

Approved 12/5/2023
RIZ

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B23003689	09/08/2023
Description of Work		
SFD/ CUSTOM/, 2 STORY, Full Basement, Basement = Full Finished, 18R, 4FB, 0HB, 0FP, 2 Car Attached, 4BR, Open Porch and Deck, ENERGY METHOD = Prescriptive Method, null.		

[check spelling](#)

Online BP to RSF.

gfb 9/15/23

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
3085	WOODBINE	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.1166	39.29978
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
900019	223	6.78	3200	3200	0	RURAL

Legal Description
LOT 4 6.7869 A[]3085 WOODBINE RD[]WARFIELD RIDGE

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404356845	WARFIELD RIDGE					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-8	RC-DEO	4811-B3					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.		Primary			
11780				Yes			
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
Sarah Strother and Dylan Strother

Address Line 1
12612 Grace Max Street

Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
Rockville	MD	20853
Phone	Primary	
410-693-7367	Yes	
E-mail	dystrother@gmail.com	
Cell Number	Fax Number	
4106937367		

Professionals (This section is not required.)

License # * 9025	Business Name WELCOME HOMES MD LLC		
License Type * Home Bldr	First Name Andrew	Middle Name	Last Name Vaccarello
Primary Yes	Address Line 1 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	ZIP Code 10010
	Phone 1 5613527960	Phone 2 2129205150	Fax
	E-mail andrew.vaccarello@welcomehomes.com		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant	First Name Andrew	MI	Last Name Vaccarello
Relationship --Select--	Full Name		
Primary No	Organization Name WELCOME HOMES MD LLC		
	Street Address 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	Zip Code 10010
	Phone 5613527960	Cell 2129205150	Fax
	E-mail * andrew.vaccarello@welcomehomes.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact	First Name ANDREW	MI	Last Name VACCARELLO
Relationship Applicant	Full Name ANDREW VACCARELLO		
Primary Yes	Organization Name WELCOME HOMES MD LLC		
	Street Address 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	Zip Code 10010
	Phone 908-698-3939	Cell 908-698-3939	Fax
	E-mail andrew.vaccarello@welcomehomes.com		

Addtl Info

Est Construction Cost * 800000	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type --Select--			

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project # <input type="text"/>	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit # <input type="text"/>	Entrance Permit Req <input type="radio"/> Yes <input checked="" type="radio"/> No
Guaranty Fund * <input checked="" type="radio"/> Yes <input type="radio"/> No	Condominium <input type="radio"/> Yes <input checked="" type="radio"/> No	Existing Use Vacant Lot	Model * SFD/ CUSTOM/		
No of Stories *	Foundation *	Basement	No of Rooms *	Full Baths *	Half Baths * Other Structure

SWM NARRATIVE

THIS STORMWATER MANAGEMENT DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE HOWARD COUNTY AND MD SEWERAGE MANAGEMENT REGULATIONS. PRIOR TO PREPARING A SITE LAYOUT AND SWM DESIGN, WE INVESTIGATED AND IDENTIFIED REGULATED ENVIRONMENTAL FEATURES WITHIN THE PROPOSED DEVELOPMENT AREA. WE HAVE IDENTIFIED AND DESCRIBED THESE FEATURES AND THEIR POTENTIAL ENVIRONMENTAL IMPACTS. WITH THE SITE DESIGN TO ELIMINATE/AVOID ANY POTENTIAL ENVIRONMENTAL IMPACTS, IN ADDITION TO AVOIDING ENVIRONMENTAL IMPACTS WE ALSO UTILIZED ENVIRONMENTAL BEST MANAGEMENT PRACTICES TO MITIGATE FOR THE PROPOSED IMPROVED SURFACES ASSOCIATED WITH THIS DEVELOPMENT.

STORMWATER MANAGEMENT FOR THIS SITE WILL BE MET USING THE 2007 MDC STORMWATER MANAGEMENT REGULATIONS. ENVIRONMENTAL SITE DESIGN TECHNIQUES AND ESD PRACTICES WERE CONSIDERED WITH THIS DESIGN TO AVOID AND MINIMIZE ANY POTENTIAL ENVIRONMENTAL IMPACTS. THE MINIMUM SWM OBLIGATION FOR THIS PROPOSED DEVELOPMENT HAS BEEN MET. NO PEAK SWM IS REQUIRED FOR THIS PROPERTY. THE REQUIRED ESDV FOR THIS SITE IS 587 CUFT, AND THE PROVIDED ESDV IS 600 CUFT.

ZONING DATA

ZONING RC-200 - 133,600 SQ FT (3 AC)
 MIN. LOT WIDTH AT B.E.L. = 200 FT
 MIN. LOT AREA = 133,600 SQ FT
 MAX. GROUND COVER = 30%
 SIDE SETBACK = 40 FT

SOILS DATA TABLE

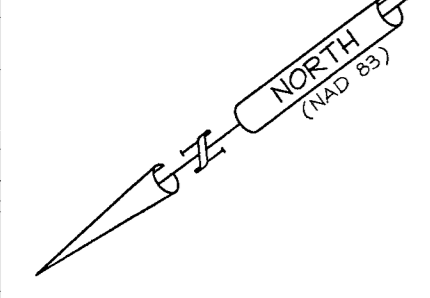
SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GcC	Glenelg Loam, 8% - 15% Slopes	NO	0.24	NO	B
TcD	Manor Loam, 15% - 25% Slopes	NO	0.37	YES	C
GgB	Glenelg silt loam, 5% - 8% Slopes	NO	0.24	NO	B
ErD	Brimklow Chan. Loam, 15% - 25% Slopes	NO	0.20	NO	C
Ca	Cadogan & Hothorn s.l., 0% - 3% Slopes	YES	0.37	NO	C
GmB	Glenelg Silt Loam, 3% - 8% Slopes	YES	0.37	YES	C
OcC	Oxycotton Loam, 8% - 15% Slopes	NO	0.37	YES	B

- SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 FACTOR 'K', GREATER THAN 0.25 WITH A SLOPE GREATER THAN 5 PERCENT.

THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. THIS AREA IS RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE PROPERTY OWNER SHALL BE RESPONSIBLE TO OBTAIN NECESSARY PERMITS AND TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECONSTRUCTION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

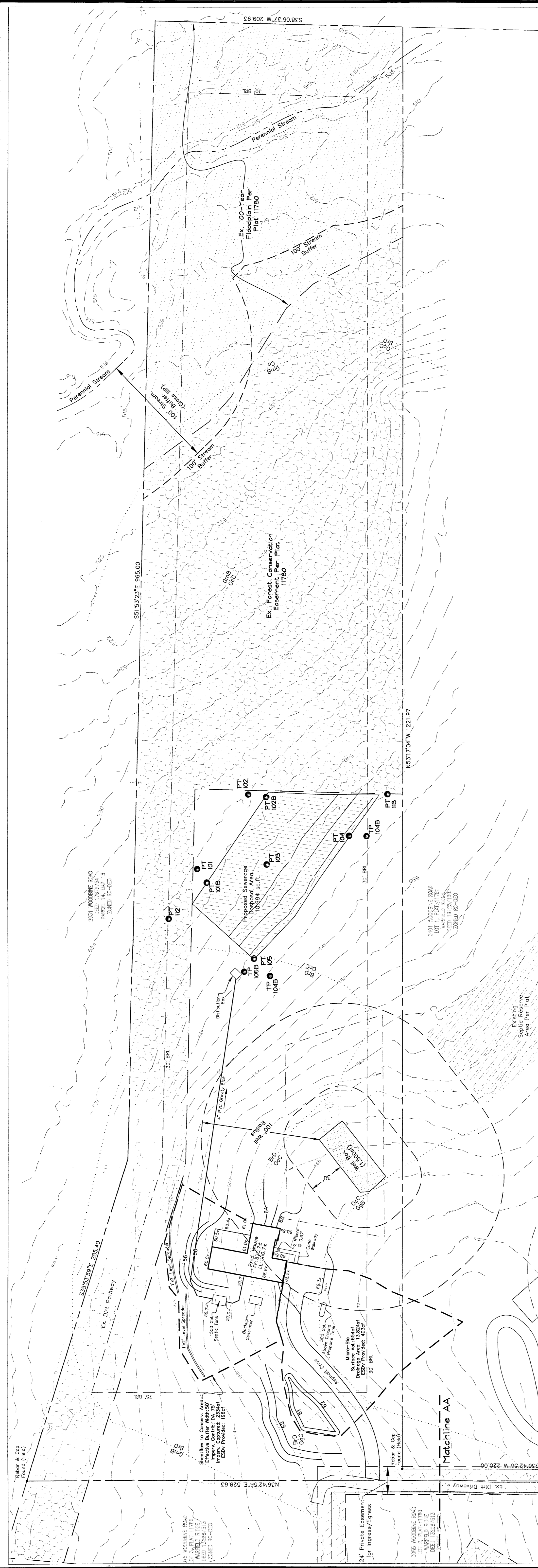
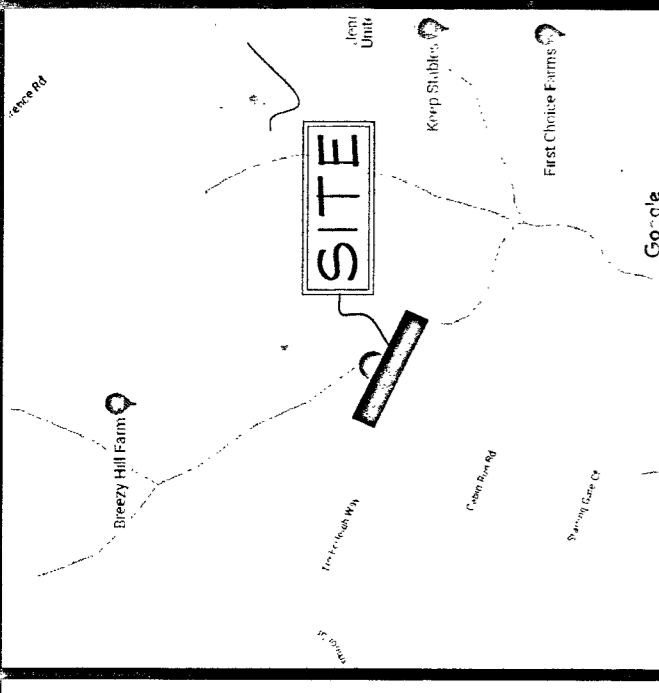
LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- PROP. SEWAGE DISPOSAL AREA
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL (EX. OR PROP.)
- BUILDING RESTRICTION LINE
- PASSED PERC TEST
- FAILED PERC TEST



