



M A R Y L A N D

Office of Planning and Zoning

2664 Riva Road, P.O. Box 6675  
Annapolis, MD 21401  
410-222-7450

Steve Kail-Ziegler, AICP  
Planning and Zoning Officer

March 6, 2020

Michael J. Werner  
Anerex, Inc.  
303 Najoles Rd., Ste. 114  
Millersville, MD 21108

Re: Tommy's Express Car Wash  
Preliminary Plan # C2019-0068 00 PP  
Tax Map 32H Block 22 Parcel 178

Dear Mr. Werner:

The Preliminary Plan for the above referenced project has been reviewed by the agencies listed below and copies of their comments are attached.

- |  |                                       |
|--|---------------------------------------|
| A. OPZ/Planning, Environmental & Landscape | Approval, February 11, 2020           |
| B. I&P/Engineering & Utilities             | Withhold Approval, March 5, 2020      |
| C. I&P/Traffic                             | Withhold Approval, February 14, 2020  |
| D. Soil Conservation District              | Approval, December 30, 2019           |
| E. State Highway Administration            | Approval w/comments, January 14, 2020 |
| F. Office of Transportation                | Comments, February 27, 2010           |

### **I. Agency Comments to Be Addressed**

The agency comments listed below (copies attached) must be addressed with a resubmittal of the Preliminary Plan. Agency comments that are unavailable will require a resubmittal.

- |  |                             |
|--|-----------------------------|
| A. OPZ/Planning, Environmental & Landscape | Comments, February 11, 2020 |
| B. I&P/Engineering & Utilities             | Comments, March 5, 2020     |
| C. I&P/Traffic                             | Comments, February 14, 2020 |
| D. Office of Transportation                | February 27, 2010           |

### **II. Adequacy of Public Facilities:**

Adequacy of Public Facilities for items B. and E., below, must be resolved with Preliminary Plan Resubmittal. Items A., C. and D. are acceptable and will be approved with the Preliminary Plan subject to any noted conditions.

- A. Fire Suppression: Adequacy of Fire Suppression has been demonstrated. Please see the enclosed Fire Marshal's comments dated September 18, 2019.
- B. Roads: Adequacy for Roads has not been demonstrated. The updated Traffic Impact Study, dated November 2019, has been reviewed. Please see the enclosed I&P/Traffic comments dated February 14, 2020.
- C. Schools: Adequacy for Schools has been demonstrated. Residential uses are not proposed. School adequacy is not required for this project.
- D. Utilities: Adequacy of Water and Sewerage has been demonstrated. A SWAMP analysis of public water and sewer services was performed and the Department of Public Works (DPW) has approved 30 EDU's of water and sewer. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by DPW. Please see the enclosed I&P/Engineering comments dated March 5, 2020.
- E. Storm Drains: Adequacy of facilities for storm drainage has not been addressed. It has not been adequately demonstrated that the onsite drainage system and storm water management system installed by the developer includes environmental site design to the maximum extent practicable, complies with the storm water requirements of the Anne Arundel County Code, and is capable of conveying through and from the property, the design flow of storm water runoff originating on the site to an adequate outfall; and offsite downstream drainage systems are capable of conveying the design flow of storm water runoff to an adequate outfall between the site outfall(s) to the Point(s) of Investigation (POI) located downstream from the site to an existing 100-year floodplain. Please see the enclosed I&P/Engineering comments dated March 5, 2020.

### III. Decision

- A. This Office must withhold approval of the Preliminary Plan until the issues set forth in Sections I and II, if applicable, have been resolved.
- B. The resubmittal must be made within sixty (60) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Sections I and II, if applicable, above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to Judy Motta, Permit Center, by **May 6, 2020**.

If you have any questions regarding this letter, please email me at [pzauld02@aacounty.org](mailto:pzauld02@aacounty.org) or call 410-222-7485.

