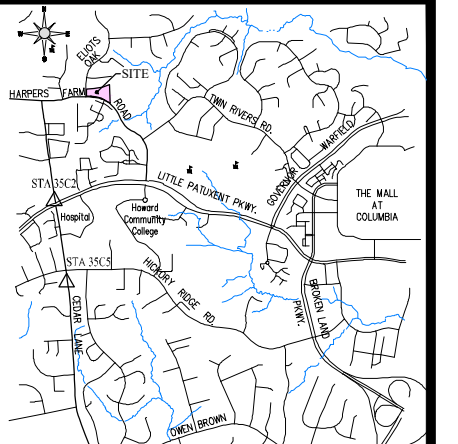


SITE DEVELOPMENT PLAN

Fall River Terrace Apartments

Lot 8A and Non-Buildable Bulk Parcel 8B

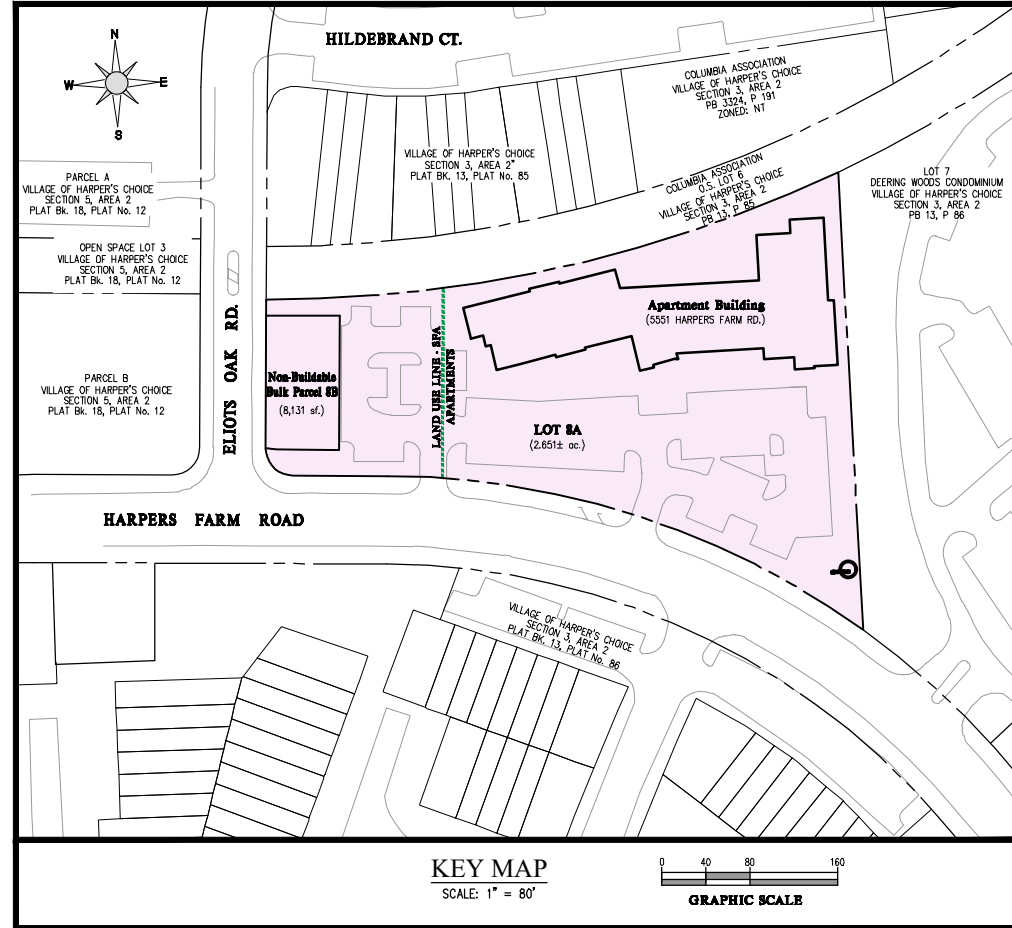
Village of Harper's Choice



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY THE HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS, BUREAU OF UTILITIES AT (410) 313-4900 AT LEAST FIVE (5) DAYS PRIOR TO STARTING ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- PROJECT BACKGROUND:
LOCATION: TAX MAP #29, GRID 23
ZONING: NT
ELECTION DISTRICT: 5
AREA OF LOTS (8 & 8A): 2.841± AC.
