



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS

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September 28, 2016

Howard County Government
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Legacy at Ellicott's Retreat
DAP Meeting Design Narrative

To whom this may concern,

This letter is in response to the DAP meeting recommendations that was recorded on May 11, 2016 for Legacy at Ellicott's Retreat.

The proposed condominium building for Ellicott's Retreat has evolved over time to become one of the Maryland Division's most popular products, especially among the active adult community. Aside from its attractiveness, this product's popularity is due in a large part to the variety of floor plans and its unique parking accommodations. The ten (10) buildings consist of sixteen (16) units with distinct floor plans, integrated parking, and a polished interior. When included with a clubhouse, the condo will make for a safe secure community where residents can truly enjoy a maintenance-free lifestyle.

By offering a variety of floor plans in the building, we are able to meet the demands of customers who are not all looking for the same thing. With variations in square footage, layout, den/study availability, and price, we are able to appeal to customers of varying economic ability as well as those customers that may be handicapped. The integrated garages that are part of the first level of the building is another highlight. Integrating the garages independently into the building provides residents the ability to pull into their personal garage, close the garage door behind them, and then leave the security of their car and enter directly from the garage into the building. Each garage is keyed for only the homeowner for which that garage is designated, providing an extra layer of security, which is especially important to the active-adult buyer. This building fits into the surrounding neighborhood design very well. Much of the current construction in the immediate vicinity is four-story architecture with brick facades.

Prior to the May DAP meeting, The Legacy at Ellicott's Retreat was submitted to the county for approval using a different builder. The earlier design included six (6) buildings while this layout includes ten (10). Adding an increased number of buildings to the existing road and pipe network caused some design problems that the DAP panel have given their recommendations for. These included design

considerations about the architecture of the buildings being chosen, the orientation of the buildings, and adding more green space.

(1)(8) The first motion was suggesting that we “relook at the orientation for building #6 and what flexibility there is to loosen the plan”. This suggestion was made to create a focal point at the end of the complex’s main drive. We looked at four (4) options, all of which needed to remain within the limits of disturbance due to the presence of rock and unsuitable material. It was also suggested the amount of parking could be reduced to create the flexibility “to loosen the plan”. Although the health benefits of walking are undeniable, the applicant feels convenience is very important to the target buyer. It is important to have a sufficient amount of parking - well distributed throughout the community. The applicant feels the two (2) visitor lots are well located and easy to find but do not dominate the community. The parking now provided includes 160 garage spaces, 56 stacked behind the garages, 102 regular spaces, and 8 handicap spaces. There were four (4) options vetted and it was decided to leave building #6 as-is and push back building #7 to open up the corner to the new green space in front of building #6. The open space is to be a green focal point which was formally three parking spaces. Now, there will be a pergola and plantings adjacent to the SWM facility.

The options considered:

- a. Option 1 – Move building #6 to the west and reorient such that the end of the building is centered on the main drive. This creates:
 - (i). awkward narrow condition between building #6 and building #7.
 - (ii). relocation of visitor area #1 to a remote, almost non-visible, location.
- b. Option 2 – Rotate building #6 such that the front of the building is centered on the drive access.
 - (i). substantial loss of visitor parking
 - (ii). difficult grading conditions between Buildings 6 and 7
- c. Option 3 – Rotate building #6 to align with buildings #3 thru #5 with driveway parking on either side of the building.
 - (i). More awkward than current layout.
 - (ii). Building remains uncentered on main drive
- d. Option 4 – Rotate building #6 to align with buildings #3 thru #5 with driveway parking only on the north side of the building.
 - (i). More awkward than current layout.
 - (ii). Building remains uncentered on main drive

After evaluating each option, we felt it made the most sense to keep the building oriented the way it was and also loop the driveway to building #7 around the island. Instead of there being a 4-way intersection at the end of the drive, the road wraps around the proposed parking lot. This insures that the parking garages for building #7 are not lower than the road like we showed previously. A few less parking spaces were provided in this design, however, the applicant feels so strongly about the importance of convenient parking, that the applicant limited the number of units to 160 units in 10 buildings.

