



## As Built Requirements for Residential New Dwelling

Below are the minimum As-built information requirements. Attached are four samples of acceptable as-built plans as a reference.

### Dwelling/Grading

- First Floor Elevation
- Elevation at each corner of the building
- Spot elevation ten feet (10') from all corners of the building
- Spot elevation at patio corners, steps, stairwells, and at stairwell/foundation drain daylight locations
- Downspout locations
- Roof drainage pattern
- Location of all impervious surfaces
- Location of well, septic tank, and sewage disposal area if served by private

### Drainage/Conveyance Systems

- Sufficient spot elevations to confirm ditches, swales, slopes, and all graded or constructed areas
- Storm drainage pipe/culvert
- Diameter, type, length, slope
- Invert in/out
- Rip Rap protection (include dimensions, stone size & verify fabric)
- Sump pump discharge

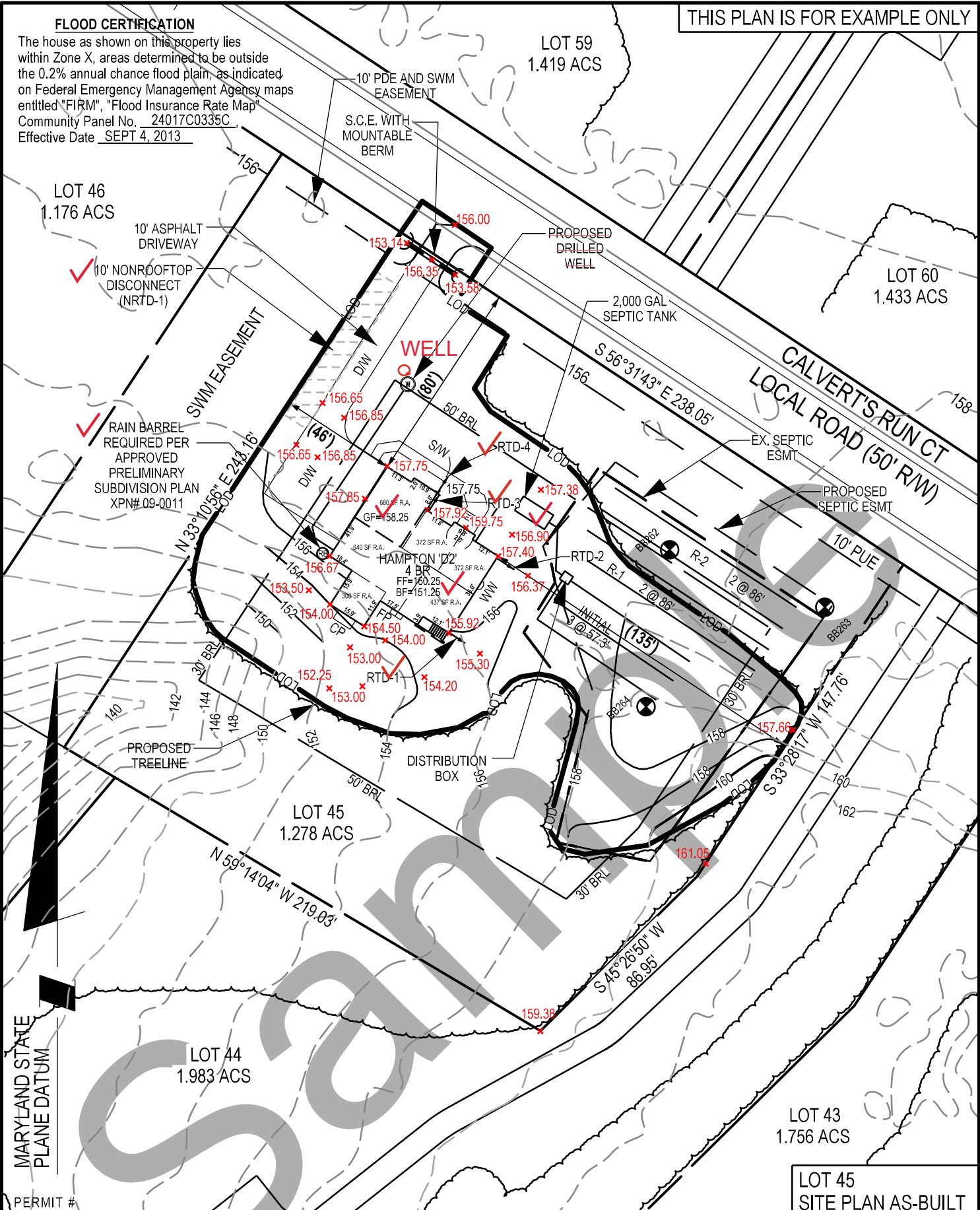
### Stormwater Management Facility

- Location, and elevation
- Dimensions, including area of facility and volume (if applicable – surface volume only)
- Materials (i.e. mulch, grass, plantings, etc.)
- Size, material, and invert elevation of observation well
- Pipe diameter, length, slope, material, and elevation
- Structure type, size, material, and elevation

