

PERMIT NUMBER: B 2302987

DATE ACCEPTED:



RESIDENTIAL BUILDING PERMIT APPLICATION

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

RECEIVED  
JAN 17 2023  
LICENSES & PERMITS DIVISION

BUILDING SITE ADDRESS REQUIRED

Street Address: 10637 Reynolds Court		Unit:
City: Ellicott City	State: MD	Zip Code: 21042
Subdivision/Village/Complex Name: Kings Forest		SDP/WP/BA #:
Lot: 16	Tax Map:	Parcel:
		Grading Permit #:

DESCRIPTION OF WORK REQUIRED

Existing Use: Vacant Lot	Proposed Use: SFD	Estimated Cost: \$ 300,000
Trade Work to Be Completed (Separate Permits Required): <input type="checkbox"/> Mechanical (HVACR) <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing <input type="checkbox"/> None		
New 2 Story "Parkhurst" Craftsman est, with 2 car garage, 1 car side attached garage, Multi-gar suite, luxury covered deck, Prep kitchen and finished lower level (bed room and bathroom)		

PROPERTY OWNER INFORMATION REQUIRED

Owner(s) Name(s) (As it appears on tax records): Toll Mid Atlantic Lp. Co. Inc. Contact: Summer Riley		Primary Residence: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Owner's Street Address: 250 Gibraltar Road		
City: Horsham	State: PA	Zip Code: 19044
Phone: (410) 872-9105	Email: sriley1@tollbrothers.com	

APPLICANT NAME REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION

Business Name: Decatur Building Services	Contact Name: Jim Kerwin
Street Address: PO Box 552	
City: Woodbine	State: MD
Phone: (410) 309-7792	Zip Code: 21797
Email: jim@decaturbuildingservices.com	

CONTRACTOR INFORMATION REQUIRED

Business Name: Toll Brothers	Contact Name: Summer Riley
Licensee's Name: Toll Mid Atlantic Lp. Co. Inc.	License #: 8220
Street Address: 6731 Columbia Gateway Drive, Suite 120	
City: Columbia	State: MD
Phone: (410) 872-9105	Zip Code: 21046
Email: sriley1@tollbrothers.com	

ARCHITECT/ENGINEER INFORMATION INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE

Business Name:	Name:
Street Address:	
City:	State:
Phone:	Zip Code:
Email:	

BUILDING CHARACTERISTICS REQUIRED

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

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

Model Name & Options: "Parkhurst" Craftsman w 2 car + 1 car garage, Covered Deck, Multi-gar suite, and FLL				
# of Bedrooms (SF): 5	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms: 12	# Full Baths: 6	# Half Baths: 1	# Fireplaces: 1	
Garage/Carport Info: <input checked="" type="checkbox"/> Attached Garage <input type="checkbox"/> Detached Garage <input type="checkbox"/> Integral Garage <input type="checkbox"/> Carport <input type="checkbox"/> None				
Basement/Foundation Info: <input type="checkbox"/> Slab on Grade <input type="checkbox"/> Post & Pier <input type="checkbox"/> Unfinished Basement <input checked="" type="checkbox"/> Finished Basement: <input type="checkbox"/> Full or <input checked="" type="checkbox"/> Partial				
1st Fl Width: 73	1st Fl Depth: 72	2nd Fl Width: 59	2nd Fl Depth: 56	Bsmt Width: 59
Energy Method: <input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Performance <input type="checkbox"/> UA Alternative <input type="checkbox"/> ERI		Gross Area: 3449	sq ft	Occupiable Area: 3183
		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.

APPLICANT'S ORIGINAL SIGNATURE: DATE SIGNED: 1/17/2023

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:				
<input type="checkbox"/> PR	<input type="checkbox"/> DPZ	<input type="checkbox"/> DED	<input type="checkbox"/> Health DBurund	<input type="checkbox"/> SHA
SUBMITTAL FEES:			PAYMENT: Toll # 00233450	
			ACCEPTED BY:	

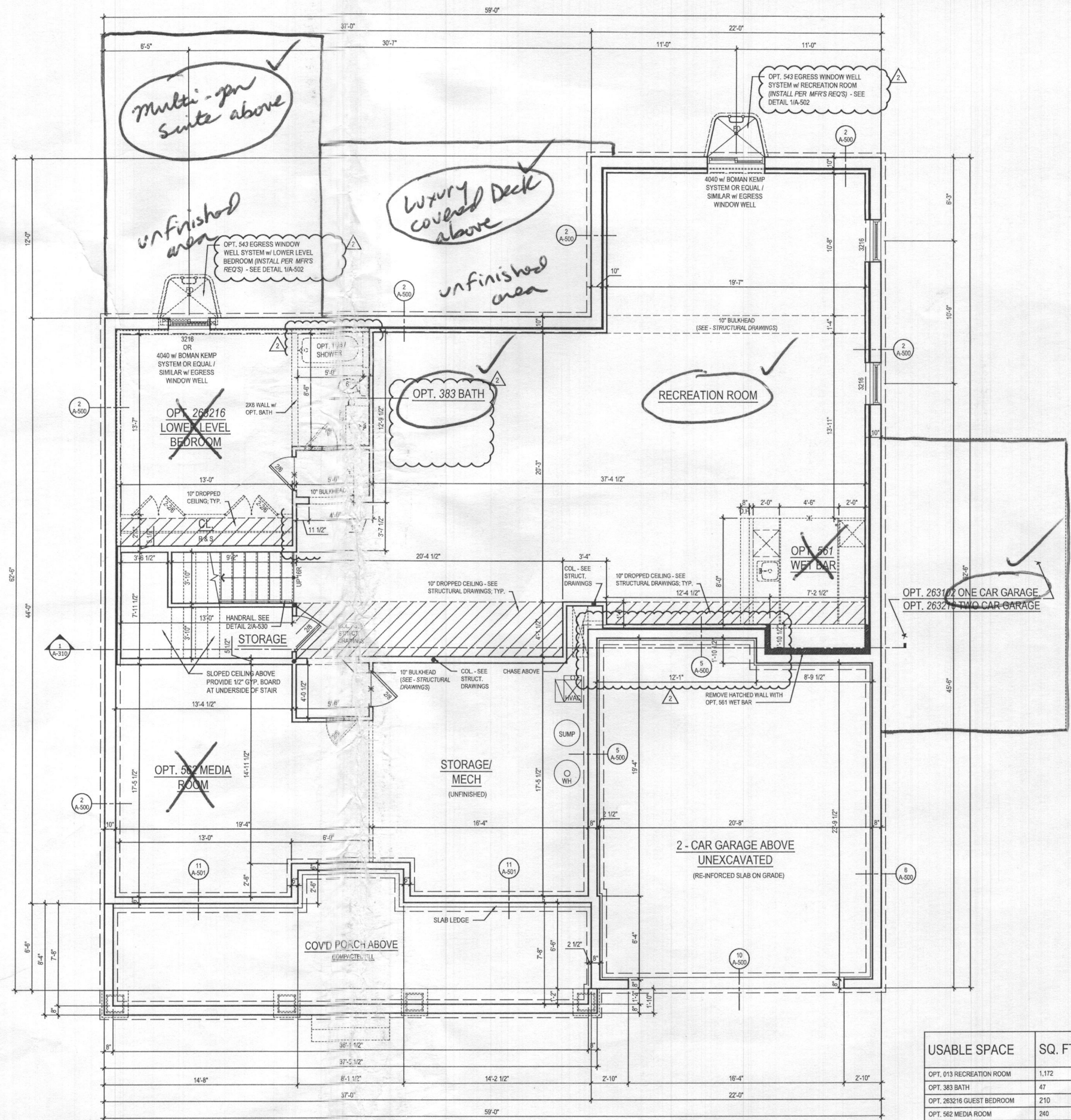


- GENERAL PLAN NOTES
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
  - B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
  - C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
  - D. ALL DIMENSIONS GOVERN OVER SCALE.
  - 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

10637 REYNOLDS COURT

Kings forest Lot 6

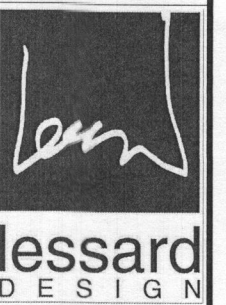


1 BASEMENT FLOOR PLAN  
A-100a SCALE: 1/4"=1'-0"  
TOL081a\_A100.dwg

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

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

ARCHITECT:



