



**PERMITTING AND DEVELOPMENT REVIEW DIVISION
FREDERICK COUNTY, MARYLAND**

Department of Development Review

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MEMORANDUM

DATE: February 20, 2008

TO: Surveyors, Engineers, Planners, and All Consultants Active in Frederick County, MD

FROM: Mark Depo, Director of Development Review Planning *MD*

RE: Road Adequacy Requirements

Please be advised that Development Review Planning is implementing a new road adequacy policy, including a request for additional information and materials to determine road adequacy and requiring an additional note to be placed on the plat.

As you may recall, Staff issued a memo dated October 25, 2007 discussing possible policy changes and requirements. Additionally, during the Developer Outreach meeting held on October 26, 2007. Staff requested input from the development community regarding the change. As of the date of this memo, no input has been received.

Road adequacy is determined as follows:

Per Section 1-16-12(B)(1) of the Subdivision Regulations, the proposed subdivision must have access to 1 or more paved collector or higher classification road(s) either directly, or via continuous and adequate public roads, in the direction(s) determined by the Planning Commission. The road(s) which provide the most direct access route to the proposed subdivision for the closest emergency response service must also be adequate.

Per Section 1-16-12(B)(1)(c)1 of the Subdivision Regulations, minor subdivisions must have a 16 foot travelway width at all points and the roadway width must allow for 2 opposing vehicles to safely pass. Travelways that fall between 14 feet and 16 feet at any point may be reviewed and approved by the Planning Commission on a case-by-case basis. Minor subdivision may occur on gravel, stabilized or paved surfaces.

Per Section 1-16-12(B)(1)(c)2 of the Subdivision Regulations, major subdivisions must have direct access to a continuously paved public road that meets the Design Manual standards for a local road. The current Design Manual standard is 20 feet.

For Staff to review road adequacy and to provide the Planning Commission with the necessary information to determine adequacy, the following will be required:

1. Add a note to the plan stating that the road width meets the requirements outlined in section 1-16-12(B)(1)(c)1 or 1-16-12(B)(1)(c)2.
2. Submit a signed and sealed sketch for major and minor subdivisions showing that the road width meets adequacy requirements per the Code sections listed above. The sketch must document the typical road width every 500 feet in both directions to the nearest collector road. Any obstructions, physical barriers, and points falling below the 20 foot or 16 foot road width thresholds between the 500 foot intervals must be documented and measurements provided. If the road fronting the proposed development is a collector or arterial road, then Staff may waive the sketch requirement on a case-by-case basis.

The effective date of this Road Adequacy policy is March 1, 2008, and shall apply to all plats that have not received final approval before the effective date and to all development review applications submitted on or after the effective date.

If you have any questions, feel free to contact me at mdepo@fredco-md.net.