

April 12, 2019

Mr. Glenn Cook
The Traffic Group, Inc.
9900 Franklin Square Drive, Suite H
Baltimore, MD 21236

Dear Mr. Cook:

Thank you for the opportunity to review the **SHA Development Review Letter** dated **February 6th, 2019** for the proposed **Primrose at Layhill Road – 17APMO008XX** on **MD – 182 Layhill Road** (Mile Point **2.02**) in **Montgomery** County. The State Highway Administration (SHA) has reviewed the TIS and we are pleased to respond.

- The proposed development is located on the east side of MD 108 (Layhill Road) south of its intersection with Queensguard Road in Aspen Hill, Montgomery County, Maryland.
- The proposed development is for a 200 Student Day Care Facility.
- Proposed access to the site is a full movement access off of Queensguard Road.

The key studied intersections for the development are:

- MD 182 & Bonifant Rd/Bel Pre Rd
- MD 182 & Queensguard Rd
- MD 182 & Middlevale Ln

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

District 3 Traffic Comments (Provided by Alvin Powell):

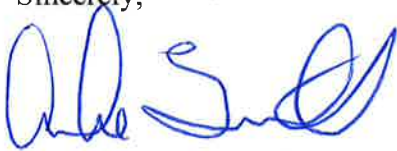
1. District personnel met with the Developer's Consultant on March 6th, 2019 to discuss the review comments issued by the District 3 Traffic Office. The meeting concurred with the Development Team that the mitigation being offered in conjunction with the planned relocation of the bus shelter along NB Layhill Road would improve sight distance concerns and safety at this location.

Mr. Glenn Cook
SHA Tracking No.:17APMO008XX
Page 2 of 3
April 12, 2019

2. The capacity analysis conducted for the intersection of MD 182 (Layhill Road) and Queensguard Road meets the level of service (LOS) criteria based on the County's Critical Lane Volume (CLV) standard. Queuing and delay results from the Highway Capacity Software (HCS) analysis indicate excessive queuing and delays will continue to exist at the westbound Queensguard Road approach. We defer further action on this capacity related issue and a possible traffic signal at this time.

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 one (1) set of the proposed improvement plans (including a set of hydraulic plans and computations) and a CD containing the plans and all supporting documentation to the Access Management Division at 9300 Kenilworth Avenue, Greenbelt, MD 20770, attention of Mr. Kwesi Woodroffe. For electronic submissions create an account with our new online system <https://mdotsha.force.com/accesspermit>. 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 <http://www.roads.maryland.gov/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. 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@sha.state.md.us or shaamdpermits@sha.state.md.us.

Sincerely,



Andre Futrell
District Engineer

AF/jrg

cc: Mr. Walker Freer, Montgomery County Planning
Mr. Derek Gunn, SHA District 3 Traffic
Ms. Shadija Maddox, SHA District #3 Traffic
Mr. Mrugesh Majmudar, Primrose Layhill Road
Mr. Chungom Ntonifor, SHA District 3 Traffic
Mr. Robert Owolabi, SHA District 3 Traffic
Mr. Alvin Powell, SHA District 3 Traffic
Mr. Patrick Reed, Montgomery Planning

Mr. Glenn Cook
SHA Tracking No.:17APMO008XX
Page 3 of 3
April 12, 2019

Ms. Erica Rigby, SHA District 3 Deputy District Engineer
Ms. Emily Tettelbaum, Montgomery County Planning
Mr. Kwesi Woodroffe, SHA District #3 Regional Engineer