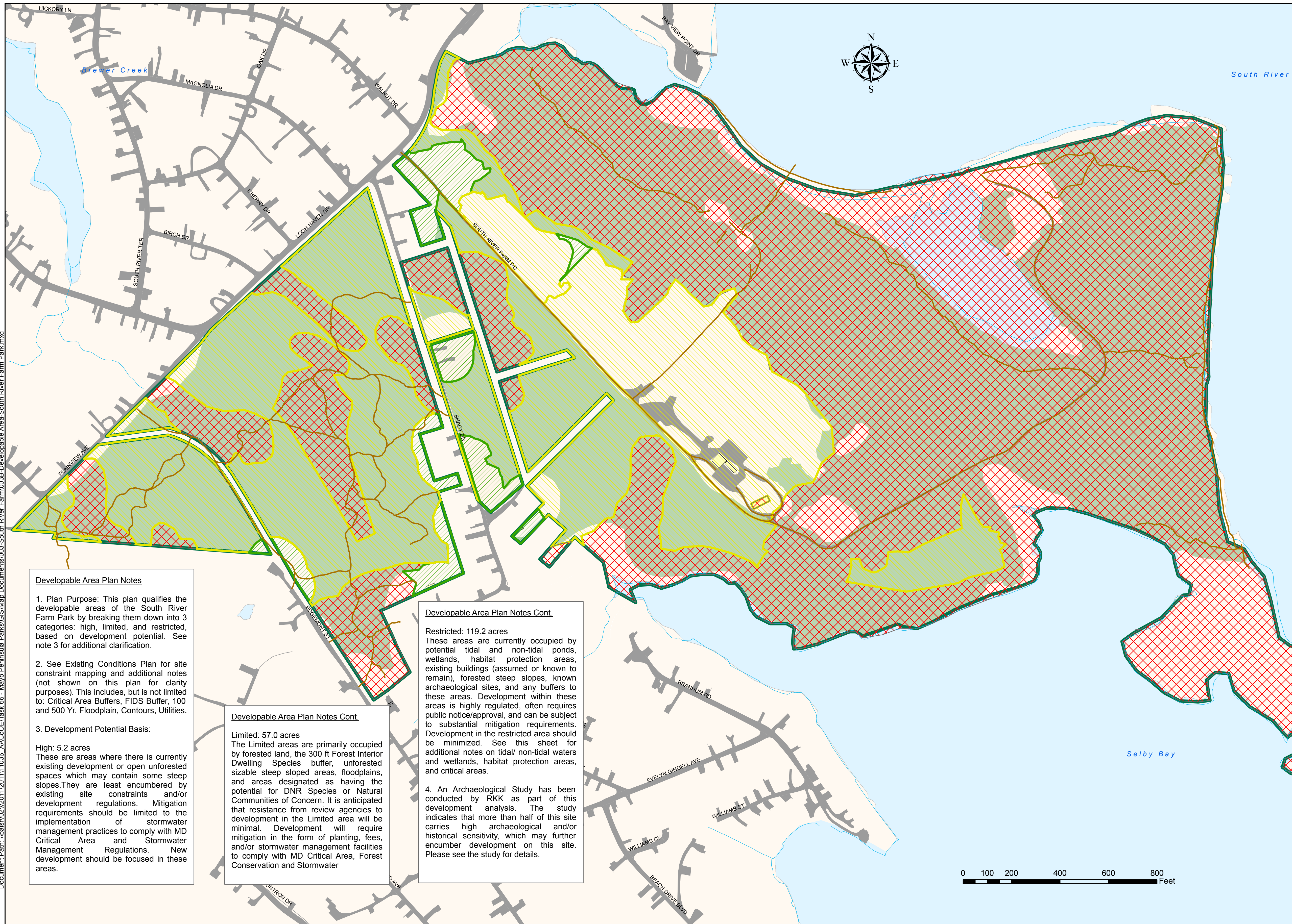


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**Developable Area Plan Notes**

1. Plan Purpose: This plan qualifies the developable areas of the South River Farm Park by breaking them down into 3 categories: high, limited, and restricted, based on development potential. See note 3 for additional clarification.

2. See Existing Conditions Plan for site constraint mapping and additional notes (not shown on this plan for clarity purposes). This includes, but is not limited to: Critical Area Buffers, FIDS Buffer, 100 and 500 Yr. Floodplain, Contours, Utilities.

**3. Development Potential Basis:**

**High: 5.2 acres**  
These are areas where there is currently existing development or open unforested spaces which may contain some steep slopes. They are least encumbered by existing site constraints and/or development regulations. Mitigation requirements should be limited to the implementation of stormwater management practices to comply with MD Critical Area and Stormwater Management Regulations. New development should be focused in these areas.

**Developable Area Plan Notes Cont.**

**Limited: 57.0 acres**  
The Limited areas are primarily occupied by forested land, the 300 ft Forest Interior Dwelling Species buffer, unforested sizable steep sloped areas, floodplains, and areas designated as having the potential for DNR Species or Natural Communities of Concern. It is anticipated that resistance from review agencies to development in the Limited area will be minimal. Development will require mitigation in the form of planting, fees, and/or stormwater management facilities to comply with MD Critical Area, Forest Conservation and Stormwater

**Developable Area Plan Notes Cont.**

**Restricted: 119.2 acres**  
These areas are currently occupied by potential tidal and non-tidal ponds, wetlands, habitat protection areas, existing buildings (assumed or known to remain), forested steep slopes, known archaeological sites, and any buffers to these areas. Development within these areas is highly regulated, often requires public notice/approval, and can be subject to substantial mitigation requirements. Development in the restricted area should be minimized. See this sheet for additional notes on tidal/ non-tidal waters and wetlands, habitat protection areas, and critical areas.

