

# Public Meeting for Bacon Ridge Natural Area Severn Chapel Area

(30% Schematic Design)

Project No. P588001

Presented by:

Anne Arundel County Department of Public Works

with the Department of Recreation and Parks

May 3, 2023 ▪ 6:00-7:30PM ▪ Crofton Library



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# Meeting Information

This will be an in-person meeting and will be audio recorded. The link for the meeting recording will be posted on the OPZ website within 24 hours of the meeting.

For questions and comments:

- Please hold all questions until the end of the presentation
- Meeting Minutes will be shared with the Public. The Meeting Minutes will be: Posted on the DRP website; Posted on the OPZ Community Meetings website; and Mailed to the residents that received the mailed notice of this meeting

Additional questions, up to 14 days beyond tonight's meeting, may be submitted through the Office of Planning and Zoning website:

<https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings-comments/>



# Meeting Agenda

- Introductions
- Meeting Purpose
- Location and Key Project Information
- Project Goals and Scope
- Existing Environmental Features
- Proposed Features and Amenities
- Impacts and Challenges
- Anticipated Schedule
- Q & A



# Introductions



## Anne Arundel County Department of Public Works

Emma Pfefferkorn, Project Manager



## Anne Arundel County Department of Recreation and Parks

Bruce Bruchey, Chief of Planning and Construction



## Design Consultant – Century Engineering, a Kleinfelder Company

Michael Pieranunzi, PLA, LEED AP, Senior Project Manager



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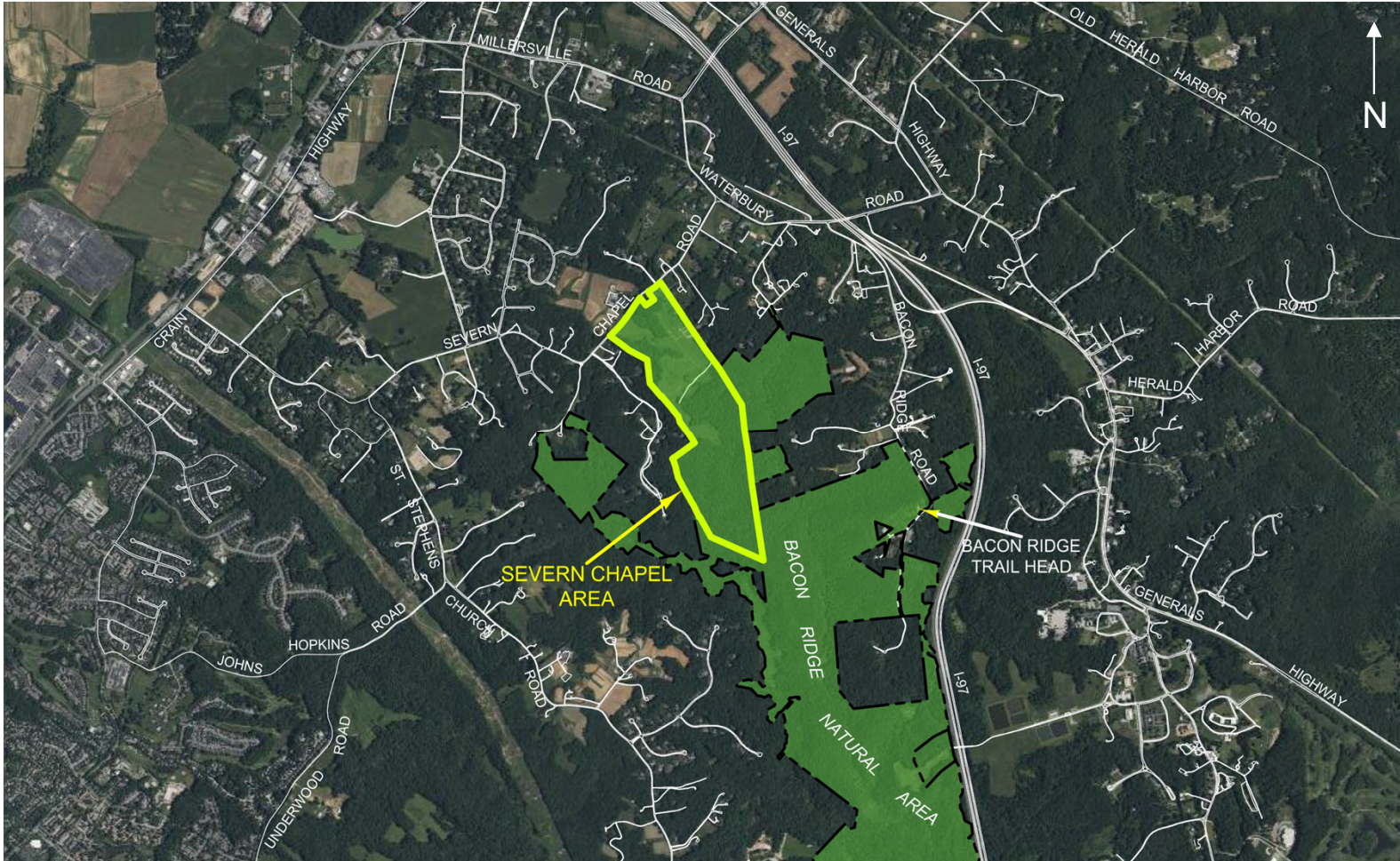


