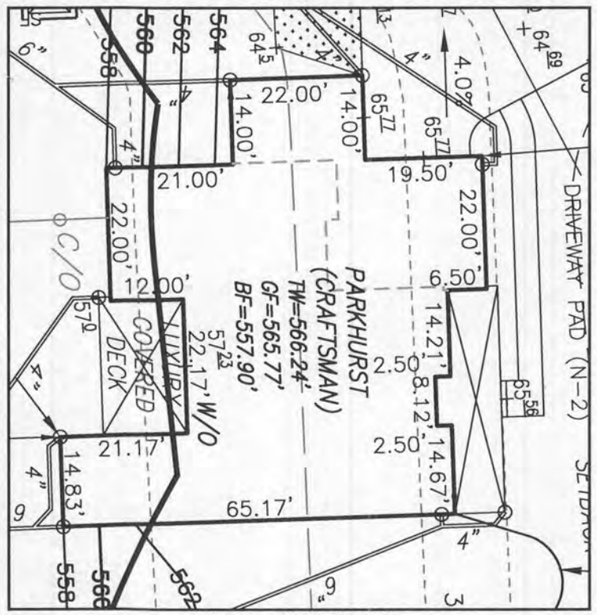
PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

LEGEND:

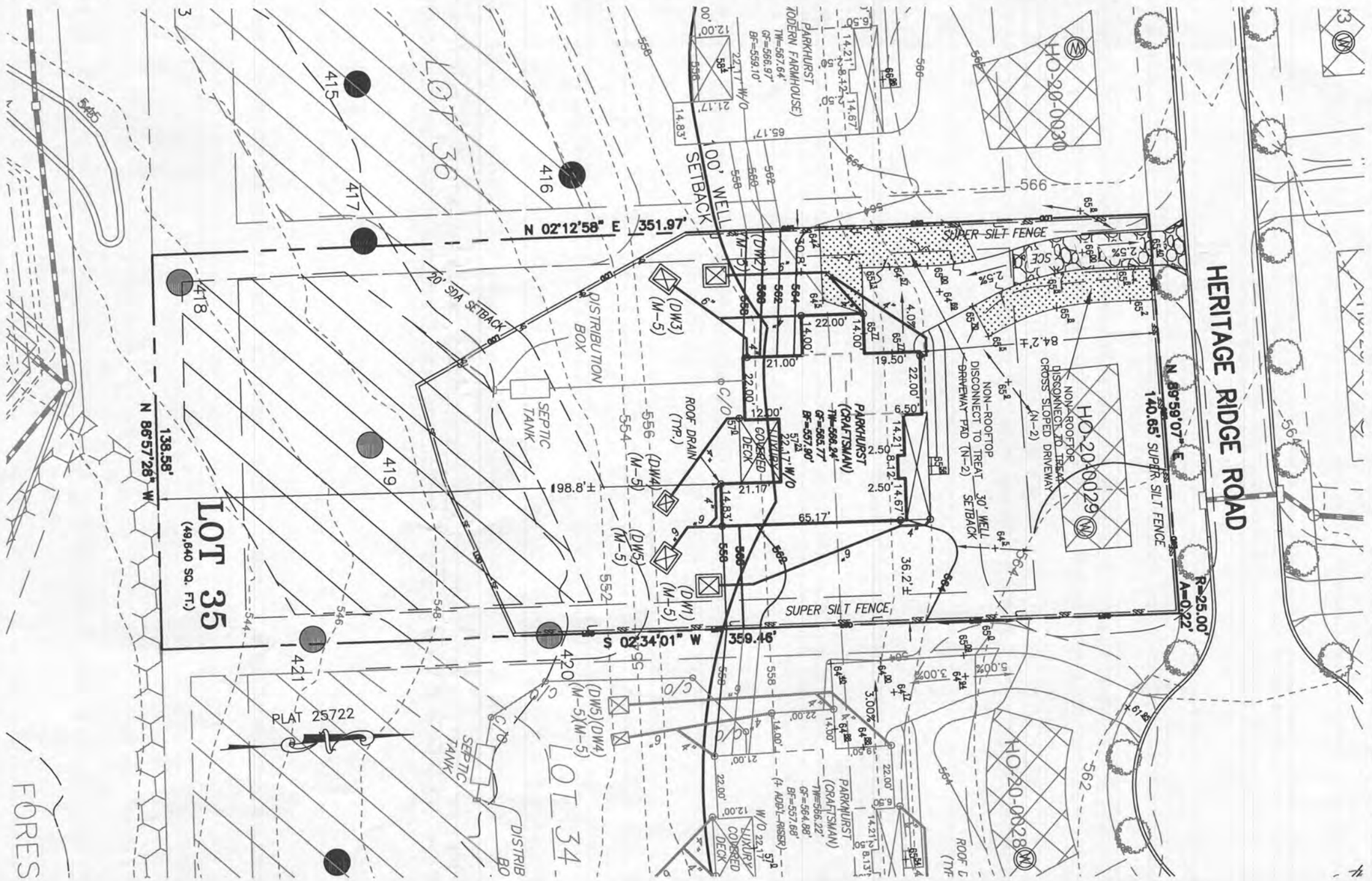
BRL	BUILDING RESTRICTION LINE
Ⓦ	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
●○	PASSED PERC LOCATION
○	FAILED PERC LOCATION
SCE	STONE CONSTRUCTION ENTRANCE
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
	PROPOSED TREE
	PROPOSED TREE
	PROPOSED TREE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 33,239 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 ENTY GARAGE	OPTION No. 012
WALK-OUT BASEMENT	OPTION No. 017
WET BAR ROUGH-IN	OPTION No. 048246
OPTIONAL DROP ZONE	OPTION No. 263081
MULTI-GENERATIONAL SUITE ADDITION	OPTION No. 263073
ADDITIONAL ONE CAR FRONT ENTRY GARAGE – 14'	OPTION No. 263102
OUTDOOR LIVING DECK-WALK-OUT	OPTION No. 263169

WELL NUMBER: HO-20-0029

ADDRESS: 1442 HERITAGE RIDGE ROAD
WOODBINE, MD 21797

STATE OF MARYLAND
MICHAEL JOE BOYCE
03/07/22
NO. 21328
PROFESSIONAL LAND SURVEYOR

PLOT PLAN
LOT 35
LINDEN GROVE
LIBER 15899, FOLIO 246
PLAT NO. 25722
ELECTION DISTRICT No. 4
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: 02/02/2022 SCALE: 1"= 40' FILE: PP LOT 35 – PARKHURST CRAFTS._rev1
CHK'D: M.J.B. JOB NO: 4683 DRAWN: G.V.S./C.E.R.

