

**ANNE ARUNDEL COUNTY FOREST CONSERVATION WORKSHEET (In Acres)**

Variables	Unique Tract 1	Unique Tract 2	Unique Tract 3	Unique Tract 4	Unique Tract 5
<b>A. Information</b>					
A. Growth Management Area	Priority Funding Area	0	0	0	0
B. Land Use Type	High Density Residential	0	0	0	0
C. Total Unique Tract Area	10.7	0.0	0.0	0.0	0.0
D. Universal Deductions (Critical Area or 100-Yr Floodplain)	0.0	0.0	0.0	0.0	0.0
E. Impervious Surface Deductions for Targeted Growth and Priority Funding Areas	0.0	0.0	0.0	0.0	0.0
F. Existing Forest Cover within Net Unique Tract Area	0.0	0.0	0.0	0.0	0.0
G. Proposed Forest Clearing within Net Unique Tract Area	2.4	0.0	0.0	0.0	0.0
H. Net Unique Tract Area = (C) - (D) - (E)	9.8	0.0	0.0	0.0	0.0
I. Is Total Net Tract Area less than or equal to 5 Acres?	No	No	No	No	No
Key for lookup table	Priority Funding Area/High Density Residential/No	No	No	No	No
J. Conservation Threshold	25%	0%	0%	0%	0%
K. Afforestation Threshold	15%	0%	0%	0%	0%
L. Conservation Threshold Area = (H) X (J)	2.5	0.0	0.0	0.0	0.0
M. Area of Forest Above Conservation Threshold = (I) - (K)	3.6	0.0	0.0	0.0	0.0
N. Breakeven Point (Amount of forest that must be retained so that no mitigation is required)	3.6	0.0	0.0	0.0	0.0
O. If the Area of Forest Above Conservation Threshold (L) is greater than Q, then M = (0.3333) X (L) + (K). If the Area of Forest Above Conservation Threshold is equal to Q, then M = (I).	2.4	0.0	0.0	0.0	0.0
P. Forest Clearing Permitted without Mitigation = (M) - (N)	3.7	0.0	0.0	0.0	0.0
Q. Proposed Forest Retention = (F) - (G)	1.2	0.0	0.0	0.0	0.0
R. Reforestation for Retention Above the Threshold	1.2	0.0	0.0	0.0	0.0
S. Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (P) = (L) X (O.S.). If not, then (P) = (G) X (O.S.).	1.2	0.0	0.0	0.0	0.0
T. Credit for Retention Above the Threshold	1.2	0.0	0.0	0.0	0.0
U. Proposed Forest Clearing (G) is > Area of Forest Above Conservation Threshold (L), then (R) = 0. If not, then (R) = (G) - (T).	0.0	0.0	0.0	0.0	0.0
V. Reforestation for Retention Below the Threshold	0.0	0.0	0.0	0.0	0.0
W. Proposed Forest Clearing (G) is < Area of Forest Above Conservation Threshold (L), then (R) = 0. If not, then (R) = ((G) - (L)) X 2	0.0	0.0	0.0	0.0	0.0
X. Total Reforestation Required = (P) + (R) - (Q)	0.0	0.0	0.0	0.0	0.0
Y. Afforestation Threshold Area = (H) X (U)	1.5	0.0	0.0	0.0	0.0
Z. Total Afforestation Required	0.0	0.0	0.0	0.0	0.0
AA. Existing Forest Cover (P) < Afforestation Threshold Area (Z), then (U) = (T) - (F). If not, then (U) = 0.	0.0	0.0	0.0	0.0	0.0
AB. Total Mitigation Required By Tract = (S) + (U)	0.0	0.0	0.0	0.0	0.0

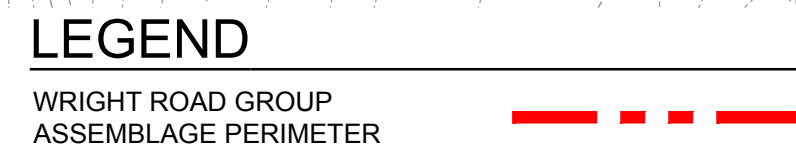
**O/S - RECREATION TABULATION**

TOTAL SITE AREA	464,824 (SQ.FT.±)	10.671 (AC.±)
OPEN SPACE REQUIRED (30% OF SITE)	139,447 (SQ.FT.±)	3.201 (AC.±)
OPEN SPACE PROVIDED	258,401 (SQ.FT.±)	5.932 (AC.±) 55.59%
REC. AREA REQUIRED (1,000 SQ.FT. PER UNIT)	56,000 (SQ.FT.±)	1.286 (AC.±)
REC. AREA PROVIDED	258,401 (SQ.FT.±)	5.932 (AC.±)
ACTIVE REC. AREA REQUIRED (50% TOTAL REC.)	28,000 (SQ.FT.±)	0.643 (AC.±)
ACTIVE REC. AREA PROVIDED	28,100 (SQ.FT.±)	0.645 (AC.±) 50.18%

