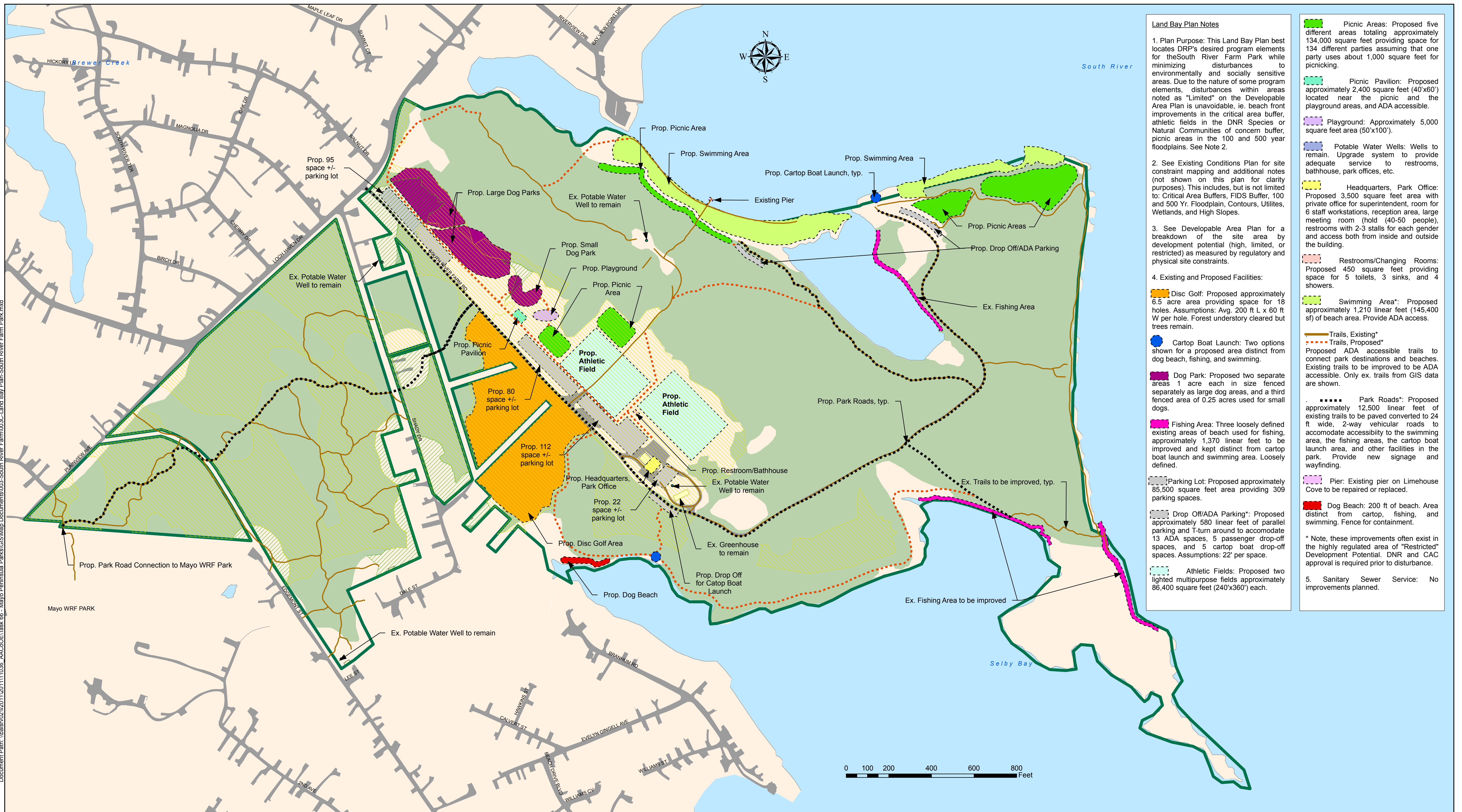


Document Path: \\basincv\2011\201111036\_AA\GIS\Map Documents\03-South River Farm\03C-Land Bay Plan-South River Farm Park.mxd



