SCENIC ROAD STUDY

HARRIS PROPERTY: LOTS 6&7

RESUBDIVISION OF LOT 3, LOWE PROPERTY, PLAT# 18023
ILCHESTER ROAD ELLICOTT CITY, MD 21043

MARCH 17, 2022
INTRODUCTION

Ilchester Road has been identified as a Howard County Scenic Road and a Minor Collector Road. The study area of this report (Harris Property) is a single parcel (P. #1 53 on Tax Map #3 1; Grid # P 10, totally 1.0 AC) located on the west side of Ilchester Road, north of Ellis Lane and south of Wharff Lane. The property is zoned R-20 For the 8/8/2018 Comprehensive Zoning Plan.

EXISTING CONDITIONS

SCENIC ROAD CHARACTER

Ilchester Road in proximity to the Harris Property has a straight horizontal and a gently curving vertical alignment as it passes the site. The existing pavement is approximately 30 feet wide on a 60' Right of Way width and a speed limit of 30 mph along this stretch of the road. This scenic road exhibits a rural residential character with a consistent setback of 50 feet or more of the existing single family homes on both sides of the road. Alternating private driveways, tree plantings, and open fencing are seen from Bonnie Branch Middle school as the site is approached from the south and from Landing Road as the site is approached from the north (see Exhibit 1-1 and Street Views from page 2).

The western side of Ilchester Road (southbound) from Bonnie Branch Middle school has a narrow mowing strip shoulder with no curbs and sidewalks. The only existing 4 feet concrete sidewalks with curb and gutter occur on the west side of road approximately 10 feet north of drainage and utilities easement between the site and 4966 Wharff Lane.

An overhead utility line is also located along the western side of Ilchester Road and it crosses the road at the approximate mid-length of the site frontage.

The eastern side of Ilchester Road exhibits a consistent streetscape of road, curbs, mowing strips, 4 feet concrete sidewalks and street tree plantings along the northbound side.

EXISTING SITE CONDITIONS & CHARACTERISTICS

Lot 6 is currently occupied by a single 2-story home to remain with a single 12' driveway access point. Much of lot 7 is a flat open mowed lawn with a gentle slope along the south and west portions of the property.

There are no existing trees with 12” or greater caliper within the development area and Limit of Disturbance. Exhibit 1-2 shows the proposed site plan with required setbacks and existing trees on site, and along the perimeter to be retained.

There are existing treelines located within a private HOA open space directly across Ilchester Road from the site.
PROPOSED SUBDIVISION AND IMPACTS

This development has been designed to minimize visual impacts and enhance scenic quality of Ilchester Road. The following design features enforce those intents:

- No new buildings, extensions or additions to the existing dwelling are to be constructed on Lot 6.
- Proposed Ilchester Road’s edge improvements - curb and gutter along the Harris Property frontage that ties into existing curb where it ends on the side of 4966 Wharff Lane Property (see Exhibit 3-1 and 3-2).
- Proposed streetscape improvements - planting strip for street tree planting and 4 feet concrete sidewalk along the Harris Property frontage that ties into the existing sidewalk where it ends on the side of 4966 Wharff Lane. (see Exhibit 3-1 and 3-2).
- Proposed additional single vehicular access point on Ilchester Road to Lot 7 at the highest point of the road as it passes the Harris Property Lot 6. This will be a 12 feet wide entrance, enhanced with landscaping.
- Proposed Lot 6 vehicular access improvement along with Ilchester Road edge and streetscape improvements.
- Proposed setback of 57' +/- of building setback to be consistent with existing homes in which the area may be landscaped between the proposed home.
- Proposed landscape screening along the sideyards and backyard of the property.
- Proposed frontage of the house facing Ilchester Road with proposed front yard foundation plantings.

SUMMARY

The changes to this scenic road character will be minimized through the establishment of a singular vehicular access point and the preservation of the 50’ setback from the Ilchester Road Right-of-Way. With the proposed streetscape improvement features, the development will enhance the visual quality of the scenic road and also improve pedestrian connectivities along Ilchester Road and its existing open space network.
Harris Property Lots 6 & 7: Resubdivision of Lot 3, Lowe Property, Plat # 18023

NOTE: CONCEPTUAL ARCHITECTURE SHOWN. FINAL ARCHITECTURAL DESIGN TO BE DETERMINED.
HARRIS PROPERTY LOTS 6&7: RESUBDIVISION OF LOT 3, LOWE PROPERTY, PLAT# 18023

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