

AA 626-06 South River Colony Parcel B  
SUB 98-100

MSA-S-1829-5499

STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION  
45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax (410) 974-5738

August 17, 2001

Ms. Penny Chalkey  
Development Division  
Anne Arundel County Office of Planning and Zoning  
2664 Riva Road, P.O. Box 6675  
Annapolis, Maryland 21401

Re: South River Colony, Parcel B, Exterior Construction

Dear Ms. Chalkey:

I am writing to you about the language regarding FID restrictions on the South River Colony Parcel B plat. The language on the plat currently places a temporal restriction on clearing, grading, and exterior construction in FID habitat. It is not necessary to limit exterior construction during this time once the clearing has been done since the habitat will no longer exist within the cleared area. There is not much scientific documentation at this time about the effect of noise on these species. Please call if you have any questions regarding this letter.

Sincerely,

*Claudia Jones*

Claudia Jones  
Science Advisor

Cc: Ms. Regina Esslinger  
Ms. Lisa Hoerger



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

June 13, 2001

Ms. Anne Pearson  
2041 Shore Drive  
Edgewater, MD 21037

Re: Homeowners Conservation Handbook

Dear Ms. Pearson:

Thank you for sharing you ideas of a Homeowners Conservation Handbook with our office. We support your efforts to create a handbook/guide for property owners who will be living in or near sensitive habitats. One of the components of this handbook is of particular interest to our office. Forest Interior Dwelling Bird habitat is not a common term to the typical homeowner. Education and awareness are the most valuable tools we can use to supplement people's understanding of these fragile ecosystems.

It appears you have contacted several experts in this field. As you continue your progress on this handbook/guide, our office would like to have the opportunity to review any drafts and provide input, especially on the sections that will describe FID habitat.

When we review new subdivision requests in the Critical Area that support FID habitat, we work very hard with the County, developers, and property owners to achieve a balance that will accommodate growth and protect and conserve these sensitive areas. Your efforts to promote a more common awareness and understanding of these habitats will make our job easier in the future.

Thank you again for your efforts.

Sincerely,

Lisa A. Hoerger  
Natural Resources Planner

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

Judge John C. North, II  
Chairman



AA 2013-198  
626-06

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

May 11, 1999

Ms. Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Re: South River Colony, Parcel B  
S #89-209, P 98-100

Dear Ms. Chalkley:

I have received the final site plans for the above-referenced subdivision. In regard to the developable portion within the Critical Area, the applicant has made rather significant changes. Overall, the proposal is well within its allowable clearing, impervious surface, and density limitations.

The seven lots proposed in the Resource Conservation Area of the Critical Area appear to meet the spirit of the guidelines provided by Ms. Katherine McCarthy in her letter dated September 17, 1998 concerning the Forest Interior Dwelling Bird (FID) habitat; therefore, mitigation for clearing is no longer subject to FID mitigation requirements. However, the applicant is required to mitigate for clearing at a 1:1 ratio and the temporal restrictions still apply.

We recommend conservation easements be placed on each lot in the Critical Area to alert future homeowners to the Forest Interior Dwelling Bird issue. Also, several lots have steep slope buffers which should also be noted for homeowner information.

If you have any questions or need additional information please telephone me at (410) 260-7032.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Environmental Specialist

cc: Ms. Katherine McCarthy  
Ms. Claudia Jones

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

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**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
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November 19, 1999

Ms. Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Re: South River Colony, Parcel B  
S #89-209, P 98-100

Dear Ms. Chalkley:

I have received the resubmittal for the South River Colony, parcel B subdivision request. After reviewing the information, it appears the applicant has met all Critical Area requirements concerning clearing, impervious surface limitations, protection of Forest Interior Dwelling Bird habitat and other comments generated by PACE and this office over the last year. We commend the applicant for their patience, cooperation and willingness to reach an agreement on the final project design that meets their needs, but was also sensitive to the special habitat features of this site.

Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Natural Resources Planner

cc: AA 243-98

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Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

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**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

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September 3, 1999

Ms. Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Re: South River Colony, Parcel B  
S 89-209, P 98-100

Dear Ms. Chalkley:

Thank you for forwarding the resubmittal of the final site plans for the above-referenced subdivision. It appears that only minor changes were made since the last submittal. I have outlined my comments below.

- 1) Generally, our remaining concern lies with the proposed limits of disturbance (LOD) shown on lots 1-7 in the Critical Area portion of the plan. It is our recommendation that the applicant show a more realistic depiction of those limits since it is likely that future homeowners may construct additions, sheds, pools, etc. in their rear yards.
- 2) If the LOD is increased then the proposed clearing figures should be adjusted to accurately reflect clearing and mitigation requirements.
- 3) An area of steep slope buffer appeared on the site plan submitted in April that was on proposed lots 5 and 6. This buffer no longer appears. Was it drawn incorrectly on the previous plan or mistakenly omitted on the present plan? The County should determine whether that buffer exists and if so, a plat note should alert future homeowners to its presence and that it is an area of no disturbance.

Thank you for the opportunity to comment. If you have any questions, please telephone me at (410) 260-7032.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Natural Resources Planner

cc: AA 243-98

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Judge John C. North, II  
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CHESAPEAKE BAY CRITICAL AREA COMMISSION**

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February 17, 1999

Ms. Penny Chalkley  
Anne Arundel County Department of Planning  
and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

RE: South River Colony, Parcel "B"

Dear Ms. Chalkley,

This letter provides comments on the issues raised at the 1/12/99 meeting and raised in the letter dated December 16, 1998 from LDR to the County. These issues and our comments are as follows:

*Revisions to the Plan*

**Reduction of lot size and relocation of homesites closer to the road**- The Commission appreciates this move to reduce impacts to FID habitat. We recommend that the County require a conservation easement on the back portion (that area beyond what would be considered a reasonable size back yard - 15-25 ft. )of these residential properties to maintain forest cover and associated understory. Activities should be limited in this area to walking paths that do not require any clearing. If an easement is not provided on the back portion of this property, the entire lot should be considered disturbed area for FID purposes and the interior boundary of the lot line should be the starting point for locating the 300 foot "edge" around the "interior" FID habitat. This would considerably change the FID impact calculations.

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Page Two  
Ms. Penny Chalkley  
February 17, 1999

**Reduction of length and width and elimination of cul-de-sac for road leading to single family residences.** - The Commission supports a waiver from County regulations to allow a 40 ft. private road with "T" since this will result in reduced impacts for forest cover and FID habitat.

*FID RETENTION PERCENTAGES*

**300 foot edge around FID interior** - The developer has requested that we consider including the 300-foot area around the periphery of the forest as FID habitat because of the quality and maturity of the trees. While they are correct that FID will most likely utilize this portion of the forest, it is not considered good habitat for nesting success due its proximity to cleared/open areas. This is based on many studies demonstrating that nesting success is significantly reduced when nests are located close to the forest edge due to increased accessibility to predators such as crows and blue jays, as well as the brown-headed cowbird, a nest parasite. It is not only the quality of the forest that is important to this group of birds, but also the extent to which the forest is fragmented or not.

*MITIGATION FOR LOSS OF FID HABITAT*

**Mitigation requirements** - Combining calculations by LDR and the Critical Area Commission staff, the following spells out the amount of mitigation required for forest interior dwelling bird habitat that is impacted.

Total acres in the Critical Area	149.57
Forest/FID habitat in the Critical Area	139.22
In the situation on this property, forest and FID habitat are the same.	
Forest interior, pre-development acres	110
Interior, post-development acres	77.58 = 71%
Acres of interior lost after development	32.42
Mitigation required	64.84

The mitigation ratio is 2:1 when the amount of interior lost is greater than 20%. LDR comes up with a mitigation requirement of 11 acres. I believe that they are counting only the amount of forest actually disturbed and not including the new edge that is created. The new edge needs to be deducted from the original forest interior amount.

Mitigation can be in the form of reforestation of areas that will function as FID habitat or protection of existing FID habitat. Creation of habitat is given acre for acre credit. In other words, if the mitigation requirement is for 65 acres, then the amount of habitat creation is 65



Page three  
Ms. Penny Chalkley  
February 17, 1999

acres. This 65 acres must be contiguous to forested area that will remain forested and be at least 100 acres combined.

Mitigation can also be in the form of protection of existing forest that is functioning as FID habitat. Protection of existing habitat is given a credit of ½. In other words, if the mitigation requirement is for 65 acres and all the mitigation proposed is in the form of protection, then the mitigation acreage is 130 acres. In all cases, even if the mitigation requirement is less than 100 acres, the mitigation area needs to be contiguous to 100 acres of forest that in all probability will remain forested.

**Reforestation of old Mayo Road** - The reforestation of Old Mayo Road should only be allowed to be counted as FID mitigation to the extent that it increases forest interior habitat. Forest interior habitat is defined as that forest which is at least 300 feet from the nearest edge.

**Reforestation of existing trails** - The developer has requested that mitigation credit be allowed for replanting of existing trails in Open Space areas. Based on conversations with Katherine McCarthy of the Department of Natural Resources, these trails currently have canopy closure and therefore we would gain only minimally by augmenting these areas with trees.

**Meeting mitigation requirements** - The mitigation amount needed will require that the developer goes somewhere besides Parcel B to find suitable land. Parcel C has been discussed as a possible area that may qualify as a mitigation protection area for forest interior dwelling birds.

*To determine the mitigation potential of Parcel C, we need the following information:*

- The forested acreage of Parcel C.
- The extent to which Parcel C is currently buildable under county, state, and federal regulations.
- Any proposed uses on Parcel C. There was mention of a potential agreement with the Boy Scouts about use of some portion of the property. This is to determine the extent that clearing will occur on the parcel.

*In the event that an area protected for mitigation purposes is less than 100 acres and needs adjacent forests to meet the required 100 acre minimum, the following information is needed:*

- The extent of forest cover contiguous to Parcel C on adjacent parcels.
- Any known plans on adjacent parcels. This is needed to determine if activities on adjacent land may preclude the ability of Parcel C to function as FID habitat in the long term.

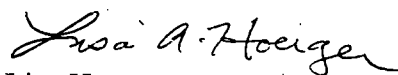
*Requirements for forest interior bird mitigation sites:*

Page Four  
Ms. Penny Chalkley  
February 17, 1999

- A conservation easement placed on the mitigation site that removes the development potential in perpetuity
- Activities that may be allowed on the mitigation parcel include passive recreation, and timber harvest provided that the timber harvest plans have gone through regular review process at the county and state levels.

Please do not hesitate to call if you have any questions regarding these comments.

Sincerely,



Lisa Hoerger  
Environmental Specialist



Claudia Jones  
Science Advisor

cc: Mr. Steve Callahan  
Mr. Sean Davis  
Ms. Katherine McCarthy  
Ms. Regina Esslinger



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
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September 28, 1998

Ms. Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Re: South River Colony, Parcel B - Plan Dated 8/98

Dear Ms. Chalkley:

This office received a slightly revised Final Development Plan for the above-referenced subdivision. The only discernable difference between this plan and the one dated 4/98 is that the lot size of lots 1-7 have been reduced. However, I would like to offer additional comments regarding this resubmittal.

Since the last submittal, our office received a copy of the Forest Interior Dwelling Bird (FID) study. We have consulted with the Department of Natural Resources (DNR), Wildlife and Heritage Division concerning the findings of that study. I understand that you have received a letter from Katharine McCarthy of DNR dated September 17, 1998. We concur with Ms. McCarthy's recommendations regarding the lot configuration, and reducing the size of the stormwater management pond and using infiltration to reduce impacts to FID habitat.

Also, since the last submittal I understand Katharine McCarthy sent a letter to your dated September 4, 1998 regarding the status of the State Endangered few-flowered tick-trefoil (*Desmodium pauciflorum*). She indicated there were no plants in the area of proposed development, however it appeared that some clearing had occurred in the 100-foot Buffer on Exxon's property that may affect the plants in that area. The County should investigate this situation and contact the adjacent landowner regarding clearing in the Buffer.

Again, these comments are offered in addition to those sent to you dated May 28, 1998. If you have any questions, or would like further clarification, please call me at (410) 260-7032.

Sincerely,

Lisa A. Hoerger  
Environmental Specialist

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

cc: 243-98



Judge John C. North, II  
Chairman

Ren Serey  
Executive Director

**STATE OF MARYLAND**  
**CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
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May 28, 1998

Ms. Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Dear Ms. Chalkley:

I have received the final development plans for Parcel B of the South River Colony Planned Unit Development (PUD). It appears the applicant will be well under the allowable imperious area, woodland clearing, and is developing the site at the proper density given the Resource Conservation Area (RCA) overlay. I have outlined additional comments below.

- 1) A Forest Interior Dwelling Bird (FID) study is still outstanding. The County should reserve final approval until the FID study is obtained and reviewed. The presence of certain species may affect the final design/configuration of the lots in the Critical Area portion of Parcel B.
- 2) A letter from the Department of Natural Resources (DNR) Natural Heritage Division mentions the presence of Tick-trefoil (*Desmodium pauciflorum*). Since this species is listed as State-Endangered the County should ensure that development will not impact this habitat. If the proposed lots coincide with the habitat of this species, the County should suggest reconfiguration, or at a minimum conservation easements. Guidance and advice from DNR should be obtained.
- 3) We note that the proposed stormwater management pond is located in the RCA and serving development outside the Critical Area. However, this office recognizes that this PUD was submitted before the County's Critical Area program was in place and therefore will not object to its location. I have provided an explanation of our position in a letter dated March 13, 1998 to yourself and have enclosed it for your convenience.

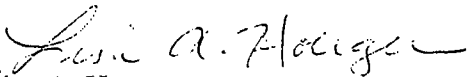
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Ms. Chalkley  
Page Two  
May 28, 1998

- 4) Finally, we note the applicant is planning to plant seedlings along the eroding shoreline. These efforts may count towards any reforestation obligation provided the survival of these trees are ensured.

Thank you for the opportunity to comment. Please include this letter in your file. If you have any questions, please call me at (410) 974-2426.

Sincerely,



Lisa A. Hoerger  
Environmental Specialist

Enclosure

cc: AA 243-98



John C. North, II  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
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March 13, 1998

Penny Chalkley  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6302  
Annapolis, Maryland 21401

Dear Ms. Chalkley:

On Tuesday, March 3, 1998 we met with representatives of the South River Colony project. Our discussion focused on the development of parcel B specifically in regard to the location of the stormwater management pond. The pond is located in the Resource Conservation Area (RCA) yet serving development outside of the RCA. Apparently, parcel B received sketch plan approval in 1990 and is part of a larger Planned Unit Development (PUD). In addition to sketch plan approval, the applicants received and have kept current variances for the outfall structure and a permit from the Army Corps of Engineers. Since this PUD was submitted for review before the Critical Area Program was in place in Anne Arundel County, this office feels it is appropriate to allow the pond to remain in the original location.

We recommend the County require the developer to reforest that portion of Mayo Road that will no longer be utilized as mitigation for the pond. Reforestation as mitigation should also be considered on the parcel the applicant owns just south of parcel B off of Route 214.

Under no circumstances should any new proposals allow stormwater management devices, or uses associated with development activities, to be located in the RCA when they are serving development outside of the RCA and/or the Critical Area. New development can accommodate such uses outside the RCA.

Thank you for bringing this matter to our attention. If you have any questions, please call me at (410) 974-2426.

Sincerely,

Lisa A. Hoerger  
Environmental Specialist

cc: Ren Serey  
Regina Esslinger

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(410) 822-9047 Fax: (410) 820-5093



*Lisa  
Systemdram*

Parris N. Glendening  
Governor

**Maryland Department of Natural Resources**

Tawes State Office Building  
Annapolis, Maryland 21401

John R. Griffin  
Secretary

Carolyn D. Davis  
Deputy Secretary

September 4, 1998

Ms. Penny Chalkley  
Anne Arundel County  
Office of Planning and Code Enforcement  
2664 Riva Road  
Annapolis, MD 21401

**RECEIVED**

SEP 8 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

RE: South River Colony Parcel B

Dear Ms. Chalkley:

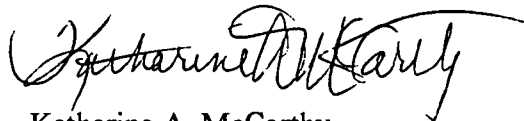
With permission from Mr. Ron Smith of Exxon Land Development Inc., I have completed the survey of this property for the State Endangered few-flowered tick-trefoil (*Desmodium pauciflorum*). I did not find any plants of this rare species west of Glebe Creek, where development is proposed. There are no further concerns regarding potential impacts of the development to this species.

However this rare plant does occur on Exxon's property in a woodland east of Glebe Creek at the eastern edge of the parcel below the existing housing development on Hillmeade Road. It is my understanding that no development-related activity is proposed in this area. Extensive clearing of the forest understory and some overstory tree cutting has occurred on Exxon's property in the woods adjacent to this rare species' population. If it were to occur in the immediate vicinity of the population of few-flowered tick-trefoil, it is likely that plants would be damaged. The clearing and cutting may also conflict with regulatory protection provided to the Critical Area 100 ft upland buffer. It appears that the clearing and cutting has been done by adjacent property owners in order to improve their view and to create an open, park-like setting behind their homes.

It is my understanding that the survey for forest interior dwelling birds has been completed for this parcel, however I have not received a copy for review. Staff of the Critical Area Commission have agreed to provide a copy. I will submit comments to you when I have analyzed the report.

If you have any questions concerning these comments, please contact me (410/260-8569).

Sincerely,

A handwritten signature in black ink, appearing to read 'Katharine A. McCarthy', with a large, sweeping flourish at the end.

