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August 6, 2024

Monta Burrough
Deputy Director
City of Laurel
Department of Economic and Community Development
Laurel Municipal Center
8103 Sandy Spring Road
Laurel, MD 20707

Re: Corridor Center/Preliminary Subdivision Plan

Dear Monta:

I would like to confirm our conversation of August 5th regarding your e-mail of July 29, 2024, a copy of which I am attaching to this letter, marked as Exhibit "A". As I related, I had also discussed your e-mail with the City Attorney, Larry Taub. As we discussed, I do not feel that we need to address all of the items noted in your e-mail. We have, however, addressed and we are resubmitting today, a revised Preliminary Subdivision Plan and Forest Conservation Plan reflecting the reduction in units from 302 to 293. The reduction involves eliminating nine 16' wide townhouse units. One workforce unit is among the nine 16' townhouse units being eliminated. In addition (but not included in the nine lot reduction), my client will be eliminating one affordable unit. Affordable units are included in stacked condominiums. There will be no reduction in the total number of stacked condominiums. Rather, instead of eleven of the stacked condominiums being allocated as affordable units, going forward only ten of those units will be allocated as affordable.

In addition to the above, we are submitting a revised "Corridor Truck Turn Sheet". The revision to the Preliminary Plan has no impact on truck turning movements.

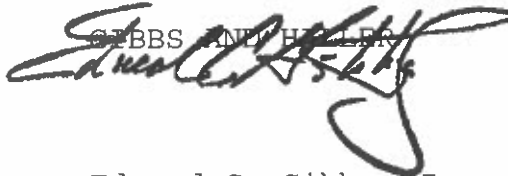
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A new Traffic Study is not required. However, our traffic engineer has prepared a one-page Trip Analysis which confirms that trips are actually being reduced. That document is attached as Exhibit "B".

There will be a revision to the Stormwater Concept Plan, but there is no way that can be completed in advance of our Planning Commission hearing. However, We have added a section in our Amended Statement of Justification at page 14 explaining how stormwater impacts will be reduced as a result of our revision to the Preliminary Plan.

It is my belief that the above constitutes all items that need to be addressed in order for you to revise your staff report. If you feel you need anything further, please let me know.

Very truly yours,


GIBBS ANTHONY J. JR.

Edward C. Gibbs, Jr.

Enclosures

cc: David DeMarco
Larry Taub, Esquire
Ken Dunn
David Bickel
Mark Ferguson
Wes Guckert