

Master Plan Report

January 2018

Mayo Peninsula Parks Master Plans

Project No. P452500
Contract No. P452523



Prepared for:
**Anne Arundel County Department of
Public Works & Recreation & Parks**

Prepared by:
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February 15, 2018

Mr. Rick Anthony, Director
Department of Recreation & Parks
Anne Arundel County
1 Harry S. Truman Pkwy,
Annapolis, MD 21401

RE: Mayo Peninsula Parks

Dear Mr. Anthony:

We are pleased to submit this Master Plan Report for Glebe Heights, WRF, South River Farms, Mayo Beach, and Beverly Triton Beach Parks. This Report summarizes the planning process that we worked through with you, your staff and the Master Plan Advisory Committee in developing the master plan for each of these parks on the Mayo Peninsula.

Human & Rohde began work on the master plans with an established Master Plan Advisory Committee that had guided the feasibility and program study for each park. We worked with the Committee throughout the process and developed the master plans based on their input, County Recreation and Parks needs and the characteristics of each site.

The final plans for each park allows for most of the active and passive facilities that the committee desired while utilizing the sites appropriately, maximizing the relationships between different park elements yet preserving those areas of the property that are environmentally sensitive. We hope these master plans will assist you and the Department of Public Works in the future development of the Mayo Peninsula Parks.

Sincerely,

HUMAN & ROHDE, INC.

John C. Rohde

Sally A. Malena

ACKNOWLEDGEMENTS

The Master Plan for each park was prepared with the assistance of Anne Arundel County staff from the Department of Public Works and the Department of Recreation and Parks, the Mayo Peninsula Parks Advisory Committee, the staffs of Traffic Concepts, Inc., Bay Engineering, Inc. and Smith Architects. We would like to acknowledge and thank those individuals who contributed their time and energy to this project. The residents of Anne Arundel County will have more parks to enjoy because of their efforts.

MASTER PLAN ADVISORY COMMITTEE

Community Representatives

Mark Bates, Beverly Beach & South River Youth Athletics (SRYA)
Marie Del Bianco, Loch Haven
Mike Geers, Loch Haven
Jesse Iliff, South River Riverkeeper
Lloyd Lewis, Mayo
Mike Lofton, Water Access Commission
James Lyons, Mayo
Kerry McQuighan, Edgewater Dog Park
Matt O'Neal, Glebe Heights
Kristen Oxendine, Beverly Beach
Jess Parker, Water Access Commission
Emily Parkhust, Mayo
Patrick Schmitt, Saunders Point

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INTRODUCTION

Human & Rohde, Inc. Landscape Architects were retained to prepare Master Plans for five parks on the Mayo Peninsula including, Glebe Heights, Mayo WRF, South River Farms, Mayo Beach, and Beverly Triton Beach Park. A Master Plan Advisory Committee composed of representatives from the local athletic associations, community associations, dog park interest groups, riverkeeper, the Water Access Commission, and staff from Anne Arundel County Departments of Public Works and Recreation and Parks worked with Human & Rohde, Inc. to develop plans for each site that would incorporate passive and active recreational needs of the area and County into the site. The staff of Traffic Concepts, Inc. provided a traffic study to determine the traffic impacts the additional uses to each park would have on the peninsula roadways and Smith Architects contributed concepts for proposed new buildings. This report is a summary of the planning process and the master plans.

This report includes brief descriptions of the Site Analyses and Land Bay Maps that Human & Rohde, Inc. prepared in order to understand the assets and constraints of each site and the final Master Plans based on the site conditions and the program previously outlined under the Feasibility Study.

All the parks with exception of Glebe Heights have land within the critical area if not entirely within the critical area. The Critical Area of the Chesapeake Bay is defined as “a strip of land along the tidal shoreline extending 1,000 feet landward from the water’s edge, or from the landward boundary of any adjacent tidal wetland.” Development within the critical area is regulated so negative impacts are minimized to protect the health of the bay. All development within the parks will need to be approved by the Critical Area Commission. There are also potential FIDS Habitats (Forest Interior Dwelling Species) and certainly wetlands in most all the parks that will need to be addressed by various State and County agencies.

GLEBE HEIGHTS PARK

LOCATION & CONTEXT SITE ANALYSIS

Glebe Heights Park is 26 acres in size and located on the northwest side of Loch Haven Road. It is accessed on an existing drive from Loch Haven Road. Residential properties abut the site on both the northeast and southwest and Colliers Drive and additional residences adjoin the site on the north property boundary. Loch Haven Park is a short distance to the northeast of Glebe Heights Park. The site is currently part of the Glebe Heights Communal System/Mayo Water Reclamation Facility and should be decommissioned in the next year or so. It was formerly known as the Collinson family farm. A storyboard is located on the property describing the farm and the slave quarters that existed prior to 1864. RK&K, as part of their Feasibility Study identified the site as having archaeological / historical significance and the area is numbered as 18AN574.

The site is characterized as having both wooded and open grassy areas, as well as rolling hills. Approximately six acres are currently unwooded and the remainder tree covered. Slopes on the site range from less than 5% to over 15% with the steepest slopes in the wooded areas. The high point is at elevation 118 and the lowest at approximately 58 feet above sea level. A well-defined drainage area runs from the high point to the northeast, but with the rolling nature of the site water drains in all directions. The perimeters of the site are for the most part wooded. Depending on the uses within the park the boundary along the southwest property line may need to be reinforced with additional trees and shrubs to provide privacy to the residential properties abutting the park.

Glebe Heights Context Map

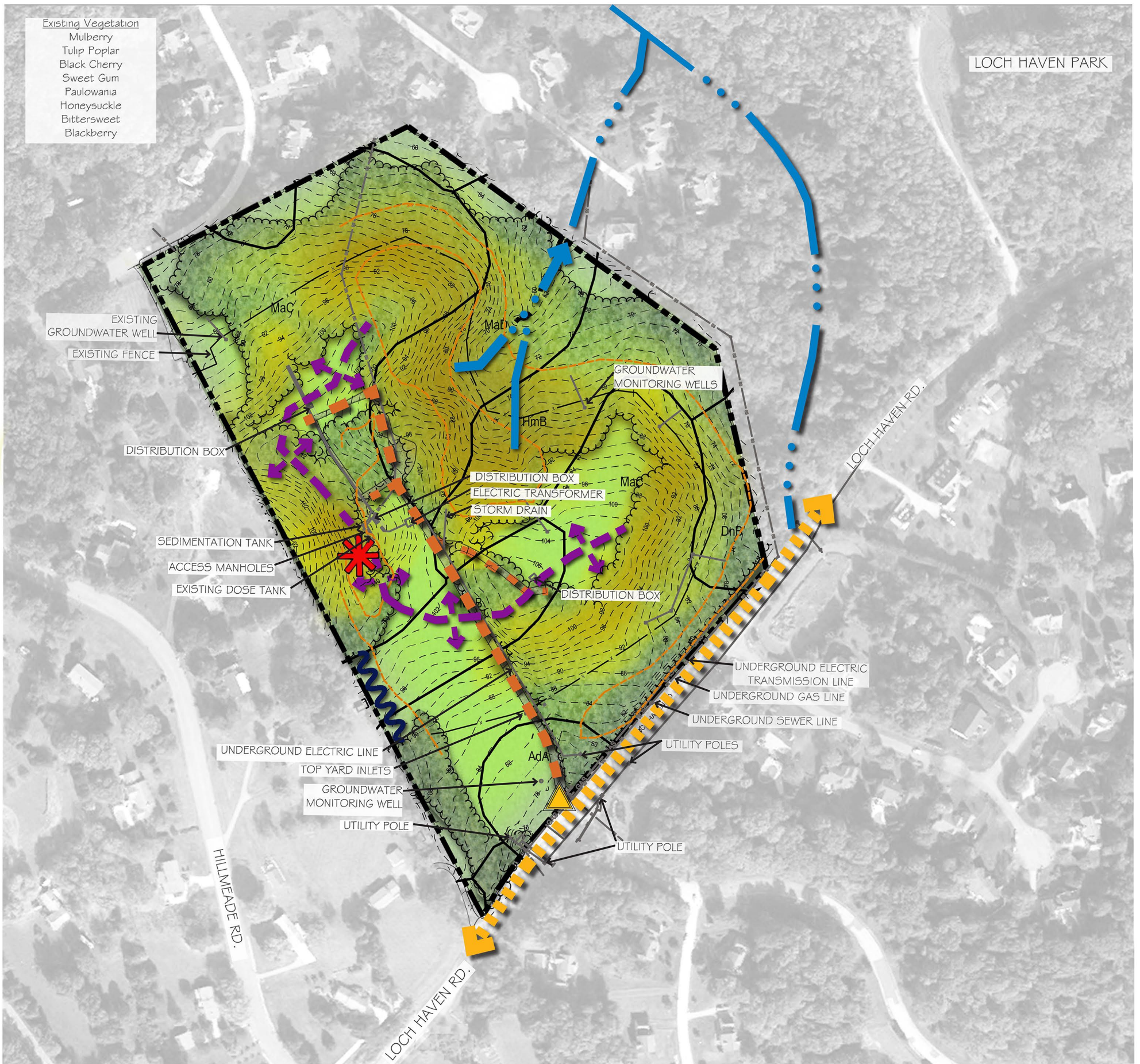


Soils on site include Marr-Dodon, Howell-Annapolis, Donlonton and Adelphia-Holmdel. The Marr-Dodon soil series is the predominate soil type and is characterized as sandy and clay loam, well to moderately well drained and medium runoff class with slopes 5-10% & 10-15%. There are no hydric soils on the site.

As mentioned an existing paved drive from Loch Haven Road runs through the mid-section of the site and currently provides access to the many groundwater monitoring wells, distribution boxes, sediment tank and other facilities/equipment that are part of the water reclamation facility. Most of this equipment etc. will be removed upon the decommissioning of the property. Utilities for the most part run along Loch Haven Drive. There is an underground electric line that parallels the entrance drive. The property is currently fenced.



