



## SCENIC ROAD STUDY

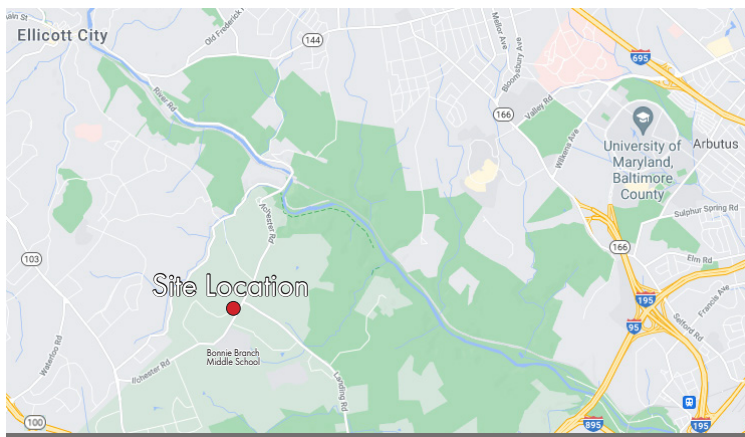
# HARRIS PROPERTY: LOTS 6&7

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



MARCH 17, 2022





VICINITY MAP N.T.S.



EXHIBIT 1-1: PHOTO & ILLUSTRATIVE LOCATION MAP

N.T.S.



EXHIBIT 1-2: PROPOSED SITE PLAN

1" = 60'-0"

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. #153 on Tax Map #31; Grid #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 Per 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.

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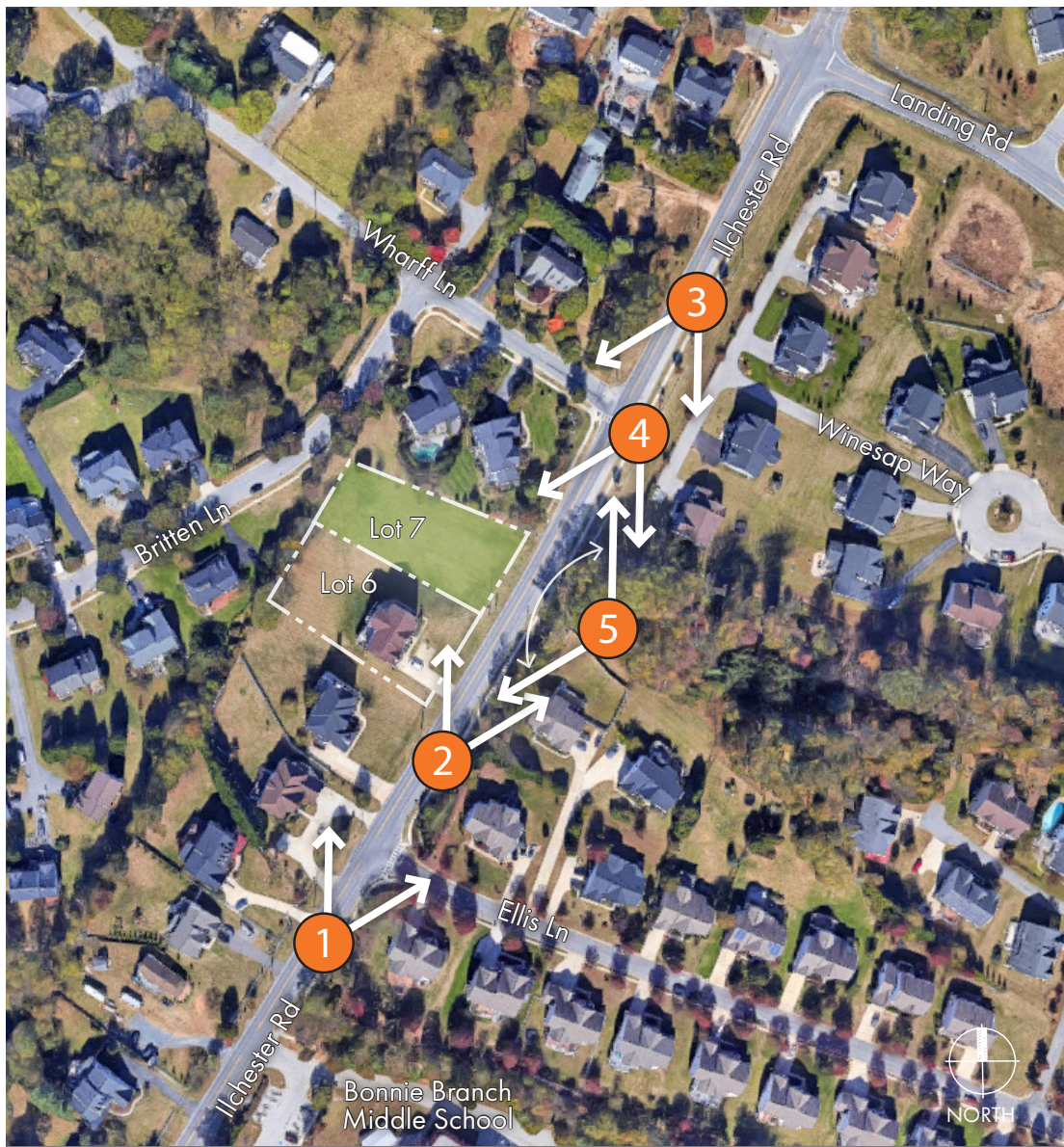


EXHIBIT 2-1: EXISTING PHOTOS LOCATION MAP

N.T.S.