THIS PLAN IS FOR EXAMPLE ONLY

FLOOD CERTIFICATION

The house as shown on this property lies within Zone X, areas determined to be outside the 0.2% annual chance flood plain, as indicated on Federal Emergency Management Agency maps entitled "FIRM", "Flood Insurance Rate Map Community Panel No. 24017C0335C, Effective Date SEPT 4, 2013



MARYLAND STATE PLANE DATUM

PERMIT #

PLEASE NOTE:

- 1) DIMENSIONS SHOWN WITHIN "( )" ARE COMPUTED TO AN ACCURACY OF PLUS OR MINUS ONE FOOT.
2) NO TITLE REPORT WAS FURNISHED. THIS PROPERTY IS SUBJECT TO ALL APPLICABLE EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND THOSE DOCUMENTS WHICH THE UNDERSIGNED HAS NOT BEEN PROVIDED.
3) THIS PLAT IS A BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH CONTEMPERATED TRANSFER, FINANCING OR REFINANCING.
4) THIS PLAT IS NOT TO BE RELIED UPON FOR THE CONSTRUCTION OF FENCES, GARAGES, BUILDINGS OR FUTURE IMPROVEMENTS.
5) THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

Job No.:

Scale: 1" = 50'

WALL CHECK DRAWING

Date: FEBRUARY 20, 2024

Drawn:

Checked:

FINAL LOCATION DRAWING

Date: MAY 21, 2024

Drawn:

Checked:

Project Directory

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND EXPERIENCE THAT THIS PLAT OF THE PROPERTY SHOWN ABOVE, DESCRIBED AS: LOT 45 AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED: FISCHERS GRANT AS RECORDED IN PLAT BOOK 62 AS PLAT NO. 190-196 AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND, WAS PREPARED UNDER MY SUPERVISION IN COMPLIANCE WITH COMAR 09.13.06.12 AND THAT THE EXISTING VISIBLE IMPROVEMENTS AS SHOWN HEREON WERE LOCATED BY RECOGNIZED SURVEYING PRACTICES AND UNLESS OTHERWISE INDICATED, NO OTHER VISIBLE EVIDENCE WAS OBSERVED OF APPARENT ENCHROACHMENTS ACROSS THE PROPERTY LINES.