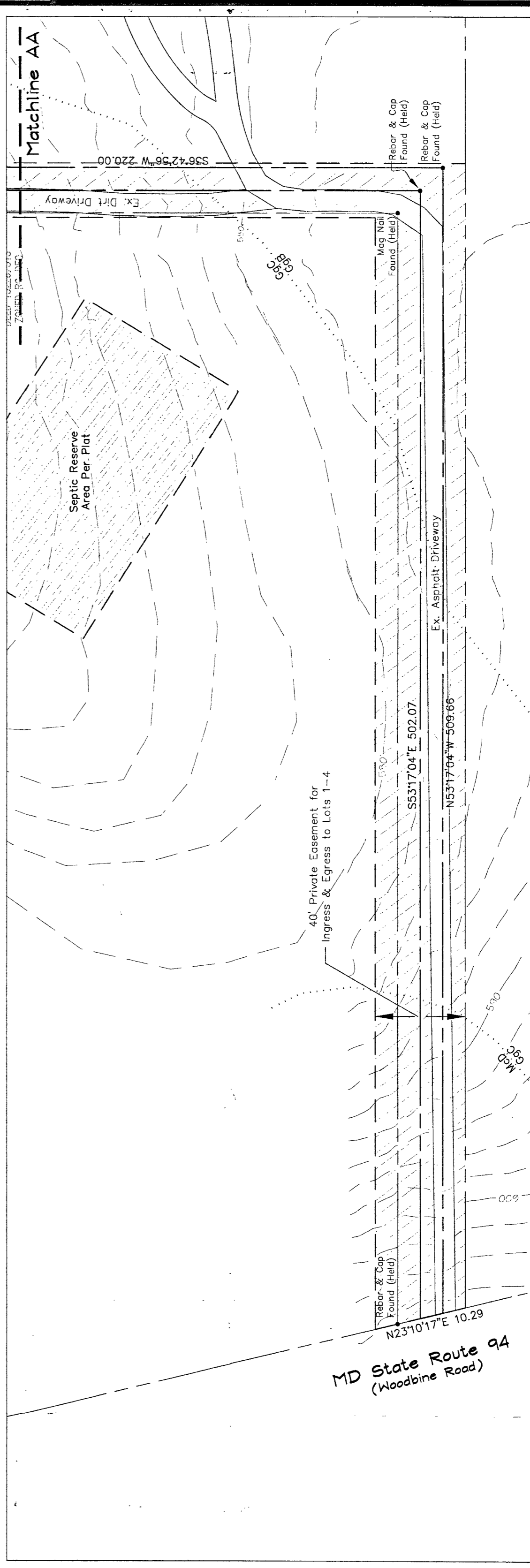
DATE	22-1202	PROJECT	ILLUSTRATION
BY	JWW	ENGINEERING	JWW
REVISION		APPROVAL	JWW
			1" = 40'

VICINITY MAP



GENERAL NOTES

- 1) THE PROPERTY IS ZONED RC-200.
- 2) THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERS, LLC. UNDER 19108 FOLIO 160.
- 3) THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUM SURVEY PREPARED BY JNM ENGINEERS, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
- 4) ANY CHANGE TO A SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- 5) SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
- 6) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND EXISTING WELLS AND SEWERAGE PLACEMENTS AND COMPONENTS WITHIN 200'-FEET OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- 7) SWM OBLIGATIONS ARE BEING ADDRESSED BY SHEETFLOW TO CONSERVATION AREA AND ONE MICROBIODIVERSITY FACILITY.
- 8) THE CALCULATED SITE FLOW FOR THIS PROJECT IS 1.0

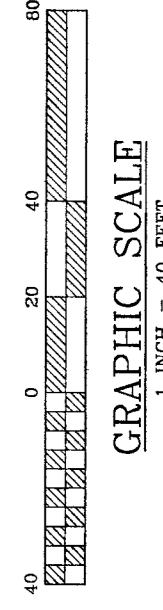


ENGINEERS CERTIFICATION:

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. 49579, CORPORATION 6/9/2023.

JAMES WINTER, P.E.

DATE



GRAPHIC SCALE
1 INCH = 40 FEET

OWNERS:
 GABRIEL & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-643-7367

3085 WOODBINE ROAD
WOODBINE, MD 21797
PARCEL 223, MAP 13, 6.78 ACRES
PLAT 11780, WARFIELD RIDGE
SIMPLIFIED ECP

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING,
 ENVIRONMENTAL, ARBORETCULTURE, LEED PROFESSIONALS,
 1105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2608, JNMENGINEERINGLLC.COM

3085 WOODBINE ROAD
 SIMPLIFIED ECP
 WOODBINE, HOWARD COUNTY, MARYLAND

Approved
RTE
12/5/2023

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/New/SFD	B23003689	09/08/2023

Description of Work
SFD/ CUSTOM, 2 STORY, Full Basement, Basement = Full Finished, 18R, 4FB, 0HB, 0FP, 2 Car Attached, 4BR, Open Porch and Deck, ENERGY METHOD = Prescriptive Method, null.

[check spelling](#)

Online BP to RSF.

gfb 9/15/23

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
3085	WOODBINE	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
--Select--		-77.1166	39.29978
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
900019	223	6.78	3200	3200	0	RURAL

Legal Description
LOT 4 6.7869 A[]3085 WOODBINE RD[]WARFIELD RIDGE

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404356845	WARFIELD RIDGE					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-8	RC-DEO	4811-B3					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
11780			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner (This section is not required.)

Search Reset Clear

Name *
Sarah Strother and Dylan Strother
Address Line 1
12612 Grace Max Street
Address Line 2

Address Line 3

Mail City	Mail State	Mail Zip Code
Rockville	MD	20853
Phone	Primary	
410-693-7367	Yes	
E-mail	dystrother@gmail.com	
Cell Number	Fax Number	
4106937367		

Professionals (This section is not required.)

License # * 9025	Business Name WELCOME HOMES MD LLC		
License Type * Home Bldr	First Name Andrew	Middle Name	Last Name Vaccarello
Primary Yes	Address Line 1 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	ZIP Code 10010
	Phone 1 5613527960	Phone 2 2129205150	Fax
	E-mail andrew.vaccarello@welcomehomes.com		

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant	First Name Andrew	MI	Last Name Vaccarello
Relationship --Select--	Full Name		
Primary No	Organization Name WELCOME HOMES MD LLC		
	Street Address 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	Zip Code 10010
	Phone 5613527960	Cell 2129205150	Fax
	E-mail * andrew.vaccarello@welcomehomes.com		

Contact (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type Contact	First Name ANDREW	MI	Last Name VACCARELLO
Relationship Applicant	Full Name ANDREW VACCARELLO		
Primary Yes	Organization Name WELCOME HOMES MD LLC		
	Street Address 41 MADISON AVE STE 3300		
	Address Line 2		
	City NEW YORK	State NY	Zip Code 10010
	Phone 908-698-3939	Cell 908-698-3939	Fax
	E-mail andrew.vaccarello@welcomehomes.com		

Addtl Info

Est Construction Cost * 800000	Housing Units * 0	Number of Buildings * 0	Public Owned No
Construction Type --Select--			

