

# Eagle's Nest

WETLANDS CONSERVANCY



A Conservation Project in Perryman, Maryland





# What are wetlands, and why are they important?

Wetlands are the link between land and water. They are areas of transition, where the flow of water and the nutrients and sediments it carries creates unique ecosystems that support a wealth of plant and animal life. Wetlands are not always wet year-round, and some of the most important wetlands are wet for only part of the year. In addition to providing essential habitat for fish, birds, and other wildlife, wetlands also provide valuable economic benefits, such as controlling floods, filtering pollutants, and providing recreational opportunities.

*Chesapeake Bay Foundation*

## Letter from the Developer...

In our decades of experience as a Developer, we have learned the most important ingredient in a successful development project is consideration; consideration of the needs of the community, the property stakeholders, of the rules governing proper design, and most importantly, the consideration of the uniqueness of each and every property.

Every once in a while a rare parcel of land comes along that cries out for special consideration. This is one of those special parcels. In its own quiet but vocal way, it begs for our special consideration of its gift to us... its valuable, beautiful and natural wetlands.

Over half of this land has been blessed with these wetlands. Many are acres and acres in size and several are interconnected via ancient stream beds or drainage fields. They are home to a multitude of interesting and unusual plants, organisms, animals, birds and yes, even a great bald eagle stops by on occasion. The Perryman Peninsula families already use the property as a neighborhood park and enjoy walking their dogs and spending precious time with their children among the towering trees and ferns and getting acquainted with the "locals"—like the frogs, turtles and deer.

We believe these valuable environmental assets deserve to be protected. We believe they deserve to be properly developed and made accessible so that all of us can enjoy and appreciate them. We also believe these wetlands and their inhabitants can coexist with humans in ways that benefit them and us. Our creation of Eagle's Nest Wetlands Conservancy is one example of our beliefs being transformed into a tangible demonstration of those beliefs.

Our limited and sensitive residential development on only a small portion of this land is the other tangible example. When completed, there will only be 21 single family homes on ample and mostly wooded lots. Their designs will reflect the unique character of the surrounding natural environment. All but a few will have unobstructed views of the undisturbed forest and wetlands. All of the homes will fit into their natural surroundings and not compete with nature for our attention. Strict and enforceable covenants will help ensure all who live in and around the Conservancy: plants, animals, insects and humans will live in harmony.

The rest of the land will be developed into a fully accessible park deeded to Eagle's Nest Wetlands Conservancy, Inc. This non-profit wetlands conservancy is tasked with operating the park so that ours and future generations will learn the value of wetlands, how each of us has some effect on them, and what each of us can do to help save them.

You can help by supporting this public and private partnership. This brochure's purpose is to make interested stakeholders, like you, aware of this rare opportunity to participate and come together with us to create a valuable and beneficial national, state, county and community asset.

Get involved. Your suggestions, support, board and committee participation and your gifts are all welcome.

River Walk Development Phase Two, LLC  
*Developer*

## We Believe....

- That conserving and enhancing the natural wetlands and naturally forested resources of the property protected by Eagle's Nest Wetlands Conservancy is essential to sustaining a high quality of life for present and future generations and our precious resources, such as the Bush River and the Chesapeake Bay.
- In the perpetual protection and proper management of these very valuable assets entrusted to our care and encourage everyone touched by these very beautiful properties to practice good water, wildlife and land stewardship.
- That by building an ongoing and growing organization is the best way to ensure the preservation of the unique natural character of Eagle's Nest Conservancy's land and the undeveloped natural resources around us.
- We must serve as community and neighborhood leaders in protecting our natural environment. To accomplish our goals requires vision, creativity, integrity, and perseverance.
- In order to help ensure our effectiveness, we must practice teamwork and work with other stakeholders in a cooperative, productive and respectful manner.
- We must continue learning and sharing knowledge as the issues and challenges critical to the environmental conservation of this sensitive area continue to evolve.