Mon 24 2022 - 7:11 pm M:\Projects\Woodbine\4683 Linden Grove\Sandbox\1st Plans\1st Site\Plot plans\220178 - Parkhurst Draftsmen\4683 PP 1st Site Parkhurst Draftsmen.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

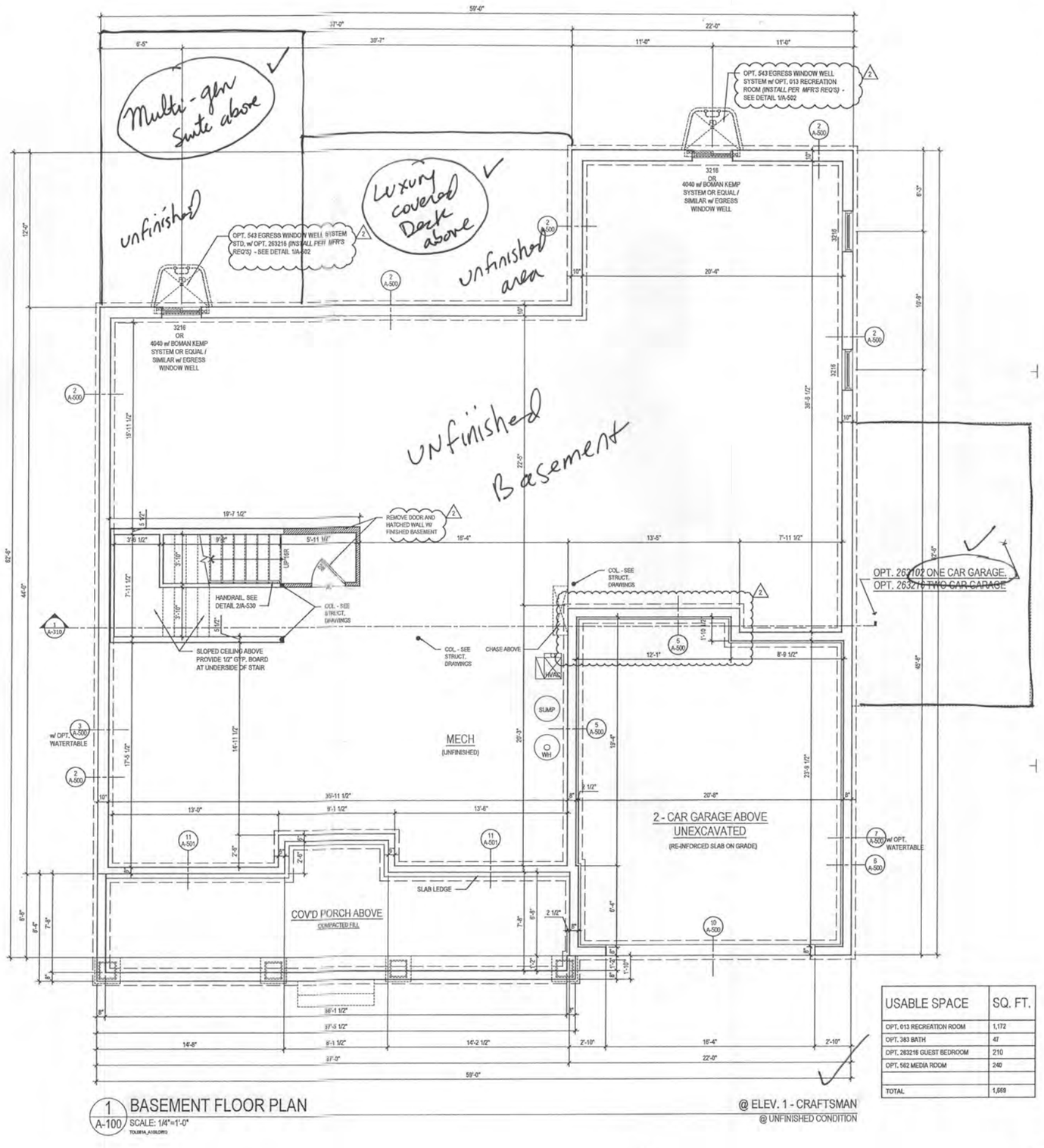
Health Dept

Revision for B21003104

1442 Heritage Ridge Road

Linden Grove

Lot 35



1 A-100 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"
TOL081A_A100.DWG

@ ELEV. 1 - CRAFTSMAN
@ UNFINISHED 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

Plot By: anaik File No: TOL081a_A100.dwg

Recd 6/6/22

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SEAL & SIGNATURE:

OWNER:

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

PROJECT NAME: MARYLAND

SHEET TITLE: PARKHURST FLOOR PLANS

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/RA
CHECKED BY:	AP
PLOT DATE:	Dec. 20, 2021
FILE NAME:	TOL081a_A100.dwg

A-100

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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.

