

Real Property Data Search

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		AGRICULTURAL TRANSFER TAX							
Account Identifier:		District - 03 Account Number - 291782							
Owner Information									
Owner Name:		MOXLEY JAMES ROBERT III MOXLEY ANN MOORE ETAL			Use:		AGRICULTURAL		
Mailing Address:		13205 ROUTE 144 WEST FRIENDSHIP MD 21794-			Principal Residence:		YES		
					Deed Reference:		/18024/ 00010		
Location & Structure Information									
Premises Address:		13155 ROUTE 144 WEST FRIENDSHIP 21794-0000			Legal Description:		201.84 13155 ROUTE 144 WEST FRIENDSHIP		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0015	0009	0008		2001				2019	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:		100			
				Tax Class:					
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1967		6,863 SF				201.5800 AC			
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BRICK	4 full/ 1 half	1 Attached				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2019		07/01/2018		07/01/2019	
Land:		294,800		384,900					
Improvements		956,800		819,000					
Total:		1,251,600		1,203,900		1,251,600		1,203,900	
Preferential Land:		79,800						79,900	
Transfer Information									
Seller: MOXLEY JAMES ROBERT III				Date: 01/25/2018			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /18024/ 00010			Deed2:		
Seller: THE ROB AND ANN MOXLEY				Date: 01/25/2018			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /18024/ 00003			Deed2:		
Seller: THE MOXLEY FAMILY TRUST				Date: 11/18/2016			Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /17267/ 00103			Deed2:		
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							



August 20, 1997

Mr. Craig Williams
Howard County Health Department
3525 H Ellicott Mills Drive
Ellicott City, Maryland 21043

Re: Knoll View Perc Plan

Dear Craig:

This letter is to confirm that the existing house adjacent to one of the Knoll View lots is currently occupied and will be removed upon commencement of construction of a new dwelling on the adjacent lot.

Please let me know if you have any questions.

Sincerely yours,

A handwritten signature in cursive script that reads "James R. Moxley, III".

James R. Moxley, III

JRM/ecb



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

February 13, 1998

James R. Moxley Jr., et ux
c/o SDC Group
Post Office 417
Ellicott City, MD 21041

RE: F-98-40, Knoll View, Lots 1 & 2

Dear Mr. Moxley:

The above referenced record plat originals cannot be processed for signature approval and recordation for the following reasons:

The supplemental information sheet shows an existing dwelling "To be razed". This structure would be in violation of the required zoning setback to the proposed lot line. Prior to signature approval of the plat, evidence in the form of a "Raze Permit" will be required to show that the dwelling has been removed. If you intend to retain the dwelling, then the proposed lot line must be adjusted to afford compliance with the Zoning Regulations.

Your plan originals will be held at the Department of Planning and Zoning until the additional information is supplied.

This project is subject to the submission deadlines established by the Adequate Public Facilities Ordinance (APFO) in Section 16.144 of the Subdivision and Land Development Regulations. This issue must be resolved by the plat submission deadline specified in our November 17, 1997 letter (or by May 16, 1998) or the approval will be rescinded.

If you have any questions, please contact Tim Callahan at (410) 313-2354.

Sincerely,

Cindy Hamilton, Division Chief
Division of Land Development

CH/TC/tc

cc: Development Engineering Division
Department of Environmental Health
Research
TSA Group, Inc.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 9-25-97

P&Z File No. F-98-40

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- ~~Bureau of Environmental Health~~
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Knoll View Lots 1 and 2

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<u>1</u>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input checked="" type="checkbox"/> Perc Plat
<input checked="" type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input checked="" type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 9-25-97

COMMENTS: 9/30/97 See attached. ALM SRC/COMMENTS DUE BY: 10/21/97

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

September 29, 1998

TO: Howard County Department of Planning & Zoning

FROM: Amy Mc Millen, R.S.
Howard County Water & Sewerage Program *AM*

RE: F-98-40
Knoll View

COMMENTS:

1. Please revise Note 9:
"This area designates a private sewerage easement of 10,000 sq. ft. as required by the Maryland State Department of the Environment for individual sewerage disposal. Improvements of any nature in this area are restricted until public sewerage is available. These easements shall become null and void upon connection to a public sewerage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewerage easement. Recordation of a modified easement shall not be necessary."
2. Please revise the Health Officer's signature block:
"Approved: For private water and private sewerage systems."

AM:am
cc:Peter Dare, TSA Group, Inc.
file



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

September 30, 1997

MEMORANDUM

To: James R. Moxley, Jr.
c/o SDC Group, Inc.
3480 Baltimore National Pike, Suite 1417
Ellicott City, Maryland 21043

FROM: Amy Mc Millen, R.S.
Water & Sewerage Program *AM*

RE: F-98-40
Knoll View - Lots 1 & 2

Recommendation for approval of the above referenced plan was granted because adequate septic capacity was established for the existing houses on the residue parcel that are intended to remain. No septic area was established for the house closest to Lot 1 because of a commitment by the applicant to abandon the structure (and any wells and/or septic serving this house) prior to beginning any construction on Lot 1.

If you have any question regarding this matter, please contact this office between 8:00 a.m. and 5:00 p.m. at (410)313-2640.

AM:am
cc:Bill Pickens
File

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5/2/98

P&Z File No. F-96-40

REC'D A 1 MAY 8 PM 1998

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Bureau of Environmental Health
Board of Education
Recreation and Parks

- Tax Assessment
Bell Atlantic Telephone
BG&E
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Knoll View

ENCLOSED FOR YOUR -> Signature Approval Review & Comments Files
THE ENCLOSED -> Original

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports.

WAS: Received Tentatively Approved
Received and Revised Approved

Recorded On 5/6/98

COMMENTS: SRC/COMMENTS DUE BY:

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.



Old Frederick Rd.

DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

May 8, 1998

James Moxley
c/o SDC Group
P.O. Box 417
Ellicott City, MD 21041

RE: F-98-40, Knoll View, Lots 1 and 2

Dear Mr. Moxley:

Please be advised that the above referenced final subdivision plat was recorded on May 6, 1998 among the Land Records of Howard County as Plat No(s). 13165.

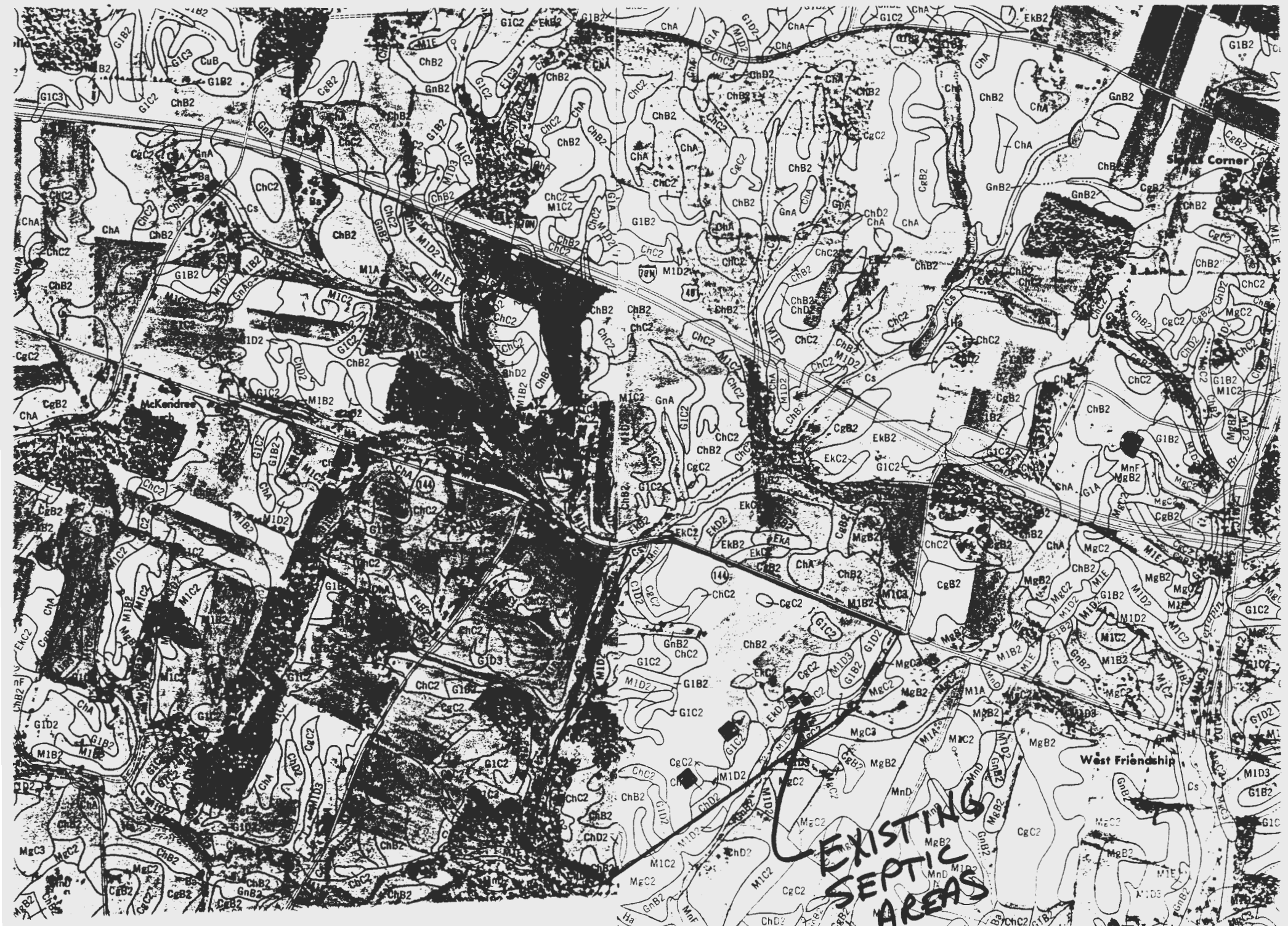
Prints of this final plat may be ordered at the Department of Planning and Zoning's public service desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. Please bring this letter with you when ordering prints.

