

RECEIVED

PERMIT NUMBER: B 22003018

DATE ACCEPTED:

AUG 04 2022

**RESIDENTIAL BUILDING PERMIT APPLICATION** PERMITS DIVISION  
 HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS  
 3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4  
 www.howardcountymd.gov

**BUILDING SITE ADDRESS** *REQUIRED*

Street Address: **3408 Woodbine Road** Unit: \_\_\_\_\_  
 City: **Woodbine** State: **MD** Zip Code: **21797**  
 Subdivision/Village/Complex Name: **Timberleigh Homestead** SDP/WP/BA #: **SG - 22-064**  
 Lot: **26** Tax Map: **13** Parcel: **336** Grading Permit #: \_\_\_\_\_

**DESCRIPTION OF WORK** *REQUIRED*

Existing Use: **vacant land** Proposed Use: **SFD** Estimated Cost: **\$300,000.00**  
 Trade Work to Be Completed (Separate Permits Required):  Mechanical (HVACR)  Electrical  Plumbing  None  
**Benjamin Family, 2 story, 19 room, 4 bedroom, 4.5 bathrooms, 2 car attached, woodburning fireplace, perscriptive energy, finished basement and deck. Basement 54' wide x 40' deep, 1st - 54' wide x 40' deep, 2nd - 54' wide x 40' deep. total sf - 6561sf Occupiable - 5889 sf**

**PROPERTY OWNER INFORMATION** *REQUIRED*

Owner(s) Name(s) (As it appears on tax records): **Kyle and Lisa Benjamin** Primary Residence:  Yes  No  
 Owner's Street Address: **24317 Long House Drive**  
 City: **Gaithersburg** State: **MD** Zip Code: **20882**  
 Phone: **(410) 977-2188** Email: \_\_\_\_\_

**APPLICANT NAME** *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name: **Viking Development Corporation** Contact Name: **Cary Cumberland**  
 Street Address: **815 Windriver Drive**  
 City: **Sykesville** State: **MD** Zip Code: **21784**  
 Phone: **(410) 977-2188** Email: **cary@Vikingcustomhomes.com**

**CONTRACTOR INFORMATION** *REQUIRED*

Business Name: **Viking Development Corporation**  
 Licensee's Name: **Cary Cumberland** License #: **1185**  
 Street Address: **815 Windriver Drive**  
 City: **Sykesville** State: **MD** Zip Code: **21784**  
 Phone: **(410) 977-2188** Email: **cary@vikingcustomhomes.com**

**ARCHITECT/ENGINEER INFORMATION** *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name: **Caddworks** Name: \_\_\_\_\_  
 Street Address: \_\_\_\_\_  
 City: **Frederickm** State: **md** Zip Code: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**BUILDING CHARACTERISTICS** *REQUIRED*

Primary Structure:  SF Dwelling  SF Townhouse  SF Duplex  Mobile Home  Multi-Family Dwelling (MF\*) Condo:  Yes  No  
 Utilities:  Electric  Gas Water Supply:  Public  Private (Well) Sewage Disposal:  Public  Private (Septic)  
 Heating System:  Electric  Natural Gas  Propane  Other: \_\_\_\_\_ Roadside Tree Project:  No  Yes: # \_\_\_\_\_  
 Sprinkler System:  NFPA 13  NFPA 13R  NFPA 13D  None Fire Alarm System:  Yes  No  Voice Evac

**ADDITIONAL RESIDENTIAL INFORMATION** *(PLEASE SELECT/COMPLETE ALL THAT APPLY)*

Model Name & Options: **Benjamin**  
 # of Bedrooms (SF): **843** # of efficiency units (MF\*): \_\_\_\_\_ # of 1 BR (MF\*): \_\_\_\_\_ # of 2 BR (MF\*): \_\_\_\_\_ # of 3 BR (MF\*): \_\_\_\_\_  
 # Rooms: **19** # Full Baths: **4** # Half Baths: **1** # Fireplaces: **1**  
 Garage/Carport Info:  Attached Garage  Detached Garage  Integral Garage  Carport  None  
 Basement/Foundation Info:  Slab on Grade  Post & Pier  Unfinished Basement  Finished Basement:  Full or  Partial  
 1st Fl Width: **54** 1st Fl Depth: **40** 2nd Fl Width: **54** 2nd Fl Depth: **40** Bsmt Width: **54** Bsmt Depth: **40**  
 Energy Method:  Prescriptive  Performance  UA Alternative  ERI Gross Area: **6,561** sq ft Occupiable Area: **5,889** sq ft

