

May 26, 2021

Mr. Mike Lenhart  
Lenhart Traffic Consulting, Inc.  
645 Baltimore Annapolis Blvd., Suite 214  
Severna Park, MD 21146

Dear Mr. Lenhart:

Thank you for the opportunity to review the **Traffic Impact Study (TIS)** prepared by **Lenhart Traffic Consulting, Inc.** dated **November 17, 2020** for the proposed **Miles Coppola** development – **21APMO006XX** located on **MD 121A Clarksburg Road** (Mile Point: **0.25**) in **Montgomery County**, Maryland. The State Highway Administration (SHA) review is complete and we are pleased to respond.

- The proposed development consists of up to 356 multifamily units along the north side of MD 121A.
- There is one single access point assumed to MD 121A in order to provide a conservative analysis.

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

**Travel Forecasting and Analysis Division (TFAD) Comments by (Mr. Scott Holcomb):**

1. TFAD defers to MCDOT regarding the existing signal timings used for the queue analyses as this information is not included in the report. If changes are proposed to the timing that is there today, the signal plan approval process should include signal timing, removing elements that hinder sight distance, making drivers aware that they are approaching an intersection, specifically for the eastbound left turn movement at Intersection #1 due to the lack of available storage.

**Traffic Development & Support Division (TDSD) Comments by (Mr. Eric Waltman):**

1. TDSD has completed our review of the applicant's point-by-point response and find it satisfactory. We have no further comment at this time.

Mr. Mike Lenhart  
SHA Tracking No.: 21APMO006XX  
Page 2 of 3  
May 26, 2021

**District 3 Traffic Comments by (Mr. Alex Yelin):**

1. District 3 Traffic finds the queueing analysis satisfactory and has no further comment.

**District 3 Access Management Comments by (Mr. James Macfarlane):**

1. MDOT SHA has reviewed the two options for the proposed Clarksburg Bypass alignment and determined that both options are acceptable.
2. An Access Permit will be required for the proposed access on Clarksburg Rd. Once available, please submit detailed engineering plans to MDOT SHA for review.

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.

Mr. Mike Lenhart  
SHA Tracking No.: 21APMO006XX  
Page 3 of 3  
May 26, 2021

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](mailto:kwoodroffe@mdot.maryland.gov) or [shaamdpermits@mdot.maryland.gov](mailto:shaamdpermits@mdot.maryland.gov).

Sincerely,



for Erica Rigby,  
District Engineer, District 3, SHA

ER/jwm

cc: Ms. Rola Daher, SHA – TFAD  
Mr. Derek Gunn, SHA District 3 Acting Deputy District Engineer  
Mr. Scott Holcomb, SHA – TFAD  
Mr. Robert Owolabi, SHA District 3 Traffic  
Mr. William Stroud, SHA – TDSD  
Ms. Rebecca Torma, Montgomery County Department of Transportation  
Mr. Chris Van Alstyne, Montgomery Planning  
Mr. Eric Waltman, SHA – TDSD  
Mr. Kwesi Woodroffe, SHA District 3 Regional Engineer  
Mr. Alex Yelin, SHA District 3 Traffic  
Mr. Oscar Yen, SHA – TDSD