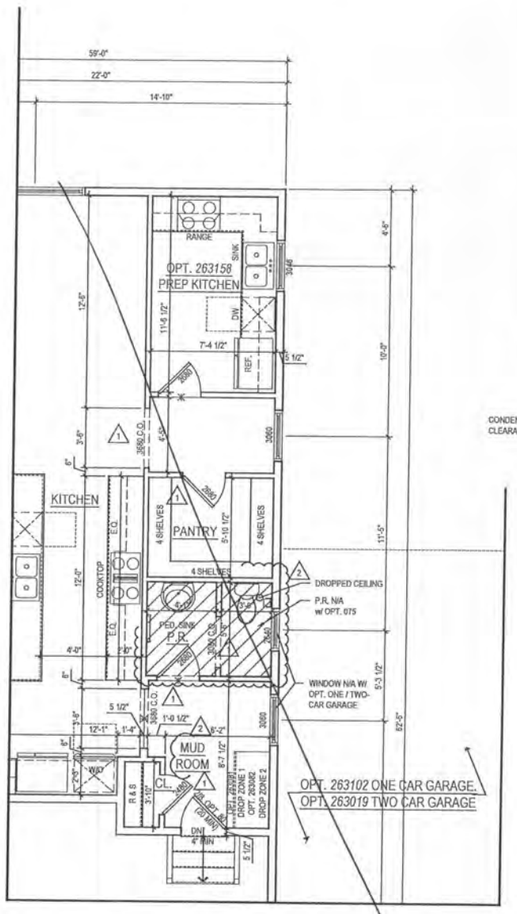
G. ALL WINDOWS SIZE ARE NOTED IN FEET + INCHES AS MEASURED FROM SASH TO SASH

H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS

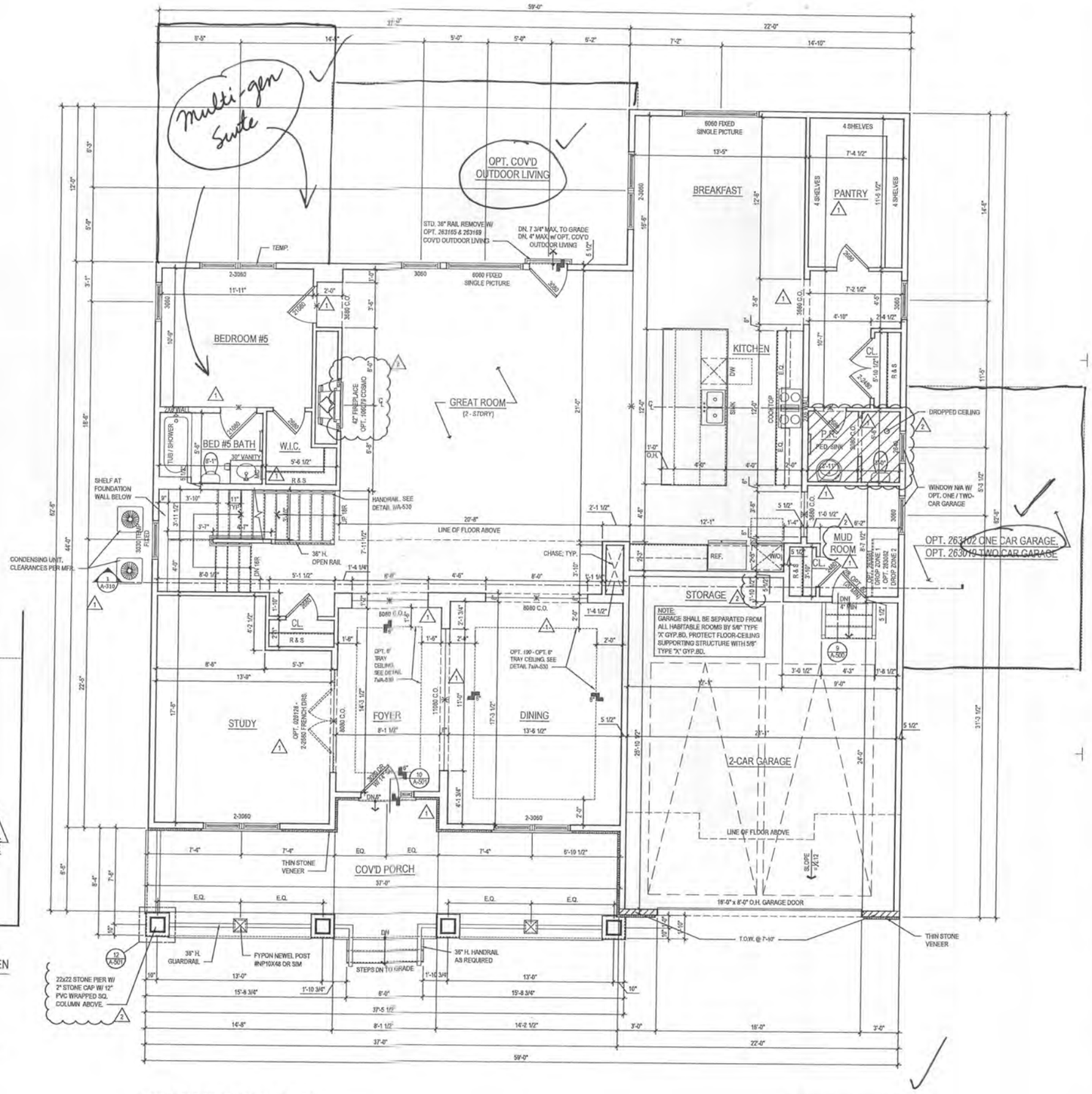
I. ALL DOORS ARE TO BE 8'-0" HIGH UNLESS OTHERWISE NOTED

J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.

K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK



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



1 / A-110 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"
@ ELEV. 1 - CRAFTSMAN

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P:571.830.1800 | F:571.830.1801
www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

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

PROJECT NAME: MARYLAND

SHEET TITLE: PARKHURST FLOOR PLANS

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/RR
CHECKED BY:	AP
PLOT DATE:	Jan. 20, 2021
FILE NAME:	TOL081a_A110.dwg

A-110

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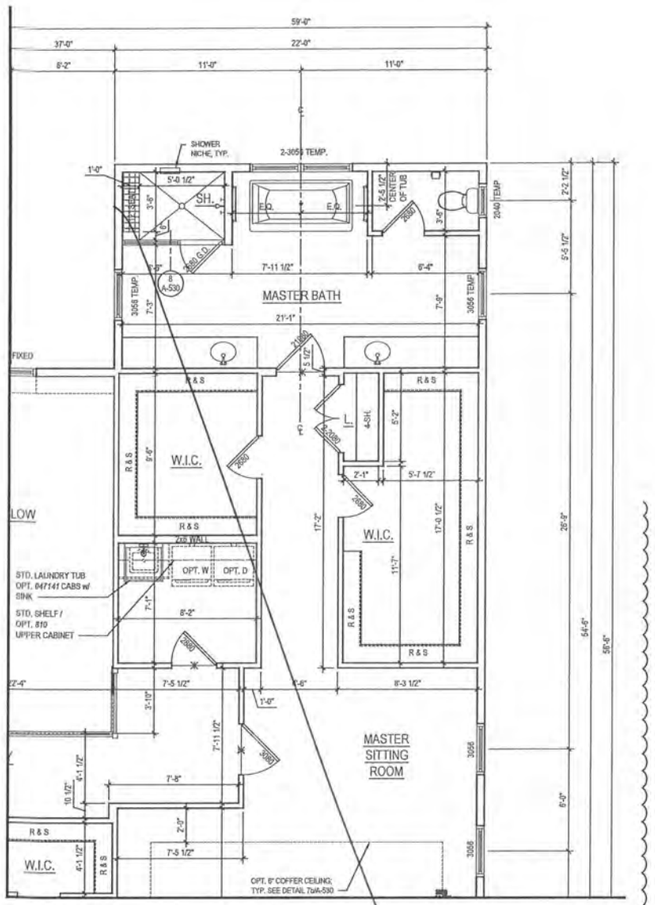
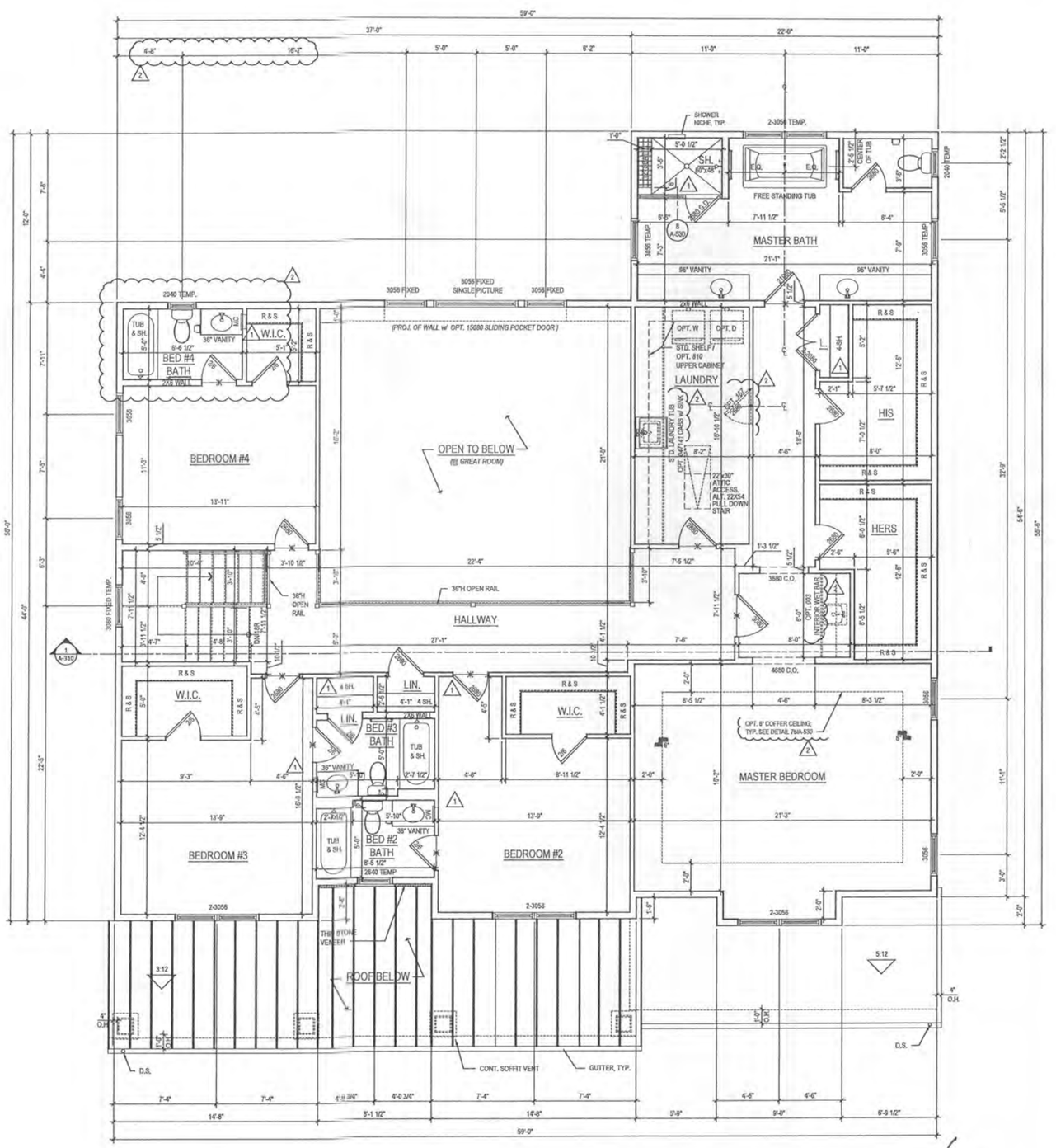
Plot By: anaik File No: TOL081a_A110.dwg