Sincerely,

L. Kent Sheubrooks
Division of Land Development

KS/TW/cs/f9840.let

cc: Research
Development Engineering Division
State Department of Assessments and Taxation
~~Environment and Health~~
State Highway Administration
Board of Education
TSA Group



EXISTING SEPTIC AREAS

(Joins sheet 14

KNOW VIEW 8/6/97

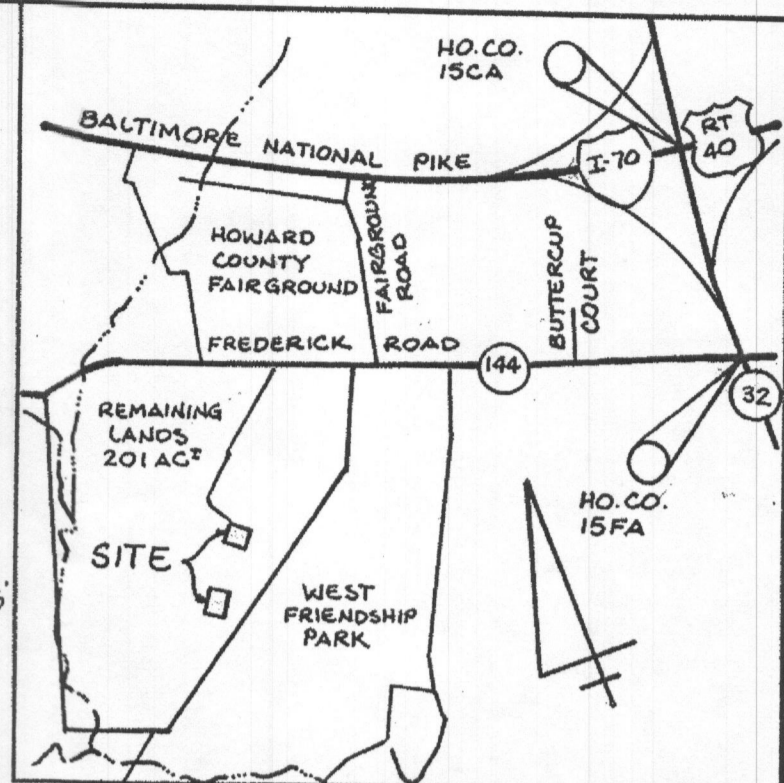
NOTES:

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 15CA AND 15FA.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED MAY, 1997, BY TSA GROUP, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE NO FOREST CONSERVATION AREAS, STEEP SLOPES, 100-YEAR FLOODPLAIN OR WETLANDS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- DENOTES PERCTEST HOLE LOCATION.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Peter J. Dare 9/4/97
 PETER J. DARE DATE
 MARYLAND PROPERTY LINE SURVEYOR #224
 JAMES R. MOXLEY, JR. *James R. Moxley Jr* 9/4/97
 NAME OF OWNER
Debbie M. Moxley 9/4/97
 DATE
 SIGNATURE OF OWNER

12. THIS PLAT CREATES THE FIRST TWO (2) OF THE FIVE (5) BUILDING LOTS AS DESCRIBED IN THE AMENDED AGRICULTURAL LAND PRESERVATION EASEMENT (H024-02E) LOCATED IN LIBER 3975 FOLIO 0688 IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP

SCALE: 1"=2000'

BENCH MARKS (NAD '83)

HO. CO. 15CA
 CONC. MONUMENT AT SURFACE, IN THE MEDIAN OF RT. 32, NORTH OF I-70, 75.2' WEST OF STREET SIGN AT N.E. CORNER OF N.B.L. OF RT. 32 AND W.B.L. OF I-70 AND 87.5' NORTH OF STREET SIGN IN MEDIAN OF RT. 32 SOUTH OF I-70.
 N 598865.6194 E 1325913.7110 (FEET)

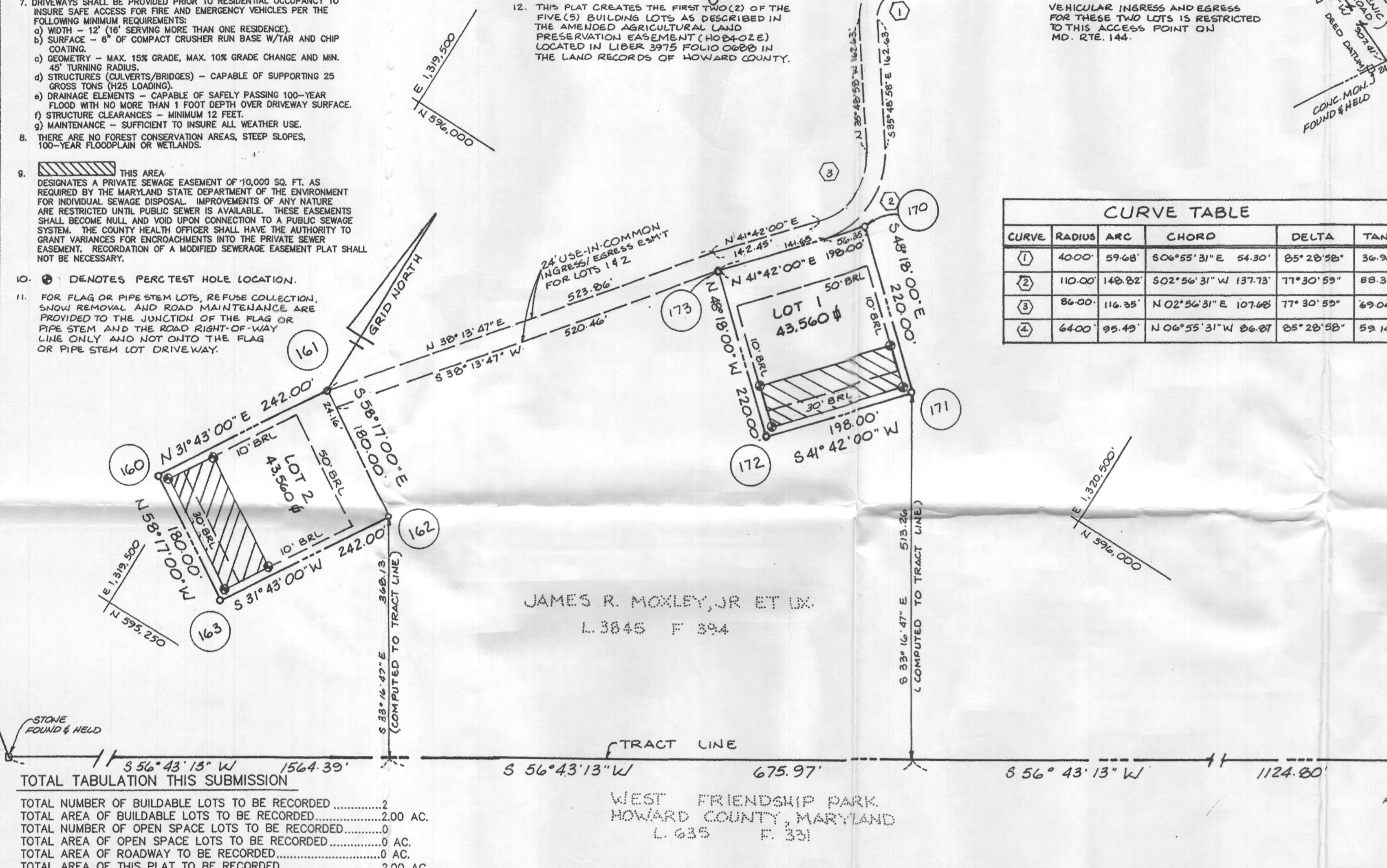
HO. CO. 15FA
 CONC. MONUMENT AT SURFACE, IN THE MEDIAN OF RT. 32, NORTH OF RT. 144, 22.8' NORTH OF TRAFFIC SIGNAL POLE IN MEDIAN AND 29.0' EAST OF EAST SIDE OF S.B.L. OF RT. 32.
 N 595906.9281 E 1325627.6371 (FEET)

CURVE TABLE

CURVE	RADIUS	ARC	CHORD	DELTA	TAN.
①	4000'	59.68'	S06°55'31"E 54.30'	85°28'58"	36.96'
②	110.00'	148.82'	S02°56'31"W 137.73'	77°30'59"	88.31'
③	86.00'	116.35'	N02°56'31"E 107.68'	77°30'59"	69.04'
④	6400'	95.49'	N06°55'31"W 86.87'	85°28'58"	59.14'

COORDINATE LIST NAD '83

No.	NORTH (FT)	EAST (FT)
160	595423.8109	1319467.1875
161	595629.6702	1319594.4115
162	595535.0407	1319747.5300
163	595329.1814	1319620.3060
170	596173.6451	1320068.7480
171	596027.2944	1320233.0084
172	595879.4600	1320101.2928
173	596025.8107	1319937.0324



TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED.....2
 TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED.....2.00 AC.
 TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED.....0
 TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED.....0 AC.
 TOTAL AREA OF ROADWAY TO BE RECORDED.....0 AC.
 TOTAL AREA OF THIS PLAT TO BE RECORDED.....2.00 AC.

