

GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GOVERN OVER SCALE.
- ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

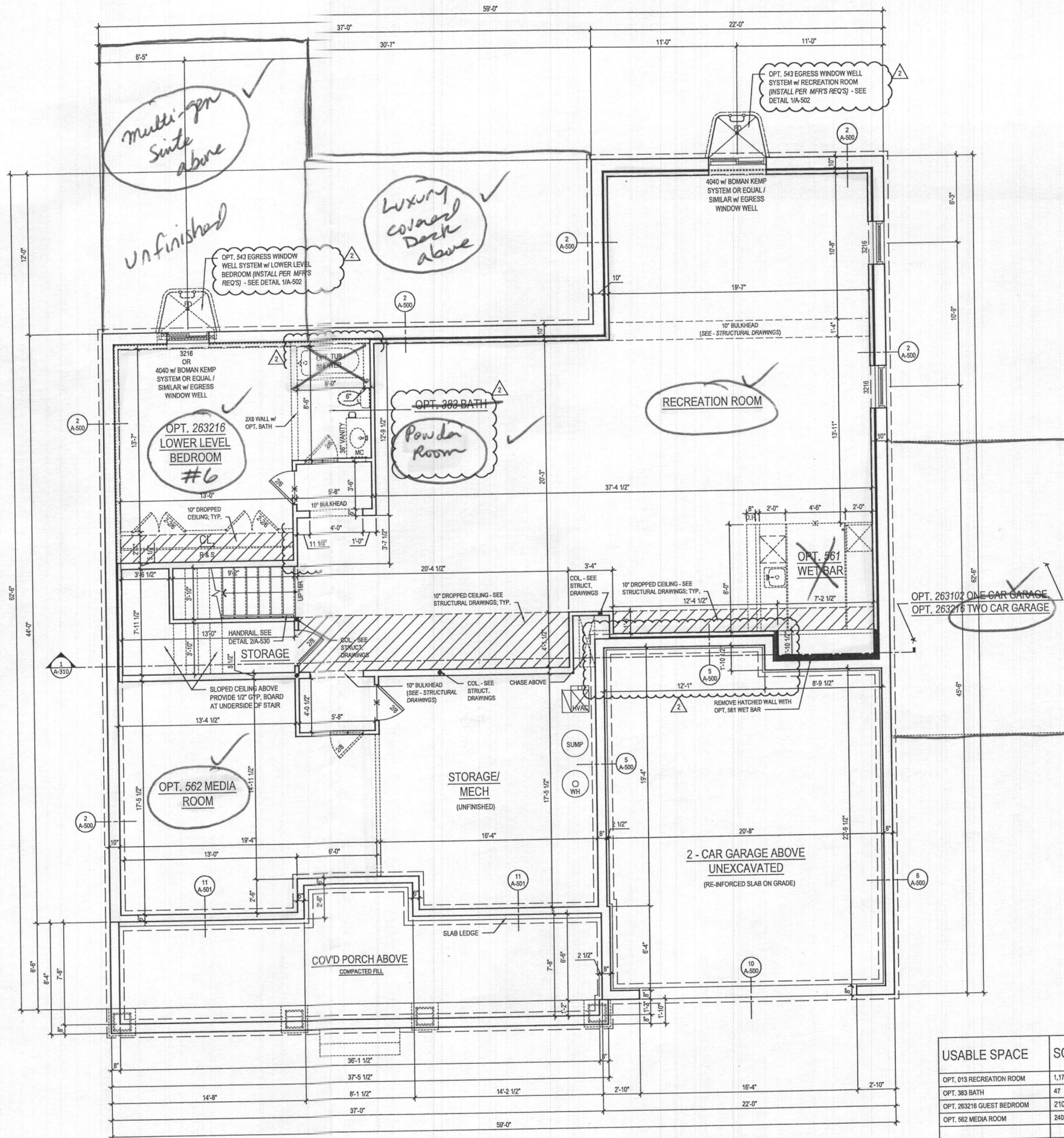
Health Dept

Revision

10549 Pudding Lane

lot 25

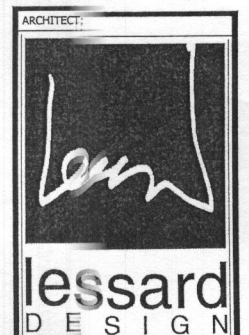
Kings Forest



1 BASEMENT FLOOR PLAN
A-100a SCALE: 1/4"=1'-0"

W/ OPT 013 RECREATION ROOM @ ELEV. 1 - CRAFTSMAN
@ FINISHED CONDITION
See "Modern farmhouse" elev.

USABLE SPACE	SQ. FT.
OPT. 013 RECREATION ROOM	1,172
OPT. 383 BATH	47
OPT. 263216 GUEST BEDROOM	210
OPT. 562 MEDIA ROOM	240
TOTAL	1,669



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CONTACT: CHRISTINA LEMLEY
demley@tollbrothers.com

EXECUTIVE SERIES
MARYLAND

PARKHURST
FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

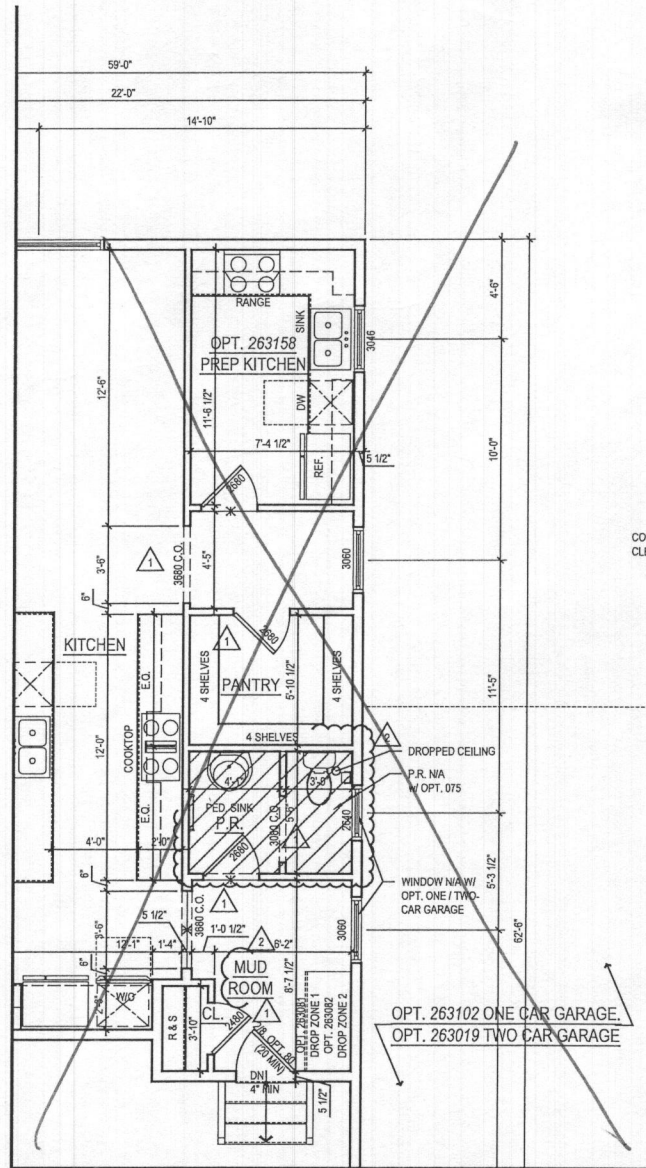
NO.	DESCRIPTION	DATE
1	BID SET	05.29.19
2	PERMIT SET	06.19.19
3	1 MD NEW STANDARDS	09.16.19
4	MIR #220241	12.11.20

PROJECT No: TOL081a
DRAWN BY: AC/RS
CHECKED BY: JAC
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A100.dwg

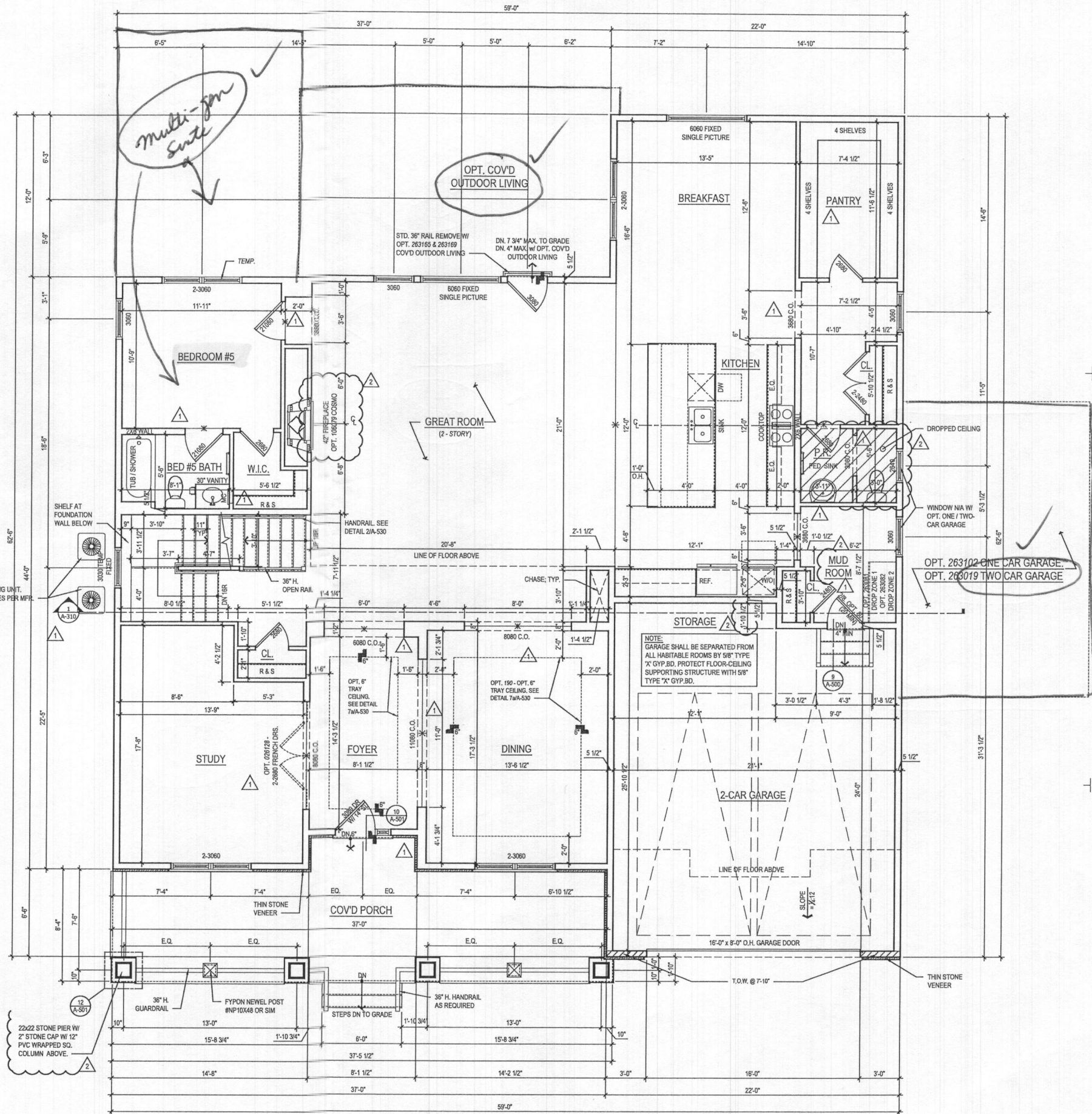
A-100a

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2 PART. FIRST FLOOR PLAN w/ OPT. 263158 - OPT. PREP KITCHEN
A-110 SCALE: 1/4"=1'-0"
TOL081a_A110.dwg

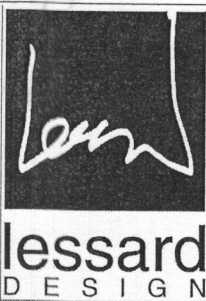


1 FIRST FLOOR PLAN
A-110 SCALE: 1/4"=1'-0"
TOL081a_A110.dwg

@ ELEV. 1 - CRAFTSMAN

See "Modern Farmhouse" elev shown

ARCHITECT:



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EXECUTIVE SERIES
MARYLAND

PARKHURST FLOOR PLANS

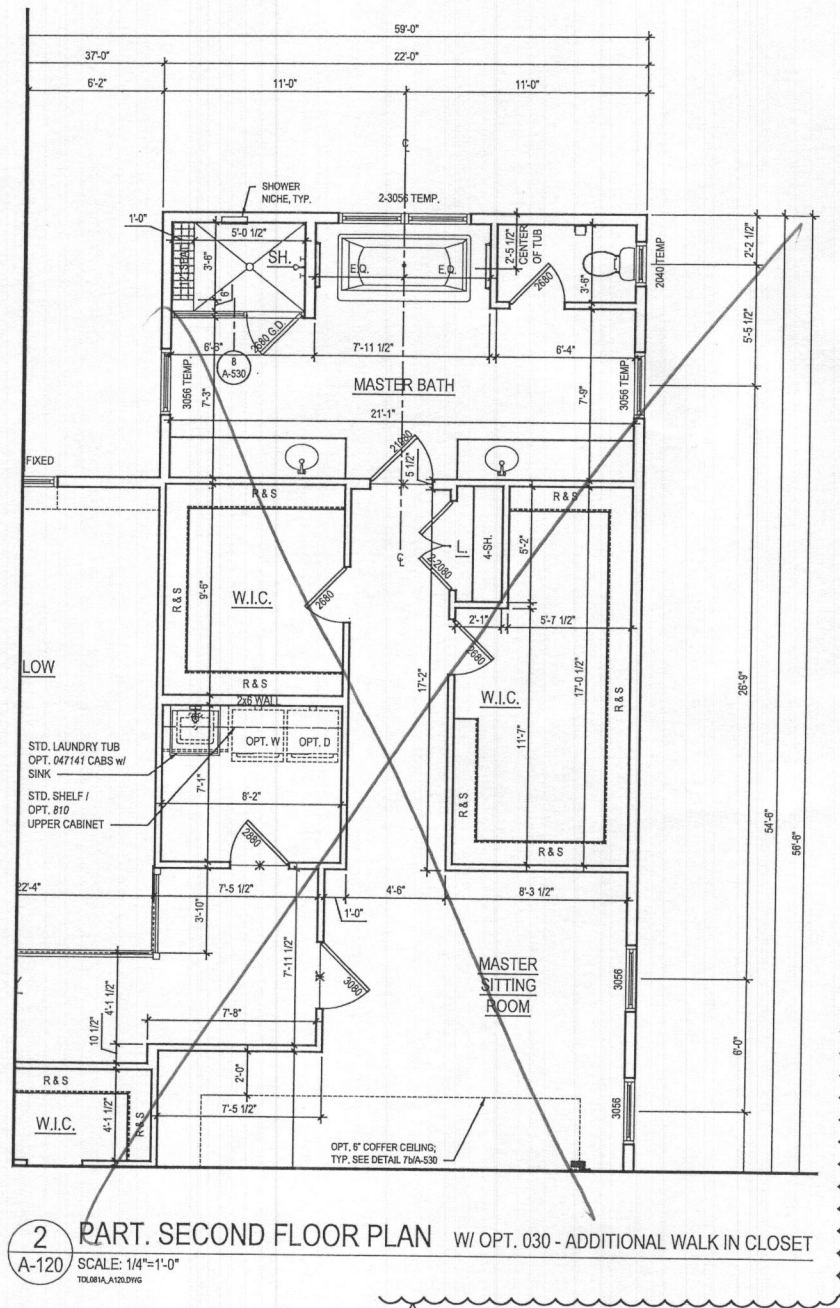
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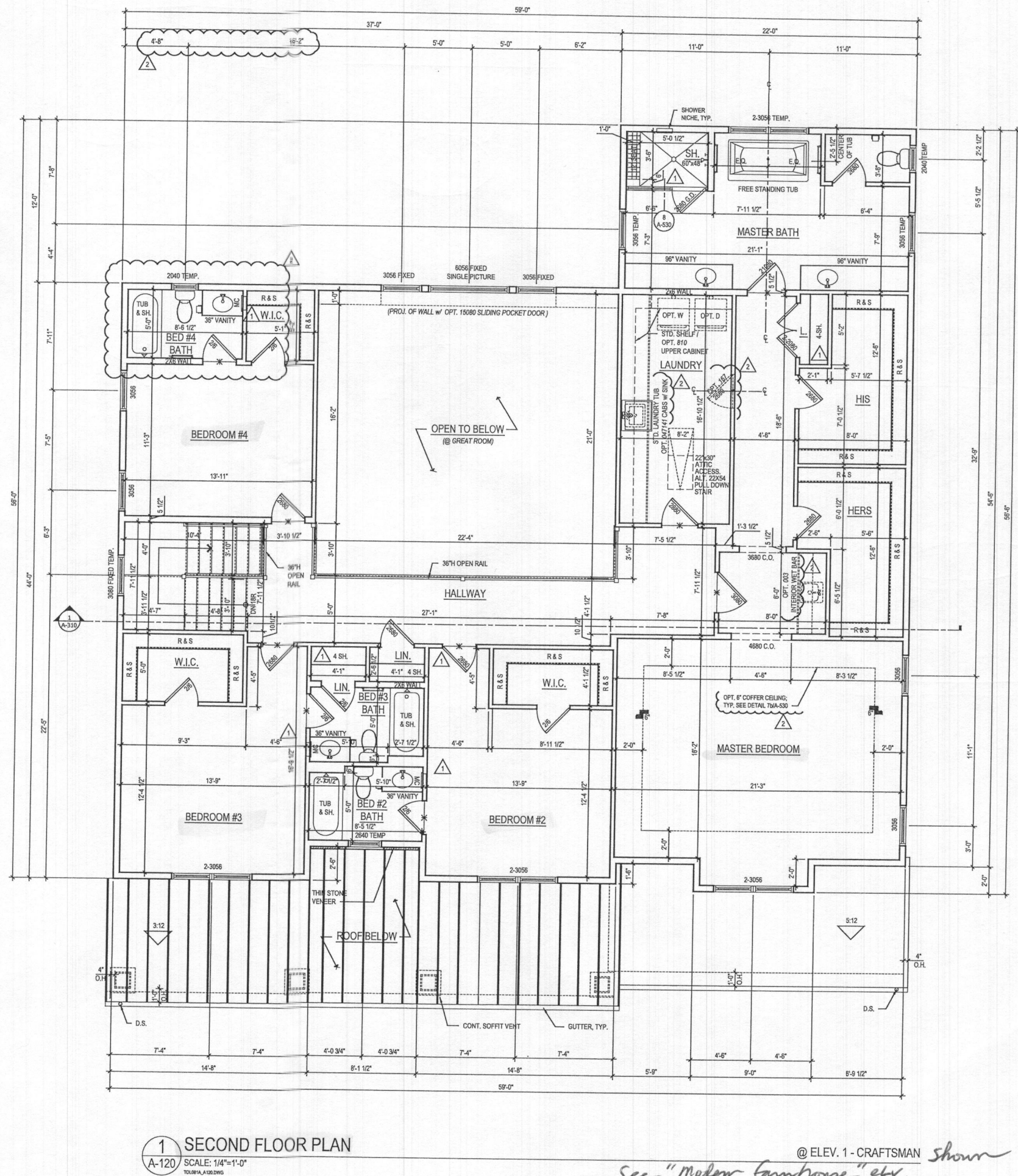
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DRAWN BY: AC/RM
CHECKED BY: AT
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A110.dwg