2 A-120 PART. SECOND FLOOR PLAN W/ OPT. 030 - ADDITIONAL WALK IN CLOSET

SCALE: 1/4"=1'-0"



1 A-120 SECOND FLOOR PLAN @ ELEV. 1 - CRAFTSMAN

SCALE: 1/4"=1'-0"

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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

Plot By: anaik File No: TOL081a_A120.dwg

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CONTACT: CHRISTINA LEMLEY
clemley@tollbrothers.com

PROJECT NAME: MARYLAND

SHEET TITLE: PARKHURST FLOOR PLANS

ISSUE / REVISION		
NO.	DESCRIPTION	DATE
	BID SET	05.29.19
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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_A120.dwg

A-120

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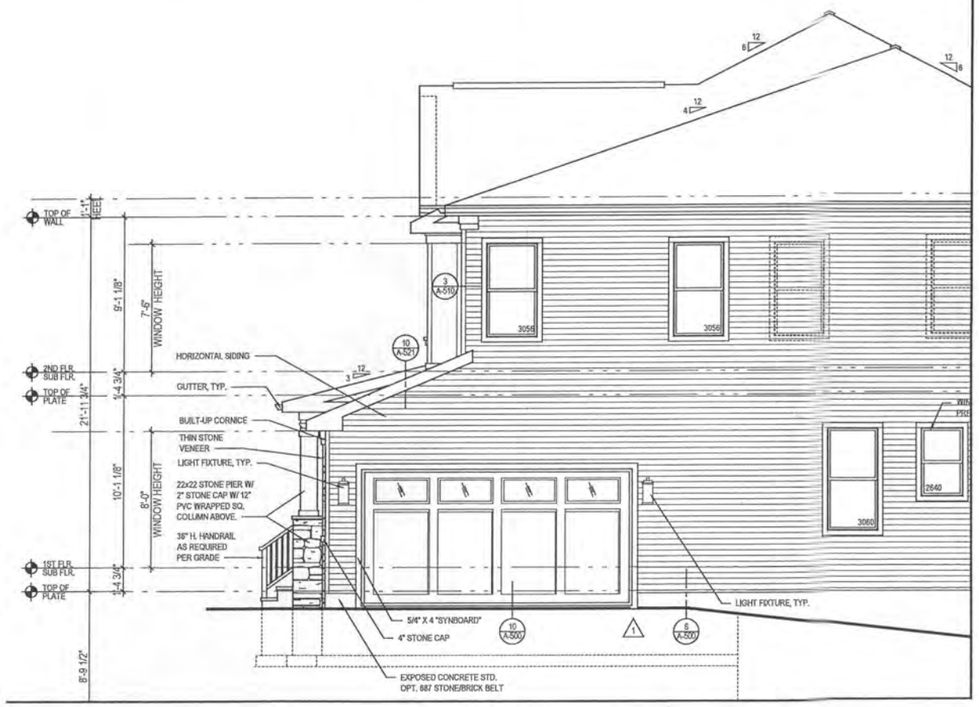
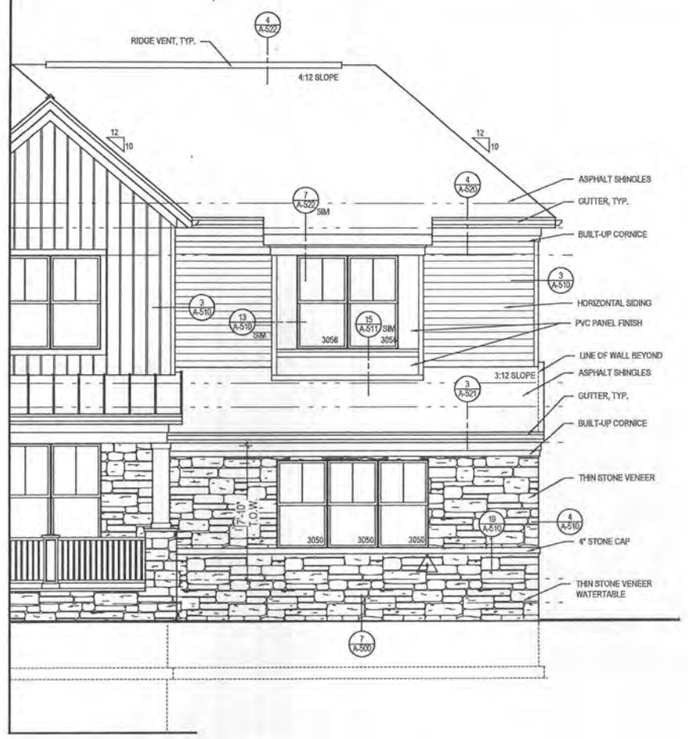


