

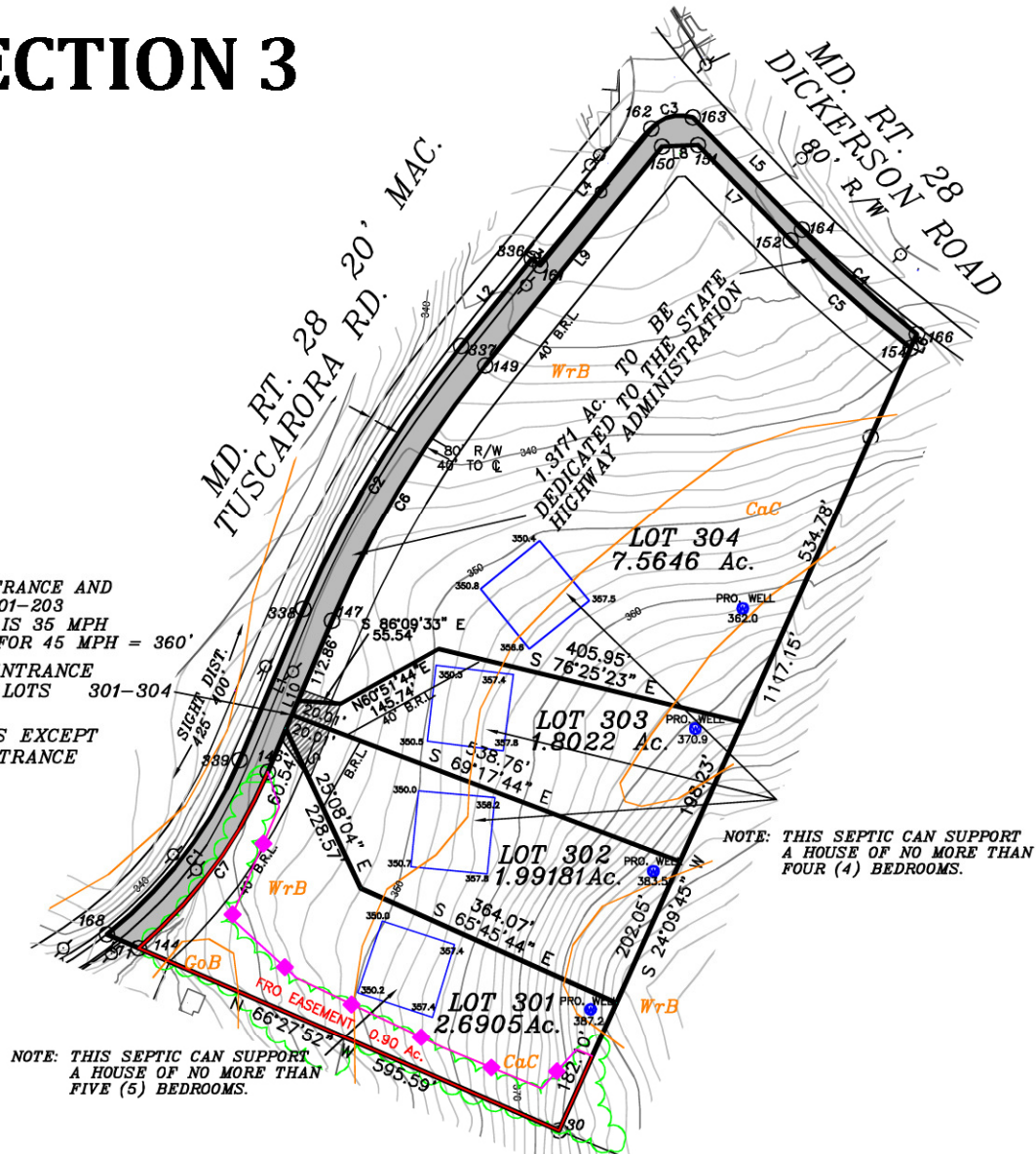
LOTS 301 TO 304

FOR SALE The Estates at Potomac Farms - Buckeystown/Dickerson, Maryland



SECTION 3

MD. STATE GRID NORTH



PROPOSED COMMON ENTRANCE AND EASEMENT FOR LOTS 201-203
POSTED SPEED LIMIT IS 35 MPH
SAFE STOPPING DIST. FOR 45 MPH = 360'

PROPOSED COMMON ENTRANCE AND EASEMENT FOR LOTS 301-304

NOTE: DENIED ACCESS EXCEPT AT COMMON ENTRANCE

NOTE: THIS SEPTIC CAN SUPPORT A HOUSE OF NO MORE THAN FOUR (4) BEDROOMS.

NOTE: THIS SEPTIC CAN SUPPORT A HOUSE OF NO MORE THAN FIVE (5) BEDROOMS.

DRIVEWAY NOTES:

- 1 HATCHED AREAS DENOTES PROPOSED COMMON RIGHT OF WAY AREAS FOR INGRESS FOR LOTS 101-104
2. LOT OWNERS ARE RESPONSIBLE FOR MAINTENANCE OF ANY COMMON DRIVEWAY
3. THE COUNTY WILL NOT BE RESPONSIBLE FOR MAINTANCE OF ANY COMMON DRIVE

NO FURTHER SUBDIVISION UNLESS REZONED

SOIL TYPES
CoB- GLENVILLE (RESTRICTED)
CaC- CARDIFF (NON RESTRICTED)
WrB- WHITEFORD-CARDIFF (NON RESTRICTED)

NOTE : THERE ARE NO WETLANDS OR BUFFERS UNLESS SHOWN.
NOTE :. THERE ARE NO FLOODPLAINS OR BUFFERS UNLESS SHOWN.
NOTE: SURVEY PERFORMED AND PLAT PREPARED WITHOUT BENEFIT OF TITLE REPORT, NONE FURNISHED.

ORIGINAL AREA TRACT 3	=	669349.9 SQ.FT OR 15.3662 Ac.
- LOTS 301 - 304	=	611978.9 SQ.FT. OR 14.0497 Ac.
- DEDICATED AREA	=	57371.0 SQ.FT. OR 1.3171 Ac.
REMAINDER TRACT 3	=	0 SQ.FT.

Disclaimer: Information obtained from sources deemed to be reliable. However, we make no guarantee, warranty or representation. Information, prices, and other data may change without notice.