Sincerely,



Donna Aulds, Planner II  
Regional Team

Cc: Courtney Wilson, OPZ  
Donna Aulds, OPZ  
Raghu Badami, I&P  
Sarah Fowler, I&P  
Judy Motta, PC  
John Kagiri, I&P  
Kirsten Cook, I&P

Sarah Fowler, I&P  
Erich Florence, State Highway Administration  
Tanya Asman, Office of Transportation  
[Wegilmore111@gmail.com](mailto:Wegilmore111@gmail.com), Developer  
[mike@anarex.com](mailto:mike@anarex.com), Consultant  
File

**ANNE ARUNDEL COUNTY**

**Annapolis, Maryland**

**RESUBMITTAL COVER SHEET**

TO: Office of Planning and Zoning/Development Division

FROM: \_\_\_\_\_

RE: Name – Tommy’s Express Car Wash  
Preliminary Plan #C2019-0068 00 PP

PLEASE FIND ATTACHED RESPONSE LETTER/REVISED PLAN (AND ANY AGENCY-MARKED PRINTS) PACKAGES FOR:

- X OPZ/ Planner, Environment, & Landscape Review
- X I&P/Engineering & Utilities Review
- X I&P/Traffic
- X Office of Transportation

The engineer/developer certifies that all of the above-mentioned agencies are being responded to with their own completed package. Each package shall contain the necessary response letter/plans/plats/studies, computations (if applicable) and agency marked-up plans (if provided) addressing all of the items required to be addressed in the prior review comments from each agency. All correspondence, plans, plats, studies, comps, etc. must list both the correct subdivision and project numbers.

Submit the completed resubmittal package to Judy Motta on the 1<sup>st</sup> floor of PAC prior to acceptance by OPZ/Development Division.

This marked form highlighting the specific agency must accompany your resubmittal otherwise it can not be accepted by P&Z/Development Division.

Developer/Engineer (SEAL)

Attachments



M A R Y L A N D

Office of Planning and Zoning

Steve Kaii-Ziegler, AICP  
Planning and Zoning Officer

## MEMORANDUM

TO: Courtney Wilson, Planning Administrator, Regional Team

FROM: Donna Aulds, Planner II, Regional Team

SUBJECT: Tommy's Express Car Wash  
Preliminary Plan #C2019-0068 00 PP

DATE: February 11, 2020

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A review of the above referenced project has generated the following comments:

### A. Planning Requirements:

1. Label the maximum height and proposed height, per Art. 18-2-301.
2. Include the Floor area ration maximum and proposed per Art. 18-5-401.
3. Provide a sheet with the plan showing stacking capacity. Per Art. 17-6-605, Stacking Capacity, adequate onsite stacking capacity, as determined by this Office, shall be provided.
4. If a 100-year Floodplain is identified for this site, a Floodplain Easement will be required.

### B. Environmental Requirements:

1. Forest Conservation, Article 17-6-301 was addressed for this site with previously approved Grading Permit G02013817, with existing FCE onsite, recorded at Liber 23344 and Folio 51.
2. Please note, per the May 3, 2019 declaration, the above project requires evidence, in the form of an email or other written correspondence, that the Maryland Department of the Environment has verified the existence of the non-tidal wetland and their 25 foot buffer as indicated on the plan.

### C. Landscaping Requirements:

1. Per Landscape Manual V.D.1., fifty percent of a building façade is to contain foundation plantings. The proposed facility must show at least 50% of foundation plantings.
2. A final landscape plan, per the Landscape Manual, July 27, 2010, is required with the Site Development Plan.
3. If bioretention or rain gardens are used in buffers between parking lots and adjacent roads or property, plantings in the bottom of the stormwater management (swm) device may not be considered for screening unless they consist of tree species; as in most cases, these plantings will not grow to an appropriate height. Shrub plantings at the top of the slope are needed in addition to the swm plantings to meet the intent of the perimeter buffer requirement.

**D. Recommendations:**

1. None.

**E. Decision:**

OPZ/Planning/Environmental/Landscape recommends approval. All remaining comments, above, are to be addressed with the Site Development Plan application.