BUILDING INFORMATION

BUILDING INFORMATION

Capital Project-No Fee * <input type="radio"/> Yes <input checked="" type="radio"/> No	Capital Project # <input type="text"/>	Fee Exempt * <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit <input type="radio"/> Yes <input checked="" type="radio"/> No	Roadside Tree Project Permit # <input type="text"/>	Entrance Permit Req <input type="radio"/> Yes <input checked="" type="radio"/> No
Guaranty Fund * <input checked="" type="radio"/> Yes <input type="radio"/> No	Condominium <input type="radio"/> Yes <input checked="" type="radio"/> No	Existing Use Vacant Lot	Model * SFD/ CUSTOM/		
No of Stories *	Foundation *	Basement	No of Rooms *	Full Baths *	Half Baths * Other Structure

2 Bedrooms * Full Basement ▾ Full Finished ▾ 18 No of Fireplaces * 4 Type of Fireplace ▾ 0 Energy Code ▾ 2 Car Attached ▾ Subject to CB-76-2018
 4 Porch Deck ▾ Open Porch and Deck ▾ 0 --Select-- ▾ Prescriptive Method ▾
 W&S Fees Paid Yes No Water Supply * ▾ Private ▾ Sewage Disposal * ▾ Private ▾ Utilities * ▾ Electric ▾ Heating System * ▾ Propane Gas ▾ Sprinkler System * ▾ NFPA #13D ▾ Affordable Housing Funding * ▾ N/A ▾
 1st Floor Width 46 FT 1st Floor Depth 66 FT 2nd Floor Width 30 FT 2nd Floor Depth 51 FT Basement Width 45 FT Basement Depth 55 FT Height FT Total Sq Ft * 3484 SQFT Occ Sq Ft * 0 SQFT Roof
 Building Construction Type ▾ Conventional ▾ Footings ▾ Foundation Measurement ▾ Walls ▾ Plan Submittal ▾ --Select-- ▾
 Location Survey Approval Date ▾ Road Frontage ▾ Expiration Date 3/13/2024 ▾ Additional Description Info ▾
 U&O Issued On ▾ U & O Comments ▾
[check spelling](#) [check spelling](#)

GRADING INFORMATION

Grading Permit No * TBD Grading Certification Required Yes No Grading Certification Received in DILP On Grading Certification Received in CID On
 Grading Certification Comments ▾ Seasonal Surety Comments ▾
[check spelling](#) [check spelling](#)

Seasonal Grading Surety Depositor ▾ Driveway Apron Surety Depositor ▾ Stormwater Surety Depositor ▾

GREEN NEIGHBORHOOD INFORMATION

Check List Points Goal ▾ Check List Points Achieved ▾ Date of Certification

PRIVATE ON LOT SWM FACILITIES

Green Roofs A1 Yes No Permeable Pavements A2 Yes No Reinforced Turf A3 Yes No
 Disconnection of Rooftop Runoff N1 Yes No Disconnection of Non Rooftop Runoff N2 Yes No Sheetflow to Conservation Areas N3 Yes No
 Rainwater Harvesting M1 ▾ Submerged Gravel Wetlands M2 ▾ Landscape Infiltration M3 ▾ Infiltration Berms M4 ▾
 Dry Wells M5 ▾ Micro Bioretention M6 ▾ Rain Gardens M7 ▾ Swales M8 ▾ Enhanced Filters M9 ▾ PSWM Certification Received in CID on

Submit Cancel

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B24002305	06/19/2024

Description of Work
 SFD/ INSTALL (1) 500 GALLON UNDERGROUND PROPANE TANK WITH LINE TO STUB OUT AND GENERATOR/ AMENDMENT SUBMITTED 08.12 TO CHANGE THE TANK TO ABOVE GROUND/**9.23.24 REVISION REQUEST TO REVERT TO ORIGINAL UNDERGROUND TANK*

check spelling

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type	
3085	WOODBINE	RD	
Unit Type	Unit #	X Coordinate	Y Coordinate
-Select-		-77.1166	39.29978
City	State	Zip Code	Primary
WOODBINE	MD	21797	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
900019	223	6.78	310200	310200	0	RURAL

Legal Description
 LOT 4 6.7869 A[]3085 WOODBINE RD[]WARFIELD RIDGE

check spelling

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404356845	WARFIELD RIDGE					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-8	RC-DEO	4811-B3					
SDP No.	Final Plan No.	WP File No.	Primary				
			Yes				
Record Plat No.	WS Contract No.	FDP No.					
11780							
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Approved 9/24/24
 for underground
 LP tank
 ASH 9/24/24

Owner * (This section is required.)

Search Reset Clear

Name *
 STROT
 Address Line 1
 3085 WOODBINE RD
 Address Line 2
 Address Line 3
 Mail City
 WOODBINE
 Mail State
 MD
 Mail Zip Code
 21797
 Phone
 410-239-9515
 Primary
 Yes
 E-mail

Cell Number

Fax Number

Professionals (This section is not required.)

License # * 20020089549 Business Name MODERN COMFORT SYSTEMS LLC

License Type * Plumb/Gas Primary Yes

First Name FRANK Middle Name E Last Name HENSLEY

Address Line 1 P.O. BOX 26 Address Line 2

City WESTMINSTER State MD ZIP Code 21157-0000

Phone 1 4432777364 Phone 2 Fax

E-mail FHENSLEY@MODERNCOMFORTSYSTEMS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant Relationship Applicant Primary Yes

First Name MICHELLE MI Last Name CLANCY

Full Name MICHELLE CLANCY

Organization Name APPLIED & APPROVED PERMITS LLC

Street Address P.O. BOX 310 Address Line 2

City PERRY HALL State MD Zip Code 21128

Phone 443-340-1229 Cell Fax

E-mail * MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

Est Construction Cost * 800 Housing Units * 0 Number of Buildings * 0 Public Owned No

Construction Type 329 - Structures Other Than Buildings (Retaining Walls/Tents)

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Permit #

Existing Use * SFD Number of Tanks Installed * 1 Number of Tanks Removed * 0

Water Supply Private Sewage Disposal Private Expiration Date 3/23/2025 Relocate Existing Tank * 0