To participate please contact:

Eagle's Nest Wetlands Conservancy, Inc. | c/o Riverwalk Development Phase Two, LLC  
99 St. Thomas Lane | Owings Mills, Maryland 21117 | [info@enwc.org](mailto:info@enwc.org) | 410.356.1131



## Trails

Eagle's Nest Wetland Conservancy will boast miles of fully handicap accessible, all weather trails for biking, hiking, strolling, jogging or just plain walking the dog on a beautiful summer evening! The trails will lead sojourners through an engineered, perfectly designed meadow that is teeming with birds and butterflies over streams and around wetlands rimmed with towering trees. Along the way, signs will explain and educate visitors about the sights and sounds they see and hear.

## Eagle's Nest Environmental Education Center

Newly built and environmentally sensitive in design, the Center will feature sustainable building elements, rain water retention equipment, recycled materials and solar energy. The Center will be available for event rentals, school field trips, receptions, weddings, community meetings, parties and more. The Center will be handicap accessible. It will boast ample space for seated dining, a bar and dance floor, a commercial kitchen, an audiovisual screen and internet access. Most importantly, the Center will house permanent and traveling nature exhibits and contain space for elementary school students to learn about our environment, particularly wetlands. It will also contain public lavatories for visitors to the nature trails and events.

## Outdoor Classrooms

Our pavilion, trails and meadow will offer many opportunities for outdoor classes to be conducted by local school teachers and trained instructors. In this environment, students will learn through hands-on activities including seasonal and full school year projects. These projects may include forage and habitat planting for the native wildlife, nurturing orphaned birds, testing of water quality and much more. The benefit of outdoor classrooms is immeasurable and they will be an important part of our education program.

## Birthday Party Programs

Parents may host two or three hour themed birthday parties for children between four and ten years old. The children will learn about wetlands, the Chesapeake Bay, nature, the conservancy's indigenous animals, insects, birds, plants and trees. The parties will be held in our Environmental Education Center's party/meeting room and outside. Party themes include Animal Tracking, Great Bald Eagles, Insects, Reptiles and Amphibians, Streams, Survival, Bird Watching, The Food Chain, and Living in the Forest. All the themes are designed to both educate and entertain.



Did you know that we are losing our wetlands?

The United States Environmental Protection Agency warns us that the United States has lost over 50 percent of its wetlands and over 70 percent of our remaining wetlands are privately owned. Maryland has already lost 73 percent of its wetlands.

Mitchell Drive and Forest Green Road  
Aberdeen, Maryland 21001

Owner: River Walk Development Phase Two, LLC  
99 St. Thomas Lane, Owings Mills, MD 21117

Contract Purchaser: Eagle's Nest  
Wetlands Conservancy, Inc.

**Conservancy Boundary**

The 18 acre parcel protects approximately 5 acres of extremely sensitive wetlands.

**Existing Forest**

Wildlife habitat will be protected and native plant species will be preserved throughout the Conservancy.

**Wetland Preservation**

Impact on existing wetlands will be minimized.

**Bridge Crossing**

Where necessary, wood bridges will provide access over small streams.

**Trailhead Connection**

From here, the Conservancy trails will be connected to a future county park.

**Wildlife Viewing Area**

Rest areas are provided along the main trail for relaxation and viewing of plants and wildlife. Areas are to be field located.

**Accessible Trails**

All main trails located outside of the critical area will be handicap accessible. These trails will be paved and able to withstand larger quantities of users.

**Site Amenities**

Other site amenities may include: play equipment, gated entrance, bike rack, native display garden, interpretive garden display and interpretive panels.

**Legend**

- ENWC Property Line 
- Limit of Wetlands 
- Existing Woods 
- Main Trail 
- Minor Trail 
- Critical Area Limit 
- Topography 



**Secondary Trail**

Secondary trails will be narrower and have a lesser impact on the existing wetlands. Trails will not be paved.

**Wetland**

A boardwalk will be used to minimize impact on wetlands.

**Meadow Site**

Buildable lots will be planted with meadows to provide plant diversity and bird watching opportunities.

**Pavilion Site**

A pavilion will accommodate large gatherings of school children for an outdoor classroom and provide shelter for visitors.

**NOTE:**  
Master Plan and images represent conceptual design ideas only. Final design will be based on available funding and be subject to approval by all regulating authorities. All elements are to be field located to preserve existing natural features and limit disturbance.

# Park Master Plan - Concept

### Boardwalk

Boardwalk will be constructed to minimize disturbance of the existing wetlands.