Katharine A. McCarthy  
Southern Region Ecologist  
Wildlife and Heritage Division

cc: Ron Smith  
Lisa Hoerger, Critical Area Commission  
Brian Jay Burke, Greenhorne & O'mara



LH  
744-89  
234-98  
524-99

ANNE ARUNDEL COUNTY  
ANNAPOLIS, MARYLAND  
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

INTER-OFFICE CORRESPONDENCE

December 3, 1999

TO: Steve Callahan  
FROM: Penny Chalkley  
SUBJECT: South River Coldey  
Parcel B  
Revised/Final  
P1998-100

RECEIVED  
RECEIVED  
DEC 10 1999  
CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

1. Landscape Plan

In addition to the forested areas surrounding the pond, which will be placed in a conservation easement, the plant species selected are native to the area and adhere to the Critical Area objectives.

2. Critical Area Commission

The November 19, 1999 letter from Lisa Hoerger gives a favorable acknowledgment of this round of plans.

3. Critical Area Report

The updated CA report should have referenced birds per the FIDs study - since it was done and includes additional ones.

At grading permit will the shoreline work proposed under I be bonded and a plan submitted?

The Variance to disturb the wetland buffer was granted (copy of V488-89 submitted September 1).

4. Development Plan

The utility line (sewer) follows the old road bed, but what happened to the proposal for the electric line relocation?

Sheet 10 - Clearing is now increased. Both the County and the Commission feel this is realistic and acceptable. However, there are two more areas of steep (15% slopes) on Lots 5 and 6 which are shown to be cleared. Without a Variance, they should not be included (see my 9/3/99 Comment #2 paragraph 4).

The table on Sheet 13 is more reflective of what we can approve - barring disturbance on 15% slopes as noted above. But Lot 7 is listed as .9 acres but has 1.0 acres of forest (??).

Unlike the previous FDP which clearly hatched conservation easement areas, there are some sheets in this submittal which do not (Sheets 6 and 10) so I cannot tell if my previous comment on Sheet 10 was resolved although the response says it is corrected. Have the easement area designations consistent on all Sheets, particularly when the hatched symbol is used in the legend.

#### 5. Grading Plan

In notes 2A and 12, we no longer do a pre-inspection, only the post-inspection. We've never done installation. The developer's environmental consultant should be the one checking the forest easement protection. The fencing note should be under 2A and 12 should refer to the post-construction inspection by Environmental.

This project has 2 temporal restrictions. One is for birds and the other is for in-stream work per the wetlands permit (1 March - 15 June). I still don't see the in-stream note.

Any notes can be changed with the grading permit submittal but please correct multiple spelling errors at that time.

One Sheets 4-9 clearly show the easement areas. It has to be clear for the inspector so no field changes can be made in those areas.

Correct the LOD on Sheet 8 to avoid 15% slopes or a Variance will be needed before the grading permit is approved.

#### 6. Plat

The FIDs notes do not agree on the dates (notes 9 and 10). Also Note 9 makes it seem as though the whole site is subject since there is a more detailed CA note following it. DNR indicated that the period for this project should be 1 April through 31 July.

Notes regarding the wetlands easement, wetland disturbance, and conservation areas were corrected.

Note the Liber/Folio of the conservation easement when it is recorded.

Steve Callahan  
December 3, 1999  
Page 3

Check Plats 3 and 9 for 15% slope areas on Lots 5 and 6. Except for the 15% slopes, I personally would not include the side setbacks under easement but that is the developer's call.

Plat 4 notes are better except Lot 7 which says the lot is .9 acres but has 1.0 acre of woods. Plat 9 shows the lot as .9 acres. How can it have more woods than the site?

7. In summary, check the 15% slope areas on Lots 5 and 6. Either have them in easement or get a Variance. That affects the FDP, the grading plan and the plat. If the developer wants, eliminate any forest easements in side yard setbacks (except slopes).

Fix the Lot 7 .9 versus 1.0 information.

Clarify earlier pole relocation in the Critical Area. If so, who pays the reforestation fee and when?

Correct the last couple of plat notes and process the easement when it is ready.

PC/mla

cc: File

CBCAC

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744-89  
243-98

ANNE ARUNDEL COUNTY  
ANNAPOLIS, MARYLAND  
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

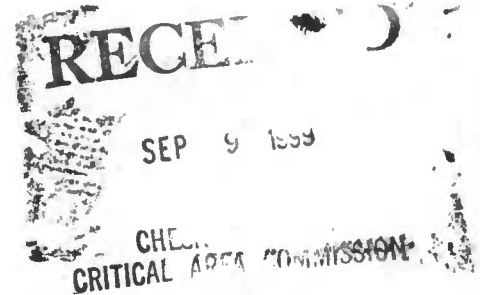
INTER-OFFICE CORRESPONDENCE

September 3, 1999

TO: Steve Callahan

FROM: Penny Chalkley

SUBJECT: South River Colony  
Parcel B  
Revised Final  
P 1998-100



1. The Critical Area reports that have been submitted need to correct the erroneous statement regarding Habitat Protection Areas. (refer to the code adopted in 1988, the December 9, 1997 letter from DNR and the September 17, 1998 letter from DNR. The CA report with this submittal is dated May 1998 even though the previous one was May 1999. It makes it very confusing to set up a file.
2. Development Plan

DONE  
9/3

Since the wetland buffer disturbance is actually in the Critical Area, was a Variance obtained with the original Sketch? If so, I need a copy. A Variance to disturb a Habitat Protection Area is needed unless all work can be pulled out. The work shown does relate to the wetlands permit authorized but labeled incorrectly on the permit. If the outfall is needed in the HPA to reduce erosion potential, this office will support it.

Based on clearing/grading necessary to accommodate builders house types in other sections of South River Colony, the clearing and impervious limitations listed in the chart will probably not be adequate. Only 5227 to 7840 square feet of clearing is listed and 4356 to 5663 square feet of impervious is allowed (houses, driveways, sidewalks, accessory structures). More is available without compromising the HPA. Up to 25% of the lots could be impervious.

Once it is listed and the plat is recorded, no changes can be approved without a new plat. Lot 1 alone has more clearing than what is listed.

I still recommend no easements on lots back to the rear BRL (except where there are the 15% slopes on Lots 5 and 6) and upping the clearing allowed.

In the table don't have a listing for "proposed clearing" that is more than "woodland clearing allowed". Proposed can be dropped and just use maximum allowed.

The clearing for the outfall, the utility, and the pond itself are not clear as to where they fall in the table. Impervious is accounted for but not all the clearing.

Once the calculations are resolved and the easements on lots are reconfigured, the conservation easement can be processed.

On Sheet 10 there is a curved line that says easement going through the conservation easement. Will there be clearing? If so, exclude that from the conservation easement on existing forest.

### 3. Grading Plan

Have a temporal restriction for in-stream work noted on the plans. Be sure the Corps permit is kept active to allow the outfall when construction occurs in the future.

Also the FID's temporal restriction note will be needed for the Critical Area.

Clearly identify all easement areas in the Critical Area so no clearing will occur as a result of field changes ( a violation includes replacement Plus \$1.20 / square feet).

In the sequence note the fencing and signage for the easement areas.

All reforestation fees will be due prior to permit approval. The reforestation plan, agreement and bond for Mayo Road removed is due at grading permit (CA bond is \$0.40/ square foot, as apposed to fee in lieu of \$0.60).

### 4. Plat

Note the Liber/Folio of the conservation easement. There is a reference in #8 to already recorded 54-2/763 but I don't remember processing one that shows these limits. Please clarify.

Plat 4 CA Table - See prior comments on allowable clearing on lots and for the pond, utility and outfall. Also maybe an increase in impervious for the lots, not to exceed 25% of the lot. Drop the "proposed".

The old Mayo Road will need an easement when it is reforested.

The CA table on Plat 4 lists Lot 7 as 1 acre but Plat 9 has it as .9 acres. Have the figures match.

Steve Callahan  
September 3, 1999  
Page 3

To Note 4 on Plat 1, add "except in accordance with the approved Corps permit" or the outfall cannot be built.

Please amend the General Note #2 as previously requested (May 11, 1999).

Easements were removed from the floodplain as requested. Thanks.

Where is the FID's restriction note for the Critical Area?

PC/mla  
cc: CBCAC  
File

P:\DATA\SHARED\SUBDIV\PENNY\1998-100.fin.wpd



ANNE  
ARUNDEL  
COUNTY,  
MARYLAND

744-89  
243-98

*Alucida*

CURRENT PLANNING  
2664 RIVA ROAD, P.O. BOX 6675, MS 6301  
ANNAPOLIS, MARYLAND 21401

DEPARTMENT OF PLANNING AND CODE ENFORCEMENT  
January 15, 1999

Mr. Sean Davis, Principal  
LDR International  
Quarry Park Place  
9175 Guilford Road  
Columbia, MD 21046

RE: 2nd Pond/Lot Layout Meeting 1/12/99 - South River Colony, Parcel "B"  
(S#89-209/P#98-100)  
(Your letter of 10/28/98)

Dear Mr. Davis:

This letter provides a short synopsis of our second meeting (1/12/99) on the pond/lot layout issue for South River Colony, Parcel "B". In attendance, besides yourself and the author were: Charlie Shaffer, Greenhorne and O'Mara; Regina Esslinger, Critical Area Commission (CAC); Lisa Hoerger, CAC; Penny Chalkley, PACE.

After brief opening remarks, you provided an overview of your calculations and mitigation proposals for Parcel "B" per your letter and plan of 12/16/98.

Several points were discussed as follows:

1. PACE indicated support for a formal waiver to allow a 40 ft. Private road with "T" - turnaround in order to reduce impacts to forest cover. (PACE noted, however, that with the new administration, all waivers will be given close scrutiny by the County Executive. PACE requested a supporting comment/memo from the CAC.)
2. Mr. Davis indicated how the prior plan had been modified as of 12/16/98:
  1. Modified road/no cul-de-sac.
  2. Homes closer to the road and mitigation proposed as they were at 71% vs. 80% retention:
    - A. Reforest Old Mayo Road.
    - B. Reforest several old trails in Open Space.
    - C. Reconsider other areas of site (i.e. 300 ft. wide strip along Route 214 and near Glebe Creek) as FIDS habitat area.

**RECEIVED**

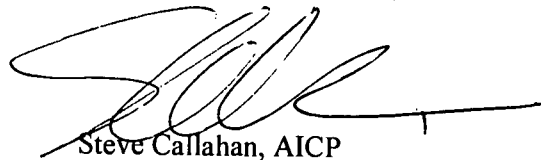
JAN 23 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

- D. Finally, provide conservation easement on part of Parcel "C" on south side of Route 214. (Parcel "C" is 100 acres +/-)
3. CAC agreed to evaluate Mr. Davis' letter and plan of 12/16/98 and these mitigation proposals and provide written comments and/or agreement proposals for all parties to consider.
  4. All parties agreed to consider the prior suggestion by Recreation and Parks that some type of "passive" existing trail system/pathway be kept open to allow residents "passive" recreational use of the Open Space especially out to the point overlooking Glebe Creek. It was agreed that a field meeting be arranged by interested parties before a final decision is made to "reforest" all of the existing trails. (PACE requests that the developer work with PACE, Recreation and Parks and the CAC on this issue for a near-term resolution)
  5. Mr. Davis agreed to supply topographic information for Parcel "C" and any additional Forest Stand Delineation documentation regarding the 300 ft wide Non-FIDS habit areas in Parcel "B" for the areas along Route 214 and near Glebe Creek and Coxby's Estates Section 2.

The author again wishes to thank the agencies and the developer for another productive meeting. If there are any questions regarding this synopsis, please call me at 410-222-7459.

Sincerely Yours,



Steve Callahan, AICP  
Planning Administrator, South Team

SVC:clw

cc: S. Cover, Director  
J. Elbrich, Assistant Director/PACE  
P. Chalkley, Environmental Planner, PACE  
S. Callahan, Planning Administrator, South Team, PACE  
R. Esslinger, CAC  
L. Hoerger, CAC  
C. Shaffer, G&O  
S/D File





ANNE  
ARUNDEL  
COUNTY,  
MARYLAND

*NIF*

2664 RIVA ROAD, P.O. Box 6675, MS 6301  
ANNAPOLIS, MARYLAND 21401

DEPARTMENT OF PLANNING AND CODE ENFORCEMENT  
December 9, 1998

**RECEIVED**

DEC 15 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

Mr. Ron Smith  
Exxon Land Development  
601 Jefferson Street  
9th Floor  
Houston, TX 77002

RE: Pond/Lot Layout Meeting - 11/20/98 South River Colony Parcel "B", Planned Unit  
Development (PUD)(S#89-209/P#98-100)

Dear Mr. Smith:

This letter provides a synopsis of the discussions held and understandings reviewed at the above referenced meeting. In attendance, besides yourself and the author were, Penny Chalkley (Development Division, PACE), Regina Enslinger (Critical Area Commission, CAC), Claudia Jones (CAC), Lisa Hoerger (CAC), Katharine McCarthy (MD, DNR, Wildlife/Heritage Division), Sean Davis (LDR).

*Kathery  
- didn't see  
west side  
of swim pond  
in plan  
signature  
on east  
center*

After PACE outlined the purpose of the meeting (FIDS report impact on the stormwater management pond and layout of the seven (7) single family dwelling units) Mr. Davis provided a short history of the PUD (started in the late 1980's) and the various revisions undertaken to reduce impacts to the forested area (lot size reduction for ten (10) to two (2) acres etc.).

After additional dialogue, several promising options, that could resolve DNR/CAC concerns, were discussed as follows:

1. Modify/change the pond into a "bio-retention facility"
2. Move pond into townhouse area and then shift townhouses into the CA (Required variances).
3. Modify pond and SFDU lot and access to increase percentage of forest area retained from current 69% +/- to the desired 80% or as close as possible.  
(Note: This could be possible via a waiver to allow a private road access [40 foot right-of-way with 24 foot pavement/rolled curbs] to the SFDUs and pond, and shifting some of the houses closer to the private road. The road could be shifted closer to the TH units as well.)
4. If the 80% retention figures couldn't be fully met, replanting mitigation (at a 2 to 1 ratio) would be acceptable. Purchase of forest retention easements on adjacent parcels and reforestation of non-canopy trails were also to be considered as part of mitigation.

December 9, 1998

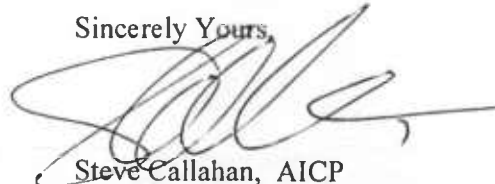
Page2

Pond/Lot Layout Meeting - 11/20/98 South River Colony Parcel "B", PUD  
S#89-209/P#98-100

At the conclusion of the meeting, Mr. Davis volunteered to prepare a revised plan with revised forest retention calculations (including any necessary mitigation proposals) and submit them to the various agencies for consideration, prior to a revised final plan submittal to PACE.

The author wishes to thank the agencies and the developer for making the meeting a productive one. If there are any questions regarding this short synopsis please call me at 410-222-7459.

Sincerely Yours,



Steve Callahan, AICP  
Planing Administrator, South Team

SVC:clw

cc: S. Cover, Director  
J. Elbrich, Assistant Director/PACE  
P. Chalkley, Environmental Planner, PACE  
Regina Enslinger, CAC  
Claudia Jones, CAC  
Lisa Hoerger, CAC  
Katharine McCarthy, MD, DNR, Wildlife & Heritage Division  
Sean Davis, LDR  
Charlie, Shaffer, G&O  
S/D File  
Chron

744-89  
243-98

**ANNE ARUNDEL COUNTY**  
Annapolis, Maryland  
Department of Planning and Code Enforcement  
Development Division  
INTER-OFFICE CORRESPONDENCE  
September 28, 1998

**RECEIVED**

OCT 1 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

**TO:** Steve Callahan  
**FROM:** Penny Chalkley  
**SUBJECT:** SOUTH RIVER COLONY Parcel B  
Revised Final P1998-100

1. **Critical Area Report**  
A letter from DNR dated September 4, from Katherine McCarthy, indicates that no rare or endangered plant species were found within the proposed development area.

Comments have been returned in regard to the FISs study. There are sufficient numbers of species required that the forest can not be fragmented as shown and that all development be moved closer to the BRL adjacent to the proposed road and that development not extend past the stormwater facility. (Eliminate Lots 5 through 7 as shown and locate them closer to Central Avenue. Combine driveways. To keep the layout as shown, a Variance will be required.)

2. **Critical Area Plan**  
Do the tidal wetlands extend to the road? There are arrows to the side, but no closure unless it is all area within the dark lines (to the road).

The lots will all have buildable area outside the expanded buffer due to soils.

The stormwater outfall is still outside the wetland buffer so no amendment to the permit is needed.

3. **Final Development Plan**  
Show the little house along the road "to be removed" based on the PUD approval and the legal parcel to give a total of 7 single family units in RCA in Section B.

Showing the paths will allow for a trail network without future clearing (Sheets 2, 5, 6 and 7).

The native species component of the landscape plan was submitted - A substitution for mountain laurel was suggested.

The utility easement will follow the old road bed, which limits reforestation there.

Sheets 7, 10, and 11 have lots which are subject to the restrictions associated with FIDs habitat and will require redesign or a Variance to impact a Habitat Protection Area. (Lots 5 - 7, in particular, driveways, and the SWM facility).

Due to the large Critical Area acreages the impervious coverage, clearing, avoidance of buffers and expanded buffers and stormwater management criteria can all be met.

The T turnaround for the townhouse development has been eliminated in the Critical Area and there is only the utility line/fire lane. The extension of utilities will result in less clearing than were septic and wells used on the single family lots. The active recreation area in critical area was deleted and there are only the trails for passive recreation.

