

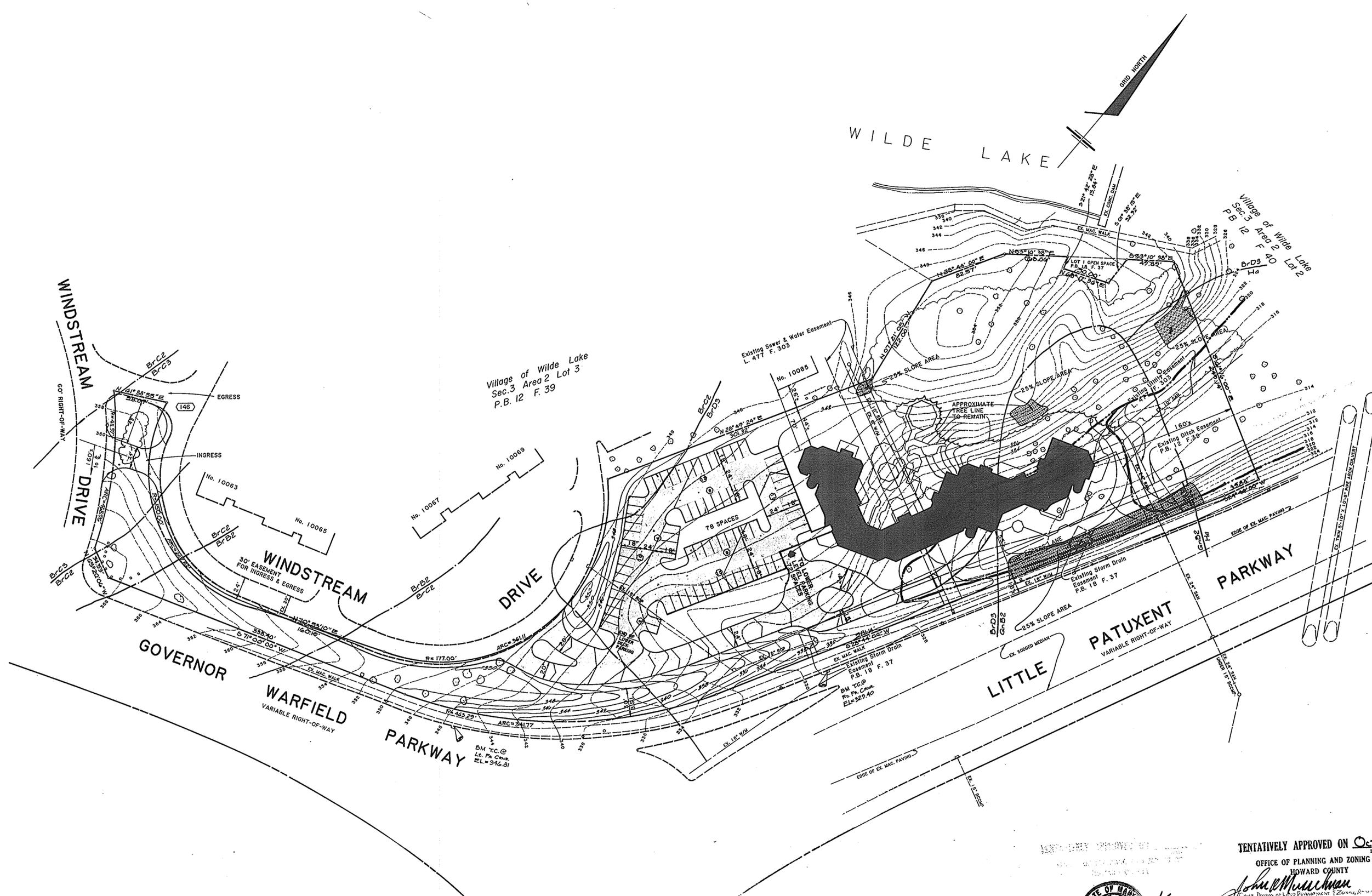
Vicinity Map
SCALE: 1" = 2000'