JAMES R. MOXLEY, JR ET UX.
 L. 3845 F. 394

OWNER/DEVELOPER
 JAMES R. MOXLEY, JR. ET UX.
 C/O SDC GROUP, INC.
 P. O. BOX 417
 ELLICOTT CITY, MD 21041

ENGINEER
 TSA GROUP, INC.
 8480 BALTIMORE NAT. PIKE, SUITE 418
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS,
Joseph Rutter 1-27-98
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
Charles Dammers 2/5/98
 CHIEF, DEVELOPMENT ENGINEERING DIV. DATE
 CHARLES DAMMERS MK

Joseph Rutter 5/5/98
 DIRECTOR, JOSEPH RUTTER, JR. TC DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, TO JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, BY DEED DATED AUGUST 30, 1996, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3845 AT FOLIO 394, AND THAT ALL OF THE MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Peter J. Dare 9/4/97
 PETER J. DARE DATE
 MARYLAND PROPERTY LINE SURVEYOR # 224

OWNER'S DEDICATION

WE, JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 5th DAY OF September, 1997.

James R. Moxley Jr
 JAMES R. MOXLEY, JR.

Debbie M. Moxley
 DESSIE M. MOXLEY

James R. Moxley III
 WITNESS

James R. Moxley III
 WITNESS

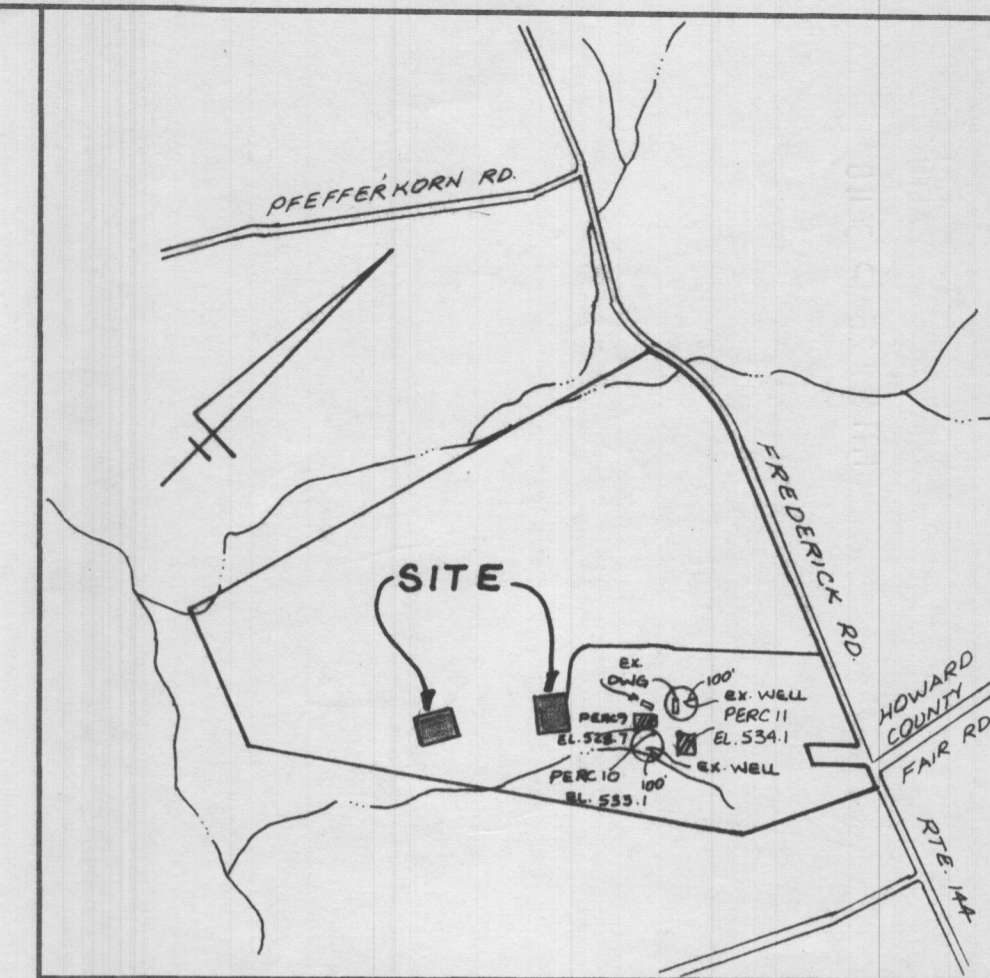
RECORDED AS PLAT 13165
 ON MAY 6, 1998 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

KNOLL VIEW
 AGRICULTURAL PRESERVATION SUBDIVISION
 LOTS 1 AND 2

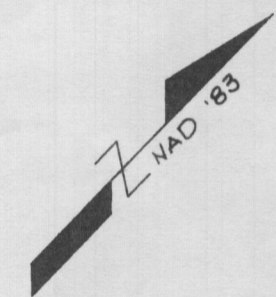
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONED: RC
 TAX MAP No. 15
 GRID No. 9
 PARCEL 8

SCALE: 1"=100'
 AUGUST 1997
 SHEET: 1 OF 1

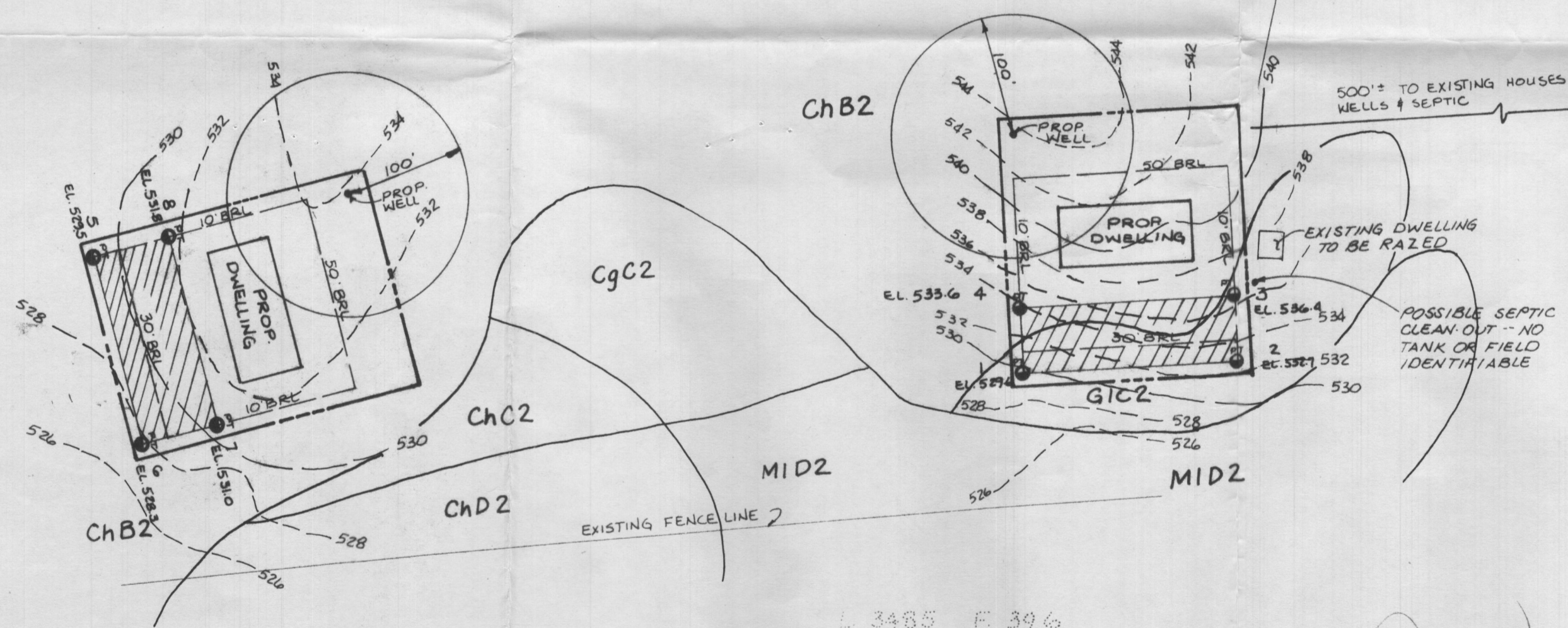


VICINITY MAP
Scale 1" = 1200'



L. 3485 F. 396

EXISTING 12' DRIVE
TO FREDERICK ROAD



NOTES:

- EXISTING HOUSES, WELLS AND SEPTIC AREAS ARE LOCATED APPROXIMATELY AS SHOWN ON THE VICINITY MAP. SEPTIC AREAS HAVE BEEN PERCED, BUT WILL NOT BE RECORDED.
- PT INDICATES LOCATION OF PERCOLATION TEST HOLE
- INDICATES 25% SLOPE OR GREATER
- DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. ± AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- FIELD SHOT TOPOGRAPHY BASED UPON HOWARD COUNTY CONTROL STATION 15-FA.
- ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.

NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

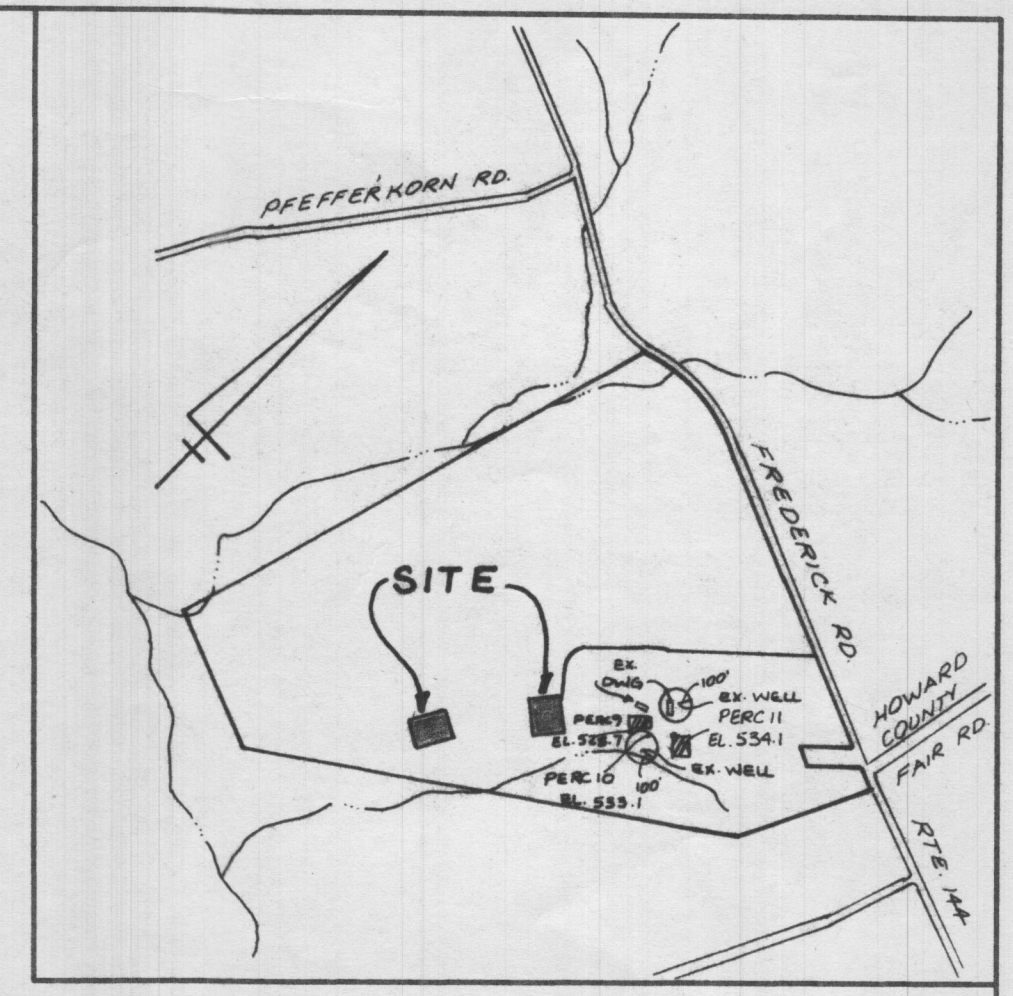
[Handwritten Signature]

L. 3485 F. 396

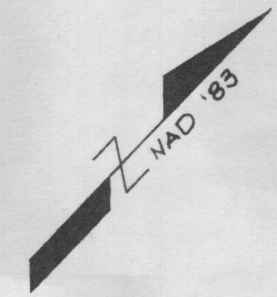
APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT
John M. Dolan
COUNTY HEALTH OFFICER ALM 8-20-97
DATE

OWNER/DEVELOPER: JAMES R. MOXLEY, JR. C/O SDC GROUP, INC. P. O. BOX 417 ELLICOTT CITY, MD. 21043 PHONE: (410) 465-4244	PROJECT: KNOLL VIEW PART OF LIBER 3845 FOLIO 396
LOCATION: TAX MAP 15 - PARCEL 8 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PERCOLATION CERTIFICATION PLAN AG. PRESERVATION PARCEL SUBDIVISION
DATE: APRIL 3, 1997 REV. AUG. 19, 1997	PROJECT NO. 0976
Design: JAH Draft: JAH	SCALE: 1"=100' DRAWING 1 OF 1

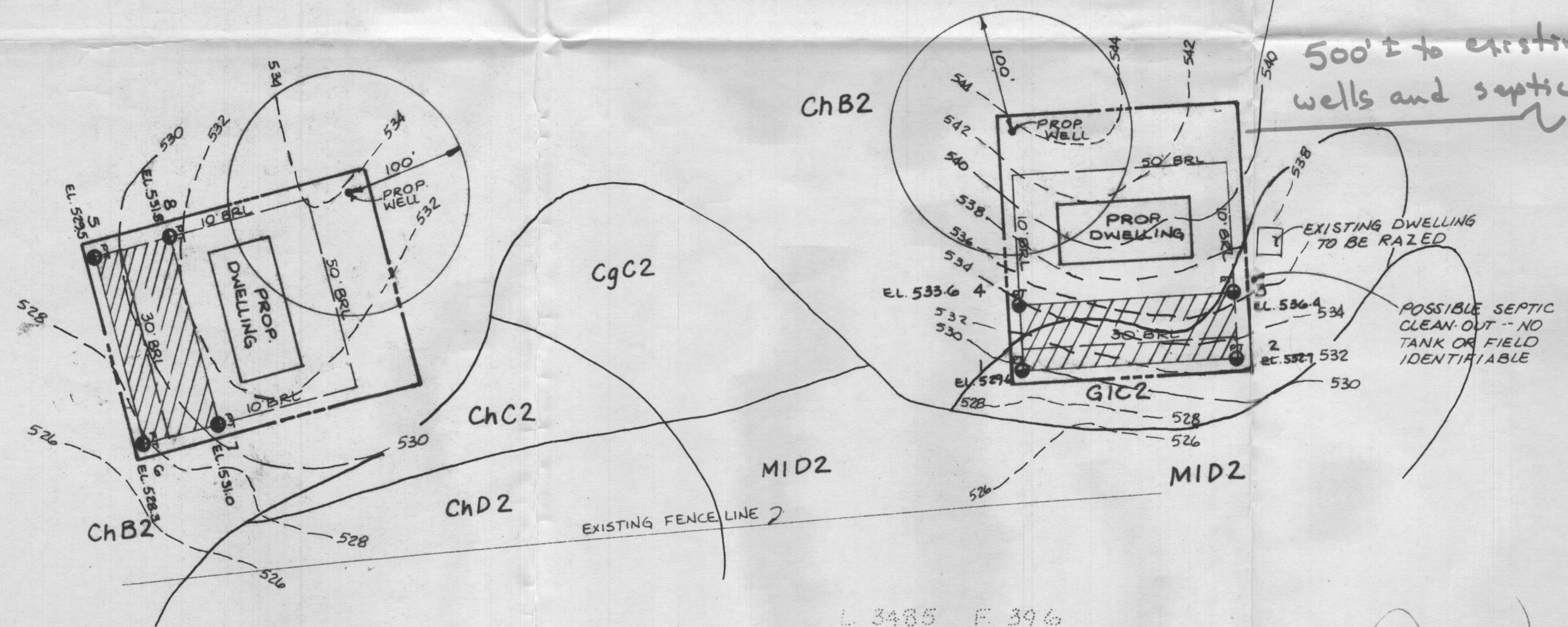
8/7/97
 Meeting w/ ALM, CW, KM & engineer P. Dare.
 ① Existing house to be razed prior to final. If there are extenuating circumstances, have Moxley put it in writing.
 ② Note to be clarified about existing houses & the establishment of formal 10,000 sq ft septic easements
 ALM



VICINITY MAP
 Scale 1" = 1200'



L. 3485 F. 396



L. 3485 F. 396

[Handwritten signature]

(AG Pres)
 Existing Houses, wells and septic areas are located approximately as shown on vicinity map. Septic areas have been successfully perched. Based upon information provided by TSA Group, Inc. it is not necessary to show a formal 10,000 square foot septic easement for these existing systems.

NOTES:
 [Symbol] INDICATES LOCATION OF PERCOLATION TEST HOLE
 [Symbol] INDICATES 25% SLOPE OR GREATER BUT WILL NOT BE RECORDED.
 [Symbol] DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. ± AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
 FIELD SHOT TOPOGRAPHY BASED UPON HOWARD COUNTY CONTROL STATION 15-FA.
 ALL EXISTING WELLS AND SEPTIC AREAS WITHIN 100 FEET OF THE PROPERTY HAVE BEEN SHOWN.