# Meeting Purpose

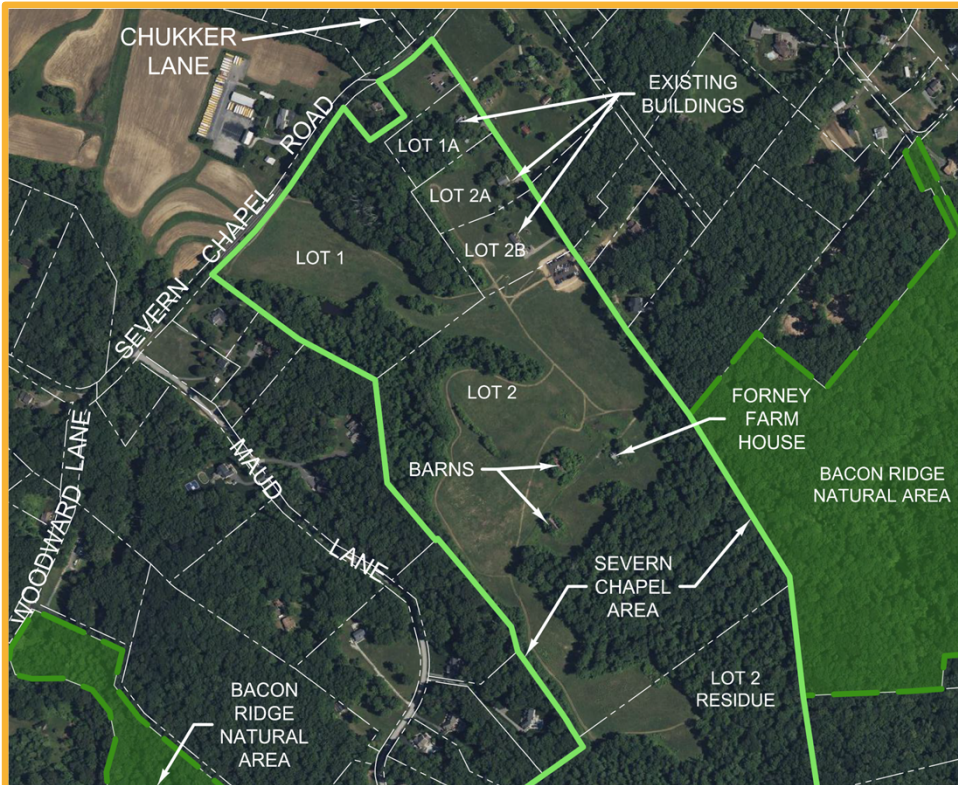
- ***Anne Arundel County Code, Section 17-2-107, Community Meetings:***
  - Public Meetings are held prior to most types of development when the parcel being developed is adjacent to residential properties
  - Purpose is to present information about the proposed development and gather public input



