

Traffic Impact Study for Miles Point St. Michaels, MD

The Midland Companies is proposing to develop the 90 acre tract located off MD 33 just north of the business district of the Town of St. Michaels. The proposed development consists of 375 housing units, 20,000 square feet of neighborhood retail space and a 30 room Inn with a restaurant. A scoping meeting was held with the staff of SHA and Talbot County. Traffic data was collected at key intersections during the weekday and weekend. Further, portable machines were used to collect 24-hour volumes during the weekdays and weekend. A level of service analysis was conducted for the existing conditions. Trip generation and distribution was conducted for the background development. The site trips were generated based on the neighborhood traditional design development. Levels of service analysis was conducted for the background and total conditions at all intersections analyzed. Public hearings were attended to discuss and present findings.