NO.	DATE	REVISION

TSA GROUP, INC.
 planning • architecture • engineering
 9480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER: JAMES R. MOXLEY, JR. C/O SDC GROUP, INC. P. O. BOX 417 ELLICOTT CITY, MD. 21043 PHONE: (410) 465-4244	PROJECT: KNOLL VIEW PART OF LIBER 3845 FOLIO 396
LOCATION: TAX MAP 15 - PARCEL 8 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PERCOLATION CERTIFICATION PLAN AG. PRESERVATION PARCEL SUBDIVISION
DATE: APRIL 3, 1997 REV. JUNE 25, 1997	PROJECT NO. 0976
Design: JAH Draft: JAH	SCALE: 1"=100' DRAWING 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT
 COUNTY HEALTH OFFICER _____ DATE _____

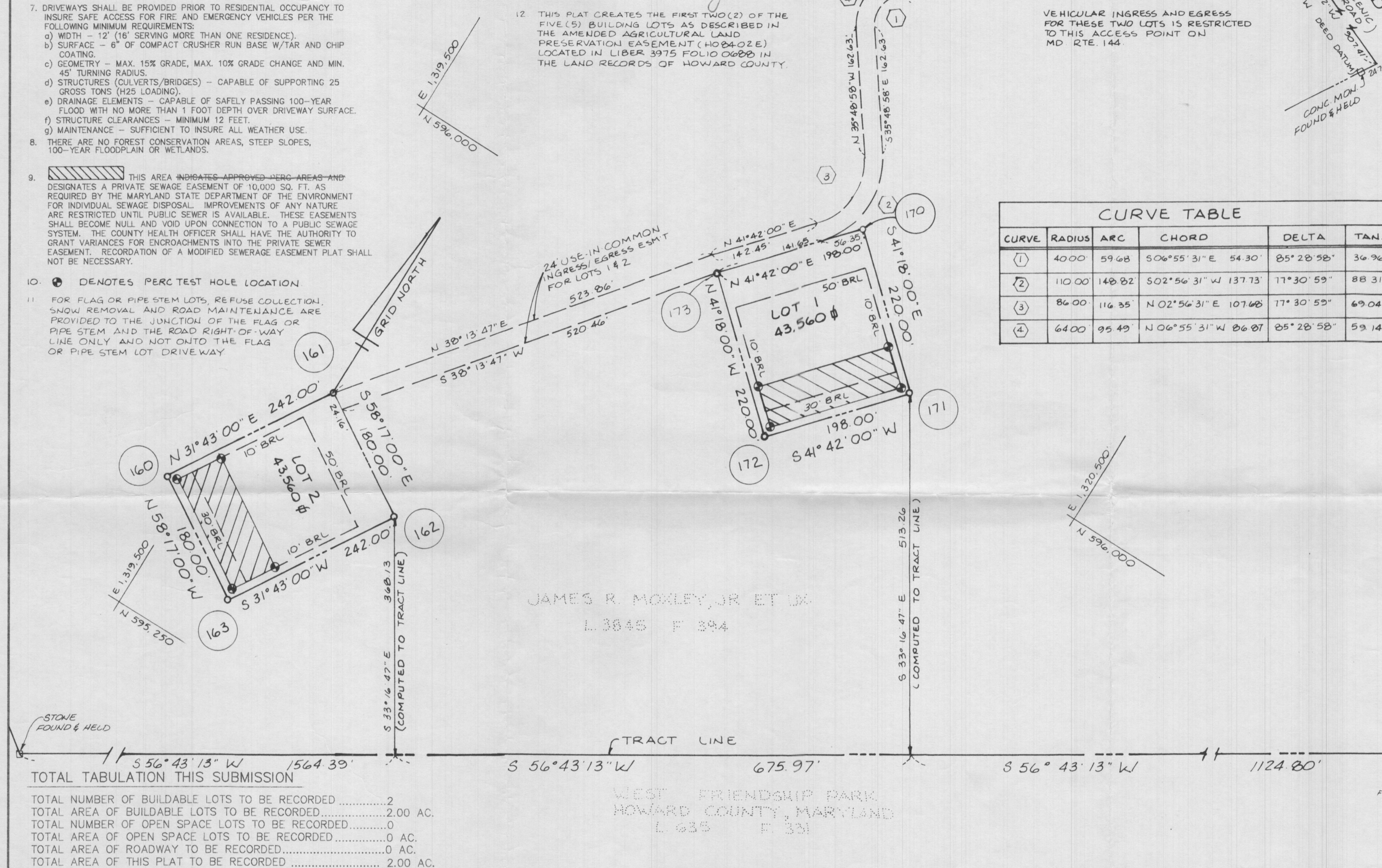
NOTES:

- DENOTES 4" X 4" X 30" CONCRETE MONUMENT TO BE SET.
 - ◊ DENOTES 3/8" X 30" PIPE OR STEEL MARKER TO BE SET.
 - DENOTES STONE FOUND.
 - DENOTES IRON PIPE FOUND.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 15CA AND 15FA.
- BRL INDICATES BUILDING RESTRICTION LINE.
- SUBJECT PROPERTY ZONED RC PER 10-18-93 COMPREHENSIVE ZONING PLAN.
- ALL AREAS ON THIS PLAT ARE "MORE OR LESS".
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED SURVEY PERFORMED MAY, 1997, BY TSA GROUP, INC.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE W/TAR AND CHIP COATING.
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- THERE ARE NO FOREST CONSERVATION AREAS, STEEP SLOPES, 100-YEAR FLOODPLAIN OR WETLANDS.
- ▨ THIS AREA INDICATES APPROVED PERC AREAS AND DESIGNATES A PRIVATE SEWER EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWER EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
- ⊙ DENOTES PERC TEST HOLE LOCATION.
- FOR FLAG OR PIPE STEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPE STEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPE STEM LOT DRIVEWAY.

THE REQUIREMENTS § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

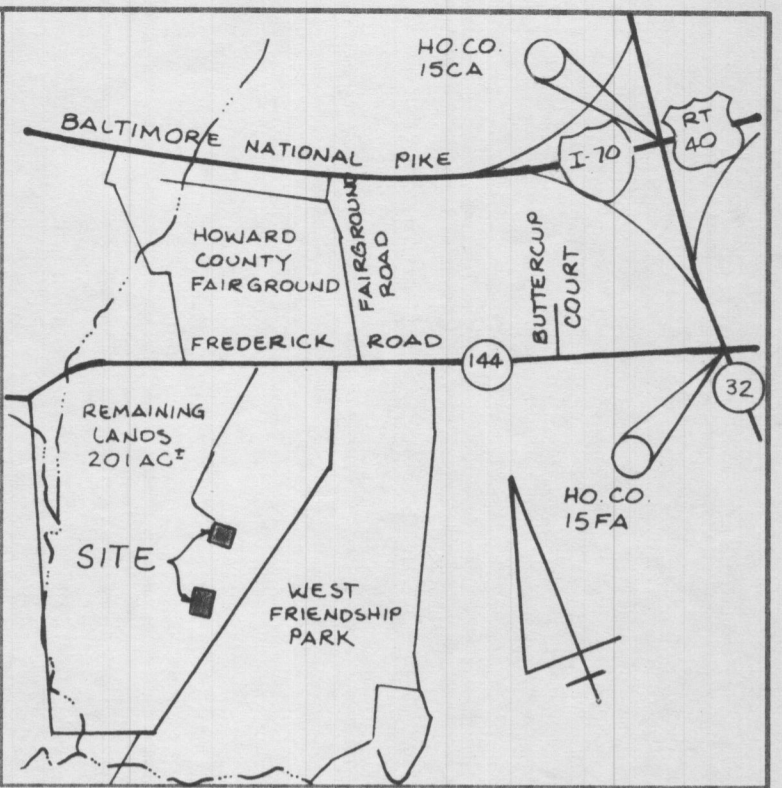
Peter J. Dare 9/4/97
 DATE
 PETER J. DARE
 MARYLAND PROPERTY LINE SURVEYOR #224
 JAMES R. MOXLEY, JR. 9/4/97
 NAME OF OWNER
Dessie M. Moxley 9/4/97
 DATE
 SIGNATURE OF OWNER

12 THIS PLAT CREATES THE FIRST TWO(2) OF THE FIVE(5) BUILDING LOTS AS DESCRIBED IN THE AMENDED AGRICULTURAL LAND PRESERVATION EASEMENT (HO2402E) LOCATED IN LIBER 3975 FOLIO 0688 IN THE LAND RECORDS OF HOWARD COUNTY.



CURVE TABLE

CURVE	RADIUS	ARC	CHORD	DELTA	TAN.
①	40.00	59.68	S06°55'31" E 54.30'	85°28'58"	36.96'
②	110.00	148.82	S02°56'31" W 137.73'	17°30'59"	88.31'
③	86.00	116.35	N02°56'31" E 107.68'	17°30'59"	69.04'
④	64.00	95.49	N06°55'31" W 86.87'	85°28'58"	59.14'



VICINITY MAP
 SCALE: 1"=2000'

BENCH MARKS (NAD '83)

- HO. CO. 15CA
 CONC. MONUMENT AT SURFACE, IN THE MEDIAN OF RT. 32, NORTH OF I-70, 75.2' WEST OF STREET SIGN AT N.E. CORNER OF N.B.L. OF RT. 32 AND W.B.L. OF I-70 AND 87.5' NORTH OF STREET SIGN IN MEDIAN OF RT. 32 SOUTH OF I-70.
 N 598865.6194 E 1325913.7110 (FEET)
- HO. CO. 15FA
 CONC. MONUMENT AT SURFACE, IN THE MEDIAN OF RT. 32, NORTH OF RT. 144, 22.8' NORTH OF TRAFFIC SIGNAL POLE IN MEDIAN AND 29.0' EAST OF EAST SIDE OF S.B.L. OF RT. 32.
 N 595906.9281 E 1325627.6371 (FEET)

COORDINATE LIST NAD '83

No.	NORTH (FT)	EAST (FT)
160	595423.8109	1319467.1875
161	595629.6702	1319594.4115
162	595535.0407	1319747.5300
163	595329.1814	1319620.3060
170	596173.6451	1320068.7480
171	596027.2944	1320233.0084
172	595879.4600	1320101.2928
173	596025.8107	1319937.0324

TOTAL TABULATION THIS SUBMISSION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	2.00 AC.
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0 AC.
TOTAL AREA OF ROADWAY TO BE RECORDED	0 AC.
TOTAL AREA OF THIS PLAT TO BE RECORDED	2.00 AC.

