



REVISIONS TO APPROVED PLANS

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

ENGINEER: DRUM, LOYKA & ASSOCIATES, LLC  
 DATE: 7-2-10

PROJECT: BACK BAY BEACH  
 ADDRESS: 1410 FOREST DRIVE, SUITE 35  
 ANNAPOLIS, MARYLAND 21403

CLIENT: PEAK CONSTRUCTION & DESIGN  
 P.O. BOX 148  
 TRAILER LANDING, MARYLAND 20778  
 (443) 370-5513

VARIANCE PLAN  
 BACK BAY BEACH - LOT 35 & P/O LOT 34  
 1407 BACK BAY BEACH ROAD WEST RIVER, MARYLAND 20778  
 TAX MAP 89 GRID 15 PARCEL 177 DISTRICT 7TH  
 ANNE ARUNDEL COUNTY, MARYLAND  
 DATE: JULY 12, 2017 PROJ. NO. BR4210 SHEET 1 OF 1

**LEGEND**

|  |                             |
|--|-----------------------------|
|  | Easement                    |
|  | Easement Boundary Line      |
|  | Easement Power Pole         |
|  | Easement Block Line         |
|  | Easement Street Line        |
|  | Easement Block Sign         |
|  | Easement Street Marking     |
|  | Easement Drainage           |
|  | Easement Utility Connection |
|  | Surveyed Boundary           |
|  | Surveyed Easement           |
|  | Surveyed Lot Coverage       |
|  | Surveyed Street             |

**SITE REGULATIONS**

| Regulation                    | Value                 |
|-------------------------------|-----------------------|
| Total Site Area               | 14,449 S.F. (0.33 AC) |
| Total Developed Area          | 3,920 S.F. (0.22 AC)  |
| Maximum Building Footprint    | 3,920 S.F. (0.22 AC)  |
| Maximum Lot Coverage          | 27%                   |
| Maximum Floor Area Ratio      | 1.0                   |
| Maximum Height                | 32' 0" (9.75 m)       |
| Maximum Number of Stories     | 2                     |
| Maximum Building Setback      | 5' (1.52 m)           |
| Maximum Street Setback        | 5' (1.52 m)           |
| Maximum Side Yard Setback     | 5' (1.52 m)           |
| Maximum Rear Yard Setback     | 5' (1.52 m)           |
| Maximum Front Yard Setback    | 5' (1.52 m)           |
| Maximum Side Setback          | 5' (1.52 m)           |
| Maximum Rear Setback          | 5' (1.52 m)           |
| Maximum Front Setback         | 5' (1.52 m)           |
| Maximum Corner Setback        | 5' (1.52 m)           |
| Maximum Easement Setback      | 5' (1.52 m)           |
| Maximum Utility Setback       | 5' (1.52 m)           |
| Maximum Street Setback        | 5' (1.52 m)           |
| Maximum Surveyed Lot Coverage | 27%                   |
| Maximum Surveyed Street       | 5' (1.52 m)           |
| Maximum Surveyed Easement     | 5' (1.52 m)           |
| Maximum Surveyed Lot Coverage | 27%                   |
| Maximum Surveyed Street       | 5' (1.52 m)           |
| Maximum Surveyed Easement     | 5' (1.52 m)           |
| Maximum Surveyed Lot Coverage | 27%                   |
| Maximum Surveyed Street       | 5' (1.52 m)           |
| Maximum Surveyed Easement     | 5' (1.52 m)           |