4. Grading Plan

Due to the FIDs issue, the LOD and clearing limits will change. A table has been provided. Equal area replacement will be needed at permit.

Specimen tree identification can be deferred to the final determination of the CA development envelope, if the applicant wishes. The whole 149+ area would not have to be surveyed.

Silt fence may or may not be adequate protection for the Critical Area forest to remain under easement adjacent to the LOD. A specific on-site inspection by a forest professional may be needed before and during construction (based on our experience at Woods Landing, there was damage and replacement required even with blaze orange fence).

5. Plat

Same comments regarding FIDs in relation to lots, the clearing, etc.

The response from G&O referenced note #9 referring to the easement. There is something under note 8, but that's an old Liber/Folio number and does not reflect an easement on the remaining Critical Area Forest as set up with final approval of this plan.

The easement areas are shown with a legend. Ultimately, they will be based on resolving the FIDs issues and will have metes and bounds for the exhibit. It would probably help to say "Conservation Property includes all Critical Area buffers and expanded buffers" so that those lines won't have to clutter up the plat.

Where does the plat reference equal area reforestation for clearing? It also applies to the stormwater facility, utility easements, and the roads. Where is the temporal restriction note?

6. Most issues were addressed except for a few plat notes and minor clarifications other than the RCA layout in relation to FIDs issue.

Based on species present, this is significant habitat and the plans to date do not meet even the general recommendations for habitat preservation. In addition, DNR has more specific comments for this site (see attachment).


PC:bt  
src.mem/diskette/penny

cc CBCAC

ANNE ARUNDEL COUNTY  
Annapolis, Maryland  
Department of Planning and Code Enforcement  
Development Division  
INTER-OFFICE CORRESPONDENCE  
June 1, 1998

~~744-89~~  
243-98

RECEIVED

TO: Steve Callahan  
FROM: Penny Chalkley   
SUBJECT: SOUTH RIVER COLONY PARCEL B  
Final P#1998-100

JUN 5 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

1. The portion of this property outside the Critical Area is exempt from Bill 71-94, Tree Preservation, as it was an approved PUD prior to the effective date of this bill.
2. It was agreed with the Chesapeake Bay Critical Area Commission that - in this case only - the stormwater management facility could remain in the RCA portion of the Critical Area since it was shown in that location during the Special Exception/Sketch process.
3. Critical Area Report  
The Environmental Review Statement update indicates information on a rare plant species. As proposed, development will probably avoid any of the potential locations. However, the area of the pond outfall must be specifically investigated for *Desmodium pauciflorum*.

Plan (Critical Area only)

No acreage is listed on the Critical Area Plan.

There is an expanded buffer shown, but the topo is too faint to figure out what is included

- minimum 100' buffer
- 4' for each degree of slope
- highly erodible soils greater than 5%
- 50' setback to slopes 15% and greater

A clear labeled blowup of the area east of the entrance road and north of the stormwater pond is needed.

The plan indicates that the entire CA upland portion is the same vegetative community. No significantly larger trees are shown. Is that really the case?

Uniform age?

Results of the forest interior dwelling bird study will be needed in order to establish the single family house locations and road layout.

By definition, Habitat Protection Areas include:

- nontidal wetlands
- forest interior dwelling bird habitat
- species in need of conservation buffers
- wildlife corridors
- riparian forests

All these are present.

The plan on Sheet 7 does not show an outfall in the wetland or wetland buffer. What wetland disturbance is referred to in the narrative?

The buffer shown on the FDP is not correct as it does not include all highly erodible soils. All 15% slopes are not shaded (additional small areas on Lots 1, 2, 3, and 4).

The steep slope buffer shown should be only to those 15% or greater slopes in or contiguous to the 100' buffer.

All remaining forest must be placed in easement with the subdivision.

No more than 15% of any lot greater than an acre is allowed to be covered with impervious coverage.

Landscaping for the stormwater facility in the Critical Area must be native species.

Depending on the bird issue, there will be a temporal restriction, clearing may be limited, the cul-de-sac may be reduced to the minimum necessary, and house locations may need to be pulled forward toward the road.

Some of the reforestation can be replaced in the old roadbed.

4. Outside Critical Area

Where is any recreation area?

Don't have the T-turnaround and grading for townhouse units in RCA (stormwater management, utility connection and 7 unit single family development are OK).

5. Final Development Plan

Does runoff from all the impervious coverage on the single family lots reach the

stormwater facility?

If there are any existing trails in the CA now which can be used for passive activities, they should be shown. Otherwise, clearing must be replaced and a variance to disturb an HPA is needed.

Clearing does not account for some of the amenities associated with large lots (decks, pools, side load, garages, etc.) found with houses elsewhere in South River Colony. The Critical Area requirements will be locked in with subdivision, so development should be realistic for the market. Variances (on lots created subject to Critical Area subdivision review) are not supported.

6. Landscape Plan

Stormwater management - use Maryland native Coastal Plains species in the RCA for at least 85% of the plantings.

7. Grading Plan

List allowable clearing for each lot in the Critical Area. All infrastructure in the Critical Area must have clearing replaced with the Grading Permit and also for the Critical Area lots if they are included in the grading permit as shown now.

Reference restoration of the roadbed for a Critical Area reforestation area.

Remove disturbance associated with townhouse development other than road, utilities and stormwater from the RCA.

Note special fencing in the Critical Area along the LOD in the Sequence of Construction.

Keep in mind that no significant large trees (twice as large as surrounding trees) were identified in the Critical Area Report. Should any be disturbed at permit, removal is subject to the basal area replacement fee (i.e. 36" tree = \$27,482.00) or a bond must be posted in that amount to be held for 5 years after construction is completed.

8. Plat

What kind of conservation easement is referenced under Notice ... #9?

The conservation easement on remaining forest in the Critical Area needs to note the Liber and Folio. Indicate all areas under easement.

A specific Critical Area table listing allowable clearing and impervious surface is needed broken down by:

Public road/utilities



744-89 - ?

**ANNE ARUNDEL COUNTY**  
Annapolis, Maryland  
Department of Planning and Code Enforcement  
Development Division

INTER-OFFICE CORRESPONDENCE

March 5, 1998

**RECEIVED**

TO: Steve Callahan  
FROM: Penny Chalkley *AL*  
SUBJECT: South River Colony Parcel F  
Major Preformal P1998-033

MAR 10 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

1. The formal submittal will need to include:

- a current Environmental Review Statement.
- an updated Critical Area Report (be sure to include 4' for each degree of slope in the expanded buffer, as well as the other expanded buffer criteria for soils, etc.). Show all the tributary streams that are on the soil survey and their expanded buffers; show soils; remember 15% slopes in Critical Area are steep and buffer is expanded where soils are highly erodible and greater than 5%. Show setbacks to slopes where required.

Any encroachment into steep slopes, buffers or expanded buffers, other than an outfall, requires a Variance.

2. If this is Forest Interior Dwelling Bird Habitat, specific measures are needed or a Variance is required. Lots 4 and 5 appear to not be able to meet the criteria for closed canopy.
3. The Critical Area acreage is listed as 64 + acres. Only 3 dwelling units are permitted. Clearing, septics, wells, etc. for other lots are not permitted (showing part of 2 others). Also 4 units are in the RCA. See LDR memo dated 5/10/89 - minimum lot size outside CA and no disturbance.
4. Stormwater management is required for Critical Area development.
5. Eric See had most of the Sketch review. He had no specific comments for Parcel F - just a question as to what was proposed other than trails. The only lots referred to in the Critical Area are those 5 associated with Parcel B.

The May 1990 response (page 21) from Friendswood indicated no plans with Parcel F - "Not with this PUD submittal".

Birds were indicated as an issue. It was noted that conservation easements would be required for all remaining forest.

The only correspondence from DNR and birds and houses relates to Parcel B. The comment in January 1990, May 1990 and verbal in July 1990 indicate some flexibility with house setbacks (driveways longer than houses located at the BRL) for lots clustered along the proposed B road, but nothing for F, so the comment for "development not occur" in forest interior dwelling habitat on F must still stand.

My comments June 26, 1990 indicated a number of issues to be resolved with Final, including slopes, birds, recreation, clearing and slope buffers. I specifically asked for expanded buffer information as had Eric.

The approved Sketch plan does not show units in F (approved by Mimi Kelly, June 6, 1990) only indicating "detached uses" in the table.

The Critical Area Addendum submitted in August 1990 deals with Parcel B and the Glebe Creek area.

Bill 61-93 does not grandfather any in process projects.

PC:lc

cc CBCAC

**Stormwater management facility**

- Lot 1
- 2
- 3
- 4
- 5
- 6
- 7

Also note - "All Critical Area clearing shall be replaced on an equal area basis at Grading Permit."

Critical Area requirements will supersede the management plan for South River Colony (General Note 4).

A temporal restriction for the forest interior dwelling birds must be noted, at the least. Other restrictions may be imposed after review of the study.

Be sure all buffers correspond to any corrections on the FDP.

PC:lc

cc: CBCAC



Planning  
Site Engineering  
Transportation  
Environmental  
Surveying/Mapping

**Greenhorne & O'Mara, Inc.**

*Founded in 1950*

2661 RIVA ROAD, SUITE 1000 ANNAPOLIS, MARYLAND 21401

PHONE 410-266-0066 FAX 301-970-2173

August 3, 1999

Anne Arundel County  
Department of Planning & Code Enforcement  
2664 Riva Road  
Annapolis, Maryland 21401  
Attention: Mr. Steve Callahan

Re: South River Colony Parcel 'B', Subdivision #89-209 Project #98-100  
Tax ID # 1-000-02263007, 1-000-02263000

Dear Mr. Callahan

The following is a point by point response to comments dated June 1, 1999 Anne Arundel County for the above referenced project.

**Mr. Steve Callahan:**

**Final Plan:**

- 1a) Approval still needed from PACE (Engineering, Environmental, Utilities, Landscape, Traffic House Numbers and Archeological Divisions); SCD, Recreation & Parks, SHA, Fire CAC/DNR. Approval received from health and board of education.  
Note: Board of Education approval good until 10/22/99.
- 2a) All issues have been resolved with CAC by means of our revisions to the single family lot layout, and by mitigation and adhering to temporal restrictions
- b) MSHA is currently beginning the appraisal process for both the right-of-way to be donated by EXXON for the MD 214 Phase III widening and the Old Mayo Bypass right-of-way to be abandoned by the State. Upon completion of the appraisal process, MSHA will process the abandonment through the State Roads Commission for approval. Upon approval of the abandonment, MSHA will approve the "Access Permit" will be the security for the completion of the MD 214 Phase III improvements and the subsequent final conveyance of the Old Mayo Bypass right-of-way to EXXON.
- c) A copy of Special Exception case 1998-0223-S is enclosed.
- d) We are coordinating with Buchart Horn, Anarex is slow in responding. I suggest a meeting if necessary.
- e) Copy of 3 party draft letter to be provided.
- f) Decks between units 22/23 have been revised to have a 35' separation. Units have been checked for appropriate setbacks between decks.
- g) Our plan is coordinated with McCrone parcel A-6.
- h) Landscape plans have been revised to address Mark Fiorello's comments. Plans are labelled 'Landscape/Tot Lot Plans'.
- i) Informational. FDP otherwise okay.

*Greenhorne & O'Mara, Inc.*

**3. Record Plats:**

- a) General note #6 shows height information for units.
- b) Waiver #3641 revised per your comment.
- c) Liber/folio for Mayo Road Agreement will be noted on plat once recorded.
- d) All signatures to be provided.
- e) Liber 5402 Folio 763 is wetland conservation easement as required by Army Corp of Engineers.
- f) No phasing is provided. Utility agreement note has been removed.
- g) R2 zoning is shown on plats.
- h) Richard Wilcox's name has been added to all plats.
- i) General note #17 reads 'not be any planting, except grass'.
- j) Law office comments have been addressed. Need final law office approval.
- k) See attached letter dated July 8, 1999 from EXXON Land Development regarding PW/PS allocation.
- l) Copy of current paid tax receipt and current certificate of title to be provided prior to plat approval.
- m) Forest Conservation Easement lines are shown more clearly.
- n) A 35' separation is shown between decks at between units.
- o) All plats reference R/W 'dedicated' for public use.
- p) Plat 9 clearly shows the limits of Galewood Drive, public and private R/W's.
- q) Lots 3 & 4 - 100' is dimension across the lot, setback from R/W is noted along lot line.
- r) Informational. PACE to sign plat.

**Battalion Chief, Martin P. Pardoe:**

- 1. Fire flow test/swamp analysis are scheduled , results will be available around August

*Greenhorne & O'Mara, Inc.*

- 1, 1999 and will be forwarded to all necessary agencies.
2. Fire flow test/swamp analysis are scheduled , results will be available around August 1, 1999 and will be forwarded to all necessary agencies.
3. Townhouses will be sprinklered, and a note is on the final development plan.
4. Informational. Fire hydrant spacing is acceptable.
5. Informational. Fire lanes must have a clear height of 14', a minimum width of 20', 10' setback from outer most projection of structure and support 35 tons. Unpaved surfaces =5% maximum grade.

**Penny Chalkley:**

Critical Area Report:

- Buffers, treelines and existing path systems are shown more clearly on plan.
- DNR's concern of *Desmodium pauciflorum*: As per DNR letter dated December 9, 1997 the presence of this species should not impede the subdivision approval process. See G&O's letter of October 7, 1998, a copy of which is attached.
- Impervious surface area was checked and changed to 1.106 acres.
- Informational. New layout reduces impact into FID's bird habitat.
- Easements are shown on lots to correspond with LOD.
- Informational. Revised layout resulted in positive review from CBCAC.

FDP:

- Wetland impact '5N' is the correct impact. The reference on the impact sheet should be parcel 'B'.
- The impervious area allowed has been listed for lots 1-7, Briarcroft Ct. and Galewood Dr., SWM Pond access road and the new sidewalk at Mayo Road.
- The 50' steep slope buffer has been removed from lots 5/6.
- A note indicating clearing is on an equal area basis for replacement has been added to CA Tabulation.
- The CA Table on sheet 13 has been revised to include SWM Pond access road and new sidewalk at Mayo Road.
- CA Table only lists existing impervious if applicable.
- Easement areas are shown and a note referencing easements has been added to plans
- Informational. Specimen tree identification deferred until final determination of CA development envelope.

## *Greenhorne & O'Mara, Inc.*

### Record Plat:

- Easements are shown within CA to be undisturbed. Liber/Folio to be noted after recording easement document.
- Note 4 has been revised.
- Note 2 has been updated to include area within critical area.
- Conservation easements have been left on lots to correspond with the limit of disturbance.
- Conservation easement removed from floodplain.
- Note for temporal restriction for clearing within the CA has been added to plat.

### Landscape Plan:

Virginia pine has been removed from plan.

### Grading Plan:

- Permit 98-61026-3, impact 5N should have been labeled parcel 'B'.
- A note for fencing and signage along CA line has been added to sequence of construction.
- Easements areas are shown on plans.
- The CA Tabulation on sheet 16 has been revised.

### Ms. Lisa Hoerger:

Developer to comply with mitigation and temporal restrictions based on acceptance of revised single family layout.

### Ms. Katherine McCarthy:

Developer to comply with mitigation and temporal restrictions based on acceptance of revised single family layout.

### Ms. Debbie Lyons:

1. An overall site map and drainage area map showing the flood plain study area are now included. The area of the floodplain study and the drainage areas are highlighted.
2. The 100 year water surface elevations are for proposed conditions and are now labeled.
3. The RCN's, times of concentration, and reach cross sections were all taken from the previous parcel D flood plain study, with the following exceptions: 1. The RCN values for sub areas 8 and 9 were revised to reflect the current layout of parcel D in these sub areas. 2. Sub area 16 was added, which includes the area below Rt. 214. The TR20 run for parcel B is identical to the one for parcel D with the above changes and the removal of the storage immediately upstream of parcel D. The narrative of the report now describes the reference to the parcel D report.
4. Cross sections 5,6,7, and 19 are reach cross sections (see parcel D report). The cross sections 1-4 are Hec 2 sections for the study area. The plans showing cross sections 26-36 and 50-52 show the Hec 2 sections used for the reach routings, these are being removed from the report and a reference to these sections is being made.
5. The area of the floodplain check is now shown on the overall site map.

*Greenhorne & O'Mara, Inc.*

**Mr. Merrill Plait:**

General:

FDP:

1. Red lined plan mark ups have been addressed and mark ups are being returned with this submittal.
2. A note referencing mountable curb has been added to plans
3. Fire lanes have been relocated to avoid inlets.
4. MD route 214 easements and rights to discharge have been coordinated with Buchart Horn plans.
5. Proposed sewer has been shown in Old Mayo Road right of way.
6. Easements have been removed from private storm drains.
7. Borings have been taken for individual stormwater management devices for lots 107. Boring report is provided.
8. Lot 1 WHC and SHC locations have been revised to avoid stand of existing trees to remain.
9. A waiver to centerline radii is provided.

Record Plat:

1. Marked plat revisions have been addressed and mark ups are being returned with this submittal.
2. Director's name in signature block has been revised.
3. A. No SWM waiver is being applied for as per our previous discussion.  
B. Note includes all single family homes having private, on site systems.  
C. Note for public storm drains conveyance from Briarcroft Court has been added.
4. Temporary grading easements along MD route 214 are shown.
5. All rights to discharge are shown.
6. Storm drain easement with right to discharge into pond has been extended.
7. Storm drain easement and access road easements have been separated.
8. SWM easement has been revised.
9. Adjustment have been made to the conservation easement to avoid the floodplain.
10. Easements have been removed from private storm drains.
11. The firelane at the storm drain entering SWM pond has been relocated.
12. Lot 39 has storm drain easement shown.