A-110



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MARYLAND
PARKHURST FLOOR PLANS

PROJECT NAME: TOL081a_A120.dwg

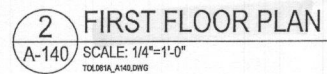
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NO.	DESCRIPTION	DATE
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2	PERMIT SET	06.19.19
3	MD NEW STANDARDS	09.16.19
4	MR #220241	12.11.20

PROJECT No: TOL081a
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CHECKED BY: AT
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A120.dwg

A-120

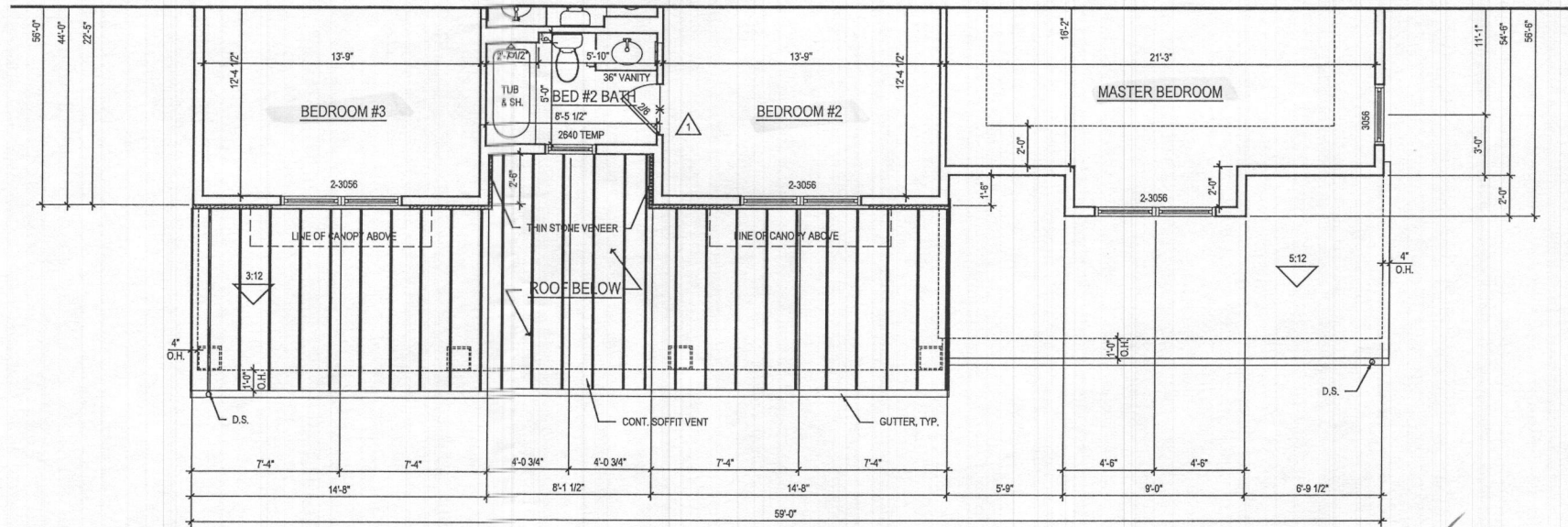
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- F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND FLOORS PROTECTED ON EXPOSED SIDE WITH 1/2" GYPSUM BOARD.
- G. ALL WINDOW SIZES ARE NOTED IN FEET X INCHES AS MEASURED FROM SASH TO SASH.
- H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- I. ALL DOORS ARE TO BE 6-8" HIGH UNLESS OTHERWISE NOTED.
- J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



1 BASEMENT FLOOR PLAN
A-140 SCALE: 1/4"=1'-0"

A-140

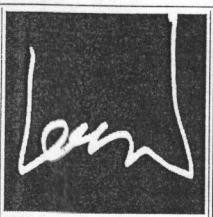
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1 SECOND FLOOR PLAN
A-141 SCALE: 1/4"=1'-0"
TOL081a_A141.dwg

@ ELEV. 2 - MODERN FARMHOUSE

ARCHITECT:



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MARYLAND

PARKHURST
FLOOR PLANS

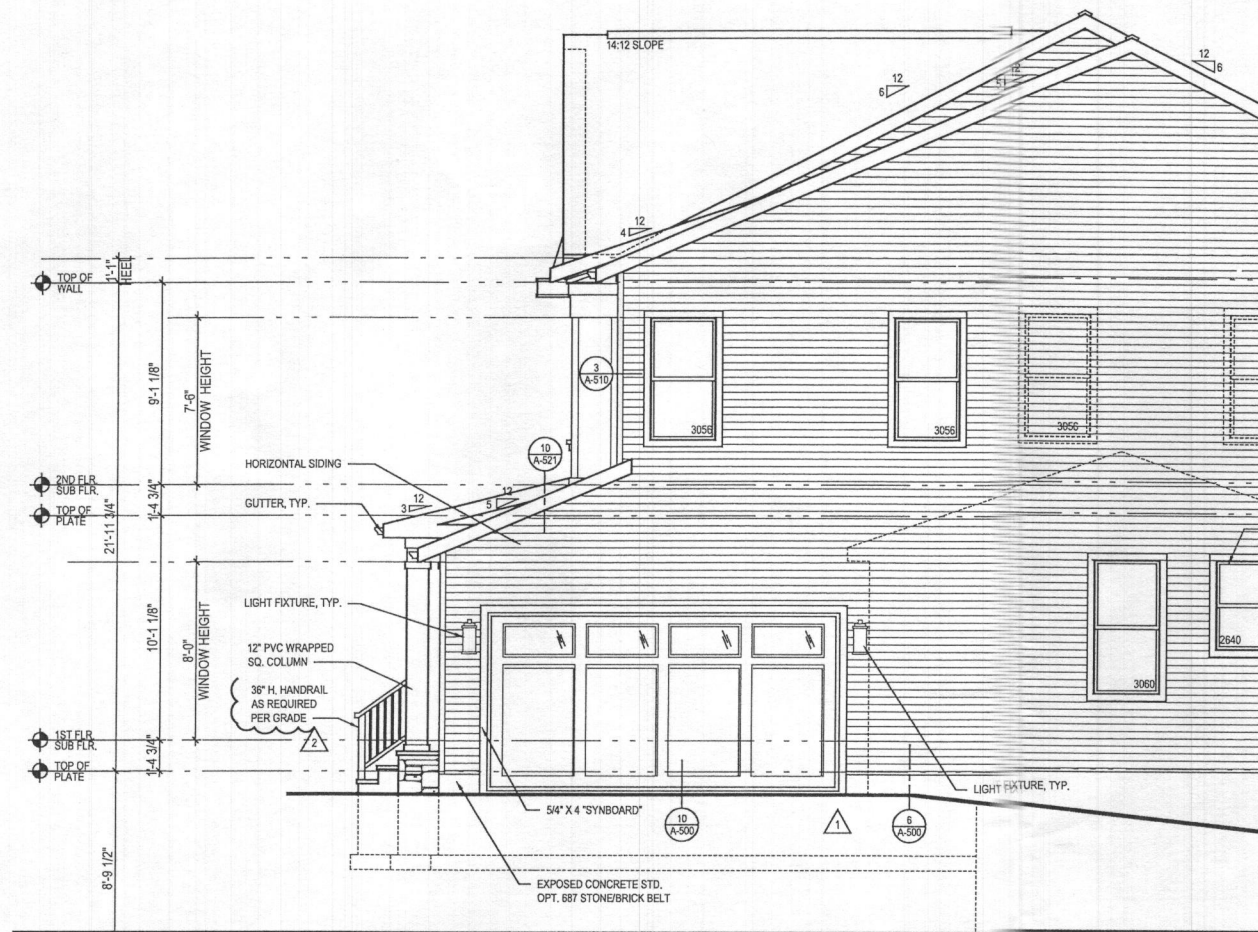
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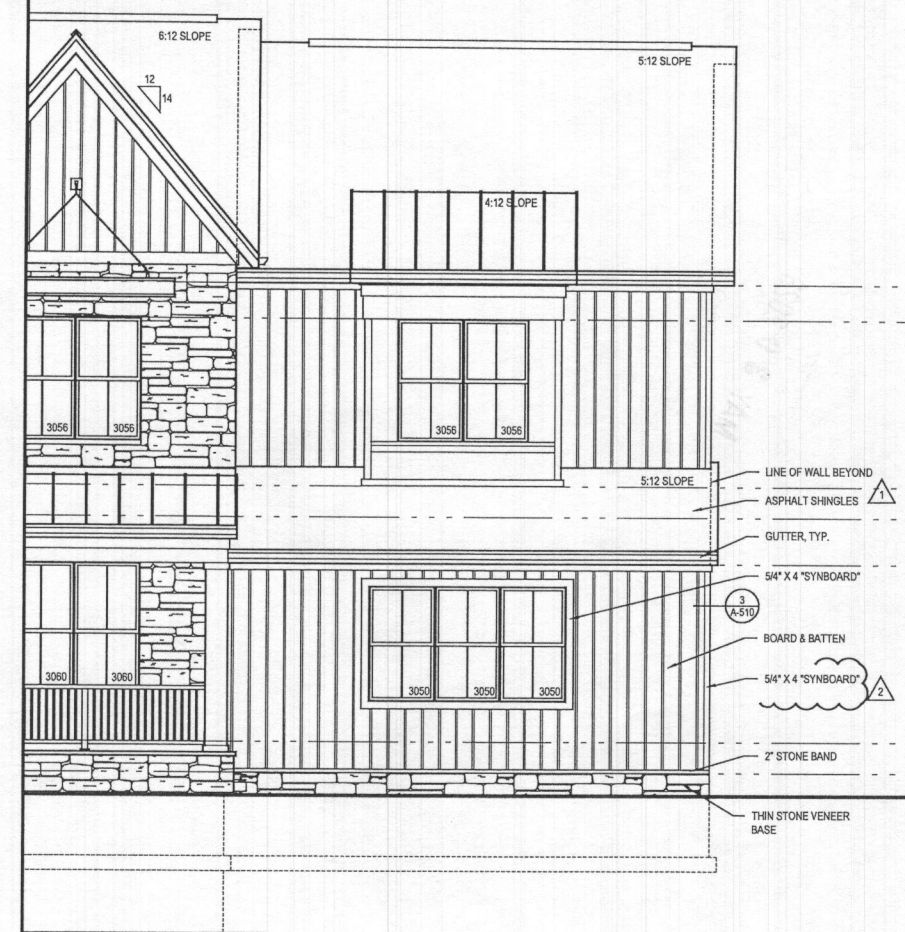
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4	2 MR #220241	12.11.20