### Evergreen Buffer

Planted buffers will provide a visual screen to adjacent homes and retention pond from Conservancy trails.

### Critical Area Limit

The Chesapeake Bay Critical Area includes all land 1,000 feet from the edge of tidal waters and tidal wetlands.



### Project Description

Eagle's Nest Wetland Conservancy, has been organized to permanently protect and preserve 18± acres including approximately 5 acres of extremely sensitive woods and wetlands that drain into the Bush River which ultimately flows into the Chesapeake Bay. As part of protecting the bay and these wetlands, the conservancy will develop and implement elementary school education programs, erect descriptive signage throughout the walk paths in order to educate the public of the importance to protect the wetlands and the bay. The conservancy will connect, with ADA accessible foot paths to a future 150 acre county park.

### Visitor Center Site

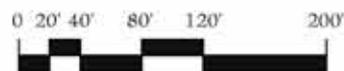
The future visitor center will showcase natural exhibits from the local ecology. Adequate parking and drop-off areas suitable for buses will provide visitors and students access to the visitor center and trails.

### Community Trailhead

A public sidewalk will provide access to the future visitor center and trail system. All sidewalks and portions of the trail system will be ADA accessible.

### Plan Prepared By:

SLATER ASSOCIATES INC.  
5560 Sterrett Place Suite, 302  
Columbia, MD 21044





# Why should you care about wetlands?

Because wetlands work for us 24 hours a day, 7 days a week, 365 days a year!



## Potential Partners:



Chesapeake Bay Foundation

Ducks Unlimited

Harford County Parks and Recreation

Regal Bank and Trust

US Army / Compatible Buffer Program

*Support from these and other potential partners may have or may not have been requested or committed to by them as of the date of this publication. This publication is produced solely for the purpose of disseminating information about these plans and to solicit support from these and other potential stakeholders and supporters.*

## Consultants:

### Colbert Matz and Rosenfelt, Inc.

Civil Engineering and Construction Design  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
www.cmengineers.com

### Enterprise Development Corporation

Development Contractor  
99 St. Thomas Lane  
Owing Mills, Maryland 21117  
www.edcenterprise.com

### GWWO, Inc.

Architects, Visitors Center  
and Conservancy Buildings  
800 Wyman Park Drive, Suite 300  
Baltimore, Maryland 21211  
www.gwwoinc.com

### Slater Associates, Inc.

Conservancy Landscape Architects  
5560 Sterrett Place, Suite 302  
Columbia, Maryland 21044  
www.slaterassociates.com

501C3 Pending

## Wetlands Provide You with...

### Flood Control

Wetlands can act as protective natural sponges by capturing, storing, and slowly releasing water over a long period of time, thereby reducing the impact of floods. One acre of wetlands can store about 1.5 million gallons of water!

### Filtering

Wetlands can improve water quality through trapping sediment, neutralizing chemicals, and absorbing excess nutrients. For these reasons wetlands are often used in wastewater treatment processes.

South east Florida's Big Cypress Swamp, which is mostly vegetated by trees, is one of the many wetland types found in the United States. These wetlands can remove 98 percent of the nitrogen and 97 percent of the phosphorus pollution that threaten the health of the surrounding ground water and the neighboring Everglades.

### Fascination

Wetlands can be found all over the world (there are wetlands in every state in the US!) and each spot has the great potential to teach observers about natural history and cultural heritage.

### Food

Wetlands have very high rates of primary productivity. Though productivity varies from one type of wetland to the next, as a whole, they out-produce almost all other ecosystems. Covering only 6 percent of the Earth's surface they account for 24 percent of all global productivity. Humans and animals alike benefit from this productivity in the form of foods such as rice and cranberries.

### Fur and Fisheries

Along with the high plant productivity in wetlands, they are also important habitat to many animal species including mammals, fish, reptiles, amphibians and birds. The commercial fishing industry depends highly on wetlands as nurseries for most of their desired species.

### Fun

All over the world people spend time in wetlands. Hiking, fishing, canoeing, and bird-watching are some common wetland pastimes, but wetlands are also enjoyed by painters, photographers and others who enjoy wetlands for their beauty.