(2)(6)(9) The proposed buildings on the site have been redesigned from the feedback from the DAP representatives. It was suggested the end elevations be developed as the main entry way to the buildings. Also, the clubhouse was not fully designed for this DAP meeting so it was suggested that it match the look of the main buildings. The applicant has redesigned the end elevations of the buildings to be more architecturally pleasing since it will have the most exposure of the building elevation. Roofed entrance ways have been added to the side elevations as well. The stormwater facilities that were previously on the ends of the building have been removed, and plantings have been added in their place. The applicant will integrate the site architecture into the design of the clubhouse. All of the buildings will be energy star certified as well.

(3)(4)(5) Multiple DAP motions were put forth about the spaces or alleys ways between the proposed buildings. It was suggested that the applicant look at the spaces between the buildings and the paving to make those pedestrian-oriented, look at the street trees, and paving to make those more special places. Howard County DAP also suggested that adding gabbling to the building entries as some sort of an entrance feature/gateway into the project. The applicant has added an overhead entrance on each building facing the main drive as well as gabbling on the alley entry ways. All entrance areas-front, rear and side facing the roadway will have extensive landscaping, including street trees. Stamped concrete will be utilized in each driveway and between the driveways strips of grass as suggested. The SWM facilities previously located at the front entrances have been removed and volumes accounted for in the other SWM facilities.

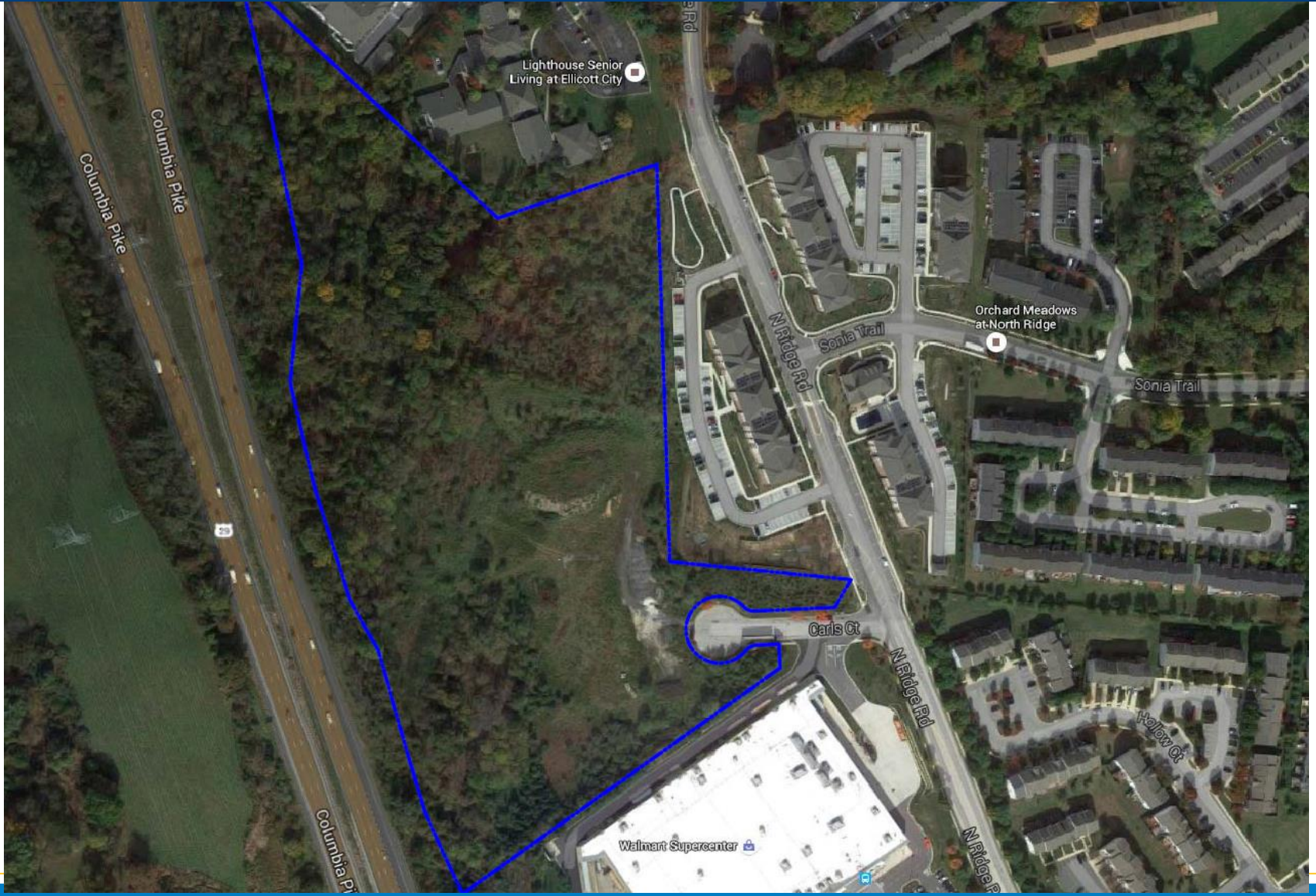
(7) Motions were also offered about additional ways to enhance the central green space and provide screening for US Route 29. The applicant considered adding a deck area to the central green space but has chosen to add the pergola instead. The central green space is a dry stormwater management facility. In view of the fact that the SWM facility is located next to the Clubhouse (across the roadway), the applicant feels the money would be better spent on upgrading and expanding the deck around the Clubhouse. Also, the applicant believes there is sufficient existing screening between the proposed development and US Route 29.

