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Mr. Steve Kaii – Ziegler AICP, Director
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, MD 21401

RE: Freshfield Sketch Plan
Tax Map 40, Grid 7, Parcels 64 – 64 & 257
Sub #S 21-021
Project #P2021-0068-00-NS

Dear Mr. Kaii-Ziegler,

January 26, 2021

Arnold Preservation Council is writing regarding the Freshfield project to object to two requested modifications and to express other concerns about the sketch plans.

APC Opposes Freshfield Modification requests # 16717 and 16719.

Modification # 16717 is to waive the 5% active recreation area slope requirement. APC understands the request given the proposed location; however, APC does not support the location of the active recreation in the four areas around the historic grave site. The resulting recreation area is fragmented into small parcels around the main entrance road, creating traffic safety issues for users. The minor size of the areas does not allow for benches, exercise stations, a place to throw a ball for a dog, or a grandchild to ride a bike. Note that the removal of Lot #36 would allow for a contiguous recreational area that would eliminate the traffic safety issue.

At the community meeting a community walking trail was shown, which APC objected to since this subdivision will be so close to the Broadneck Trail. The proposed community walking trail would also disturb a tremendous amount of forestation and natural resources.

APC would like to see the code followed. We request not only that #16717 be denied but that the county requires an appropriate recreation area.

APC further requests that Modification # 16719 be denied. The request is a modification to Article 17-2-103. APC requests that all the roads be public. They should be public for the following reasons:

- This is an age restricted community. Undue hardship would be put on the HOA if part of the development was private and the other part public. This would also put undue financial hardship on this retirement community. What parking would be permitted on which road? How wide are the proposed driveways?

The mission of Arnold Preservation Council is to unite the community of Arnold, preserve its rural heritage and enhance its environment by advocating responsible growth, linked neighborhoods, local businesses and excellent schools

As far as the distance, APC STRONGLY OPPOSES the request to have private driveways within 50' of an intersection's point of curvature instead of the code-required 90'. That is not just a little distance, but a tremendous distance being almost half. These are older drivers and this modification to the county code would inhibit their driving ability, sight distance, stopping distance, turning ability etc., as well as adding the distraction of driveway activity while approaching an intersection.

APC, in addition to opposing these two modifications, has several additional concerns with the sketch plan.

Regarding Lot #36, there is a reference to a meandering driveway. How wide will it be? Meandering sidewalks cause navigation difficulties for pedestrians with vision impairments. This is also true for elderly drivers. It would result in challenges for snow removal, as well as irrigation systems, utilities access and maintenance.

APC requests all roads be public and maintained by the county. Creating the road in front of the "villas" will put undue hardship on those 8 "villas", yet the hardship will be shared among all the HOA residents.

There are numerous retaining walls proposed, yet no design was provided in the sketch plan. What are the maintenance expectations and who will be responsible for them? How will they impact stormwater management? What is the drainage pattern and is it accounted for? What is the soil base and what type of soil will be used for infilling?

There is an ephemeral stream on the northwest corner of the site. It is mentioned in the Sketch Plan Stormwater Management Plan and a photo shows a 25 ft. buffer. Yet, the plan says it will not be disturbed. How is that possible? Will there be restrictions for those few houses not to add (on) patios, decks, fences?

The Geotechnical Report for Stormwater Management Facilities determined that the site in the "planned stormwater management areas has a moderate to poor potential for infiltration." Will underdrains be installed in all ESO practices as recommended?

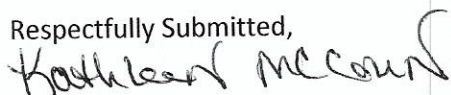
There are four outfalls. What are the flow rates from each individual one on the west side for the 10-year storm? How will the outflow from the three culverts be managed to prevent erosion on the steep slopes?

Twenty-four of the proposed 37 lots will have grinder pumps. Will they be county owned and/or maintained? They will need a reliable power supply and be maintained and replaced when necessary.

Lastly, APC requests a more detailed landscape plan. The landscape manual requires two shade trees for every single-family house. Where will they be planted? What about the "villas"? What percentage of the BMP's will be vegetated and with what? What street trees are planned and where? Will there be lighting on the sidewalks?

We look forward to continuing working with you and appreciate your attention to our concerns.

Respectfully Submitted,



Kathleen McCoun
APC President