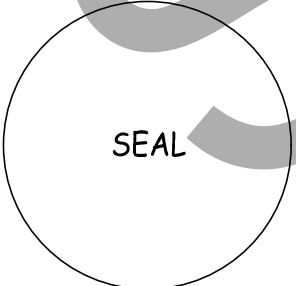
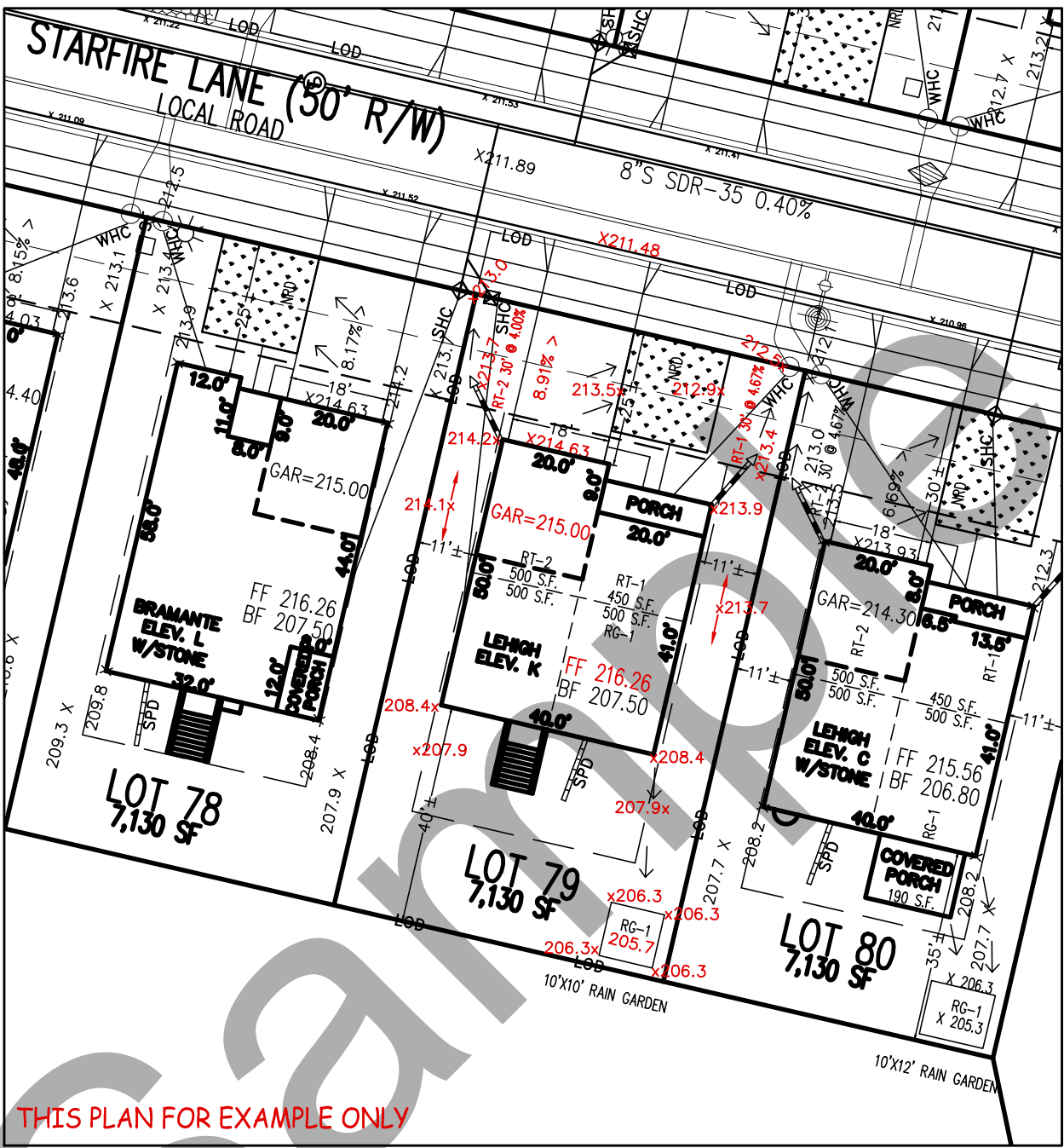
SIGNATURE: DATE:

PRINTED NAME: TITLE: MD. REG. NO.: LICENSE EXPIRES:



Engineering // Surveying // Planning // Environmental Sciences

P:\14800406\Exhibits\Single Family As-Built\FHLS\_45.dgn Scale= 50.0000 sf / in. User= Alogrosso PL.Tdrw= PDF\_Special\_150.pltctg Peniblf=TEXT\_SUB.tbl 6/13/2024 1:48:18 PM



|   |                 |                 |
|---|-----------------|-----------------|
| <b>PROJECT NAME</b>   |                 | SCALE<br>1"=30' |
| SECTION #<br>6TH ELECTION DISTRICT ~ CHARLES COUNTY, MARYLAND |                 |                 |
| <b>SITE PLAN AS-BUILT LOT 79</b>                              |                 | 01<br>OF 1      |
| DATE: 6/10/24   | CONTRACT: ##### |                 |
|   |                 |                 |