Road and Storm Drains:

Comments on red lined plans have been addressed. Marked up prints are being returned.

Conceptual Grading, Erosion and Sediment Control Plans:

FDP comments are reflected on these plans.

Sheet #2

1. Drainage area ridge line has been added between C1A & C1.
2. Inlets have been labeled.



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3. The drainage area table, C factor chart, flow tabs, profiles and HGL computations are revised to reflect current values.
4. The drainage area table, C factor chart, flow tabs, profiles and HGL computations are revised to reflect current values.

Sheet #4

1. Inlets have been labeled.
2. An inlet has been added and computations revised.

Sheet #5

1. Galewood Drive has been stationed.

Sheet #9

2. Profile along centerline of dam has 48" inflow pipe shown.
3. Fence gate detail has been revised to conform to policy dated October 22, 1998.
- 3a) Access has been provided from gravel access road to pond outfall.
- b) The outfall channel is now designed to be parallel to the existing channel.
- c) The inflow pipe to pond has been revised not to fall under access road.
- d) A pilot channel along bottom of pond is shown.
- e) Various lines in stream have been labeled.

Sheet #10

1. The dimensions have been revised.
2. The trash rack is now shown.
3. The bottom slab elevation has been revised.
4. A leader is shown from the #4 bar to the bar hook in the hinge detail.

Sheet #11

1. The sump station is shown more clearly.

Sheet #13

2. A profile for I23 & I23A has been added.
3. HGL's are shown on all profiles.
4. The flow between M7 & M8 are revised.

Sheet #14

1. The flow between M7 & M8 are revised.
2. HGL's are shown on all profiles.

Sheet #15

1. The flows have been revised.
2. HGL's are shown on all profiles.

**Mr. Bob Tyson:**

FDP:

MSHA is currently beginning the appraisal process for both the right-of-way to be

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donated by EXXON for the MD 214 Phase III widening and the Old Mayo Bypass right-of-way to be abandoned by the State. Upon completion of the appraisal process, MSHA will process the abandonment through the State Roads Commission for approval. Upon approval of the abandonment, MSHA will approve the "Access Permit" will be the security for the completion of the MD 214 Phase III improvements and the subsequent final conveyance of the Old Mayo Bypass right-of-way to EXXON.

#### Landscape & Street Trees:

There is only one foot between the sidewalk and the right of way line on Briarcroft Court and Galewood Drive. This is not adequate for planting trees. We have shown them in the 6 foot wide grass strip between the sidewalk and curb as was done previously on Parcels A2, A3 and A4/A4A of South River Colony.

#### Traffic Impact Study:

EXXON has committed to frontage improvements for MD Route 214 (Phase 3) from Mayo Road to the Glebe Creek culvert where widening will match that currently being designed by Anarex. The MD Route 214 Phase 3 plans, designed by Buchart Horn have been completed and essentially approved by MSHA. Application for the grading permit for this work has been made. EXXON has also proposed a prorata contribution based on traffic generated by South River Colony towards the construction of the improvements at MD 214 and MD 468 (Muddy Creek Road). No other adequacy issues have been raised by the County or State to date.

#### Mr. Emmanuel Kuti:

1. The connection for the new 8" sewer remains at existing manhole 13375. In order to provide gravity to units as shown the depth at this existing manhole is needed.
2. Units unable to have basement sewer service have been noted on plans.
3. Plans are being submitted to SHA for approval.
4. SHC's into manholes are shown on profiles.
5. The water mains at Dawnwood and Pennwood has been looped.
6. The water main has been raised where possible unless the additional depth is needed for house connections or other utilities/storm drains.
7. A note for fill under water and sewer mains has been added.
8. Additional comments on marked prints have been addressed and the marked prints are being returned.

#### Mr. Chuck Henney:

1. Response to comments 1,5 & 6 from the September 3, 1998 submittal are as follows:
  - The pond summary sheet and original small pond approval letter are included.
  - The plans now show the minimum 2' clearance.
  - The seep collar now shows 2' minimum projection in all directions.
2. See elevation discharge table for all flow data. Submerged weir and orifice calculations were used in determining discharges and are now shown clearly.
3. Cross sections have been provided.

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4. Tailwater elevations at the riser are now shown.
5. Riprap class is shown.
6. Cannot draw all details to scale, that would be a monumental task requiring additional manpower and expense. Details in the sediment control specifications book are not to scale and are allowed on plans.
7. The top of weir opening is now at elevation 13.0.

**Ms. Amy Leahy:**

1. The Tot Lot is shown 25' off of Dawnwood Road paving. The setback from the building on lot 27 is the same due to a 20' firelane separating the building and Tot Lot.
2. Woodchip depth is shown as 8 inches.
3. A cost estimate for Tot Lot is provided.

**MSHA**

Comments concerning MD 214/MD 468 improvements are being addressed under separate cover by Anarex, Incorporated.

**Mr. Al Luckenbach:**

An archeological easement for foundations found is shown on sheet 11 of the FDP's. See attached letter from EXXON Land Development.

**Mr. Mark Fiorello:**

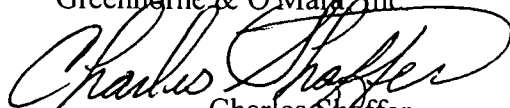
A description of existing vegetation is provided.  
Plantings have been added at Tot Lot. The plan has been submitted to Recreation and Parks for review.  
The plantings at the SWM Pond have been staggered. American Holly is being used, Virginia pine has been removed.  
A narrative of existing vegetation for the site is provided.

**Mr. Mark Sheckells:**

Addresses for single family lots have been revised.

If you have any questions, please call me at 266-0066.

Sincerely,  
Greenhorne & O'Mara, Inc.

  
Charles Shaffer  
Senior Project Manager

CS/mam

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**LDR International, Inc.**  
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AA 243-98

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FEB 12 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

January 28, 1999



Urban Design  
Planning  
Landscape Architecture  
Graphic Design  
Tourism Development

Mr. Steve Callahan, AICP  
Planning Administrator, South Team  
Anne Arundel County, PACE  
2664 Riva Road  
Annapolis, Maryland 21401

RE: South River Colony, Parcel B Critical Area Forest Clearing

Dear Steve:

I am in receipt of your 1/15/99 letter regarding our 1/12/99 meeting on South River Colony, Parcel B. The minutes accurately reflect the discussion and conclusions we reached. Based on our meeting, I was responsible for providing the review team with the following information:

1. Additional information on the forest community within those areas identified as "transitional forest" along the boundary of Parcel B,
2. Calculations of these transitional forest areas for consideration as part of our mitigation for overall forest disturbance, and
3. Plans of Parcel C and calculations for mitigation within Parcel C should the Parcel B mitigation measures not be enough to satisfy the Critical Area Commission's requirements.

Before we discuss the above, I would like to describe what we believe are the overall forest disturbance calculations. These will help us understand the total mitigation requirements for Parcel B.

There are approximately 110 acres of existing forest within the Critical Areas in Parcel B that are the subject of our discussions. These forest areas are shown on the 12/16/98 plan that I provided the review team. The Critical Area Commission (CAC) requires that 80% of this total forest stand be preserved due to the occurrence of forest interior dwelling birds (FIDS). This equates to approximately 88 acres. As shown on the 12/16/98 plan, we will be preserving approximately 77 acres of existing FIDS habitat. As you know, we have revised our plan for this section of South River Colony four times to reach the 77 acres described above. This means that we must provide 11

acres of mitigation in order to obtain the CAC approval of our development plan.

The CAC permits a variety of different preservation/enhancement techniques as mitigation. The two that are germane to our situation include reforestation of currently un-forested lands (1:1 ratio) and preservation of existing forest in perpetuity (2:1 ratio).



We have proposed two areas for reforestation within the Critical Areas of Parcel B as mitigation. These include approximately one acre for the reforestation of the Old Mayo Road right of way near Mayo Road. Please note that with this reforesting we will also be reconnecting a wetland system that was destroyed when the road was built. The second reforestation is more difficult to quantify at this time, but includes the reforestation of several existing trails through the property. We will work with PACE, CAC, and Rec. & Parks to determine which trails should be reforested. For the purposes of our consideration let's assume this second reforestation area equates to one acre. Collectively this reforestation equals 2 acres of the total 11 acres of required mitigation. With this background I offer the following:

#### **Additional Forest Community Information**

Attached please find a copy of the original Critical Area report for Parcel B. This report and plan contain additional information on the forest community in the transitional area along the boundary of Parcel B. This is the best and only information available.

#### **Calculations of Transitional Area**

During our meeting I stated that the existing forest areas along the perimeter of Parcel B are not considered as part of the total forest area for the clearing calculations. Since these areas have not been disturbed in the 12 years I have worked on South River Colony, and probably 30 years before I was around, it seems unreasonable to not include these in our calculations. The review team agreed to consider these areas as part of our mitigation requirements since they would never be disturbed by the Developer.

I have attached three plans that highlight these areas and give the acreage for each. Collectively, these preservation areas within Parcel B equal 19 acres. Please note that I have drawn these areas very conservatively, showing a 30 ft. zone along existing development that is not included in the calculations. Since these areas will be preserved in perpetuity, the 2:1 ratio shall apply. Therefore the total amount of forest preservation to be considered as mitigation shall be 9.5 acres.



Collectively the reforestation and forest preservation equal 11.5 acres, one half an acre above the required 11 acres. I therefore believe that no additional forest preservation is necessary within Parcel C.

Hopefully, this proposal will be acceptable to the CAC, DNR and PACE. Ideally, we would like to resolve this issue as soon as possible so we can proceed with the Parcel B subdivision approval process. We will be delighted to meet with you and the review team to resolve any additional issues. If you need any additional information in the interim, please contact me at 410.792.4360 (work) or 410.313.8247 (home). Thank you for all of your help and your timely response to our meeting. I look forward to speaking with you soon.

Respectfully  
LDR International, Inc.

A handwritten signature in black ink, appearing to be "Sean D. Davis", written over a horizontal line.

Sean D. Davis  
Principal

Cc: Mr. Ron Smith  
Mr. Charlie Shaffer  
Ms. Penny Chalkley  
Ms. Regina Enslinger  
Ms. Claudia Jones  
Ms. Lisa Hoerger  
Ms. Katharine McCarthy

Attachments

G:\1LDR\Studio L\Correspondence\DAVIS\1999\South River Colony\parcel b CAC letter.doc

Claudia

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#2174168

December 16, 1998

Mr. Steve Callahan, AICP  
Planning Administrator, South Team  
Anne Arundel County, PACE  
2664 Riva Road  
Annapolis, Maryland 21401

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DEC 21 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

RE: South River Colony, Parcel B Critical Areas Residential

Dear Steve:

Attached please find a revised conceptual site plan for the seven homes within the Critical Areas of Parcel B. We have made numerous revisions to this plan which are worthy of noting. In addition, we have determined the retention percentages based on these revisions and proposed several important mitigation measures which are also described in more detail below.

Revisions to the Plan

The following revisions are shown on the attached conceptual site plan:

- ✓ 1. All lots have been reduced to approximately 2 acres. This has resulted in a net lot reduction of approximately 1 acre. As you know, if we reduce the lots below 2 acres, we will be required to provide storm water management for all lots, which would increase the size of the storm water management facility,
- ✓ 2. The roadway serving these lots has been reduced in length and width. The road was also relocated closer to the townhome parcel to reduce the total area of disturbance. Finally, the cul-de-sac has been eliminated which allows us to pull the road closer to the storm water facility, and
- ✓ 3. The homes have been pulled closer to the roadway. This will reduce the overall forest fragmentation and total area of disturbance. *This is good, but should still probably*

Collectively, these revisions have resulted in a total reduction of over 3 acres of disturbance from the last plan. Importantly, we have been able to plan these revisions while maintaining the exclusive, high end nature of this neighborhood.

*count disturbance from edge of lot line (unless there is an easement on back portion of property)*



Urban Design  
Planning  
Landscape Architecture  
Graphic Design  
Tourism Development



Retention Percentages

As we discussed in our meeting, our goal in making these revisions was to achieve a minimum of 80% undisturbed existing forest (or Remaining FIDS Habitat Area). Based on the proposed revisions, 71% of the existing FIDS Habitat will remain. Although there is a little room for additional reductions, we will never be able to achieve the 80% target. We would have to reduce the area of disturbance and transitional forest area to a total of 22 acres, more than 10 acres less than we are currently showing.

Unfortunately Claudia's rough calculations were incorrect. The transition forests, which need to be 300 feet deep, are drawn at 200 - 300 feet. We have however, as noted above, reduced the total disturbance by more than 3 acres from the plan that Claudia derived her calculations.

One thing to point out that drastically effects these calculations is the removal of the 300 feet of existing forest along the periphery of the parcel from the Remaining FIDS Habitat calculations. Although we recognize the basis of this transition zone, we do not necessarily agree with it's application at this location of South River Colony, based on existing conditions. These forested areas have not been disturbed in the 12 years I have worked on the property. The transitional growth along the edge of disturbance is so mature, it is unrealistic to assume this entire 300 foot zone is not FIDS Habitat. If we include these areas into our calculations, our total Remaining FIDS Habitat Area increases to 78%.

hope 71%

Mitigation

Since we are under the 80% threshold, we recognize that we will have to mitigate our disturbance. We propose the following two mitigation measures for your consideration:

1. We will reforest that portion of Old Mayo Road that is within the Critical Areas and will be abandoned in the near future. This area encompasses approximately 1 acre.
2. We will also work with the County and Commission staff in reforesting existing trails through the property and within the Critical Areas.

no mitigation unless the trails currently result in opening in canopy

Hopefully this letter and accompanying plan fully describe the measures we have taken to further reduce (the fourth reduction) our impacts within the

hope - it is still edge - no matter how mature

only a small portion of this will increase FID interior habitat



Critical Areas, as well as our intent to work with the County and the Commission in mitigating our impacts. Please contact me after your review this information so we can set up a meeting with "all the usual suspects" to resolve this issue to the satisfaction of all parties. I can be reached at 410.792.4360 (work) or 410.313.8247 (home). I look forward to speaking with you soon and wish you and your family a happy holiday.

Respectfully,  
LDR International, Inc.



A handwritten signature in black ink, appearing to read "SD Davis", written over a horizontal line.

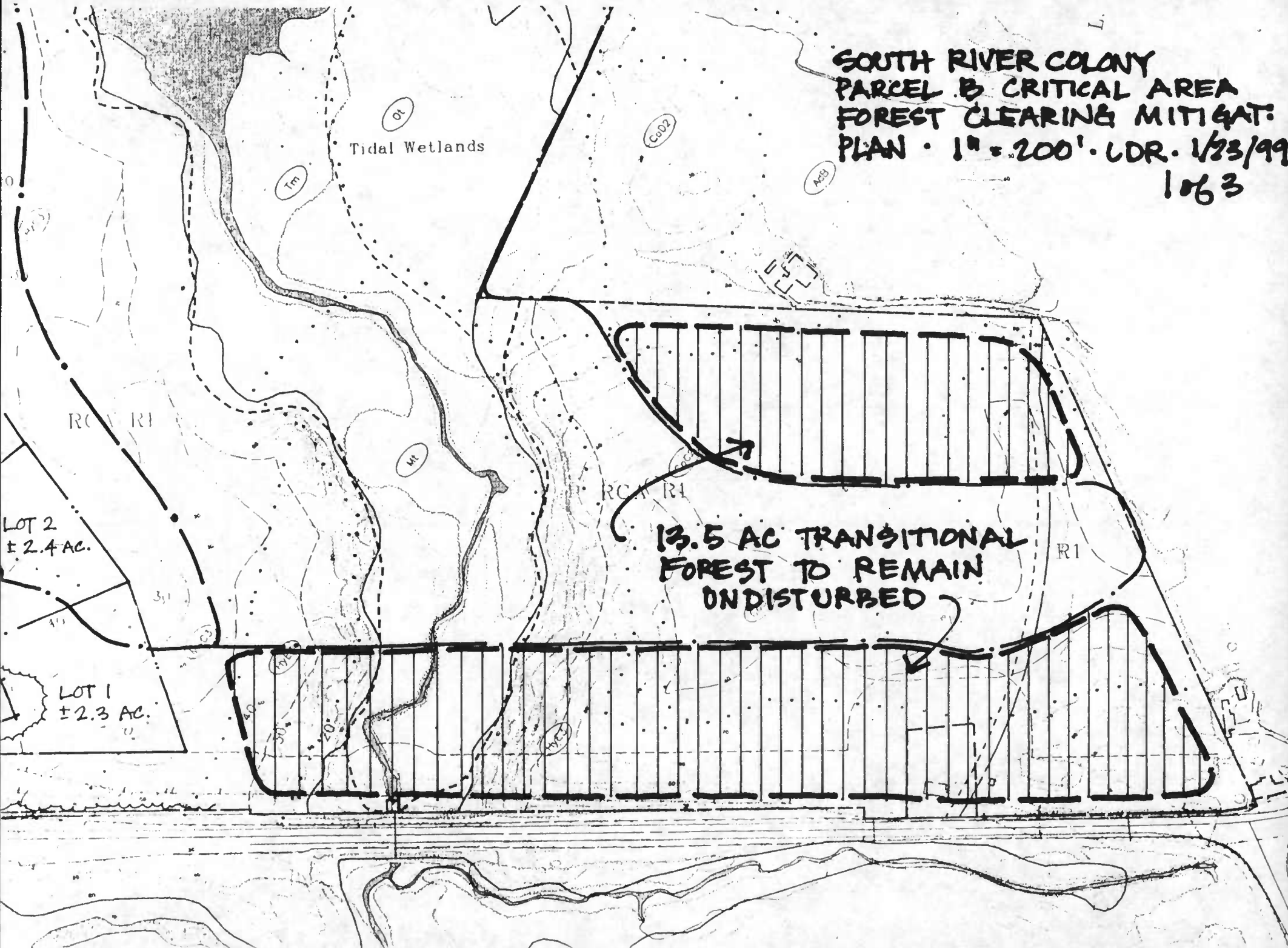
Sean D. Davis  
Principal

Attachment

Cc: Mr. Ron Smith  
Mr. Charlie Shaffer  
Ms. Penny Chalkley, with attachment  
Ms. Regina Enslinger, with attachment  
Ms. Claudia Jones, with attachment  
Ms. Ms. Lisa Hoerger, with attachment  
Ms. Katharine McCarthy, with attachment

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callahan letter.doc

SOUTH RIVER COLONY  
PARCEL B CRITICAL AREA  
FOREST CLEARING MITIGAT.  
PLAN · 1" = 200' · LDR · 1/23/99  
1063



Tidal Wetlands

13.5 AC TRANSITIONAL  
FOREST TO REMAIN  
UNDISTURBED

LOT 2  
± 2.4 AC.