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

PROJECT NAME:  
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

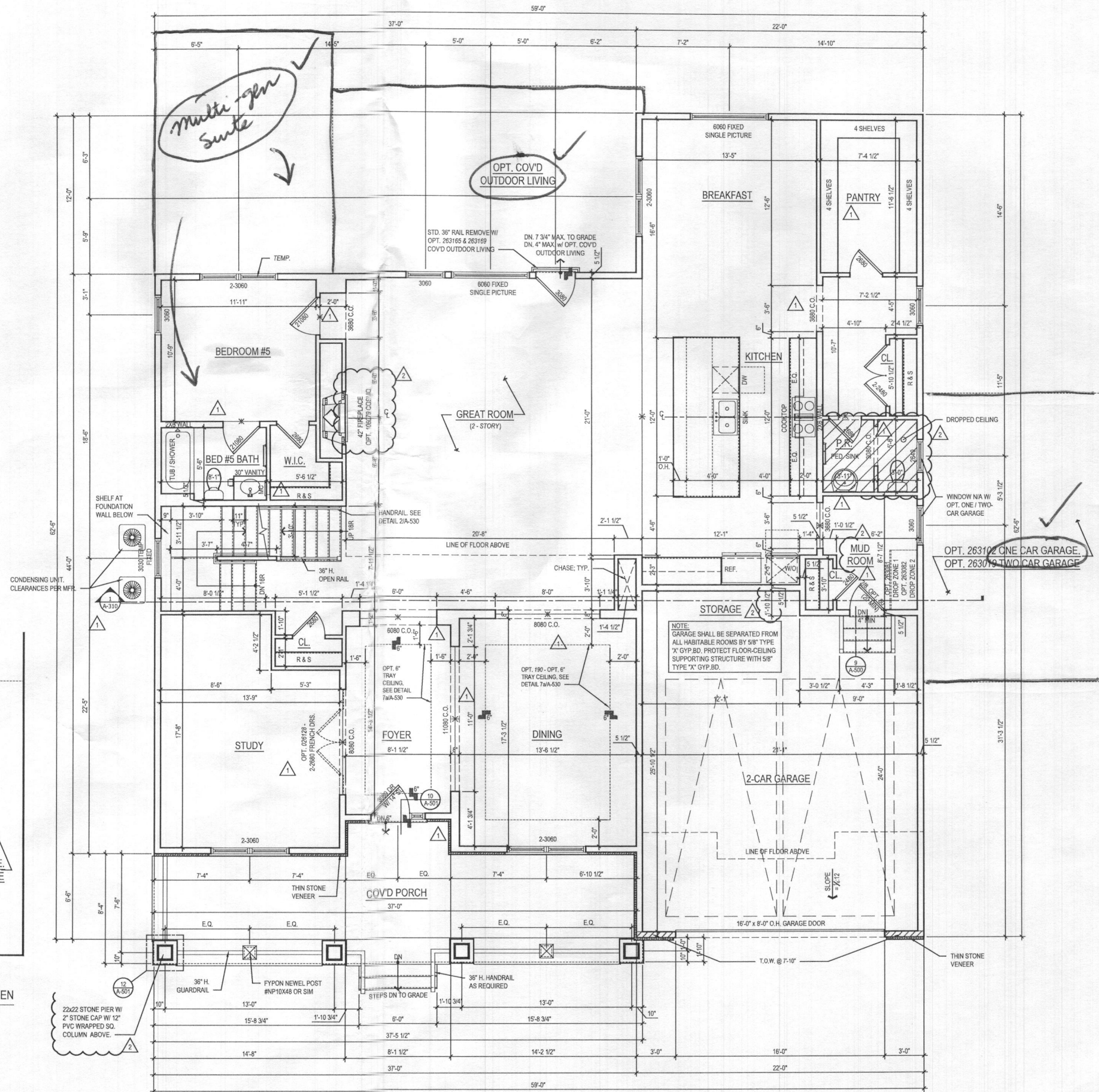
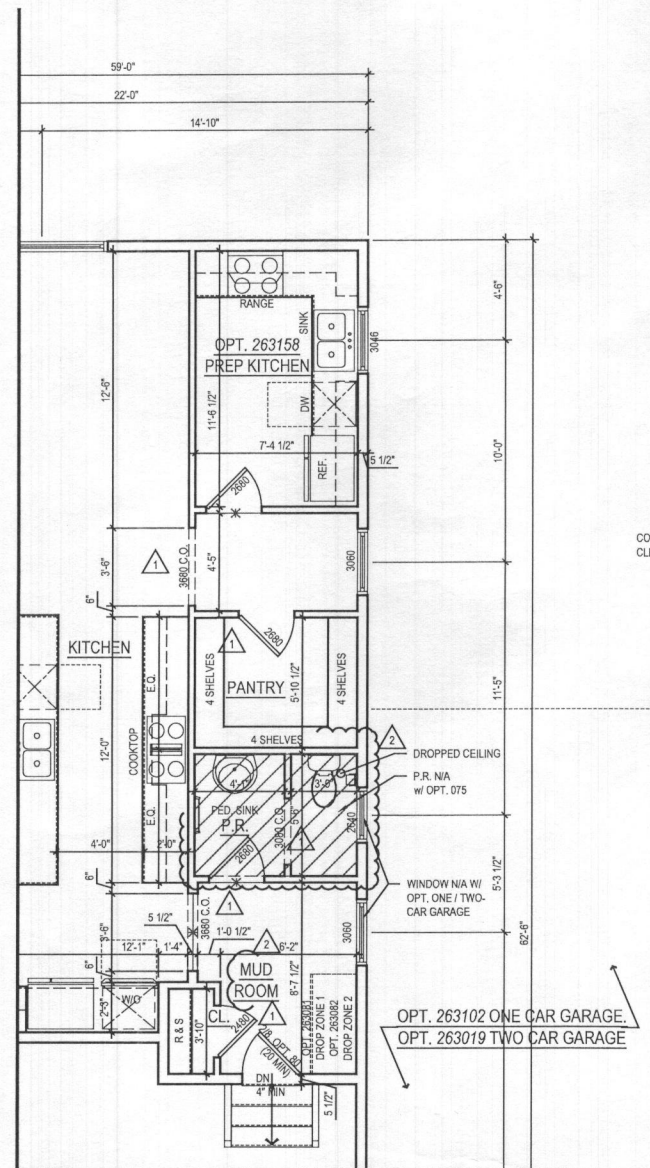
PROJECT No: TOL081a  
DRAWN BY: ACRON  
CHECKED BY: AP  
PLOT DATE: Jan. 20, 2021  
FILE NAME: TOL081a\_A100.dwg

A-100a



## 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.
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- 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.



@ ELEV. 1 - CRAFTSMAN

ARCHITECT:



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CONTACT: CHRISTINA LEMLEY  
clemley@tollbrothers.com

ENCLAVE SERIES  
MARYLAND

# PARKHURST FLOOR PLANS

PROJECT NAME:

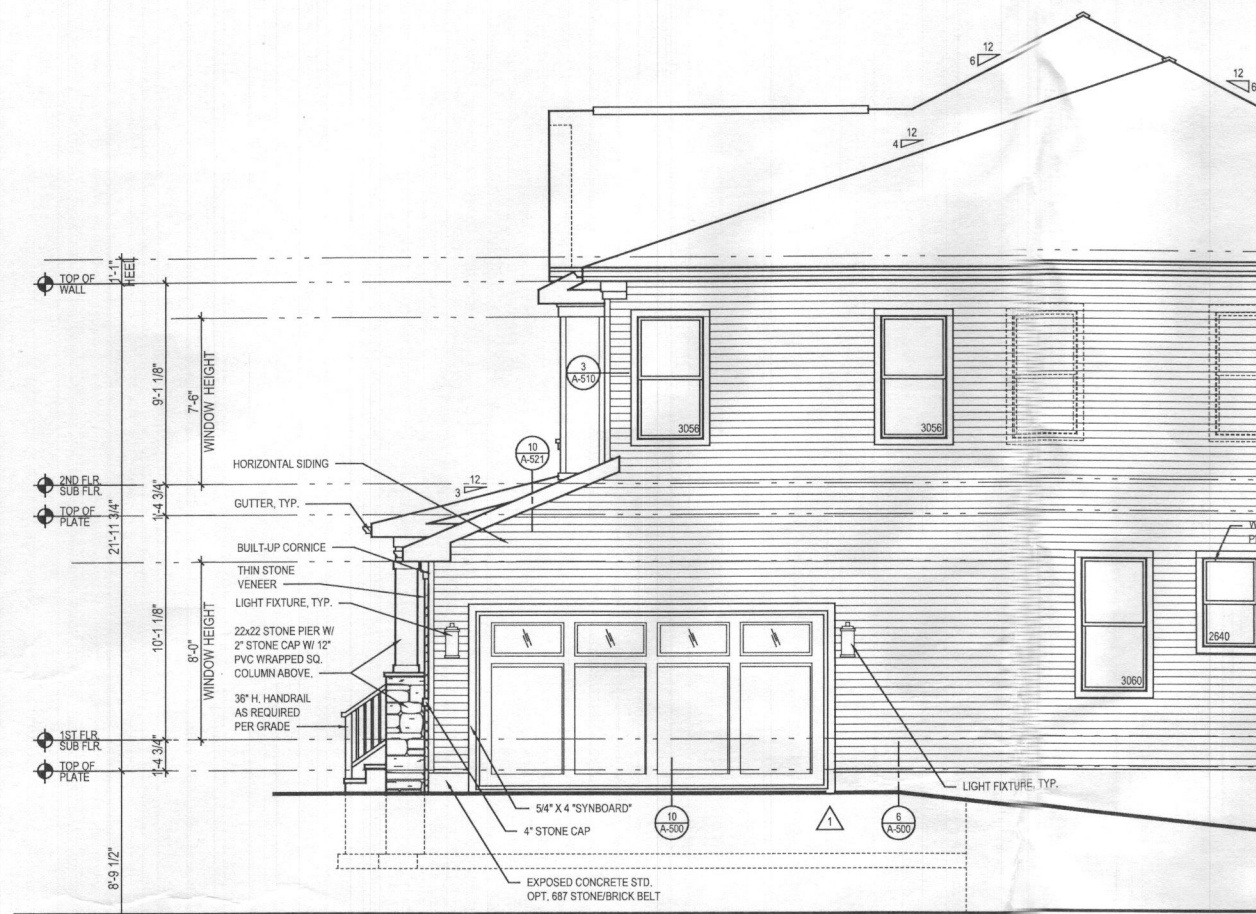
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ISSUE / REVISION		
NO.	DESCRIPTION	DATE
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2	PERMIT SET	06.19.19
3	1st NEW STANDARDS	09.16.19
4	2nd NEW STANDARDS	12.11.20