*Greg Africa, Director*

## Memorandum

TO: Donna Aulds, Planner; OPZ Development Division

FROM: John Kagiri, Engineer; Engineering Division, Department of Inspections and Permits

SUBJECT: Tommy's Express Car Wash  
SDP No: C 2019-0068-00-PP  
Preliminary Plan -2<sup>nd</sup> Review

DATE: March 04, 2020 (Updated March 5, 2020)

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### **Engineering and Utility Review**

The above-referenced project has been reviewed for Engineering and Utility issues and the following comments apply:

#### **Adequacy of Public Facilities**

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of public facilities is being addressed as follows:

#### **Utilities:**

A SWAMP analysis of public water and sewer services was performed (09/17/2019) and the Department of Public Works has indicated that capacity is currently available for 30 EDU's of water and sewer. Adequacy of facilities for utilities has been adequately addressed for this development. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works.

#### **Storm Drainage:**

Adequacy of facilities for storm drainage has not been addressed. It has not been adequately demonstrated that the onsite drainage system and stormwater management system installed by the developer includes environmental site design to the maximum extent practicable, complies with the stormwater requirements of the Anne Arundel County Code, and is capable of conveying through and from the property, the design flow of storm water runoff originating on the site to an adequate outfall; and offsite downstream drainage systems are capable of conveying the design flow of storm water runoff to an adequate outfall between the site outfall(s) to the Point(s) of Investigation (POI) located) downstream the site to an existing 100 year floodplain.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point-by-point response upon resubmittal:

#### **A. Roads**

The site has frontage along Ritchie Highway (aka MD Rte.2), which is a state Public Road. Right-of-way dedication and frontage improvement requirements are being deferred to the State Highway Administration (SHA).

1. SHA access permit is required for any work proposed within SHA Public right-of-way (ROW).
2. Show the ROW limits and road classification on the plan.

The following will be required on the site development Plan and Grading permit plan: Comments retained for information.

3. Provide and call:
  - (a) Driveway entrance dimensions: Site entrance must meet the SHA/DPW Design Manual Standards.
  - (b) Drive aisles dimensions shall be as per County Standards.
4. Provide and callout bearing and distances information on both sides of the existing road that the property fronts on.
5. Show right-of-way limits and paving widths, including dimensions on the plan.

#### **B. Storm Drainage**

Based on the information provided, storm drainage from the proposed development will flow to the proposed micro-bioretrions and the proposed permeable pavers.

1. As previously required, provide a narrative describing how drainage for the proposed development will be met in the SWM report.

#### **Site Outfall APF Issues.**

The subject property has not addressed the site outfall and point of investigation as required by Section 7.2.1 and 7.2.2 C and D of *Anne Arundel SWM Practices and Procedures Manual*. At a minimum, in order for us to approve the Preliminary Plan and subsequent design of the SWM, the following must be adequately addressed:

2. Sheet 2: The plan show the site outfall location somewhere inside the site boundary. The applicant is advised the site outfall is the point where runoff leaves the site and must fall within the site boundary, but cannot be within the site boundary. The site outfall determination is based on the entire site, so that the site outfall must be located at a property line. As previously required;
  - (a) Show and call out each site outfall location on the plan.
  - (b) Clarify what the nature, feature (i.e. stream, culvert, etc. is the site outfall and the POI location shown on the plan.
3. Since the issue of the site outfall location have not been adequately addressed on the plan, the following comments have been repeated: At a minimum, the issue of site outfall must be addressed prior to approval of the Preliminary plan. To adequately address the issue of the site outfall the following is required:
  - (a) Each outfall must clearly located, called out and or properly labeled in relation to the POI shown on the plan.
  - (b) Show how drainage surface runoff flows from each site outfall to the POI on the plan.
4. It is this office assumption that, comments (a) thru (c) below shall at a minimum be deemed to have been attempted to be addressed with proper identification of the site outfall location on the plan. Therefore, as previously stated:
  - (a) Each site outfall must be separately evaluated for adequacy.
  - (b) Provide calculations for the runoff for the Pre-development conditions to the site outfall (s). The RCN for pre-condition should be based on existing conditions on site, while the runoff computations for post development runoff RCN are to be based on ultimate development of the site, based on zoning.
  - (c) Reduced curve numbers are not used in this calculation. The reduced CN calculation is done only for the determination of Qp requirements.
  - (d) If it is determined that the outfall is not adequate based on that calculation, then the steps outlined in Section 7.2.2.D. of the Anne Arundel County Stormwater Management Practices and Procedures Manual must be followed.