Related Records

Showing 1-5 of 7

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B23003689	Residential New Single Family Dwelling Permit	Issued	3085	WOODBINE	09/08/2023	SFD/ CUSTOM/, 2 STORY, Full Basement, Baseme
E24002966	Residential Electrical New Home Permit	Issued	3085	WOODBINE	05/31/2024	Installation of electrical improvements for a new resi
F24000675	Residential Alteration SFD Sprinkler Permit	Issued	3085	WOODBINE	06/19/2024	NEW WET FIRE SPRINKLER SYSTEM - 34 SPRIN
M24000582	Residential HVAC New Permit	Issued	3085	WOODBINE	05/31/2024	installing 3-ton and 4-ton geothermal systems with c
P24000815	Residential New Plumbing Permit	Issued	3085	WOODBINE	02/28/2024	Re-piping and replacing all fixtures in home - Basem

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Grid	Zoning District	ADC Map					
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Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

STROI

Address Line 1

3085 WOODBINE RD

Address Line 2

Address Line 3

Mail City

WOODBINE

Mail State

MD

Mail Zip Code

21797

Phone

410-239-9515

Primary

Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * 20020089549 Business Name MODERN COMFORT SYSTEMS LLC
 License Type * Plumb/Gas License Type First Name FRANK Middle Name E Last Name HENSLEY
 Primary Yes Address Line 1 P.O. BOX 26 Address Line 2
 City WESTMINSTER State MD ZIP Code 21157-0000
 Phone 1 4432777364 Phone 2 Fax
 E-mail FHENSLEY@MODERNCOMFORTSYSTEMS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * Applicant First Name MICHELLE MI Last Name CLANCY
 Relationship Applicant Full Name MICHELLE CLANCY
 Primary Yes Organization Name APPLIED & APPROVED PERMITS LLC
 Street Address P.O. BOX 310 Address Line 2
 City PERRY HALL State MD Zip Code 21128
 Phone 443-340-1229 Cell Fax
 E-mail MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

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 (Number) (Number) (Number)

Related Records

Showing 1-5 of 7

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
B23003689	Residential New Single Family Dwelling Permit	Issued	3085	WOODBINE	09/08/2023	SFD/ CUSTOM/, 2 STORY, Full Basement, Baseme
E24002966	Residential Electrical New Home Permit	Issued	3085	WOODBINE	05/31/2024	Installation of electrical improvements for a new resi
F24000675	Residential Alteration SFD Sprinkler Permit	Issued	3085	WOODBINE	06/19/2024	NEW WET FIRE SPRINKLER SYSTEM - 34 SPRIN
M24000582	Residential HVAC New Permit	Issued	3085	WOODBINE	05/31/2024	installing 3-ton and 4-ton geothermal systems with c
P24000815	Residential New Plumbing Permit	Issued	3085	WOODBINE	02/28/2024	Re-piping and replacing all fixtures in home - Baser

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Tanks	B24002305	06/19/2024

Description of Work


SFD/ INSTALL (1) 500 GALLON UNDERGROUND PROPANE TANK WITH LINE TO STUB OUT AND GENERATOR

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
3085	WOODBINE	RD
Unit Type	Unit #	X Coordinate
-Select-		-77.1166
		Y Coordinate
		39.29978
City	State	Zip Code
WOODBINE	MD	21797
	Primary	
	Yes	

Approved 6/27/24


Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
900019	223	6.78	310200	310200	0	RURAL

Legal Description

LOT 4 6.7869 A [3085 WOODBINE RD] JWARFIELD RIDGE

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	4	605601	5				
Plan Area	State Tax Id	Subdivision Name					
	1404356845	WARFIELD RIDGE					
Section	Area	Tax Map					
		13					
Grid	Zoning District	ADC Map					
13-8	RC-DEO	4811-B3					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.	Primary				
11780			Yes				
Owner Occupied	Year Built	Historic District					
<input type="radio"/> Yes <input checked="" type="radio"/> No		<input type="radio"/> Yes <input checked="" type="radio"/> No					
Historic District Registry No.	Stat Area	Flood Plain					
	4-07	<input type="radio"/> Yes <input checked="" type="radio"/> No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *

STROT

Address Line 1

3085 WOODBINE RD

Address Line 2

Address Line 3

Mail City

WOODBINE

Mail State

MD

Mail Zip Code

21797

Phone

410-239-9515

Primary

Yes

E-mail

Cell Number Fax Number

Professionals (This section is not required.)

License # * Business Name

20020089549 MODERN COMFORT SYSTEMS LLC

License Type * First Name Middle Name Last Name

Plumb/Gas FRANK E HENSLEY

Primary Address Line 1

Yes P.O. BOX 26

Address Line 2

City State ZIP Code

WESTMINSTER MD 21157-0000

Phone 1 Phone 2 Fax

4432777364

E-mail

FHENSLEY@MODERNCOMFORTSYSTEMS.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type * First Name MI Last Name

Applicant MICHELLE CLANCY

Relationship Full Name

Applicant MICHELLE CLANCY

Primary Organization Name

Yes APPLIED & APPROVED PERMITS LLC

Street Address

P.O. BOX 310

Address Line 2

City State Zip Code

PERRY HALL MD 21128

Phone Cell Fax

443-340-1229

E-mail *

MICHELLE@APPLIEDANDAPPROVED.COM

Addtl Info

Est Construction Cost * Housing Units * Number of Buildings * Public Owned

800 0 0 No

Construction Type

329 - Structures Other Than Buildings (Retaining Walls/Tents)

TANK INFORMATION

RESIDENTIAL TANK INFORMATION

Capital Project-No Fee * Capital Project Number Fee Exempt * Roadside Tree Project Permit * Roadside Tree Permit #

Yes No (Text) Yes No Yes No (Text)

Existing Use * Number of Tanks Installed * Number of Tanks Removed *

SFD 1 (Number) 0 (Number)

Water Supply Sewage Disposal Expiration Date Relocate Existing Tank *

Private Private 12/21/2024 0 (Number)

Related Records

Showing 1-5 of 6

Permit Number	Record Type Alias	Status	Number	Street Name	Opened Date	Description
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SWM NARRATIVE

THIS STORMWATER MANAGEMENT DESIGN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THE HOWARD COUNTY AND MDE STORMWATER MANAGEMENT REGULATIONS. PRIOR TO PREPARING A SITE LAYOUT AND SWM DESIGN WE INVESTIGATED AND IDENTIFIED REGULATED ENVIRONMENTAL FEATURES WITHIN AND ADJACENT TO THE SUBJECT PROPERTY. AFTER IDENTIFYING ALL ENVIRONMENTAL FEATURES WE PROCEEDED WITH THE SITE DESIGN TO ELIMINATE/AVOID ANY POTENTIAL ENVIRONMENTAL IMPACTS. IN ADDITION TO AVOIDING ENVIRONMENTAL IMPACTS WE ALSO UTILIZED ENVIRONMENTAL SITE DESIGN PRACTICES TO MITIGATE FOR THE PROPOSED IMPERVIOUS SURFACES ASSOCIATED WITH THIS DEVELOPMENT.