**AGREEMENT/ DISCALIMER** *REQUIRED*

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

*Cary Cumberland*  
 APPLICANT'S ORIGINAL SIGNATURE DATE SIGNED: **8-3-22**

**FOR OFFICE USE ONLY** CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:  
 PR  DPZ  DED  Health **8/10/22**  SHA  CID

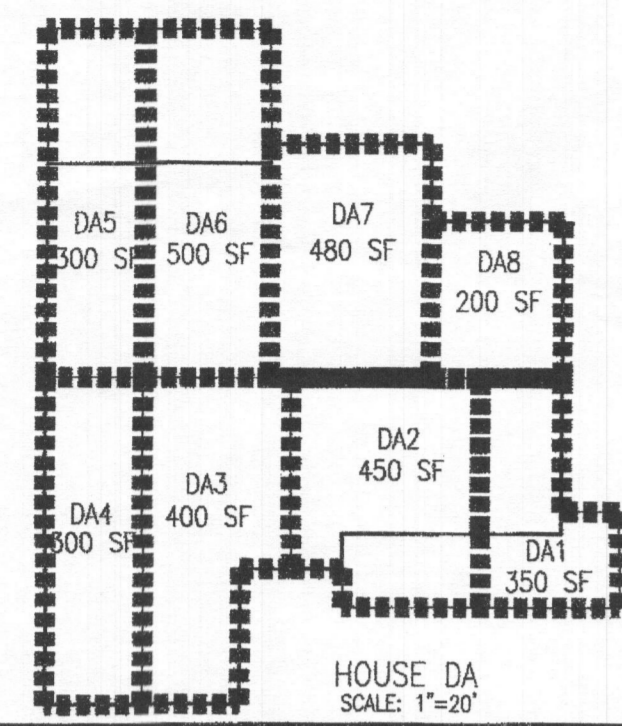
SUBMITTAL FEES: **150** PAYMENT: **13942** ACCEPTED BY: *[Signature]*