5. As previously stated: Please show step-by-step calculation for all the computation and reference the relevant pages in the computation report with calculations addressing each issue. Reference page of the SWM report and plan sheet number this information have been provided.

#### **Onsite Storm Drain**

6. Detailed review of the proposed storm drain system if applicable will be provided with next stage of the development process submission and subsequent review. The following must be provided with the submission:
  - (a) Any existing and proposed storm drain system must be shown on the plan.
  - (b) A separate drainage area map for all areas draining to each inlet, storm drain conveyance, facility, etc., will be required.
  - (c) Hydraulic calculations for any proposed storm drain system showing the HGL from the downstream outfall of the site.
  - (d) A fully completed Storm Drain Checklist will be required with both onsite and any proposed Public Storm Drain system with the next stage of development submission.
  - (e) All pipe sizes for any proposed storm drain system if any must be shown on the plan.
  - (f) Storm drain and hydraulic computations report must be provided.
7. Please note that additional comments may be generated with review of the on-site storm drain review.

#### **C. Stormwater Management**

Based on the information provided, stormwater management requirements for the proposed development will be met by utilizing a micro-bioretion and pavement pavers. The SWM devices will discharge into areas that follow the natural flow path.

According to the information provided, portion of the area to be developed has been cleared and stabilized under grading permit G02013817. The subject site proposes construction of a Carwash operation.

The following comments apply:

1. For the proposed micro-bioretion:
  - a. Provide and show underdrain pipe. The applicant is advised access for cleaning all underdrain piping is needed.
  - b. In case of heavy storms, demonstrate and show the overflow path and or device/outlet.
  - c. The applicant is advised to ensure a non-erosive outlet is provided.
2. For the proposed permeable pavers: the applicant is advised to ensure the permeable pavement meet the design criteria and demonstrate that; (reference Chapter 5 of the SWM Design manual);
  - a. To ensure the pavers design is successful, application of permeable pavement HSG should be A, B or C .
  - b. Pavement surfaces shall have a permeability of 8-inches per hour or greater to convey water into the subbase rapidly.
  - c. The slope of the permeable pavement shall be no greater than 5%.
  - d. The permeable pavement shall be designed to ensure that water surface elevations for the 10-year 24 hour design storm do not rise into the pavement to prevent freeze and or thaw damage to the surface.
  - e. All permeable pavement applications that exceed 10, 000 square feet shall be designed as infiltration practices (using the design methods outlined in the SWM Design Manual); or underlying soils shall have an infiltration rate (f) of 0.52 in/hr. or greater.. Reference Appendix D.13 for infiltration details.



**The following will be required with SDP submission:**

3. Detailed review of the SWM will be performed with SDP submission.
4. Provide details of the proposed SWM facilities on the plan; as per Chapter Five (5) of the SWM Design Manual section 5.1.3.2 page 5.11.
5. Show all proposed stormwater management facilities with the appropriate dimensions on the Final/SDP and Grading Permit plans.
6. Show cross-sections of the proposed SWM facilities.
7. Detail Geotechnical Report documenting geotechnical investigations, including soils maps, all soil borings, site-specific condition analysis, site-specific recommendations, and any additional information must be provided with the next submission Permit submittal.

**D. Utilities**

This development is expected to be served by

- i) Public water in the Broadneck SSA (#32) water service area (#220) -Planned Service Area.
  - ii) Public sewer in the Broadneck sewer service area (#05) - Planned Service Area.
1. A SWAMP analysis of public water and sewer services was performed Dated 09/17/2019) and the Department of Public Works has indicated that capacity is currently available for 30 EDU's of water and sewer. Adequacy of facilities for utilities has been adequately addressed for this development.
  2. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works.