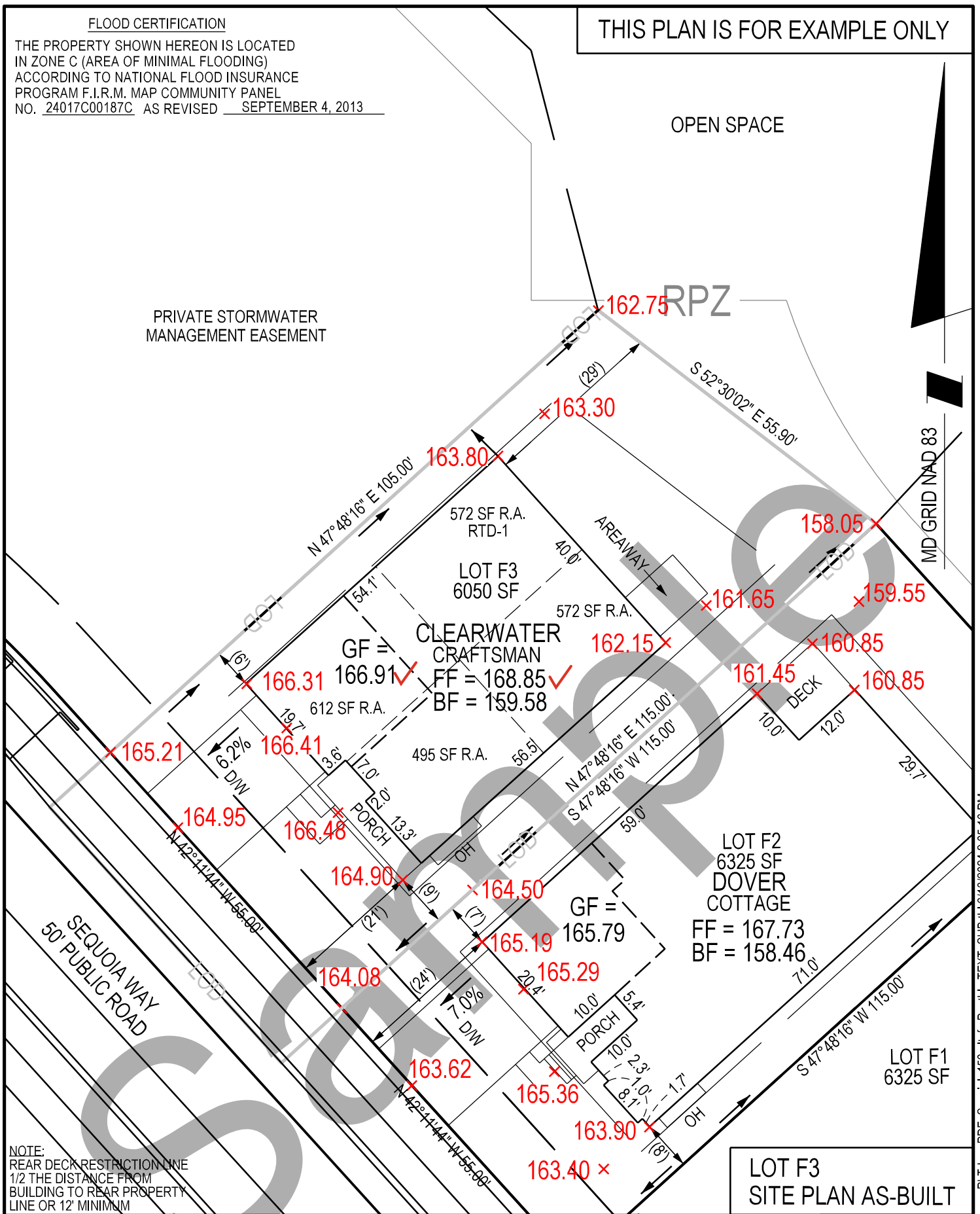
PROFESSIONAL CERTIFICATE  
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. ###, Expiration Date: ##.

PGM# RESD-

**FLOOD CERTIFICATION**

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 24017C00187C AS REVISED SEPTEMBER 4, 2013

THIS PLAN IS FOR EXAMPLE ONLY



NOTE:  
REAR DECK RESTRICTION LINE 1/2 THE DISTANCE FROM BUILDING TO REAR PROPERTY LINE OR 12' MINIMUM

**LOT F3  
SITE PLAN AS-BUILT**

**PLEASE NOTE:**

- 1) DIMENSIONS SHOWN WITHIN "( )" ARE COMPUTED TO AN ACCURACY OF PLUS OR MINUS ONE FOOT.
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- 3) THIS PLAT IS A BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENTS IN CONNECTION WITH CONFEMPLATED TRANSFER, FINANCING OR REFINANCING.
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**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS PLAT OF THE PROPERTY SHOWN ABOVE, DESCRIBED AS: **LOT F3** AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED: **PARKLAND NEIGHBORHOOD, PHASE 3 (PARCEL "F", "I", "J")** AS RECORDED IN PLAT BOOK **62** AS PLAT NO. **361-369** AMONG THE LAND RECORDS OF Charles COUNTY, MARYLAND, WAS PREPARED UNDER MY SUPERVISION IN COMPLIANCE WITH COMAR 09.13.06.12 AND THAT THE EXISTING VISIBLE IMPROVEMENTS AS SHOWN HEREON WERE LOCATED BY RECOGNIZED SURVEYING PRACTICES AND UNLESS OTHERWISE INDICATED, NO OTHER VISIBLE EVIDENCE WAS OBSERVED OF APPARENT ENCHROACHMENTS ACROSS THE PROPERTY LINES.