# Project Location



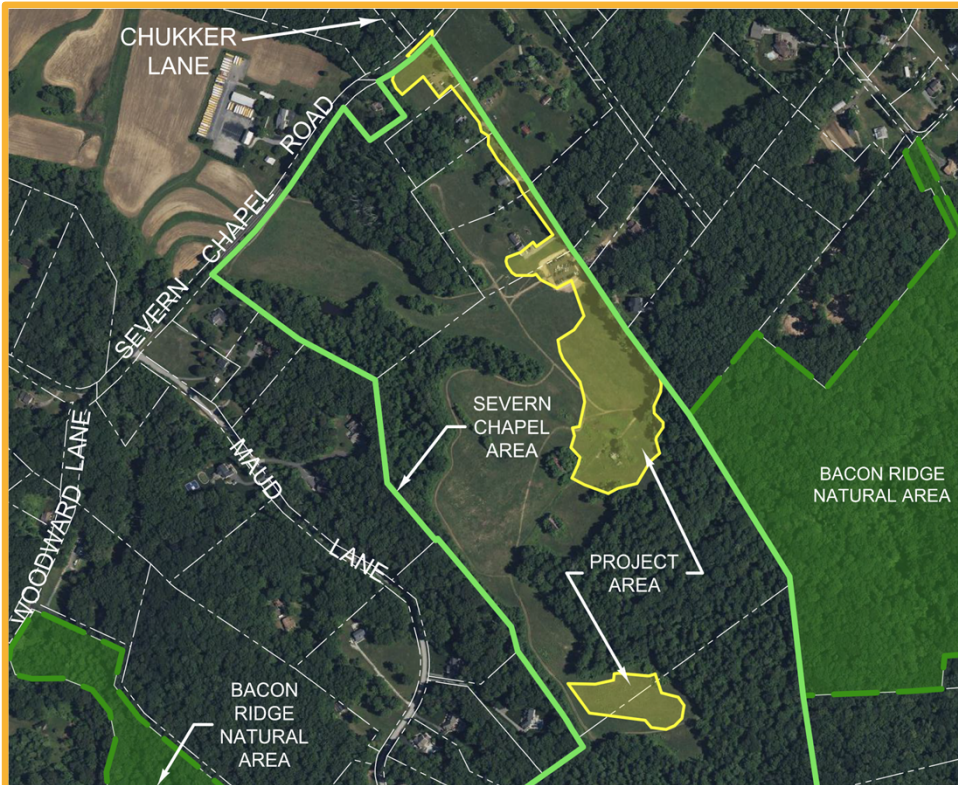
# Key Project Information



- **Project Name:** Severn Chapel Area
- **Address:** 1214 Severn Chapel Road  
Crownsville, MD 21032
- **Owner:** Anne Arundel County
- **Existing/Proposed Use:** Natural Area/Park
- **Zoning:** RA – Rural Agricultural
- **Water/Sewer:** Existing well/septic, no new service proposed at this time
- **Impacted Schools:** N/A
- **Proposed Lots:** N/A
- **Chesapeake Bay Critical Area:** N/A
- **Type of Project:** Public Capital Improvement



# Key Project Information



- **Total Limit of Disturbance (LOD):** 11-12 ac
- **Proposed Parking:**
  - (90) Standard parking spaces
  - (22) Bus and trailer parking spaces
  - (9) Ranger parking spaces
  - (5) ADA-Accessible parking spaces
- **Proposed Road Configuration:**
  - 20-ft-wide paved open-section (no curb, except where needed for drainage)
  - Follows existing Forney Road
- **Stormwater Management (SWM):**
  - Submerged Gravel Wetlands
  - Micro-bioretenion
  - Sheet flow (non-rooftop disconnect)



# Project Goals & Scope

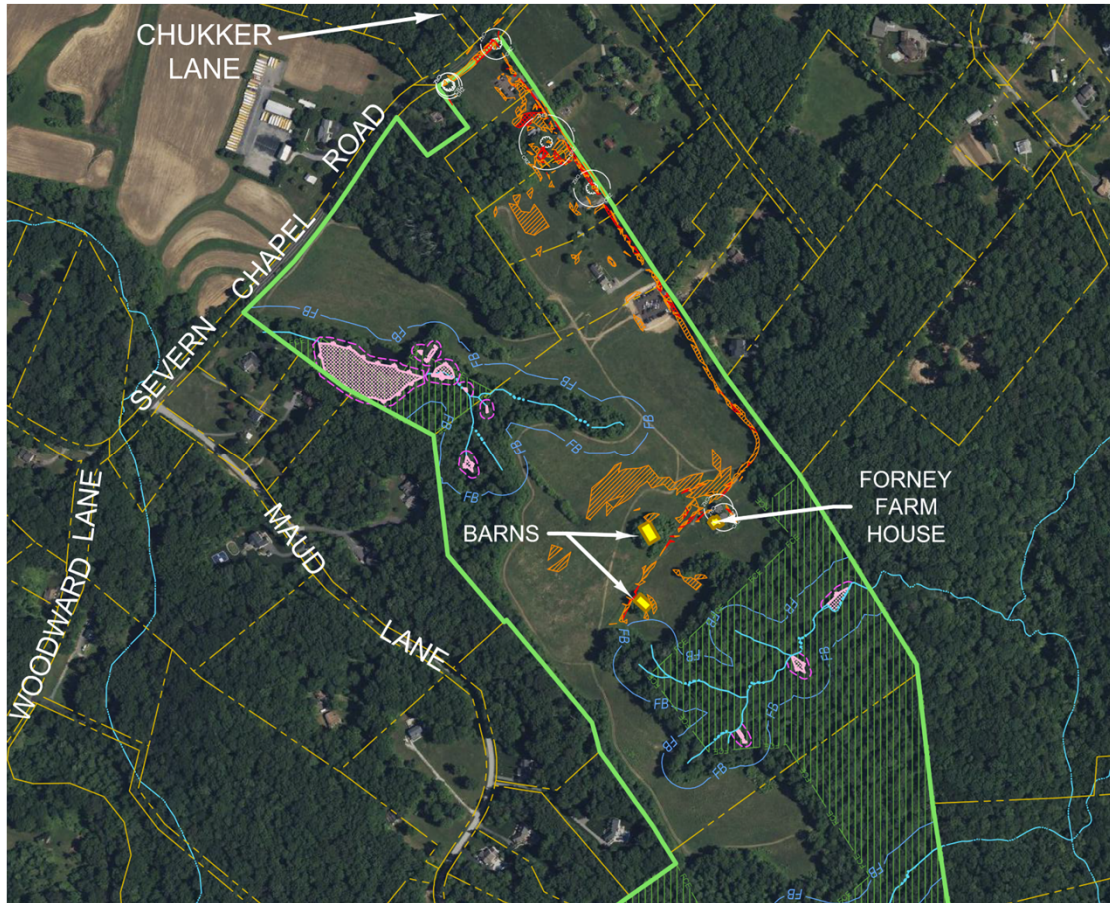
- The proposed park improvements are based on the 2022 Bacon Ridge Natural Area Forney Expansion Master Plan
- Goal is to proceed from the initial Master Plan design concepts to construction and completion of select park improvements
- Scope includes:
  - Entrance and park road improvements
  - Expansion of park ranger facilities
  - New paved visitor parking lots (including ADA parking, bus parking, and horse trailer parking)
  - Stormwater management facilities for the new impervious area
  - Landscaping with native species to provide shade and enhance the park experience
  - Evaluation of existing barns for potential park use