**DPW Swamp Analysis Comments**

Per the latest email communication from DPW dated Monday February 24, 2020, the following comments have not been addressed seems to have not been addressed as of the email date. The applicant is advised the utility APF relies on approved Swamp analysis. Therefore, if the applicant intends to address APF with Preliminary plan, all comments generated due Swamp analysis must be addressed prior to Preliminary plan approval.

3. Water Analysis Comment:
  - a. The plans submitted don not show the proposed water meter location or where the connection to the Public water will be.
  - b. First floor elevation was not provided, assumed 60 foot based on topo.
  - c. An 8-inch water main extension is assumed to the property line near FH13004.
  - d. Recent fire flow data is not available in the vicinity of this project. The owner will need to request a new fire flow test if/when required by the fire Marshall's Office.
  - e. Provide utility site plan review.
4. Sewer comments:
  - a. The sewer model indicates that there is adequate capacity for the proposed flows of 7,500 gpd downstream MH38473. However, because connection is to a Public Force Main (FM) and grinder pump(S) is /are proposed, we require the following:
    - i. Letter of explanation, flow calculations and pumps ID to verify the existing force main is sized correctly for the referenced property and the adjacent properties.

**I&P Engineering Comments**

The applicant is strongly advised to note that, existing and proposed utility services must be shown on the preliminarily plan layout prior to approval of the Preliminary Plan development layout.

The following comments have been repeated as previously stated because they have not been adequately addressed.

5. The subject property will be served by both public water and sewer utilities. The subject

property is required to extend Public utilities along the entire property frontage.

6. **As previously stated: ALL existing utilities services must** be shown with the correct standard light dashed graphic lines.
7. Show the AA as-built drawing numbers for all existing utilities on the plan.
8. As previously stated: Show proposed utility connections. The applicant is advised, all proposed utility connections, and utility system layout must be shown on the Preliminary plan.
9. As previously stated: Show the location, size, and type of the proposed water meter easement including dimensions on the plan. This office recommends an oversize W-28 water meter.
10. As previously stated: Show County approved drawing numbers, manhole numbers, etc. for all existing utilities shown on the plan as applicable.

#### **E. Preliminary Plan**

1. In order to support the proposed SWM design layout,(proximity of borings to proposed SWM devices, seasonal high ground water, etc.) a copy of a preliminary Geotechnical Report documenting geotechnical investigations, including soils maps, all soil borings, site-specific condition analysis, site-specific recommendations, and any additional information will be required prior to sketch plan approval.
2. A point-by-point response letter demonstrating how the comments have been addressed must be submitted with the next Permit submission.
3. Please note that additional comments may be generated once above issues have been addressed or additional information/details have been provided.

#### **F. Flood Plain**

Floodplain exists on this property. The following comments apply:

1. The subject site discharges to floodplain areas, downstream of the site, that are not dedicated to Anne Arundel County Government or other public entity that has the ability to control development within the floodplain. Flood plain dedication will be required.
2. A full set of floodplain plan is required with the next submission.
3. Show the floodplain limits and the 25-foot buffer and label all drainage with the floodplain drainage area.
4. The applicant is advised, proposed floodplain encroachment, (except for roadways, culverts, and bridges) shall be designed to provide a minimum of 1 foot freeboard above the elevation of the 100-year frequency flood event. In addition, the elevation of the lowest floor of all new or substantially improved residential, commercial, or industrial structures shall be at least 1 foot above the elevation of the 100-year frequency flood event.

The following will be required with final plan submission

5. A detailed floodplain study will be reviewed with Final plan submission. Please reference the County SWM Manual Section 7.8.2 (5). Provide a detailed floodplain study and plan showing the following:
  - a. Location of the Floodplain.
  - b. Floodplain elevations calculated; both existing and ultimate at each cross section, floodplain boundary (existing and ultimate), proposed changes of the stream, etc.
  - c. The cross sections plots taken at each constriction, structural crossing and at each significant change in slope or stream. Detailed input data will be re required. Show Surface water elevation on both side of the floodplain on the plan and cross. Water surface elevations (WSEL) should be computed utilizing Hec-2 or HEC RAS
  - d. The first and last cross sections should be located sufficiently up and downstream, i.e. a minimum 50 feet on each side.
  - e. Show starting water surface elevations or identify acceptable method procedure used.
  - f. Provide vertical datum and source of topography.
  - g. Show the upstream and downstream of the floodplain.
  - h. Show the bottom of the channel elevations and channel resections. The channel slopes should correspond to the site.
6. Provide summary of elevations table foe existing and ultimate conditions at each cross section.