Entrance Road view looking North

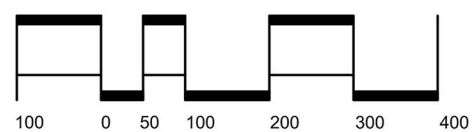
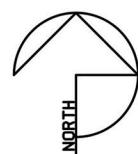


- Existing Vegetation**
- Mulberry
 - Tulip Poplar
 - Black Cherry
 - Sweet Gum
 - Paulownia
 - Honeysuckle
 - Bittersweet
 - Blackberry

KEY

- | | | | |
|--|----------------------------|--|-----------------------|
| | Property Line +/- 26 Acres | | Primary Access Road |
| | Existing Contours | | Existing Entrance |
| | Drainage Swale | | Existing Road (Paved) |
| | Slopes 10-15% | | Existing Trails |
| | Slopes Over 15% | | Ex. Fence |
| | Existing Wooded Area | | Existing Utilities |
| | Soils | | Buffer |
| | Ridge Line | | |

**SITE ANALYSIS
GLEBE HEIGHTS PARK**



SCALE: 1" = 100'
DATE: 7/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

LAND BAY MAP

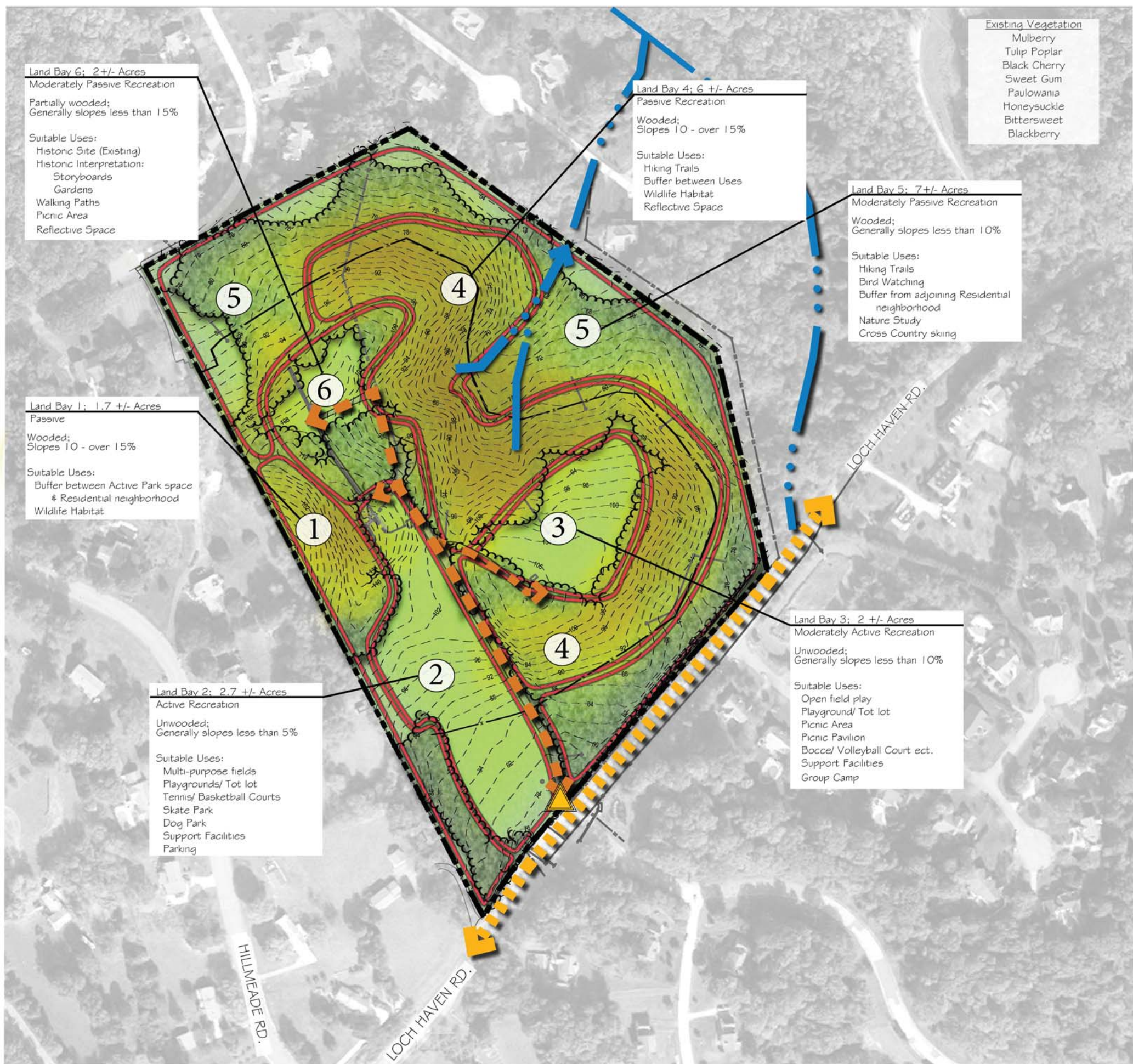
As a result of the Site Analysis a Land Bay Map was developed to graphically define developable areas and suggest suitable activities while also indicating the areas that are undevelopable due to environmental conditions. Land bays that are large, relatively flat, and unwooded are most suitable for active recreation. The wooded and steep sloped areas are most appropriate for passive recreation.

The land formations on this 26 acre site provide 6 different land bays:












Land Bay 1:	2+/- Acres, Passive Recreation
Land Bay 2:	3+/- Acres, Active Recreation
Land Bay 3:	2+/- Acres, Active Recreation
Land Bay 4:	6+/- Acres, Passive Recreation
Land Bay 5:	7+/- Acres, Moderately Passive Recreation
Land Bay 6:	2+/- Acres, Moderately Passive Recreation

Land bays 2 and 3 would be most suitable for active recreation such as playgrounds or tot lots, open field play, volleyball or other recreational courts, a skate park, dog park, or picnic areas as well as support facilities such as roads, parking areas and maintenance facilities. These land bays are too small for ball fields such as soccer or baseball diamonds.

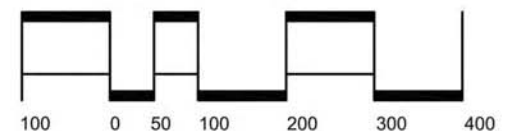
Land bays 1 and 4 are wooded with slopes ranging from 10% to over 15%. They are most suited to serve as buffers between use areas and left as wildlife habitats. Nature trails could pass through these areas. Land bay 5 is designated for moderately passive recreation. The area is primarily wooded with slopes ranging up to 10%. Nature trails, bird watching, cross country skiing would be appropriate uses for this land bay. Land bay 6 is designated as moderately passive as well. It is partially unwooded with slopes less than 15% and is a known historical site. An activity related to the cultural resource such as additional storyboards describing the history and people, an archaeological dig site, etc. would be appropriate uses for this area.



KEY

- | | |
|--|---|
|  Property Line +/- 26 Acres |  Primary Access Road |
|  Existing Contours |  Existing Entrance |
|  Slopes 10-15% |  Existing Road (Paved) |
|  Slopes Over 15% |  Ex. Fence |
|  Existing Wooded Area |  Existing Utilities |
|  Drainage Swale | |

**LANDBAY MAPS
GLEBE HEIGHTS PARK**



SCALE: 1" = 100'
DATE: 8/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS



View looking East; unwooded area with potential for programming activities

PARK PROGRAM

The program for Glebe Heights, as well as the other Mayo Peninsula Parks in this report, were developed by the Department of Recreation and Parks and RK&K, and evaluated by the Master Plan Committee through the Feasibility Study that was done prior to involvement by Human & Rohde. The committee provided comments and concerns relative to the development and proposed facilities, including but not limited to additional traffic, number of parking spaces, impervious surfaces, and environmental issues. The program defined for Glebe Heights called for:

- Dog Park
- Open Play Area
- Playground
- Picnic Area
- Parking for approximately 134 Vehicles
- Paved Trail connection to Mayo WRF Park & Loch Haven Park



Entrance road looking North from Loch Haven Rd.

MASTER PLAN

Human & Rohde, Inc. worked with the program defined by the Feasibility Study to develop a master plan that accommodates the uses. The existing drive on the site will remain and serve to access the park. The large grassy area (land bay 2) provides space for two dog parks, one for large dogs and one for smaller dogs. The dog parks will be defined by six-foot high fences and appropriately signed with park rules. They will be gated, and water will be available for the dogs. Parking for 40 vehicles is located between the two facilities to accommodate all users. One picnic shelter, a tot lot and open play field are proposed for the area designated as land bay 3. A parking lot for 31 is proposed to accommodate the picnic area and tot lot. A portable restroom is shown located between the two use areas. Stormwater facilities will be provided to treat the runoff from the impervious surfaces. A nature trail (meaning unpaved foot path) is proposed through the wooded area of the site. A paved 10 foot wide hike/bike trail paralleling Loch Haven Road is proposed to connect Glebe Heights Park to Loch Haven and Mayo WRF Parks.

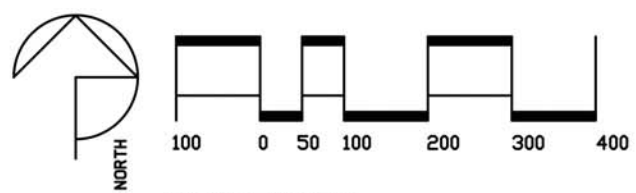


KEY

- | | | | |
|---|--|--|--|
| | Property Line
+/- 26 Acres | | Landscaped
Trees |
| | Existing
Contours | | Restroom |
| | Existing Wooded
Area | | Tot Lot |
| | Stream | | Existing
Utilities |
| | Wetlands & Tidal Water
Required Buffer | | Picnic Shelters
Pavilion 1: 20' x 30' |
| <small>*Wetlands & Buffers are Schematic
and need to be field verified.</small> | | | Bioretention BMP |
| | Critical Area Line | | |
| | Nature Trail
Total: .5 Mile +/- | | |
| | Paved Hike/Bike Trail
Total: .42 Mile +/- | | |

Note:
Total Proposed Parking spaces: 71
All amenities are proposed unless
otherwise noted existing.

**MASTER PLAN
GLEBE HEIGHTS PARK**



SCALE: 1" = 100'
DATE: 12/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

MAYO WRF PARK

LOCATION & CONTEXT SITE ANALYSIS

Mayo WRF (Water Reclamation Facility) is approximately 115 acres in size and is located between Loch Haven Road and Selby Heights Drive north of Maryland Route 214. Maryland Route 214, Central Avenue is the major artery connecting the Mayo Peninsula with the rest of Anne Arundel County and forms the southern boundary of the park. Residential and commercial properties abut the site on the west. South River Farm Park as well as residential neighborhoods adjoin the site to the north and the Selby on the Bay neighborhood abuts the property on the east. Access to the site is from Loch Haven road west of the site via Pure Water Way. Bear Neck Creek meanders along the western edge. Glebe Heights Park included in this study is directly across Loch Haven Road from WRF and Loch Haven Park is within easy walking distance to the north along Loch Haven Road. The Johnson Property (also known as Gresham) sits within the boundary of WRF on the east side and was recently acquired by Anne Arundel County. Gresham was the home of Captain Isaac Mayo and is listed on the National Register of Historic Places.

Mayo WRF Context Map



Like Glebe Heights Park, Mayo WRF is a water treatment facility and is due to be decommissioned in the next year or so. Facilities on site include an office, maintenance buildings, peat filters, emergent wetland filters, sand filters, water tanks, and equipment related to operating the facility. Some of the buildings will remain and be repurposed for use by the park. The tanks and equipment in the southeast corner of the site adjacent to MD 214 will remain in use for water reclamation.



