



DEPARTMENT OF TRANSPORTATION

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

October 21, 2025

Ms. Florence Dwyer, Planner II  
West County Planning Division  
The Maryland-National Capital  
Park & Planning Commission (M-NCPPC)  
2425 Reddie Drive,  
Wheaton, MD 20902

RE: Special Exception Modification  
Case No. CBA-1174  
Traffic Impact Study (TIS)  
Holton Arms

Dear Ms. Dwyer:

We have completed our review of Gorove Slade's revised TIS submitted on September 12, 2025. As part of this application, the school proposes a maximum enrollment of 870 students during the school year and a maximum registration capacity of 970 summer campers. The previous approval was for 670 students during the school year and 665 students during the summer.

The subject property fronts the public street maintained by the Maryland State Highway Administration (MDSHA). MCDOT has no jurisdiction other than maintaining and operating the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path along the MDSHA-maintained ROW. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT shall provide recommendations about the ROW maintained by MDSHA, as per the review of the TIS, for the attention of the concerned agencies.

**TIS Comments**

1. All River Road (MD 190) intersections within the studied limits seem to be operating within the acceptable levels. We defer to MDSHA for the approval of the traffic analysis for these intersections as MDSHA maintains the study intersections. The applicant will be responsible for all proposed mitigations listed on Page 22 of the report, which must be approved by MDSHA and completed prior to the increase in student enrollment.
2. The applicant must install the northbound left turn lane and related improvements on Royal Dominion Drive prior to the increase in student enrollment. At the Montgomery County right-of-

**Office of the Director**

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101 Monroe Street 10<sup>th</sup> Floor · Rockville Maryland 20850 · 240-777-7170 · 240-777-7178 FAX

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*Located one block west of the Rockville Metro Station*

way permit, the applicant must submit detailed drawings for approval by MCDPS for the proposed improvements.

3. Before the enrollment cap is increased, the Applicant must install a bus shelter at the existing bus stop along the property frontage on River Road. At the Montgomery County right-of-way permit stage for the northbound left turn lane and related improvements on Royal Dominion Drive, please coordinate with Mr. Wayne Miller at [wayne.miller2@montgomerycountymd.gov](mailto:wayne.miller2@montgomerycountymd.gov) or at 240-777-5836.
4. MNCPPC and MDSHA must approve the Traffic Management Plan before the increase in student enrollment.
5. The applicant shall be responsible for relocating utilities, if any, along existing roads to accommodate the applicant's required roadway improvements.

Thank you for the opportunity to review the TIS. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Team Engineer for this project, at [deepak.somarajan@montgomerycountymd.gov](mailto:deepak.somarajan@montgomerycountymd.gov) or (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III  
Development Review  
Office of Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\TIS\ Holton Arms Letter\ Holton Arms TIS ltr Revised

cc-e:	Katie Wagner	Gorove Slade
	Kwesi Woodroffe	MDSHA
	Richard Brockmyer	MNCPPC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Marie LaBaw	MCDPS Fire
	Michael Paylor	MCDOT DTEO
	Mark Terry	MCDOT DTEO
	Kamal Hamud	MCDOT DTEO
	Wayne Miller	MCDOT DTS
	Oscar Yen	MCDOT DTE
	Rebecca Torma	MCDOT OTP