**PARKING TABULATION\***

TOTAL NO. TOWNHOUSE LOTS PROPOSED	56
PARKING REQUIRED (2.5 SP / UNIT)	140 SPACES
PARKING PROVIDED	112 SPACES (DRIVEWAY SPACES ONLY)
PARKING PROVIDED (ON-STREET)	28 SPACES**
TOTAL PARKING PROVIDED	140 SPACES
ADDITIONAL PARKING AVAILABLE	112 SPACES (GARAGE SPACES ONLY)

NOTES:  
 1. ALL OPEN SPACE IN ACCORDANCE WITH A.A.CO. CODE SECTION 17-6-111.  
 2. ALL ACTIVE & PASSIVE RECREATION AREAS ARE LOCATED WITHIN OPEN SPACE, IN ACCORDANCE WITH A.A.CO. CODE SECTION 17-6-111(i).



**PROPOSED CONCEPT PLAN**  
SCALE: 1" = 50'

**DRAFT**

**W1 BULK REGULATIONS\***

LOT SIZE:	
AVERAGE LOT SIZE	1 ACRE
MINIMUM LOT SIZE	40,000 SQUARE FEET
FOR AN INDUSTRIAL PARK	20 ACRES
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:</b>	
FRONT LOT LINE	50 FEET
SIDE LOT LINE	30 FEET
REAR LOT LINE	30 FEET
FREEWAY	100 FEET
DIVIDED PRINCIPAL ARTERIAL ROAD	60 FEET
ANY OTHER PUBLIC ROAD OR RIGHT-OF-WAY	50 FEET
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURES FROM REAR AND SIDE LOT LINES</b>	25 FEET
<b>MAXIMUM COVERAGE BY STRUCTURES AND PARKING</b>	75% OF GROSS AREA
<b>MINIMUM WIDTH AT FRONT BUILDING RESTRICTION LINE</b>	150 FEET
<b>MAXIMUM HEIGHT LIMITATIONS:</b>	
PRINCIPAL STRUCTURES	NONE IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH TWO FEET OF HEIGHT IN EXCESS OF 90 FEET
ACCESSORY STRUCTURES	NONE IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH TWO FEET OF HEIGHT IN EXCESS OF 25 FEET
<b>MAXIMUM SINGLE FRONT ELEVATION</b>	300 FEET IN LENGTH UNLESS SPECIAL ARCHITECTURAL, LANDSCAPING, OR TOPOGRAPHIC TREATMENT, SUCH AS A CHANGE OF MATERIAL, TEXTURE, DEPRESSION, BERM, OR OTHER SIMILAR CHANGE, IS EMPLOYED.

\* TAKEN FROM THE A.A.CO. CODE SECTION § 18-6-201. (BULK REGULATIONS - INDUSTRIAL PARK DISTRICTS)

**R-15 BULK REGULATIONS\***

MINIMUM LOT SIZE	N/A
MAXIMUM COVERAGE BY STRUCTURES AND PARKING	45% OF GROSS AREA
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURES:</b>	
FRONT LOT LINE	20 FEET
SIDE LOT LINE	15 FEET
CORNER SIDE LOT LINE	20 FEET
REAR LOT LINE	30 FEET
<b>MINIMUM DISTANCE BETWEEN MULTIFAMILY STRUCTURES LOCATED ON THE SAME LOT (CLOSEST PROJECTING EDGE)</b>	
FACADES WITH WINDOWS	30 FEET
FACADES THAT ARE WINDOWLESS	15 FEET
STRUCTURE WITH EIGHT OR MORE DWELLING UNITS WITH FACADES THAT ARE WINDOWLESS	30 FEET
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURES OTHER THAN SHEDS THAT DO NOT EXCEED 64 SQUARE FEET IN AREA AND EIGHT FEET IN HEIGHT:</b>	
SIDE AND REAR LOT LINES	7 FEET OR, FOR STRUCTURES LESS THAN 8 FEET IN HEIGHT (OTHER THAN SWIMMING POOLS, TENNIS COURTS, BASKETBALL COURTS, AND SIMILAR PRIVATE RECREATIONAL FACILITIES ACCESSORY TO SINGLE-FAMILY DETACHED, DUPLEX, OR SEMI-DETACHED DWELLINGS), 5 FEET
CORNER SIDE LOT LINE	15 FEET
<b>MAXIMUM HEIGHT LIMITATIONS:</b>	
PRINCIPAL STRUCTURES	55 FEET IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 40 FEET
ACCESSORY STRUCTURES	20 FEET OR THE HEIGHT OF THE PRINCIPAL STRUCTURE, WHICHEVER IS LESS
<b>MAXIMUM LENGTH OF A SINGLE ELEVATION</b>	250 FEET
<b>MAXIMUM DENSITY</b>	15 DWELLING UNITS PER ACRE
EXCEPTION: A SINGLE-FAMILY DETACHED DWELLING ON A LOT IN A RECORDED SUBDIVISION SHALL COMPLY WITH THE BULK REGULATIONS OF THE RS DISTRICT. (BILL NO. 4-05; BILL NO. 78-05; BILL NO. 69-07)	

