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CORPORATE OFFICE
Baltimore, MD
Suite H
9900 Franklin Square Drive
Baltimore, Maryland 21236
410.931.6600
fax: 410.931.6601
1.800.583.8411

DELMARVA OFFICE
443.290.4060

SOUTH CAROLINA OFFICES
Columbia: 803.422.9965
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MEMO

TO: Kate Kubit
FROM: Wes Guckert,PTP
DATE: July 26, 2023
RE: Tregoning Property
Montgomery County, Maryland
Our Job No.: 2021-0537

We have examined the issue of right-of-way along the streets within the Tregoning development.

It is our understanding that you want to develop those streets with a 50 ft right-of-way without on-street parking.

You further advised that, in addition to two car garages for each home there is a ±35 ft driveway so that overall four vehicles could be parked off-street for each home.

I reviewed the amount of traffic projected to be generated within the community and along Hoffman Drive. As you know, Hoffman Drive will be built as a 60 ft right-of-way and the other internal streets within Tregoning are requested to be developed as 50 ft rights-of-way.

The amount of traffic along the Tregoning Street sections is such that the roads will function at a more than satisfactory Level of Service "A" with a 50 ft ROW.

Montgomery County Complete Streets Manual has three different sections for residential streets.

- **Neighborhood Connectors** – are residential through streets. While the land uses are predominantly medium or low intensity residential development, some businesses may be present.
- **Neighborhood Streets** – serve predominantly residential areas with low volumes of motor vehicle traffic and include 1 through lane in each direction and a parking lane on each side.
- **Neighborhood Yield Streets** – are similar to other local streets except they feature a single narrow travel lane that requires oncoming vehicles to yield to one another in order to pass.

In this particular case, a combination of neighborhood streets with neighborhood yield streets makes sense for the Tregoning neighborhood since the total amount of traffic on any one street is estimated to be 15 to 20 vehicles per hour or 1 vehicle every 3 to 4 minutes along the internal road system of Tregoning.

Note that this analysis does not materially change if the adjacent Rural Cluster zoned property is being used to grow crops (and has been used to do so for 100 years) is developed into its maximum density of 16 units.

Clearly, this amount of traffic is insignificant and a 50' wide right-of-way is sufficient to accommodate traffic along the internal road system of Tregoning.

JWG:smb

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