Should you have any further questions or comments, please contact me at your earliest convenience at (410) 792-8086 or at tim.miller@kci.com.

Sincerely,

Timothy H. Miller
Senior Associate
KCI Technologies, Inc

Legacy at Ellicott's Retreat



2014 Plan



VICINITY MAP
SCALE: 1" = 2000'
ADD MAP 4815, DRD -15

OVERALL SITE PLAN
SCALE: 1"=50'

NOTE:
TOTAL AREA INSIDE LOD = 9.83 AC.
TOTAL IMPERVIOUS AREA = 3.90 AC.
TOTAL OPEN SPACE/PERVIOUS AREA = 5.93 AC.



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CONTRACTORS, INC.
1325 YORK ROAD
SUITE 2100
ELICOTT CITY, MD 21043
(410)-831-9403



APPROVED: BOARD COUNTY DEPARTMENT PLANNING AND ZONING
DATE: 11-11-2014
BY: [Signature]
DATE: 11-11-2014
BY: [Signature]
DATE: 11-11-2014
BY: [Signature]
DATE: 11-11-2014

NO.	DATE	REVISION	BY
1	11-11-2014	ISSUED FOR PERMIT	[Signature]
2	11-11-2014	REVISED BY [Signature]	[Signature]
3	11-11-2014	REVISED BY [Signature]	[Signature]
4	11-11-2014	REVISED BY [Signature]	[Signature]
5	11-11-2014	REVISED BY [Signature]	[Signature]

THE GATHERINGS AT ELLICOTT'S RETREAT
ENVIRONMENTAL CONCEPT PLAN
OVERALL SITE PLAN
DATE: 11-11-2014
BY: [Signature]
PROJECT NO. 108843
TAX MAP: 24 OVER 05 PARCEL 1085
HOWARD COUNTY, MARYLAND

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 33772 EXP. DATE: 06/18/2016
DATE: 11-11-2014
BY: [Signature]
PROJECT NO. 108843
DRAWING NO. 27134772

Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



Existing Conditions



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Existing Conditions



May 2016



THE LEGACY AT ELLICOTT'S RETREAT

HOWARD COUNTY, MARYLAND



Sept. 2016 Layout



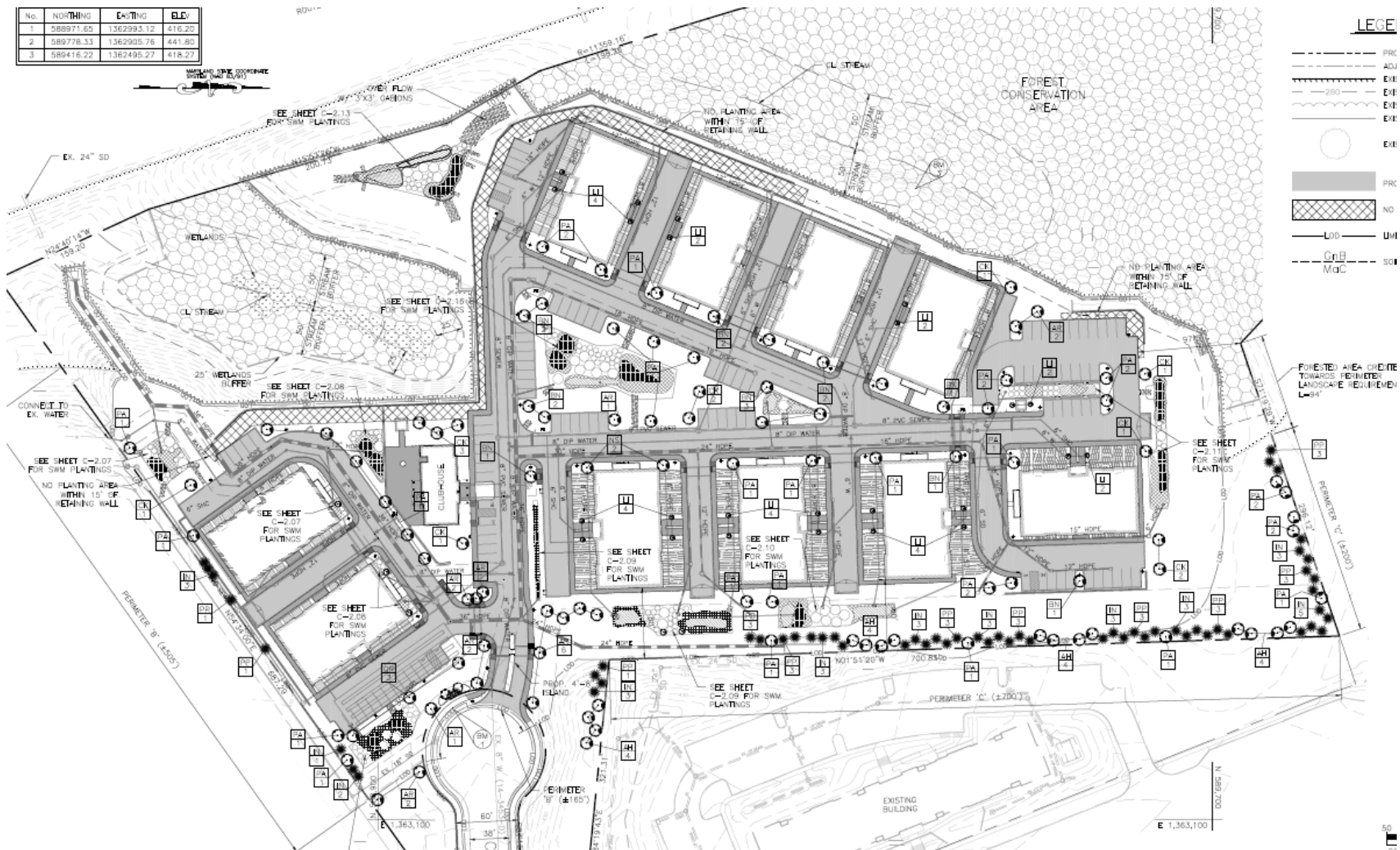
Sept. 2016 Layout



Landscaping Plan



No.	NOTHING	EXISTING	ELEV.
1	588971.85	1362993.12	416.20
2	589778.33	1362905.76	441.80
3	586418.22	1362495.27	418.27