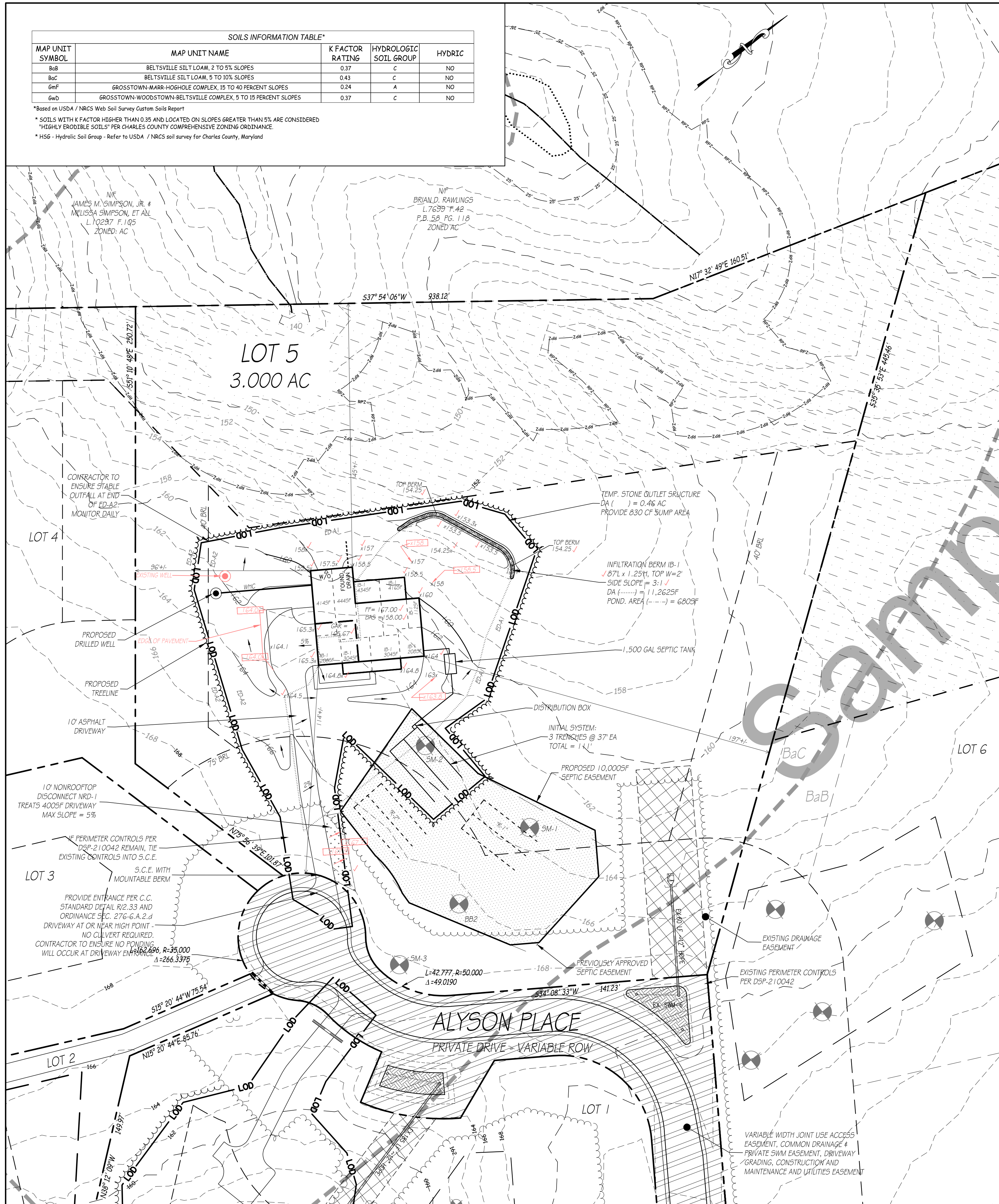
SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PRINTED NAME: [REDACTED] TITLE: [REDACTED] MD. REG. NO.: [REDACTED] LICENSE EXPIRES: [REDACTED]

|                        |               |
|------------------------|---------------|
| Job No.:               | 1548-19-00    |
| Scale                  | 1" = 20'      |
| WALL CHECK DRAWING     |               |
| Date                   | MARCH 5, 2024 |
| Drawn                  | [REDACTED]    |
| Checked                | [REDACTED]    |
| FINAL LOCATION DRAWING |               |
| Date                   | MAY 22, 2024  |
| Drawn                  | [REDACTED]    |
| Checked                | [REDACTED]    |
| Project Directory      | 1548-19-00    |