# Existing Environmental Features

- Specimen Trees (30+ inch diameter)
- Forest Areas and Forest Conservation Easements
- Wetlands and Wetland Buffers
- Streams and Stream Buffers
- Steep Slopes
- Historic Structures (Forney Farm: House and 2 Barns)
- The above features were determined by field survey and County records.





**LEGEND**

-  Severn Chapel Area
-  Property / Lot Line
-  Stream
-  100' Stream and Wetlands Buffer
-  Non-Tidal Wetlands and 25' Buffer
-  Forest Conservation Easement
-  Specimen Tree with Critical Root Zone
-  Historic Buildings
-  Steep Slopes (15% - 25%)
-  Steep Slopes (25%+)



# Environmental Features Map

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# Impacts to Environmental Features

- **Specimen Trees:** Best efforts will be made to preserve as many trees as possible within the limit of disturbance. It is currently planned for two evergreen trees and one deciduous tree to be removed; for all others in the Limit of Disturbance, tree protection measures will be used during all stages of construction.
- **Forest Areas & Forest Conservation Easements:** Some impact to wooded areas (approximately 10,000 SF); No impact to Forest Conservation Easements
- **Wetlands & Wetland Buffers:** No proposed disturbance
- **Streams and Stream Buffers:** No proposed disturbance
- **Steep Slopes:** Steep slopes along existing driveway



# Impacts to Environmental Features

- **Historic Structures:**

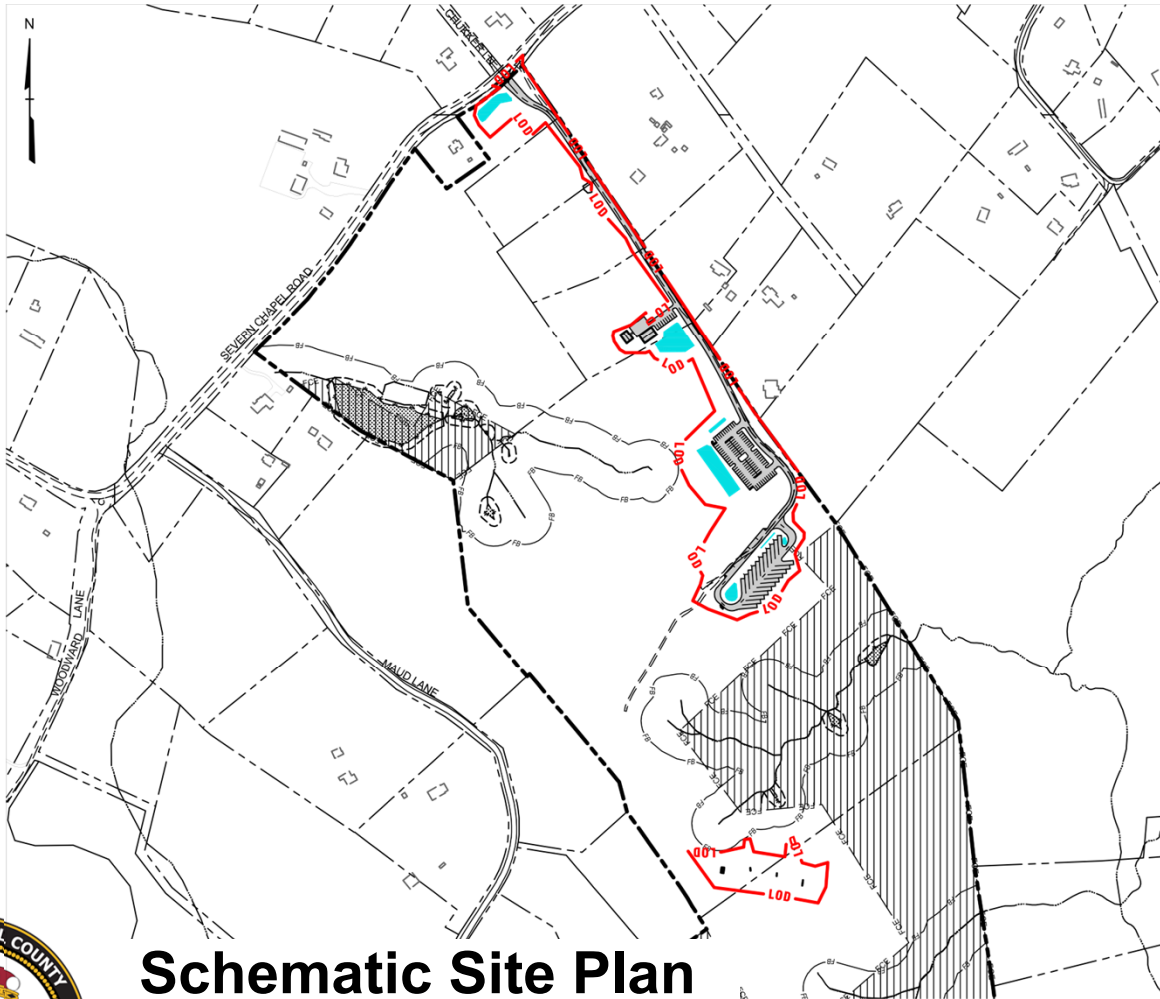
- The Forney Farm House is in poor condition and will be demolished
- The two historic barns will be assessed for their historic value and may be incorporated into the park (partially or in full) as recreational or educational assets
  - Anne Arundel County will coordinate with the Maryland Historic Trust