Existing peat filters and water tanks looking North up Pure Water Way

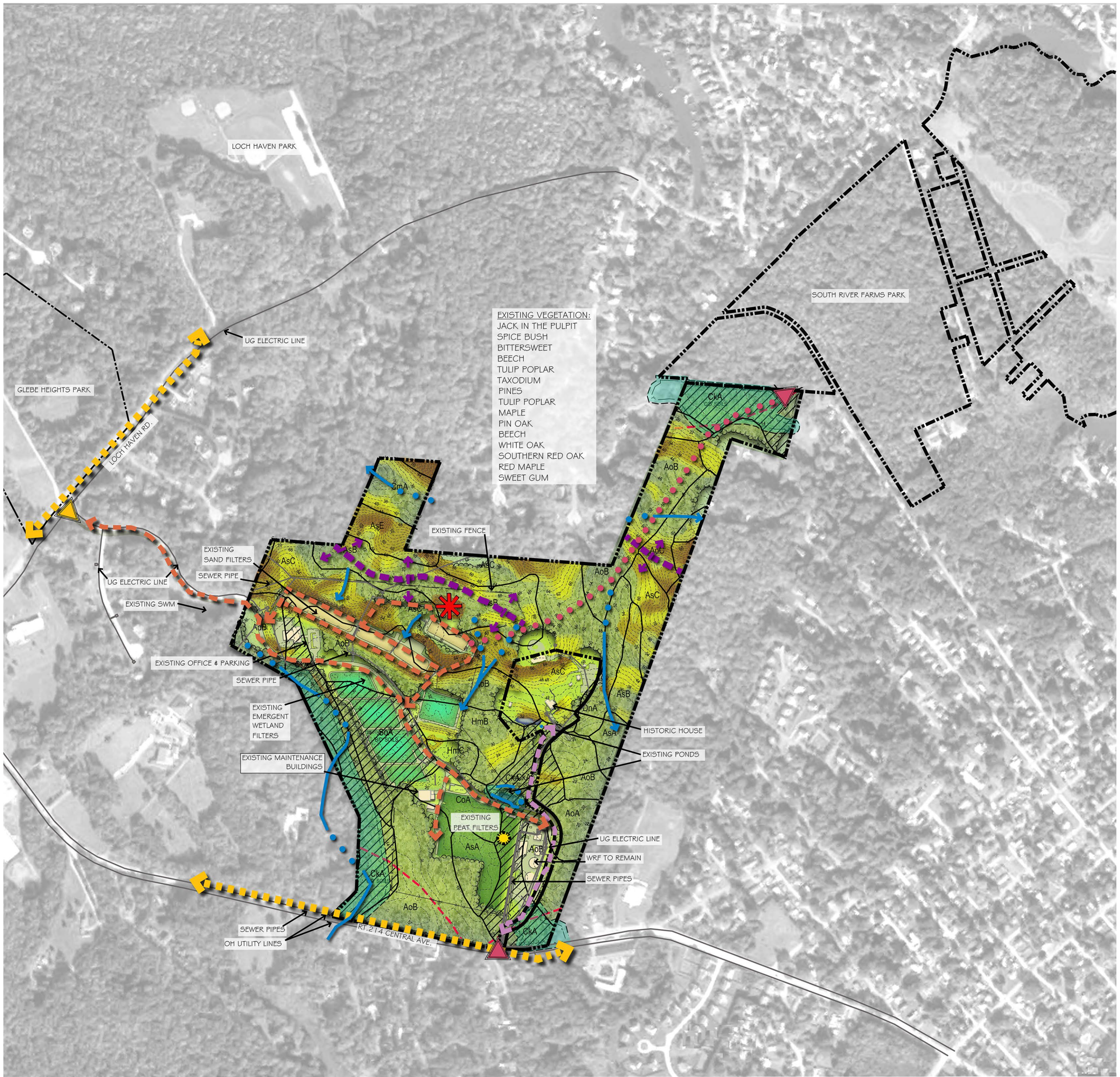
The WRF site is predominately wooded; only the areas that have been actively used as filtration sites are cleared of trees. The open areas of the site are relatively flat with slopes in the wooded areas ranging from 5% to over 15%. The soils on site are Adelphia-Holmdel complex, Annapolis loamy sand, Annapolis fine sandy loam, Colemantown fine sandy loam, and silt loam, Collington-Wist complex, Collington and Annapolis soils, Donlonton fine loamy sand, Howell and Annapolis soils. The Annapolis soil series is the predominate soil type. It consists of sandy loam, is well drained and has no restrictive features for 80 inches. Colemantown soils are hydric meaning they are formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions. These soils are found along the

western property line, around the existing pond at the southeast end of Pure Water Way and at the northern end of the site that connects to South River Farm Park. The north and south ends of the site are also within the Critical Area of the Chesapeake Bay. Critical area status and hydric soils are more sensitive to development activity. The critical area along the northern boundary is classified as a Resource Conservation Area and the area along the southern boundary and Maryland Route 214 is classified as a Limited Development Area.

As previously mentioned access to the site is from Loch Haven Road via Pure Water Way that runs through the site from the northwest to the southeast. There are other narrow lanes that service the various water filtration systems. The roads are all paved, and the existing office has a parking lot and loading dock. The site is serviced by underground electricity and sanitary lines. Gresham, the historic site is accessed from a dirt drive off of Maryland route 214, Central Avenue. Besides Gresham there are five other known sites containing cultural resources within the limits of the Mayo WRF.



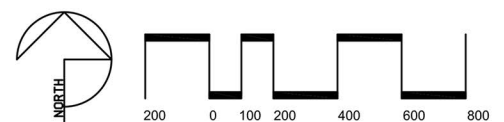
Existing Emergent wetlands looking North up Pure Water Way



KEY

Property Line +/- 115 Acres	Drainage Swales	Critical Area Line	Existing Park Entrance
Existing Contours	Existing Wooded Area	Ridge Line	Potential Park Entrance/Trail
Slopes 5-10%	DnA Soils	Existing Utilities	Buildings
Slopes 10-15%	Hydric Soil	Primary Access Road	
Slopes Over 15%	Wetlands & Required Setback	Existing Road Paved	
High Point	FEMA Floodplain	Existing Lanes/Trails	

**SITE ANALYSIS
 MAYO WRF PARK**



SCALE: 1" = 200'
 DATE: 7/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS
 PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

LAND BAY MAP

The Land Bay Map for WRF breaks the site into five areas of differing development potential.

Land Bays Suitable for Active Recreation:

Land Bay 1 = 28.3 Acres

This land bay has slopes less than 5% and is primarily unwooded. It is most suitable for any kind of active recreational use such as multi-purpose fields (soccer, football, baseball etc.), playgrounds, tot lots, open field play, volleyball or other recreational courts, skate parks, and dog parks, along with support facilities such as roads, parking areas maintenance facilities and stormwater management areas.

Land Bays Suitable for Moderately Active Recreation:

Land Bay 2 = 10.8 Acres

This land bay has both cleared and wooded areas. The cleared areas are too small for most field sports, but would be suitable for playgrounds /tot lots, picnic areas, skate parks, or any other small court facility as well as support facilities.

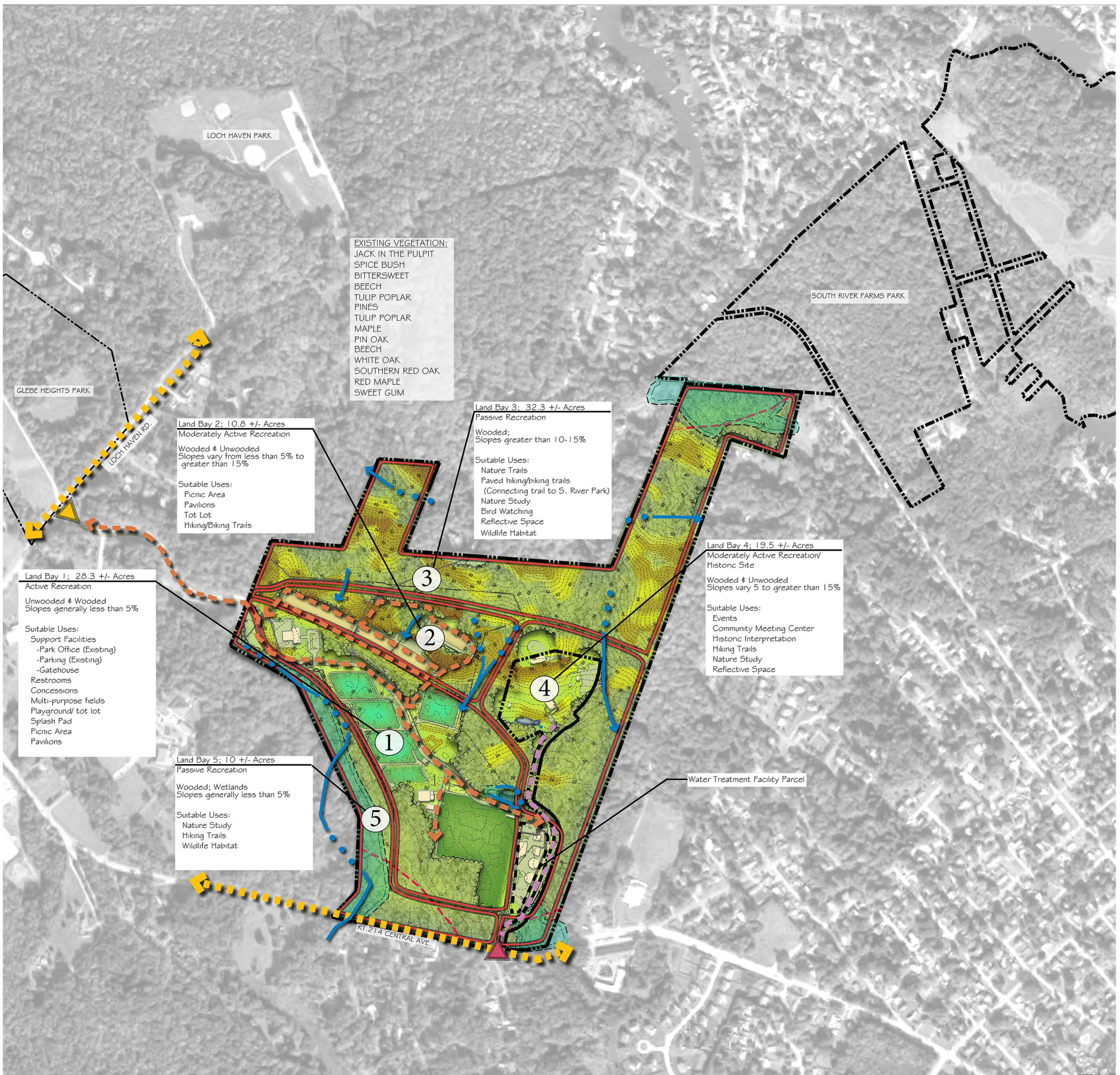
Land Bays Suitable for Passive Recreation:

Land Bay 3 = 32.3 Acres

Land Bay 4 = 19.5 Acres

Land Bay 5 = 10 Acres

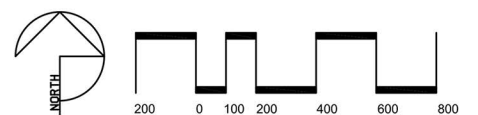
Land bays 3 and 5 are wooded, have slopes ranging to over 15%, and contain both wetlands and critical areas. Uses suitable for these areas are trails, nature study, bird watching and possibly picnicking. Gresham, the historic house is located in Land Bay 4. Surrounding the house there are several outbuildings including a large maintenance building as well as a pond and a swimming pool. The property can be used for special events, historic interpretation, community meetings etc. The remaining area in land bay 4 is wooded with slopes ranging to over 15% with wetlands in the critical area. Suitable uses for this area would be primarily nature trails.