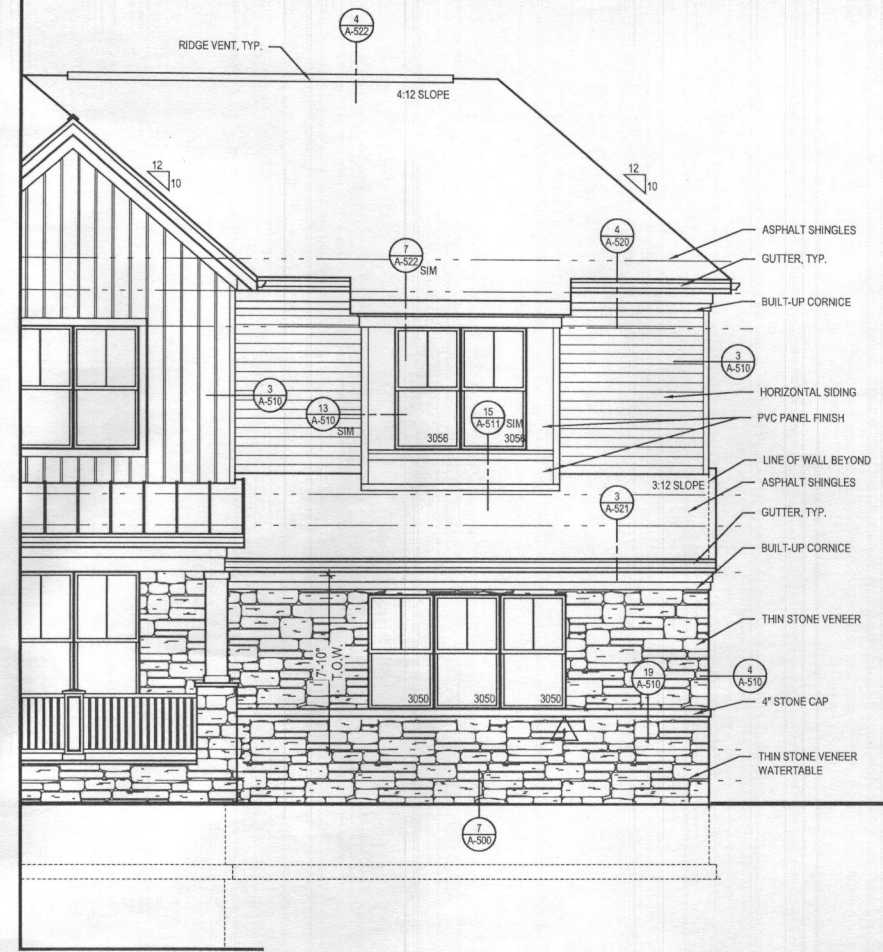
PROJECT No: TOL081a  
DRAWN BY: AC/RN  
CHECKED BY: AP  
PLOT DATE: Jan. 20, 2021  
FILE NAME: TOL081a\_A110.dwg