7. The floodplain should be shown on the record plat and will require to be dedicated to the County.
8. The floodplain must be dedicated to Anne Arundel County prior to Final plan approval.

**G. Determination**

We are unable to grant Preliminary Plan approval of these plans until comments B (1-5), C (1-2), D (3-9), E (1-3) and F (1-4) have been adequately addressed.

**A point-by-point response letter demonstrating how the comments have been addressed must be submitted with the next Permit submission.**



Greg Africa, Director

Memorandum

TO: Donna Aulds, OPZ Development Division

FROM: Kirsten Cook, Engineering Division, Department of Inspections and Permits

SUBJECT: **Tommy's Express Car Wash**  
**C2019-0068-00 PP**  
**Preliminary Plan Review**

DATE: February 14, 2020

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**Traffic Review**

The above-referenced project has been reviewed for Traffic issues and the following comments apply:

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of Public Facilities is being addressed as follows:

**Adequate Public Facilities for Roads:**

Adequacy of Public Facilities for Roads has **not** been addressed for this development. The Updated Traffic Impact Study (TIS) dated November 2019 has been reviewed. The study is considering a one stall tunnel style express car wash. The study shows that the following portions of the surrounding road network will not operate at acceptable levels of service:

1. The intersection of MD 2 @ College Parkway will operate at an "F" level of service during the PM peak period (CLV-1621).

Mitigation improvements will be required. A mitigation proposal dated June 28, 2019 has been submitted and we offer the following comment:

1. In response to previous comments, a letter dated November 21, 2019 from Traffic Concepts, Inc. was submitted. The letter stated the following: The proposed development will have less than a 1% impact on the failing intersection of MD 2 @ College Parkway. There are physical improvements that could be made to the intersection (an additional southbound left turn lane or additional through lanes on MD 2, both of which would require construction of receiving lanes as well). These improvements would cost in the millions of dollars, the letter states that it would not be feasible for a small development such as the proposed car wash.

The proposed contribution in lieu of physical improvements does not meet Anne Arundel County Code 17-5-901. Note the following requirements from 17-5-901: "...mitigation consists of the construction or funding of improvements to offsite public facilities by a developer that increase capacity, are compatible with the function, safety, and capacity of multi-modal transportation infrastructure, and improve environmental effectiveness or safety of each public facility that is below the minimum standard in the

impact area so that the capacity, environmental effectiveness or safety of the facility in the scheduled completion year will be equal to or greater than if the development had not been constructed." An alternative mitigation proposal will be required.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

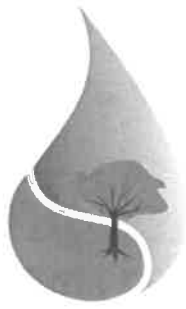
**A. Plans**

**A response to the previously made comments below was not provided with this submission, please include with the next submission.**