| SOILS INFORMATION TABLE* |   |                 |                       |        |
|--------------------------|---|-----------------|-----------------------|--------|
| MAP UNIT SYMBOL          | MAP UNIT NAME   | K FACTOR RATING | HYDROLOGIC SOIL GROUP | HYDRIC |
| BaB                      | BELTSVILLE SILT LOAM, 2 TO 5% SLOPES                          | 0.37            | C                     | NO     |
| BaC                      | BELTSVILLE SILT LOAM, 5 TO 10% SLOPES                         | 0.43            | C                     | NO     |
| GmF                      | GROSTOWN-MARR-HIGHOLE COMPLEX, 15 TO 40 PERCENT SLOPES        | 0.24            | A                     | NO     |
| GmD                      | GROSTOWN-WOODSTOWN-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES | 0.37            | C                     | NO     |

\*Based on USDA / NRCS Web Soil Survey Custom Soils Report  
 \*SOILS WITH K FACTOR HIGHER THAN 0.35 AND LOCATED ON SLOPES GREATER THAN 5% ARE CONSIDERED "HIGHLY ERODIBLE SOILS" PER CHARLES COUNTY COMPREHENSIVE ZONING ORDINANCE.  
 \*H56 - Hydric Soil Group - Refer to USDA / NRCS soil survey for Charles County, Maryland



**HEALTH DEPARTMENT NOTES**

- Comprehensive Water and Sewer Statement: This lot is in compliance with the Charles County Comprehensive Water and Sewer Plan.
- All utilities shall be located outside the Health Department approved sewage easement and no other easement may hinder access to it.
- This site plan is designed for a 3 bedroom house.
- The balance of the sewage easement as shown hereon shall remain undisturbed for future reserve sites "R-1" and "R-2".
- This health department approval certifies that the lot shown hereon is in consonance with pertinent laws and regulations as of the approval date. However, this approval is subject to change in such laws and regulations. Changes in topography or site designation may void this approval. The designated perc area is the only perc area approved by the Charles County Health Department for Sewage disposal purposes. The approved lot includes an area of at least 10,000 s.f. for sewage disposal purposes as required by current Maryland State Health Department law. Improvements of any other nature, including but not limited to the installation of other utilities in the area may render this lot undevelopable. To determine the exact area of the lot approved for sewage disposal purposes or to establish a different area for such purposes, you MUST contact the Charles County Health Department, Office of Environmental Health.

**FIRE SPRINKLER SYSTEM NOTE:**  
 AS OF JANUARY 18, 2007, ALL SINGLE FAMILY RESIDENTIAL DWELLING UNITS SHALL HAVE FIRE SPRINKLER SYSTEMS.