PROJECT No: TOL081a
DRAWN BY: AC/RN
CHECKED BY: AL
PLOT DATE: Jan. 20, 2022
FILE NAME: TOL081a_A141.dwg

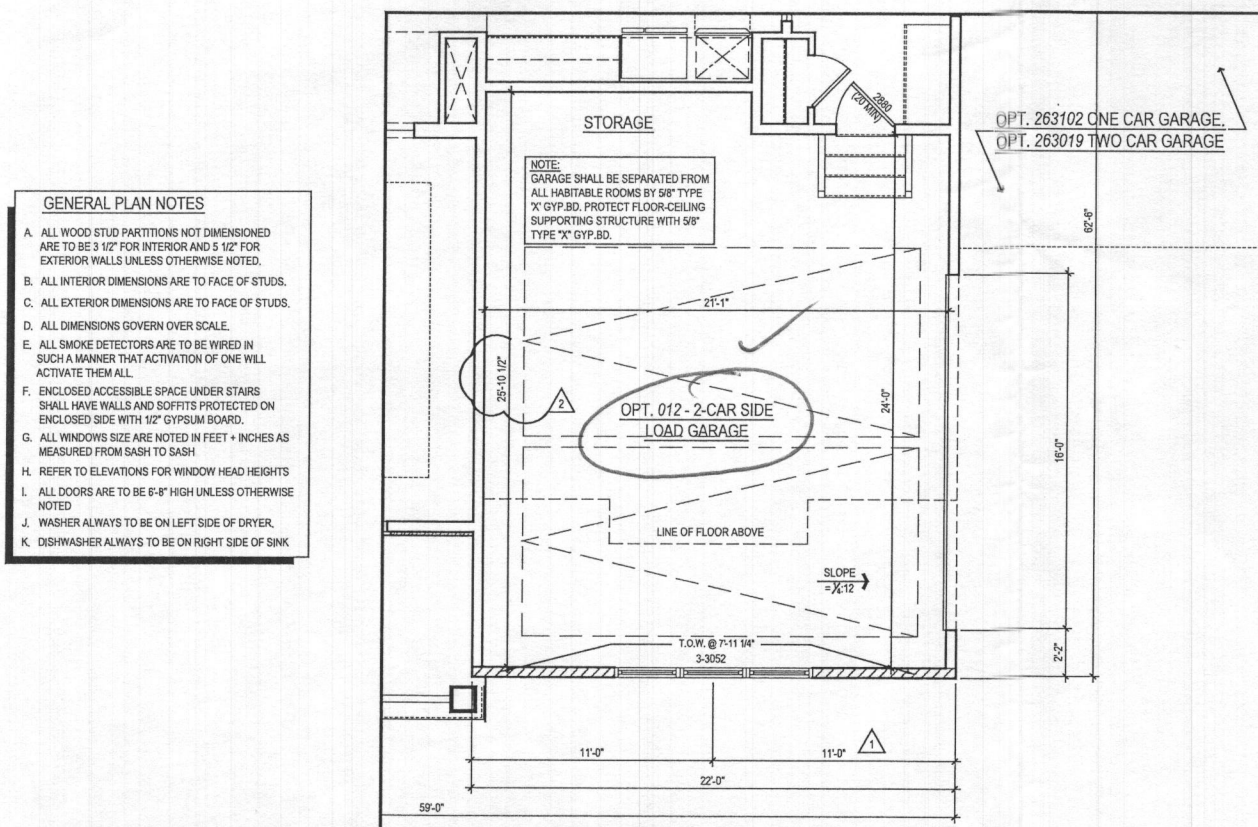
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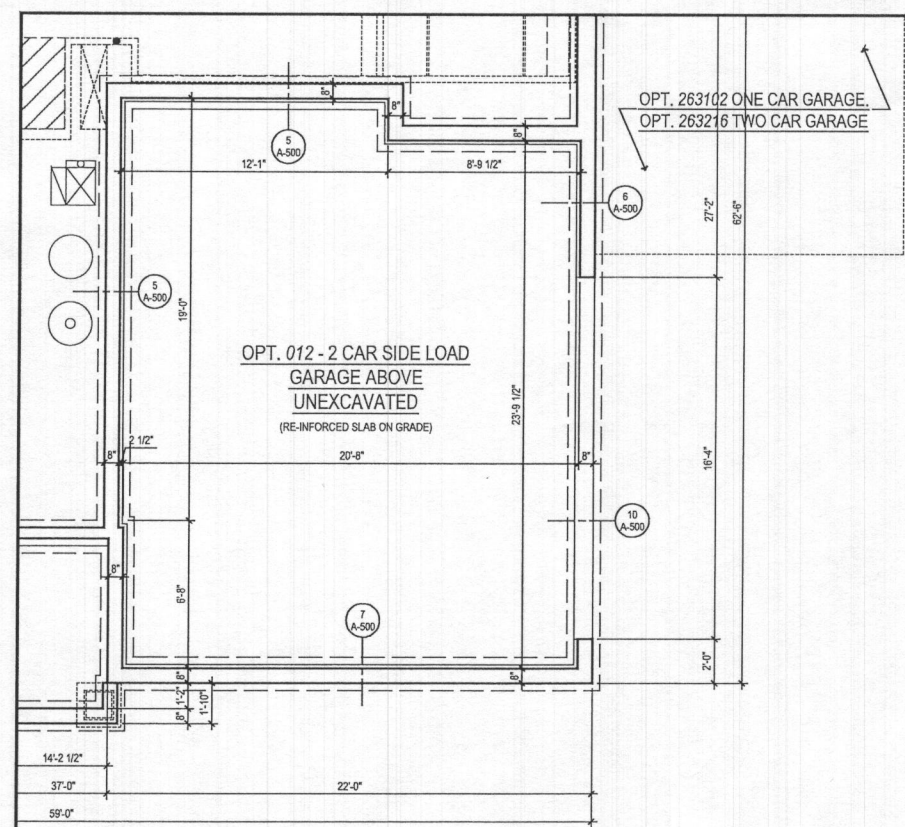
4 PART. RIGHT SIDE ELEVATION w/ OPT. 012 - SIDE LOAD GARAGE
 A-400b SCALE: 1/4"=1'-0" ELEV. 2 - SHOWN
 TOL081A_A400.dwg



3 PART. FRONT ELEVATION w/ OPT. 012 - SIDE LOAD GARAGE
 A-400b SCALE: 1/4"=1'-0" ELEV. 2 - SHOWN
 TOL081A_A400.dwg



2 PART. FIRST FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
 A-400b SCALE: 1/4"=1'-0" ELEV. 2 - SHOWN
 TOL081A_A400.dwg



1 PART. BASEMENT FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
 A-400b SCALE: 1/4"=1'-0" ELEV. 2 - SHOWN
 TOL081A_A400.dwg

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NOTE:
 GARAGE SHALL BE SEPARATED FROM ALL HABITABLE ROOMS BY 5/8" TYPE "X" GYP.BD. PROTECT FLOOR-CEILING SUPPORTING STRUCTURE WITH 5/8" TYPE "X" GYP.BD.

ARCHITECT:

lessard
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PARKURST
OPTIONS

PROJECT NAME:

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ISSUE / REVISION

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1	BID SET	05.29.19
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2	MR #220241	12.11.20

PROJECT No: TOL081a
 DRAWN BY: AC/NM
 CHECKED BY: AP
 PLOT DATE: Jan. 20, 2021
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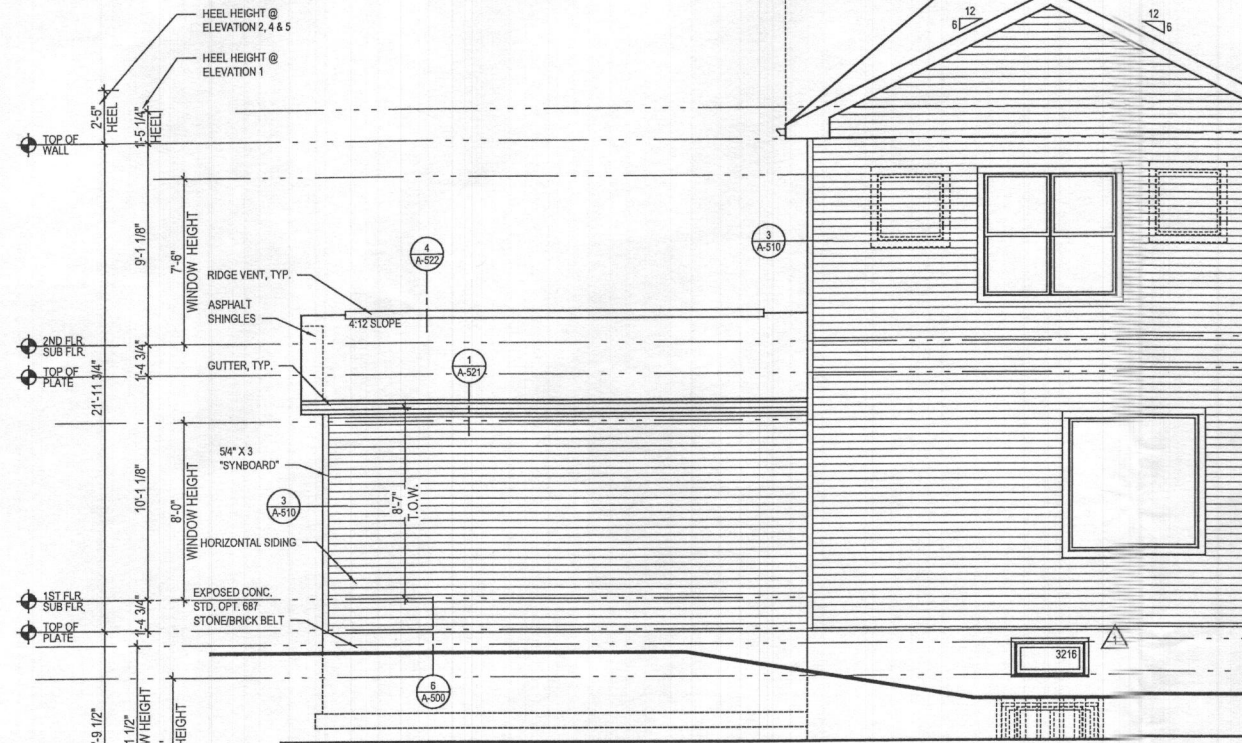
A-400b

GENERAL PLAN NOTES

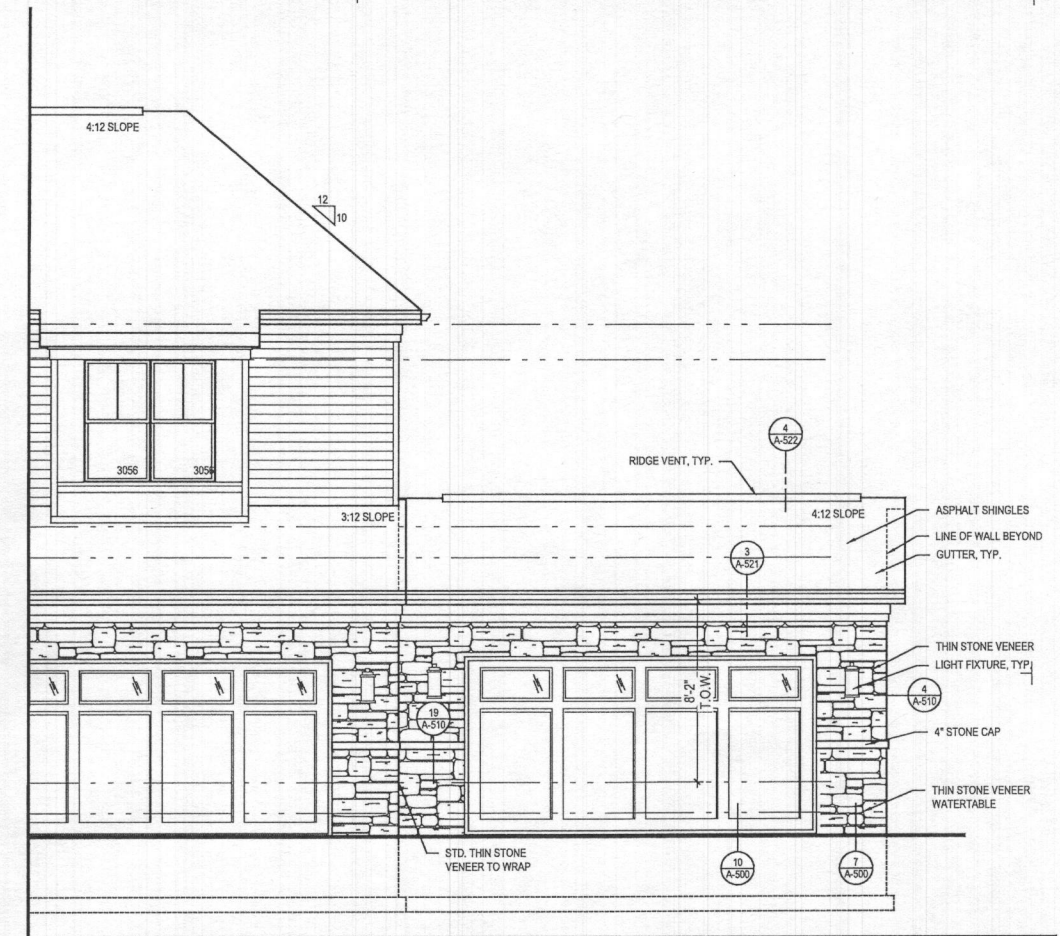
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ROOF VENTILATION CALCULATIONS - TWO CAR GARAGE ROOF

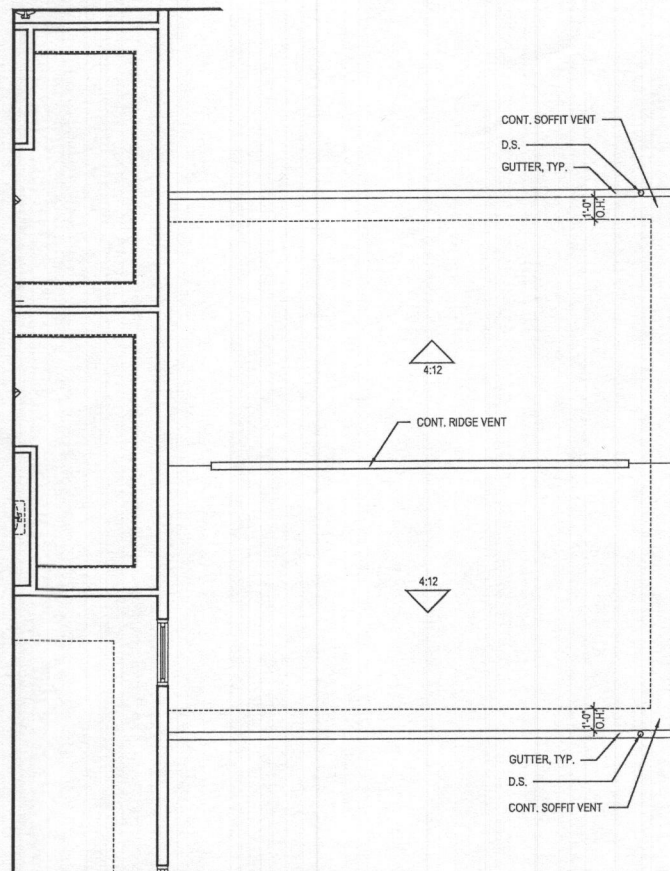
ROOF AREA	=	484.00 SQ. FT.
I 300	=	1.61 SQ. FT.
x 12 x 12	=	232.32 SQ. IN.
50% (INTAKE)	=	116.16 SQ. IN.
SOFFIT VENT - REQUIRED (INTAKE @ 5.9 SQ. IN. / FT.)	=	19.69FT.
SOFFIT VENT - PROVIDED	=	70.00FT.
50% (OUTTAKE)	=	116.16 SQ. IN.
RIDGE VENT - REQUIRED (OUTTAKE @ 14.1 SQ. IN. / FT.)	=	8.24FT.
RIDGE VENT - PROVIDED	=	19.00FT.