KEY

Property Line +/- 115 Acres	Drainage Swales	Critical Area Line
Existing Contours	Existing Wooded Area	Buildings
Slopes 5-10%	Wetlands & Required Setback	Existing Utilities
Slopes 10-15%	Primary Access Road	Existing Park Entrance
Slopes Over 15%	Existing Road Paved	Potential Park Entrance/Trail
	Existing Lanes/Trails	

**LANDBAY MAPS
 MAYO WRF PARK**



SCALE: 1" = 200'
 DATE: 8/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS
 PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

PARK PROGRAM

The program for Mayo WRF, defined in the Feasibility Study called for:

- 4 Athletic Fields
- 2 Baseball Fields
- 6 Picnic Areas
- Picnic Pavilions
- Tot Lot
- Paved Trail Connecting to Glebe Heights Park
- Paved Road Connecting to South River Farm Park
- Paved Access from MD Route 214 on Existing Gresham Entrance
- Parking for 619 vehicles



Existing operations building with parking & sand filters beyond

MASTER PLAN

The Master Plan developed by Human & Rohde, calls for access to the site from both Loch Haven Road via Pure Water Way and Maryland Route 214, Central Avenue. Because the sight distance is poor at the existing drive to Gresham on Central Avenue, a new entrance is proposed further to the west that will provide adequate sight distance.



- Property Line +/- 115 Acres
- Existing Contours
- Existing Wooded Area
- Critical Area Line
- Wetlands & Required Buffer

- Stream
- Nature Trail
- Paved Hike/Bike Trail Total: 2.5 Miles +/-
- Landscaped Trees
- FIDS

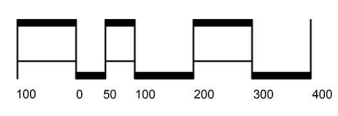
KEY

- Restroom
- Tot Lot
- Existing Utilities
- Bioretention BMP
- Picnic Shelters

Total Proposed Parking: 547 in the Park + 44 at the Johnson Property

- Note:
1. All amenities are proposed unless otherwise noted.
 2. Hike/Bike Trail Total does not include parking area sidewalks.

**MASTER PLAN
MAYO WRF PARK**



SCALE: 1" = 100'
DATE: 12/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

A left turn lane and deceleration / acceleration lanes will also be provided. This new entrance will tie into Pure Water Way. A 10 foot wide hike/bike lane is proposed to parallel the new entrance and follow Pure Water Way to Loch Haven Road. The amenities proposed include:

- 3 Lighted Multi- purpose Fields 220' x 360'
- 2 Lighted Baseball Diamonds with 200' Foul Lines & 70' base Lines
- 2 Lighted Multi-Purpose Courts (Basketball, Tennis, Volleyball, Bocce Ball etc.)
- 3 Tot Lots / Playgrounds
- 6 Picnic Pavilions
- Individual Picnic Tables
- 10' Wide Hike/Bike Trail Connecting to South River Farm Park, Loch Haven Park and Glebe Heights Park
- 2 New Restroom (Ex. Restrooms in Headquarters)
- Concession/Storage Building
- Maintenance Facility
- Parking for 547 (plus existing 8 spaces at Headquarters)
- Access to Gresham through the Park
- Parking at Gresham for 45

Anne Arundel County Recreation and Parks requires 80 parking spaces for each ball field. The parking is distributed around the site to accommodate the activities. The existing Operations Building contains restrooms and will be renovated to house the Mayo Peninsula Parks Headquarters. Two other buildings associated with the reclamation facility could be retrofitted to be used as storage areas, restrooms and or a concession stand. Besides the paved hike/bike trail proposed to parallel Pure Water Way, a loop trail around the park with a connection to South River Farm Park is proposed and would provide around 2.5 miles of trail within WRF Park. It will be necessary to cross wetlands into South River Farm Park so a boardwalk is proposed. Three of the picnic pavilions are located adjacent to the ball fields for use by the athletic associations and sports teams. The multi-purpose courts and a tot lot are also located adjacent to the ballfields for use by siblings of those using the fields. Three picnic pavilions, individual picnic tables, two tot lots, and a restroom are located away from the more active areas. The existing maintenance building adjacent to Gresham could be used as a maintenance facility for the Mayo Parks. Access could be made available via the access road to the picnic areas from Pure Water Way. The existing service lanes will need to be upgraded and widened to 22 or 24 feet for two way traffic. Stormwater facilities will be provided as needed to treat the runoff from the impervious areas. The existing sand filters, emergent wetlands, and peat wetlands cover much of the cleared area of the site. For these areas to be useable for recreation facilities much

work will have to be done to make the land suitable for playing fields and parking lots. The existing soils in the filters and wetlands will need to be removed as will the liners beneath them and replaced with clean fill dirt and topsoil. Underground structures that will be at least two feet below finished surfaces could remain. To learn more about the decommissioning process see the Technical Memorandum from GHD Inc. dated March 4, 2015 and titled Technical Memorandum TM-M-04: Mayo WRF and Glebe Heights Decommissioning.

New access to Gresham will be through the park and the existing dirt drive could be used by DPW to service the tanks and equipment that will remain from the treatment facility. At this time the only improvement to Gresham besides the new entrance drive is a new parking facility for 45 vehicles.

PHASING PLAN

It is proposed that Mayo WRF Park will be built in two phases:

Phase 1 would include:

- 2 Lighted Multi- Purpose Fields 220' x 360'
- 2 Lighted Multi-Purpose Courts (Basketball, Tennis, Volleyball, Bocce Ball etc.)
- 3 Tot Lots / Playgrounds
- 3 Picnic Pavilions
- Individual Picnic Tables
- 10' Wide Hike/Bike Trail Connecting to South River Farm Park, Loch Haven Park and Glebe Heights Park
- 2 New Restroom (Ex. Restrooms in Headquarters)
- Concession/Storage Building
- Parking for 277 (Existing 8 Spaces not included)
- Headquarters Remodel
- Access to Gresham through the Park
- Parking at Gresham for 45

Phase 2 would include:

- 1 Lighted Multi- Purpose Fields 220' x 360'
- 2 Lighted Baseball Diamonds with 200' Foul Lines & 70' base Lines
- 3 Picnic Pavilions
- Maintenance Facility
- Parking for 270



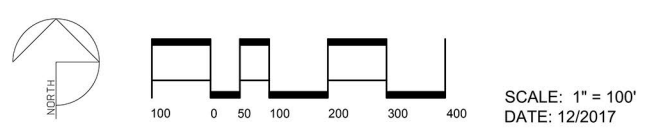
	Property Line +/- 115 Acres		Stream
	Existing Contours		Nature Trail
	Existing Wooded Area		Paved Hike/Bike Trail Total: 2.5 Miles +/-
	Critical Area Line		Landscaped Trees
	Wetlands & Required Buffer		FIDS

	Restroom		Bioretention BMP
	Tot Lot		Picnic Shelters Pavilion 1: 30' x 40' Pavilion 2: 30' x 40' Pavilion 3: 20' x 30' Pavilion 4: 20' x 30' Pavilion 5: 20' x 30' Pavilion 6: 30' x 40'
	Existing Utilities		

Total Proposed Parking: 547 in the Park + 44 at the Johnson Property

Note:
 1. All amenities are proposed unless otherwise noted.
 2. Hike/ Bike Trail Total does not include parking area sidewalks.

PHASING PLAN MAYO WRF PARK



PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS

PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

SOUTH RIVER FARMS PARK

LOCATION & CONTEXT SITE ANALYSIS

South River Farms Park is approximately 181 acres in size and is located at the eastern end of Loch Haven Drive on the South River in the Mayo Peninsula. Loch Haven Drive and residential properties form the boundary on the northwest, Limehouse Cove on the north, South River on the east, residential properties and Mayo WRF Park on the southwest and Selby Bay on the south. South River Farm Park is less than a mile across South River from Quiet Waters Park near Annapolis. An existing drive provides access from Loch Haven Drive.

The site's existing conditions offer both environmental opportunities and constraints. The beautiful views and reflective scenery provide opportunity for the public to enjoy what nature has to offer while at the same time imposing constraints on the amount of disturbance to the land. Other than 11 acres South River Farm Park is within the Critical Area of the Chesapeake Bay. The site is predominately wooded with only about 15 acres cleared. The north east half of the site is somewhat rolling with slopes ranging from 0% to over 15%. A ridge line runs from the northwest to the south east along Limehouse Cove with the highpoint of the ridge at 66 feet above sea level. The southwest half of the site is flatter with just a small area having slopes over 10%.

South River Farm Context Map



There are a variety of soils throughout the site including Annapolis loamy sand, fine sandy loam and urban land, Colmantown fine sandy loam and silt loam, Collington-Wist, Donlonton fine sandy loam, Metapeake silt loam, Mispillion and Transquaking soils, and Widewater and Issue soils. The Colmantown fine sandy loam and silt loam soils, Mispillion and Transquaking soils, and the Widewater and Issue soils are on the national hydric soils list and are found in the low areas of the site with 0 to 2% slope. The Mispillion and Transquaking soils are tidally flooded and the Widewater and Issue soils are frequently flooded.

At high tide a six acre tidal pond separates a sandy beach along Limestone Cove from a rip-rapped section of the shoreline. There are relatively steep banks that separate the upland area from the sandy beach along the east shoreline and a stone breakwater has been built off shore to protect the sand from further erosion. Per the RK&K Study, there are three identified archaeological sites within South River Farm Park and half the site carries high archaeological and/or historical sensitivity. There is also an area with high potential for FIDS habitat (Forest Interior Dwelling Species) within the property and an area of DNR Species or Natural Communities of Concern (Group 3).