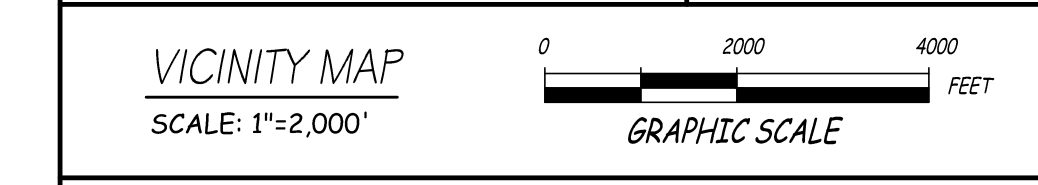
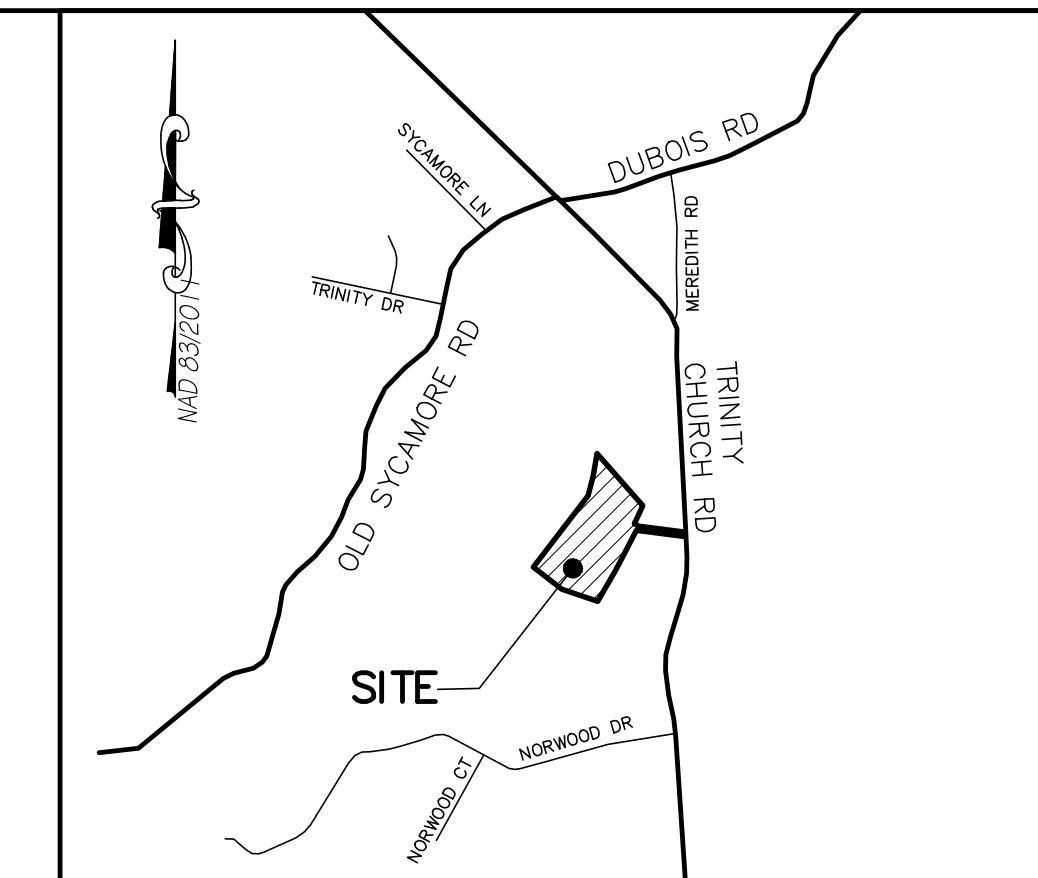
**DRIVEWAY NOTE:**  
 DRIVEWAY SURFACE MAY BE BANK RUN, RG6, CR6, ASPHALT MILLINGS, OR ASPHALT.

**GENERAL NOTES**

- House shall be minimum of 30' from well. Septic field shall be minimum of 20' from house, 25' from drainage swales, and 50' from well.
- Well site locations shown thus: [Symbol]
- Perc test locations shown thus: [Symbol]
- Sewerage disposal areas shown thus: [Symbol]
- Lot is to be served by an individual septic disposal system and well drilled to an approved, confined aquifer.
- This plan was prepared without the benefit of a title report which may reveal additional conveyances, easements, rights-of-way, or building restriction lines not shown.
- Lot platted per PLAT-210033 recorded at Liber No. 62 at Folio No. 299 recorded 12/05/2022.
- All construction to be done to the latest Charles County Department of Planning and Growth Management Standards and Specifications in accordance with current county ordinances.
- Contractor is responsible for contacting Miss Utility at 1-800-257-7777 at least 48 hours prior to the start of any construction.
- There are no wells on sewage disposal areas within 100' of the proposed well except as shown.
- Following initial soil disturbance or redistribution, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and seven (7) days as to all other disturbed areas on the project site.
- Groundwater Appropriation No. CH
- This plan is not to be used to establish fence lines.
- Zoning: AC per the Charles County Zoning Ordinance.
- This property appears to be in Zone X as shown on "Flood Insurance Rate Map" Panel 2401700375C, effective 09/04/2013.
- Disturbed Area (LOD) = 25,073 SF = 0.58 AC.
- Total Lot Area = 3,000 AC.
- Forest Area Disturbed = 22,833 SF.
- Topography Source: LIDAR. Contractor shall notify [Redacted] of any discrepancies observed in field.
- Engineer: [Redacted]
- Builder: [Redacted]

**FOREST CONSERVATION NOTES FOR HOME AND SEPTIC FIELD CONSTRUCTION**

- Prior to the start of any construction, forest protection fencing as shown in Appendix J of the 1991 Forest Conservation Manual, shall be installed at the limits of disturbance in all locations where disturbance is proposed to come within 40' of the Forest Conservation Easement. Locations where forest protection fencing is to be installed is shown on this site plan. Symbol = TPDSF----TPDSF---TPDSF--- (See Detail this plan) or use blaze orange fence.
- Forest retention signage symbol = [Symbol], as installed by the developer per PGM#FC-210027 is shown on this plan. If signage is missing, it is the applicants responsibility to install.
- Prior to the start of any construction, the applicant shall arrange a pre-construction meeting with the Charles County Environmental Planner to address implementation of the Forest Conservation Plan. The installation of any required fencing and the existing forest protection signage will be inspected at that time.
- Following construction, the applicant shall arrange a post-construction meeting with the Charles County Environmental Planner to address implementation of the Forest Conservation Plan. Compliance with observing the limits of disturbance will be inspected and approved to remove forest protection signage will be granted at the discretion of the Charles County Environmental Planner.