4. An Archaeological Study has been conducted by RKK as part of this development analysis. The study indicates that more than half of this site carries high archaeological and/or historical sensitivity, which may further encumber development on this site. Please see the study for details.

**Tidal Waters, Tidal Wetlands, Non-Tidal Wetlands Development Notes**

- Wetlands and waterbodies are subject to Clean Water Act Section 404 and Rivers and Harbors Act Sections 9 and 10 jurisdiction. Project will be required to go through Jurisdictional Determination (JD) process to identify jurisdictional waters and to determine if work will occur in regulated waters of the U.S.
- A Joint Federal/State Application for Alteration of any Floodplain, Waterway, Tidal or Non-Tidal Wetland in Maryland must be submitted to Maryland Department of the Environment (MDE)/Water Management Administration to obtain a tidal wetlands license and permit, non-tidal wetland and waterways permit, and Department of Army authorization. A permit or license is issued by MDE, Maryland Board of Public Works (BPW), and U.S. Army Corps of Engineers (USACE).
- Tidal Wetlands Licenses and Permits are required for filling of open water and vegetated wetlands, construction of piers and associated structures, construction of shore erosion control structures, dredging, and marsh establishment (living shoreline).
- Non-Tidal wetlands and waterways permits are required for grading or filling, excavating or dredging, changing existing drainage patterns, disturbing the water level or water table, and destroying or removing vegetation. A permit is issued by MDE for any activities that alters a non-tidal wetland or its 25-ft buffer.
- Department of Army authorization required for impacts to jurisdictional waters.
- Through MDE's review process, the project may be advertised for comment and an opportunity for a public informational hearing.
- Unavoidable losses to tidal wetlands and/or aquatic resources may require compensatory mitigation.

**Habitat Protection Area Notes**

- Habitat Protection Areas require special conservation measures enforced by the MD Department of Natural Resources and the Critical Area Commission. Research indicates the presence of forest interior dwelling species (FIDS) on this site. The FIDS habitat protection area is limited to the site's forested area. While limited development activities are permissible, construction should be focused in the FIDS 300' buffer area (first 300' of forest) to minimize disturbance to the protected habitat in accordance with the FIDS Site Design Guidelines.

**Habitat Protection Area Notes Cont.**

- Per DNR, conservation of the FIDS area is mandated within the Critical Area and recommended outside the Critical Area. No mitigation is required for impacts to FIDS habitat. However, there will be mitigation under FCA or local ordinances.
- The CAC requires 1:1 mitigation for buffer impacts and 2:1 or greater mitigation for forest interior habitat impacts.
- The CAC will also require detailed forest interior habitat impact avoidance/minimization measures and extensive justification for unavoidable impacts. The CAC has required 2:1 or greater mitigation for impacts to forest interior habitat areas due to minor clearing for trails, camping sites, and picnic areas on past projects.
- A FIDS breeding survey could be conducted to verify the extent of FIDS habitat, if there are questions regarding the presence of FIDS habitat on a site.
- Full state CAC Commission review would likely be required for development of this site.

**Critical Area Development Notes**

- The entire project area is located within the Chesapeake Bay Critical Area, which extends 1,000 ft landward of tidal waters and tidal wetlands of the Bay and its tributaries. The majority of the project area is designated as a Resource Conservation Area (RCA).
- The Chesapeake Bay Critical Area buffer is the land area 100 ft inland from the mean high water line of tidal water, tidal wetlands, or tributary streams. When applicable, the 100-ft buffer is expanded to include contiguous sensitive areas, including steep slopes.
- Removal of any existing natural vegetation within the Critical Area buffer or protected forests or woodland is subject to prior approval through Anne Arundel County Department of Inspections and Permits, and completion of a Standard Vegetation Management Plan (VMP).
- Within the 100 ft buffer or expanded buffer, County approval is required for clearing or grading, disturbance of steep slopes, construction, alteration or relocation of a structure or lot, or installation of stormwater management system.
- Critical Area regulations require reforestation for all clearing and afforestation required on 15 percent of the site if site is unforested.
- Critical Area Variance required for development activity inside the 100 ft or expanded buffer, and/or exceeds clearing limits, and disturbs steep slopes.
- The Critical Area regulations for the State of Maryland require that all development projects include the replacement of cleared forest cover in ratios ranging from 1:1 to 3:1. When it is impossible to replace forest cover on the project site, local jurisdictions collect fee-in-lieu that are used to reforest other areas in the Critical Area or other locations beneficial to the Critical Area

**DNR Species or Natural Communities of Concern**

DNR Group 3, species or natural communities of concern to DNR, with no official status, occur within the study area, according to DNR GIS layers. Coordination with DNR Wildlife and Heritage Division and Environmental Review Unit will be required to determine species and/or habitat present on the site and any potential restrictions to site development. Due to the uncertainty, these areas are conservatively designated on this plan as "limited" development potential.

PROJECT: 11036-066
DESIGNED: SM
DRAWN: SM
CHECKED: RAF
DATE: 8/31/2016
SCALE: 1 inch = 200 feet
DRAWING: 003B

**South River Farm Park  
Developable Area Plan**

**Mayo Peninsula Parks Feasibility Study**

Anne Arundel County Department of Public Works  
Annapolis, Maryland

Development Potential	Legend
Restricted	Water
Limited	Open Space/Beach
High	Woods & FIDS*
	Roads
	Streams
	Park Paths
	Park Boundary

\*Forest Interior Dwelling Species

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