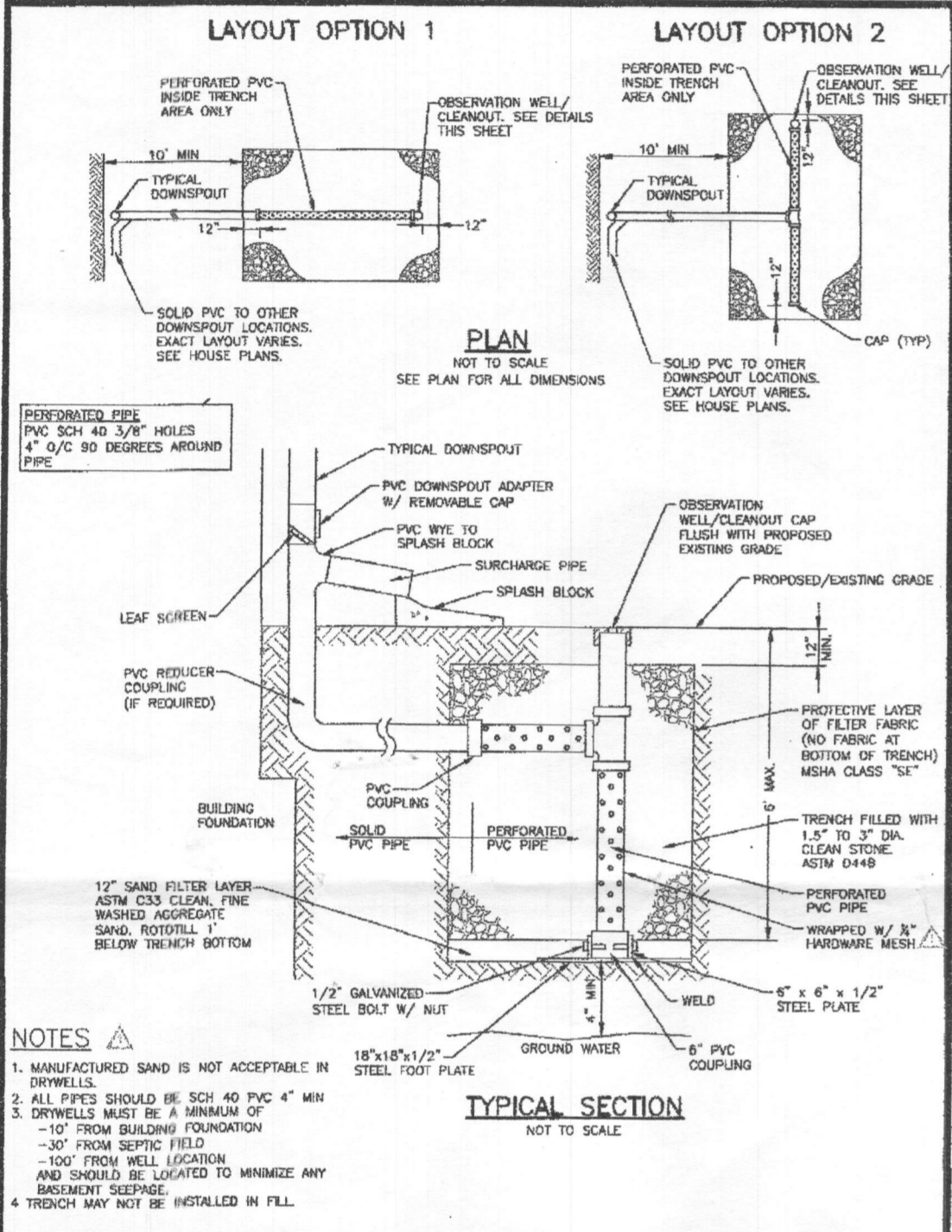
SOIL LEGEND					
MAP SYMBOL	MAPPING UNIT	HYDROLOGIC SOIL GROUP	HYDRIC	Kw	SLOPE
GgB	GLENELG LOAM	B	NO	0.24	3-8%
GgC	GLENELG LOAM	B	NO	0.24	8-15%
BrD	BRINKLOW CHANNERY LOAM	C	NO	0.20	15-25%
BrC	BRINKLOW CHANNERY LOAM	C	NO	0.20	8-15%



DA#1,2,8= 1000 SF- DW#1  
 DA#3,4,5= 1000 SF- DW#2  
 DA#6,7=980 SF- DW#3

DRY WELL STONE DIMENSIONS:

	LENGTH	WIDTH	DEPTH
DW#1	10'	10'	5'
DW#2	10'	10'	5'
DW#3	10'	10'	4.5'



Howards County, Maryland Department of Public Works	ROOF DRAIN DRYWELL	Private	Detail
<i>By</i> [Signature]			D-9.01