A-110

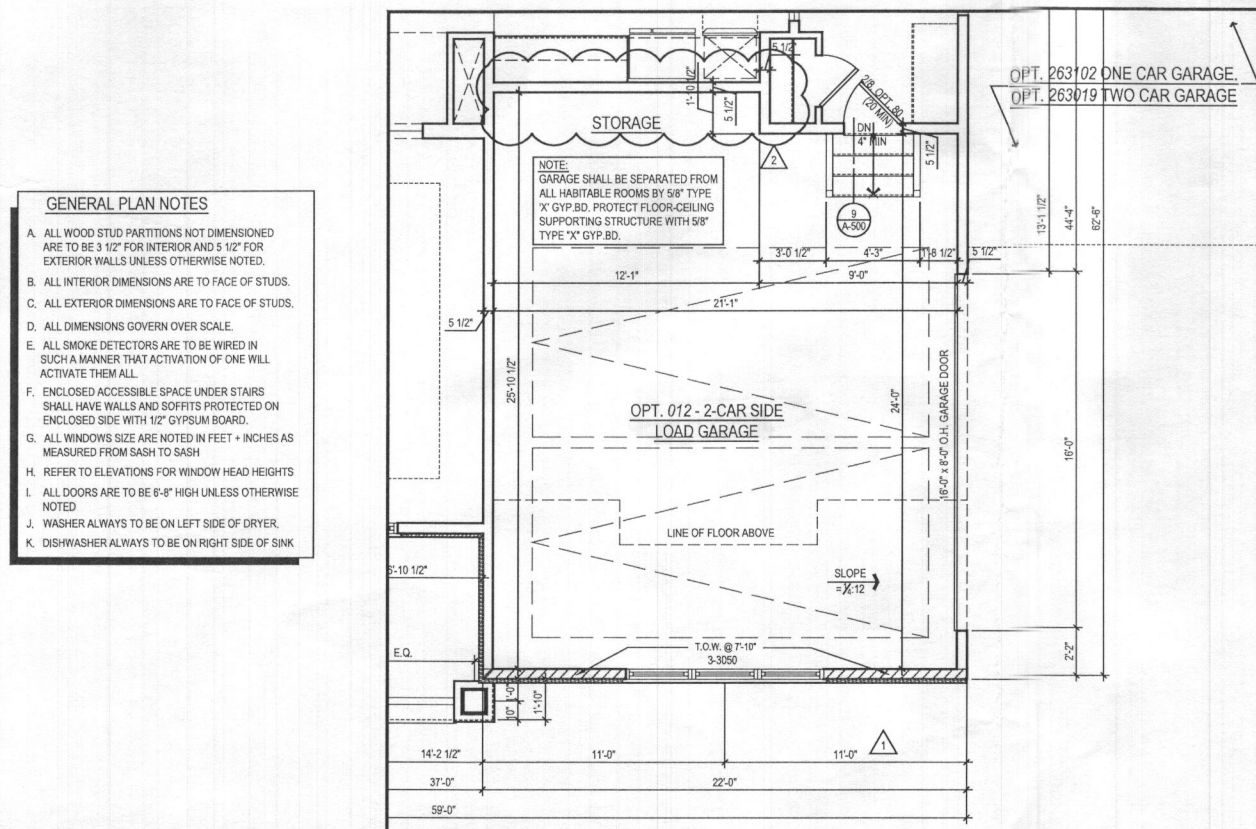




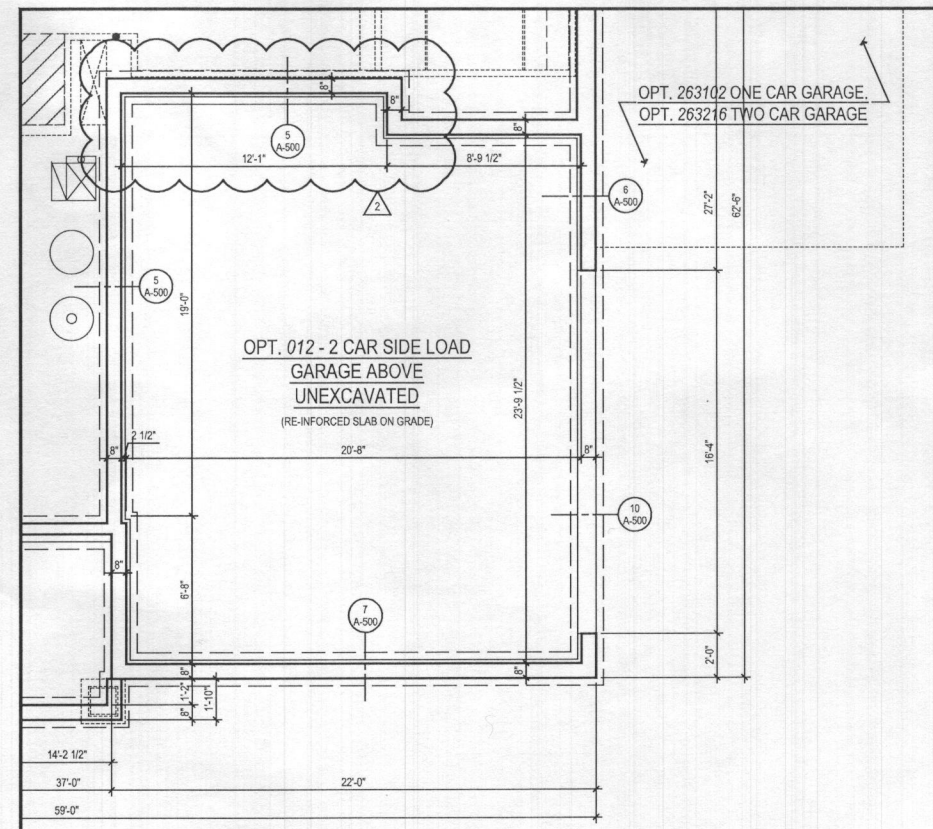
**4 PART. RIGHT SIDE ELEVATION** w/ OPT. 012 - SIDE LOAD GARAGE  
 SCALE: 1/4"=1'-0"  
 TOL081A\_A400.DWG



**3 PART. FRONT ELEVATION** w/ OPT. 012 - SIDE LOAD GARAGE  
 SCALE: 1/4"=1'-0"  
 TOL081A\_A400.DWG



**2 PART. FIRST FLOOR PLAN** w/ OPT. 012 - SIDE LOAD GARAGE  
 SCALE: 1/4"=1'-0"  
 TOL081A\_A400.DWG



**1 PART. BASEMENT FLOOR PLAN** w/ OPT. 012 - SIDE LOAD GARAGE  
 SCALE: 1/4"=1'-0"  
 TOL081A\_A400.DWG

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- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

ARCHITECT:

*lessard*

**lessard**  
DESIGN

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

SEAL &amp; SIGNATURE:

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 clemley@tollbrothers.com

MARYLAND  
**EXECUTIVE SERIES**

**PARKHURST**  
**OPTIONS**

PROJECT NAME:

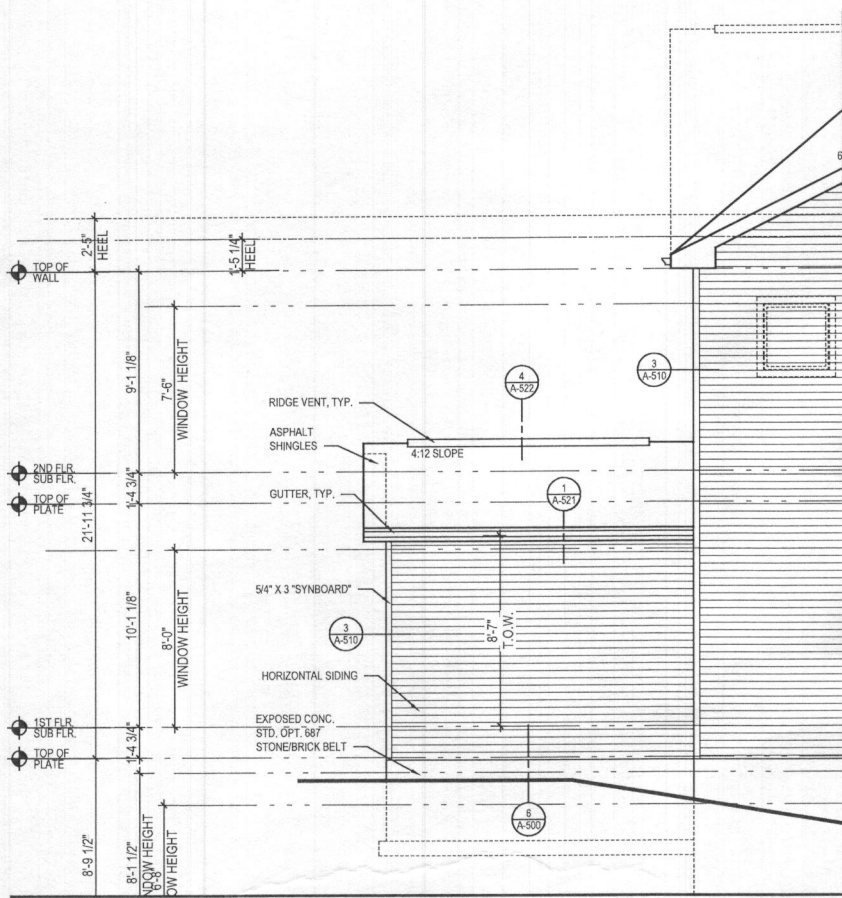
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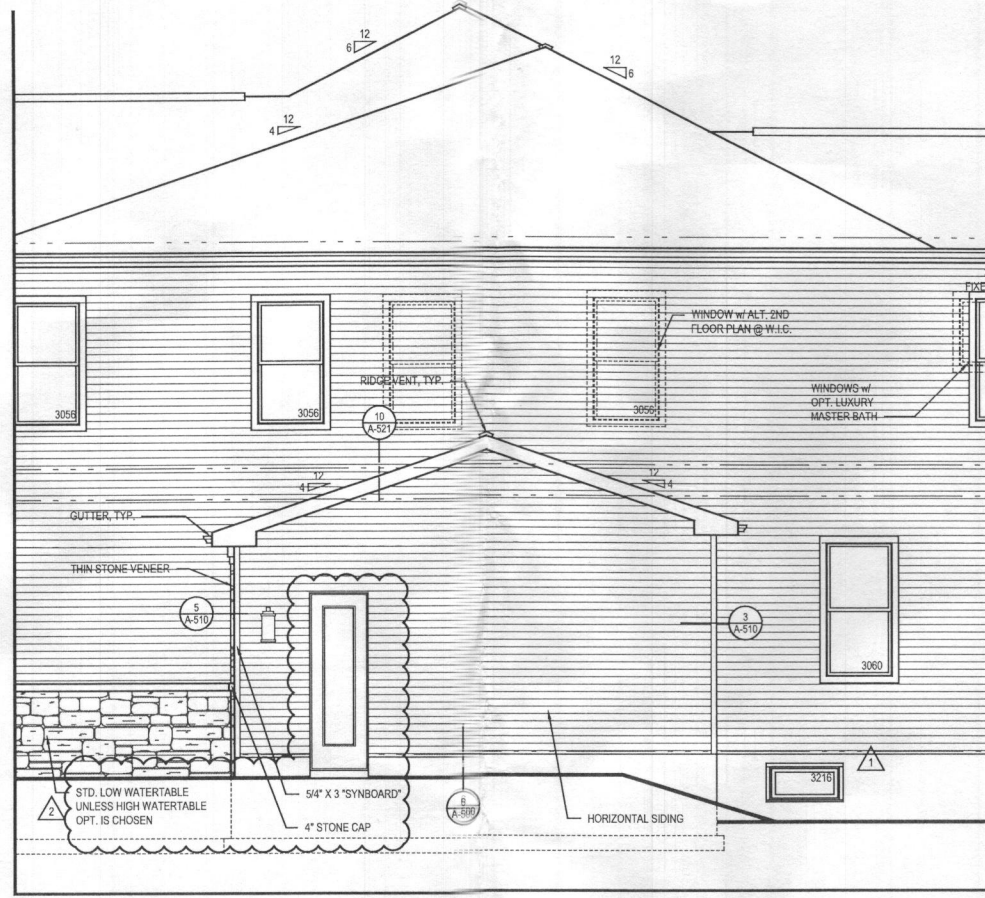
PROJECT No: TOL081a  
 DRAWN BY: AC/AN  
 CHECKED BY: JH  
 PLOT DATE: Jan. 20, 2021  
 FILE NAME: TOL081a\_A400.dwg