1. MDOT-SHA approval is required for any work in the MD 2 (Ritchie Hwy) right-of-way.
2. MDOT-SHA approval of the TIS and mitigation will be required prior to Final Plan approval.
3. Provide a more detailed plan showing the lane use at the site access and along the frontage.
4. Please provide an exhibit to show the order/pay station and stacking of vehicles before and after being washed. Include details of the vacuum stall area and how cars will circulate that area.
5. Per Anne Arundel County Code 17-7-603, two-way drive aisles shall be 24' in width. One-way drive aisles shall be no less than 15' for angled parking and 20' for perpendicular parking. Please label all drive aisle widths on the plan.
6. As per the Design Manual Ch. 3. II. H. 2. C, the minimum width for a two-way commercial entrance is 24 feet. The minimum width for a one-way access is 16 feet. Please label accordingly.
7. Label all roads with private/public, functional classification, right of way width, and road width.
8. The queuing data submitted does not best represent this proposed development. The statistics were for car washes that were located at gas stations, only one full service car wash was among the statistics. Please provide data that represents full service car washes.
9. Although MD 2 is a State road, we will be deferring to SHA regarding deceleration and acceleration lanes per the MDOT SHA Access manual, table 4.3.3.A/4.4.3.B. We have citizen concern(s) with the location of the site access in relationship to the acceleration lane coming off of College Parkway. The site access could further complicate the traffic entering onto northbound MD 2. Please provide details and a plan that further illustrates the distance between the end of the acceleration lane and the warrants as outlined in the MDOT-SHA access manual.
10. ADA requirements will be reviewed during the Site Development Plan review. Please note that the minimum parking space length for the handicap accessible parking spaces is 18 feet (17-6-602). Provide ADA compliant ramps at all intersections. Note that ramps should direct users to cross roadways in a perpendicular direction and should line up directly across from each other. Based on the proposed 8 parking spaces, 1 ADA-accessible space will be required, of which 1 shall be van-accessible.

**B. Determination**

We are unable to grant Preliminary Plan approval of these plans until APF/Mitigation and comments A 3-8 have been adequately addressed.



## **Anne Arundel Soil Conservation District**

**2662 Riva Road Suite 150  
Annapolis, Maryland 21401  
410-571-6757 [www.aascd.org](http://www.aascd.org)**

**Advancing the Wise Use of Our Natural Resources**

12-30-2019

Office of Planning and Zoning  
Heritage Office Center  
Anne Arundel County  
2664 Riva Road  
Annapolis, MD 21401

**SUBJECT: TOMMY'S EXPRESS CAR WASH; SUBD# 19-0068 00 PP; AASCD# 2019-0495**

The subdivision plans, received December 30 2019, have been reviewed and the District has no objections. The District will provide comments during the sediment control review.

Sincerely,  
Justin Valkos  
AASCD

## Google Groups

**[subcomments] Tommy's Express Car Wash - C 19-0068 00 PP****Jonathan Makhlouf**

Jan 14, 2020 7:36 AM

Posted in group: **DEVELOPMENT DIVISION**

The MDOT SHA has no objection to traffic impact study approval and the project moving forward through the County review process. It is noted the applicant is seeking to contribute to a Capital Improvements Project in lieu of providing physical improvements. The MDOT SHA defers decision regarding the proposal to the County. Improvements proposed within the State's right-of-way will require an Access Permit and are subject to the MDOT SHA's pre-permit plan review processes.

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Jonathan Makhlouf, PE

MDOT SHA D5

410.841.1084

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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**

## MEMORANDUM

DATE: February 27, 2020

TO: Courtney Wilson, Planning Administrator  
Office of Planning & Zoning/Development Division

FROM: Margaret Kaii-Ziegler, Assistant Director  
Office of Transportation

SUBJECT: Tommy's Express Car Wash  
C2019-0068-00-PP

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The Office of Transportation did not receive a response from the applicant or their traffic consultants on the previous comments, therefore the same comments stand for this review.

1. The bicycle, pedestrian, transit assessment (BPTA) conclusions state that there are no improvements that could be provided within the area of the subject site within the cost cap of \$2,860.00, and requested to pay the fee in lieu, per 17-6-113(e)(1), unless the County was willing to contribute additional funds from the multimodal fund. However, no documentation was provided to support this. Cost estimates or other supporting documentation, such as correspondence with Recreation and Parks and DPW, should be provided that demonstrate this assertion, before a fee-in-lieu is approved by the Planning and Zoning Officer.
2. Per 17-7-201(b) of the County Code "*Convenient functional linkages shall be achieved in commercial and industrial development by providing vehicular, bicycle, and pedestrian connections to promote the circulation and flow of vehicles, bicycles, and pedestrians between the development and existing uses.*"

This office recommends a shared access with the property to the north to eliminate the close proximity of the proposed access to the existing one. Otherwise a linkage internally should be provided.

This Office recommends that OPZ withhold approval of the Preliminary Plan until comment #1 is adequately addressed.