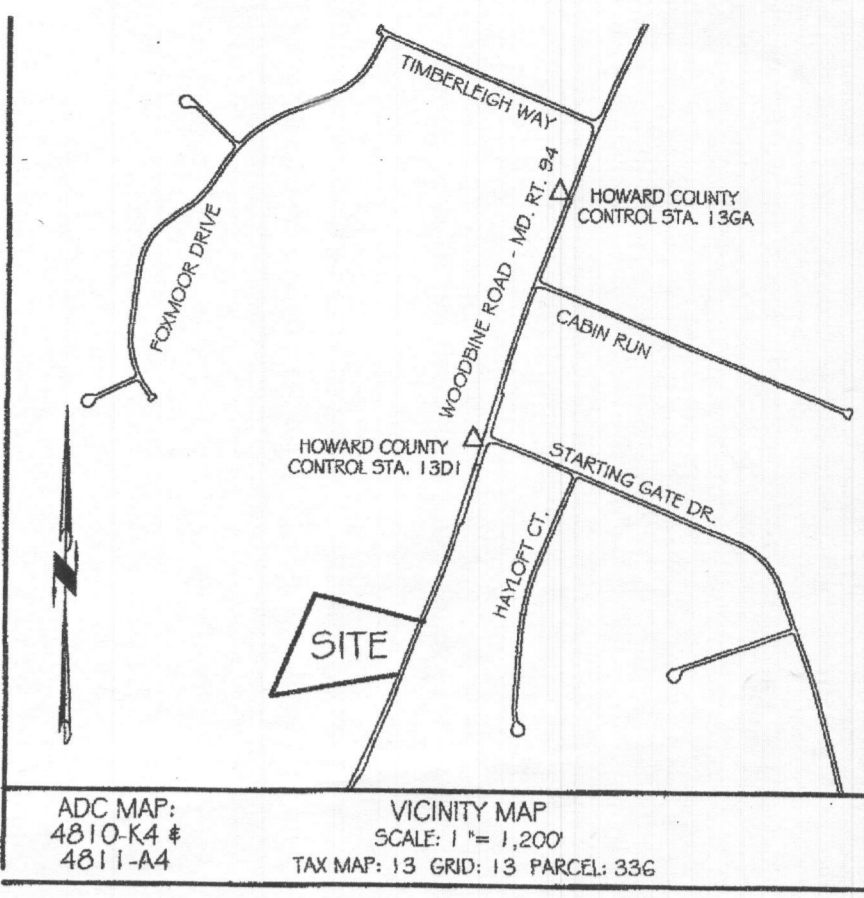
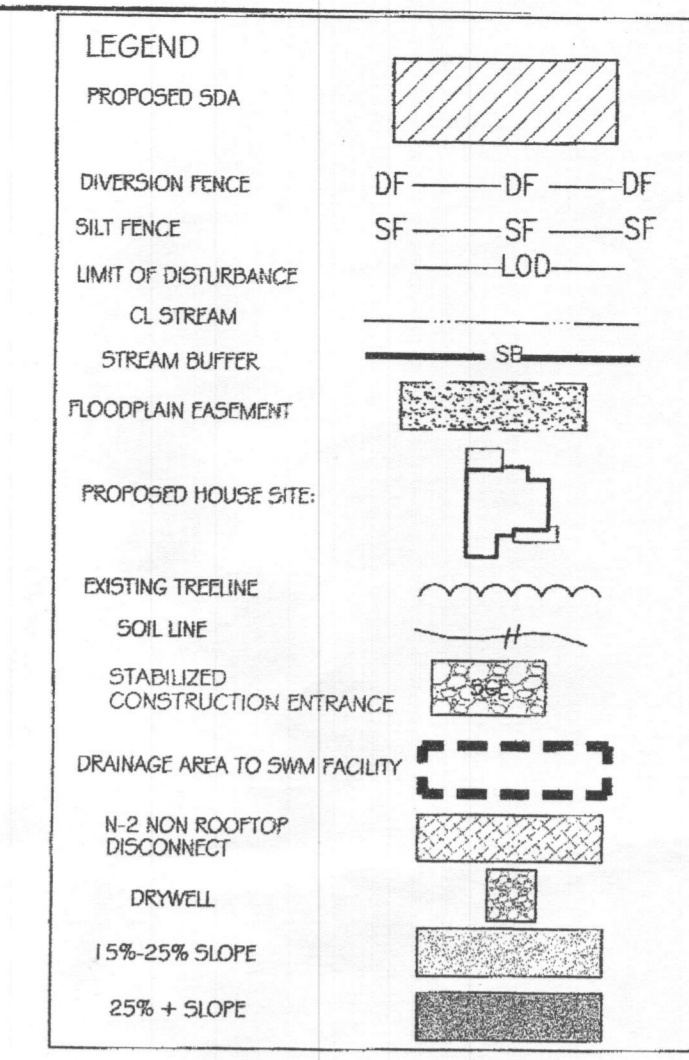
DESCRIPTION	INSPECTION DATE	APPROVAL DATE	INSPECTION DATE	APPROVAL DATE	INSPECTION DATE	APPROVAL DATE
1. CONCRETE DRYWELL TRENCH AS PER DIMENSION AND ELEVATION AS SHOWN ON THE DETAIL. INSTALL FILTER FABRIC ON THE SIDES.						
2. INSTALL OBSERVATION WELL AND PLACE 12" SAND LAYER.						
3. INSTALL ROOF LEADER INTO DRYWELL TRENCH AS PER DIMENSION AND ELEVATION AS SHOWN ON THE DETAIL AND SHOULDER WITH #5 OR #6 STIRRED CLEAN WELDED REBAR TO BE PLACED TO BE CONNECTED TO SURCHARGE PIPE CONNECTION.						
4. COVER WITH FILTER FABRIC.						
5. BACKFILL UP TO THE FINISHED GRADE AND STABILIZE.						
6. AFTER 2" GRASS IS ESTABLISHED, REMOVE SINGLE PIPE CONNECTION PLUS, CONNECT DOWNSPOUT SURCHARGE PIPE AND PLACE SPLASH BLOCK.						