GENERAL NOTES

- EXISTING ZONING: N-T DISTRICT (APARTMENT USE)
- GROSS AREA OF TRACT: 5.35 AC±
- AREA OF PROPOSED PARCELS: 5.35 AC±
- AREA OF PROPOSED ROADS: 24,045 SF = 0.55 AC±
- NUMBER OF LOTS PROPOSED: 1 (ONE)
- WATER AND SEWER SYSTEMS SHALL BE PUBLIC. EXISTING ON-SITE PUBLIC WATER SEWER AND DRAINAGE SYSTEMS SHALL BE RELOCATED
- NUMBER OF UNITS: 75 CONDOMINIUM APARTMENTS
- NUMBER OF PARKING SPACES: 70 ON AT GRADE DECK
72 UNDERGROUND
150 TOTAL
- INTERIOR ROAD ACCESS SHALL BE PRIVATE
- COVERAGE SUMMARY:
 - A. LOT SIZE: 233,046 SF = 5.35 (INCLUDES OPEN SPACE CREDIT)
 - B. FLOOR AREA RATIO: 0.66
 - C. BUILDING COVERAGE: 6.75%
 - D. PARKING COVERAGE: 10.76% (AT GRADE)
 - E. ROAD COVERAGE: 10.37%
 - F. AMENITY PAVING COVERAGE: 5.02% (DECK, WALKS, ETC.)
- STORM WATER MANAGEMENT WAIVER GRANTED ON JUNE 9, 1986.
- 100 YEAR FLOOD PLAN DEPICTED AS:
 - (EXISTING)
 - - - (PROPOSED)
- DRIVEWAY ENTRANCE WILL BE DESIGNED AS A HIGH VOLUME ENTRANCE.
- PEAK HOURLY DEMAND IN VEHICLES/HOUR INDICATED BY (999)

DENSITY TABULATIONS

1. GROSS AREA	5.35
2. FLOOD PLAIN/STEEP SLOPES STORM WATER MANAGEMENT FACILITY AREA	1.68
3. NET AREA	3.67
4. NO. OF DWELLING UNITS ALLOWED (BASED ON NET AREA) (PER FDP)	150
5. FLOODPLAIN LOT ADJUSTMENT LOT ALLOWANCE	N/A
6. TOTAL NO. OF DWELLING UNITS ALLOWED	150
7. TOTAL NO. OF DWELLING UNITS PROPOSED	75
8. DENSITY PER ACRE (GROSS/NET)	14.02/23.44



TENTATIVELY APPROVED ON Oct. 30, 1985
DATE Per VP-86-98
OFFICE OF PLANNING AND ZONING OF
HOWARD COUNTY
John M. Murrin 7-28-86
Chief, Division of Land Development & Zoning Administration

Sketch Plan
WATERMARK CONDOMINIUMS
VILLAGE OF WILDE LAKE SEC.3 AREA 2
PARCEL A-1
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
TAX MAP 30, BLOCK 20, PARCEL 357
REFERENCE CCF NO. B-3-2-68255 AND 78064
SCALE 1" = 50'
DATE: 6 SEPTEMBER 1985

ENGINEER URBAN ENGINEERING & ASSOCIATES, INC. 1601 ST. PAUL STREET BALTIMORE, MARYLAND 21202 (301) 727 - 5590	OWNER HOWARD RESEARCH AND DEVELOPMENT COMPANY ROUSE COMPANY BUILDING COLUMBIA, MARYLAND 21044 (301) 992-6000 (MR. AL SCAVO)	DEVELOPER GENERAL AMERICAN REAL ESTATE AND DEVELOPMENT, INC. 9050 RED BRANCH ROAD COLUMBIA, MARYLAND 21045 (301) 730-0173 (MR. GERALD J. RYAN)
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