# Proposed Features & Amenities

- Park entrance improvements
- Widen main road/driveway to 20 feet; asphalt paving
- New visitor parking area for trail access
- Bus and horse trailer parking area – with horse mounting, hitching, and watering area
- Bike racks and trash receptacles
- Ranger station improvements: additional parking; combined storage and deer management building; pavilion (Park Ranger use only)
- Ranger training facility (Park Ranger use only)





**LEGEND**

- Property Line
- - - Adjoiner / Lot Line
- - - Existing Edge of Road/Paving
- Existing Building
- ▨ Wetlands and 25' Buffer
- ~ Stream
- FB- 100' Stream and Wetlands Buffer
- ▨ Forest Conservation Easement
- ▭ Proposed Paving
- ▭ Proposed Building
- Proposed SWM
- LOD- Limit of Disturbance

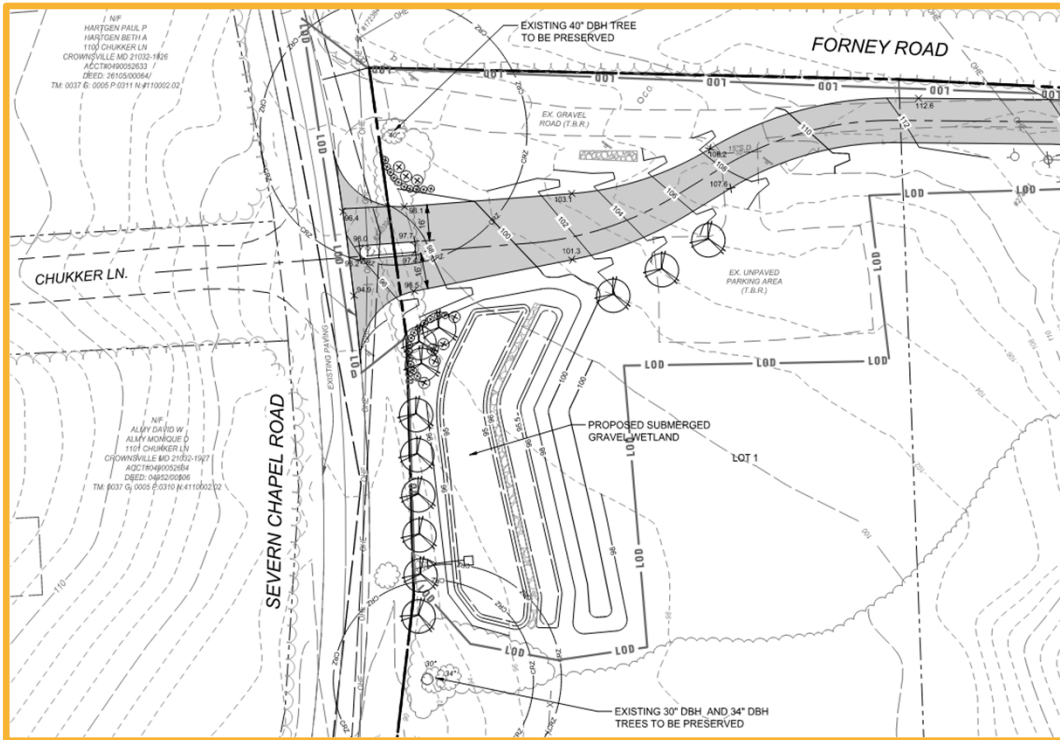
**Schematic Site Plan**



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# Entrance & Road Improvements