4 A-400 PART. RIGHT SIDE ELEVATION w/ OPT. 012 - SIDE LOAD GARAGE
SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN



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

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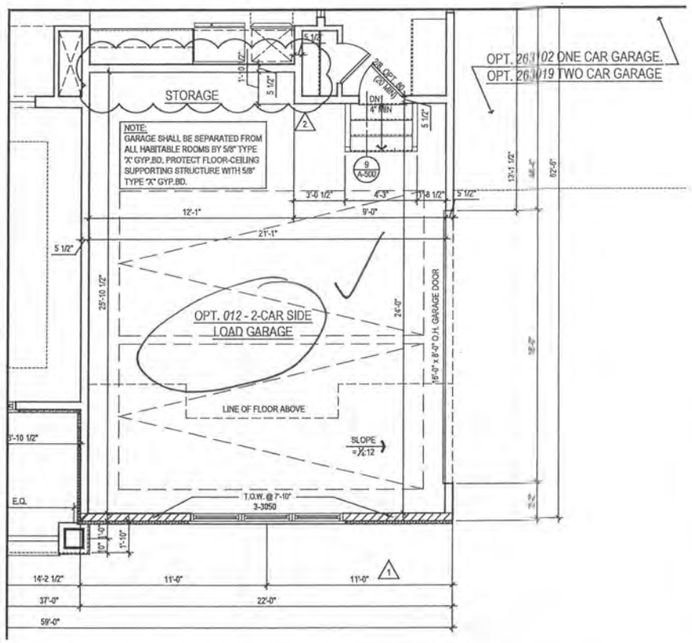
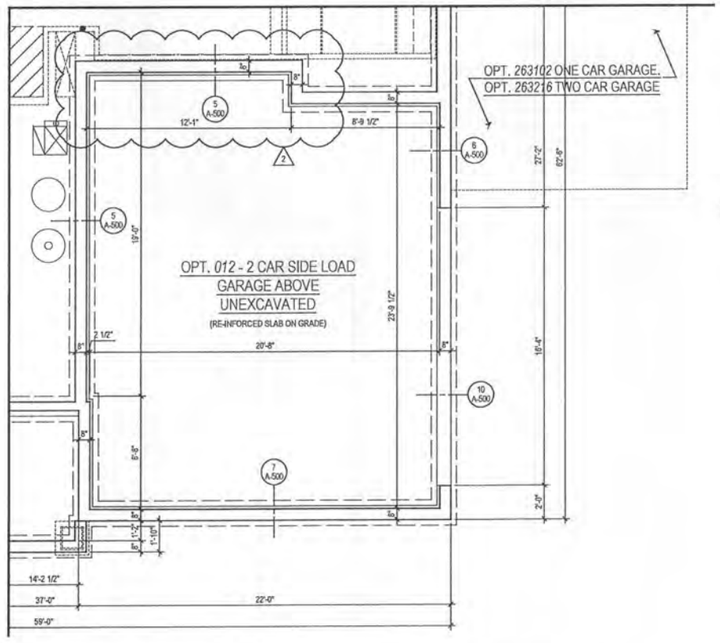


2 A-400 PART. FIRST FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
SCALE: 1/4"=1'-0"



1 A-400 PART. BASEMENT FLOOR PLAN w/ OPT. 012 - SIDE LOAD GARAGE
SCALE: 1/4"=1'-0"

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PROJECT NAME: PARKHURST OPTIONS
MARYLAND

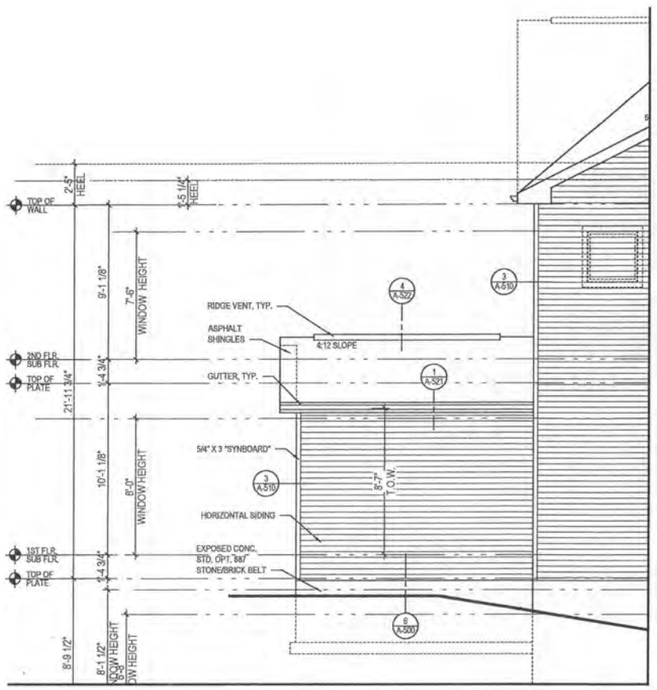
SHEET TITLE:

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

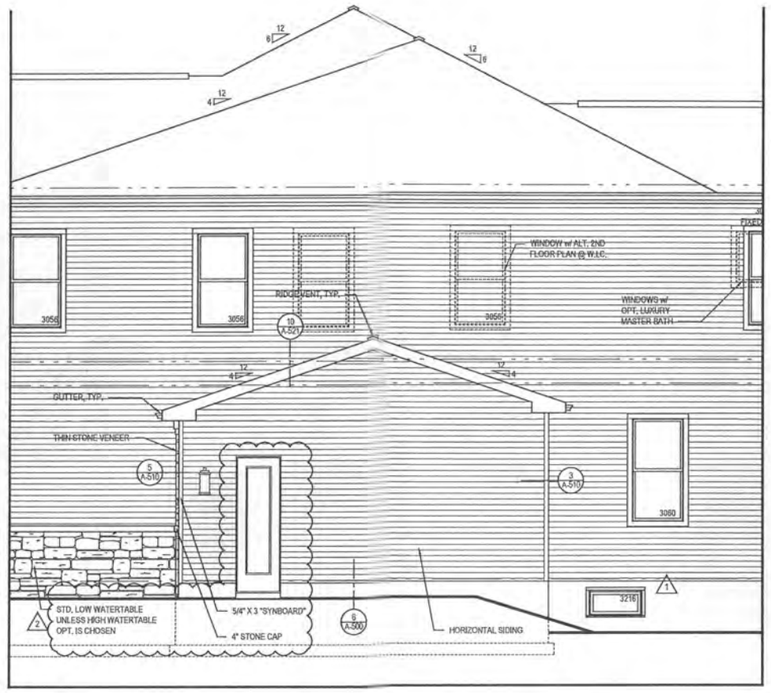
PROJECT No:	TOL081a
DRAWN BY:	AC/KN
CHECKED BY:	AP
PLOT DATE:	Jan. 20, 2021
FILE NAME:	TOL081a_A400.dwg