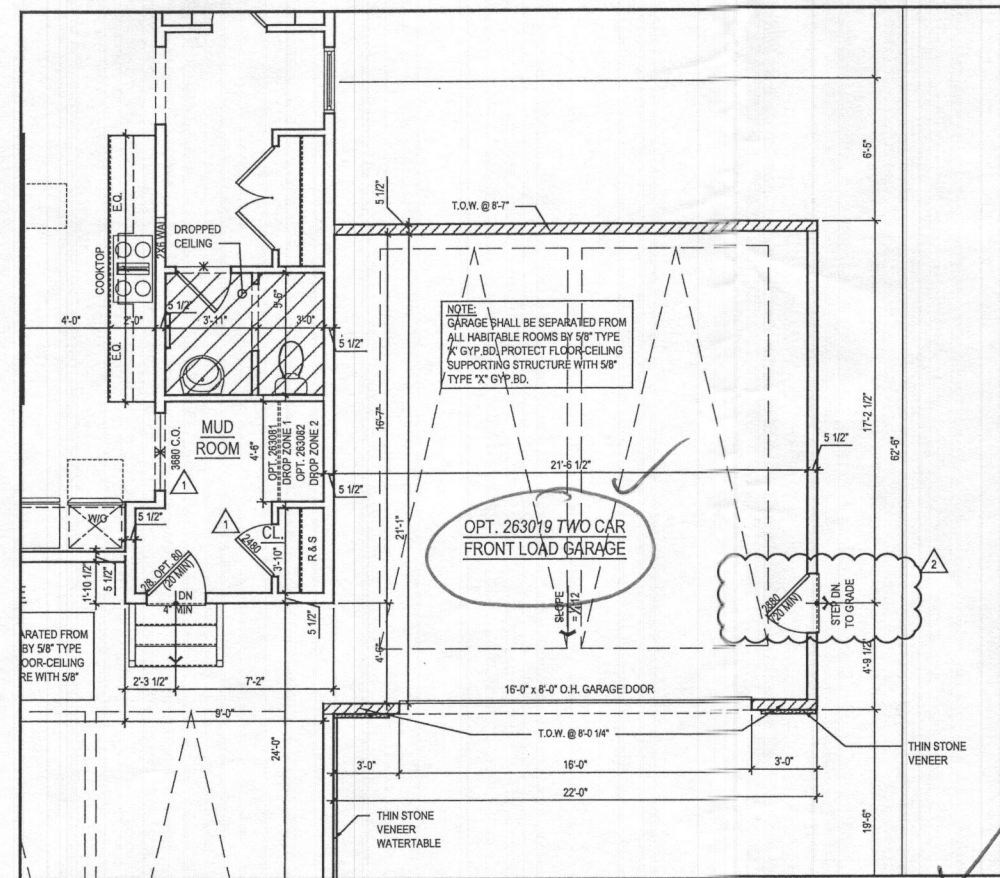
6 PART. REAR ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL081A_A404.dwg



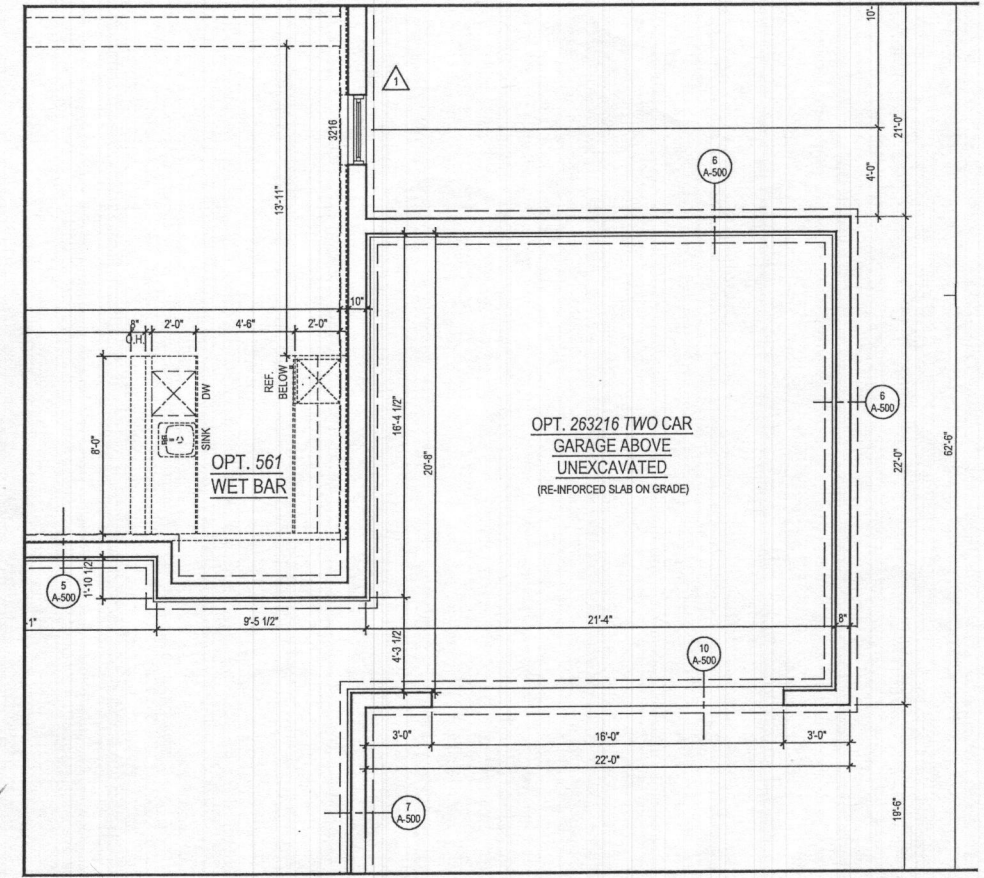
4 PART. FRONT ELEVATION w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL081A_A404.dwg



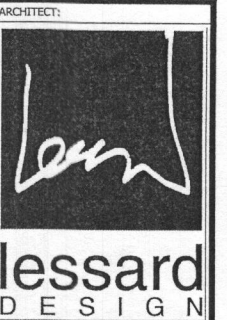
3 P. SECOND FLOOR w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL081A_A404.dwg



2 PART. FIRST FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL081A_A404.dwg



1 PART. BASEMENT FLOOR PLAN w/ OPT. 263019 - ADDITIONAL TWO CAR FRONT ENTRY GARAGE
A-404 SCALE: 1/4"=1'-0" TOL081A_A404.dwg



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EXECUTIVE SERIES
MARYLAND

**PARKHURST
OPTIONS**

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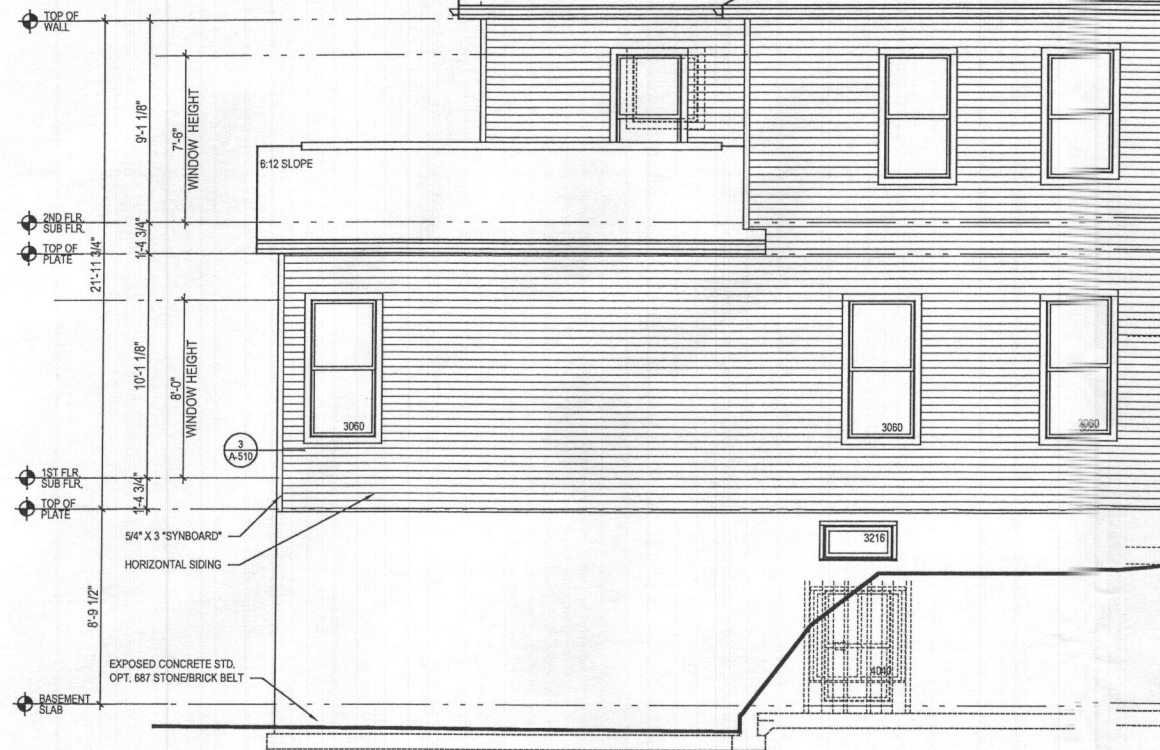
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FILE NAME:	TOL081A_A404.dwg

A-404

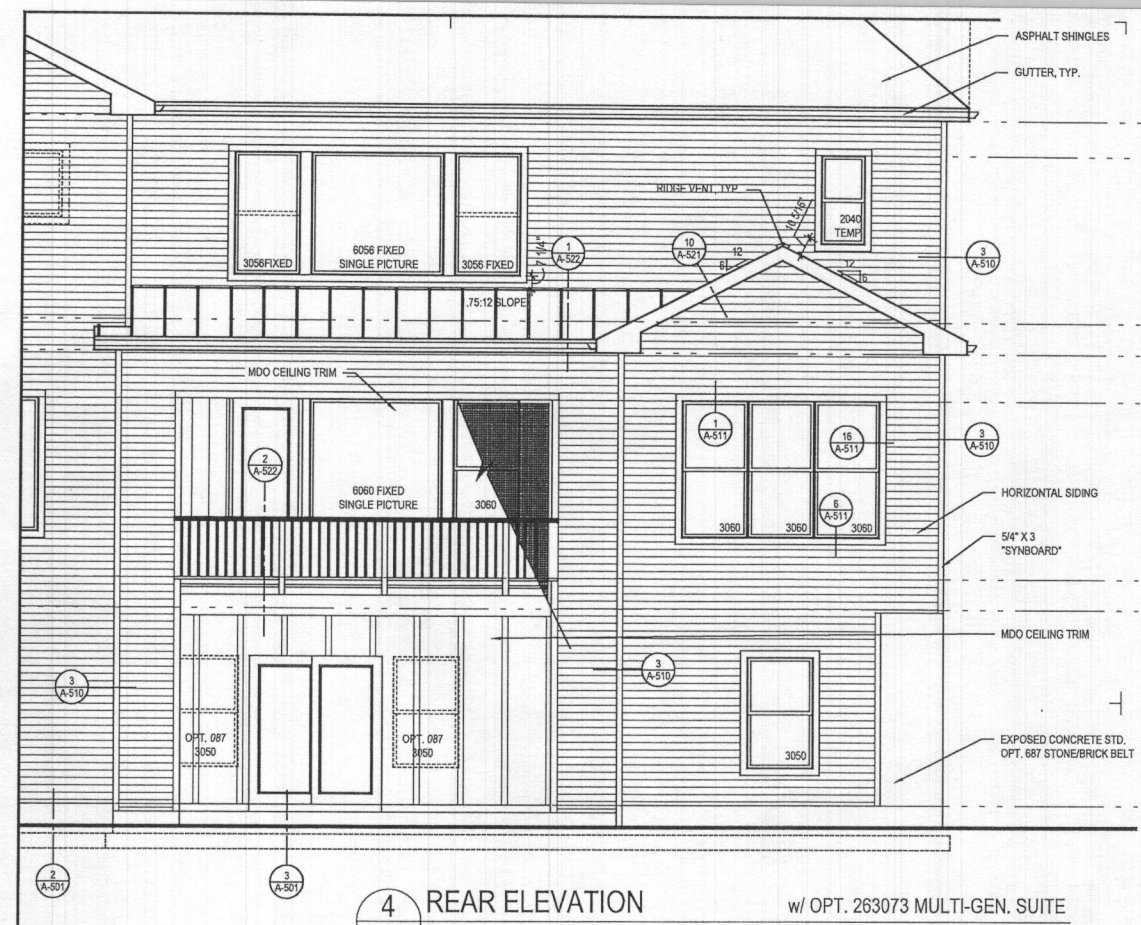
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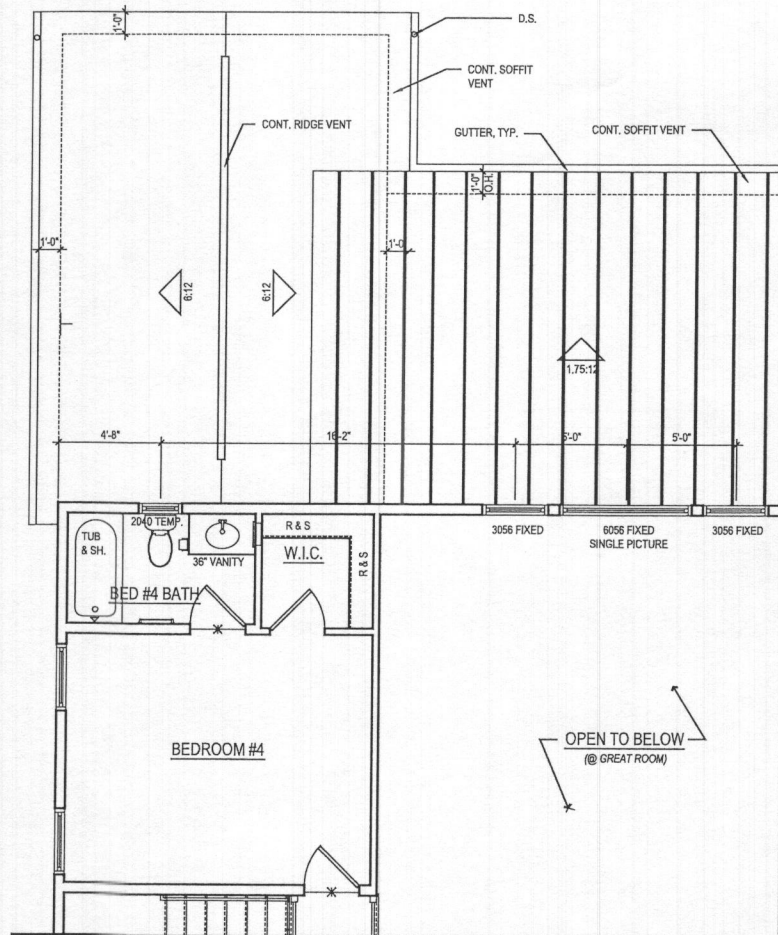
5 PART. LEFT ELEV.
A-407 SCALE: 1/4"=1'-0"

w/ OPT. 263073 MULTI-GEN. SUITE
w/ COVD OUTDOOR LIVING @ WALKOUT CONDITION



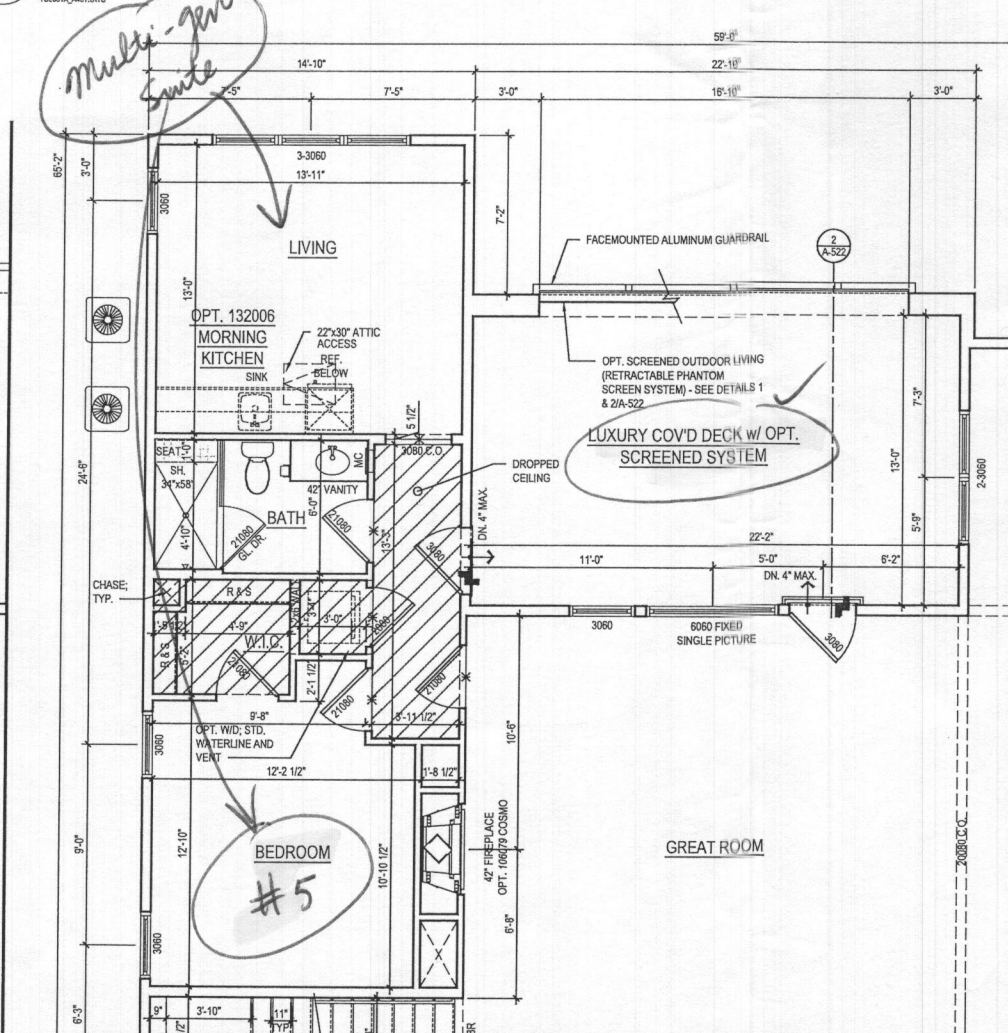
4 REAR ELEVATION
A-407 SCALE: 1/4"=1'-0"

