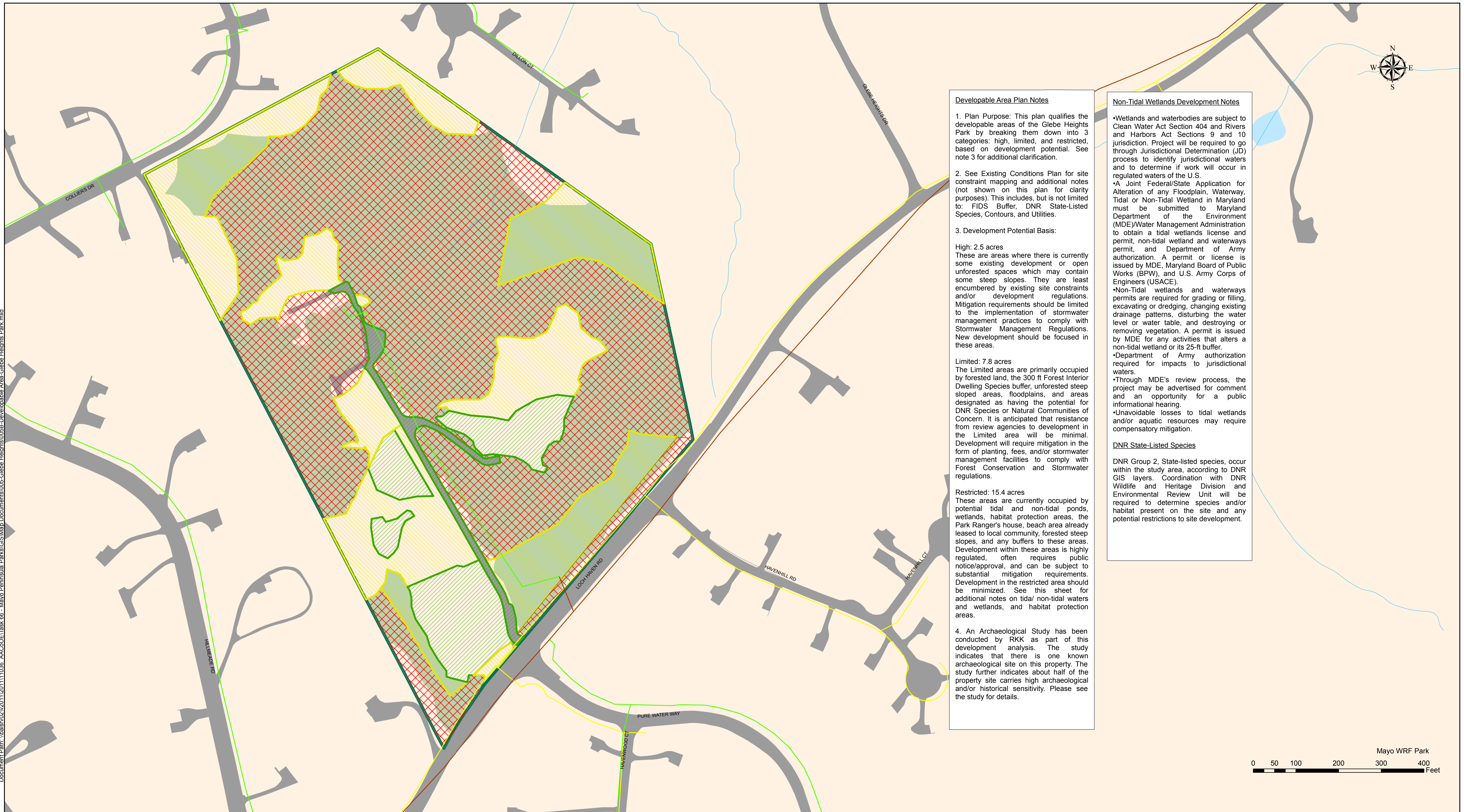


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Developable Area Plan Notes

1. Plan Purpose: This plan qualifies the developable areas of the Glebe Heights 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: FIDS Buffer, DNR State-Listed Species, Contours, and Utilities.
3. Development Potential Basis:
 - High: 2.5 acres**
These are areas where there is currently some 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 Stormwater Management Regulations. New development should be focused in these areas.
 - Limited: 7.8 acres**
The Limited areas are primarily occupied by forested land, the 300 ft Forest Interior Dwelling Species buffer, unforested 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 Forest Conservation and Stormwater regulations.
 - Restricted: 15.4 acres**
These areas are currently occupied by potential tidal and non-tidal ponds, wetlands, habitat protection areas, the Park Ranger's house, beach area already leased to local community, forested steep slopes, 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, and habitat protection areas.
4. An Archaeological Study has been conducted by RKK as part of this development analysis. The study indicates that there is one known archaeological site on this property. The study further indicates about half of the property site carries high archaeological and/or historical sensitivity. Please see the study for details.

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).
- 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.

DNR State-Listed Species

DNR Group 2, State-listed species, 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.

PROJECT: 11036-066
 DESIGNED: SM
 DRAWN: SM
 CHECKED: RAF
 DATE: 8/31/2016
 SCALE: 1 inch = 100 feet
 DRAWING:
005B

**Glebe Heights Park
 Developable Area Plan**

Mayo Peninsula Parks Feasibility Study

Anne Arundel County Department of Public Works
 Annapolis, Maryland

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

***Forest Interior Dwelling Species**

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