



M A R Y L A N D

Office of Transportation  
2664 Riva Road – 3<sup>rd</sup> Floor – MS-6600  
Annapolis, MD 21401

**Ramond Robinson**  
**Director of Transportation**

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## MEMORANDUM

DATE: April 2, 2018

TO: Karen Llanes, Planner  
Office of Planning & Zoning/Development Division

FROM: Tanya Asman, Transportation Planner *TSA*  
Office of Transportation

SUBJECT: Thirty Five (35) Old Frederick Road  
Subdivision 17-029/Project #17-0095-00NP  
Modification #15479A

SAP: Arnold

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The subject Modification request has been reviewed by the Office of Transportation. The following comments are provided at this time:

1. As previously stated, proposed Private Road “A” will serve a total of six (6) lots. The Anne Arundel County Code, Article 17-6-107 stipulates:

*(a) Road frontage. Subdivisions consisting of six or more residential lots for single-family detached dwellings and development consisting of six or more single-family detached dwellings shall provide frontage for each single-family detached dwelling on a public road.”*

Adequate justification has not been provided that would support a Modification to the Code. As such, this Office continues to require that the proposed roadway be dedicated/built to public use standards as dictated by Standard Paving Detail P/8 of the Anne Arundel County Design Manual.

2. To date, this Office has not seen a development plan. As previously stated, Old Frederick Road is classified as a “Local” roadway as per the Anne Arundel County Functional Classification Map. As such, frontage improvements consistent with Standard Paving Detail P/7 are required along the entire Old Frederick Road frontage.
3. The applicant has requested a Modification to the recreation area requirements, citing, among other reasons, that they will provide a four (4) foot shoulder on the north side of Old Frederick road to tie into the shoulder provided by the YWCA development to the west. This addition would further the ability of residents to reach the B&A Trail for recreation purposes. This Office supports this mitigation measure in lieu of providing onsite recreation area, in addition to the required road frontage improvements on the south side of Old Frederick road directly adjacent to the subject property. Please note, it is not legal to

ride a bicycle on a shoulder in the opposite direction of traffic. A shoulder on both sides of the road allows residents to return from the B&A Trail and other recreation generators, safely and legally.

This Office recommends withholding Modification approval until issues raised in Comment 1 have been satisfactorily resolved.

cc:

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