



Wes Moore
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Administrator

September 26, 2023

Mr. Wes Guckert, PTP
The Traffic Group, Inc.
9900 Franklin Square Drive, Suite H
Baltimore, Maryland 21236

Dear Mr. Guckert,

Thank you for the opportunity to review the **First (1st) TIA Submittal (dated May 5, 2023)** prepared by **The Traffic Group, Inc.** and submitted for the proposed **Tregoning Property development (SHA Project No. 23APMO017XX) located on MD 27 (Ridge Road) at Mile point 3.66** in Montgomery County, Maryland.

The Maryland State Highway Administration (SHA) has reviewed the TIA and are pleased to respond.

- The site is proposed to be developed with 38 single family homes and 6 townhomes.
- Access is proposed from two entrances to Kings Valley Road and a connection to Hoffman Drive.

Based on the information provided, please address the following comments in a point-by-point response:

Regional and Intermodal Planning Division (RIPD) Comments (Provided by Darren Bean):

Neither the Montgomery County CTP 2023-2028 and HNI have any projects impacting the proposed development. RIPD has no comments.

District 3's Engineering Systems Team (EST) Comments (Provided by Dorey Uong):

EST has reviewed #23-AP-MO-017-xx (Tregoning Property) TIS Review and offer the following comments:

1. There are no active or proposed projects within the proposed study limits.
2. The results of the analysis indicate that development will drastically increase pedestrian and vehicular traffic columns. Considering the proposed designed changes will assist in the flow and safety of both pedestrians and motorist. We defer to District Traffic to ensure the changes meet the LOS, lane use and traffic operation.
3. Utility coordination and relocation will be required for overhead utilities.

If you have any questions regarding the above comments, please do not hesitate to contact Dionna Tunstall at: DTunstall@mdot.maryland.gov

Travel Forecasting & Analysis Division (TFAD) Comments (Provided by Scott Holcomb):

1. Page 6 of the report notes that the posted speed for MD 27 is 40 mph, however it should be noted that there is a school speed zone and curve warning signs with lower speeds in this vicinity. This information should be added if resubmitting the report.
2. The trip generation formulas/rates and directional distributions used in Tables 1 for the background sites appear to be slightly different from the ITE trip generation manual. This will not significantly impact results and should only be checked and revised if resubmitting the report.

Traffic Development & Support Division (TDSD) Comments (Provided by Obianuju Ani):

We have completed our review of the subject project. We have no comments at this time.

District 3 Traffic Comments (Provided by Alvin Powell):

We have completed a review of the traffic impact study for the Tregoning Property project in Montgomery County. All capacity and queuing concerns have been adequately addressed. We offer no further comments at this time.

If you have any questions, please contact Alvin Powell at apowell@primeeng.com

The SHA concurs with the report findings for this project as currently proposed and will not require the submission of any additional traffic analyses. However, an access permit will be required for all construction within the SHA right of way. Please submit electronically (via our online system <https://mdotsha.force.com/accesspermit>) the proposed improvement plans (including a set of hydraulic plans and computations) and all supporting documentation to the Access Management Division. Please reference the SHA tracking number on any future submissions. Please keep in mind that you can view the reviewer and project status via SHA Access Management Division web page at <https://www.roads.maryland.gov/mdotsha/pages/amd.aspx>.

Please note, if this project has not obtained an SHA access permit and begun construction of the required improvements within five (5) years of this approval, extension of the permit shall be subject to the submission of an updated traffic impact analysis in order for SHA to determine whether the proposed improvements remain valid or if additional improvements will be required of the development.

Wes Guckert, PTP
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If you have any questions, or require additional information, please contact Mr. Kwesi Woodroffe at 301-513-7347, by using our toll free number (in Maryland only) at 1-800-749-0737 (x7347), or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



9/26/2023

for Derek Gunn, P.E.
District Engineer, SHA, District 3

DG/eui

cc: Obianuju Ani, SHA – TDSO
Peter Campanides, SHA – District 3 Traffic
Rola Daher, SHA – TFAD
Robert Owolabi, SHA – District 3 Traffic
Darren Bean, SHA – RIPD
Thomasina Saxon, SHA - RIPD
Obianuju Ani, SHA – TDSO
William Stroud, SHA – TDSO
Scott Holcomb, SHA – TFAD
Dorey Uong, SHA – EST
Kwesi Woodroffe, SHA – District 3 Regional Engineer.
Urooj Zafari, SHA – EST