**DRYWELL SEQUENCE OF CONSTRUCTION**

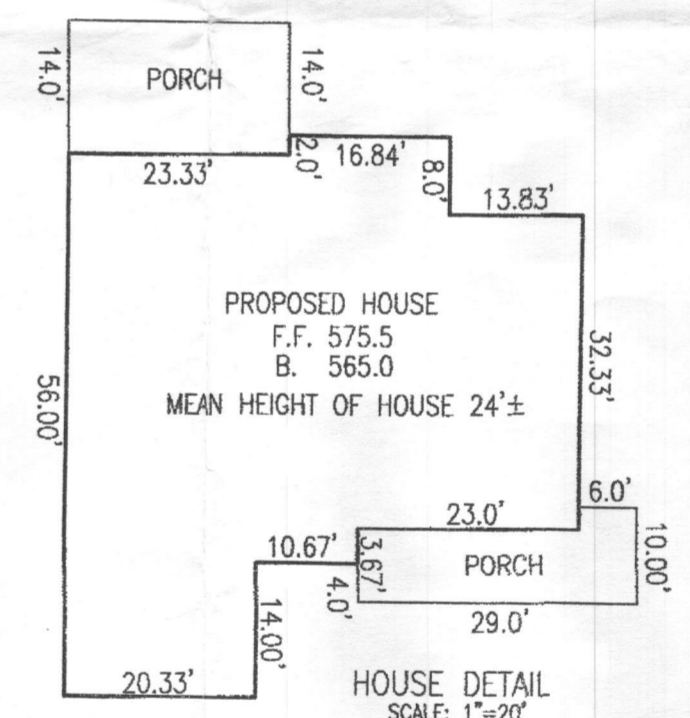
- ONCE THE INDIVIDUAL HOUSE HAS BEEN CONSTRUCTED AND THE FINAL LOT GRADING IS COMPLETE, CONTACT THE CERTIFYING PROFESSIONAL ENGINEER (RONALD E. THOMPSON, P.E. (301-829-2890)). ONCE THE CERTIFYING PROFESSIONAL HAS GIVEN HIS APPROVAL, PROCEED AS FOLLOWS.
- CONSTRUCT DRYWELL AND CONNECT TO DOWNSPOUT PER STANDARD DETAILS UNDER SUPERVISION OF CERTIFYING PROFESSIONAL.
- SUBMIT AS-BUILT CERTIFICATION FOR BOND RELEASE.