A-400

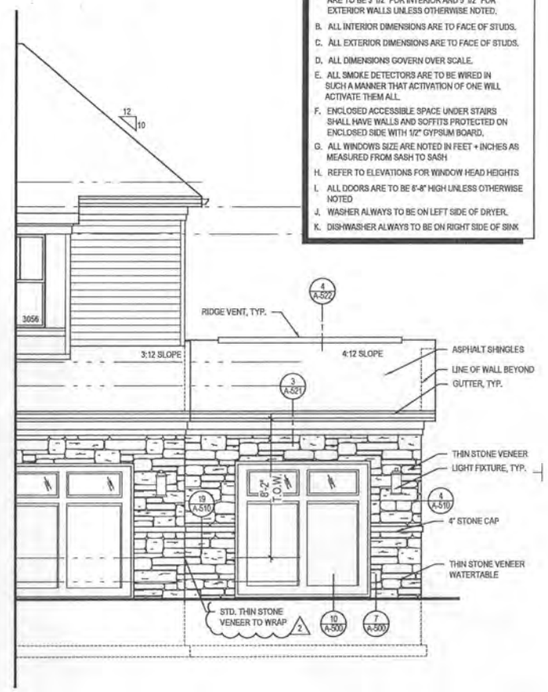
Plot By: anaik File No: TOL081a_A400.dwg



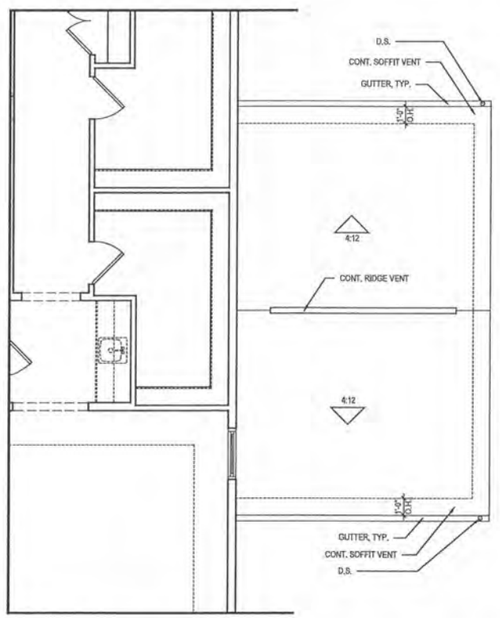
6 A-401 PART. REAR ELEVATION w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN
TOL081A_A401.DWG



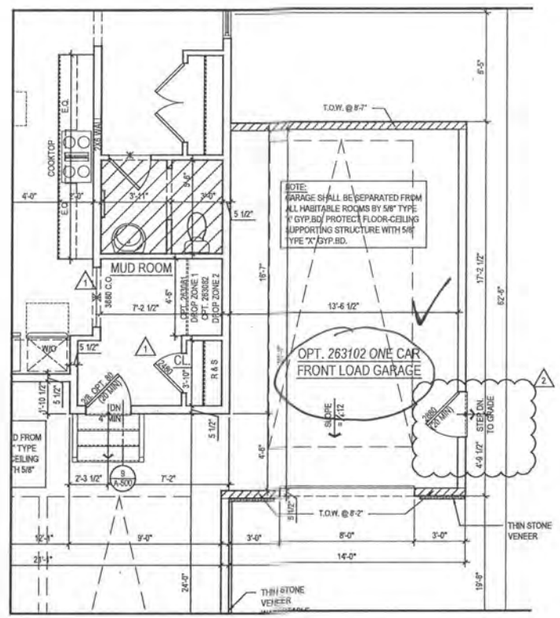
5 A-401 PART. RIGHT SIDE ELEVATION w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN
TOL081A_A401.DWG



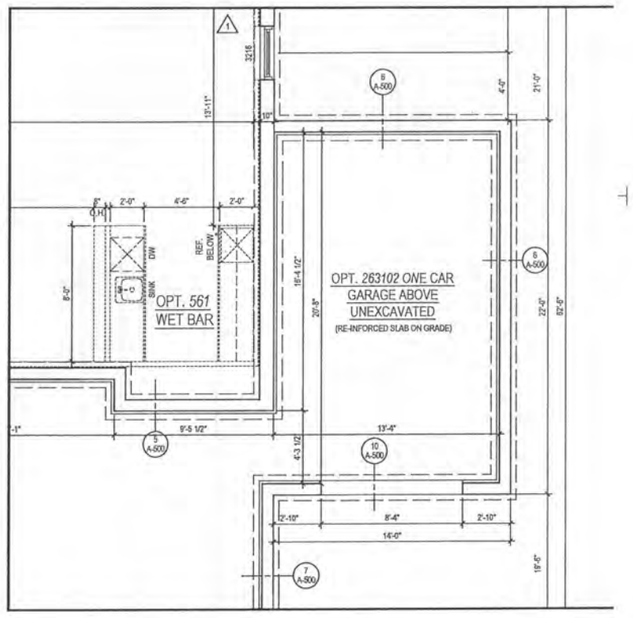
4 A-401 PART. FRONT ELEVATION w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0" ELEV. 1 - SHOWN
TOL081A_A401.DWG



3 A-401 PART. SECOND FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0"
TOL081A_A401.DWG



2 A-401 PART. FIRST FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0"
TOL081A_A401.DWG



1 A-401 PART. BASEMENT FLOOR PLAN w/ OPT. 263102 - ONE CAR GARAGE
SCALE: 1/4"=1'-0"
TOL081A_A401.DWG

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PROJECT NAME: MARYLAND

SHEET TITLE: PARKHURST OPTIONS

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PROJECT No:	TOL081a
DRAWN BY:	AC/KN
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PLOT DATE:	Jan. 20, 2021
FILE NAME:	TOL081a_A401.dwg

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Plot By: anaik File No: TOL081a_A401.dwg