**A-400**

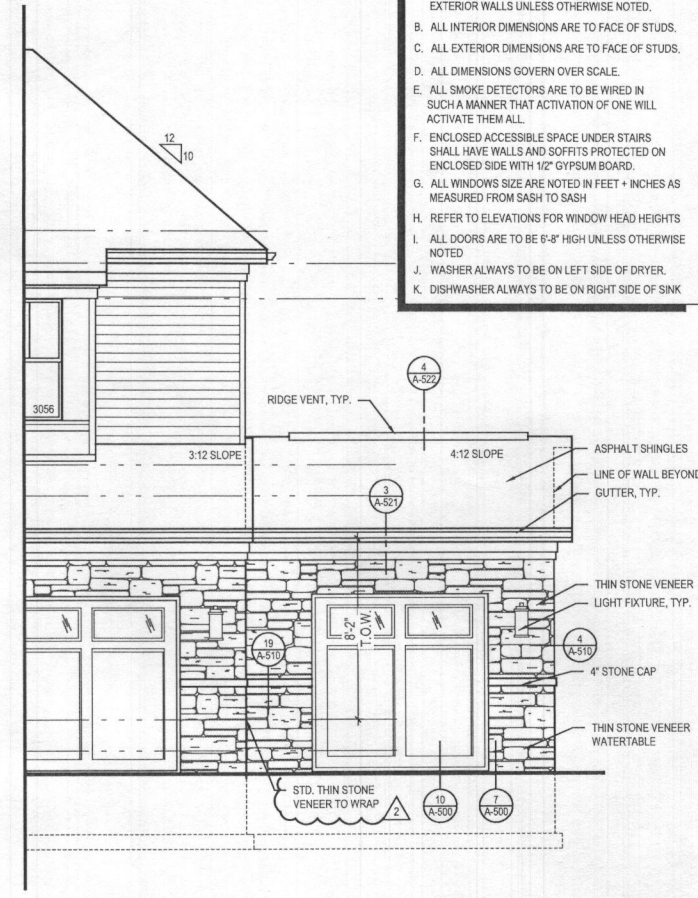




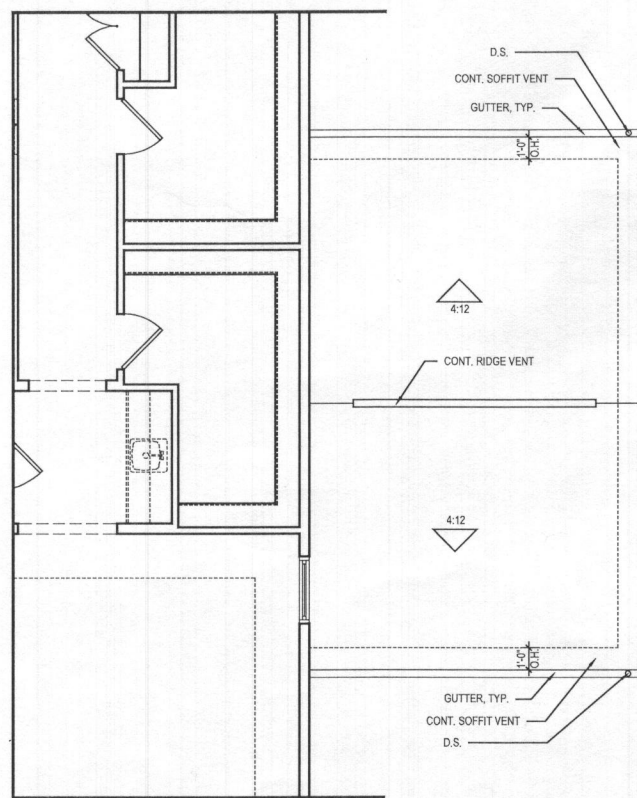
6 PART. REAR ELEVATION w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN



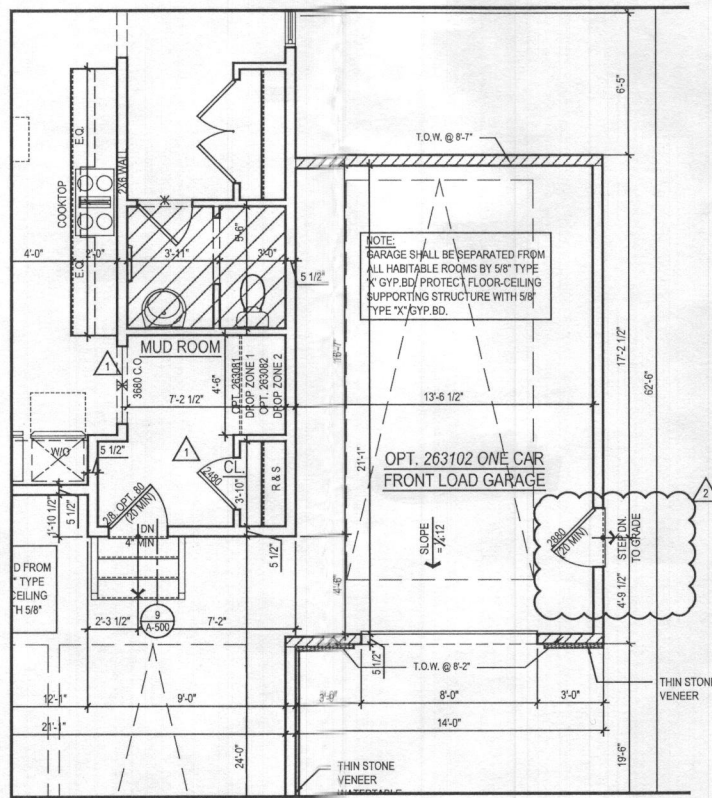
5 PART. RIGHT SIDE ELEVATION w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN



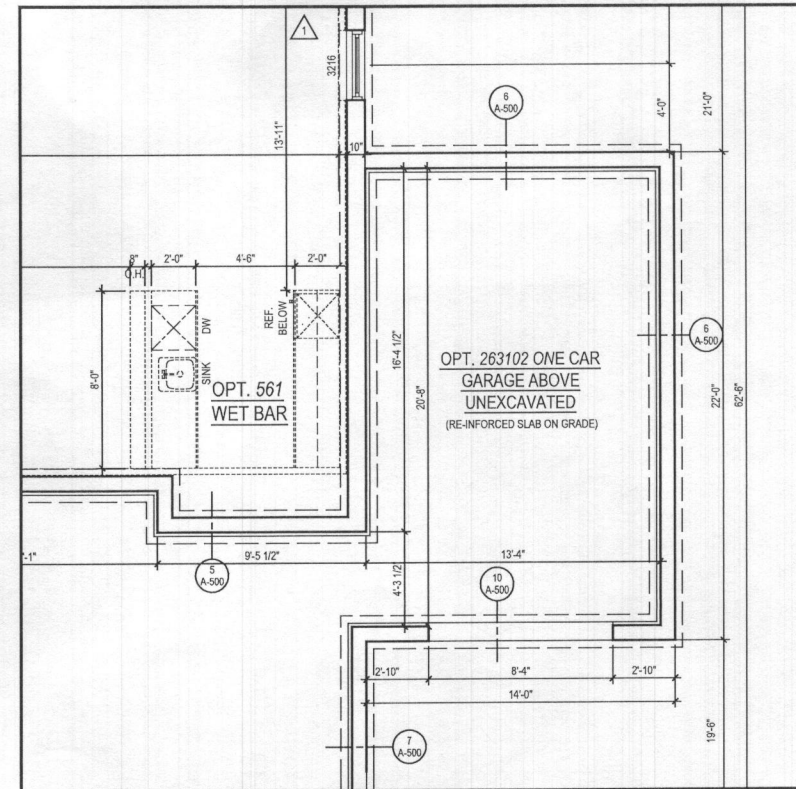
4 PART. FRONT ELEVATION w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN



3 PART. SECOND FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0"



2 PART. FIRST FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0"

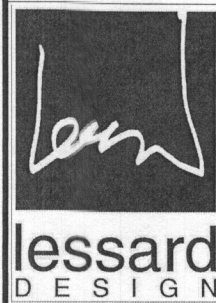


1 PART. BASEMENT FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE  
A-401 SCALE: 1/4"=1'-0"

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- DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK.