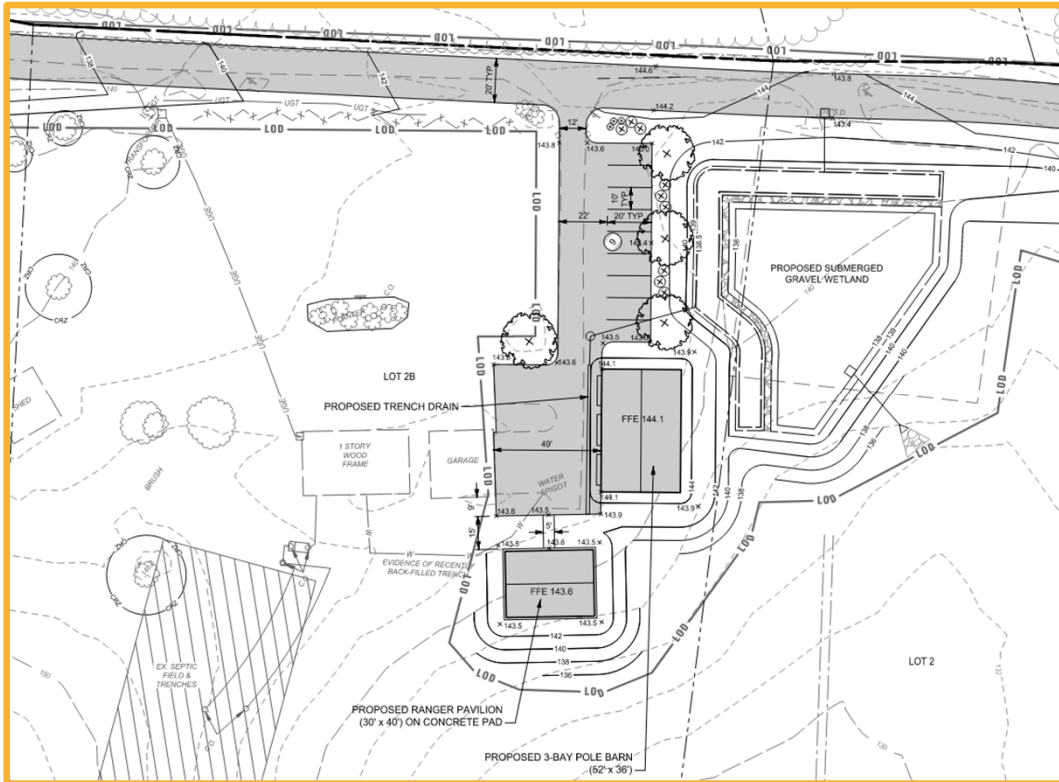


- New entrance aligned with Chukker Lane will improve sight distance, width, turning radius
- Park road will be paved and widened to 20'
- Old entrance will be removed
- Tree protection measures for specimen trees
- Existing gravel may be utilized for new road base
- Stormwater runoff from new impervious surface will be captured and treated by submerged gravel wetland facility
- Landscaping per County Landscape Manual, native plant materials