JAMES R. MOXLEY, JR ET UX
 L 3845 F 394

OWNER/DEVELOPER
 JAMES R. MOXLEY, JR. ET UX.
 C/O SDC GROUP, INC.
 P. O. BOX 417
 ELLICOTT CITY, MD 21041

ENGINEER
 TSA GROUP, INC.
 8480 BALTIMORE NAT. PIKE, SUITE 416
 ELLICOTT CITY, MARYLAND 21043
 (410) 465-6105

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, IN CONFORMANCE WITH THE MASTER PLAN OF WATER AND SEWERAGE FOR HOWARD COUNTY.
Joseph M. Beck 1-27-98
 COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPT. OF PLANNING AND ZONING.
 CHIEF, DEVELOPMENT ENGINEERING DIV. DATE
 CHARLES DAMMERS

DIRECTOR, JOSEPH RUTTER, JR. DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, TO JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, BY DEED DATED AUGUST 30, 1996, AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND, IN LIBER 3845 AT FOLIO 394, AND THAT ALL OF THE MONUMENTS ARE IN PLACE, OR WILL BE IN PLACE, PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Peter J. Dare 9/4/97
 PETER J. DARE
 MARYLAND PROPERTY LINE SURVEYOR # 224 DATE

OWNER'S DEDICATION

WE, JAMES R. MOXLEY, JR. AND DESSIE M. MOXLEY, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPT. OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON, (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, FLOODPLAIN AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER SAID EASEMENTS AND RIGHTS-OF-WAY, WITNESS OUR HANDS THIS 9th DAY OF September, 1997.

James R. Moxley Jr.
 JAMES R. MOXLEY, JR.

Dessie M. Moxley
 DESSIE M. MOXLEY

James R. Moxley Jr.
 WITNESS

Dessie M. Moxley
 WITNESS

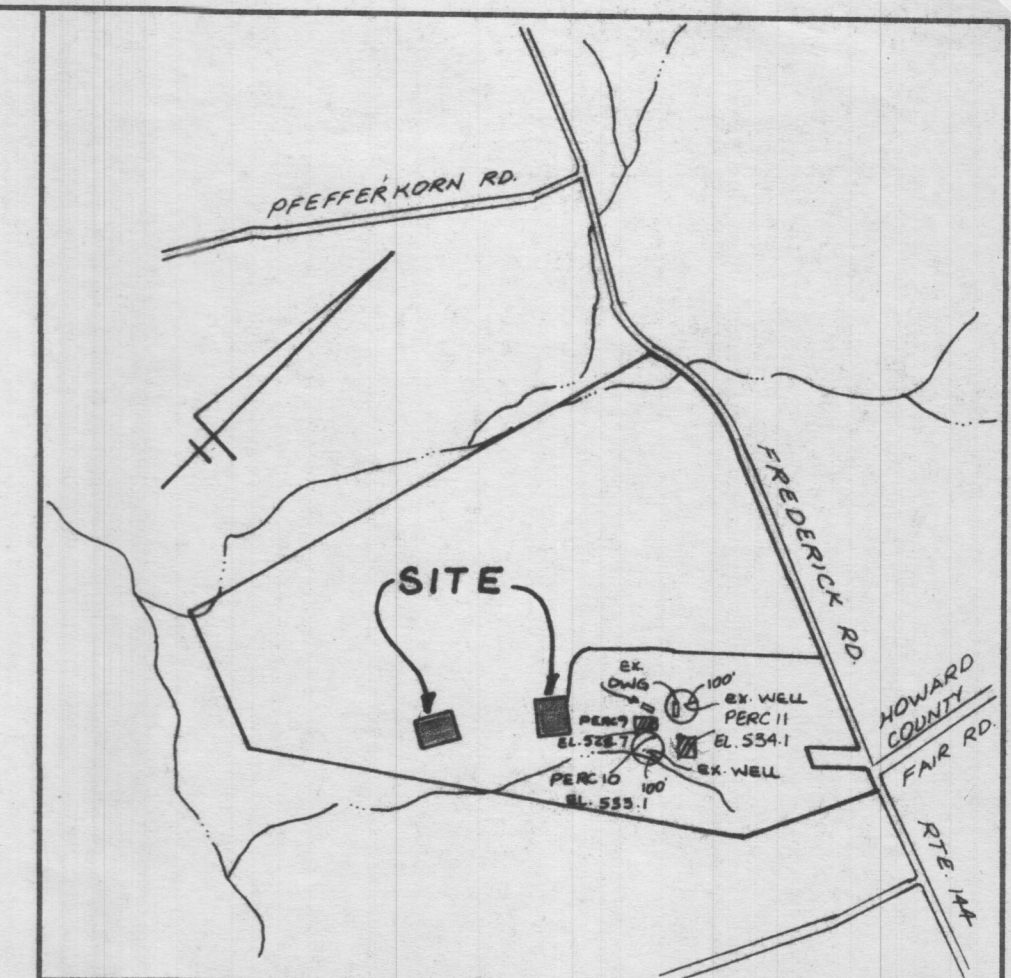
RECORDED AS PLAT _____
 ON _____ AMONG THE LAND
 RECORDS OF HOWARD COUNTY, MARYLAND.

KNOLL VIEW
 AGRICULTURAL PRESERVATION SUBDIVISION
 LOTS 1 AND 2

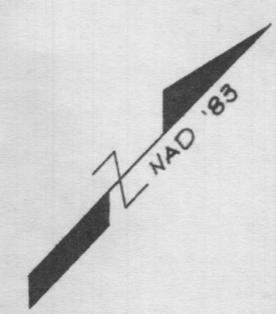
3rd ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND

ZONED: RC
 TAX MAP No. 15
 GRID No. 9
 PARCEL 8

SCALE: 1"=100'
 AUGUST 1997
 SHEET: 1 OF 1

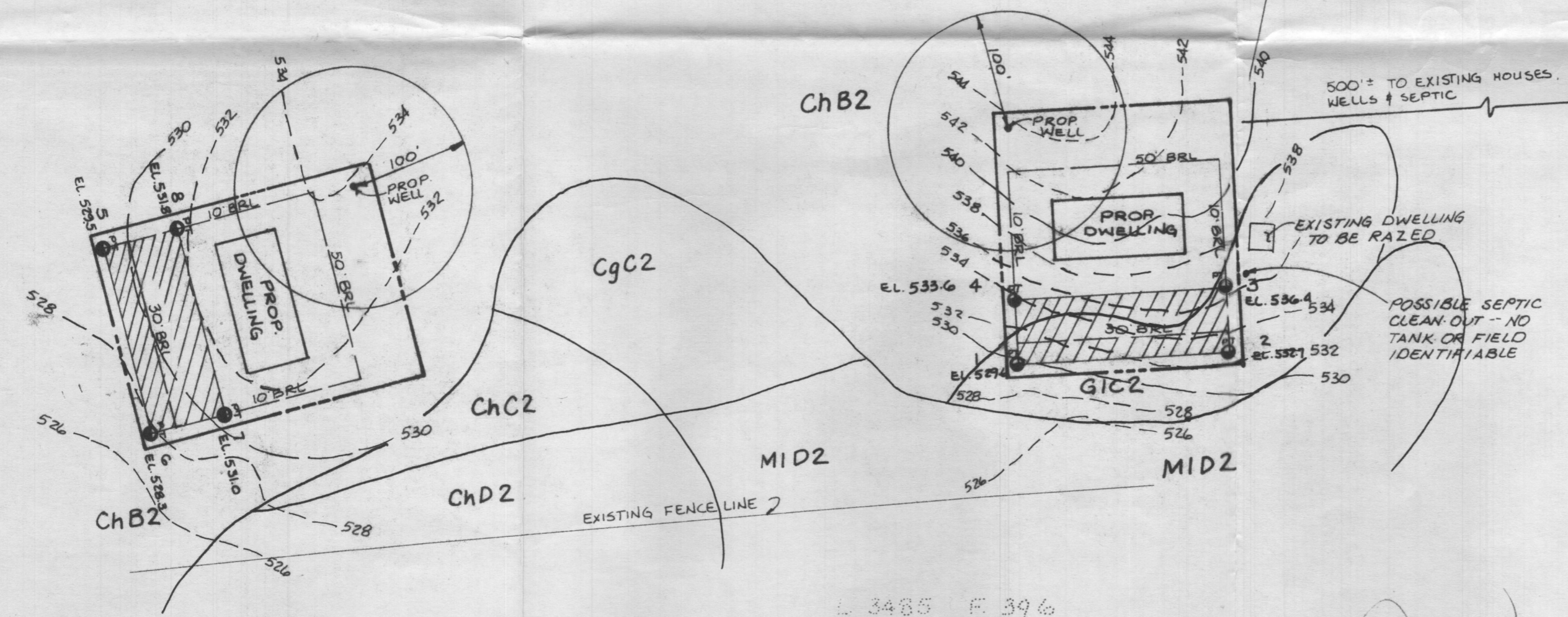


VICINITY MAP
Scale 1" = 1200'



L. 3485 F. 396

EXISTING 12' DRIVE
TO FREDERICK ROAD



NOTES:

- EXISTING HOUSES, WELLS AND SEPTIC AREAS ARE LOCATED APPROXIMATELY AS SHOWN ON THE VICINITY MAP. SEPTIC AREAS HAVE BEEN PERCED, BUT WILL NOT BE RECORDED.
- PT INDICATES LOCATION OF PERCOLATION TEST HOLE
- [Hatched Box] INDICATES 25% SLOPE OR GREATER
- [Hatched Box] DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQ. FT. ± AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE NECESSARY.
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NO.	DATE	REVISION