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H. REFER TO ELEVATIONS FOR WINDOW HEAD HEIGHTS

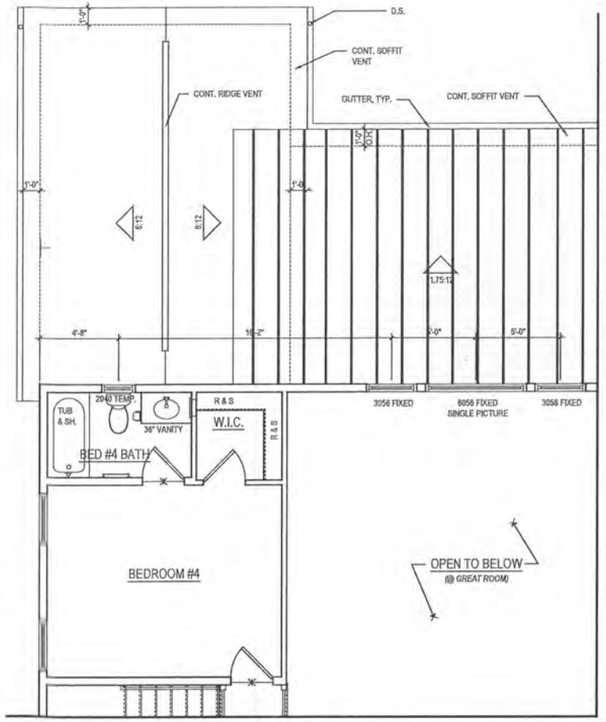
I. ALL DOORS ARE TO BE 6'-8" HIGH UNLESS OTHERWISE NOTED

J. WASHER ALWAYS TO BE ON LEFT SIDE OF DRYER.

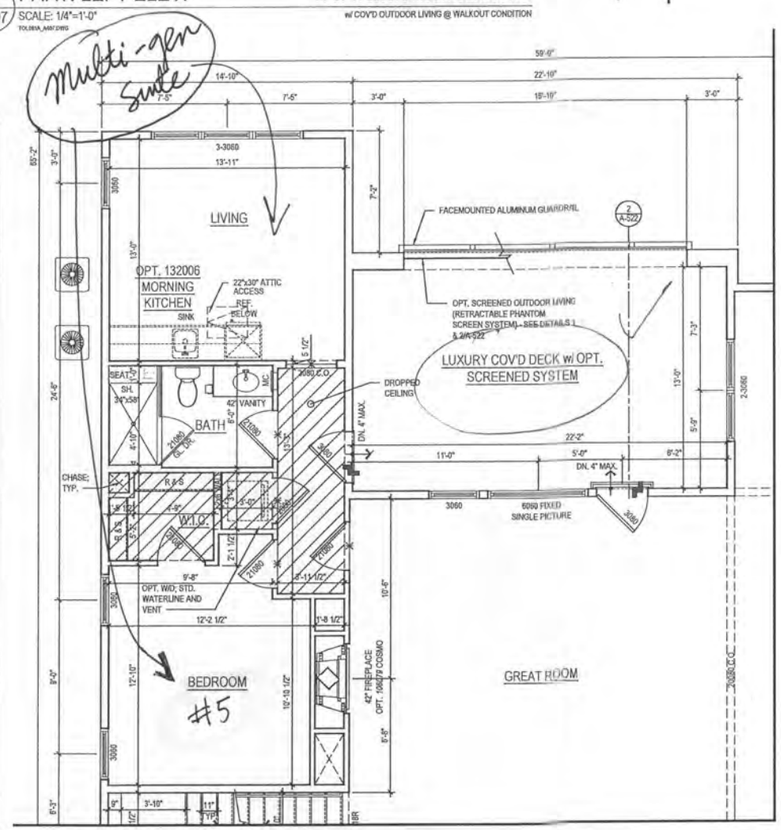
K. DISHWASHER ALWAYS TO BE ON RIGHT SIDE OF SINK

5 A-407 PART. LEFT ELEV. w/ OPT. 263073 MULTI-GEN. SUITE
SCALE: 1/4"=1'-0" w/ COV'D OUTDOOR LIVING @ WALKOUT CONDITION
TOLI81A_A407.DWG

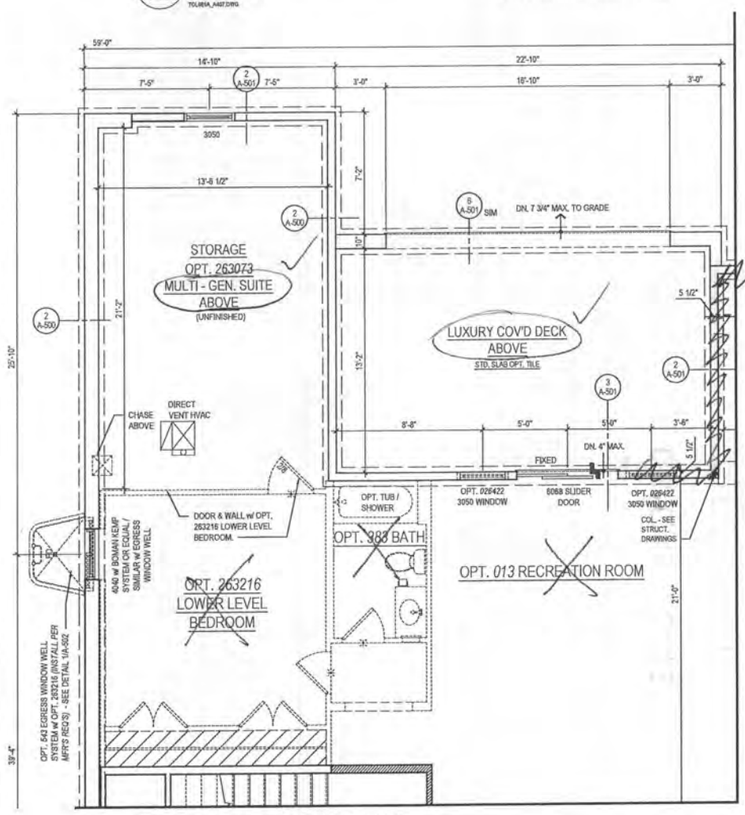
4 A-407 REAR ELEVATION w/ OPT. 263073 MULTI-GEN. SUITE
SCALE: 1/4"=1'-0" w/ COV'D OUTDOOR LIVING @ WALKOUT CONDITION
TOLI81A_A407.DWG



3 A-407 PART. SECOND FLOOR PLAN w/ OPT. 263073 MULTI-GEN. SUITE
SCALE: 1/4"=1'-0" w/ COV'D OUTDOOR LIVING @ WALKOUT CONDITION
TOLI81A_A402.DWG



2 A-407 PART. FIRST FLOOR PLAN w/ OPT. 263073 MULTI-GEN. SUITE
SCALE: 1/4"=1'-0" w/ COV'D OUTDOOR LIVING @ WALKOUT CONDITION
TOLI81A_A402.DWG



1 A-407 PART. BASEMENT PLAN w/ OPT. 263073 MULTI-GEN. SUITE
SCALE: 1/4"=1'-0" w/ COV'D OUTDOOR LIVING @ WALKOUT CONDITION
TOLI81A_A401.DWG

ARCHITECT:
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www.lessarddesign.com

SEAL & SIGNATURE:

OWNER:

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PROJECT NAME:
PARKHURST
MARYLAND
OPTIONS

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_A407.dwg

A-407

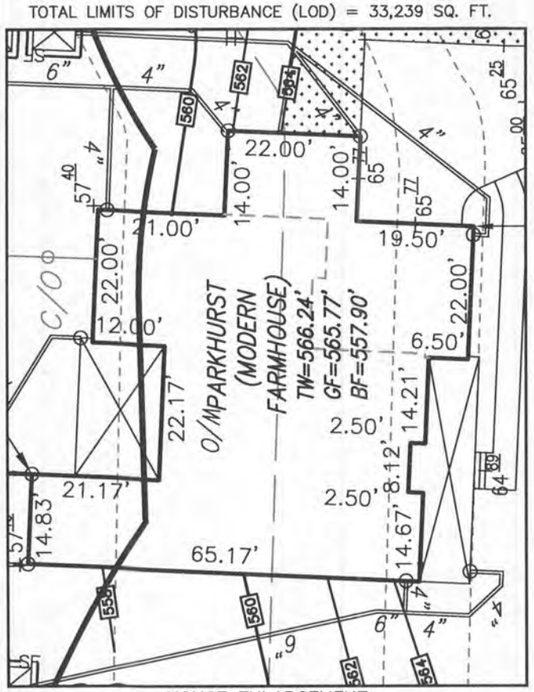
Plot By: anaik File No: TOL081a_A407.dwg

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21328, EXPIRATION DATE 1/8/23.