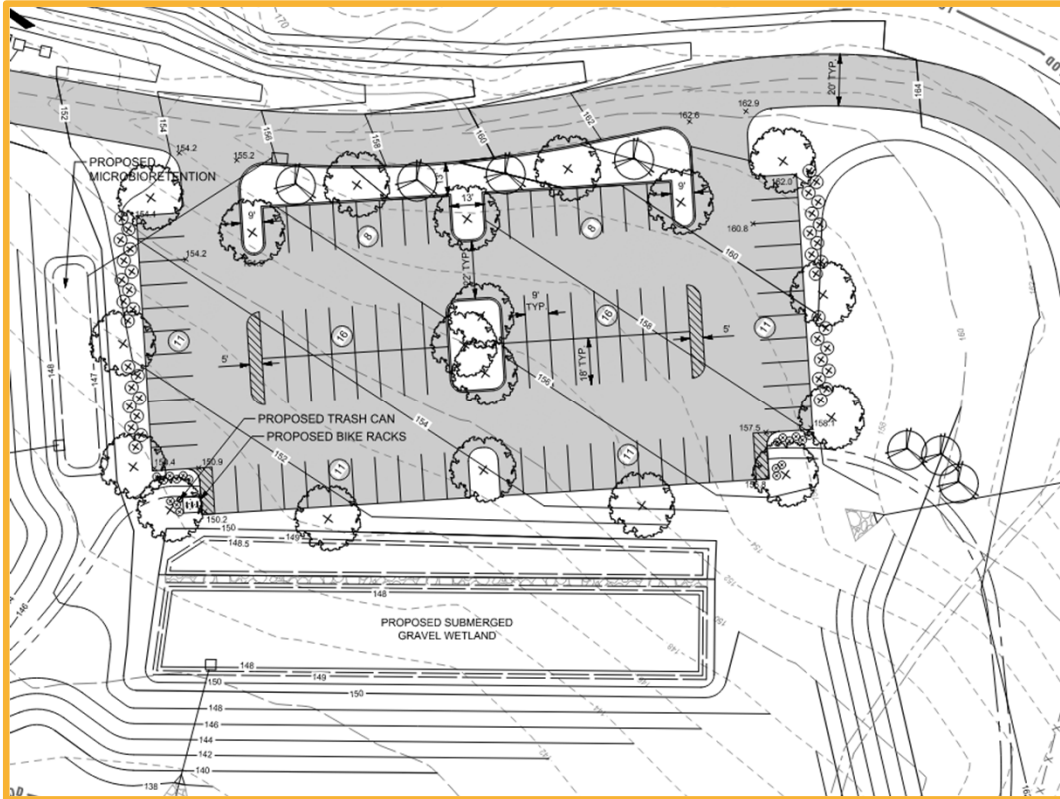
# Ranger Station Improvements



- Additional parking for park rangers (9 spaces)
- New 1-story polebarn for storage and deer management (approx. 1,000-2,000 SF; 25' max. height)
- New pavilion for park ranger use (1,200 SF, 25' max. height)
- Stormwater runoff from new impervious surface will be captured and treated by submerged gravel wetland facility
- Landscaping per County Landscape Manual, native plant materials



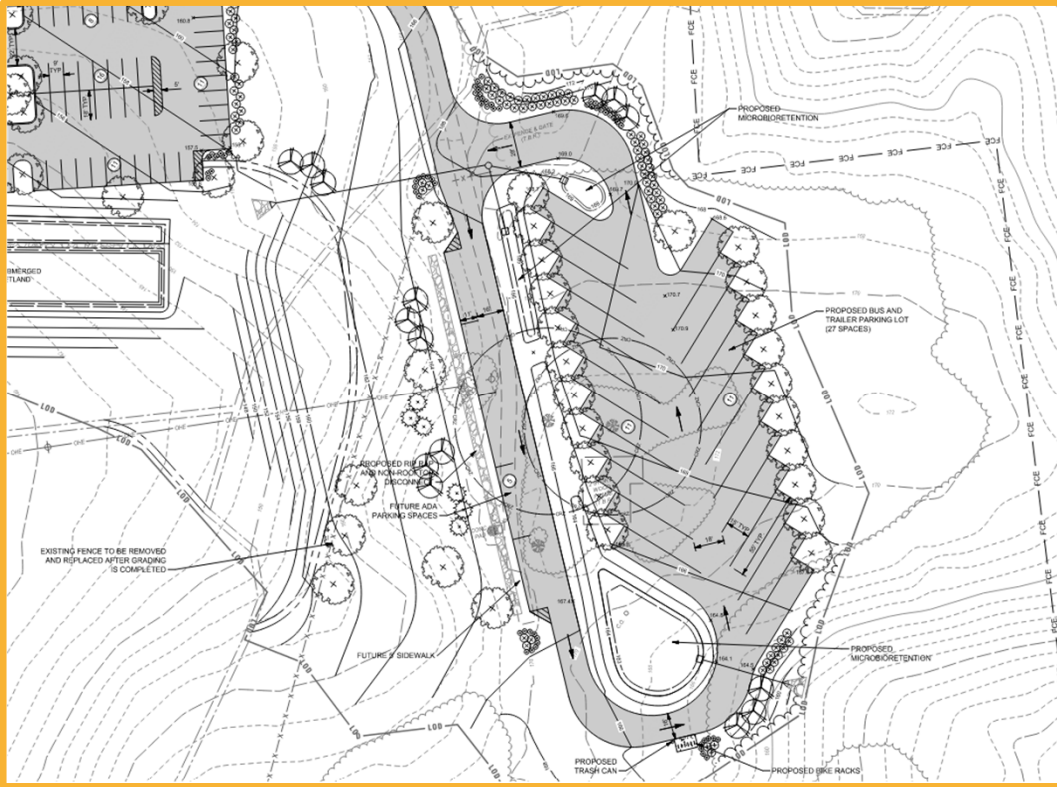
# Visitor Parking Area



- Main parking lot
- 92 standard parking spaces (9' x 18')
- Bike racks and trash can
- Stormwater runoff from new impervious surface will be captured and treated by submerged gravel wetland facility & micro-bioretentation facility
- Landscaping per County Landscape Manual, native plant materials
- Existing gravel parking lots will be removed upon completion of the new parking lot



