

**Where:**

SF	AC	ESDv =	581 ft <sup>3</sup>	
HOUSE	5338	Pe =	1.00 inch	
DRIVEWAY	2005	Rv =	0.95	
		A (Impervious Area) =	0.17 AC	

**NOTES:**

1. A 6' DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. REQUIRED BRLS: FRONT: 40' SIDE: 10' REAR: 30'
3. THE SEPTIC AREA CAN SUPPORT A HOUSE OF NO MORE THAN FOUR (4) BEDROOMS.

**STORMWATER MANAGEMENT TREATMENT DESIGN METHODS:**

1. DRIVEWAY TREATED BY N-2 NON-ROOFTOP DISCONNECTION (WIDE SHOULDER)
2. HOUSE TREATED BY FLOW TO LEVEL SPREADER.

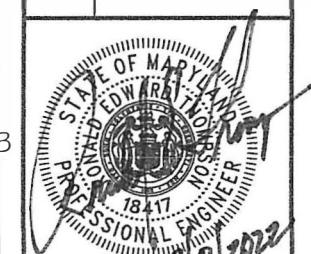
**PROFESSIONAL CERTIFICATION**  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 18417, Expiration Date: 9-18-23.

**DEVELOPER**  
T & M BUILDERS  
4606 IRIS COURT  
MONROVIA MD, 21770  
PH: 301-831-9155

**OWNER**

XYZ PORTS CIRCLE  
WALKERSVILLE MD, 21793

DATE	REVISIONS



**PLOT PLAN & SEDIMENT CONTROL PLAN**

**XYZ PROPERTY**

LIBER 15924 FOLIO 66  
P.B. 107 PG. 58

8412 CHESTNUT GROVE ROAD

ELECTION DISTRICT NO. 18

FREDERICK COUNTY, MARYLAND

SCALE: 1"=60' JULY, 2022

TAX MAP: 59 GRID: 16 PARCEL: 91

**VANMAR ASSOCIATES, INC.**  
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