Trails along the S. River shoreline

As previously mentioned an existing road/drive services the site from Loch Haven Drive. The road is paved for approximately 1900 feet and reverts to a dirt lane that continues around the east side of the pond to a clearing on Limehouse Cove that was once a home site. There are a few outbuildings on site that house county maintenance facilities and a greenhouse. The outbuildings will be demolished and the greenhouse will remain for the county's use. There are two existing wells on site and underground and overhead electricity. Sanitary lines are in Loch Haven and Shady Drives. There are several existing nature trails around the site and a small parking area for visitors as well as a parking area for the maintenance facilities. There is also an old pier that is in disrepair.



View facing North over existing buildings & open lawn

LAND BAY MAP

As mentioned the Land Bay Map is prepared to graphically delineate areas of the site according to development potential in order to recommend suitable locations for various activities. Most heavy use areas require large unwooded tracts with relatively flat grades while passive uses such as trails, nature study, and picnic facilities are preferred within wooded areas and on land with more scenic character. Environmental regulations require that sensitive areas such as wetlands and their buffers be protected from development. We've defined nine use areas in South River Farm Park:

Land Bay 1:	36 +/- Acres, Passive Recreation
Land Bay 2:	24 +/- Acres, Passive Recreation
Land Bay 3:	17.5 +/- Acres, Passive Recreation
Land Bay 4:	13 +/- Acres, Active Recreation
Land Bay 5:	15 +/- Acres, Moderately Passive Recreation
Land Bay 6:	43 +/- Acres, Moderately Passive Recreation
Land Bay 7:	7 +/- Acres, Moderately Active Recreation
Land Bay 8:	2 +/- Acres, Moderately Active Recreation
Land Bay 9:	7 +/- acres, Minimal Use

Land bays 1, 2, and 3 are designated as passive use areas. Land bay 1 adjoins Mayo WRF facility and is entirely wooded with several acres of wetlands, wetland buffers, and potential FIDS habitat. Land bay 2 is mostly wooded and relatively flat with large areas of wetlands and Land Bay 3 is entirely wooded with steep slopes over 15%, wetlands and associated buffers. Nature trails and nature study would be the most appropriate uses for these areas. Wetlands are for the most part off limits to development, however boardwalks could be used to traverse wetlands as it would be desirable to connect South River Farm Park to Mayo WRF via a paved hike/bike trail. Land bay 4 is the only area designated that would support active recreation. It is unwooded and has slopes less than 10% so would be appropriate for any type of sports fields, courts, playgrounds, and support facilities such as parking and restrooms.

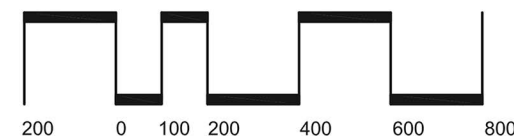
Land bays 5 and 6 are designated for moderately passive recreation. These areas are also entirely wooded with large areas of wetlands or critical area buffers. They adjoin the pond, Brickhouse Creek, and the beach areas along Limestone Cove and South River thus providing access for water activities and scenic views of the water. Slopes range from less than 10% to a few small areas up to 15% but would be appropriate for paved trails as well as nature trails. Land bay 7 is the unwooded sandy beach along the shoreline. It would be appropriate for any kind of water related activity as well as picnicking. Land bay 8 is relatively free of trees and is gently sloping. It is a small area along the water with beautiful views and is most suitable for picnicking and support activities such as restrooms, horseshoes, etc. Land Bay 9 has minimal use; it is entirely a wetland and covered with phragmites and prone to flooding.



KEY

- | | | | |
|-----------------------------|----------------------------|-------------------------|--------------------------------|
| Property Line +/- 181 Acres | Existing Wooded Area | Primary Access Road | Existing Lanes/Trails |
| Existing Contours | FIDS Habitat | Existing Entrance | Potential Trail Hike/Bike/Road |
| Slopes 10-15% | Critical Area | Potential Park Entrance | Existing Utilities |
| Slopes Over 15% | Wetlands & Required Buffer | Existing Road (Paved) | Potential Car-top Boat Launch |
| Stream Drainage Swales | | Buildings | |

**LANDBAY MAP
 SOUTH RIVER FARM PARK**



SCALE: 1" = 200'
 DATE: 8/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS
 PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

PARK PROGRAM

The program for South River Farm Park depicted in the RK&K Feasibility Study called for:

- Disc Golf
- Car-top Boat Launch
- Fishing Area
- Parking for Approximately 214 Vehicles +ADA Parking and Drop-off Space.
- Picnic Areas
- 1 Picnic Pavilion
- Playground
- Existing Wells to be upgraded
- Office Space for Rangers
- Restrooms & Shower Facilities
- Swimming Area
- Trails
- Park Roads –Connection to Mayo WRF and Swimming Areas
- Fishing Pier
- Dog Beach
- Historic/Archaeological Areas to be preserved/evaluated



Trails running along the shoreline

MASTER PLAN

The program that the County ultimately resolved to, after considering the committee's input and reviewing the comments and concerns submitted by the public includes:

- Hike/Bike paved trail (connecting to Mayo WRF)
- 2 Pavilions + Restroom
- Volleyball Court
- Fishing Pier
- Office and Restrooms + Outdoor Showers
- Tot Lot/ Playground
- Picnic Areas
- Wading Beach
- Pedestrian Ramps to shoreline
- Portable Restroom/Rinse Station (The County will consider alternatives-including green technologies-while weighing financial and operational constraints.)
- Dog Beach
- Kayak/Canoe Boat Launch
- Existing Nature Trails maintained and signed
- Improved Entrance Road with Gate
- Parking for approximately 210

The existing access from Loch Haven Drive will remain and be improved to a 24 foot wide roadway with a gated entrance. A small, 18 hole frisbee golf course, playground, volleyball court, two picnic pavilions, a restroom, and a small office/restroom building with outdoor showers are proposed for the large open area. Parking for 121 vehicles is located adjacent to the picnic pavilions and frisbee golf course and another 18 parking spaces are adjacent to the office/restroom building. The existing greenhouse, as mentioned, will remain for use by the county to grow wetland plants. Five parking spaces have been provided for use by greenhouse staff. A car-top boat launch is proposed on Brickhouse Creek. It can be accessed via a nature or paved trail from an eleven car parking area adjacent to the roadway between the office and greenhouse.

The existing dirt lane will need to be improved and expanded to a two way road for approximately 2,035 linear feet to access a parking area for 45 vehicles to service a picnic area and the beaches in the northeast corner of the park. To minimize impacts to the critical area buffer and the wooded area a one-way loop is proposed to the parking lot and drop-off area. A restroom and rinse station are also proposed for the picnic area. Another picnic area is proposed along the south side of the pond which can be



KEY

- | | | |
|---|--|---------------------|
| Property Line +/- 181 Acres | Critical Area Line | Restroom |
| Existing Contours | FIDS | Tot Lot |
| Existing Wooded Area | Nature Trail Total : 2.1 Miles +/- | Car-top Boat Launch |
| Wetlands & Tidal Water Required Buffer | Paved Hike/Bike Trail Total: 2 Miles +/- | Existing Utilities |
| <small>*Wetlands & Buffers are Schematic and need to be field verified.</small> | Landscaped Trees | |

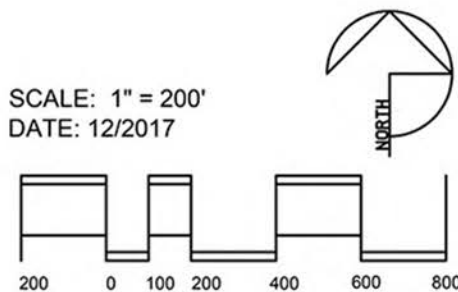
- | | |
|---|------------------|
| Picnic Shelters
Pavilion 1: 30' x 40'
Pavilion 2: 30' x 40' | Bioretention BMP |
|---|------------------|

Notes:
Total Proposed Parking spaces: 210
All amenities are proposed unless otherwise noted existing.

**MASTER PLAN
SOUTH RIVER FARM PARK**

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

SCALE: 1" = 200'
DATE: 12/2017



accessed via an existing nature trail. Ten pull-off parking spaces are provided to serve that area.

Originally a 24 foot wide road was proposed to connect Mayo WRF and South River Farm Park, but given the topography on the Mayo WRF site, possible FIDS habitat and the wetlands in both parks it was determined that a 10 foot wide paved hike/bike trail is more feasible and will provide a great recreational outlet. The trail is proposed to loop around South River Farm Park connecting the activity areas. Bike racks can be placed around the site and three pedestrian ramps are proposed either connected to the paved trail or a nature trail to access the shoreline. The banks along the shore are relatively steep and sandy and to prevent further erosion it is necessary to define access points to the beach. There are several nature trails existing around the site that are in need of regular maintenance and should be signed whether they are accessible or not. The existing nature trail that follows the southern shoreline of the pond is accessible to the picnic area and if a boardwalk were constructed through one section of the trail it could provide accessibility to the sandy beach along Limestone Cove and the proposed fishing pier to replace the old one.

Other amenities proposed include fishing, and a dog beach along Brick Creek shoreline. Mitigation for trees removed can be done on site and stormwater facilities such as bio-retention areas will be provided to filter run-off from the proposed impervious areas.



Facing Southeast into the site from the coast. This area is called "the point"

MAYO BEACH PARK

LOCATION & CONTEXT SITE ANALYSIS

Mayo Beach Park is approximately 23 acres in size and is located on the South River where it empties into the Chesapeake Bay. The park is accessed from Maryland Route 214, Central Avenue via Shoreham Beach Road and Honeysuckle Drive. A bridge at the southern terminus of Honeysuckle Drive connects to the park road. Big Pond forms the western boundary, South River/Chesapeake Bay is on the east, a narrow isthmus to the north connects the park with a residential neighborhood, and the Saunders Point neighborhood adjoins the park to the South.

Mayo Beach Park has been historically used as a camp for children with disabilities during the summer months. It is also used for special events, particularly weddings and festivals. There are several existing facilities on site including a large events building with a courtyard and picnic pavilion/outdoor kitchen, a camp headquarters building, restrooms, two maintenance buildings, outdoor showers, two play areas and a pedestrian ramp to the beach area. There are two designated kayak/canoe boat launch areas as well as a drop-off area for car-top boats. There is a small paved

Mayo Beach Park Context Map



parking area for approximately 25 to 30 vehicles and when the park is opened on weekends for public use parking is allowed on the grass. The park in the past has been open to the public on a limited bases and a potential goal of this master plan is to open the park more often to the general public.