LOT 1  
± 2.3 AC.

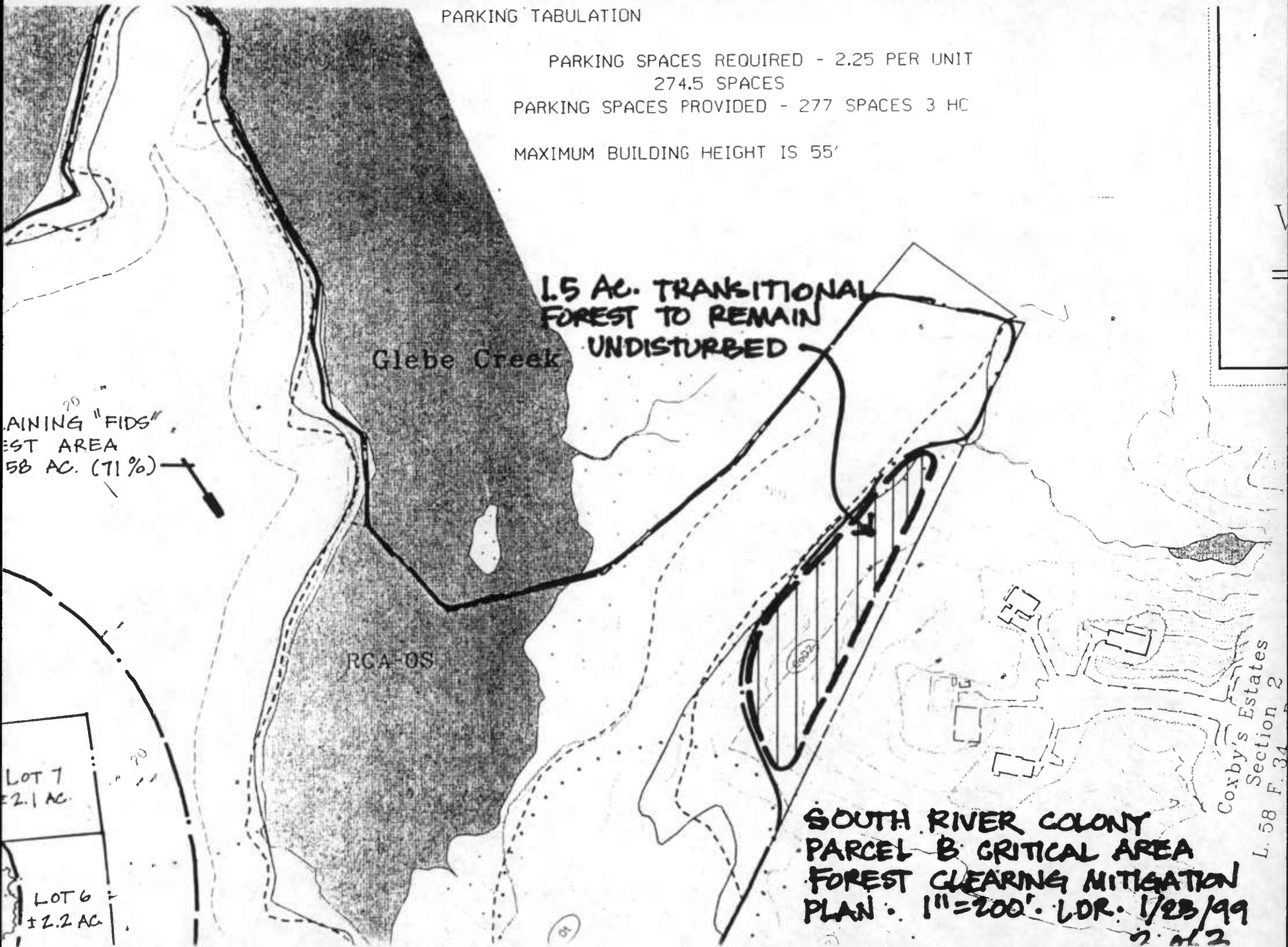
RC R1

RC R1

R1

PARKING TABULATION

PARKING SPACES REQUIRED - 2.25 PER UNIT  
274.5 SPACES  
PARKING SPACES PROVIDED - 277 SPACES 3 HC  
MAXIMUM BUILDING HEIGHT IS 55'



REMAINING "FIDS"  
BEST AREA  
58 AC. (71%)

1.5 AC. TRANSITIONAL  
FOREST TO REMAIN  
UNDISTURBED

Glebe Creek

RCA-OS

LOT 7  
2.1 AC.

LOT 6  
2.2 AC.

SOUTH RIVER COLONY  
PARCEL B CRITICAL AREA  
FOREST CLEARING MITIGATION  
PLAN . 1"=200' . LDR. 1/23/99  
7. 11.2

Coxby's Estates  
Section 2  
L. 58 F. 34

**SOUTH RIVER COLONY**  
**PARCEL B. CRITICAL AREA FOREST**  
**CLEARING MITIGATION PLAN**  
# 2001 LDR 1/23/99

3 of 3

1037  
1823, 1826 1828  
101  
5, PT 1826  
1037

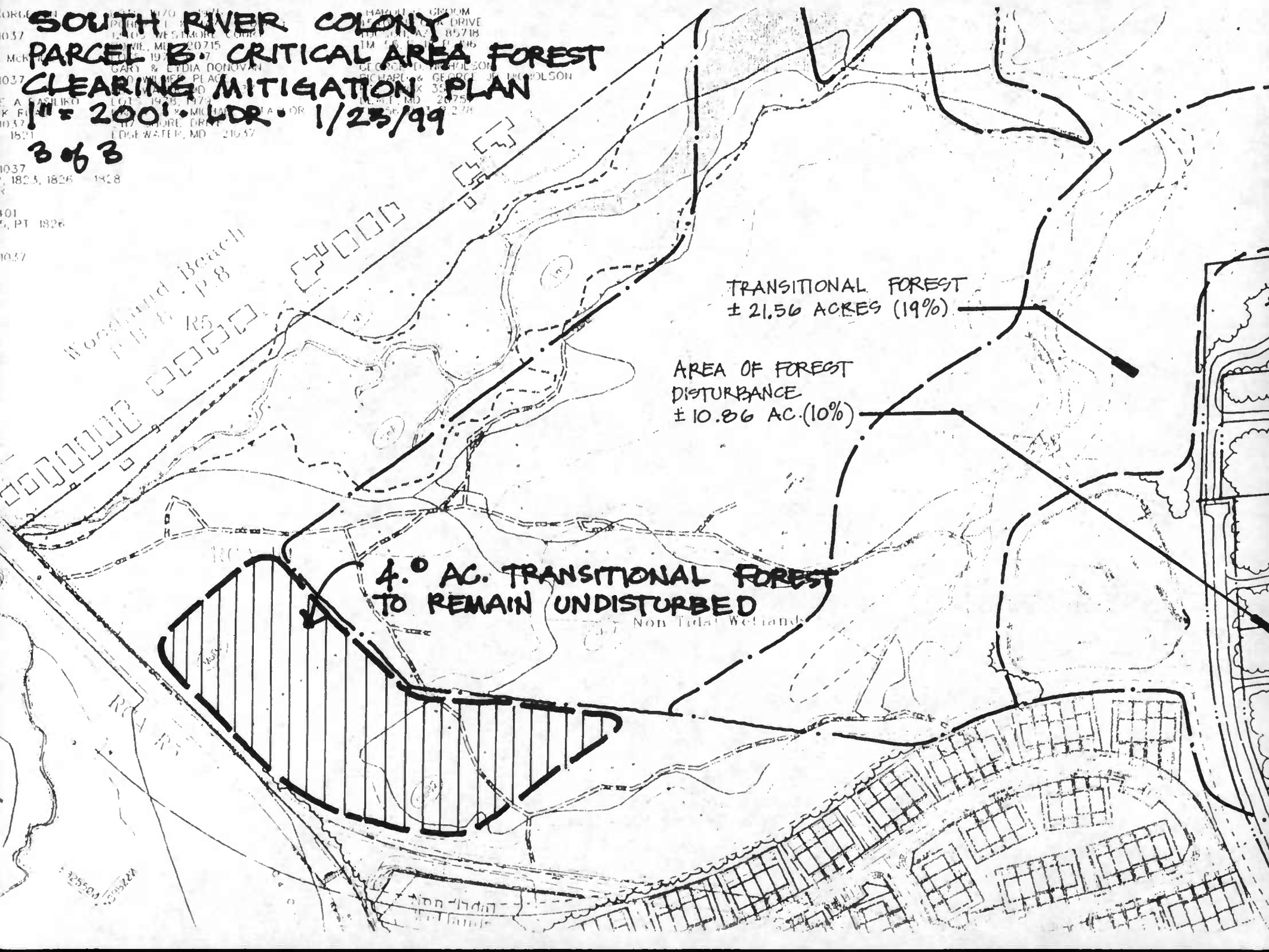
Woodland Beach  
R5

TRANSITIONAL FOREST  
± 21.56 ACRES (19%)

AREA OF FOREST  
DISTURBANCE  
± 10.86 AC. (10%)

4.0 AC. TRANSITIONAL FOREST  
TO REMAIN UNDISTURBED

Non-Tidal Wetlands



CASE S-487-89

SPECIAL EXCEPTION

COMMUNITY RECREATIONAL FACILITY

The Applicant originally proposed a "Community Recreational Facility" for Parcel "C". At the hearing, Counsel for the Applicant withdrew the request for a Special Exception for this use.

Accordingly, Applicant's request for a Special Exception to permit a Community Recreational Facility as proposed shall be DENIED.

Anne Arundel County Code, Article 28, Section 11-106.

CASE V-488-89

VARIANCE

BUFFER REDUCTION

As part of the Applicant's Stormwater Management Plan, a 600 square foot outfall system was designed for Parcel "B" which will manage "the quality of stormwater runoff" from the access road which will serve the 6 proposed single family dwellings. (See Petitioner's Exhibit #21). This system encroaches into a portion of the non-tidal wetlands which lie to the east of the proposed dwellings. The Anne Arundel County Code, Article 28, Section 1-A-104(a)(1) requires a 25' buffer from non-tidal wetland areas. The proposed drainage system will employ a retention pond which will overflow into a rip-rap outfall approximately 600 square feet in size. Of necessity, the collection pond must be located at a low elevation if it is to capture gravity flow runoff. The Applicant has little choice but to locate the proposed outfall in this upland wetland.

The Applicant's Critical Area Study addresses the proposed outfall. Before it can be constructed, Federal and State permits must be issued. Notably, the site contains 14.8 acres of non-tidal wetlands. The proposed 600 square foot outfall represents a very small portion of the total area. The stormwater runoff will be minimal and the water quality will not be adverse to the wetlands. (See Petitioner's Exhibit no. 21, pgs. 3 and 4, figs. 6 and 9).

Based on the foregoing, I find and conclude that the proposed 25' setback variance is discretionary for reason that a stormwater outfall must, of necessity, be located at the lowest part of the building site if it is to be effective. There was no evidence that the variance will adversely affect any of the non-tidal wetlands. I am satisfied that the 600 square foot disturbance is the minimum necessary to afford relief.

Accordingly, Applicant's request for a 25' variance to the required buffer (25') from a non-tidal wetland area shall be GRANTED to allow for the placement of a rip-rap stormwater runoff outfall not exceeding 600 square feet in area.

CASE V-489-89

VARIANCE

TIME EXTENSION

The Anne Arundel County Code, Article 28, Section 11-102.1 requires that Special Exceptions and Variances be implemented within one year and be completed in two years. This "use it or lose it" provision is designed to encourage Applicants not to delay their

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**CRITICAL AREA REPORT**

**SOUTH RIVER COLONY  
PARCEL B**

April, 1999

**RECEIVED**

APR 14 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

*Greenhorne & O'Mara, Inc.*

**CRITICAL AREA REPORT**

**SOUTH RIVER COLONY  
PARCEL B**

April, 1999

The following report complies with the Chesapeake Bay Critical Area requirements. This report amends and updates the critical area report previously prepared by Whitman, Requardt and Associates in June 1990. The areas that this report updates include the endangered species letter from the Department of Natural Resources, Notification of Project letter, status of aquatic resources, and list of animals observed during our site visit.

For convenience of review, the report will follow the long form outline as supplied by the Anne Arundel County Office of Planning and Code Enforcement.

I. Site Plan Requirements

See sheet 1 of 1 of the attached plan.

II. Text Requirements

A. The following is a description of the wooded areas.

UPLANDS

1. Canopy Layer

Yellow Poplar – *Liriodendron tulipifera*  
Southern Red Oak – *Quercus falcata*  
Black Oak – *Quercus velutina*  
Beech – *Fagus grandifolia*  
White Oak – *Quercus alba*  
Northern Red Oak – *Quercus rubra*  
Virginia Pine – *Pinus virginiana*  
Black Gum – *Nyssa sylvatica*  
Red maple – *Acer rubrum*

2. Understory

American Holly – *Ilex opaca*  
Flowering Dogwood – *Cornus florida*  
Immature species of the canopy



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3. Shrub Layer

Blueberry – *Vaccinium corymbosum*  
Mountain Laurel – *Kalmia latifolia*  
Spice Bush – *Lindrea benzoin*

4. Ground Cover

Partridge Berry – *Epigea repens*  
Virginia Creeper – *Perthenocissus*  
Honeysuckle – *Lonicera japonica*  
Christmas Fern – *Polystichium acrosticholides*  
Lady Fern – *Athyrium felix-femina*  
Lady Slipper – *Cypripedium acaule*  
Poison Ivy – *Rhus radicans*

NON-TIDAL WETLANDS

1. Canopy

Willow Oak – *Quercus phellos*  
Red Maple – *Acer rubrum*  
Sweetgum – *Liquidambar styraciflua*  
Scarlet Oak – *Quercus coccinea*  
Tulip Poplar – *Liriodendron tulipifera*

2. Understory

American Holly – *Ilex opaca*  
Immature species of the canopy

3 & 4 Shrub Layer and Ground Cover

Honeysuckle – *Lonicera japonica*  
Poison Ivy – *Rhus radicans*  
Greenbriar – *Smilax latifolia*

5. The slopes on-site range from 2-50 percent with the steeper slopes being located on the banks adjacent to Glebe Creek. The predominant soils on-site are as follows:

Collington fine sandy loam (CoB2, CoC2, CoD2) – This soil, when sloping, is susceptible to erosion. Some areas have a surface layer that contains a considerable amount of silt and other areas have a surface layer with some

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medium and coarse sand. The infiltration potential for this soil is good except where limited by slope.

Howell clay loam (HyE3, HzC3)- This steep soil has a clay loam surface layer that is firm and hard when dry and very sticky when wet. This soil has a very rapid surface runoff.

Monmouth loamy sand (MuB2) – This soil is gently sloping and has a thick, loose, sandy surface layer that is somewhat droughty during most of the growing season. In addition there are some areas where the sandy surface layer is shallow to the underlying sandy clay subsoil. This soil is susceptible to erosion, thus some conservation measures are needed.

6. This site is currently unimproved.

B. Animals

The planning of this project attempts to minimize the impacts on wildlife and the environment. Wildlife observed during our site visit included American Crows and Gray Squirrels. The following is a list of animals expected to be present on this site:

1. Mammals

Eastern Cotton Tailed Rabbits – *Sylvilagus floridanus*  
Striped Skunk – *Mephitis mephitis*  
Deer Mouse – *Peromyscus maniculata*  
Short-tailed Shrew – *Blarina brevicauda*  
Muskrat – *Ondatra aibethicus*  
Virginia Opossum – *Didelphis virginiana*  
Raccoon – *Procyon lotor*  
Eastern Mole – *Scalopus aquaticus*

2. Amphibians

Bull Frog – *Rana catesbeiana*  
Painted Turtle – *Chrysemys picta*  
Eastern Newt – *Notophthalmus viridescens*  
Snapping Turtle – *Chelydra serpentina*  
Five-lined Skink – *Eumeces fasciatus*  
Marbled Salamander – *Ambystoma opacum*  
Eastern Box Turtle – *Terrapene carolina*  
Black Snake – *Seminatrix pygaea*  
Green Snake – *Opheodrys vernalis*

*Greenhorne & O'Mara, Inc.*

3. Birds

Mourning Dove – *Zenaida macroura*  
American Crow – *Corvus brachyrhynchos*  
Common Screech Owl – *Bubo virginianus*  
American Robin – *Turdus migratorius*  
Blue Jay – *Cyanocitta cristata*  
Red-tailed Hawk – *Buteo jamaicensis*  
Field Sparrow – *Zonotrichia albicollis*  
Belted Kingfisher – *Ceryle alcyon*  
Whip-poor-will – *Caprimulgus vociferus*  
Red-winged Blackbird – *Agelaius phoeniceus*  
Northern Flicker – *Colaptes auratus*  
Chipping Sparrow – *Spizella passerina*  
Downy Woodpecker – *Picoides pubescens*

4. Migratory Wildfowl

Canada Goose  
Mallard Duck  
Bufflehead  
Black Duck

5. Aquatic Communities

Perch  
Striped Bass  
Spot  
Carp  
Blue Crabs  
Sand Shrimp

C. According to the Department of Natural Resources, there are no Natural Heritage Areas or Habitat Protection Areas located on this site.