ARCHITECT:



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SEAL & SIGNATURE:

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CONTACT: CHRISTINA LEMLEY  
demley@tollbrothers.com



PARKHURST  
OPTIONS

PROJECT NAME:

SHEET TITLE:

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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\_A401.dwg  
DRAWN BY: AC/RN  
CHECKED BY: AP  
PLOT DATE: Jan. 20, 2021  
FILE NAME: TOL081a\_A401.dwg

A-401



# GENERAL PLAN NOTES

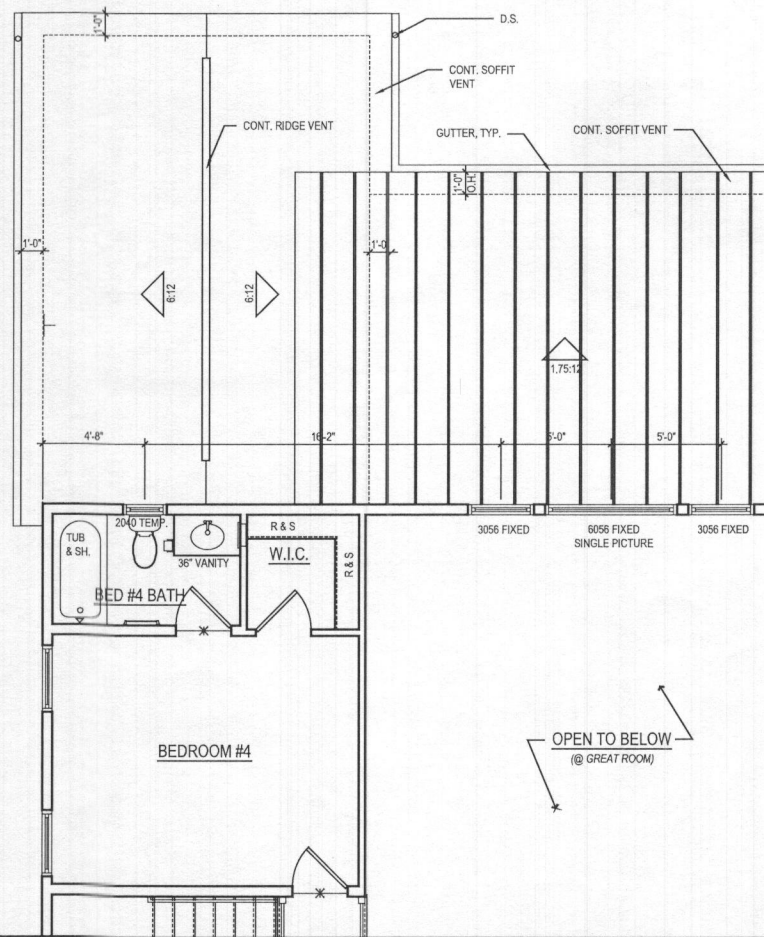
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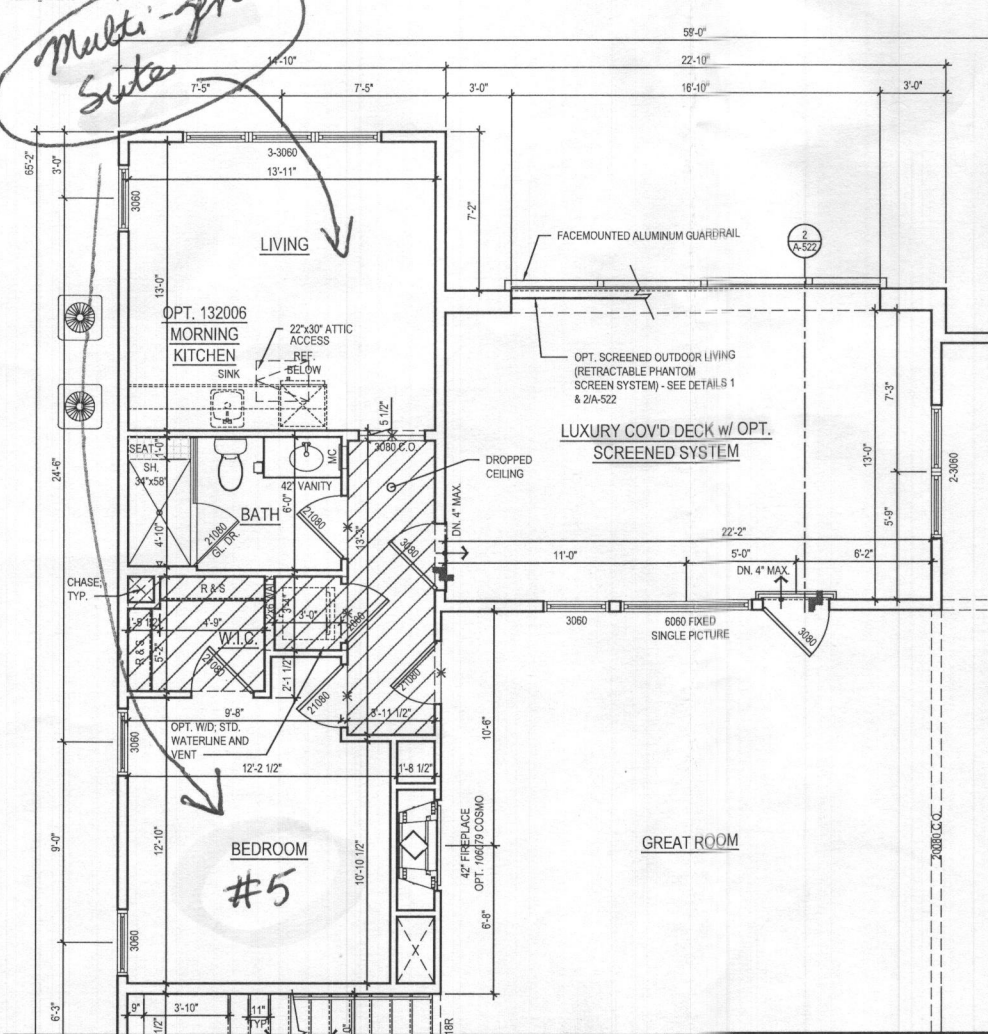
**5 PART. LEFT ELEV.**  
A-407 SCALE: 1/4"=1'-0"  
TOL081A\_A407.DWG



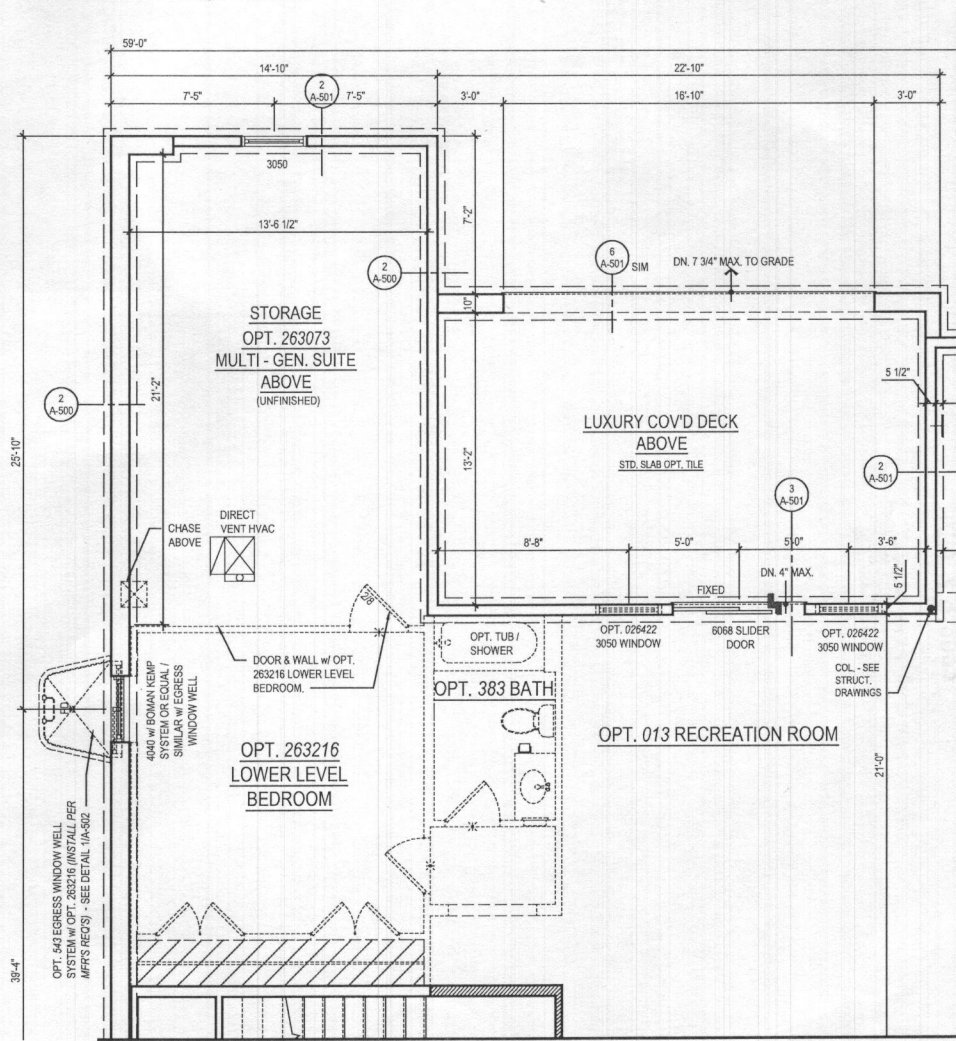
**4 REAR ELEVATION**  
A-407 SCALE: 1/4"=1'-0"  
TOL081A\_A407.DWG