STORMWATER MANAGEMENT FOR THIS SITE WILL BE MET USING THE 2007 MDE STORMWATER MANAGEMENT REGULATIONS. ENVIRONMENTAL SITE DESIGN TECHNIQUES AND ESD PRACTICES WERE CONSIDERED WITH THIS DESIGN. THE PROPOSED SWM PRACTICE WILL INCLUDE THE USE OF ONE MICROBIORETENTION AND SHEET FLOW TO CONSERVATION AREA. THE MINIMUM SWM OBLIGATION FOR THIS PROPOSED DEVELOPMENT HAS BEEN MET. NO PEAK SWM IS REQUIRED FOR THIS PROPERTY. THE REQUIRED ESDV FOR THIS SITE IS 587 CU.FT. AND THE PROVIDED ESDV IS 600 CU.FT.

ZONING DATA

ZONING: RR-DEO
 MIN. LOT AREA = 130,680 SQ FT (3 AC.)
 MIN. LOT WIDTH AT R/W = 200 FT
 MIN. LOT WIDTH AT B.R.L. = 200 FT
 FRONT B.R.L. = 75 FT
 REAR B.R.L. = 30 FT
 SIDE B.R.L. = 60 FT

SOILS DATA TABLE

SYMBOL	SOIL	HYDRIC	K-FACTOR	ERODIBLE	GROUP
GgC	Glenela Loam, 8%-15% Slopes	NO	0.24	NO	B
MdD	Menor Loam, 15%-25% Slopes	NO	0.37	YES	C
GgB	Glenville silt loam, 5%-8% Slopes	NO	0.24	NO	B
B-D	Brinklow Chan. Loam 15%-25% Slopes	NO	0.20	NO	C
Co	Codorus & Halboro Sl., 0%-3% Slopes	YES	0.37	NO	C
GmB	Glenville Silt Loam, 3%-8% Slopes	YES	0.37	YES	C
OcC	Occoquan Loam, 8%-15% Slopes	NO	0.37	YES	B

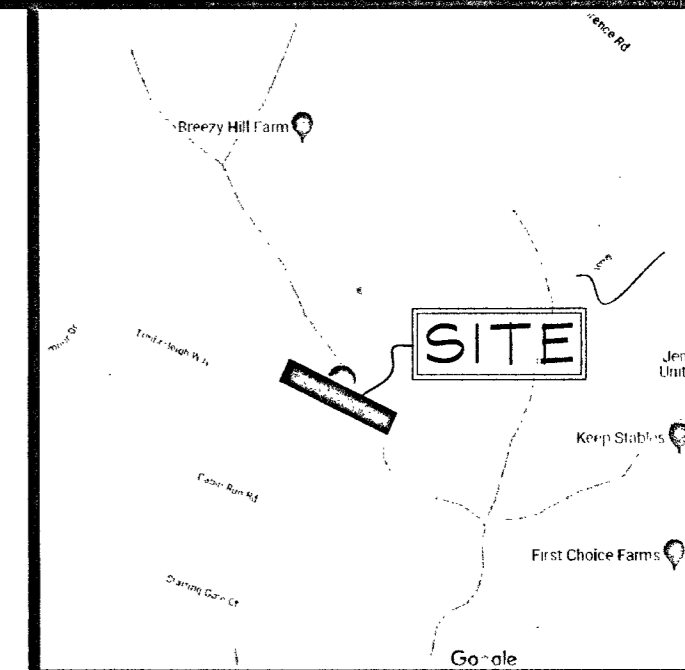
- SOILS INFORMATION TAKEN FROM USDA WEB SOIL SURVEY WEBSITE
 NOTE: HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15% OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 WITH A SLOPE GREATER THAN 5 PERCENT.