D. No rare or endangered plants or animals were observed during our site visit. The Department of Natural Resources Forest, Park, and Wildlife Service has been contacted for their evaluation and their comments, as well as a status of aquatic resources are located in the appendix of this report.

*Greenhorne & O'Mara, Inc.*

- E. The existing and proposed impervious areas within the critical area is as follows:

Existing -	0.59 acres
<u>Proposed -</u>	<u>0.21 acres</u>
Total -	0.80 acres

- F. The proposed development consists of 7 single-family lots. During construction sediment control devices such as traps, dikes, and silt fences will greatly reduce sediment runoff. Impervious surfaces which will comprise approximately 1.0 percent of the critical area portion of the site, will generate small amounts of nitrogen, phosphorus, and bacteria. These pollutants will be filtered through a storm water management retention facility.
- G. The "Soil Survey of Anne Arundel County, Maryland" indicates that the predominant soil types on-site are Collington fine sandy loam, Howell clay loam and Monmouth fine sandy loam. There is an area of tidal wetlands located in the swale that bisects the site in a north-south direction. The soils in this area are in the Othello and Mixed Alluvial.
- H. According to Storm Water Management Bill #87-94 of Anne Arundel County, the two and ten year peak discharge rates cannot be exceeded so that accelerated erosion will not occur. The required order of storm water management practices are, infiltration, attenuation, retention, and detention structures.
- The predominant soil types on-site are Collington fine sandy loam, Howell clay loam and Monmouth fine sandy loam indicating a poor potential for infiltration due to slow permeability and steep slopes. As a result, storm water management for South River Colony will be handled through a central retention structure. Runoff will be conveyed to the devices by a closed storm drain system with curb and gutter directing the water to the inlets.
- I. The shallow waters in front of eroding slopes will be planted and protected with tidal plant sprigs as per County Critical Area recommendations. The slopes themselves will be mulched and planted in seedling trees where appropriate. As previously discussed, structural stabilization is to be avoided and bio engineered methods of stabilization encouraged. In areas of severe steep slopes which are eroding, a system utilizing untreated wooden lattice could be used to hold the mulch in place and allow time for seedlings to become established before the lattice decomposes.
- J. A community marina is not proposed under this application.
- K. A forest management plan was included in the Design Standards Manual during the Planned Unit Development Process.

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- L. There is minimal wetland disturbance required for Parcel B. This disturbance is necessary for the construction of the outfall for the storm water management structure. A wetland mitigation plan was approved during the Planned Unit Development process and a permit has been approved by the Corp of Engineers for the above described disturbance.
- M. The following are the existing and proposed impervious and woodland computations for this site:
- Acreeage within the critical area (RCA): 149.57 acres
  - Total woodland within the critical area: 139.22 acres
  - Total woodland to be cleared within the critical area: 6.06 acres
  - Total impervious surface existing within the critical area: 0.59 acres
  - Total impervious surface proposed within the critical area: 0.80 acres
  - Total area to be disturbed within the critical area: 6.37 acres
- N. Field work and critical area report originally prepared in June, 1990 by Whitman, Requardt and Associates. Update prepared in April, 1998 by Mark Anderson, Greenhorne & O'Mara, Inc., 2661 Riva Road, Suite 1000, Annapolis, Maryland 21401.
- O. An Environmental Review Statement from the Department of Natural Resources is included in the appendix of this report.
- P. A "Notification of Project Application" to the Chesapeake Bay Critical Area Commission is also included in the appendix of this report.



Planning  
Site Engineering  
Transportation  
Environmental  
Surveying/Mapping

**Greenhorn & O'Mara, Inc.**

2661 RIVA ROAD, SUITE 1000 ANNAPOLIS, MARYLAND 21401

PHONE 410-266-0066

Founded in 1950

FAX 301-970-2173

Anne Arundel County  
Department of Planning & Code Enforcement  
2664 Riva Road  
Annapolis, Maryland 21401  
Attention: Mr. Richard Wilcox

April 9, 1999

Re: South River Colony Parcel 'B', Subdivision #89-209 Project #98-100  
Tax ID # 1-000-02263007, 1-000-02263000

Dear Mr. Wilcox:

The following is a point by point response to comments dated October 21, 1998 from Anne Arundel County PACE for final plan subdivision review of the above referenced project.

**R/F Approvals: Mr. Steve Callahan:**  
Informational.

**RECEIVED**

**PACE 6/23/98:**

APR 14 1999

- A. Developer is currently processing abandonment of Old Mayo Road.
- B. A copy of special exception approval to be provided.
- C. No phasing is proposed with this subdivision.
- D. Plans and plat revised to eliminate SHA R/W.
- E. Plans have been coordinated with Bucharth Horn at this time.
- F. Plans show current 214 improvements from Bucharth Horn at this time.
- G. The Developer, County & SHA are coordinating the agreement for bonding of 214 improvements.
- H. Per a conversation with Steve Callahan, a 35' setback was maintained between decks.
- I. The Developer verifies that no disruptions will occur in regards to student access along Mayo Road from August 31 to mid June in any given school year.
- J. The seven single family lots and Briarcroft Court have been redesigned to greatly reduce the impact in the critical area. Briarcroft Court has been reduced in length, lot sizes have decreased and driveway lengths are shortened.

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

**PACE Final:**

- A. Due to the redesign of single family lots the fire/emergency access between Pennwood Drive and Briarcroft Court has been removed.
- B. No phasing is proposed with this subdivision.
- C. We have coordinated planting plan and street tree plan with Mark Fiorello for this submittal. Revised plans are submitted.
- D. Minimum of 35' is provided between backs of units. Landscaping is provided

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between tight units.

- E. Informational, recreation areas acceptable.
- F. The existing paths throughout site are to be used as passive recreation only.

**Record Plats:**

- A. A.Right-of-way abandonment of Old Mayo Road is being processed. Agreement recording information will be provided.
- B. Signatures on plat to be provided.
- C. RTD note on plat to be signed.
- D. Previous waivers approved have been added to plat.
- E. The second signature line on plat has been removed.
- F. Maximum unit height noted..
- G. House numbers are shown per approved numbers from PACE.
- H. Area tab's show number of SF and TH units.
- I. Law office comments have been addressed.
- J. PW/PS allocation to be provided.
- K. Paid tax receipt to be provided.
- L. Certificate of title to be provided.
- M. R/W abandonment L/F to be provided.
- N. Correct BRL is shown for lots 1-7.
- O. Lots 1 through 7 are shown on plat 9 at 1"=50' scale.
- P. Recreation are size is shown.
- Q. "Notice" .... Has been revised.
- R. Private roads to be maintained by South River Conservancy.
- S. Firelanes are shown as 18' wide in townhouse areas on plats.

**Ms. Penny Chalkley:**

**Critical Area Report**

The seven single family lots and Briarcroft Court have been redesigned to greatly reduce the impact in the critical area. Briarcroft Court has been reduced in length, lot sizes have decreased and driveway lengths are shortened.

**Critical Area Plan**

- A. Tidal wetlands extend to 214.
- B. Informational.
- C. Informational.

**FDP:**

- 1. House to be removed is shown on plans.
- 2. Informational.
- 3. Informational.
- 4. Utility easement has been revised along with sewer main at Old Mayo Road.
- 5. Lots 1-7 have been redesigned to have less impact within the critical area.
- 6. Informational.

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7. Informational.

**Grading Plan:**

1. Informational. Lots 1-7 have been redesigned to have less impact within the critical area.
2. Informational.
3. Informational.

**Plat**

1. Informational. Lots 1-7 have been redesigned to have less impact within the critical area.
2. Conservation Property on remaining forest is shown in an easement.
3. Plats are labeled as Conservation Property.
4. Reforestation area for clearing and temporal restriction not to be provided.
5. Informational.

**Ms. Katherine McCarthy:**

1. Lots 1-7 have been redesigned to reduce overall impact in the critical area.
2. Driveways have been reduced in size with new layout.
3. Lots 1-7 have been redesigned to have less impact within the critical area. The SWM Pond as previously stated remains the same size and in the same location.
4. Forest clearing on lots has been reduced.
5. Forest within the critical area not disturbed is shown under easement.

**Ms. Lisa Hoerger:**

Briarcroft Court and Lots 1-7 have been redesigned to greatly reduce the impact within the critical area. Due to the much smaller lots, the driveways have also been reduced. The SWM pond remains the same.

**Ms. Joan Mostakis:**

1. MD Rte 214 improvements are shown on FDP's and will be provided when they are approved.
2. Storm drain conveyance, RTD's and SWM is being addressed and coordinated.
3. The developer is processing the Old Mayo Road abandonment agreement. Pavement removal is included in the LOD.
4. No phasing is proposed with this subdivision.
5. Waiver to floodplain disturbance, cul-de-sac length are no longer required. A centerline radii waiver which will be provided under separate cover.
6. R/W width and paving shown as discussed with Mr. Steve Callahan.
7. All roads are now shown as closed section.
8. Side ditches are no longer proposed.
9. Public SD are shown as solid and private as hatched.



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6. Lots 1-7 have been redesigned to have less impact within the critical area. The SWM Pond as previously stated remains the same size and in the same location.
10. A soils report is now provided.
11. Outfall statement is shown on plans.
12. A floodplain study is provided for Glebe Creek. The area below the SWM Pond was investigated for FP extension above FEMA and found not to be a floodplain (See Floodplain Study). The remainder of the site is FEMA floodplain elevation 7.0. See floodplain study for map.
13. The existing ground line was extended.
14. Crossings are shown on profiles.
15. An erosion investigation will be included under separate cover. We have observed erosion at the site and have found erosive velocities along Glebe Creek. We are recommending placing root wads and log deflectors as corrective measures and are awaiting input from MDE and Fish and Wildlife on acceptable measures.
16. Pipe separation is shown on plans.
17. SWM access road detail shows slope
18. Details are now revised.
19. Soil borings for the pond are shown.
20. Easements, RTD's, riprap fr 214 improvements are shown on plans.
21. Easement for sidewalk at Mayo Road is provided.

**Mr. Bob Tyson:**

**FDP**

1. Informational.
2. The abandonment of Old Mayo Road is currently being processed by the developer.

**Landscape/Street Trees**

1. A revised landscape plans and street tree plans are provided.

**Traffic Impact Study**

2. Informational: Special exception approval required.

**Mr. John Bory:**

**Sewer**

1. No grinder pumps proposed with this subdivision.
2. Markups have been addressed, marked prints are being returned.

**Water**

1. Informational: Swamp request results provided
2. Markups have been addressed, marked prints are being returned.

**Informational:**

A copy of amended sewer service agreement is provided.

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**Mr. Mark Sheckells:**

Plats show approved house numbers.

**Mr. Chuck Henney:**

1. Pond summary sheet and small pond approval are provided with submittal.
2. A soils report is provided.
3. A 40' scale drainage area map is provided.
4. Tc travel path is shown on drainage area map.
5. Plans show 6.5' c/c for 42" pipes.
6. A two foot projection is now shown.
7. Riser flotation analysis is now shown.
8. Bottom width of cutoff trench is shown on core trench detail.
9. Saturated length is now shown.
10. Anti-seep collar information is now shown.

**RECEIVED**

**APR 14 1989**

**CHESAPEAKE BAY  
CRITICAL AREA COMMISSION**

**Ms. Amy Leahy:**

1. Recreation draw down table and waiver #3641 to be provided.
2. Tot lot size and location have been revised. See landscape plans for location and details.
3. Open space behind lots 24-21 has been left as open space.
4. No overlook area to creek being proposed.
5. Landscaping has been revised as coordinated with Mark Fiorello. See plans.
6. Sheet 4 of the landscape plans shows details for the tot lot equipment.

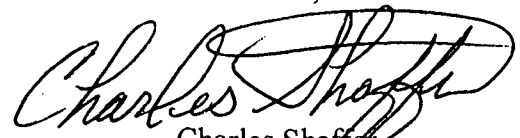
**Mr. Mark Fiorello:**

A landscape plan for the townhouse portion is provided. Plans show proposed features along with all plantings, details, notes and schedules. Plantings are shown clear of easements, etc. A tot lot is shown with details on sheet 4. Multi-family calculations are shown on sheet 1. Landscape plans are provided to Parks and Recreation for review also.

A street tree plan is provided for Briarcroft Court and the public portion of Galewood Drive. It shows details, schedule, notes and estimate.

If you have any questions, please call me at 266-0066.

Sincerely,  
Greenhorne & O'Mara, Inc.

  
Charles Shaffer

mam/CS

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# FOREST INTERIOR BREEDING BIRD SURVEY

SOUTH RIVER COLONY PARCEL B  
ANNE ARUNDEL COUNTY, MARYLAND

JUNE 1998

*Prepared by:*  
Richard C. Pais  
Certified Wildlife Biologist/ Ecologist  
14222 Peddicord Road  
Mount Airy, Maryland 21771

*Prepared for:*  
Mr. Mark Anderson  
Greenhorne & O'Mara, Inc.  
2661 Riva Road, Suite 1000  
Annapolis, Maryland 21401

**RECEIVED**

JUL 28 1998

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

## INTRODUCTION

The Chesapeake Bay Critical Area criteria (Chesapeake Bay Critical Area Commission 1986) require protection be provided for forest interior dwelling birds and their habitat during any proposed development. Forest interior dwelling birds are species that require large, undisturbed, and relatively mature forest for all or part of their life cycle. Many of these species have experienced population declines correlated with the loss and fragmentation of large forests in the region.

Critical Area criteria suggest that riparian forests of 300 feet in width or wider, and upland forest of at least 100 acres, are likely to be habitats for forest interior dwelling birds. South River Colony Parcel B contains approximately 243 acres of forest within the Critical Area near Glebe Creek in Anne Arundel County, Maryland. The parcel is being considered for residential development; therefore, this forest interior bird survey was required by the Anne Arundel County Department of Planning and Zoning.

## METHODS

The survey was conducted using a modified version of the point count technique described by Lynch and Whigam (1982, 1984) and Whitcomb, et al. (1981). Methods used to discern breeding presence are synonymous with procedures described in the Maryland Breeding Bird Atlas Handbook. Surveys were conducted by Peter Martin, a naturalist recognized by the Maryland Wildlife Division as qualified to perform forest interior dwelling bird surveys and Richard Pais, a certified wildlife biologist.

The site was visited for reconnaissance purposes on May 29 and on June 11, 20, and July 1, 1998 for surveying. Prior to the site visits a topographic map was obtained that indicated existing and proposed land use, the extent of forest cover, the location of nontidal wetlands, and soils types. Five observation locations were selected to represent habitats on the site (Appendix B). Each observation location was marked with pink flagging in the field and visited once during each field visit between 6:00 am and 9:30 am for a minimum of 20 minutes. All species heard or observed were recorded according to bearing and distance from the observation point (Appendix A). In addition, records were made of any species heard or observed on May 29, 1998 and when moving between Observation Points. Species were rated as "probable" breeders if they were positively identified by song or observation twice in the same area. Species were rated as "confirmed" breeders if they were seen exhibiting nesting or brood rearing behavior, or if fledgling birds were observed.

## HABITAT SUMMARY

There is approximately 243 acres of mature hardwood forest at South River Colony Parcel B. This forest is located between two branches of Glebe Creek and Central Avenue in Anne Arundel County, Maryland. The site is bisected along the eastern edge by Old Mayo Road. Forest at South River Colony are composed of a mixture of stand types, sizes and quality. Forest in the southwest portion of the site, including the area between Old Mayo Road and Central Avenue contains a high quality upland stand of mixed oaks. Observation Point 1 is located in this area. White oaks (*Quercus alba*) and red oak (*Quercus rubra*) in this stand have average diameter at breast heights of 8 - 16 inches; however, there are many individual trees with dbh's of 28 inches or greater. These trees have large and expansive canopies 40 feet or more in diameter. Near the northern boundary of the site there are several mesic and hydric soil areas associated with Glebe Creek. A mixture of very large oak trees are located along the slopes of the

creek. Observation Point 3 is located in this area. A forested non-tidal wetland near the center the site is dominated by pin oaks (Quercus palustris) and red maple (Acer rubrum). Observation Point 2 is located in this area. The northern and eastern portions of the site are dominated by a mixture of tulip poplar (Liriodendron tulipifera), Virginian pine (Pinus virginiana), and small stands of 8 - 14 inch oaks. Observation Point 4 is located in this area. A stand of American beech (Fagus grandifolia) is located near the southeast corner of the site along Central Avenue. Observation Point 5 is located in this area. There is very little invasive or exotic species present anywhere on the site and forest structure in many places contains a diverse overstory, well developed midstory and understory, and a native and diverse herbaceous layer.

## SPECIES RECORDS

A complete list of species observed or heard at South River Colony Parcel B is contained in Appendix A. Seven of the nineteen forest interior dwelling birds that are afforded protection within the Critical Area were observed or heard at South River Colony Parcel B. All of these species exhibited behavior that would list their breeding presence on the site as "Probable". There was no observable difference in species utilization across forest stands, i.e., the distribution of birds between and among Observation Points was similar. Two species, red-shouldered hawk and Kentucky warbler, are considered sensitive to forest disturbance (Chesapeake Bay Critical Area Commission 1986). Field species were relatively absent from the site. For example, the ubiquitous catbird was not heard or observed on site. Adult and juvenile cowbirds were observed and we believe they may have been nest predators to eastern wood peewee's near Observation Point 6.

