

Arnold Overlook

Revised Plan Concept

January 21, 2016

Background

- Arnold Overlook is a 34 single family detached lot subdivision located on roughly 15 acres in Arnold.
- The Property borders Ritchie Highway to the South, and Joyce Lane to the North
- The approved Sketch Plan and pending Final Plan derive access to the community via a "right in/right out" configuration on Ritchie Highway.
- Elm Street Development is fully vested for APFO for previous layout (Access off of Ritchie Hwy).

Proposed Modification

- Anne Arundel County, in considering multiple proposed projects in the immediate vicinity, suggested that Elm Street investigate changing the access from Ritchie Highway to Joyce Lane, and to investigate participating in a joint Developer/County project to holistically evaluate and upgrade Joyce Lane.
- The revised concept plan for Arnold Overlook would remain 34 single family detached lots.
- The modification to the plan is being further investigated, but preliminarily it has been determined that the new plan would enable:
 - Coordinated design and implementation of improvements to Joyce Lane which would result in a consistent road section with sidewalks to address community concerns.
 - Granting of land to Arnold Elementary to permit full-sized athletic fields to be constructed as part of the planned replacement school.
 - Creation of a variable-width (minimum dimension being 100') planted buffer between the new homes and Ritchie Highway.
 - Net reduction of retaining walls and disturbance to steep slopes as compared to the current plan
 - Deletion of all sewer grinder pumps from the plan (Current plan had 7 houses on grinder pumps).