w/ OPT. 263073 MULTI-GEN. SUITE
w/ COVD OUTDOOR LIVING @ WALKOUT CONDITION



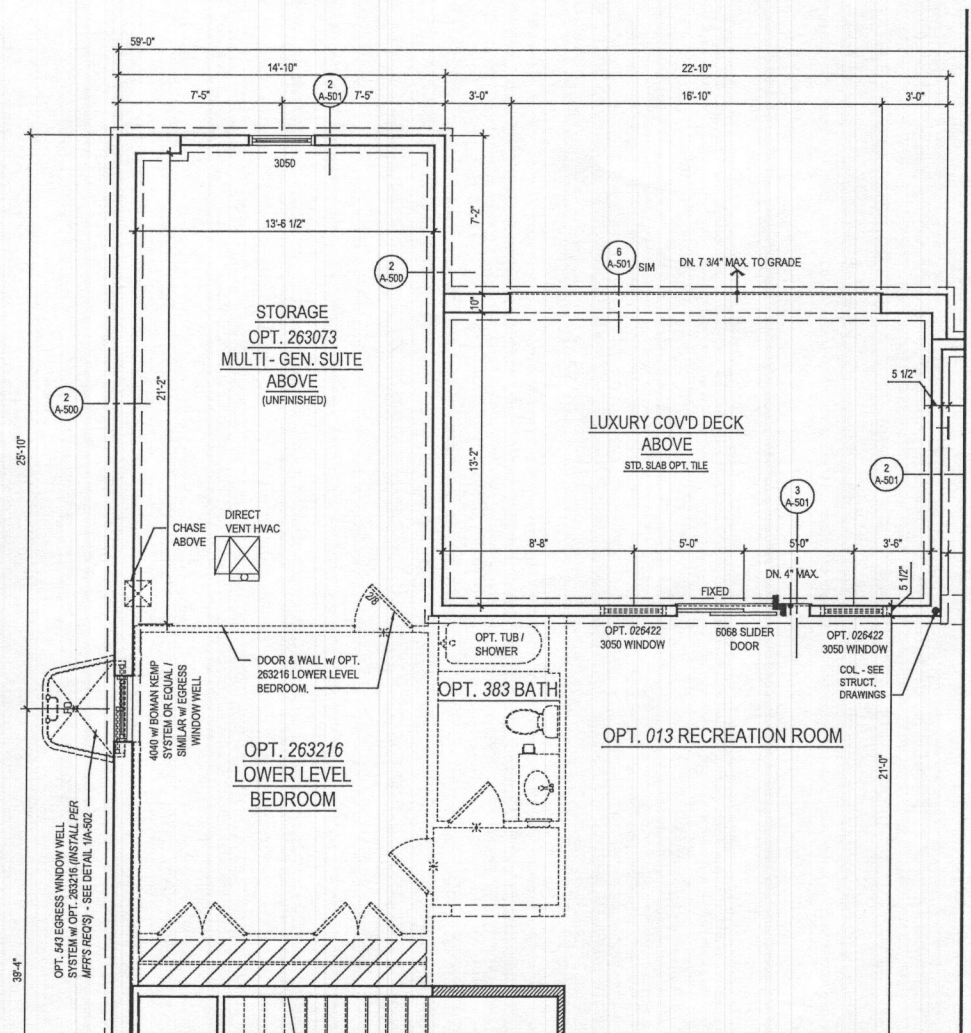
3 PART. SECOND FLOOR PLAN
A-407 SCALE: 1/4"=1'-0"

w/ OPT. 263073 MULTI-GEN. SUITE
w/ COVD OUTDOOR LIVING @ WALKOUT CONDITION



2 PART. FIRST FLOOR PLAN
A-407 SCALE: 1/4"=1'-0"

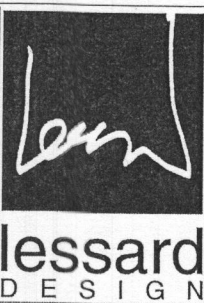
w/ OPT. 263073 MULTI-GEN. SUITE
w/ COVD OUTDOOR LIVING @ WALKOUT CONDITION



1 PART. BASEMENT PLAN
A-407 SCALE: 1/4"=1'-0"

w/ OPT. 263073 MULTI-GEN. SUITE
w/ COVD OUTDOOR LIVING @ WALKOUT CONDITION

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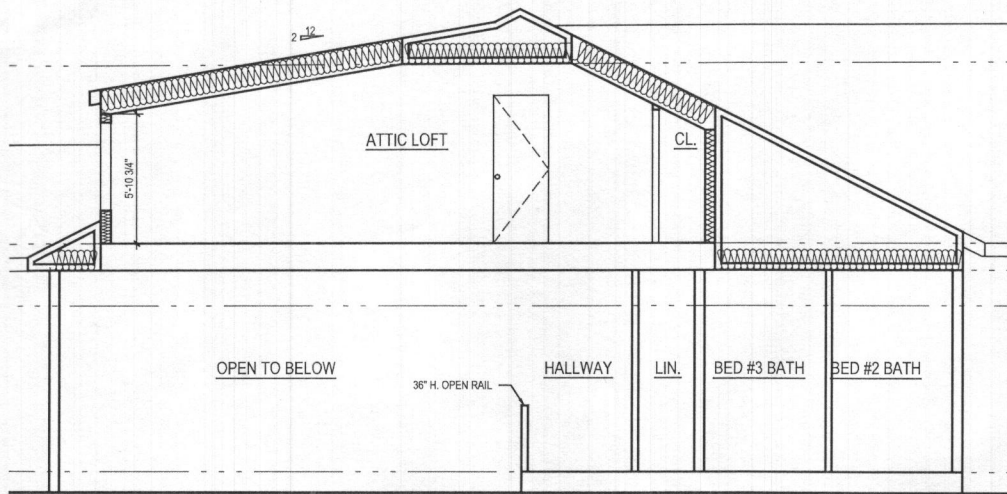
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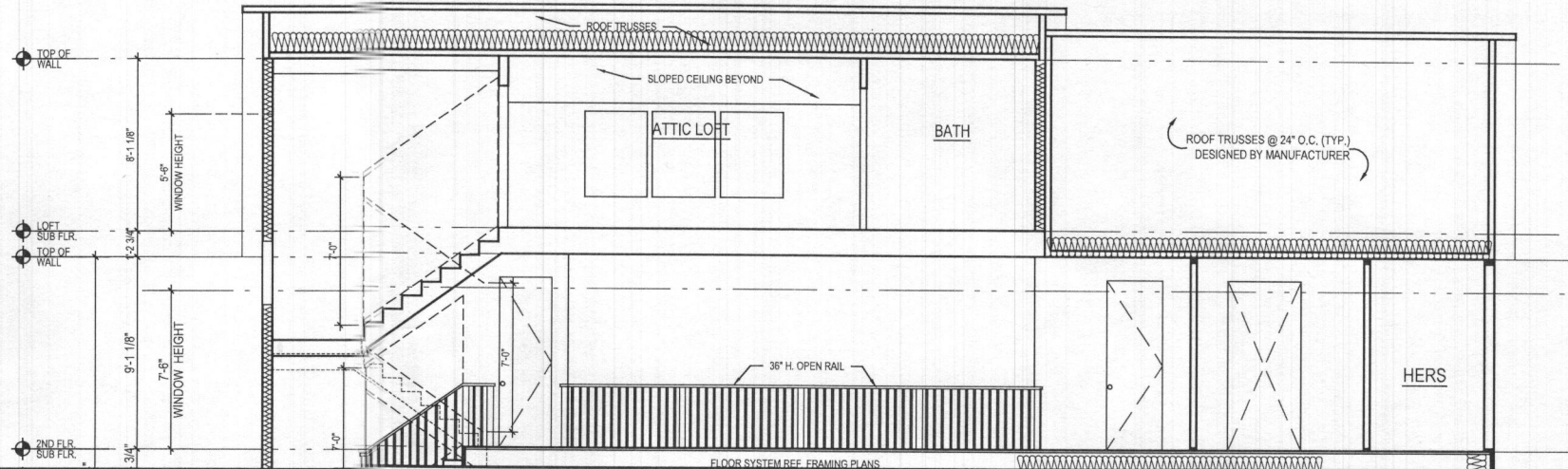
ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	BID SET	05.29.19
2	PERMIT SET	06.19.19
3	MD NEW STANDARDS	09.16.19
4	MR #220241	12.11.20

PROJECT No: TOL081a
DRAWN BY: AC/RN
CHECKED BY: AP
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A407.dwg





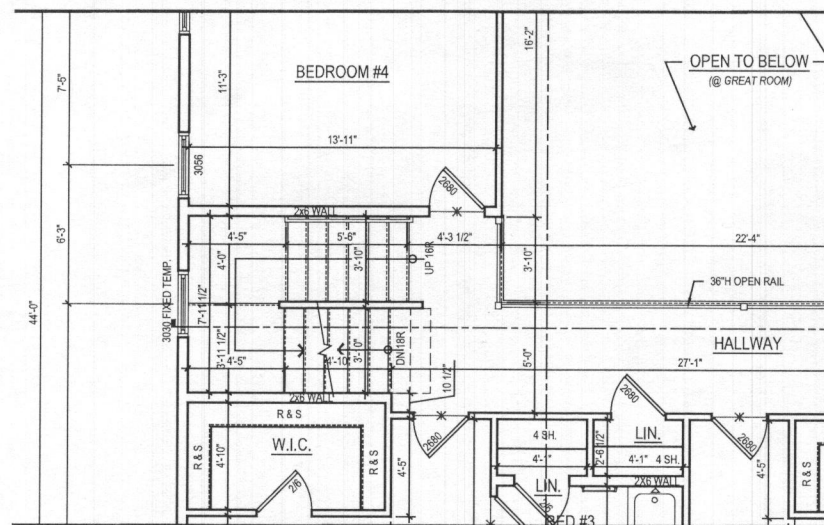
4 ATTIC SECTION
A-408 SCALE: 1/4"=1'-0"
TOL081a_A408.dwg
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE, & ELEV. 5 - FAIRVIEW
N/A W/ ELEV. #1, & #4



3 ATTIC SECTION
A-408 SCALE: 1/4"=1'-0"
TOL081a_A408.dwg
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE, & ELEV. 5 - FAIRVIEW
N/A W/ ELEV. #1, & #4

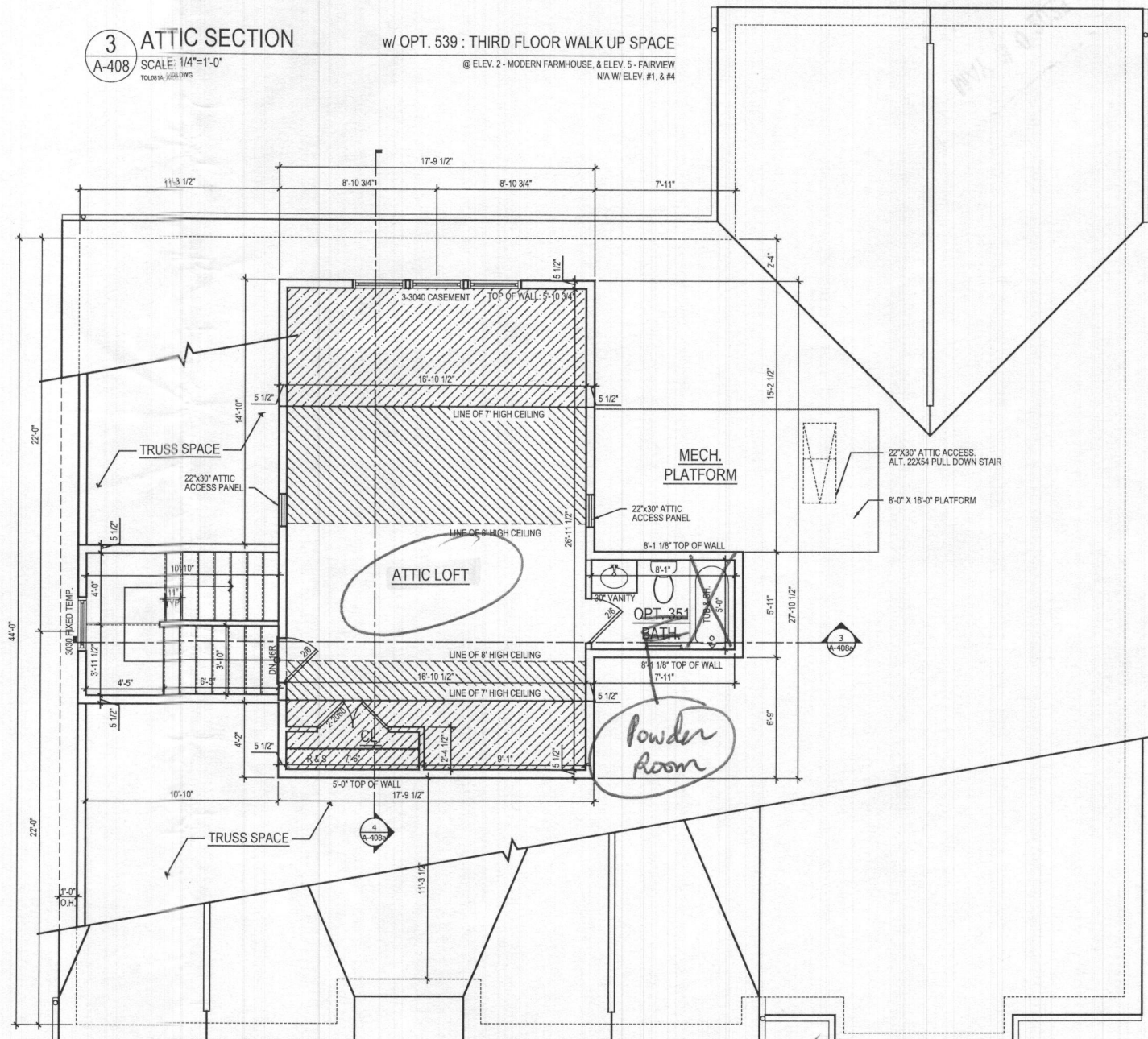
GENERAL PLAN NOTES

- ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- ALL DIMENSIONS GOVERN OVER SCALE.
- ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
- REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
- ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
- WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



2 PART. SECOND FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"
TOL081a_A408.dwg
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE, & ELEV. 5 - FAIRVIEW
N/A W/ ELEV. #1, & #4

USABLE SPACE	SQ. FT.
ATTIC LOFT AREA	545.70 SQ. FT.
50% AREA	272.85 SQ. FT.
AREA WITH 7' CEILING	342.30 SQ. FT.



