

CURVE DATA

CURV.	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
G1	110.00'	44.37'	84.63'	17°24'03"	S 89°46'33"E	17.83'
G2	140.00'	109.62'	106.84'	44°15'14"	S 73°15'46"E	57.79'

LOT SIZE: 3.44 AC / 150,051 SF
ALLOWABLE IMPERVIOUS AREA:
15% OF LOT SIZE = 22,508 SF
PROPOSED IMPERVIOUS AREA:
HOUSE 1,933 SF
DRIVEWAY 1,191 SF
GARAGE 625 SF
TOTAL 3,749 SF
HYDROLOGIC SOIL GROUP: B
DISTURBED AREA: 19,058 SF
($\leq 30,000$ SF REQUIRED)

NOTES:
1. A 6" DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
2. REQUIRED BRIS: 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.

ALTERNATIVE LEVEL SPREADER WITH VEGETATED LIP NOT TO SCALE

HOUSE DETAIL 1"=30'

SWM Treatment Site Design Summary

ESD # AND TYPE	DA (AC)	IA (Ac)	%IA	Rv	Maximum PE(in)	ESDv(ft³)	ESDv (ft³)	Provided
1 Non-Rooftop Disconnection	0.03	0.03	100	0.95	1.0	94	94	94
2 Rooftop Disconnection	0.06	0.06	100	0.95	1.0	203	203	203
Total ESDv Provided						297		297
ESDv Required					-		297	

Where:
SF AC
HOUSE 2558 0.06
DRIVEWAY 1191 0.03
ESDv = 297 ft³
Pe = 1.00 inch
Rv = 0.95
A (Impervious Area) = 0.09 AC

PLOT / SWM PLAN
LOT 1, SECTION 1
NECCIAI FARM
PLAT BOOK 113, PAGE 27
5925A WOODVILLE ROAD
WOODVILLE ELECTION DISTRICT No. 1B
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 50' MARCH, 2026

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21266, EXPIRATION DATE SEPTEMBER 9, 2027, IN ACCORDANCE WITH COMAR 09.13.06.12.

BUILDER:
MIKE MUREN
BUILDERS NATIONAL COOPERATIVE
244 NORTH MARKET STREET
FREDERICK, MARYLAND 21701
(301) 694-8000

For VanMar Associates, Inc. Date _____
T. MICHAEL VANSANT, PROF. LAND SURVEYOR

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Engineers Surveyors Planners
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For VanMar Associates, Inc. Date _____
T. MICHAEL VANSANT, PROF. LAND SURVEYOR

DATE	REVISIONS

PLOT / SWM PLAN
LOT 1, SECTION 1
NECCIAI FARM
PLAT BOOK 113, PAGE 27
5925A WOODVILLE ROAD
WOODVILLE ELECTION DISTRICT No. 18
FREDERICK COUNTY, MARYLAND
SCALE: 1" = 50' MARCH, 2026



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