## RECOMMENDATIONS

The Chesapeake Bay Critical Area Commission (1986) recommends that protection measures for forest interior dwelling birds be instituted when uplands forests of 300 acres or more or riparian forests of 300 feet in width have at least four species listed in Guidance Paper No. 1 that are found to be "Probable" or "Confirmed" or when at least one sensitive species is found to be "Probable" or "Confirmed". Species found at South River Colony Parcel B meet this criteria. This means that special protection measures are required for this parcel. Because there is no evidence that species are utilizing the forest in a differential manner, we believe that the proposed cluster of high density development primarily outside of the Critical Area and between two existing roads minimizes impacts to the forest by "focusing development in the periphery of the area" and by discouraging the creation of small clearings and the disproportionate expansion of forest edge habitat". The development of seven large lots along a tributary to Glebe Creek could create significant fragmentation and result in the creation of edge habitats harmful to forest interior birds. To prevent this from occurring we recommend the following:

- Locate access roads to the lots along existing contours and minimize road width to the greatest extent practicable. This should include consideration of making the access road a private road or shared driveway.
- Locate utilities under the road and driveways or use trenchless techniques to bring utilities into building sites.

- Field delineate the limit of disturbance for all construction activities, root prune trees along the forest edge, remove hazardous trees, and install tree protection fencing before construction begins. This procedure should be used for both road and home construction.
- Direct marketing efforts to educate home buyers about forest sensitive species. Consider the placement of conservation easements on lots that prohibit forest disturbance.

In addition, it is possible to minimize forest disturbance in high density areas by utilizing the edge treatments and sequence of construction outlined above. We also recommend that landscape plantings be adjusted to include only native and non invasive species. In particular, we recommend "edge armoring" the open edges of forest along south and east facing exposures to reduce the formation of edge habitats beneath preserved canopy. Finally, there are many large oaks at South River Colony Parcel B that may be suitable for preservation within planned development areas. These oaks have large canopies that may be utilized by forest interior birds after development is complete. We recommend consulting an arborist to determine if specimen tree preservation is compatible with development plans.







## Hoerger, Lisa

---

**From:** Hoerger, Lisa  
**Sent:** Thursday, July 19, 2001 7:42 AM  
**To:** 'Anne Pearson'  
**Cc:** Jones, Claudia  
**Subject:** RE: review

Dear Anne;

Claudia and I have read your draft proposal and it looks okay so far.

Thank you for sending it to us. Good luck!

Sincerely,

Lisa A. Hoerger  
Natural Resources Planner  
1804 West Street, Suite 100  
Annapolis, Maryland 21401  
(410) 260-3478  
FAX (410) 974-5338

-----Original Message-----

**From:** Anne Pearson [mailto:aplace@toad.net]  
**Sent:** Monday, July 16, 2001 9:56 AM  
**To:** Danny Bystrak; Dan Boone; Sue Ricciardi; Jon Chapman; Lisa Hoerger  
**Subject:** review

I have to submit this draft to CBT with a request for funds to do sketches and print the Manual on Friday. I'll be out of town Wed and Thurs...so if there is any possibility of your glancing through this to see if there are outstanding mistakes that need to be corrected prior to submission, I would be most appreciative.

Sorry to make this request at so late a date, but I've been crunched...

If you are not able to look at it before the deadline for submission, please do review it at your leisure and make whatever comments you like - for the next draft.

Thanks to all of you for your extraordinary help to date. Anne

### HOMEOWNERS CONSERVATION HANDBOOK

#### General Description:

The Handbook will be readable and to the point, written in appealing language, with sketches that illustrate plants, trees, birds, and flowering shrubs. This is a rough first draft. A further refinement of the text will be submitted for review to the Critical Area Commission, MD DNR, and other experts who have been working with us to date to identify habitat and critters who inhabit the Glebe Creek Reserve.

The Handbook is specifically intended for use with the Homeowners-to-be of the 123+ Townhouses on Parcel B, South River Colony PUD, who will have the right to use a 100+ acre wooded headland bordered by waters and marshes of Glebe Creek, a tributary of the South River. It will be made available to Builders/Real Estate Agents for distribution to the new Home Owners. Participation in educational talks and walks, using the Handbook, will be solicited through the South River Colony Conservancy.

The Cover will have a hand-drawn map of the Glebe Creek Reserve, indicating areas where there are endangered plants, interior nesting

bird habitat, steep slopes, archaeological sites, shore bird habitat, wetlands, trails.

Contents:

Title: You and other Critters who share the Glebe Creek Reserve

Inside Cover:

Historic Settlements and the Creek

Historically, the Chesapeake Bay watershed was home to Native Americans whose shell middens are found today in eroding stream banks near former summer settlements. For at least 10,000 years before European settlement the Bay watershed was 95% forested. When settlers cleared the land for tobacco and corn, Maryland's torrential summer rains sent sediment rushing into waterways whose shallows soon interfered with navigation. Development patterns have continued that process, reducing forests, wetlands, Bay grasses and the wealth of oysters and clams that made a living for hundreds of watermen and their communities. Today we fight against great odds to restore one of the largest estuarine areas in the world, which continues to show signs of severe human impact. The following guidance will allow your family to join many others in a beneficial and critically important effort to restore the Creeks we share that feed this once great 'Mother of Waters'.

Subject Headings

I. Your Garden, Roads and the Rain

Where you live, was once forest. The soils have been massively reshaped by heavy equipment which filled the land to seven feet higher than its original configuration, buried storm sewer and sewage lines and laid down a layer of top soil over heavily compacted earth whose natural organisms have been completely altered. We have encouraged the developers to select for your enjoyment plants and trees that will have the best chance of thriving in this constructed landscape. We encourage you to compost food and yard waste to enrich the soil naturally and consider, when adding shrubs and flowers to your garden, the joy it can give you to provide food for hungry migrating songbirds when they return in spring to woods that once were their nesting ground.

II. Where the Rain goes

The rain was once absorbed by the leaves, limbs, roots of the forest and re-evaporated cooling the climate and cleaning the air we breathe. Rain falls now on roofs, driveways, streets and is shunted into storm drains and into the nearest waterway via collection basins called stormwater ponds. That rain carries soil with it and as many as 70 potential carcinogenic residues from cars. Stormwater management regulations have been revised recently in favor a myriad smaller ways to 'replicate the natural hydrological cycle by reusing the rain in raingardens, grassy swales along narrow roads instead of curb and gutter, living roofs, cisterns that store rainwater to flush toilets and shower, rainbarrels which hold water for gardens in dry weather. These are some of the methods we can use now to lessen the impact of human settlement on Creeks and the Bay.

Wetlands in Maryland were once thought to be unhealthy wastelands and were filled for housing developments, shopping malls, office complexes, industrial centers. 72% of Maryland's original wetlands are under asphalt and cement. There are several kinds of wetlands on the Glebe Creek Reserve and along the headwaters of the Creek. Among others, these wetlands are recognized as the richest habitat of any land form. It is these muddy, grass-rich areas that protect fish spawn, shore birds nest here, and sediment is filtered, protecting local waterways that feed the Bay. Wetlands act like giant basins during storms, storing floodwaters.

The Glebe Creek wetland is home to a State endangered plant called

Desmodium pauciflorum or Few-flowered Tick Trefoil. Box turtles live here too, wood frogs, and a black rat snake was seen one day sunning near the old road. The wide waving grasses of the wetland, through which runs a headwater stream that feeds Glebe Creek, shelters nests and spawning habitat for waterfowl, fish and shellfish. Often called "nature's kidneys" wetland plants and soils filter runoff from developed areas and protect drinking water supplies.

### III. How to take care of your Stormwater Pond

My WHAT? WHERE is it? WHAT does it do? WHAT do we need to do to keep it working?

Rooftops, sidewalks, roads are built to shed the rain into an underground collection system of pipes which move the rain into a large basin or stormwater pond where the water heats up under the summer sun. An outlet pipe lets this hotter-than-normal water and its accompanying load of sediment, pet feces, chemicals, fertilizer and pesticide residues from lawns into the nearest wetland and waterway. The enriched chemical soup in the stormwater pond grows algae and becomes a hazard to natural systems unless its pollutants are reduced at the source. It needs to be cleaned and maintained every year or so.

We could instead, see the rain as sacred. Earth is the Water Planet after all. We can collect the rain from rooftops in rainbarrels and store it in cisterns so we can use this natural water supply for garden and house plants. It's a less expensive means of watering in hot weather, one which plants prefer over well-water. We could learn to think like a plant...like the earth, listen and learn its ways and change what we do to accommodate its needs ? and our own.

You can use only organic fertilizers and use them sparingly. Minimize runoff of all kinds. Wash cars at a commercial car-wash where the waste-water is treated - instead of on your driveway. Sweep dirt, grass or leaves from walks and driveways into planting areas, don't wash them into the storm sewers with your garden hose. Remember: ALL these precautions will enhance the quality of water in your stormwater pond and will help sustain the creek, river and the Chesapeake Bay for your enrichment.

### IV. What the Forest is:

If you enter the forest in spring from the south side and walk along the big marsh to the point bordering Glebe Creek then along the shore and deeper into the woods you will probably hear first, as I did, the Acadian Flycatcher's sweep peep and it's simple two notes ('pizz-a'), then the 'cheerio' of the Red-eyed vireo, the flute-like warbling of the wood thrush and the loud insistent 'teacher, teacher, teacher' or 'cher-tee, cher-tee, cher-tee' of the Oven-bird who nests on the ground, covering the nest like a rounded oven. A number of these birds nest near or on the ground, making it important not to let pets wander freely in the woods.

Some birds prefer a clear understory, much as you do. But they also need thickets like the grove of Mountain laurel at the point, the dense wet woods in the inner wetland where there are many wild grape vines, some extremely old and gnarled.

Tiny American toads hatch out toward the end of May...and hop throughout the woods above the big marsh when they feel your footsteps approaching on the forest floor. Where the earth is moist under a rotting log you can see red and lead-backed ? and maybe 2-lined salamanders. The Blue-grey gnatcatcher likes moist woods, so you should hear its song.

Some songs you will here are the 'whinney' of a Downy woodpecker and the similar call of the Hairy. Red-bellied woodpeckers say a thick warm 'twartle' and 'chuck-chuck-chuck'. Chickadees ('chickadeedeede'), northern Parula, ('zeeeeeeee-it'), Worm eating warbler, (squeezie, squeezie, squeezie) are easy to recognize; the Wood peewee says its name in a swooping down and up. Tufted titmouse says

'peter-peter-peter' and in dense shrubbery above the marsh listen for the unmistakable 'whose-a-whichet' of the Yellow throat.

You may pause above the marsh to spy out the swoop of Barnswallows, a Redwing blackbird female carrying nesting material, perhaps if you are lucky, a red-shouldered hawk. A persistent cawing of a group of crows might signal the presence of a Barred owl. Seek out the shy Green Backed heron, Yellow Crowned Night Heron, and watch for the quick movements of the Spotted Sandpiper. Sit still, lean against a tree or stand quietly listening, then search out the songsters with your binoculars and find them in your bird book. Sometimes if you are quiet long enough, they will come peer at you!

There are Kildere in the open near the road, Yellow billed cuckoo, (coo-coo-coo also a less deliberately separated coccooco), and along the shore a Kingfisher rattles as it flies. The Blue jay, Cardinal and Carolina wren survive in neighborhoods with people and cats and dogs... and also in these woods.

Where the pines grow there probably once was meadow. Listen for the Pine warbler's 'chrrrrrrrrrrrrrr'. These trees are not strong and it's easy to think ill of them, but it's important to realize that we're here for the long haul and this forest will recover, with our patient understanding and educated help. We may be able to remove invasive species, and we need to know what is good and what isn't. It's easy to think that shrub habitat is a mess and needs to be cleaned up, but such thickets are critical for songbirds after the breeding season for feeding and protection. After raising their young, food sources are largely exhausted near their nests and they benefit enormously from the abundance of insects in dense shrub habitat.

Shrub includes: Viburnum, high bush Blueberries, Spicebush, Mountain laurel, Virginia willow, Sweet pepper bush, Maleberry, Fetterbush, Wax myrtle, Bayberry, Sassafras, High Tide bush. Greenbriar is one of the finest understory shrubs, especially for the hooded warbler, it has a berry most birds love. These are all members of the aricaceous family and are common to this woods. And there is the welcome low green of Christmas Fern and the larger Ferns, Cinnamon, Bracken and Royal and among them Crowsfoot.

Where there are mature trees listen for the white breasted nuthatch's 'beep-beep' as it climbs a tree in search of insects, and the Scarlet tanager's 'chip-boing' from high in the canopy. There are cool clusters of beech, its smooth, silver bark shining in dappled sunlight. Among the beech is oak, tulip poplar, holly,

Some birds are missing that were here ten years ago when the first inventory was made, no Black and white warblers now, no Great crested flycatcher, no Hooded Warbler. The Acadian flycatcher and Ovenbird have survived throughout the woods.

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What trees are these?

Can you tell the difference between Black Walnut, Chestnut Oak, Southern Red Oak, Northern Red Oak, and White Oak? They are all here...among Tulip Poplars, Black Cherry, Sweet Cherry, Pignut Hickory, Loblolly and Virginia Pine and Beech. There are small new ones sprouting from seed shed on the forest floor by their elders. And below the young trees are sweet vines and flowers that bloom in sequence early May Apples, Solomon's Seal, Trout lily, Blue-eyed grass, Partridge berry whose tiny white blossoms cover the forest floor, pipsisewa, Indian Pipes' grey stalks emerge in a cluster, and Lady's Slippers.

There are fallen trees and hollow trees, dead trees that stand like sentinels, and some old giants with hollow limbs, a venerable ancient with two new trees growing from its rotting branch high above our heads. Peer inside to see who may be living there, watch for woodpeckers feeding or nesting there. In winter these hollows also shelter birds from storm. As winter approaches leaves fall into deep carpets, to be changed by fungi and bacteria into a humus that absorbs the rain and allows it to percolate slowly into aquifers and sustain the creeks.

We might have a goal of forest management that aims to help the forests be as they were before Europeans arrived. How phenomenally diverse it was! We recognize now that that diversity was achieved through the very specific disturbance of Native Americans over millennia. They used frequent, low intensity fires, in areas selected wisely by the elders to clear the understory so that new young shoots, good eating for humans and wildlife would emerge, their growth enriched by ash, the mature trees unharmed, and seeds of trees released by the heat of the fire to grow in an open canopy that gave the sunlight they needed. In that way trees of different ages were always growing together.

Think about how the forest works and how its patterns have meaning for your own gardens. How the soils need a natural fall of leaves to hold the moisture that makes trees and shrubs grow, how you might cultivate an understory of leaves and vines that grow and flower naturally in shade providing food for birds that will sing from the tops of your trees and perhaps nest and seek shelter in your gardens. A soil that is rich in 'tilth' will hold water and nourish plants so they will not need to be protected artificially by chemicals that threaten the lives of bird and butterfly, honey bee and the multitude of beneficial insects.

#### V. The shore

Natural beaches make good resting areas for Tundra Swans, Ruddy Ducks and Diamondback Terrapins. Rotten trees and branches which have fallen into the Creek and standing dead trees provide roosting areas and observation posts for Great Blue Heron, Osprey all year and for Great and Snowy Egrets in spring and summer. The earth is sandy and easily erodes along the shore, some of which naturally replenishes the beach edge. Too much human activity however can cause steep slopes to slump in harmful ways and paths too close to the shore may cause erosion in heavy rains.

#### VI. Restoring the Bay

Glebe Bay Oyster and grass restoration projects undertaken by volunteers with funds from Chesapeake Bay Trust hang oyster baskets from piers where the depth of water encourages the spat to grow. Oyster reefs are built from shell on which the new oysters are planted. New plantings of native grasses restore the depleted shorelines and provide shelter for young and moulting crabs... Citizens hope that enough habitat can be replaced to allow the creeks and rivers to provide sustenance for fishermen, and for the Bay to allow goals to be met, fish to thrive, and waters to run clear.

I II. References, contacts, miscellaneous other advice

Atlas of Breeding Birds, Center East 6, block 135.  
More here...

**Tracking:**

**Recipient**  
'Anne Pearson'  
Jones, Claudia

**Read**

Read: 7/19/2001 9:09 AM

## Hoerger, Lisa

---

**From:** Anne Pearson [aplace@toad.net]  
**Sent:** Monday, July 16, 2001 9:56 AM  
**To:** Danny Bystrak; Dan Boone; Sue Ricciardi; Jon Chapman; Lisa Hoerger  
**Subject:** review

I have to submit this draft to CBT with a request for funds to do sketches and print the Manual on Friday. I'll be out of town Wed and Thurs...so if there is any possibility of your glancing through this to see if there are outstanding mistakes that need to be corrected prior to submission, I would be most appreciative.

Sorry to make this request at so late a date, but I've been crunched...

If you are not able to look at it before the deadline for submission, please do review it at your leisure and make whatever comments you like - for the next draft.

Thanks to all of you for your extraordinary help to date. Anne

### HOMEOWNERS CONSERVATION HANDBOOK

#### General Description:

The Handbook will be readable and to the point, written in appealing language, with sketches that illustrate plants, trees, birds, and flowering shrubs. This is a rough first draft. A further refinement of the text will be submitted for review to the Critical Area Commission, MD DNR, and other experts who have been working with us to date to identify habitat and critters who inhabit the Glebe Creek Reserve.