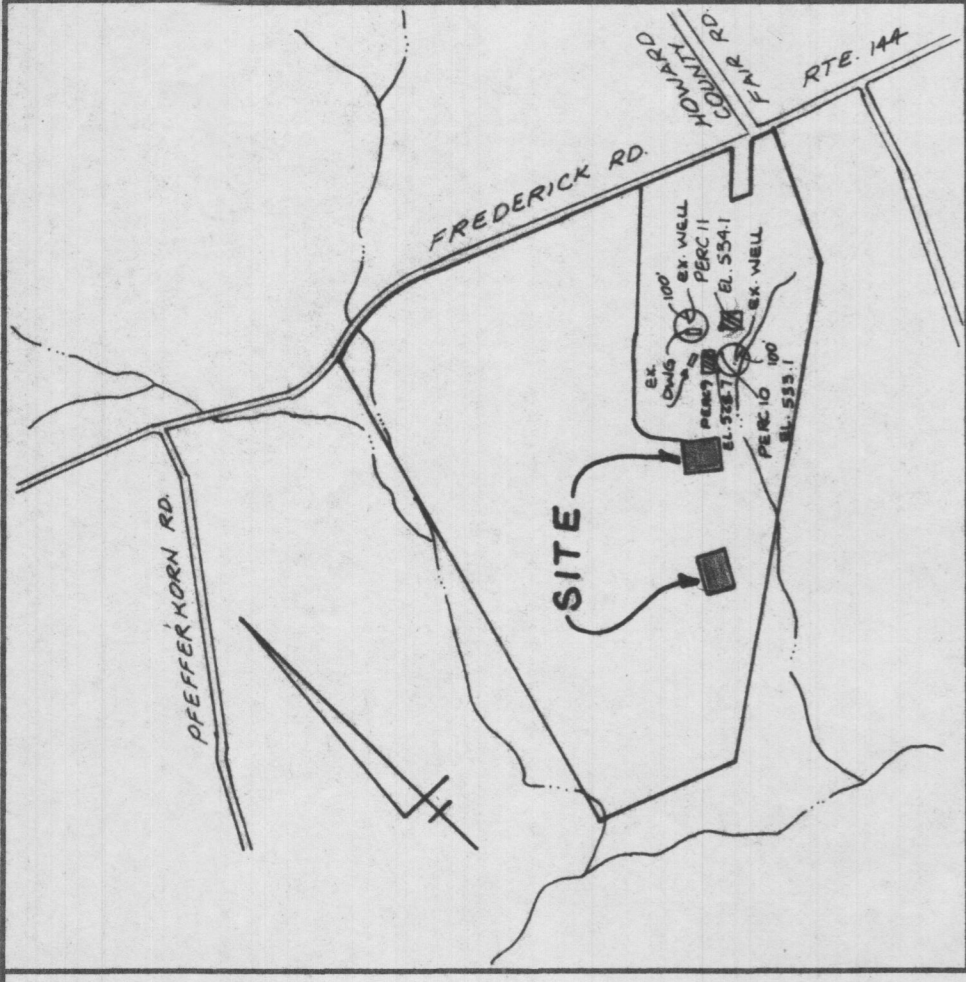
TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER: JAMES R. MOXLEY, JR. C/O SDC GROUP, INC. P. O. BOX 417 ELLICOTT CITY, MD. 21043 PHONE: (410) 465-4244	PROJECT: KNOLL VIEW PART OF LIBER 3845 FOLIO 396
LOCATION: TAX MAP 15 - PARCEL 8 3rd ELECTION DISTRICT HOWARD COUNTY, MARYLAND	TITLE: PERCOLATION CERTIFICATION PLAN AG. PRESERVATION PARCEL SUBDIVISION
DATE: APRIL 3, 1997 REV. AUG. 19, 1997	PROJECT NO. 0976
Design: JAH Draft: JAH	SCALE: 1" = 100' DRAWING 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT
Joyce M. Byrd 8-20-97
COUNTY HEALTH OFFICER ALM DATE

[Handwritten Signature]

L. 3485 F. 396



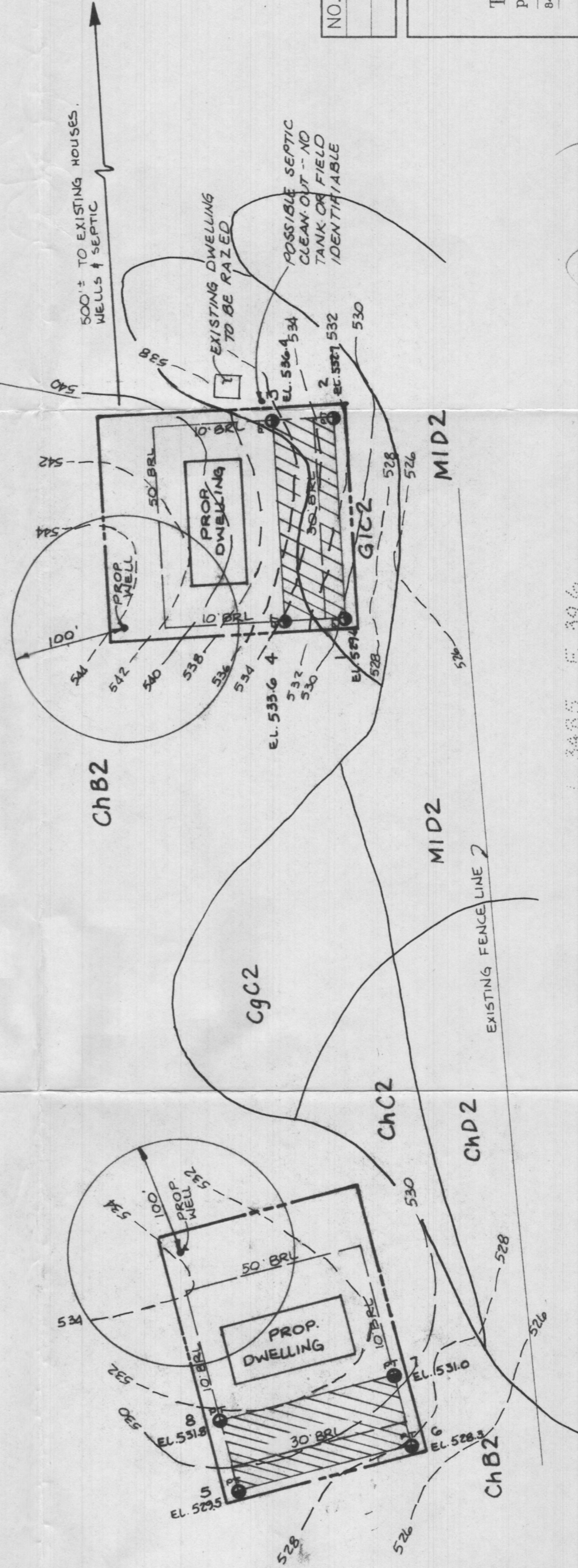
VICINITY MAP
Scale 1" = 1200'

EXISTING 12' DRIVE

TO FREDERICK ROAD

L. 3485 F. 376

L. 3485 F. 396



EXISTING HOUSES WELLS AND SEPTIC AREAS ARE LOCATED APPROXIMATELY AS SHOWN ON THE VICINITY MAP SEPTIC AREAS HAVE BEEN PERCED, BUT WILL NOT BE RECORDED.

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INDICATES 25% SLOPE OR GREATER

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NO.	DATE	REVISION

TSA GROUP, INC.
planning • architecture • engineering
8480 Baltimore National Pike • Ellicott City, Maryland 21043 • (410) 465-6105

OWNER/DEVELOPER:

JAMES R. MOXLEY, JR.
C/O SDC GROUP, INC.
P. O. BOX 417
ELLICOTT CITY, MD. 21043
PHONE: (410) 465-4244

PROJECT:

KNOLL VIEW
PART OF LIBER 3845 FOLIO 396

LOCATION:

TAX MAP 15 - PARCEL 8
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:

