
September 30, 2025

Ms. Anila Moorthy
Gorove Slade
4550 Montgomery Avenue, Suite 400
Bethesda, MD, 20814

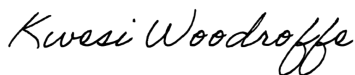
Dear Ms. Moorthy:

Thank you for the opportunity to review the responses to the traffic study comments for Notley Road (SHA Tracking #25APMO030XX) in Montgomery County, Maryland. The State Highway Administration (SHA) review is complete, and we are pleased to respond.

The SHA concurs with the responses and report's 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.

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 1-800-876-4742 (x7347) or via email at kwoodroffe@mdot.maryland.gov or shaamdpermits@mdot.maryland.gov.

Sincerely,



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

DG/kw

cc: Richard Brockmyer, Montgomery County Planning Department
Scott Holcomb, SHA – TFAD
Alvin Powell, SHA – District 3 Traffic
Kwesi Woodroffe, SHA – District 3 Regional Engineer

Attachment I



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Christopher R. Conklin
Director

October 20, 2025

Mr. Justine Iván González Vélez, Planner II
East County Planning Division
The Maryland-National Capital
Park & Planning Commission
2425 Reedie Drive, 14th floor,
Wheaton, MD 20902

RE: H159-Notley Road
Local Map Amendment (LMA)
Local Area Transportation Review and
Transportation Policy Area Review
(LATR) Review
REVISED LETTER

Dear Mr. Vélez:

This letter supersedes the previous letters dated September 11, 2025 and October 10, 2025, based on the revised LATR submitted by Gorove Slade on October 16, 2025. The traffic study assessed the traffic impacts generated by 135 townhomes.

The subject property is fronting New Hampshire (MD-650), the public street maintained by the Maryland State Highway Administration (MDSHA). Therefore, MCDOT does not have any jurisdiction other than the maintenance and operation of the traffic signal, sidewalk, bus stop, bus shelter, or shared-use path. Per Montgomery County Code Chapter 50 Section 4.2, MCDOT may provide recommendations about the frontage improvements along MDSHA-maintained roadways per the review of the TIS for the attention of the concerned agencies.

The developer submitted a Local Area Transportation Review (LATR) study for this Local Map Amendment. As part of the Preliminary Plan submission, the applicant will be required to submit a new LATR.

The following comments are based on the review of the LATR study, dated October 16, 2025, prepared by Gorove Slade, and submitted as part of the Local Map Amendment (LMA) application to the

Office of the Director

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

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

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Montgomery County Department of Transportation (MCDOT). These comments must be addressed at the Preliminary Plan stage:

1. New Hampshire Avenue (MD-650) at Notley Rd
 - a. The projected northbound left-turn volume on New Hampshire Avenue (MD-650) exceeds 300 vehicles per hour. Per AASHTO guidance, this volume warrants consideration of dual left-turn lanes. However, rather than adding an additional left-turn lane, we recommend extending the existing northbound left-turn lane to improve capacity and accommodate queuing. Final determination on this recommendation is deferred to the MDSHA.
 - b. Considering traffic safety and operations, we recommend an exclusive/permissive (E/P) for southbound New Hampshire Avenue (MD-650) left turn to be consistent with the proposed northbound New Hampshire Avenue (MD-650) left turn E/P as the left turn has to cross three lanes of traffic on a major roadway. Concurrence with MDSHA is needed for this improvement.
2. Based on the total traffic volumes at the proposed access on Notley Road and considering traffic safety at the intersection with New Hampshire Avenue, a right-turn lane will be required on Notley Road at the site access closest to the intersection. We are concerned that, without this improvement, traffic may back up into the intersection.
3. A signal warrant analysis at New Hampshire Avenue (MD 650) at the Notley Road intersection was conducted as requested by SHA.
 - a. Warrant 1 (8-hour) signal warrant analysis for MD 650 at Notley Road intersection is missing and should be provided.
 - b. The intersection met Warrant 2 & 3.
 - c. The report should state who and when the traffic signal will be installed and operating.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact me for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-7170.

Sincerely,

Deepak Somarajan, Engineer III
Development Review Team
Office of Transportation Policy

[SharePoint/transportation/directors office/development review/Deepak/Local Map Amendment LMA/H159-Notley Road-\\Letter\\ H159-Notley Road-TIS Letter Revised 10-20-2025](#)

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cc: SharePoint TIS

cc-e: Maribel Donahue	Gorove Slade
Kwesi Woodroffe	MDSHA District 3
Troy Leftwich	MNCPPC
Richard Brockmyer	MNCPPC
Atiq Panjshiri	MCDPS
Sam Farhadi	MCDPS
Mark Terry	MCDOT DTEO
Kamal Hamud	MCDOT DTEO
Seifu Kerse	MCDOT DTEO
Oscar Yen	MCDOT DTEO
Rebecca Torma	MCDOT OTP