LEGE

- PRC
- ADJ
- EXE
- 250
- EXE
- EXE
- EXE
- PRC
- ▨ NO
- LID
- MaC
- LMI
- SOI

FORESTED AREA CRODTE TOWARDS PERIMETER LANDSCAPE NEAR TREEM

Building Elevations



Building Elevations



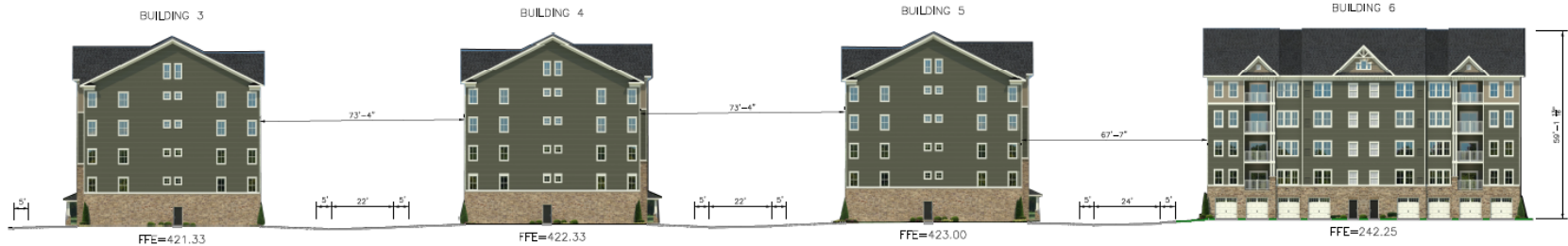
Building Elevations



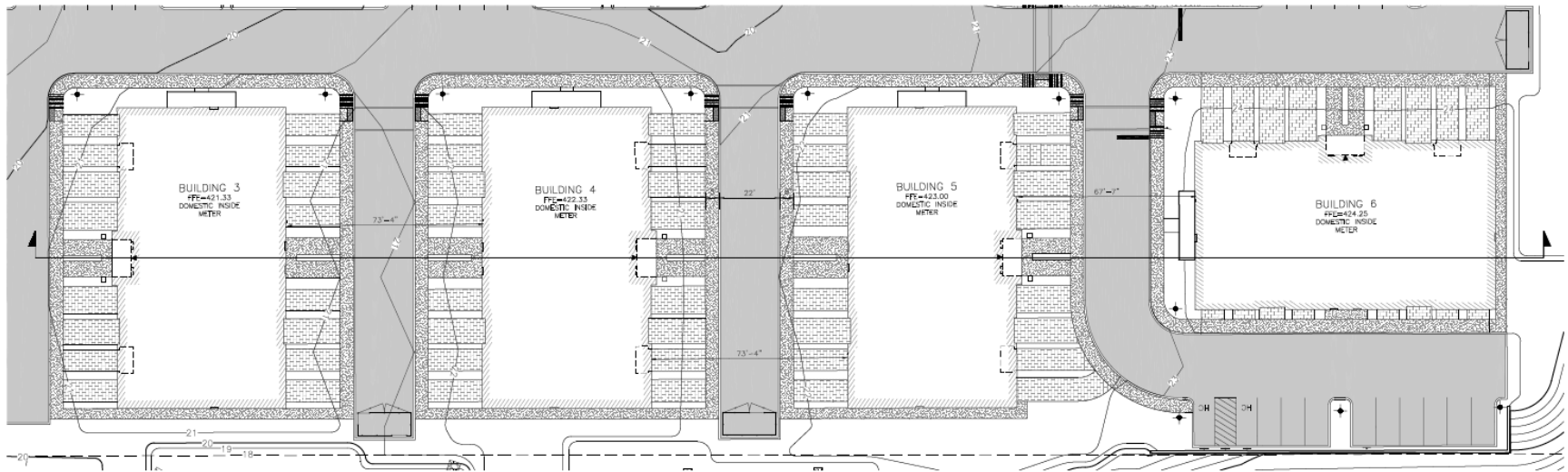
Building Elevations



Buildings 3-6 Section View



BUILDINGS 3 - 6 SECTION VIEW



BUILDINGS 3 - 6 SITE PLAN

Club House