RECORDING REFERENCE: P.N.
- PROPOSED USE: APARTMENTS
- ALL PLAN DIMENSIONS ARE TO FACE OF BUILDING AND/OR FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS ARE MEASURED PERPENDICULAR OR RADially BETWEEN ITEMS UNLESS OTHERWISE NOTED.
- EXISTING TOPOGRAPHY SHOWN ON THESE PLANS IS COMPILED FROM FIELD RUD SURVEY PERFORMED BY GUTSCHICK, LITTLE & WEBER, P.A. IN OCTOBER 2024 FROM AVAILABLE DESIGN PLANS AND HOWARD COUNTY GIS FOR OFFSITE AREAS OUTSIDE OF THE LOD.
- COORDINATES AND BEARINGS ARE BASED ON NAD '83 AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS Nos. 35C2 AND 35C5.
- RELATED DEPARTMENT OF PLANNING & ZONING FILE NUMBERS:
FDP-30-A-V, C-285-W&S, SDP-68-006 (original apartment development), SDP-74-031 (playground addition), ZB-1120M, ECP-25-018.
- THE PRE-DEVELOPMENT COMMUNITY MEETING WAS HELD AT THE KAHLER HALL (5440 OLD TUCKER ROW) ON 2/6/2025.
- THIS PROPERTY IS WITHIN THE METROPOLITAN DISTRICT. THE PUBLIC SEWER AND WATER IS PROVIDED BY CONTRACT 285-W&S AND CONTRACT No. 24-5285-D.
- THE ON-SITE PUBLIC WATER MAIN SYSTEM WITHIN THE PUBLIC WATER & UTILITY EASEMENT IS OWNED AND MAINTAINED BY HOWARD COUNTY. THE 6" WATER AND SEWER CONNECTIONS ARE PRIVATELY OWNED AND MAINTAINED.
- THE PROPOSED 4-STORY BUILDING SHALL HAVE AN INSIDE METER SETTING AND SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE PROTECTION SPRINKLER SYSTEM.
- THE PROPOSED ON-SITE STORM DRAIN SYSTEM IS PRIVATELY OWNED AND MAINTAINED. THE PROPOSED STORM DRAIN WITHIN THE HARPERS FARM RIGHT-OF-WAY IS PUBLIC.
- EXISTING MET UTILITIES (sew, water and sewer) ARE BASED ON APPROVED DESIGN PLANS FOR CONSTRUCTION AND FIELD SURVEY BY GUTSCHICK, LITTLE & WEBER, P.A. DRY UTILITIES SHOWN PER A FIELD SURVEY OF SITE UTILITY MARKINGS BY UNDERGROUND PROTECTION INC. COMPLETED IN OCTOBER, 2024.
- THIS SITE QUALIFIES FOR REDEVELOPMENT PER MDC CRITERIA. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 5 OF THE MDC STORMWATER DESIGN MANUAL TO FULFILL THE STORMWATER MANAGEMENT REQUIREMENTS, TWO (2) STORMCEPTORS, FIVE (5) DRYWELLS (M-5) AND TWO (2) FILTERRAS (M-6) WILL BE PROVIDED. RECHARGE VOLUME IS PROVIDED BY THE DRYWELLS. ALL SSM FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.
- THERE ARE NO KNOWN CEMETERIES, GRAVE SITES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY ACCORDING TO THE CEMETERY INVENTORY MAP AND HISTORIC SITES MAP.
- THE SCENIC ROADS MAP DOES NOT SHOW ANY SCENIC ROADS ABUTTING THE SITE IN THE VICINITY.
- THE FOREST STAND DELINEATION WAS PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC., DATED NOVEMBER 15, 2024.
- THERE ARE NO 100-YR FLOODPLAIN, WETLANDS, STREAM OR THEIR BUFFERS OR FOREST ON THIS SITE WITHIN THE LIMIT OF SUBMISSION. FOR ADDITIONAL INFORMATION, SEE "LETTER OF FINDINGS" FROM WETLAND STUDIES AND SOLUTIONS, INC. DATED 11/15/24.