PERCOLATION CERTIFICATION PLAN
AG. PRESERVATION PARCEL SUBDIVISION

DATE: APRIL 3, 1997

PROJECT NO. 0976

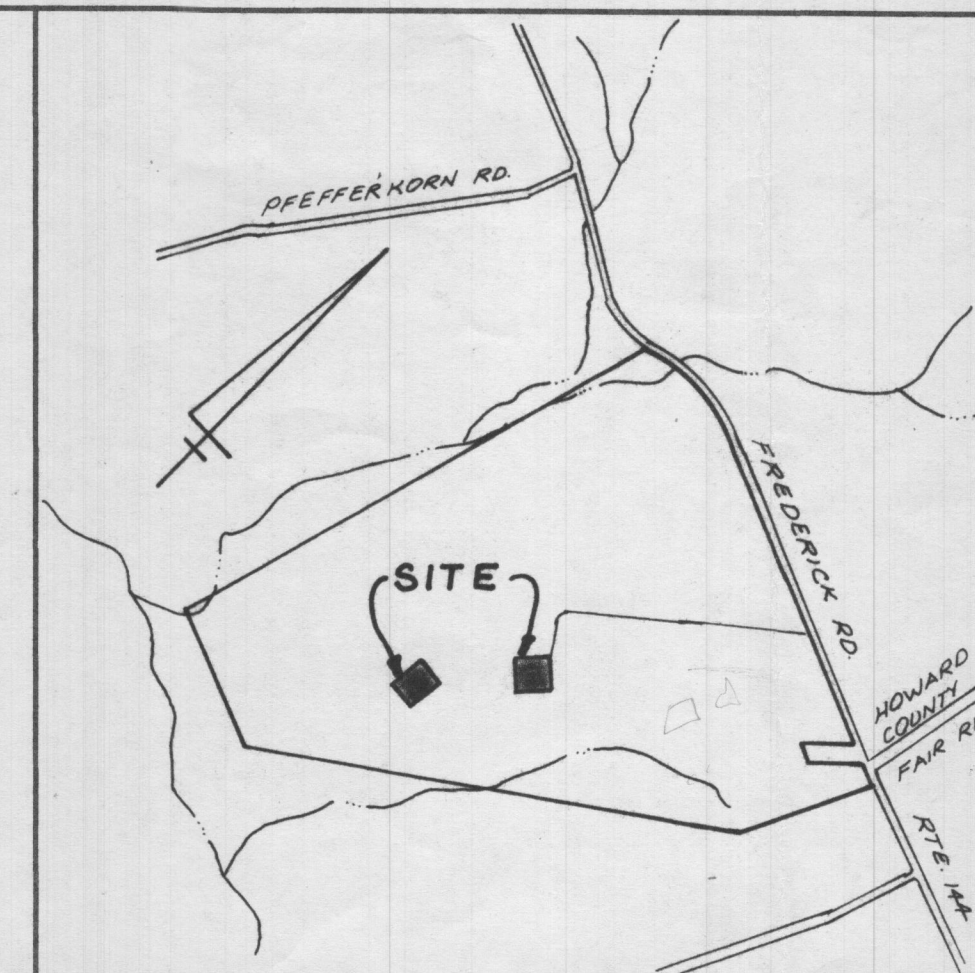
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DRAWING 1 OF 1

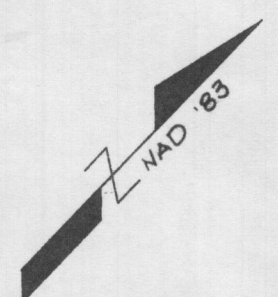
Design: JAH Draft: JAH

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT

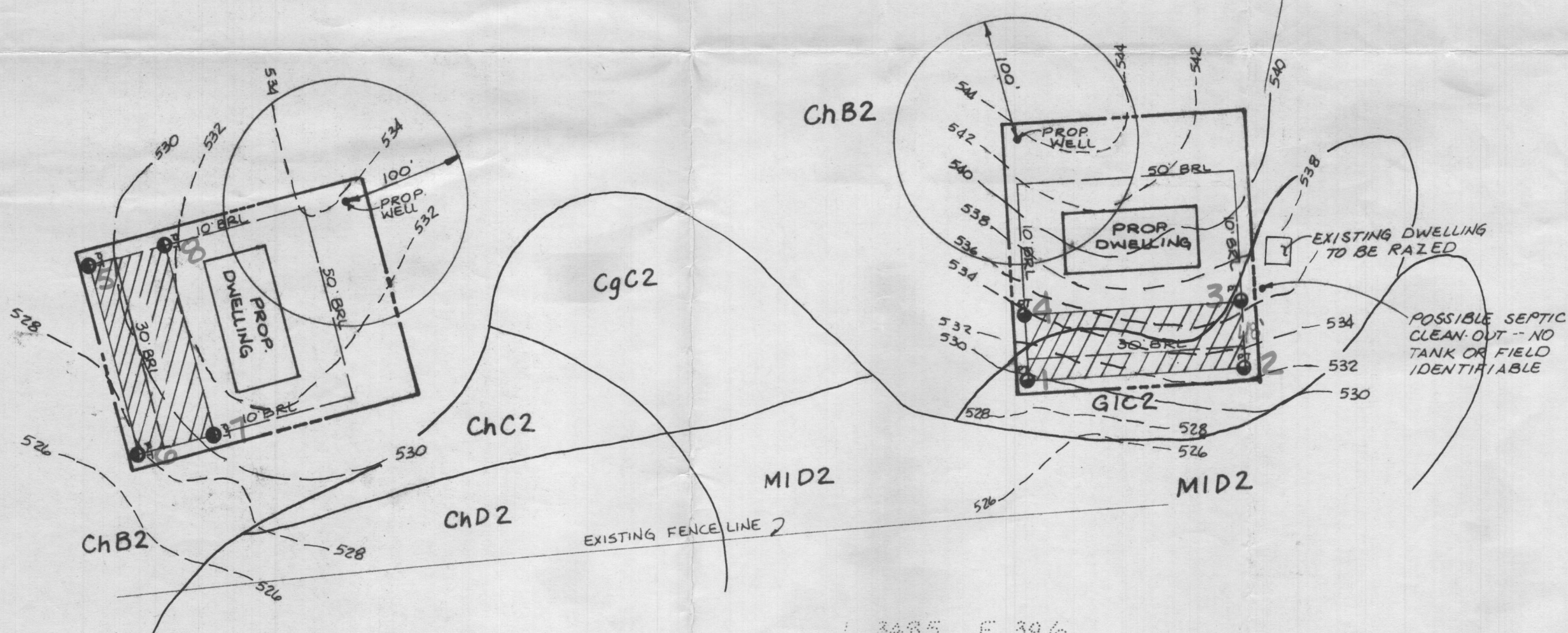
JOYCE M. BAYLOR, HEALTH OFFICER
DATE: 8-20-97



VICINITY MAP
Scale 1" = 1200'



L 3485 F 396



L 3485 F 396

NOTES:

- PT INDICATES LOCATION OF PERCOLATION TEST HOLE
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ELLICOTT CITY, MD. 21043
PHONE: (410) 465-4244

PROJECT:
KNOLL VIEW
PART OF LIBER 3845 FOLIO 396

LOCATION:
TAX MAP 15 - PARCEL 8
3rd ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE:
PERCOLATION CERTIFICATION PLAN
AG. PRESERVATION PARCEL SUBDIVISION

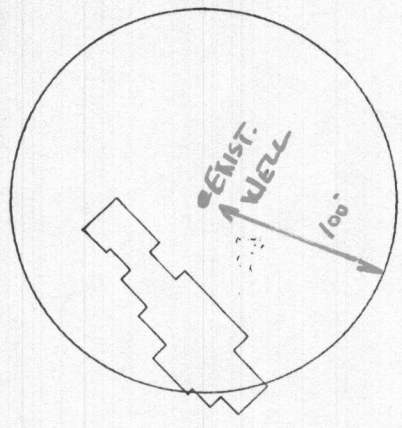
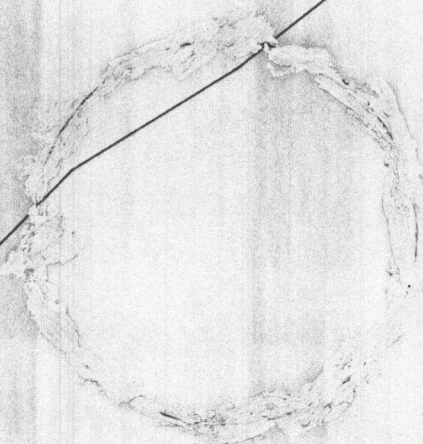
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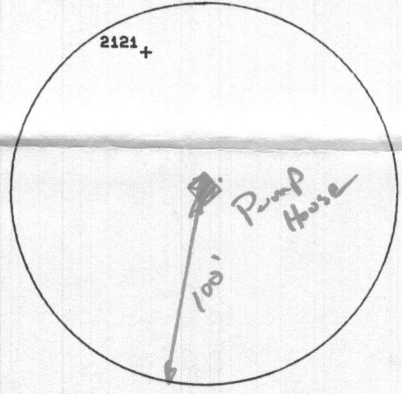
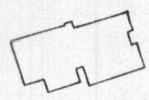
SCALE: 1"=100' DRAWING 1 OF 1

APPROVED FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS - HOWARD COUNTY HEALTH DEPARTMENT
COUNTY HEALTH OFFICER _____ DATE _____

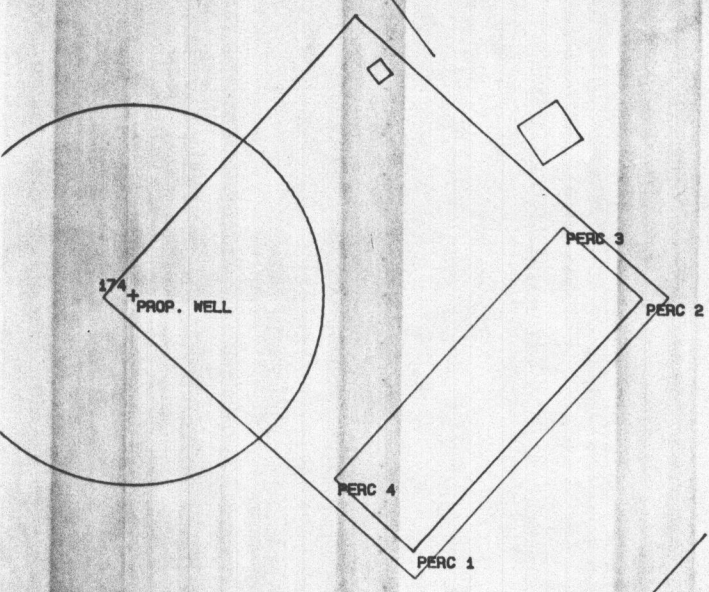
1997 MAY 21 P 1:49
 HOWARD COUNTY HEALTH DEPT. ENVIRONMENTAL HEALTH



2123⁺SCO 2122⁺



2152⁺



KNOLL VIEW
1" = 100'
8/7/97