Mayo Beach Entrance Sign


















The site is characterized as having mostly open sandy and grassy areas with some wooded areas along the perimeter. Slopes are generally from 2 to 10% with the exception of the slopes along the shoreline to Big Pond and an area between the beach and events building and playground that range over 15%. The entire site is within the Critical Area of the Chesapeake Bay with a designated 100 foot buffer area to the tidal waters. There are also wetlands associated with the small pond (Flagg Pond) in the southeast corner of the site. The sandy beach is pretty wide and is protected by breakwaters. The predominate soil on site is Udorthents, loamy, sulfidic substratum which is characterized as having 0 to 5% slopes and well drained sandy loam. Donlonton- Urban land complex, Mispillion and Transquaking soils, Colemantown- Urban land complex and Annapolis fine sandy loam are also found on site. The Mispillion and Transquaking soils and the Colemantown –Urban land complex are on the national hydric soils list and are found just as you enter the park from Honeysuckle Drive and a small area at the southern property line.



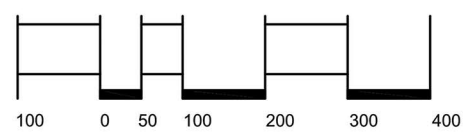
Facing West over Mayo Beach Park



KEY

 Property Line +/- 23 Acres	 Critical Area Line
 Existing Contours	 Existing Utilities
 Slopes Over 15%	 Buildings
 High Point	 Primary Access Road
 Drainage	 Existing Road (Paved)
 Wetlands & Required Buffer	 Existing Entrance
 Existing Wooded Area	 Car-top Boat Launch
 DuB Soils	
 Hydric Soils	
 Floodplain	

**SITE ANALYSIS
MAYO BEACH PARK**



SCALE: 1" = 100'
DATE: 7/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

LAND BAY MAP

We identified six different land bays on Mayo Beach Park:

Land Bay 1:	1.5 +/- Acres, Moderately Active Recreation
Land Bay 2:	5 +/- Acres, Passive Recreation
Land Bay 3:	3 +/- Acres, Active Recreation
Land Bay 4:	2.5 +/- Acres, Active Recreation
Land Bay 5:	5 +/- Acres, Active Recreation
Land Bay 6:	4.5 +/- Acres, Passive Recreation

Land bay 1 is unwooded with slopes less than 5% and is found at the entrance to the park. Much of it is in the 100 foot buffer to tidal waters and therefore unsuitable for additional development. The area remaining outside the 100 foot buffer is too small for much activity, but could support parking, picnic facilities or a small recreational activity such as a sand volleyball court. Land bays 2 and 6 are designated for passive recreation. Most of their land mass is within the 100 foot buffer to tidal waters and mostly wooded with some wetlands in addition to steep slopes. Nature trails around Flagg Pond would be possible, but may require boardwalks. Land bay 3 contains all the existing buildings and paved parking, is mostly outside the 100 foot buffer and is unwooded. Land bay 4 comprises the beach area of the park and obviously is suitable for all water related activities. Land bay 5 is the largest area that has some wetlands and is a mostly unwooded grassy area that would be suitable for any kind of active recreation or support facilities



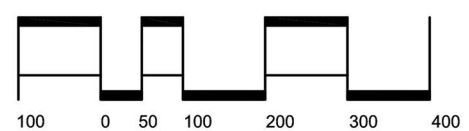
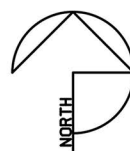
Existing Mayo Beach Event Building & Outdoor Patio



KEY

	Property Line +/- 23 Acres		Critical Area Line
	Existing Contours		Existing Utilities
	Slopes Over 15%		Buildings
	Drainage		Primary Access Road
	Existing Wooded Area		Existing Road (Paved)
	Wetlands & Tidal Water Required Buffer		Existing Entrance
			Car-top Boat Launch

**LANDBAY MAP
MAYO BEACH
PARK**



SCALE: 1" = 100'
DATE: 8/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
DEPARTMENT OF RECREATION & PARKS
PREPARED BY: HUMAN & ROHDE, INC.
LANDSCAPE ARCHITECTS

PARK PROGRAM

The program for Mayo Beach Park developed through the Feasibility Study included:

- 2 Car-top Boat Launches to remain
- Fishing Areas
- Improved Paved Parking for 152 + Additional Area for 18 Spaces on the Grass
- Portable ADA Restroom and Outdoor Showers
- Existing Picnic Area to Remain
- 2 Accessible Picnic Pavilions 16' x 24' Each
- Existing Wells to be Evaluated for Capacity
- Swimming
- Improve Existing Trails/ Walks for ADA Accessibility



Facing South from May Beach Entrance road.

MASTER PLAN

The master plan for the park includes:

- A Gatehouse
- 2 Car-top Boat Launches with Drop-off Space
- 4 Picnic Pavilions 20' x 20' Each with ADA Parking
- New Play Equipment
- New Bathhouse/Restroom
- Existing Restroom Upgraded to Include a Bathhouse
- Paved Parking for 157 Vehicles
- Drinking Fountain
- Additional Pedestrian Ramp to the Beach Area
- Renovated Walkways
- Renovated Courtyard Adjacent to Events Building
- New HVAC System for the Events Building

The existing park road divides into separate entrance and exit lanes once in the park. The master plan calls for one 24 foot wide roadway for two way traffic with a widened section to accommodate a gatehouse. On the bayside near the entrance is an existing launch site for kayaks and canoes where a drop-off area and two handicap parking spaces will be provided. Two picnic pavilions and an accessible portable restroom and rinse station will be located adjacent as well. The existing picnic area with individual tables will remain. The playgrounds will be updated with new play equipment and a drinking fountain will be installed adjacent to the existing storage building between the events building and playground. A pedestrian ramp will be installed to accommodate beach goers at the north end of the beach and the existing walkways will be improved as necessary.

The courtyard between the events building, outdoor kitchen/pavilion and camp headquarters is to be redesigned and upgraded to provide a more inviting space for parties holding special events. The existing restroom is to be upgraded to provide shower facilities and a changing room for men and a new building constructed to house bathrooms, shower facilities and a changing room for women. Paved parking to accommodate 153 vehicles and two buses is proposed to the west of the headquarters building. Accessible walkways from the parking to the activity areas would be provided as well as a paved accessible walkway to a proposed fishing pier in Big Pond. The park road would be improved to the second kayak/canoe launch area and two more picnic pavilions. Two handicap parking spaces and drop-off space is proposed to accommodate users. The two existing storage buildings are to remain. Stormwater facilities in the form of bio-swales or retention areas will be provided as necessary to contain and filter run-off from the impervious surfaces. An existing septic system, wells and overhead electricity services the park.



- GATEHOUSE
- CAR-TOP BOAT LAUNCH
- PORTABLE RESTROOMS / RINSE STATION
- 2 HANDICAP PARKING/ 4 DROP-OFF SPACES
- SAND VOLLEYBALL COURT
- PAVILION 1
- PAVILION 2
- EXISTING PICNIC AREA
- EX. WALKWAYS TO BE IMPROVED
- PEDESTRIAN RAMP
- EX. PLAYGROUND TO BE IMPROVED
- EXISTING BEACH
- EX. PLAYGROUND TO BE IMPROVED
- DRINKING FOUNTAIN
- EXISTING RAMP
- EX. BUILDINGS COURTYARD TO BE IMPROVED
- PAVILION 3
- PAVILION 4
- CAR-TOP BOAT LAUNCH
- 2 HANDICAP PARKING/ 4 DROP-OFF SPACES
- EXISTING STORAGE BUILDING PARKING FOR 2
- PROPOSED NEW RESTROOMS /BATHHOUSE
- ACCESSIBLE TRAIL
- FISHING PIER

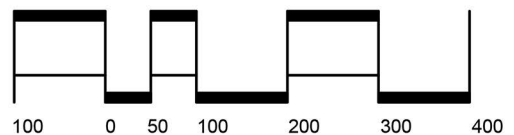
KEY

- Property Line +/- 23 Acres
- Existing Contours
- Existing Wooded Area
- Wetlands & Tidal Water Required Buffer
- *Wetlands & Buffers are Schematic and need to be field verified.
- Critical Area Line
- Nature Trail
- Accessible Trail
- Landscaped Trees
- Restrooms
- Tot Lot
- Potential Car-top Boat Launch
- Existing Utilities
- BMP Bioretention
- Picnic Shelters

Pavilion 1: 20' x 20'
 Pavilion 2: 20' x 20'
 Pavilion 3: 20' x 20'
 Pavilion 4: 20' x 20'

Note:
 Total Proposed Parking spaces: 159
 8 Drop-off Spaces
 All amenities proposed unless otherwise noted existing.

**MASTER PLAN
 MAYO BEACH PARK**



SCALE: 1" = 100'
 DATE: 12/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS
 PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

BEVERLY TRITON BEACH PARK

LOCATION & CONTEXT SITE ANALYSIS

Beverly Triton Beach Park is approximately 331 acres in size and located at the southeastern end of the Mayo Peninsula. It is accessed from Maryland Route 214, Central Avenue via Triton Beach Road. The park is surrounded on three sides by the residential neighborhoods of Beverly Beach, Mayo, and Saunders Point. Grandview Avenue forms the park boundary on the south, Cedar and Lakeview Avenues and residential properties form the western boundary, and a small tributary into Big Pond, residential properties and Holly Point Road form the northern boundaries. The Chesapeake Bay forms the southeast boundary of the park with almost a mile of shoreline. Triton Beach Road and Carvel Lane separate approximately 60 acres of the park from the remaining 211 +/- contiguous acres.

Prior to Anne Arundel County purchasing the property for a park the area had been used for water related recreational activities. Dating back to the 1920's families would come to enjoy the sandy beaches and camp or stay in cottages along the shore. The Beverly Beach Resort that spanned through to the 1960's had dance halls, a casino and recreational areas for children. For additional information concerning the archaeology and historic significance of the site see RK&K's Feasibility Study.

Beverly Triton Park Context Map



Most of the park is within the Critical Area of the Chesapeake Bay with a 100 foot buffer to the tidal waters. There are four tidal ponds on the property with the largest, Deep Pond at approximately 28 acres in size and the other three range from 1+/- to 5+/- acres. Other than about 7 or 8 acres the entire site is wooded with wetlands throughout the park. Because of the size of the park and the fact that it is primarily wooded there are large areas of probable FIDS (Forest Interior Dwelling Species) habitat. The land slopes mostly between 2 to 5% with small areas along the shorelines of the bay and ponds with slopes of 10 to over 15%. There are several major swales that carry water into Deep Pond and Big Pond. The highest ground on site is approximately 34 feet above sea level. Soils on site include Annapolis loamy sand and fine sandy loam, Colemantown fine sandy loam and silt loam, Donlonton fine sandy loam and Urban land complex, Mattapex-Butlertown-Urban land complex, Mispillion and Transquaking soils, Shadyoak-Elkton complex and Urban land complex, Udorthents, loamy, and Widewater and Issue soils. The Colemantown, Shadyoak, Mispillion and Transquaking, and Widewater and Issue soils are all on the national hydric soils list.



