NOTE: AERIAL TOPO WITHIN LOT AND CONTROL TOPO ONLY OCCURS ALONG PUBLIC IMPROVEMENT CORRIDORS

MSG NAD 83

PLAN FOR EXHIBIT PURPOSE ONLY

WOOD CHIP TRAIL TO BE FIELD LOCATED TO AVOID DISTURBANCE

FRO/HOA
AREA 2
1,022,499 SF
23.47 AC

IPF

S12°05'18"W 35.08'

N50°54'42"W 139.34'

S12°05'18"W 47.08'

S32°24'50"W 43.03'

30' REAR YARD

30' REAR YARD

PERPETUAL FOREST EASEMENT

WELL

LOT 106
541,196 SF
12.42 ACRES

10' SIDE YARD

10' SIDE YARD

S48°53'22"E 453.49'

50' COMMON DRIVEWAY ESMT.

APPARENT GAP

50' WIDE R/W FOR INGRESS & EGRESS REFERENCED IN DEED BK. 2438 PG. 1016 (AULT) AND BK. 7140 PG. 623 (RICHIE)

S56°13'13"W 190.84'

(8TH OR N 87° 30' W 229 FEET LINE – AULT)

N 87°06'21" E 238.19' (TOTAL)

IPF

LOT 201
218,319 SF
5.01 ACRES

FRO AREA
66,876 SF
1.54 AC

S 32°27'09" E 215.67'

N64°07'47"W 87.15'

10' SIDE YARD

10' SIDE YARD

LOT 402
181,186 SF
4.16 ACRES

DRAINFIELD
SNOW FENCE (DRAINFIELD NOT TO BE DISTURBED AT THIS PHASE OF DEVELOPMENT)

TO DIKE A-3
7.58 AC
SLOPE=3.25%
ROADSIDE SWALE 4

S55°50'02"E 114.24'

40' FRONT YARD

40' FRONT YARD

40' FRONT YARD

40' FRONT YARD

ED (A-3)

ORMONDS TERRACE

WELL

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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LOT 201
EXHIBIT PLAN
THE MANOR AT HOLLY HILLS

NEW MARKET ELECTION DISTRICT NO.9

FREDERICK COUNTY, MARYLAND

PLAN STATUS	
DATE	DESCRIPTION

SWR DESIGN	SWR DRAWN	DCC CHKD

SCALE	H: 1"=50' V: N/A
JOB No.	5339-02-001
DATE :	MARCH 2013
FILE No.	5339-02-001
SHEET	1 OF 1