1 ATTIC FLOOR PLAN
A-408 SCALE: 1/4"=1'-0"
TOL081a_A408.dwg
w/ OPT. 539 : THIRD FLOOR WALK UP SPACE
@ ELEV. 2 - MODERN FARMHOUSE, & ELEV. 5 - FAIRVIEW
N/A W/ ELEV. #1, & #4

SEAL & SIGNATURE:

OWNER:

TOLL BROTHERS
19775 BELMONT EXECUTIVE PLAZA
ASHBURN, VA 20147
P: 571.291.8068
CONTACT: CHRISTINA LEMLEY
clmley@tollbrothers.com

EXECUTIVE SERIES
MARYLAND

PARKHURST

OPT. 539 : 3RD FLOOR WALK UP SPACE

PROJECT NAME:

SHEET TITLE:

NO.	DESCRIPTION	DATE
1	BID SET	05.29.19
2	PERMIT SET	06.19.19
3	MD NEW STANDARDS	09.16.19
4	MR #220241	12.11.20

PROJECT No: TOL081a
DRAWN BY: AC/RAS
CHECKED BY: AL
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A408.dwg

A-408

KINGS FOREST

FINAL PUBLIC SHARED SEPTIC PLANS

CONTRACT NO. 50-4866-D

QUANTITIES				
ITEMS	QUANTITIES ESTIMATED	AS-BUILT		
		QUANTITIES	TYPE	MANUF./SUPPLIER
FLUSHING CONNECTIONS	7			
1.25" LOW PRESSURE LATERAL PIPE	300			
2.0" LOW PRESSURE SEWER SEWER	2,566			
4" PVC SEWER	353			
MANHOLE	2			
3000 GALLON SEPTIC TANK	1			
SIMPLEX GRINDER PUMP	2			
DUPLEX GRINDER PUMP	2			
1/16 HB	1			
1/8 HB	7			
MONITORING WELL	2			
CONC. VAULT w/CONDUCTING ROD	4			
6700 GALLON DOSE TANK	1			
DOSE PUMPS	3			
AIR RELEASE VALVE	1			
4500 GALLON BIO-MICROBICS TANK	1			
3' WIDE TRENCH	1824			
NAME OF UTILITY CONTRACTOR:				
SURVEY AND DRAFTING DIVISION AS-BUILT DATE:				

LEGEND

EXISTING STRUCTURE	
PROPOSED STRUCTURE	
SEWAGE DISPOSAL AREA	
PROPOSED WELL BOX	
STREAM	
LOW PRESSURE SEWER (LPS)	
SEPTIC TANK	
DRAINFIELD DIVIDE	
SEPTIC TRENCH	
CONTINUITY TEST STATION (C.T.S.)	
FOREST CONSERVATION EASEMENT	
20% AND GREATER SLOPES	
25% AND GREATER SLOPES	
FENCE LINE	

THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER F-19-014.

APPROVED:
APPROVED FOR PRIVATE WATER AND SHARED SEPTIC SYSTEM FOR LOTS 16, 21-25, & NON-BUILDABLE PRESERVATION PARCEL B, AND PRIVATE WATER & SEWER FOR LOTS 1-15, 17-20 & 26-36, BUILDABLE PRESERVATION PARCEL D, NON-BUILDABLE PRESERVATION PARCELS A, B, C & E-I

COUNTY HEALTH OFFICER DATE

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

BENCHMARK
ENGINEERS • LAND SURVEYORS • PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE • SUITE 315
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-8644

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. 45577, Expiration Date: 06-08-2020.

OWNERS:
NATALIE ZIEGLER
4288 MANOR LANE
ELLCOTT CITY, MARYLAND 21042
JONATHAN VAN SCHWARTZ,
JESSICA AND SOPHIE ZIEGLER
C/O SOPHIE ZIEGLER
730 DOLORES STREET
SAN FRANCISCO, CA 94110
212-877-8687

DEVELOPER:
TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MD 21046
410-381-3263

DESIGN: JC

DRAFT: JC

CHK: -

DATE: 11-26-19

BY NO. REVISIONS DATE

FINAL PUBLIC SHARED SEPTIC
SYSTEM PLANS
TITLE SHEET

KINGS FOREST
LOTS 16, 21 thru 25 and
NON-BUILDABLE PRESERVATION PARCEL 'B'

TAX MAP: 23 - BLOCK: 23 - PARCEL: 148 - ZONED: RC-DEO - ELECTION DISTRICT: 2

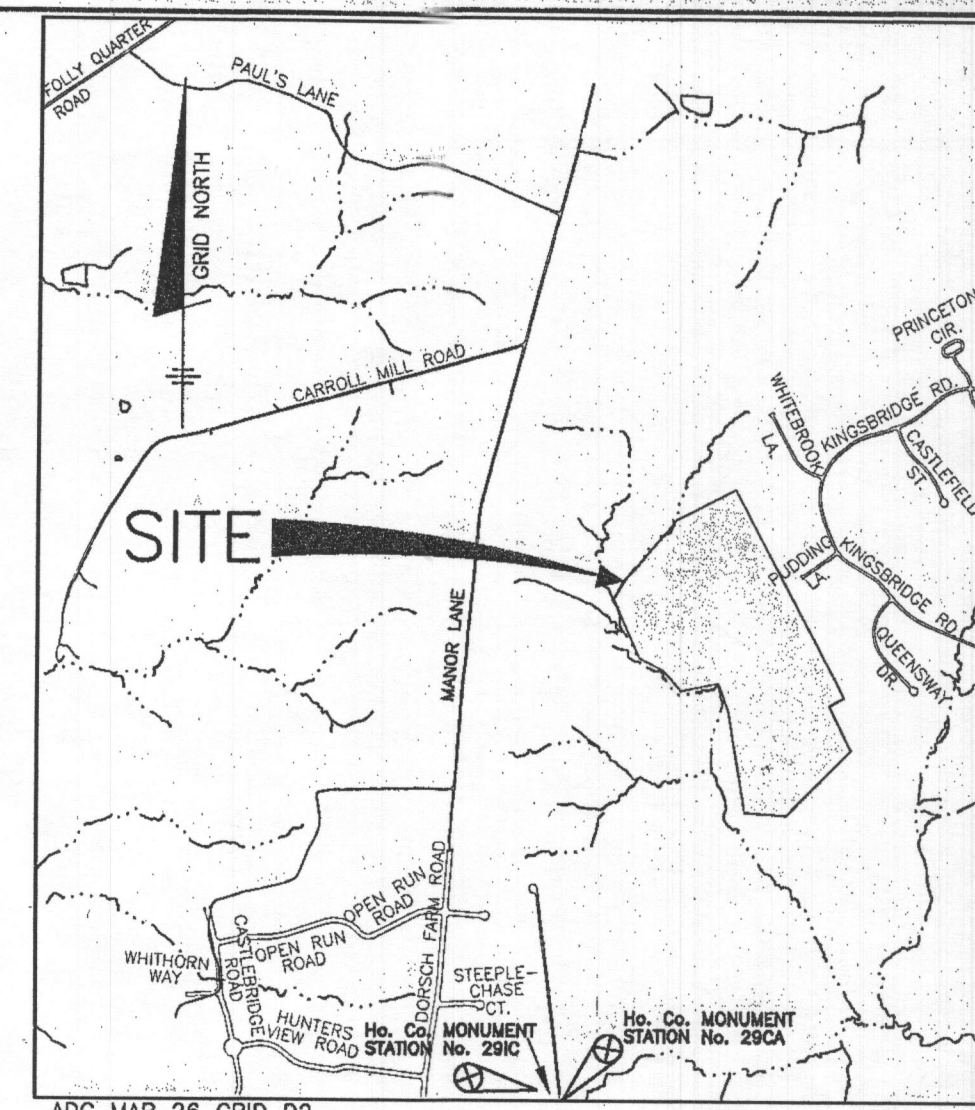
CONTRACT NO. 50-4866-D

SCALE:

AS SHOWN

SHEET NO.

1 OF 11



VICINITY MAP
SCALE: 1" = 200'

NOTE: ALL JOINTS AND CONNECTIONS LOCATED WITHIN STRUCTURAL FILL AREAS SHALL BE MECHANICALLY RESTRAINED IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION)

GENERAL NOTES

PART I

1. APPROXIMATE LOCATIONS OF EXISTING MAINS ARE SHOWN. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT EXISTING MAINS AND SERVICES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE INCURRED SHALL BE REPAIRED IMMEDIATELY TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.

2. TOPOGRAPHIC FIELD SURVEYS WERE PERFORMED IN MAY, 2007 BY SILL, ADDOCK & ASSOCIATES AND IN FEBRUARY, 2003 BY BENCHMARK ENGINEERING, INC.

3. HORIZONTAL AND VERTICAL SURVEY CONTROLS:

THE COORDINATES SHOWN ON THE DRAWINGS ARE BASED ON MARYLAND STATE REFERENCE SYSTEM '83' AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 508A AND 801.

ALL VERTICAL CONTROLS ARE BASED ON NAVD '88. VERTICAL CONTROLS PROVIDED ON THE DRAWINGS ARE 508A AND 801S.

4. ALL PIPE ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS OTHERWISE NOTED ON THE PLANS.

5. CLEAR ALL UTILITIES BY A MINIMUM OF 12 INCHES. CLEAR ALL POLES BY 5'-0" MINIMUM OR TUNNEL AS REQUIRED UNLESS OTHERWISE NOTED. THE OWNER HAS CONTACTED THE UTILITY COMPANIES AND HAS MADE ARRANGEMENTS FOR BRACING OF POLES AS SHOWN ON THE DRAWINGS. IN THE EVENT THE CONTRACTOR'S WORK REQUIRES THE BRACING OF ADDITIONAL POLES, ANY COST INCURRED BY THE OWNER FOR THE BRACING OF ADDITIONAL POLES OR DAMAGES SHALL BE DEDUCTED FROM MONIES OWED TO THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES TO SCHEDULE THE BRACING OF THE POLES.

6. FOR DETAILS NOT SHOWN ON THE DRAWING, AND FOR MATERIALS AND CONSTRUCTION METHODS, USE HOWARD COUNTY DESIGN MANUAL VOLUME IV, STANDARD SPECIFICATIONS AND DETAILS FOR CONSTRUCTION (LATEST EDITION). THE CONTRACTOR SHALL HAVE A COPY OF VOLUME IV ON THE JOB.

7. WHERE TEST PITS HAVE BEEN MADE ON EXISTING UTILITIES, THEY ARE NOTED BY THE SYMBOL AT THE LOCATIONS OF THE TEST PITS. A NOTE OR NOTES CONTAINING THE RESULTS OF THE TEST PIT OR PITS IS INCLUDED ON THE DRAWINGS. EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED WORK FOR WHICH TEST PITS HAVE NOT BEEN DUG SHALL BE LOCATED BY THE CONTRACTOR TWO WEEKS IN ADVANCE OF CONSTRUCTION OPERATIONS AT HIS OWN EXPENSE.

8. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING UTILITY COMPANIES OR AGENCIES AT LEAST FIVE WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE PLANS:

AT&T.....1-800-252-1133
BGE (CONTRACTOR SERVICES).....410-637-8713
BGE (EMERGENCY).....410-685-0123
BUREAU OF UTILITIES.....410-313-4800
COLUMBIA PIPELINE CO.....410-788-1390
MISS UTILITY.....1-800-257-7777
STATE HIGHWAY ADMINISTRATION.....410-531-5533
VERIZON.....1-800-743-0033/410-224-9210

9. TREES AND SHRUBS ARE TO BE PROTECTED FROM DAMAGE TO THE MAXIMUM EXTENT. TREES AND SHRUBS LOCATED WITHIN THE CONSTRUCTION STRIP ARE NOT TO BE REMOVED OR DAMAGED BY THE CONTRACTOR.

10. THE CONTRACTOR SHALL REMOVE TREES, STUMPS AND ROOTS ALONG LINE OF EXCAVATION. PAYMENT FOR SUCH REMOVAL SHALL BE INCLUDED IN THE UNIT PRICE BID FOR CONSTRUCTION OF THE MAIN.

11. THE CONTRACTOR SHALL NOTIFY THE BUREAU OF HIGHWAYS, HOWARD COUNTY, AT (410)-313-7450 AT LEAST FIVE WORKING DAYS BEFORE OPEN CUTTING OR BORING/JACKING OF ANY COUNTY ROAD FOR LAYING WATER/SEWER MAINS OR HOUSE CONNECTIONS. THE APPROVAL OF THESE DRAWINGS WILL CONSTITUTE COMPLIANCE WITH DPW REQUIREMENTS PER SECTION 18.114(c) OF THE HOWARD COUNTY CODE.

PART III SEWER

1. ALL SEWER MAINS SHALL BE O.J.P. OR P.V.C. UNLESS OTHERWISE NOTED.

2. ALL MANHOLES SHALL BE 4'-0" INSIDE DIAMETER UNLESS OTHERWISE NOTED.

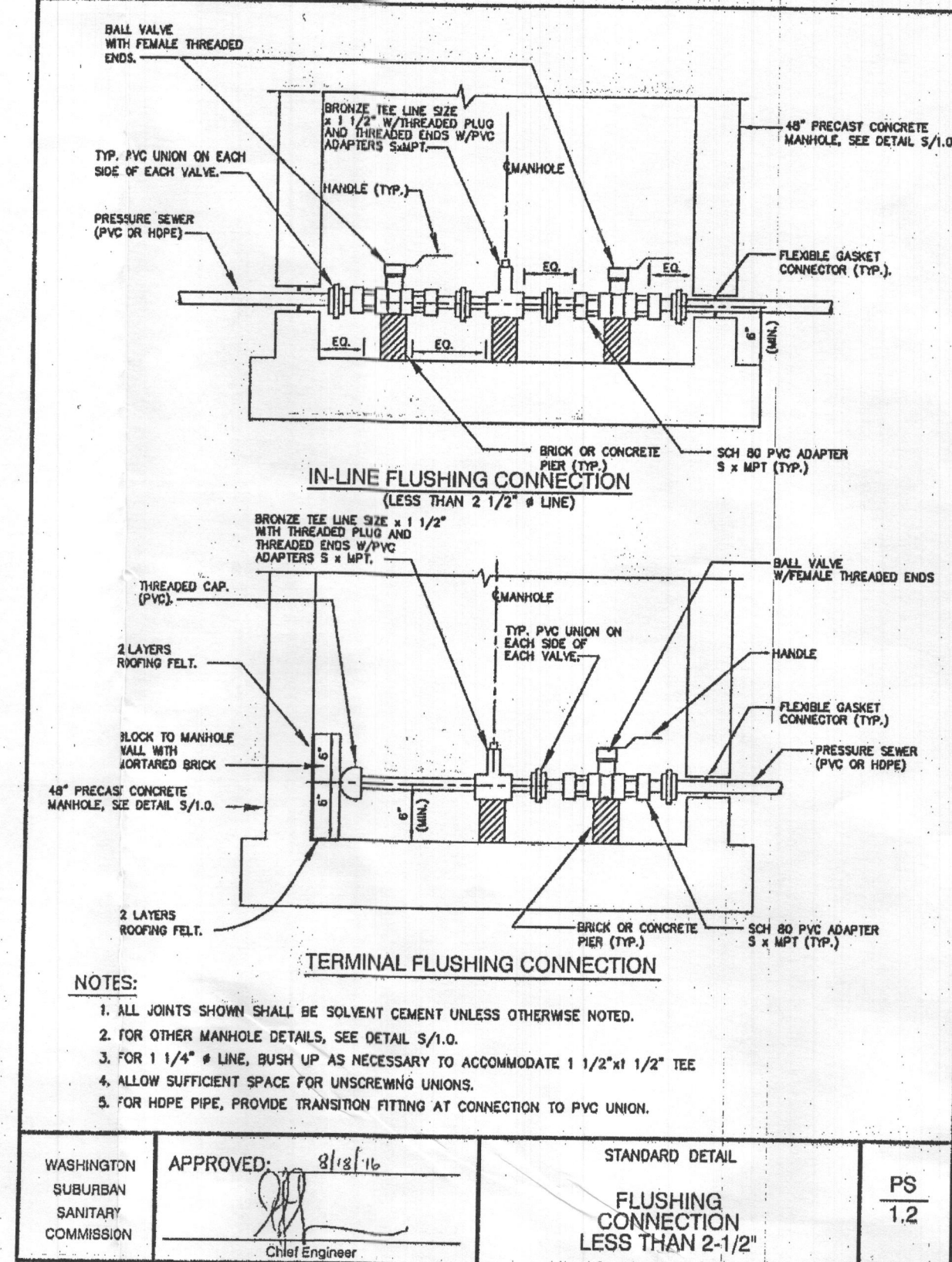
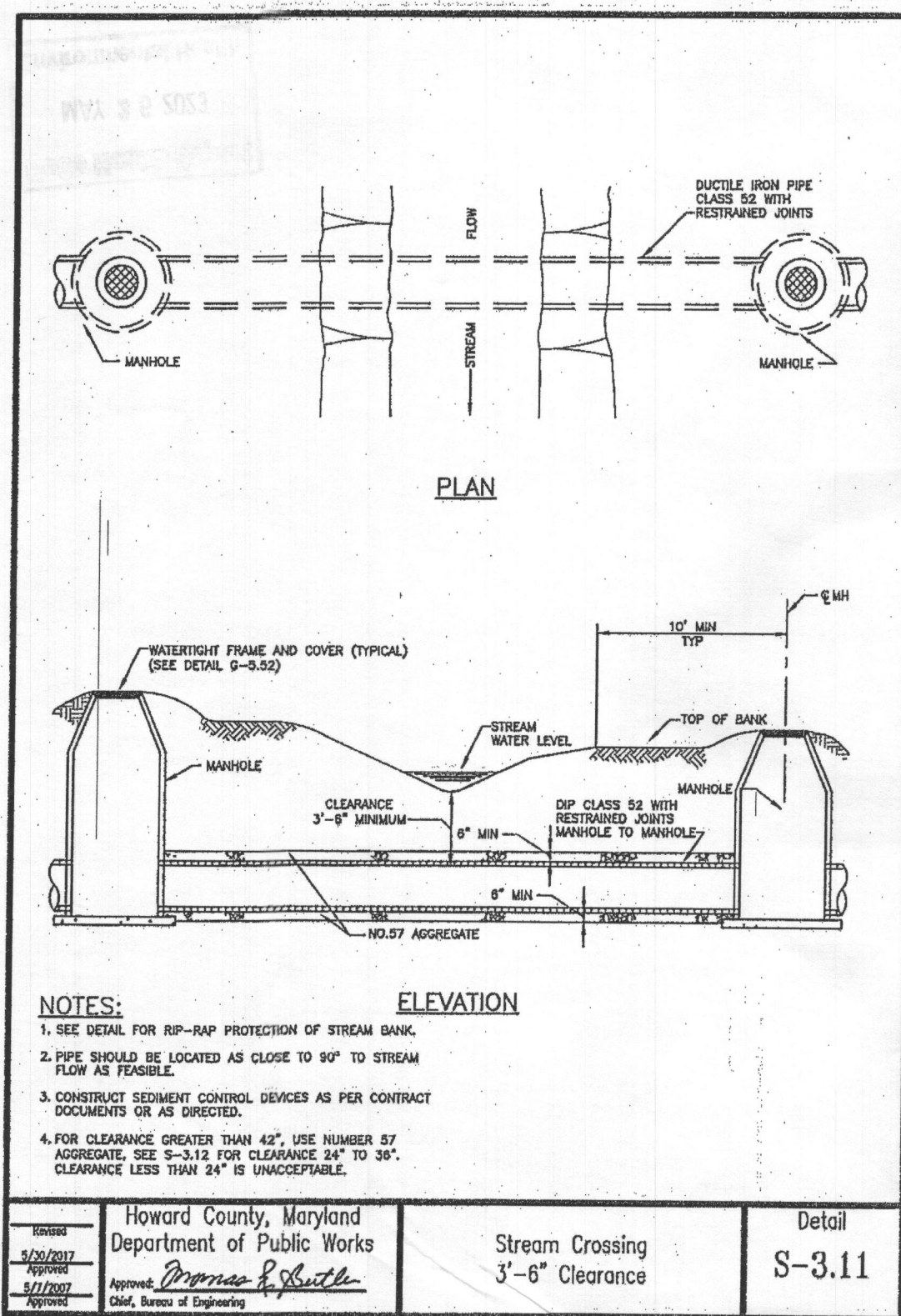
3. LOW PRESSURE SEWERS SHALL BE SDR 21 OR HOPE EQUIVALENT.