- Land Bay Plan Notes**
1. Plan Purpose: This Land Bay Plan best locates DRP's desired program elements for the South River Farm Park while minimizing disturbances to environmentally and socially sensitive areas. Due to the nature of some program elements, disturbances within areas noted as "Limited" on the Developable Area Plan is unavoidable, i.e. beach front improvements in the critical area buffer, athletic fields in the DNR Species or Natural Communities of concern buffer, picnic areas in the 100 and 500 year floodplains. See Note 2.
  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, Wetlands, and High Slopes.
  3. See Developable Area Plan for a breakdown of the site area by development potential (high, limited, or restricted) as measured by regulatory and physical site constraints.
  4. Existing and Proposed Facilities:
    - Disc Golf: Proposed approximately 6.5 acre area providing space for 18 holes. Assumptions: Avg. 200 ft L x 60 ft W per hole. Forest understorey cleared but trees remain.
    - Cartop Boat Launch: Two options shown for a proposed area distinct from dog beach, fishing, and swimming.
    - Dog Park: Proposed two separate areas 1 acre each in size fenced separately as large dog areas, and a third fenced area of 0.25 acres used for small dogs.
    - Fishing Area: Three loosely defined existing areas of beach used for fishing, approximately 1,370 linear feet to be improved and kept distinct from cartop boat launch and swimming area. Loosely defined.
    - Parking Lot: Proposed approximately 85,500 square feet area providing 309 parking spaces.
    - Drop Off/ADA Parking\*: Proposed approximately 580 linear feet of parallel parking and T-turn around to accommodate 13 ADA spaces, 5 passenger drop-off spaces, and 5 cartop boat drop-off spaces. Assumptions: 22' per space.
    - Athletic Fields: Proposed two lighted multipurpose fields approximately 86,400 square feet (240'x360') each.
- Propic Areas:** Proposed five different areas totaling approximately 134,000 square feet providing space for 134 different parties assuming that one party uses about 1,000 square feet for picnicking.  
**Propic Pavilion:** Proposed approximately 2,400 square feet (40'x60') located near the picnic areas, and ADA accessible.  
**Playground:** Approximately 5,000 square feet area (50'x100').  
**Potable Water Wells:** Wells to remain. Upgrade system to provide adequate service to restrooms, bathhouse, park offices, etc.  
**Headquarters, Park Office:** Proposed 3,500 square feet area with private office for superintendent, room for 6 staff workstations, reception area, large meeting room (hold 40-50 people), restrooms with 2-3 stalls for each gender and access both from inside and outside the building.  
**Restrooms/Changing Rooms:** Proposed 450 square feet providing space for 5 toilets, 3 sinks, and 4 showers.  
**Swimming Area\*:** Proposed approximately 1,210 linear feet (145,400 sf) of beach area. Provide ADA access.  
**Trails, Existing\***  
**Trails, Proposed\*** Proposed ADA accessible trails to connect park destinations and beaches. Existing trails to be improved to be ADA accessible. Only ex. trails from GIS data are shown.  
**Park Roads\*:** Proposed approximately 12,500 linear feet of existing trails to be paved converted to 24 ft wide, 2-way vehicular roads to accommodate accessibility to the swimming area, the fishing areas, the cartop boat launch area, and other facilities in the park. Provide new signage and wayfinding.  
**Pier:** Existing pier on Limehouse Cove to be repaired or replaced.  
**Dog Beach:** 200 ft of beach. Area distinct from cartop, fishing, and swimming. Fence for containment.  
 \* Note, these improvements often exist in the highly regulated area of "Restricted" Development Potential. DNR and CAC approval is required prior to disturbance.
5. Sanitary Sewer Service: No improvements planned.

PROJECT: 11036-066
DESIGNED: SM
DRAWN: SM
CHECKED: RAF
DATE: 9/28/2016
SCALE: 1 inch = 200 feet
DRAWING: 003C

**South River Farm Park  
Land Bay Plan**

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**Mayo Peninsula Parks Feasibility Study**

Anne Arundel County Department of Public Works  
Annapolis, Maryland

**Development Potential\***

	Limited		Park Boundary		Ex. Water
	High		Ex. Park Paths		Ex. Open Space/Beach
			Ex. Buildings		Ex. Woods
			Ex. Roads		

\*These are areas provided on the Developable Area Plan and are shown here for reference only. "Restricted" development potential areas are not shown for plan clarity. Development Potential area hatch symbol is an overlay to the land cover, thus the background color will vary.

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81 W. Mosher Street  
Baltimore, MD 21217

www.rkk.com  
(410) 728-2900