**DRYWELL - RESIDENTIAL - OPERATION AND MAINTENANCE**

- DRY WELLS SHALL BE INSPECTED AND CLEANED ANNUALLY. THIS INCLUDES PIPES, GUTTERS, DOWNSPOUTS AND ALL FILTERS.
- PONDING, STANDING WATER AND ALGAE GROWTH ON THE TOP OF DRY WELL MAY INDICATE FAILURE DUE TO SEDIMENTATION IN THE GRAVEL MEDIA.
- IF WATER PONDING FOR MORE THAN 48 HOURS AFTER A MAJOR STORM OR MORE THAN 6" OF SEDIMENT HAS ACCUMULATED, THE GRAVEL MEDIA SHOULD BE EXCAVATED AND REPLACED.
- PRIVATELY OWNED PRACTICES SHALL HAVE A MAINTENANCE PLAN AND SHALL BE PROTECTED BY EASEMENT, DEED RESTRICTION, GRANTORSHIP OR OTHER LEGAL MEASURES PREVENTING ITS NEGLECT, ADVERSE ALTERATION AND REMOVAL.



- GENERAL NOTES
- OWNER: WM B MARTIN FAMILY TRUST  
DEED REFERENCE: LIBER 10520 AT FOLIO 211  
DATE: JANUARY 16, 2019  
GRANTOR: MARTIN PAUL TRUSTEE
  - TAX MAP: 13 GRID: 13 PARCEL: 336
  - THE SUBJECT PROPERTY IS NOT LOCATED IN SPECIAL FLOOD HAZARD AREA PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 24027C0400, DATED NOVEMBER 6, 2013. THERE IS FLOODPLAIN EASEMENT EXIST ON LOT PER PLAT 9912.
  - TOPOGRAPHY & PLANIMETRIC FEATURES SHOWN HEREON TAKEN FROM COPYRIGHTED GIS DATA FROM HOWARD COUNTY SURVEY CONTROL STATIONS  
STA. 136A N. 594650.955 E. 1270003.717  
STA. 13D1 N. 593130.866 E. 1277553.193  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES.
  - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
  - SOIL TYPE: GLENELG (GgB, GgC), BRINKLOW CHANNERY LOAM (BrC, BrD)
  - THE SUBJECT PROPERTY IS ZONED RC-DEO IN ACCORDANCE WITH THE OCTOBER 6, 2013 COMPREHENSIVE ZONING REGULATIONS.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE HISTORIC DEPARTMENT OF THE ENVIRONMENT.
  - THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
  - APPROVAL OF THIS SECP PLAN DOES NOT CONSTITUTE AN APPROVALS OF ANY SUBSEQUENT SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS TO APPROVED SDP PLANS, FOREST CONSERVATION PLANS AND GRADING OR BUILDING PERMITS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED COMMENTS THAT MAY ALTER THE SITE DESIGN, HOUSE OR STRUCTURE LOCATION, DRIVEWAY LOCATION, GRADING, TREE CLEARING AND/OR OTHER REQUIREMENTS AS THE DEVELOPMENT PLAN PROGRESSES THROUGH THE PLAN REVIEW AND/OR PERMIT APPLICATION PROCESS IN ACCORDANCE WITH THE SUBDIVISION, LAND DEVELOPMENT AND ZONING REGULATIONS AND THE FOREST CONSERVATION REQUIREMENTS.
  - NO ENVIRONMENTAL FEATURES EXIST WITHIN THE LOD.
  - THERE ARE STEEP SLOPES, FLOODPLAIN EASEMENT, FOREST AREA LOCATED ON THE SITE AS DETERMINED DURING A FIELD INVESTIGATION PERFORMED BY VANMAR ASSOCIATES, INC. APRIL 2022. THERE ARE NO WETLANDS OR WETLAND BUFFER LOCATED WITHIN LOT.
  - LIMIT OF DISTURBANCE AREA = 19,720 S.F.
  - THIS DEVELOPMENT IS EXEMPT FROM THE REQUIREMENTS OF SUBTITLE 12, BECAUSE OF THE TOTAL CLEARING AND GRADING OF FOREST RESOURCES IS LESS THAN 20,000 SF AND ANY FOREST RESOURCES AFFECTED BY THE DEVELOPMENT ARE NOT SUBJECT TO A PREVIOUSLY APPROVED FCP. SEC. 16.1.02(b)(2)(iv).