4. MANHOLES SHOWN WITH 12" AND 16" WALLS ARE FOR BRICK MANHOLES ONLY.

5. MANHOLES DESIGNATED W.T. IN PLAN AND PROFILE SHALL HAVE WATERTIGHT FRAME AND COVER, STANDARD DETAIL 05.52. WHERE WATERTIGHT MANHOLE FRAMES AND COVERS ARE USED, SET TOP OF FRAME 1'-0" ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED ON THE DRAWINGS.

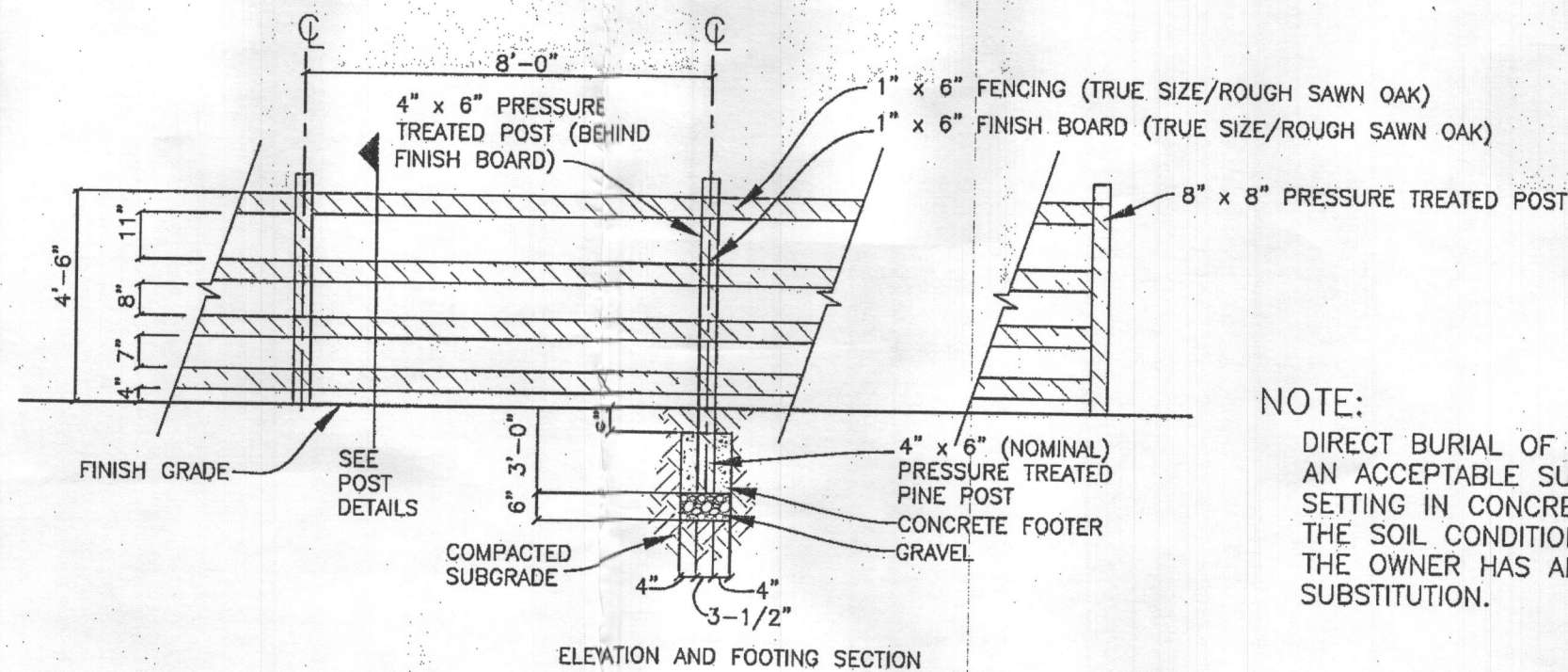
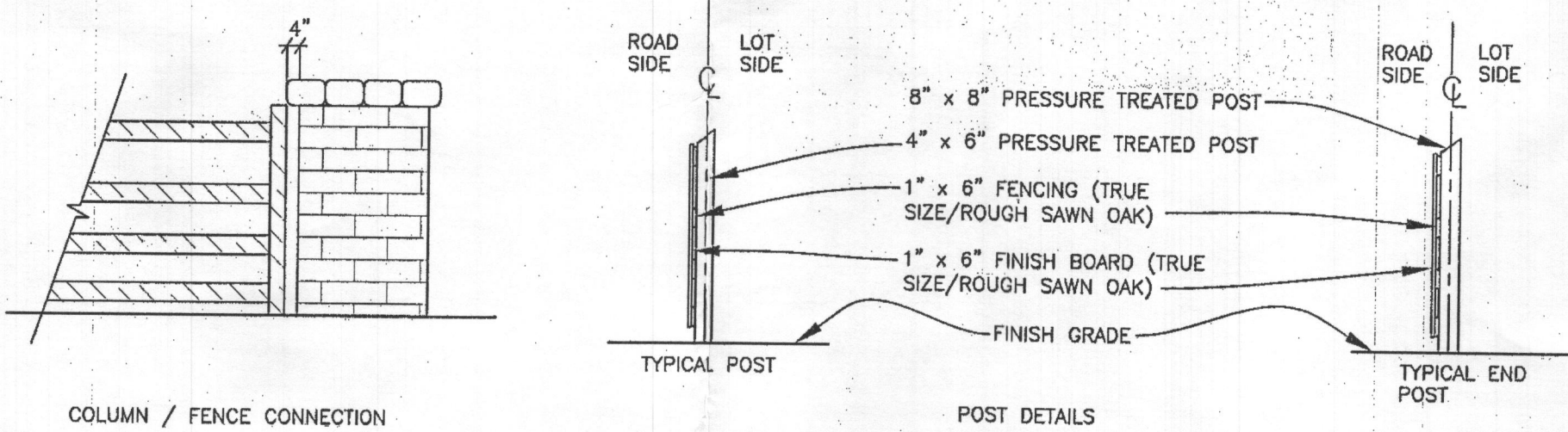
6. HOUSE(S) WITH THE SYMBOL "C.N.S." INDICATES THAT CELLAR CANNOT BE SERVED.

7. THE DEVELOPER SHALL PROVIDE ONE SPARE GRINDER PUMP TO THE BUREAU OF UTILITIES UPON DEDICATION OF THE SHARED SEPTIC SYSTEM TO THE COUNTY.

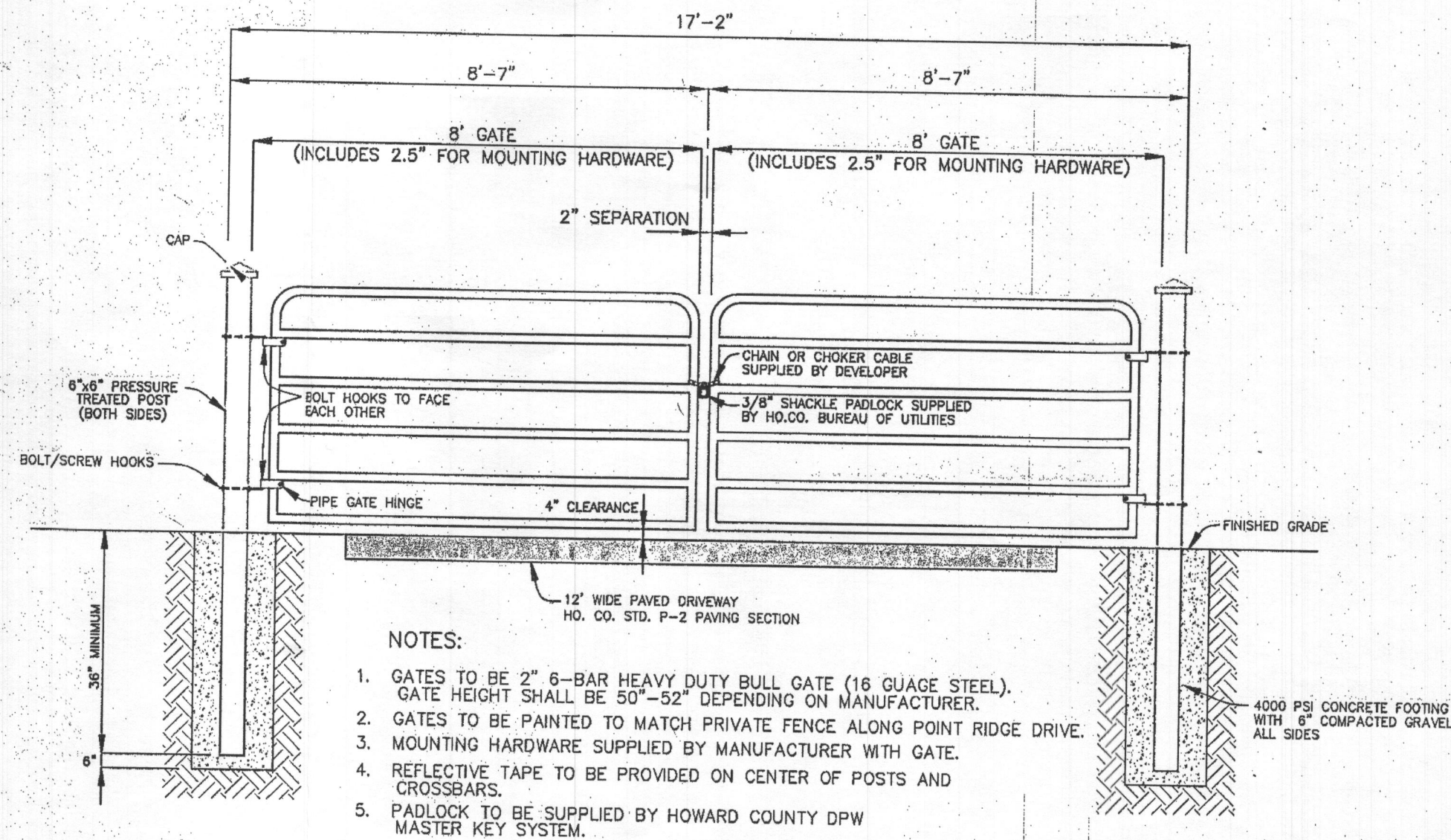


ENVIRONMENT ONE GRINDER PUMP DATA TABLE								
LOTS	TOP ELEV.	GRINDER PUMP BASIN BOTTOM ELEV.	DEPTH	INLET ELEV.	DISCHARGE ELEV.	ANTI-FLOAT VOLUME	ANTI-FLOAT DIMENSIONS	REMARKS
16	446.8	436.8	10.00' (120")	440.9	444.3	44.27 C.F.	5.25'x5.25'x2.33'	HO. CO. STANDARD SIMPLEX
21 & 22	418.1	408.1	10.00' (120")	412.0	415.6	45.34 C.F.	5.0'x5.0'x2.79'	HO. CO. STANDARD DUPLEX
23 & 24	408.0	398.0	10.00' (120")	402.0	405.5	45.34 C.F.	5.0'x5.0'x2.79'	HO. CO. STANDARD DUPLEX
25	406.5	396.5	10.00' (120")	400.0	404.0	44.27 C.F.	5.25'x5.25'x2.33'	HO. CO. STANDARD SIMPLEX

NOTE: SEE MANUFACTURER'S MANUAL FOR GRINDER PUMP INSTALLATION REQUIREMENT, PROCEDURE, AND ELECTRICAL CONNECTION.



NOTE:
DIRECT BURIAL OF FENCE POST IS AN ACCEPTABLE SUBSTITUTION TO SETTING IN CONCRETE PROVIDED THE SOIL CONDITIONS PERMIT AND THE OWNER HAS APPROVED THE SUBSTITUTION.



THIS PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT DATE

SEDIMENT CONTROL MEASURES FOR THIS CONTRACT WILL BE IMPLEMENTED IN ACCORDANCE WITH SECTION 308 OF THE HOWARD COUNTY STANDARD SPECIFICATIONS AND AS PER F-19-014.

APPROVED:
APPROVED FOR PRIVATE WATER AND SHARED SEPTIC SYSTEM FOR LOTS 16, 21-25, & NON-BUILDABLE PRESERVATION PARCEL B, AND PRIVATE WATER & SEWER FOR LOTS 1-15, 17-20 & 26-36, BUILDABLE PRESERVATION PARCEL D, NON-BUILDABLE PRESERVATION PARCELS A, B, C & E-1

COUNTY HEALTH OFFICER DATE

****MAXIMUM NUMBER OF BEDROOMS FOR EACH HOUSE ON LOTS 16, 21-25 SHALL BE FIVE (5).
ALL SEWAGE GRINDER PUMPS ARE TO BE PUBLICLY OWNED AND MAINTAINED

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. 45577, Expiration Date: 06-08-2020.