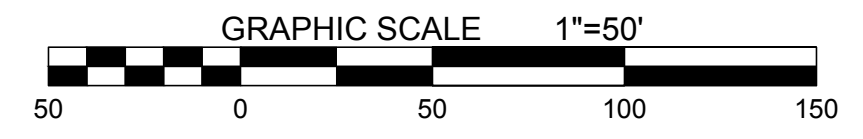
\* TAKEN FROM THE A.A.CO. CODE SECTION 18-4-901.

**TOWNHOUSE BULK REGULATIONS\***

	REQUIRED
LOCATION OF A TOWNHOUSE STRUCTURE FROM A RESIDENTIAL LOT LINE LOCATED IN A LESS INTENSIVE ZONING DISTRICT	75 FEET EXCEPT THAT THE SETBACK MAY BE 50 FEET IF THE ADJOINING LOT IS AN OPEN SPACE LOT CREATED UNDER 17-6-111 OF THIS CODE.
<b>MINIMUM SETBACKS FOR A TOWNHOUSE STRUCTURE:</b>	
FRONT LOT LINE	5 FEET, BUT IF PARKING IS LOCATED IN THE FRONT YARD, 18 FEET
SIDE LOT LINE FOR END UNITS	5 FEET
REAR LOT LINE	10 FEET
DISTANCE BETWEEN TOWNHOUSE STRUCTURES:	
FRONT TO FRONT BETWEEN STRUCTURE FACADES	40 FEET
BACK TO BACK BETWEEN STRUCTURE FACADES	40 FEET
ADJACENT END UNITS	15 FEET
<b>MAXIMUM UNITS PER TOWNHOUSE STRUCTURE</b>	16 UNITS IF BACK-TO-BACK; OTHERWISE, 8 UNITS
<b>MINIMUM WIDTH OF INDIVIDUAL UNIT</b>	16 FEET
<b>MAXIMUM NET DENSITY</b>	C1 AND C3.5 UNITS PER ACRE AND, IN ALL OTHER DISTRICTS, IN ACCORDANCE WITH THE REQUIREMENTS OF THE DISTRICT IN WHICH THE DEVELOPMENT IS LOCATED
PUBLIC WATER AND SEWER	REQUIRED

\* TAKEN FROM THE A.A.CO. CODE SECTION 18-10-125: DWELLINGS, TOWNHOUSES.

(2) THE FRONT FACADE OF AN INDIVIDUAL UNIT SHALL BE STAGGERED FROM THE FRONT FACADE OF AN ADJOINING UNIT BY AT LEAST TWO FEET IN ORDER TO CREATE A VARIATION IN THE FRONT FACADES, OR THE DEVELOPER SHALL SUBMIT A PLAN SHOWING VARIATIONS OR ARCHITECTURAL FEATURES TO PROVIDE A VARIETY OF FACADES, FEATURES, AND RELIEF ACCEPTABLE TO THE PLANNING AND ZONING OFFICER.



**CALL BEFORE YOU DIG!**  
 MARYLAND LAW REQUIRES 48 HOURS NOTICE BEFORE PLANNED WORK TO MARK UNDERGROUND UTILITIES PRIOR TO EXCAVATION  
 MISS UTILITY: 1-800-257-7777

**PROPOSED CONCEPT PLAN**  
**PRELIMINARY CONCEPT PLANS**  
**MATTHEWS PROPERTY**  
 SUB. # 7147 WRIGHT ROAD, HANOVER, MD 21076  
 PROJ. # 7147 WRIGHT ROAD, HANOVER, MD 21076  
 TAX MAP 08, GRID 14, PARCELS 252, 260, 261, 265, 271, 316, 325, & 326  
 DEED REFERENCE: 31316 / 307  
 TAX ACCT # 05-000-108197 00  
 ZONED: W1  
 ANNE ARUNDEL COUNTY, MARYLAND  
 FIFTH DISTRICT  
 FILE#XHBITS19-7088 PROPERTY LISTING.DWG /EXH 02

**Revisions**

Rev. #	By	Date	Description

**Timothy Martin**  
 10889  
 License No. 8/3/2024  
 Exp./Renewal Date

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**Date** AUGUST, 2023  
**Job Number** 19-7088  
**Scale** AS SHOWN  
**Drawn By** J. WILSON  
**Approved By** T. MARTIN  
**Folder Reference** GINA MATTHEWS - 7147 WRIGHT ROAD

**Sheet No. 0 OF 00**