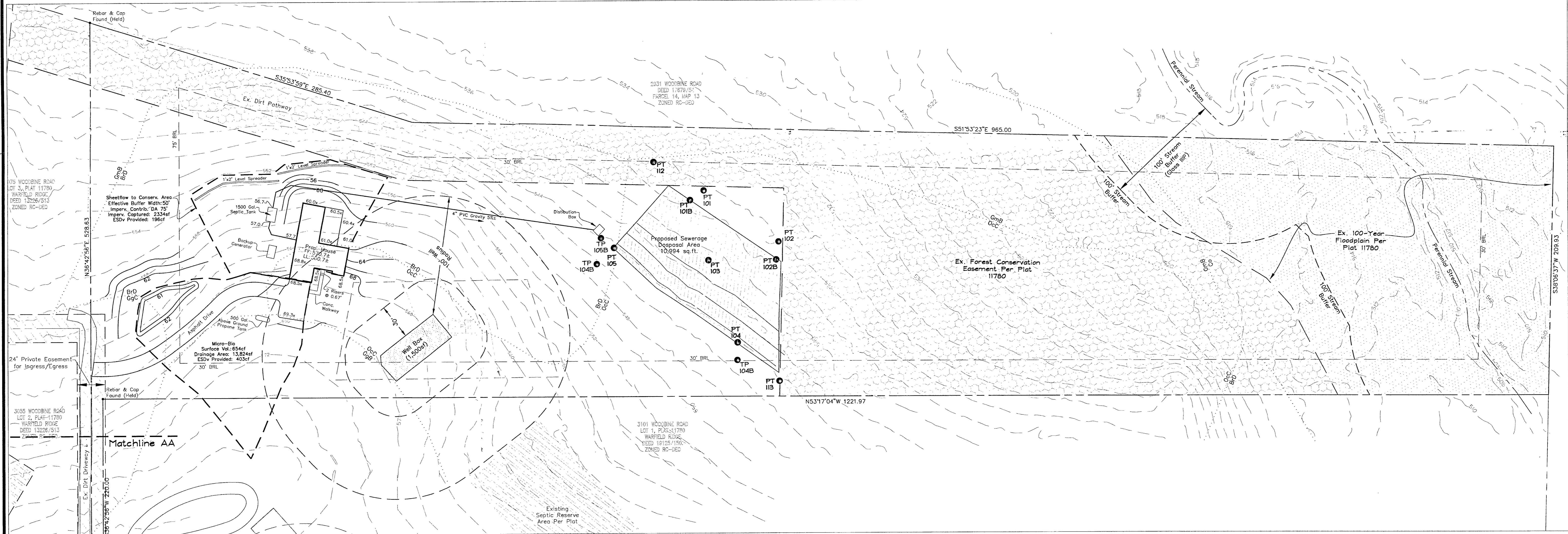
THIS AREA DESIGNATES A PRIVATE SEWERAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE AREA. RECORDATION OF A MODIFIED SEWERAGE AREA SHALL NOT BE NECESSARY.

LEGEND

- EX. PROP. LINE
- EX. FENCE
- PROP. DRIVEWAY
- [Hatched] PROP. SEWAGE DISPOSAL AREA
- SOIL BOUNDARY
- EX. 2' CONTOUR
- EX. 10' CONTOUR
- WELL (EX. OR PROP.)
- 30' B.R.L.
- Pass PASSED PERC TEST
- Failed FAILED PERC TEST

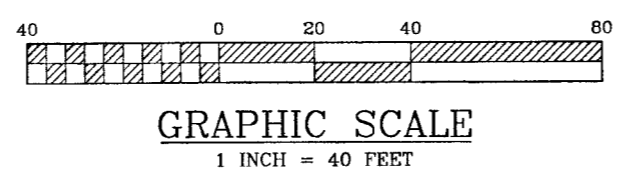
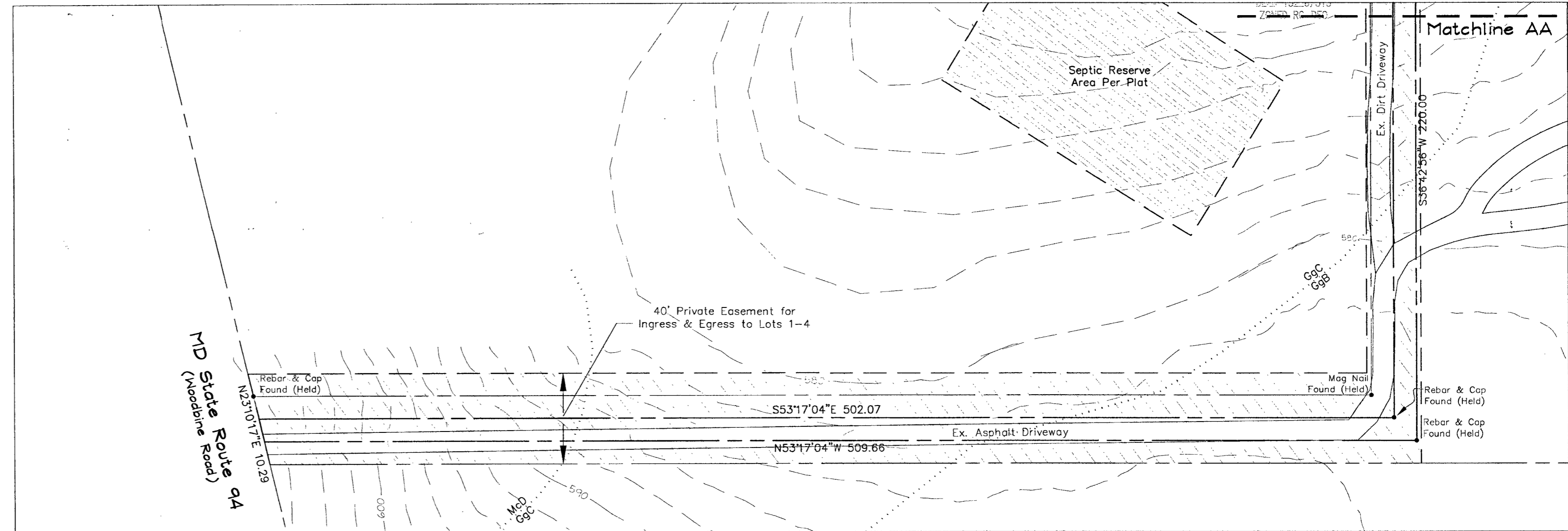


VICINITY MAP



GENERAL NOTES

- THIS PROPERTY IS ZONED RR-DEO.
- THE PROPERTY BOUNDARY SHOWN IS BASED ON EXISTING PLATS OF RECORD AND A SURVEY CONDUCTED BY JNM ENGINEERING, LLC.
- DEED REFERENCE: LIBER 19125 FOLIO 150.
- THE EXISTING TOPOGRAPHY IS BASED ON A FIELD RUN SURVEY PREPARED BY JNM ENGINEERING, LLC. TOPOGRAPHY SHOWN OUTSIDE OF THE PROPOSED DEVELOPMENT AREA IS BASED ON HOWARD COUNTY GIS.
- ANY CHANGE TO A SEWAGE DISPOSAL AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- ADJUSTMENTS TO THE SEWAGE DISPOSAL AREA IS NOT PERMITTED WITHOUT ADDITIONAL TESTING.
- SOIL TYPES SHOWN ON THIS PLAN ARE FROM THE USDA WEB SOIL SURVEY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- EXISTING WELLS AND SEWERAGE EASEMENTS AND COMPONENTS WITHIN 200-FOOT OF THE PROPERTY HAVE BEEN SHOWN FROM THE BEST AVAILABLE INFORMATION.
- SWM OBLIGATIONS ARE BEING ADDRESSED BY SHEETFLOW TO CONSERVATION AREA AND ONE MICROBIORETENSION FACILITY.
- THE CALCULATED SITE PE FOR THIS PROJECT IS 1.0'



GRAPHIC SCALE
1 INCH = 40 FEET

ENGINEERS 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. 45791, EXPIRATION 6/07/2023.
 JAMES WITNER, P.E.
 DATE: _____

NOTE: EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THEY ARE BASED UPON AVAILABLE RECORDS AND ARE SHOWN TO THE BEST OF OUR ABILITY. ALL UTILITY LOCATIONS MUST BE FIELD VERIFIED.