LEGEND:

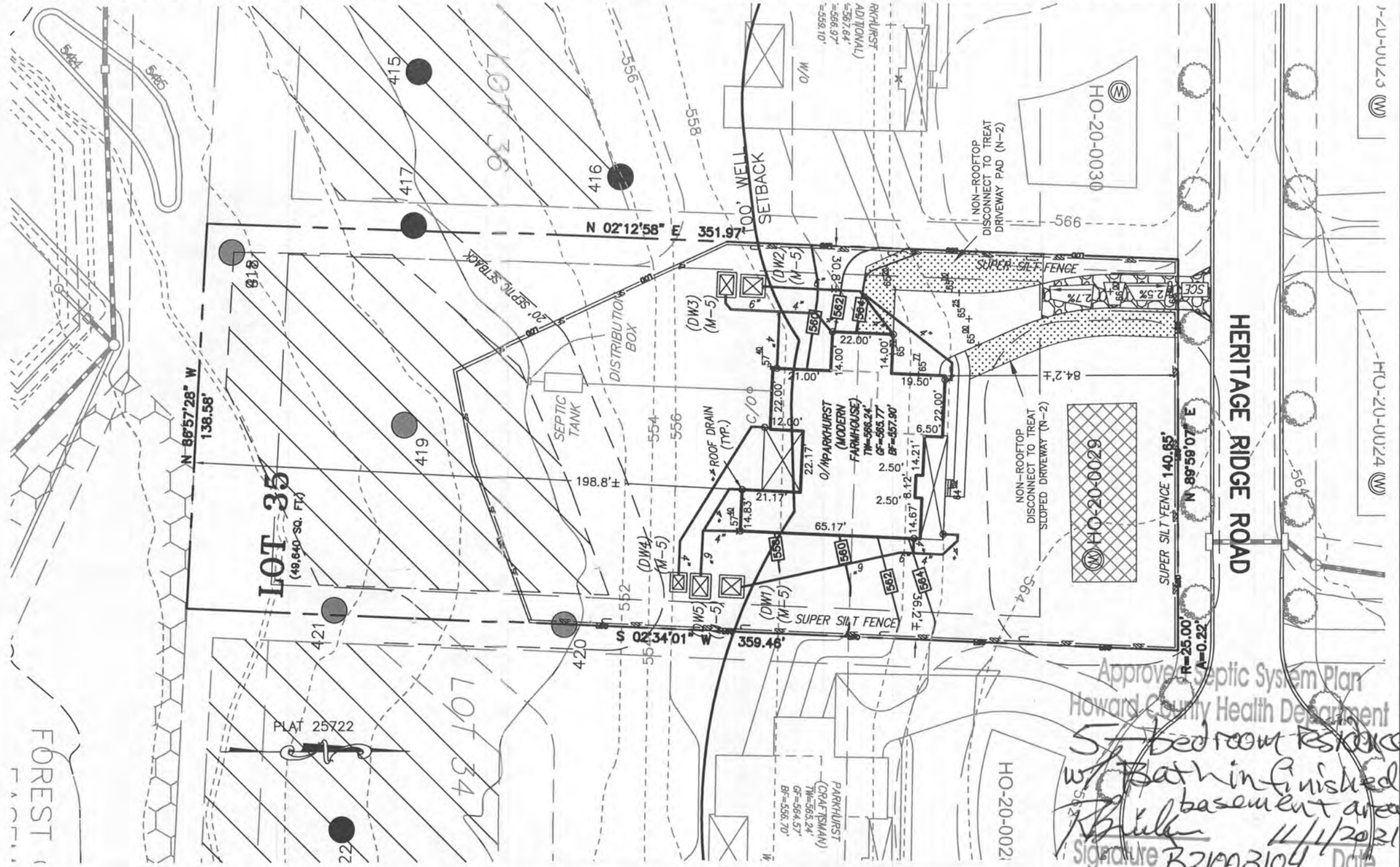
BRL	BUILDING RESTRICTION LINE
Ⓦ	WELL LOCATION
T.W.	TOP OF WALL
G.F.	GARAGE FLOOR
B.F.	BASEMENT FLOOR
●	PASSED PERC LOCATION
○	FAILED PERC LOCATION
SCE	STONE CONSTRUCTION ENTRANCE
	SEWAGE DISPOSAL AREA
	WELL BOX AREA
	PROPOSED TREE
	PROPOSED TREE
	PROPOSED TREE

NOTE:
TOTAL LIMITS OF DISTURBANCE (LOD) = 33,239 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.



Approved Septic System Plan
Howard County Health Department
5 bedroom RSF with Bathin finished basement area
Signature B2100310 4/4/2021 Date

HOUSE OPTIONS:

HOUSE TYPE: PARKHURST (MODERN FARMHOUSE)

012	TWO CAR SIDE ENTRY GARAGE
013	FINISHED LOWER LEVEL
017	WALK-OUT BASEMENT
383	ADDITIONAL BATH - FINISHED BASEMENT
263073	MULTI-GENERATIONAL SUITE ADDITION
263102	ADDITIONAL ONE CAR FRONT ENTRY GARAGE
263169	OUTDOOR LIVING SPACE

WELL NUMBER: HO-20-0029

ADDRESS: 1442 HERITAGE RIDGE ROAD
WOODBINE, MD 21797

STATE OF MARYLAND
MICHAEL JOE BRUCE
08/10/21
NO. 21328
PROFESSIONAL LAND SURVEYOR

PLOT PLAN
LOT 35
LINDEN GROVE
LIBER 15899, FOLIO 246
PLAT NO. 25722
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENT
ESE Consultants, Inc.
7164 Columbia Gateway Drive • Suite 230 • Columbia, MD 21046
T: 410-872-9105

DATE: 08/02/2021 SCALE: 1" = 40' FILE: 4683 PP Lot 35 Parkhurts – M.F.
CHK'D: M.J.B. JOB NO: 4683 DRAWN: RPS

Aug 10, 2021 - 10:54 am N:\Projects\Maryland\4683 Linden Grove\SurvDept\Lot Plats\Lot 35\Plot plans\210725 Parkhurts Modern Farmhouse\4683 PP