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EDWARD C. GIBBS, JR.  
THOMAS H. HALLER  
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JUSTIN S. KORENBLATT

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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 5<sup>th</sup> 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.

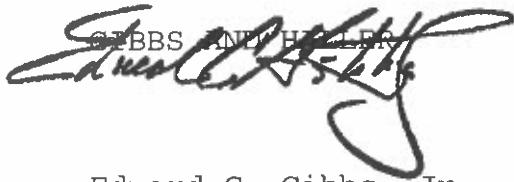
Mr. Monta Burrough  
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A new Traffic Study is not required. However, our traffic engineer has prepared a one-page Trip Analysis which confirms that trips are actually being reduced. That document is attached as Exhibit "B".

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,



The signature is handwritten in black ink. It includes the prefix "EDWARD C. GIBBS, JR.", the name "EDWARD C. GIBBS", and the suffix "JR.".

Edward C. Gibbs, Jr.

Enclosures

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