**SITE INFORMATION**

Tax Account: 04361473  
 Zoning: AC (Agricultural Conservation)  
 Address: 13115 Alyson Place, Charlotte Hall, MD 20622

CHARLES COUNTY HEALTH DEPARTMENT  
 CCHDP#

Sanitation [Signature] Date 5/2/23  
 Director [Signature] Date 5/2/23

**STORMWATER MANAGEMENT NOTES**

VARIATION TO THE LOCATION OF THE ROOF LEADERS AND THE RESPECTIVE DISCHARGE DIRECTIONS ARE NOT PERMITTED WITHOUT A REVISED STORMWATER MANAGEMENT DESIGN SUBMITTED TO AND APPROVED BY THE CHARLES COUNTY PERMITS DEPARTMENT PURSUANT TO THE CURRENT STORMWATER MANAGEMENT ORDINANCE NO. 01-17.

ALL STORMWATER QUALITY AND GROUNDWATER RECHARGE ARE BEING PROVIDED THROUGH BEST TECHNIQUES FOR LOTS AND HAVE MET THE WQ AND REV CRITERIA'S REQUIRED IN THE MDE STORMWATER MANAGEMENT ORDINANCE.

ROOF LEADERS MUST DISCHARGE A MINIMUM OF 10' FROM PROPOSED PAVED OR IMPERVIOUS SURFACES AND PROPOSED HOUSE.

HOUSE DRIVEWAY, STEPS/WALKS, DECKS AND PORCHES ARE LESS THAN 15% OF SITE IMPERVIOUSNESS.

ROOF DOWNSPOUT LEADERS (SYMBOL: [Symbol]) MUST DISCHARGE IN LOCATION AND DIRECTION SHOWN AT A MAXIMUM GRADE OF 5%. SWALES SHALL BE CONSTRUCTED AS SHOWN TO ACHIEVE DESIGN DIRECTION AND INTENDED SLOPE.

SEE ADDITIONAL STORM WATER MANAGEMENT NOTES AND DETAILS ON SHEET 2

**LEGEND**

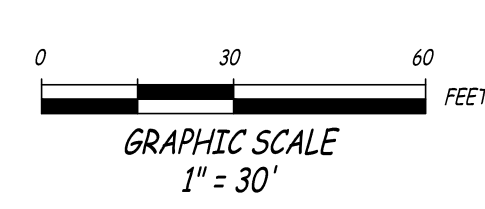
|                           |          |
|---------------------------|----------|
| PROPERTY BOUNDARY         | [Symbol] |
| ADJ. PROPERTY BOUNDARY    | [Symbol] |
| BUILDING RESTRICTION LINE | [Symbol] |
| EXISTING TREELINE         | [Symbol] |
| PROPOSED TREELINE         | [Symbol] |
| MAPPED SOILS BOUNDARY     | [Symbol] |
| STREAM                    | [Symbol] |
| RESOURCE PROTECTION ZONE  | [Symbol] |
| SILT FENCE                | [Symbol] |
| SUPER SILT FENCE          | [Symbol] |
| LIMIT OF DISTURBANCE      | [Symbol] |
| EARTH DIKE                | [Symbol] |
| MOUNTABLE BERM            | [Symbol] |
| EXISTING CONTOURS         | [Symbol] |
| PROPOSED CONTOURS         | [Symbol] |
| STOCKPILE AREA            | [Symbol] |

(THIS PLAN FOR EXAMPLE ONLY)

SITE PLAN AS-BUILT (6-10-24)

**PROFESSIONAL CERTIFICATE**

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 [Redacted]



Date [Redacted]

|                                    |                  |  |  |
|------------------------------------|------------------|--|--|
| REVISIONS                          |                  | TRINITY ORCHARD<br>LOT 5<br>4TH ELECTION DISTRICT ~ CHARLES COUNTY, MARYLAND |  |
| TAX MAP 66, GRID 14, PARCEL 48     |                  | SCALE<br>1"=30'  |  |
| DRAWN: JUNE 2024 AJ<br>CHECKED: AS | CONTRACT: 179091 | 1<br>OF 1  |  |
| [Redacted]                         |                  |  |  |