NOTE:  
THIS IS NOT AN IN-FILL DEVELOPMENT  
LOT 26 WAS CREATED BY RECORD PLAT 9912  
JUNE 4 1991.

Site Analysis:

Total Area of Site	8.10 Acres.
Area Disturbed	0.45 Acres.
Area to be roofed or paved	0.13 Acres.
Area to be vegetatively stabilized	0.39 Acres.
Total Cut	450 Cu. Yds.
Total Fill	450 Cu. Yds.
Off-site waste/borrow area location	
Total Area Stream Bank Buffer	2.22 Acres

SITE ANALYSIS DATA SHEET		ACRES
EXISTING SITE USE		RESIDENTIAL
WETLANDS BUFFER	0.00	
STREAM BANK BUFFER	2.22	
FLOODPLAIN	0.34	
FORESTS	5.32	
STEEP SLOPES (15-24%)	2.50	
STEEP SLOPES (25% OR GREATER)	2.23	
TOTAL PROJECT AREA	8.10	
LOD AREA	0.45	
GREEN OPEN SPACE AREA	7.97	
EX. IMPERVIOUS AREA	0.00	
PROP. IMPERVIOUS AREA	0.13	
HIGHLY ERODIBLE SOILS IN PROJECT AREA	0.00	

**SWM Treatment Site Design Summary**

Practice	Area Treated (SF)	Area Treated (Acres)	Impervious Treated (SF)	Pe	Rv	ESDv (ft)	ESDv Cumul. (ft)
Timberleigh Lot 26	22,820	0.52	5470	1.5	0.27	760	760
N-2 Non Rooftop Disconnection	2,490	0.06	2490	1.0	0.95	197	197
M-5 Drywell	2,980	0.07	2980	2.5	0.95	580	777
<b>Total</b>	<b>5,470</b>	<b>0.13</b>	<b>5470</b>				<b>777</b>

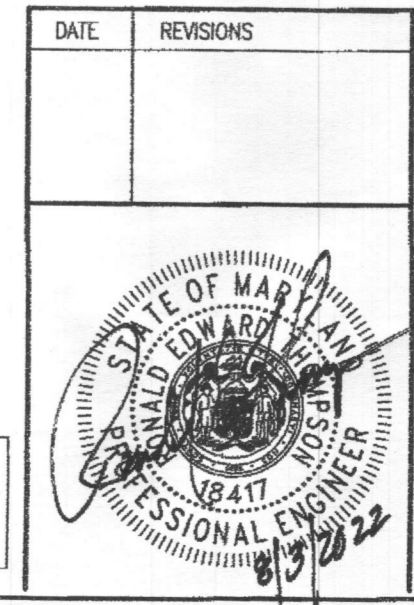
Total ESDv Provided = 777  
 TOTAL ESDv COMPUTATION = 760

Where:  
 ESDv = 777 ft  
 Provided Pe = 1.54  
 Rv = 0.268  
 A (LOD) = 22,820 ft<sup>2</sup>

OWNER:  
KYLE E. & LISA W. BENJAMIN  
24317 LONG HOUSE ROAD  
GAITHERSBURG, MD. 20882

DEVELOPER:  
VIKING CUSTOM HOMES  
515 WINDRIVER DRIVE  
SYKESVILLE, MD. 21782  
410-977-2188

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.



**PLOT PLAN & SEDIMENT CONTROL PLAN**  
 3408 WOODBINE ROAD  
 LOT 26  
 TIMBERLEIGH HOMESTEADS  
 PLAT NO. 9912

TAX MAP: 13 ELECTION DISTRICT: No. 4 SCALE: 1" = 50'  
 GRID NO: 13 HOWARD COUNTY, MARYLAND DATE: JULY 2022  
 PARCEL NO: 336 EX. ZONING: RC-DEO SHEET 1 OF 1

**VANMAR ASSOCIATES, INC.**  
 Engineers Surveyors Planners  
 310 South Main Street Mount Airy, Maryland 21771  
 (301) 828-2880 (301) 831-5015 (410) 549-2751  
 Fax (301) 831-5603 ©Copyright, Latest Date Shown