Facing West towards the beaches of Beverly Triton Park

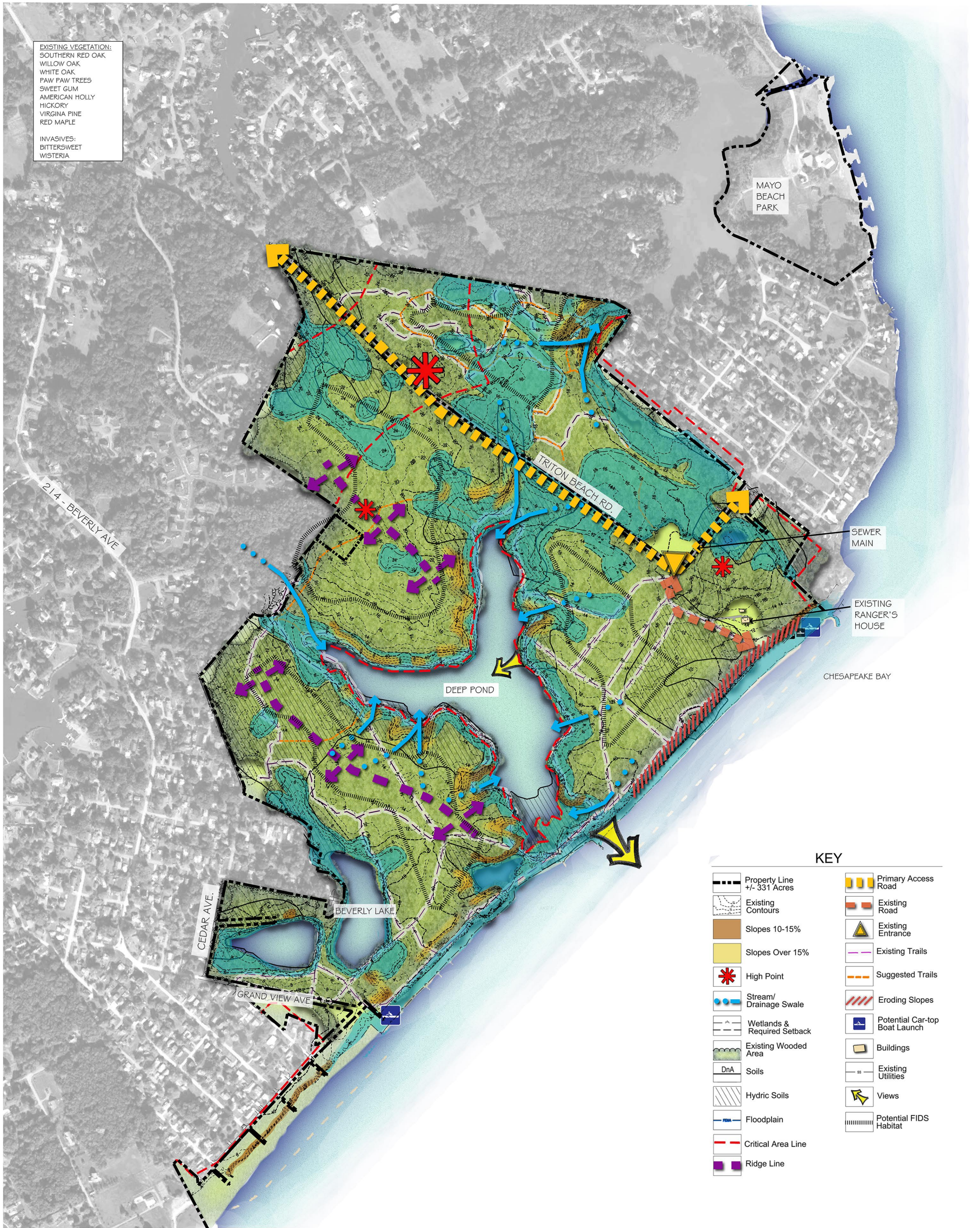
As mentioned Beverly Triton Beach Park is accessed from Triton Beach Road. Currently there is a small gravel parking area just off the roadway with a larger cleared grass area across the road for overflow parking. The existing park drive is gravel and extends close to the beach where there is room for handicap parking. An existing residence that is used by a park ranger is located within the clearing adjacent to the drive and bay. The large grassy area between the residence and the beach is used by picnickers and also kiteboarders and kayakers to prepare their equipment. There are several existing nature trails that circle around the site. Some of the trails are wide on remnants of old roads left from the days of the Beverly Beach Resort and others are narrow foot paths. Many of the trails have been named and alignments marked. The existing beach is sandy and breakwaters are located along much of the shoreline. There are also groins extending into the water on the south end of the beach. The park is serviced by overhead electricity, sanitary lines, and a new well.



Existing Park Ranger's residence and open lawn area

EXISTING VEGETATION:
 SOUTHERN RED OAK
 WILLOW OAK
 WHITE OAK
 PAW PAW TREES
 SWEET GUM
 AMERICAN HOLLY
 HICKORY
 VIRGINIA PINE
 RED MAPLE

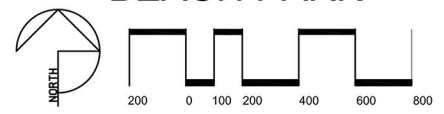
INVASIVES:
 BITTERSWEET
 WISTERIA



KEY

- | | |
|-----------------------------|-------------------------------|
| Property Line +/- 331 Acres | Primary Access Road |
| Existing Contours | Existing Road |
| Slopes 10-15% | Existing Entrance |
| Slopes Over 15% | Existing Trails |
| High Point | Suggested Trails |
| Stream/ Drainage Swale | Eroding Slopes |
| Wetlands & Required Setback | Potential Car-top Boat Launch |
| Existing Wooded Area | Buildings |
| Soils | Existing Utilities |
| Hydric Soils | Views |
| Floodplain | Potential FIDS Habitat |
| Critical Area Line | |
| Ridge Line | |

SITE ANALYSIS
 BEVERLY TRITON
 BEACH PARK



SCALE: 1" = 200'
 DATE: 7/2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS

PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

LAND BAY MAP

As mentioned the land bay map is prepared to graphically define the appropriate use for an area according to the environmental and man-made conditions of the site. There are eight different land bays identified at Beverly Triton Beach Park:

Land Bay 1:	61+/- Acres, Passive Recreation
Land Bay 2:	56 +/- Acres, Passive Recreation
Land Bay 3:	4+/- Acres, Active Recreation
Land Bay 4:	10+/- Acres, Passive Recreation
Land Bay 5:	20+/- Acres, Moderately Active Recreation
Land Bay 6:	50+/- Acres Moderately Passive Recreation
Land Bay 7:	87+/- Acres Passive recreation

Land bays 1, 2, 4, and 7 which take up much of the site are all designated as only suitable for passive recreation. These areas are wooded, with wetlands, and probable FIDS habitat. Some appropriate uses would include hiking trails, nature study areas, bird watching, and fishing. Land bay 3 is an unwooded, flat, grassy area adjacent to Triton Beach and Carvel Roads. Because it is only 4 acres it would be suitable for small active recreational uses such as multi-purpose courts, playgrounds, tot lots or support facilities. Its location on the northeast side of Triton Beach Road make it less desirable for use because the beach area and the majority of the hiking trails are on the opposite side of the road. Land bay 5 is the shoreline of the Chesapeake Bay. We rated it moderately active as it is too narrow for active recreation other than water related, activities including kiteboarding, swimming, kayaking, fishing etc. Land bay 6 is designated for moderately passive recreation. Like the passive recreation areas it is wooded, probably has FIDS habitat and contains some wetlands, but it is central to the park between Deep Pond, the cleared area around the ranger's residence and the access road. Suitable uses would include nature trails, an interpretive nature center, bird watching, fishing, picnic areas, or a children's wetland park. Land bay 8 is only about 2 acres and holds the ranger's home and a storage shed. Because it is unwooded and flat it could be used for small active recreational uses such as a playground, volleyball court, picnic pavilions or house additional support facilities.

EXISTING VEGETATION:
 SOUTHERN RED OAK
 WILLOW OAK
 WHITE OAK
 PAW PAW TREES
 SWEET GUM
 AMERICAN HOLLY
 HICKORY
 VIRGINIA PINE
 RED MAPLE

INVASIVES:
 BITTERSWEET
 WISTERIA

Land Bay 2: 56 +/- Acres
 Passive Recreation
 Wooded; FIDS Habitat; Wetlands
 Generally slopes 0-15%

Suitable Uses:
 Hiking Trails
 Nature Study
 Bird Watching

Land Bay 3: 4 +/- Acres
 Active Recreation
 Unwooded;
 Slopes less than 5%

Suitable Uses:
 Support Facilities
 -Parking
 -Gatehouse
 Field play

Land Bay 1: 61 +/- Acres
 Passive Recreation
 Wooded; FIDS Habitat; Wetlands
 Generally slopes 0-15%

Suitable Uses:
 Hiking Trails
 Hike/Bike Trail
 (Paved/Boardwalks)
 Nature Study
 Bird Watching
 Fishing
 Reflective Space

Land Bay 4: 10 +/- Acres
 Passive Recreation
 Wooded; Wetlands;
 Slopes 0-5%

Suitable Uses:
 Hiking Trails
 Nature Study
 Bird Watching

Land Bay 8: 2 +/- Acres
 Active Recreation
 Unwooded;
 Slopes generally are less than 5%

Suitable Uses:
 Support Facilities
 ADA Parking
 Bathhouse/outdoor showers
 Ranger's Private home (Existing)
 Tot Lot

Land Bay 5: 20 +/- Acres
 Moderately Active Recreation
 Unwooded; Beach
 Slopes generally are less than 5%
 (with exception of eroding steep
 slopes from upland to beach)

Suitable Uses:
 Interpretive Center
 Water Activities (kite boarding)
 Wading
 Fishing
 Car-top boat launch
 Picnic Areas
 Dog Beach

Land Bay 7: 87 +/- Acres
 Passive Recreation
 Wooded; Wetlands; FIDS Habitat
 Generally slopes 0-15%

Suitable Uses:
 Hiking Trails
 Scenic Picnic Areas
 Nature Study
 Bird Watching
 Fishing
 Reflective Space
 Wildlife Habitat

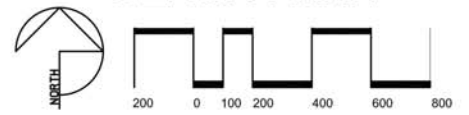
Land Bay 6: 50 +/- Acres
 Moderately Passive Recreation
 Wooded; FIDS Habitat; Wetlands
 Slopes generally are less than 0-15%

Suitable Uses:
 Nature Trails
 Nature Study
 Bird Watching
 Fishing
 Scenic picnic areas
 Paddle boat/kayak pond access
 Kids Wetland Park
 Hike/Bike Trail Paved
 Wildlife Habitat
 Interpretive Center