- A NOISE STUDY WAS PROVIDED BY PHOENIX NOISE & VIBRATION LLC DATED JULY 24, 2025 AND APPROVED ON 7/2025. THE 65 DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS, AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT. THE NOISE STUDY WAS PREPARED IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF VOLUME III OF THE HOWARD COUNTY DESIGN MANUAL.
- OTHER STUDIES & REPORTS SUBMITTED FOR APPROVAL WITH THIS SDP:
 - GEOTECHNICAL ENGINEERING STUDY (dated 03/20/2025) by FROELICH & ROBERTSON, INC.
 - THE TRAFFIC STUDY (ADEQUATE ROAD FACILITIES TEST EVALUATION AND MULTIMODAL ANALYSIS) WAS PREPARED BY THE TRAFFIC GROUP ON 3/6/2025 & REVISED ON 12/22/2025 AND APPROVED ON 1/2026. FOR SUMMARY OF FINDINGS FOR AFPO TRAFFIC ANALYSIS SEE CHART ON THIS SHEET.
- FOREST CONSERVATION REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL HAVE BEEN PREVIOUSLY ADDRESSED BY F-26-025
- FINANCIAL SURETY IN THE AMOUNT OF \$42,448.00 FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT FOR THIS SDP. SEE SHEET 33 FOR ADDITIONAL INFORMATION.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS IN SECTION 134 OF THE HOWARD COUNTY ZONING REGULATIONS.
- THE CONTRACTOR SHALL TEST PIT IN AREAS OF EXISTING UTILITIES TO VERIFY LOCATION AND DEPTH OF CROSSINGS WITH NEW UTILITIES.
- IN ALL NEW RESIDENTIAL MULTI-FAMILY BUILDINGS HAVING TWO OR MORE FLOORS, A UNIFORM NUMERIC SYSTEM SHALL BE UTILIZED TO IDENTIFY ALL DWELLING UNITS WITH A NUMBER THAT IS UNIQUE TO ONLY ONE UNIT. ALL UNITS IN A VERTICAL STACK OR COLUMN SHALL BE UNIFORMLY NUMBERED SUCH THAT THEY ALL SHARE A NUMERIC REFERENCE TO EACH OTHER IN THAT STACK OR COLUMN, AS APPROVED BY THE PAJ. FOR EXAMPLE, UNIT 201 SHALL BE DIRECTLY OVER UNIT 101, IN THE EVENT AN OPEN OR AMENITY SPACE ON ANY FLOOR PREVENTS THIS UNIFORMITY, THE CORRESPONDING UNIT NUMBER SHALL BE OMITTED RATHER THAN MOVED OUTSIDE OF THE NUMERICALLY UNIFORM COLUMN OR STACK.
- FIRE DEPARTMENT CONNECTIONS FOR FIRE PROTECTION SYSTEMS SHALL BE LOCATED: (A) ON THE SIDE OF THE STRUCTURE DISPLAYING THE ADDRESS CLEARLY VISIBLE TO THE RESPONDING UNITS; (B) WITHIN 100 FT. OF A FIRE HYDRANT; (C) THE APPROPRIATE SIGN SHALL BE MOUNTED ON THE BUILDING'S WALL BETWEEN 8 AND 12 FEET ABOVE THE FIRE DEPARTMENT CONNECTION; (D) A FREE-STANDING FIRE DEPARTMENT CONNECTION SHALL HAVE THE SIGN MOUNTED ON A POLE DIRECTLY BEHIND THE CONNECTION APPROXIMATELY 6 FEET HIGH; (E) SIGNS SHALL HAVE A WHITE REFLECTIVE BACKGROUND WITH A RED REFLECTIVE BORDER, RED REFLECTIVE LETTERS AND A RED REFLECTIVE ARROW. THE BORDER SHALL HAVE A 3/8" STROKE. THE LETTERS SHALL BE 6" HIGH WITH A 1" STROKE. THE ARROW SHALL HAVE A STROKE NOTE LESS THAN 2". THE OVERALL SIGN MEASUREMENTS SHALL BE 12" BY 18". (V) ANY OBSTRUCTION OR CONDITION THAT DETERS OR HINDERS ACCESS TO A FDC IS PROHIBITED. A MINIMUM CLEAR SPACE OF 15 FEET (7.5 FEET ON ALL SIDES) SHALL BE MAINTAINED.