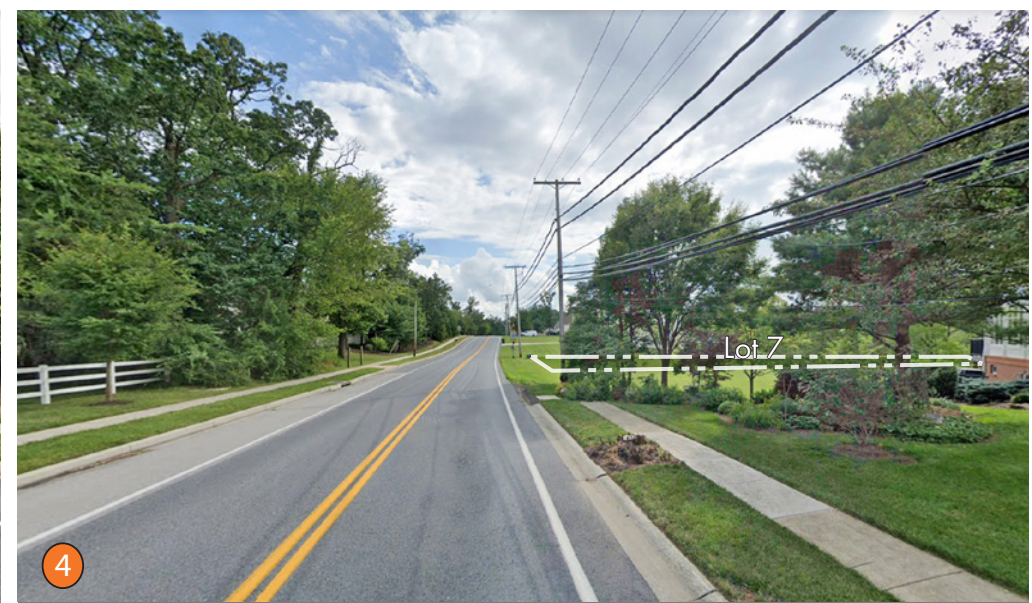
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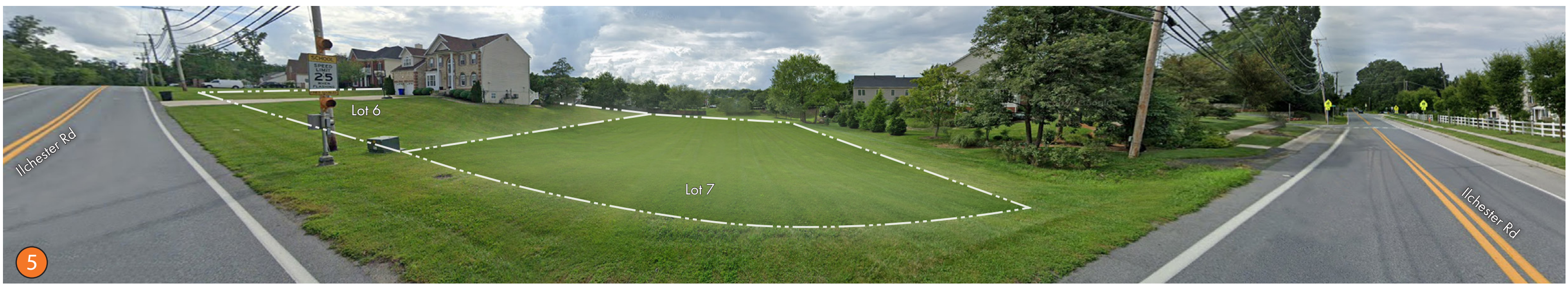
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APPROACHING SITE FROM THE SOUTH

APPROACHING SITE FROM THE NORTH



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# HARRIS PROPERTY LOTS 6&7: RESUBDIVISION OF LOT 3, LOWE PROPERTY, PLAT#18023

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**LEGEND**

- a** PROPOSED 2-STORY HOUSE
- b** PROPOSED 12' DRIVEWAY
- c** PROPOSED ROAD EDGE IMPROVEMENTS
- d** PROPOSED 4' SIDEWALK
- e** EXISTING 4' SIDEWALK
- f** PROPOSED PERIMETER PLANTINGS
- g** PROPOSED STREET TREE PLANTINGS (TYP.)

**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 will tie into existing curb where it ends on the side of 4966 Wharff Lane Property (see Exhibit 3-1 and 3-2)
- Propose streetscape improvements - planting strip for street tree planting and 4 feet concrete sidewalk along the Harris Property frontage that tie 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 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.



EXHIBIT 3-1: PROPOSED SITE PLAN

1" = 40'-0"

EXHIBIT 3-2: PROPOSED ILCHESTER RD CROSS SECTION A-A

1" = 20'-0"

**HARRIS PROPERTY LOTS 6 & 7: RESUBDIVISION OF LOT 3, LOWE PROPERTY, PLAT# 18023**

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5000 Ilchester Rd  
(Lot 6)

Lot 7

LEGEND

- a PROPOSED 2-STORY HOUSE
- b PROPOSED 12' DRIVEWAY
- c PROPOSED ROAD EDGE IMPROVEMENTS
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NOTE: CONCEPTUAL ARCHITECTURE SHOWN. FINAL ARCHITECTURAL DESIGN TO BE DETERMINED.

3D ILLUSTRATION OF THE PROPOSAL - APPROACHING SITE FROM THE SOUTH

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5000 Ilchester Rd  
(Lot 6)

Lot 7

NOTE: CONCEPTUAL ARCHITECTURE SHOWN. FINAL ARCHITECTURAL DESIGN TO BE DETERMINED.

3D ILLUSTRATION OF THE PROPOSAL - VIEW FROM THE ILCHESTER ROAD

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P.6

KCI Project No. 271901393  
Date: March 17, 2022