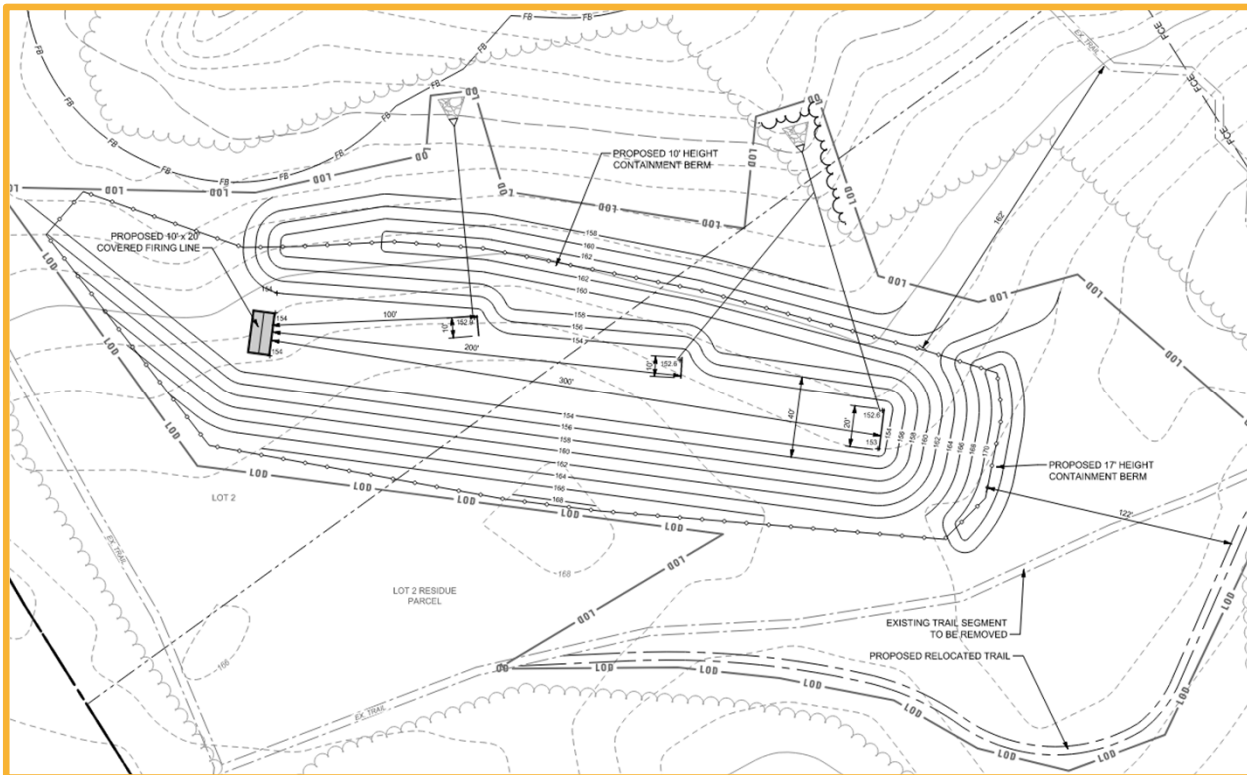
# Bus & Horse Trailer Parking Area



- Loop-style parking lot for easy dropoff, trailer turning radius
- 22 bus and trailer parking spaces (15' x 55')
- 5 ADA-accessible parking spaces (8' x 22') (future)
- Bike racks and trash can
- Hitching/mounting station for riders
- Stormwater runoff from new impervious surface will be captured and treated by micro-bioretention facilities and non-rooftop disconnection
- Landscaping per County Landscape Manual, native plant materials
- Existing home (in ruins) will be removed, two evergreen specimen trees will be removed, 10,000 SF of forest cover will be removed



# Ranger Training Facility



- Fenced training facility to support Anne Arundel County Deer Management program
- 200 SF pavilion, 25' max. height
- Earth berms - will be at least 10' height
- **For use by park rangers only**
- Fencing and gate design in progress



# Impacts & Challenges

## Impacts

- Specimen trees
- Forested area
- Added impervious area
- Historic farm house to be removed

## Challenges

- Minimizing disturbance to specimen trees and current pastoral viewsheds within the park, while also complying with all development regulations
- Maryland Historic Trust coordination on historic barns may result in partial demolition/preservation; TBD



# Anticipated Schedule

- Complete Design.....Spring – Summer 2024
- Obtain Permits.....Fall 2024
- Bid and Award.....Fall 2024 – Early 2025
- Public Pre-Construction Meeting.....Early 2025
- Construction.....Spring – Fall 2025



# Q&A

## Follow Up:

For up to 2 weeks after tonight's meeting, questions and comments may be submitted through the Office of Planning and Zoning website:

<https://www.aacounty.org/departments/planning-and-zoning/development/community-meetings/past-meetings-comments/>

- All responses will be provided by the project team and posted on the County's Community Meeting Calendar Webpage and the Dept. of Recreation and Parks Capital Projects website
- Responses will also be mailed to all parties that received mailed notice of this meeting

**Thank you!**



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## Bureau of Utility Operations

**24-Hour Emergency**

**Water Service:** (410) 222-8400

**Billing Inquiries:** (410) 222-1144



## Bureau of Waste Management Services

**Bulk Trash Service / Curbside Collections:** (410) 222-6100



## Bureau of Highways

**General Inquiries:** (410) 222-7321

**Snow Line:** (410) 222-4040

**Email:** [hwyscustomercare@aacounty.org](mailto:hwyscustomercare@aacounty.org)



## Bureau of Engineering

**General Inquiries:** (410) 222-7500



## Bureau of Watershed Protection and Restoration

**General Inquiries:** (410) 222-1072

## Customer Relations:

(410) 222-7582