OWNERS:
NATALIE ZIEGLER
4288 MANOR LANE
ELICOTT CITY, MARYLAND 21042

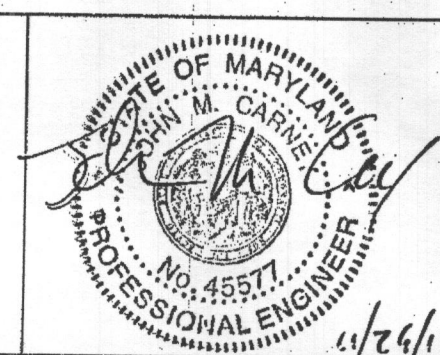
JONATHAN IAN SCHWARTZ
JESSICA AND SOPHIE ZIEGLER
C/O SOPHIE ZIEGLER
730 DOLORES STREET
SAN FRANCISCO, CA 94110
212-877-8897

DEVELOPER:
TOLL BROS., INC.
7164 COLUMBIA GATEWAY DRIVE
SUITE 230
COLUMBIA, MD 21046
410-381-3283

DEPARTMENT OF PUBLIC WORKS
HOWARD COUNTY, MARYLAND

DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY, MARYLAND

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315
ELICOTT CITY, MARYLAND 21043
PHONE: 410-465-8105 FAX: 410-465-6844



DESIGN: JC					
DRAFT: JC					
CHK: -					
DATE: 11-26-19	BY	NO.	REVISIONS	DATE	

**FINAL PUBLIC SHARED SEPTIC
SYSTEM PLANS
CONSTRUCTION DETAILS,
AND NOTES**

KINGS FOREST
LOTS 16, 21 thru 25 and
NON-BUILDABLE PRESERVATION PARCEL 'B'
TAX MAP: 23 - BLOCK: 23 - PARCEL: 148 - ZONED: RC-DEO - ELECTION DISTRICT: 2
CONTRACT NO. 50-4866-D

SCALE:
AS SHOWN

SHEET NO.
7 OF 11

**COMPLETE THIS FORM WHEN DROPPING OFF ANY
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTI**

Date: 7/12/2023 ☐ ONLINE SUBMITTAL ☒ PAPER SUBMITTAL

To: Health Dept Dana Barnard Health
(Reviewer/Requestor's Name) (Division)

From: Jim Kerwin for Toll Brothers
(Your Name, Company Name) (Phone Number)

Subject: Project name Kingswoods
Project site address 10549 Pudding Lane
Permit # B22002469 SDP # _____
Other information pertinent to this project _____

☒ Please check the attachments below that you are submitting with this transmittal:

- ☐ Letter of response to address plan review comment letter
- ☐ Revised plans and/or revised details: When submitting for a complete re-review, **duplicate sets shall be submit**
- ☐ Letter Summarizing Changes
- ☐ Energy conservation calculations
- ☒ Copies of revised Basement floor plans removing Bedroom (be specific).
- ☒ Health Department Request ☐ DPZ/ DED Request ☐ Applicant's Request
- ☐ Two sets of single-family model plans to be placed on permanent file: Model name and/or # _____
- ☐ Other _____

Contact Person Information: (Required)

Jim Kerwin
Please Print Name

Telephone No: 443-309-7792
E-Mail Address: Jim@DecaturBuildingServices.com

PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISIT MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.

Received by JK
White-Plan Review / Yellow-Applicant / Pink-Permit Division
t:\Operations\Updated forms\HoCoTransmittalForm05.2022

Rev # 4 **RECEIVED**
JUL 13 2023
LICENSES & PERMITS
DIVISION

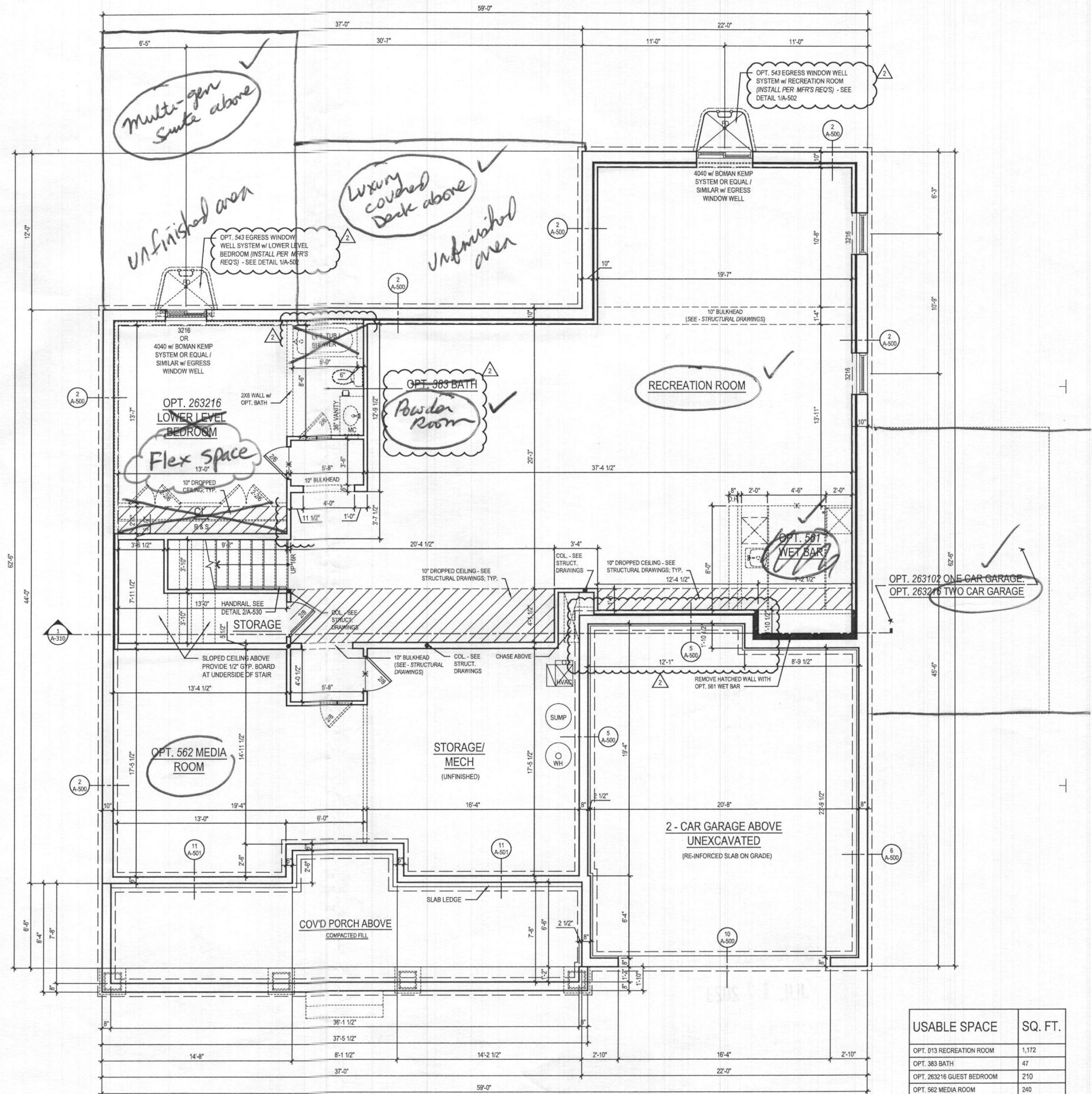
B22002469
10549 Pudding Lane
LOT 25

- GENERAL PLAN NOTES
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
 - D. ALL DIMENSIONS GOVERN OVER SCALE.
 - E. ALL SMOKE DETECTORS ARE TO BE WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE THEM ALL.
 - F. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
 - G. ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH.
 - H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS.
 - I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED.
 - J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

Health Dept

Revised to remove
Basement Bedroom and closet
add flex space

TOTAL Bedrooms = 5

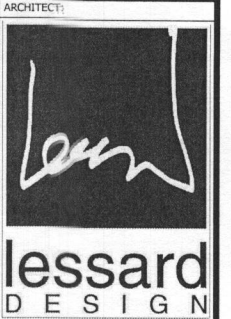


1 BASEMENT FLOOR PLAN
A-100a SCALE: 1/4"=1'-0"
TOL081a_A100.dwg

W/ OPT 013 RECREATION ROOM @ ELEV. 1 - CRAFTSMAN
@ FINISHED CONDITION

See "Modern Farmhouse" etc

USABLE SPACE	SQ. FT.
OPT. 013 RECREATION ROOM	1,172
OPT. 383 BATH	47
OPT. 263216 GUEST BEDROOM	210
OPT. 562 MEDIA ROOM	240
TOTAL	1,669



8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

TOLL BROTHERS
19775 BELMONT EXECUTIVE PLAZA
ASHBURN, VA 20147
P: 571.291.8068
CONTACT: CHRISTINA LEMLEY
demley@tollbrothers.com

EXECUTIVE SERIES
MARYLAND

PARKHURST
FLOOR PLANS

PROJECT NAME:

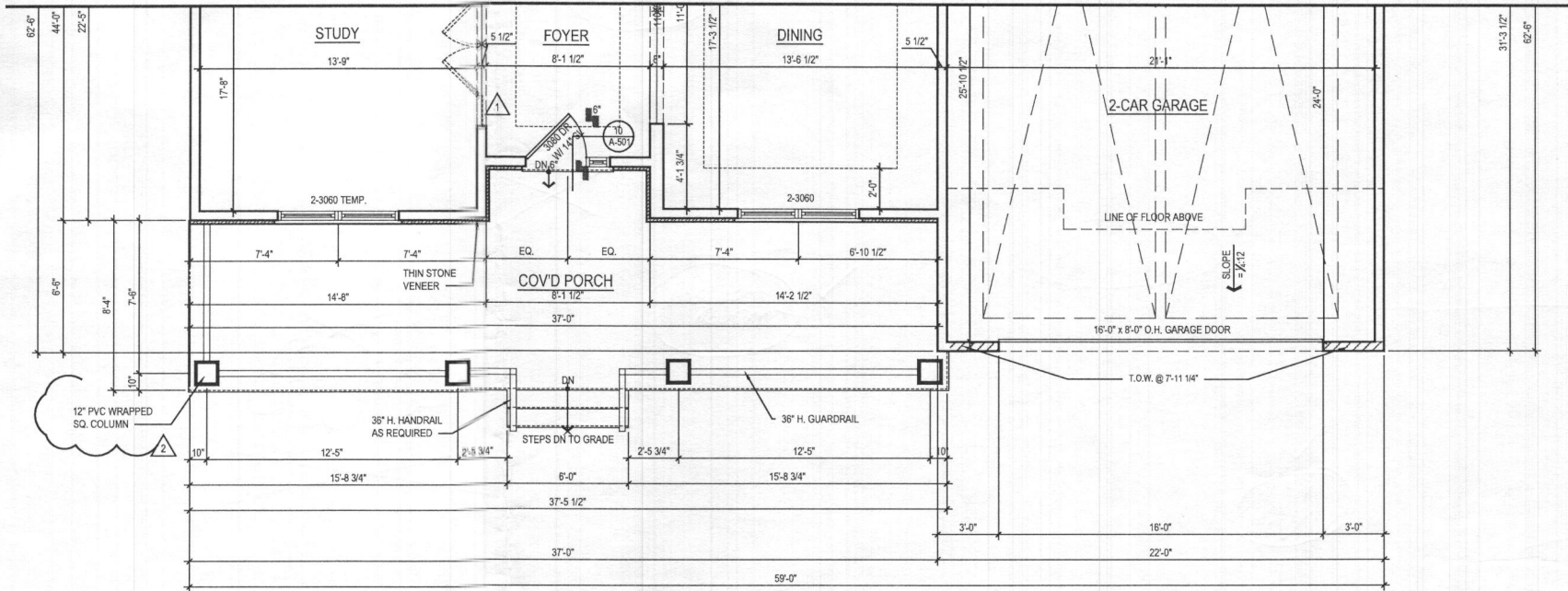
SHEET TITLE:

NO.	DESCRIPTION	DATE
1	BID SET	05.29.19
2	PERMIT SET	06.19.19
3	MD NEW STANDARDS	09.16.19
4	MR #220241	12.11.20

PROJECT NO: TOL081a
DRAWN BY: AC/RN
CHECKED BY: AP
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081a_A100.dwg

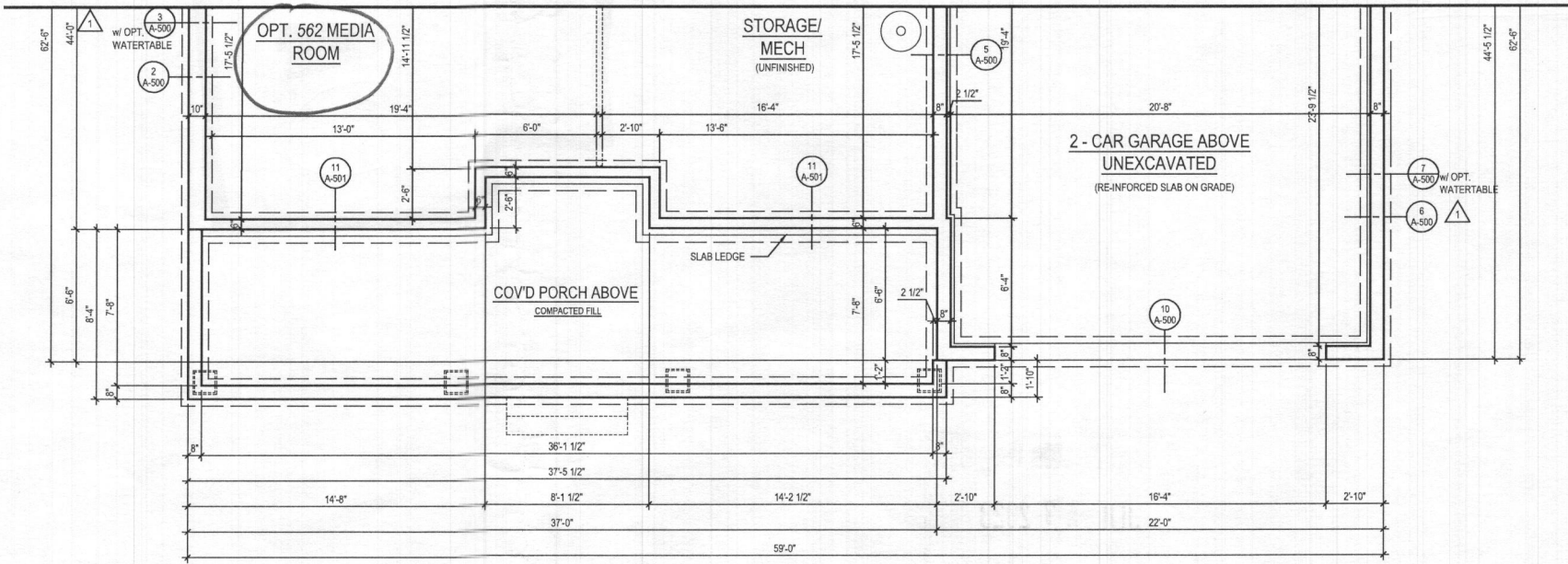
A-100a

- GENERAL PLAN NOTES
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
 - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
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 - J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.
 - K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.



2 FIRST FLOOR PLAN
A-140 SCALE: 1/4"=1'-0"
TOL081A_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE



1 BASEMENT FLOOR PLAN
A-140 SCALE: 1/4"=1'-0"
TOL081A_A140.DWG

@ ELEV. 2 - MODERN FARMHOUSE

ARCHITECT:

lessard
DESIGN

8521 Leesburg Pike
Suite 700 | Vienna, VA 22182
P: 571.830.1800 | F: 571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

TOLL BROTHERS
19775 BELMONT EXECUTIVE PLAZA
ASHBURN, VA 20147
P: 571.291.8068
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EXECUTIVE SERIES
MARYLAND

PARKHURST
FLOOR PLANS

PROJECT NAME:
SHEET TITLE:

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
BID SET		05.29.19
PERMIT SET		06.19.19
1	MD NEW STANDARDS	09.16.19
2	MR #220241	12.11.20

PROJECT No: TOL081A
DRAWN BY: AC/RN
CHECKED BY: AP
PLOT DATE: Jan. 20, 2021
FILE NAME: TOL081A_A140.DWG

A-140