**3 PART. SECOND FLOOR PLAN**  
A-407 SCALE: 1/4"=1'-0"  
TOL081A\_A407.DWG

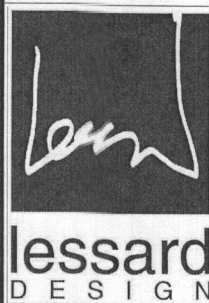


**2 PART. FIRST FLOOR PLAN**  
A-407 SCALE: 1/4"=1'-0"  
TOL081A\_A407.DWG



**1 PART. BASEMENT PLAN**  
A-407 SCALE: 1/4"=1'-0"  
TOL081A\_A407.DWG

ARCHITECT:



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MARYLAND

PARKHURST  
OPTIONS

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






ISSUE / REVISION		
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1	BID SET	05.29.19
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PROJECT No: TOL081A  
DRAWN BY: ACN  
CHECKED BY: AP  
PLOT DATE: Jan. 20, 2021  
FILE NAME: TOL081A\_A407.dwg

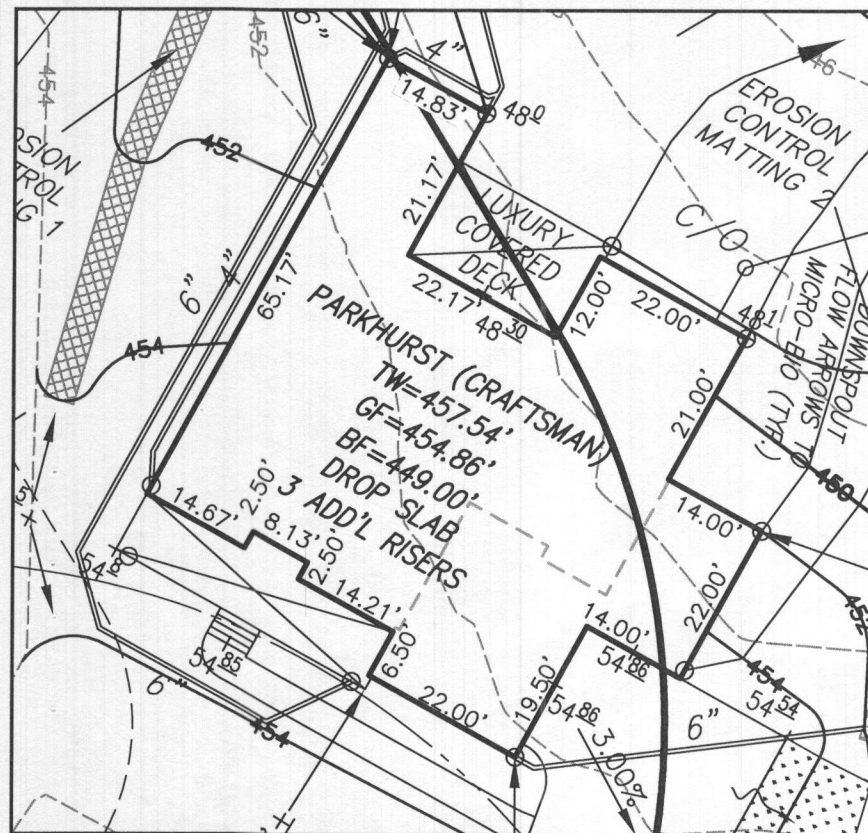
**A-407**



LEGEND:

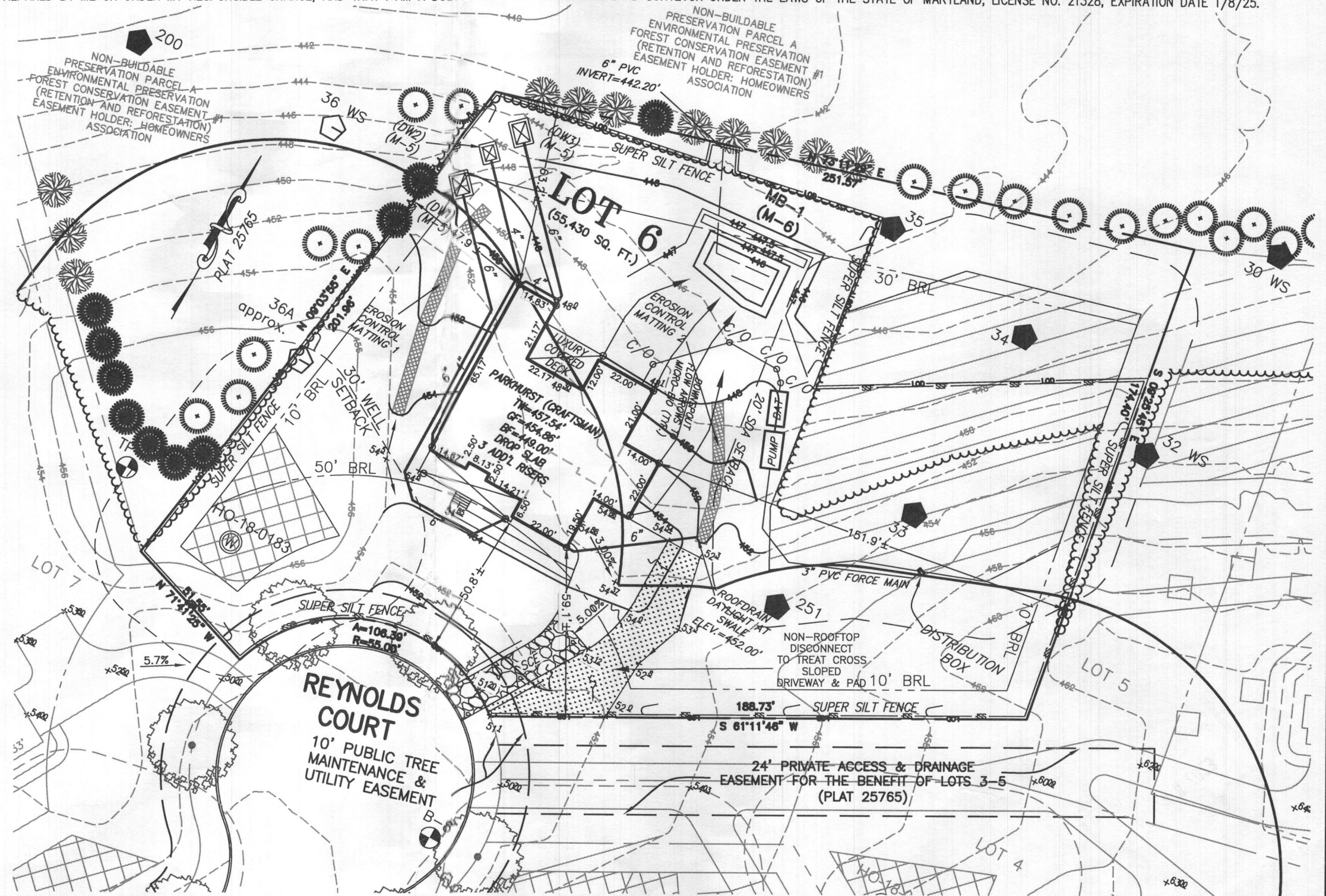
BRL	BUILDING RESTRICTION LINE
	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
	PASSED PERC LOCATION
	FAILED PERC LOCATION
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
	SILT FENCE
	SUPER SILT FENCE
	LIMITS OF DISTURBANCE
	PROPOSED TREE
SCE	STONE CONSTRUCTION ENTRANCE

NOTE:  
TOTAL LIMITS OF DISTURBANCE (LOD) = 47,974 SQ. FT.



HOUSE ENLARGEMENT  
NOT TO SCALE

BUILDING SETBACKS (B.R.L.'s) SHOWN HEREON PER SITE DEVELOPEMENT PLAN  
SETBACK DISTANCES SHOWN HEREON AS "±" HAVE AN ACCURACY OF ±0.1' FOOT.



HOUSE TYPE: PARKHURST (CRAFTSMAN)

TWO CAR SIDE ENTRY GARAGE  
FINISHED LOWER LEVEL  
WALK-OUT BASEMENT  
LUXURIOUS PRIMARY BATH PACKAGE  
MULTI GENERATIONAL SUITE  
OPTIONAL DROP ZONE  
ADDITIONAL ONE CAR FRONT ENTRY GARAGE - 14'  
PREP KITCHEN  
WALK-OUT LUXURY COVERED DECK  
OPTIONAL BATH - FINISHED LOWER LEVEL

OPTION No. 012  
OPTION No. 013  
OPTION No. 017  
OPTION No. 055  
OPTION No. 263073  
OPTION No. 263081  
OPTION No. 263102  
OPTION No. 263158  
OPTION No. 263169  
OPTION No. 383

WELL NUMBER: HO-18-0183

ADDRESS: 10637 REYNOLDS COURT  
ELLICOTT CITY, MD 21042

PLOT PLAN  
LOT 6  
**KINGS FOREST**  
LIBER 20039, FOLIO 212  
PLAT NO. 25765  
2nd ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND

# ESE CONSULTANTS

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.