KEY

- | | | | |
|--|---|--|----------------------------------|
| | Property Line
+/- 331 Acres | | Primary Access Road |
| | Existing Contours | | Existing Road |
| | Slopes 10-15% | | Existing Entrance |
| | Slopes Over 15% | | Existing Trails |
| | Stream/
Drainage Swale | | Suggested Trails |
| | Wetlands & Tidal Water
Required Buffer | | Potential Car-top
Boat Launch |
| | Existing Wooded
Area | | Buildings |
| | Potential FIDS
Habitat | | Existing Utilities |

**LANDBAY MAPS
 BEVERLY TRITON
 BEACH PARK**



SCALE: 1" = 200'
 DATE: 8/ 2017

PREPARED FOR: ANNE ARUNDEL COUNTY
 DEPARTMENT OF RECREATION & PARKS
 PREPARED BY: HUMAN & ROHDE, INC.
 LANDSCAPE ARCHITECTS

Park Program

The program for the park described in the RK&K Feasibility Study called for:

Parking for 96 Vehicles

A Gatehouse

Picnic Area

Picnic Pavilion

Playground

Restroom/Changing Room

Existing Trails to be improved

Fishing Area

Car-top Boat Launch Area Separate from the Fishing Area

Drop-off Area Car-top Boats and ADA Parking



View of Deep Pond and surrounding landscape

MASTER PLAN

The master plan calls for:

- Parking for 96 Vehicles + Drop-off Space for Kiteboarders and Kayakers
- A Gatehouse
- A Turn- around Area
- Nature Trails
- ADA Accessible Trails
- A Children's Wetland Play Space
- 3 Picnic Pavilions
- Picnic Areas
- A Ranger's Office/Restroom/ Outdoor Showers
- Fishing Pier
- Wildlife Blind for Nature Study
- Pedestrian Ramp to the Beach
- Storage Shed
- Stormwater Management Facilities
- Tree Mitigation

The Master Plan for Beverly Triton Beach Park calls for Triton Beach Road to be relocated to the north at the turn onto Carvel Road utilizing the existing open space so that parking can be provided on the southeast side allowing park goers to access the primary use areas without crossing the roadway. Ninety vehicular parking spaces are provided in this location with a gatehouse entrance. A turn-around area is shown on the north side of the road for vehicles to be able to turn around and leave if the park is filled to capacity. A loop trail is proposed on the 60 acres to the northeast of Triton Beach Road. There are existing trails within the area, but they need to be marked and mapped. Much of that area is wetlands so trails may need to be boardwalks.



- NATURE TRAILS; TO BE BLAZED
- TURN AROUND
- CHESAPEAKE BAY
- BIG POND
- CHILDREN'S WETLAND PLAY SPACE
- RANGER'S PRIVATE RESIDENCE
- KAYAK/ KITE BOARDING DROPOFF HANDICAP PARKING FOR 4
- PEDESTRIAN RAMP
- STORAGE SHED
- PAVILION 1
- OFFICE / RESTROOMS / SHOWERS
- PAVILION 3
- ACCESSIBLE TRAIL
- PAVILION 2: WITH HANDICAP PARKING & DROP-OFF SPACE
- EXISTING NATURE TRAIL
- EXISTING ACCESSIBLE TRAIL
- FISHING PIER
- POTENTIAL WILDLIFE BLIND FOR NATURE STUDY
- CHESAPEAKE BAY
- BOARDWALK; POTENTIAL HANDICAP ACCESSIBLE BEACH AREA
- PICNIC AREA

KEY

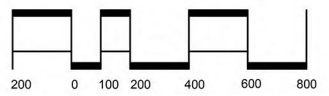
- | | |
|---|--|
| Property Line
+/- 331 Acres | FIDS |
| Existing Contours | Restrooms |
| Existing Wooded Area | Car-top Boat Launch |
| Wetlands & Tidal Water Required Buffer
<small>*Wetlands & Buffers are Schematic and need to be field verified.</small> | Existing Utilities |
| Critical Area Line | Bioretention BMP |
| Existing/Proposed Nature Trail
Total: 5.37 Miles +/- | Picnic Shelters
Pavilion 1: 20' x 20'
Pavilion 2: 20' x 30'
Pavilion 3: 20' x 20' |
| Accessible Trails
Total: 2.96 Miles +/- | |
| Landscaped Trees | |

Note:
Total Proposed Parking spaces: 96
All amenities are proposed unless otherwise noted existing.

**MASTER PLAN
BEVERLY TRITON
BEACH PARK**



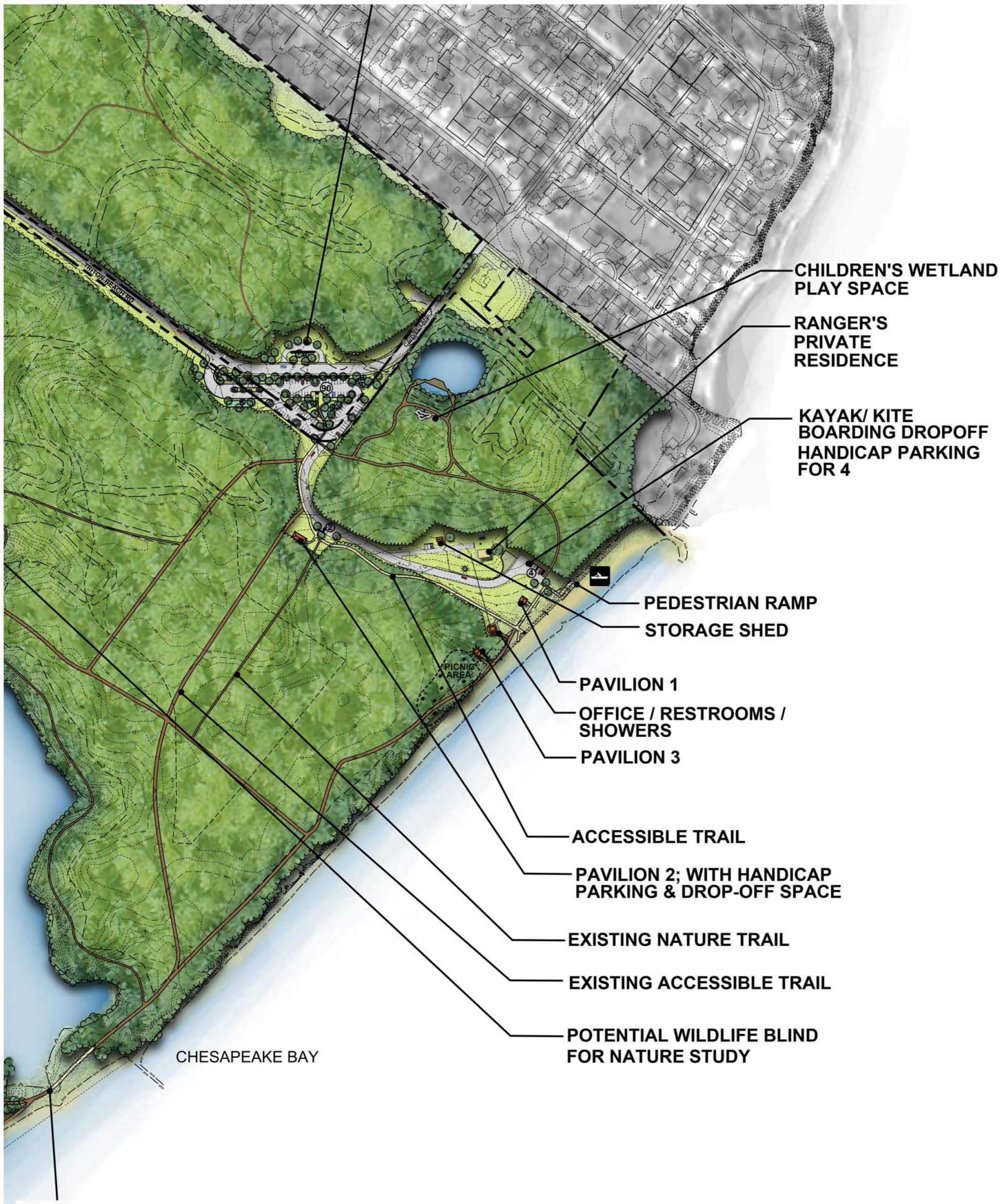
SCALE: 1" = 200'
DATE: 12/2017





The sandy shoreline of Beverly Triton park used by kayakers/kiteboarders, ect.

The existing park drive will need to be upgraded to provide for two-way traffic and a section relocated so that the ADA parking and drop-off area for kiteboarders and kayakers is away from pedestrians accessing the beach. A pedestrian ramp is shown near the parking/drop-off area to provide access to the beach for those users. The adjacent grassy area can be used by the kiteboarders to rig their equipment and the whole north end of the beach can be designated for use by kiteboarders and kayakers. A paved trail is indicated from the main parking lot to the beach eliminating a conflict between vehicles and pedestrians. Three picnic pavilions are shown. One pavilion is located in a small cleared area along the entrance drive between the shoreline and parking area. Two ADA parking spaces are provided as well as drop off space. The other two pavilions are along the shoreline with views to the bay. An accessible restroom/small office with shower area is proposed along the pedestrian walkway. Additionally picnic tables are shown along the shoreline and nature trail.



**CHILDREN'S WETLAND
PLAY SPACE**

**RANGER'S
PRIVATE
RESIDENCE**

**KAYAK/ KITE
BOARDING DROPOFF
HANDICAP PARKING
FOR 4**

PEDESTRIAN RAMP

STORAGE SHED

PAVILION 1

**OFFICE / RESTROOMS /
SHOWERS**

PAVILION 3

ACCESSIBLE TRAIL

**PAVILION 2; WITH HANDICAP
PARKING & DROP-OFF SPACE**

EXISTING NATURE TRAIL

EXISTING ACCESSIBLE TRAIL

**POTENTIAL WILDLIFE BLIND
FOR NATURE STUDY**

CHESAPEAKE BAY

Beverly Triton Beach Park Enlargement

Scale: 1" = 100'



Facing East into the Bay waters from the entrance road

As mentioned most of the trails shown on the plan are existing. Some of them are old roadbeds and are relatively flat and wide and others are foot paths meaning they are narrow and follow the existing grade. The wide trails can be made accessible with a little work. It is proposed that an accessible trail will be provided to the proposed fishing pier in Deep Pond and also across the entire park to connect with the Beverly Beach neighborhood to the south. It may be necessary to provide a boardwalk through one sandy section along the beach to make it accessible. A children's wetland play space is proposed in the wooded area to the north of the ranger's residence. There is an existing wetland in the woods that would make a great area to teach children what a wetland is and what plants, animals and birds they could expect to find within the park. A boardwalk is proposed through the wetland and a nature trail connecting it to the shoreline as well as to the parking area. A small play space can be provided with natural elements made from materials found in the woods. Stormwater management such as bio-swales and bio-retention facilities will be provided to handle runoff from the impervious surfaces and forest mitigation will be provided if necessary.