3085 WOODBINE ROAD
 WOODBINE, MD 21797
 PARCEL 223, MAP 13, 6.78 ACRES
 PLAT 11780, WARFIELD RIDGE
 SIMPLIFIED ECP

OWNERS:
 SARAH & DYLAN STROTHERS
 3085 WOODBINE ROAD
 WOODBINE, MARYLAND 21797
 410-693-7367

DATE	1/2023
PROJECT	22-1202
ILLUSTRATION	JWW
ENGINEERING	JWW
APPROVAL	JWW
SCALE	1"=40'

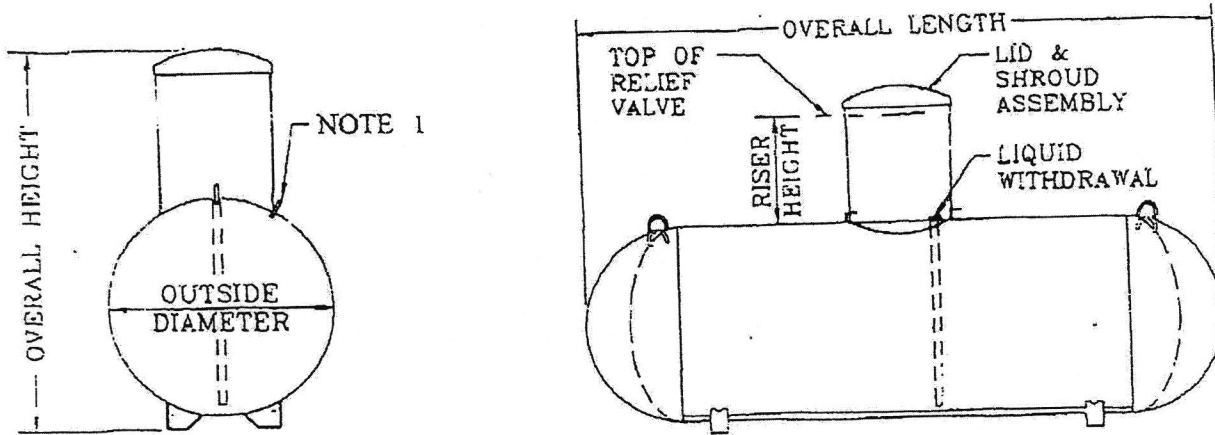
3085 WOODBINE ROAD
 WOODBINE, HOWARD COUNTY, MARYLAND
 SIMPLIFIED ECP

JNM ENGINEERING, LLC
 CIVIL ENGINEERING, SURVEYING, LAND PLANNING
 ENVIRONMENTAL, ARBORICULTURE, LEED PROFESSIONALS
 105 LEAFY HOLLOW CIRCLE, MOUNT AIRY, MD 21771
 (301) 514-2808, JNMEENGINEERINGLLC.COM



TRINITY INDUSTRIES, INC.

Underground Vesse



General Specifications

Conforms to the latest edition and addenda of the ASME, Section VIII, div.1 code for Pressure Vessels. Complies with NFPA 58 and is listed by Underwriters Laboratories, Inc.

Rated at 250 psig from -20°F. to 125°F. All tanks may be evacuated to a full (14.7 psi) vacuum.

Vessel Finish: Coated with epoxy red powder.

Applicable federal, state or local regulations may contain specific requirements for protective coatings and cathodic protection. The purchaser and installer are responsible for compliance with such federal, state or local regulations.

All vessel dimensions are approximate

WATER CAPACITY	OUTSIDE DIAMETER	HEAD TYPE	OVERALL LENGTH	OVERALL HEIGHT		WEIGHT	QUANTITY IN FULL LOAD
				14" Riser Height	28" Riser Height		
120 wg 454.2 L	24" 609.6 mm	Ellip	5' - 5 7/8" 1671.6 mm	3' - 9 7/8" 1165.2 mm	4' - 8 3/8" 1431.9 mm	252 lbs. 114.3 kg	63
250 wg 946.3 L	31.5" 800.1 mm	Hemi	7' - 2 1/2" 2197.1 mm	4' - 5 3/8" 1355.7 mm	5' - 3 3/8" 1609.7 mm	472 lbs. 214.1 kg	42
320 wg 1211.2 L	31.5" 800.1 mm	Hemi	8' - 11 3/4" 2736.9 mm	4' - 5 3/8" 1355.7 mm	5' - 3 3/8" 1609.7 mm	588 lbs. 266.7 kg	35
500 wg 1892.5 L	37.42" 950.5 mm	Hemi	9' - 10" 2997.2 mm	4' - 11 3/8" 1506.6 mm	5' - 9 7/8" 1773.2 mm	921 lbs. 417.8 kg	25
1000 wg 3785.0 L	40.96" 1040.4 mm	Hemi	15' - 10 7/8" 4846.6 mm	5' - 2 7/8" 1597.0 mm	6' - 1 3/8" 1863.7 mm	1731 lbs. 785.2 kg	15
2000 wg 3785.6 L	46.614" 1183.9 mm	Ellip	23' - 9 3/8" 7248.5 mm	5' - 8 13/16" 1747.8 mm	6' - 7 5/16" 2014.5 mm	3685 lbs. 1671.4 kg	8