6731 Columbia Gateway Drive • Suite 120 • Columbia, MD 21046

T: 410-872-9105

DATE: 01/05/2023

SCALE: 1" = 40'

FILE: PP LOT 6 - PARKHURST CRAFTS.

CHK'D: M.J.B.

JOB NO: 3502

DRAWN: R.C.K.

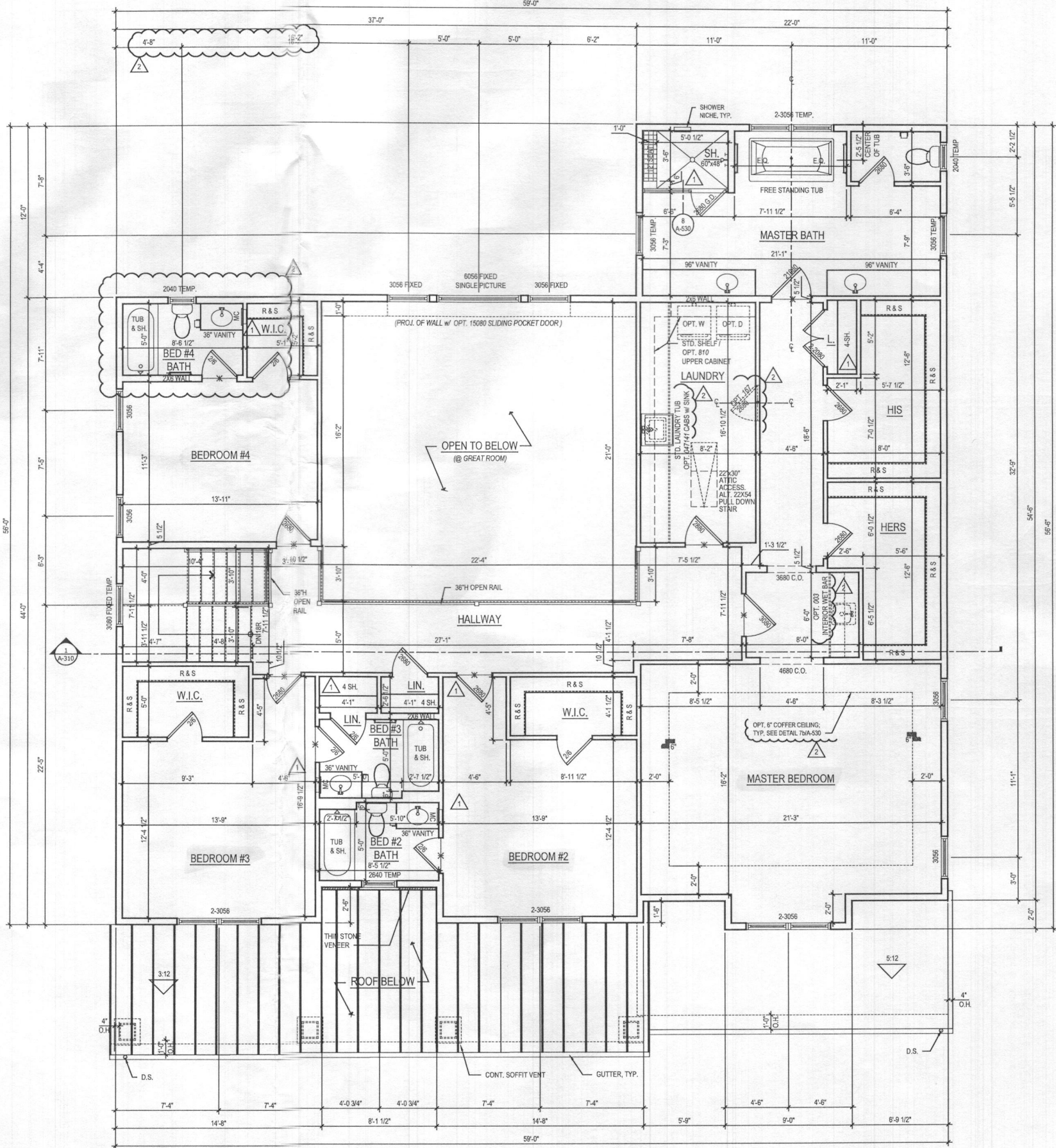
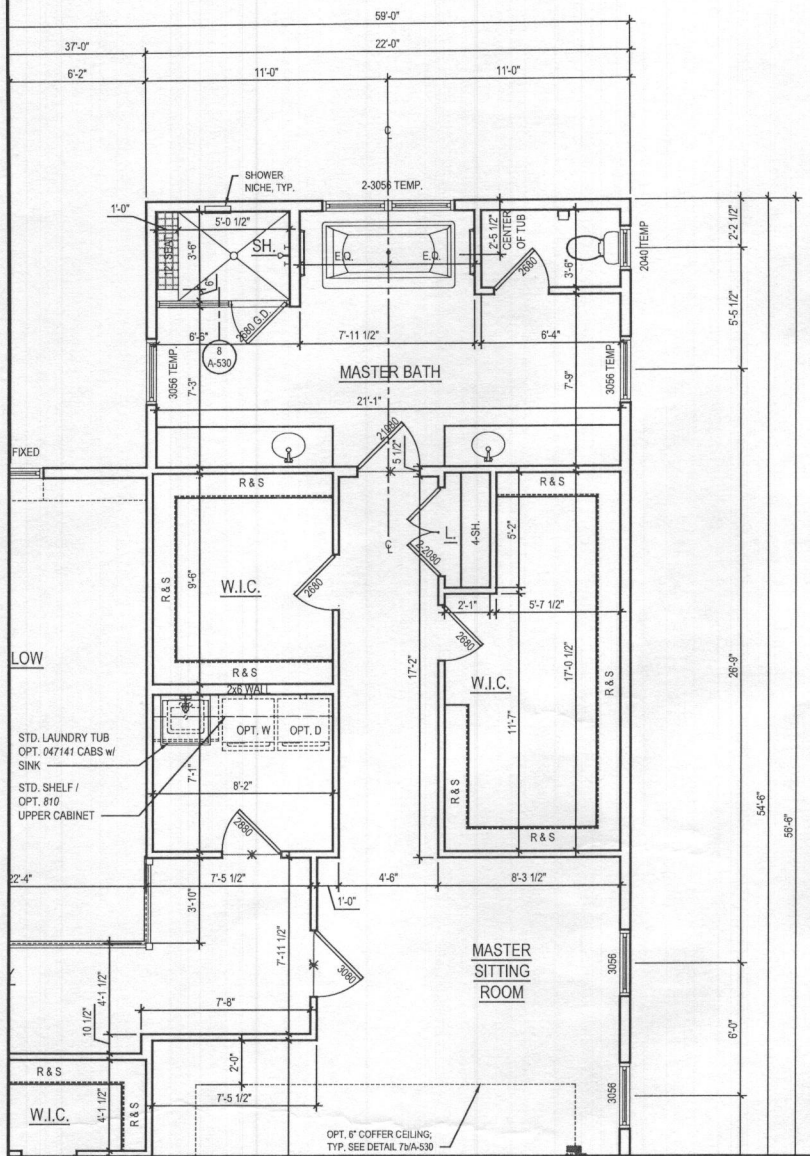




2 PART. SECOND FLOOR PLAN W/ OPT. 030 - ADDITIONAL WALK IN CLOSET  
A-120 SCALE: 1/4"=1'-0"  
TOL081A120.DWG

GENERAL PLAN NOTES

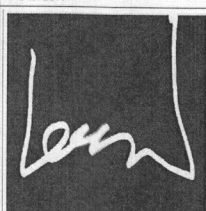
- A. ALL WOOD STUD PARTITIONS NOT DIMENSIONED ARE TO BE 3 1/2" FOR INTERIOR AND 5 1/2" FOR EXTERIOR WALLS UNLESS OTHERWISE NOTED.
- B. ALL INTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- C. ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS.
- D. ALL DIMENSIONS GOVERN OVER SCALE.
- E. ALL SMOKE DETECTORS ARE TO 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.



1 SECOND FLOOR PLAN  
A-120 SCALE: 1/4"=1'-0"  
TOL081A120.DWG

@ ELEV. 1 - CRAFTSMAN

ARCHITECT:



lessard  
DESIGN

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SEAL & SIGNATURE:

OWNER:

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ASHBURN, VA 20147  
P: 571.291.8068  
CONTACT: CHRISTINA LEMLEY  
demley@tollbrothers.com



MARYLAND

PARKHURST  
FLOOR PLANS

PROJECT NAME:

SHEET TITLE:

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
1	BID SET	05.20.19
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\_A120.dwg

A-120