



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)

FAX 410-313-3467

TDD 410-313-2323

November 30, 2010

Stuart D. Gilbert  
9955 Old Mill Road  
Ellicott City, MD 21042

RE: F-11-031, Old Mill Overlook, Lots 1-3

Dear Mr. Gilbert:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**on or before January 14, 2011**).

***Please refer to the enclosed notification of the date and time of your submission appointment.***

If the revised final plan submission is not received by that date, your plan submission will become null and void, in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application.

You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
DLD	2	Revised Plans, Wetlands Study
DED	4	Revised Plans, Revised Sight Distance Analysis
RES	1	Revised Plans
Traffic	1	Revised Plans, Revised Sight Distance Analysis
DRP	1	Revised Plans
Health	1	Revised Plans

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be

beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of December 9, 2010. Please understand that this will be a brief meeting designed to discuss major issues only.

PLEASE BRING A COPY OF THIS LETTER WITH YOU TO YOUR SUBMISSION APPOINTMENT.

If you have any questions, please contact J.J. Hartner at (410) 313-2350 or email at [jehartner@howardcountymd.gov](mailto:jehartner@howardcountymd.gov).

Sincerely,



Kent Sheubrooks, Acting Chief  
Division of Land Development

TKM/JH

Enclosures: DLD, DED, DRP, Health, RES, Traffic

cc: Research

DED

SCD

Vogel Engineering, Inc.