The Handbook is specifically intended for use with the Homeowners-to-be of the 123+ Townhouses on Parcel B, South River Colony PUD, who will have the right to use a 100+ acre wooded headland bordered by waters and marshes of Glebe Creek, a tributary of the South River. It will be made available to Builders/Real Estate Agents for distribution to the new Home Owners. Participation in educational talks and walks, using the Handbook, will be solicited through the South River Colony Conservancy.

The Cover will have a hand-drawn map of the Glebe Creek Reserve, indicating areas where there are endangered plants, interior nesting bird habitat, steep slopes, archaeological sites, shore bird habitat, wetlands, trails.

#### Contents:

Title: You and other Critters who share the Glebe Creek Reserve

#### Inside Cover:

##### Historic Settlements and the Creek

Historically, the Chesapeake Bay watershed was home to Native Americans whose shell middens are found today in eroding stream banks near former summer settlements. For at least 10,000 years before European settlement the Bay watershed was 95% forested. When settlers cleared the land for tobacco and corn, Maryland's torrential summer rains sent sediment rushing into waterways whose shallows soon interfered with navigation. Development patterns have continued that process, reducing forests, wetlands, Bay grasses and the wealth of oysters and clams that made a living for hundreds of watermen and their communities. Today we fight against great odds to restore one of the largest estuarine areas in the world, which continues to show signs of severe human impact. The following guidance will allow your family to join many others in a beneficial and critically important effort to restore the Creeks we share that feed this once great 'Mother of Waters'.

## Subject Headings

### I. Your Garden, Roads and the Rain

Where you live, was once forest. The soils have been massively reshaped by heavy equipment which filled the land to seven feet higher than its original configuration, buried storm sewer and sewage lines and laid down a layer of top soil over heavily compacted earth whose natural organisms have been completely altered. We have encouraged the developers to select for your enjoyment plants and trees that will have the best chance of thriving in this constructed landscape. We encourage you to compost food and yard waste to enrich the soil naturally and consider, when adding shrubs and flowers to your garden, the joy it can give you to provide food for hungry migrating songbirds when they return in spring to woods that once were their nesting ground.

### II. Where the Rain goes

The rain was once absorbed by the leaves, limbs, roots of the forest and re-evaporated cooling the climate and cleaning the air we breathe. Rain falls now on roofs, driveways, streets and is shunted into storm drains and into the nearest waterway via collection basins called stormwater ponds. That rain carries soil with it and as many as 70 potential carcinogenic residues from cars. Stormwater management regulations have been revised recently in favor a myriad smaller ways to 'replicate the natural hydrological cycle by reusing the rain in raingardens, grassy swales along narrow roads instead of curb and gutter, living roofs, cisterns that store rainwater to flush toilets and shower, rainbarrels which hold water for gardens in dry weather. These are some of the methods we can use now to lessen the impact of human settlement on Creeks and the Bay.

Wetlands in Maryland were once thought to be unhealthy wastelands and were filled for housing developments, shopping malls, office complexes, industrial centers. 72% of Maryland's original wetlands are under asphalt and cement. There are several kinds of wetlands on the Glebe Creek Reserve and along the headwaters of the Creek. Among others, these wetlands are recognized as the richest habitat of any land form. It is these muddy, grass-rich areas that protect fish spawn, shore birds nest here, and sediment is filtered, protecting local waterways that feed the Bay. Wetlands act like giant basins during storms, storing floodwaters.

The Glebe Creek wetland is home to a State endangered plant called *Desmodium pauciflorum* or Few-flowered Tick Trefoil. Box turtles live here too, wood frogs, and a black rat snake was seen one day sunning near the old road. The wide waving grasses of the wetland, through which runs a headwater stream that feeds Glebe Creek, shelters nests and spawning habitat for waterfowl, fish and shellfish. Often called "nature's kidneys" wetland plants and soils filter runoff from developed areas and protect drinking water supplies.

### III. How to take care of your Stormwater Pond

My WHAT? WHERE is it? WHAT does it do? WHAT do we need to do to keep it working?

Rooftops, sidewalks, roads are built to shed the rain into an underground collection system of pipes which move the rain into a large basin or stormwater pond where the water heats up under the summer sun. An outlet pipe lets this hotter-than-normal water and its accompanying load of sediment, pet feces, chemicals, fertilizer and pesticide residues from lawns into the nearest wetland and waterway. The enriched chemical soup in the stormwater pond grows algae and becomes a hazard to natural systems unless its pollutants are reduced at the source. It needs to be cleaned and maintained every year or so.

We could instead, see the rain as sacred. Earth is the Water Planet after all. We can collect the rain from rooftops in rainbarrels and store it in cisterns so we can use this natural water supply for garden



and house plants. It's a less expensive means of watering in hot weather, one which plants prefer over well-water. We could learn to think like a plant...like the earth, listen and learn its ways and change what we do to accommodate its needs ? and our own.

You can use only organic fertilizers and use them sparingly. Minimize runoff of all kinds. Wash cars at a commercial car-wash where the waste-water is treated - instead of on your driveway. Sweep dirt, grass or leaves from walks and driveways into planting areas, don't wash them into the storm sewers with your garden hose. Remember: ALL these precautions will enhance the quality of water in your stormwater pond and will help sustain the creek, river and the Chesapeake Bay for your enrichment.

#### IV. What the Forest is:

If you enter the forest in spring from the south side and walk along the big marsh to the point bordering Glebe Creek then along the shore and deeper into the woods you will probably hear first, as I did, the Acadian Flycatcher's sweep peep and it's simple two notes ('pizz-a'), then the 'cheerio' of the Red-eyed vireo, the flute-like warbling of the wood thrush and the loud insistent 'teacher, teacher, teacher' or 'cher-tee, cher-tee, cher-tee' of the Oven-bird who nests on the ground, covering the nest like a rounded oven. A number of these birds nest near or on the ground, making it important not to let pets wander freely in the woods.

Some birds prefer a clear understory, much as you do. But they also need thickets like the grove of Mountain laurel at the point, the dense wet woods in the inner wetland where there are many wild grape vines, some extremely old and gnarled.

Tiny American toads hatch out toward the end of May...and hop throughout the woods above the big marsh when they feel your footsteps approaching on the forest floor. Where the earth is moist under a rotting log you can see red and lead-backed ? and maybe 2-lined salamanders. The Blue-grey gnatcatcher likes moist woods, so you should hear its song.

Some songs you will here are the 'whinney' of a Downy woodpecker and the similar call of the Hairy. Red-bellied woodpeckers say a thick warm 'twartle' and 'chuck-chuck-chuck'. Chickadees ('chickadeedeede'), northern Parula, ('zeeeeeeee-it'), Worm eating warbler, (squeezie, squeezie, squeezie) are easy to recognize; the Wood peewee says its name in a swooping down and up. Tufted titmouse says 'peter-peter-peter' and in dense shrubbery above the marsh listen for the unmistakable 'whose-a-whichet' of the Yellow throat.

You may pause above the marsh to spy out the swoop of Barnswallows, a Redwing blackbird female carrying nesting material, perhaps if you are lucky, a red-shouldered hawk. A persistent cawing of a group of crows might signal the presence of a Barred owl. Seek out the shy Green Backed heron, Yellow Crowned Night Heron, and watch for the quick movements of the Spotted Sandpiper. Sit still, lean against a tree or stand quietly listening, then search out the songsters with your binoculars and find them in your bird book. Sometimes if you are quiet long enough, they will come peer at you!

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I II. References, contacts, miscellaneous other advice  
Atlas of Breeding Birds, Center East 6, block 135.  
More here...

**Hoerger, Lisa**

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**From:** aplace [aplace@toad.net]  
**Sent:** Thursday, February 15, 2001 10:38 AM  
**To:** Lisa Hoerger  
**Subject:** material

Lisa, we may revise this material slightly....but nothing major, unless you suggest changes... what we'd anticipated doing was a format that could be easily adapted for other particular areas so that it could provide a sort of template ... thanks for helping us meet this deadline. Anne Pearson

## HOMEOWNERS CONSERVATION HANDBOOK

### General Description:

The Handbook will be readable, brief and to the point, written in appealing language, with sketches or pictures. Each Subject Heading will occupy 2 pages, except in the case of #5, where each sub-heading will take 2 pages.

The Handbook will be made available to Builders/Real Estate Agents for distribution to new Home Owners.

The Cover will have a handdrawn map of the Glebe Creek Preserve and adjacent forested areas subject to current development (see attached map) indicating areas where there are endangered plants, interior nesting bird habitat, eagle nest, steep slopes, archaeological sites, shore bird habitat, wetlands, trails.

### Contents:

Title: Your Home and other Critters sheltered by the Glebe Creek Preserve

### Inside Cover:

#### Historic settlements and the Creek

Historically, the Chesapeake Bay watershed was home to Native Americans whose shell middens are found today in eroding stream banks near their former summer settlements. Before European settlement the Bay watershed was 95% forest. Clearing land for tobacco and corn sent sediment rushing with Maryland's torrential summer rains into waterways, blocking navigation. Subsequent development patterns have continued that process, reducing forests, wetlands, Bay grasses and the wealth of oysters and clams. Today we fight against great odds to restore one of the largest estuarine areas in the world, which continues to suffer from human impact. The following guidance will allow your family to join many others in a beneficial and all-important restoration of the once great Mother of Waters.

### Subject Headings

#### I. Your Garden, Roads and the Rain

This heading will deal with the need to minimize lawn, plant native species of grass, perennial shrubs and trees to benefit native birds, butterflies, bees, and other beneficial insects, compost food and yard waste, enrich the soil naturally, assist the rain to percolate into the soil.

#### II. Where the Rain goes

Stormwater which once was absorbed by the leaves, limbs, roots of the forest and re-evaporated into the air, now falls on roofs, driveways, and streets, and is carried - with lots of soil and as many as 70 potential carcinogenic residues from cars - into the nearest waterway, via collection basins called stormwater ponds, a technology which is now being replaced by infiltration - replicating the natural hydrological cycle.

Wetlands in Maryland were thought to be wastelands and were filled and developed until 72% of the original wetlands are gone. Remaining wetlands are now recognized as the richest in species habitat and functions of any land form. It is in these muddy, grass-rich areas that fish spawn is protected, shore birds nest, and sediment is filtered, protecting local waterways that feed the Bay.

#### III. How to take care of your Stormwater Pond

My WHAT? WHERE is it? WHAT does it do? WHAT do we need to do to guarantee its continuing function?

Rooftops, sidewalks, roads send stormwater into a sewer collection system of pipes which collect and move the rain artificially into a large basin (stormwater pond) which releases this hotter water and its accompanying load of sediment, pet feces, chemicals, fertilizer and pesticide residues into the adjacent waterway. The enriched chemical soup in the stormwater pond grows algae and becomes a hazard to adjacent waterways unless its pollutant sources are reduced and it is cleaned and maintained regularly. A better use for the rain is to collect it from rooftops in rainbarrels and cisterns which can use this natural source of water for the garden and house plants, a less expensive means of watering in hot weather and drought, one which plants prefer over well-water. Minimize runoff. Using organic fertilizers sparingly. Use vinegar, baking soda, and natural cleaners rather than clorox, lye, and detergents for household cleaning. Wash cars at a commercial facility instead of on your driveway or ensure that the water is absorbed by your lawn. Sweep dirt, grass or leaves from walks and driveways, don't wash them into storm sewers with garden hose. Remember that ALL these precautions will enhance the quality of water in your stormwater pond and will help sustain the creek, river and the Chesapeake Bay.

#### IV. What the Forest Means to us:

Here we describe the kinds of canopy and understory trees, shrubs, and ground cover found in the Forest; the interaction between the Forest, wildlife species and the rain; the need to retain dead trees and trees with cavities and to create meandering pathways; seasonal transitions.

#### V. Other Critters call this place home

Shore birds  
Migratory Song birds  
Endangered Plants  
Amphibians, reptiles and mammals

#### VI. Earth and Water

Soils in your garden, steep slopes, erodible soils

#### VII. Restoring the Bay

The Glebe Bay and other Oyster and grass restoration Projects, how they work, what's needed, what role they play in the lives of watermen, citizens and the waterways.

VIII. References, contacts, miscellaneous other advice...re the care of boats, environmentally friendly marinas, disposal of toxics, recycling, fishing and crabbing regulations...

#### FOUR SEASONS INSIGHTS, Sound, Slides, and Walking Tours

To provide insight for residents of South River Colony Estates into the interconnections between people and nature, the Alliance for Sustainable Communities, working in partnership with the Mayo Peninsula Conservation Association and the South River Federation, will provide an on-going series of Public Education Offerings led by Experts associated with the Maryland Department of Natural Resources, US Fish & Wildlife Service, Historic Londontown and Gardens, A.A. County.

1. Forest Interior Dwelling Birds, characteristic habitat needs \*
2. Wetlands, their character and function
3. Endangered Plants, invasive species identification
4. Archaeological sites, history of Londontown
5. Gardens, soils, lawns, how to maintain a healthy lawn and garden with native species\*\*
6. Oyster Planting, grasses, what it takes to restore the Chesapeake Bay
7. Stormwater, Maintenance requirements for stormwater facilities

Advisors: Maryland Critical Area Commission  
Smithsonian Environmental Research Center

Anne Pearson staff RE

see email —

FOUR SEASONS INSIGHTS, Sound, Slides, and Walking Trips  
A draft proposal designed by Anne Pearson, Alliance for Sustainable Communities  
410-956-1002, Aplace@toad.net

Lisa,  
generally this  
is okay, but see  
p. 2. We'll  
need to see  
the draft  
when it's  
completed.  
R

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References: Danielle Lucid, MD DNR, 410-260-8726  
Gregory Stiverson, Executive Director,  
Historic Londontown & Gardens, 410-222-1919  
U.S Fish & Wildlife Service, Britt Slattery, 410-573-4581  
A.A. County, Ronald Bowen, 410-222-7455

\* See: A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area, June 2000

\*\* See: A Part of My Garden, designed by Alliance for Sustainable Communities with funding from EPA

\*\* See: Chesapeake Bay Field Guide, Christopher R. White, 1989, Tidewater Publishers, Centreville, MD 21617

CBT

(410) 974-2941

Glebe Preserve

Anne Pearson  
2041 Shore Drive  
Edgewater, MD 21037

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This heading will deal with the need to minimize lawn, plant native species of grass, perennial shrubs and trees to benefit native birds, butterflies, bees, and other beneficial insects, compost food and yard waste, enrich the soil naturally, assist the rain to percolate into the soil, refresh streams and aquifers.

### II. Where the Rain goes

Stormwater which once was absorbed by the leaves, limbs, roots of the forest and re-evaporated into the air, now falls on roofs, driveways, and streets, and is carried - with soil and as many as 70 potential carcinogenic residues from cars - into the nearest waterway, via collection basins called stormwater ponds, a technology which is being replaced by infiltration - replicating the natural hydrological cycle.

Wetlands in Maryland were thought to be wastelands and were filled and developed. 72% of the original wetlands are gone. Remaining wetlands are recognized as the richest for species habitat and functions of any land form. It is in muddy, grass-rich areas that fish spawn is protected, shore birds nest, and sediment is filtered, protecting local waterways that feed the Bay. Wetlands act like giant basins during storms, storing floodwaters. They are home to many endangered plant and animal species, and provide critical nesting and spawning habitat for waterfowl fish and shellfish, often referred to as "nature's kidneys" wetland plants and soils filter stormwater runoff and protect drinking water supplies. even a small wetland area holds many opportunities for studies such as math, biology, chemistry, ecology, history, civics, art, and literature.

### **III. How to take care of your Stormwater Pond**

My WHAT? WHERE is it? WHAT does it do? WHAT do we need to do to keep it working?

Rooftops, sidewalks, roads send stormwater into a sewer collection system of pipes which collect and move the rain artificially into a large basin (stormwater pond) which releases this hotter water and its accompanying load of sediment, pet feces, chemicals, fertilizer and pesticide residues into the adjacent waterway. The enriched chemical soup in the stormwater pond grows algae and becomes a hazard to adjacent waterways unless it pollutant sources are reduced and it is cleaned and maintained regularly. A better way is to see the rain as a sacred life source, to collect it from rooftops in rainbarrels and cisterns and use this natural water supply for garden and house plants, a less expensive means of watering in hot weather and drought, one which plants prefer over well-water. Minimize runoff. Using organic fertilizers sparingly. Use vinegar, baking soda, and natural cleaners rather than clorox, lye, and detergents for household cleaning. Wash cars at a commercial facility instead of on your driveway or ensure that the water is absorbed by your lawn. Sweep dirt, grass or leaves from walks and driveways into planting areas, don't wash them into storm sewers with garden hose. Remember that ALL these precautions will enhance the quality of water in your stormwater pond and will help sustain the creek, river and the Chesapeake Bay.

### **IV. What the Forest Means to us:**

Here we describe the kinds of canopy and understory trees, shrubs, and ground cover found in the Forest; the interaction between the Forest, wildlife species and the rain; the need to retain dead trees and trees with cavities and to create meandering pathways to prevent rain from eroding soils. We describe seasonal changes to the forest.

### **V. Other Critters call this place home**

We will describe briefly the critters that live here:

Shore birds

Migratory Song birds



Endangered Plants  
Amphibians, reptiles and mammals

**VI. Earth and Water**

Here, we describe the millions of micro-organisms in soil, the need to mimic natural patterns by keeping leaves under shrubs and trees to make new soil and protect roots in winter freeze, the kinds of soils that are found here, why steep slopes erode easily, making it important to mulch pathways through the forest and stay away from slopes.

**VII. Restoring the Bay**

The Glebe Bay and other Oyster and grass restoration Projects, how they work, what's needed, what role they play in the lives of watermen, citizens and the waterways.

**VIII. References, contacts, miscellaneous other advice**