

Feasibility Study
Severn Danza Park Addition
Future West County Secondary School
Severn MD 21113

1. SITE DESCRIPTION

The property acquisition includes two separate undeveloped parcels, one is 16.0 AC and the other is 14.5 AC. The properties are located north of the existing Severn Danza Park, which contains 61.14 AC in Severn, Maryland.

2. Location and Legal Description

The 16.0 AC parcel is currently owned by Melvin Kelly and according to Maryland State Department of Assessment and Taxation (SDAT) is described as Map 15, Grid 7, Parcel 244. The parcel is located directly north of the Severn Danza Park.

The 14.5 AC parcel is located at 913 S Weiker Rd Severn, Maryland 21144 and is currently owned by David Ngo.. According SDAT is described as Map 15, Grid 7, Parcel 240. This parcel is north of the Kelly property and has frontage along Weiker Rd.

3. Site and Vicinity General Characteristics

The immediate surrounding area consists of Severn Danza Park, residential properties and undeveloped land.

4. Current Uses of Adjoining Properties

The current uses of the adjoining properties are as follows:

North- Residential

South-Severn Danza Park

East- Residential

West- Residential

5. Potential Uses

The Board of Education in collaboration with Recreation and Parks, evaluated potential uses of the property. It was determined that both educational and recreational uses could occur as depicted on the attached site plan. With the County property to the south, the property acquisition will allow the future construction of a secondary school for the rapidly growing surrounding area.

6. Public Utilities

The property is currently within the planned water and future sewer service area.

Public Water- Exists within Severn Danza Park and along MD174.

Public Sewer- Exists within the Morgan Station Drive at SMH#28669 or MD170 at SMH#20177. On-site pump station and force main may be required to connect to public sewer.

Electric- Exists within MD174

7. Zoning

The property has a R1 designation and will not affect public use of the property.

8. Site Soils

There are no adverse soils for intended uses. According to the United States Department of Agriculture Web Soil Survey, site soils are mostly well drained.

9. Site Topography

Based on a review of the County topographic map for the site and vicinity, the grade of the properties slopes towards Sawmill Creek which bisects the properties. The site elevation is approximately 140-170 feet above mean sea level. Based on the general topography of the surrounding area, site storm water runoff follows site topography and drains towards the stream or infiltrates into the ground surface.

10. Climate Resiliency

The site appears to have no concerns with future climate changes issues. The site elevation and topography are sufficient from either tidal or non-tidal impacts from flooding. The public access road to the site is well maintained and adequate from storm events.

11. Feasibility Concept Plan

A feasibility Concept Plan depicting the site and the possible location of educational and recreational facilities is attached. The proposed acquisitions will not be encumbered with Program Open Space restrictions, allowing the conversion of the existing park uses as appropriate. The plan is conceptual only and the actual location and nature of improvements is subject to engineering and design standards along with all necessary approvals.

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