- STREETLIGHT PLACEMENT, TYPES OF FIXTURES, AND POLES SHALL BE IN ACCORDANCE WITH HOWARD COUNTY DESIGN MANUAL, VOLUME III (2022), SECTION 2.7. A MINIMUM OF 20 FT SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
- ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED IN FRONT OF TREE LOCATIONS FOR MAXIMUM VISIBILITY. NO TREE CAN BE INSTALLED WITHIN 30 FT OF ANY STOP SIGN (APPROACH DIRECTION). WHERE SIGNS NEED TO BE PLACED BEHIND THE SIDEWALK, ADDITIONAL SPACING BETWEEN TREES MAY BE REQUIRED AT THOSE LOCATIONS.
- TRAFFIC CONTROL DEVICES:
 - THE R1-1 (STOP) SIGN AND THE STREET NAME SIGN (SNS) ASSEMBLY FOR THIS DEVELOPMENT MUST BE INSTALLED BEFORE THE BASE PAVING IS COMPLETED.
 - THE TRAFFIC CONTROL DEVICE LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MUST BE FIELD APPROVED BY HOWARD COUNTY TRAFFIC DIVISION (410-313-2430) PRIOR TO THE INSTALLATION OF ANY OF THE TRAFFIC CONTROL DEVICES.
 - ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMDMTCO).
 - ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL, PERFORATED (DUCK PUNCH), SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO QUICK PUNCH HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
 - ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT.
 - STREET LIGHT PLACEMENT AND THE TYPE OF FIXTURE AND POLE SHALL BE IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL, VOLUME III (1993) AND AS MODIFIED BY "GUIDELINES FOR STREET LIGHTS IN RESIDENTIAL DEVELOPMENTS (JUNE 1993)." A MINIMUM SPACING OF 20' SHALL BE MAINTAINED BETWEEN ANY STREETLIGHT AND ANY TREE.
 - A PRIVATE RANGE OF ADDRESS STREET NAME SIGN (SNS) SHALL BE INSTALLED BY THE COUNTY AS PART OF THIS DEVELOPMENT. THE DEVELOPER WILL BE RESPONSIBLE FOR PAYING FOR THIS SIGN TO BE INSTALLED. PLEASE CONTACT HOWARD COUNTY TRAFFIC (410-313-2430) TO MAKE ARRANGEMENTS FOR PAYMENT.
- ALL EXTERIOR STAIRWAYS MUST HAVE A UNIQUE IDENTIFIER AND BE MARKED WITH SUCH.
- IN ACCORDANCE WITH NFPA 1, RADIO ENHANCEMENTS MAY BE REQUIRED TO BE INCORPORATED INTO THE BUILDING TO ALLOW FOR RADIO COMMUNICATIONS THROUGHOUT THE BUILDING.
- AS PROPOSED ON THE PLANS, THE BUILDING SIZE AND TYPE MEETS THE DEFINITION OF "LARGE WOOD FRAMED STRUCTURE" AS DEFINED BY NFPA 241, STANDARD FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS, 2022 EDITION. THE OWNER AND DEVELOPER ACKNOWLEDGE THAT THE CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH NFPA 241 TO INCLUDE THE ADDITIONAL PROVISIONS OF CHAPTER 13. THE OWNER WILL PROVIDE DOCUMENTATION TO THE HOWARD COUNTY OFFICE OF THE FIRE MARSHAL ACKNOWLEDGING THE RESPONSIBILITY TO DEVELOP A COMPLIANT, PROJECT SPECIFIC FIRE PREVENTION PROGRAM AND IDENTIFY A FIRE PREVENTION PROGRAM MANAGER. THIS DOCUMENTATION SHALL BE SUBMITTED TO OPLANSREVIEW@HOWARDCOUNTY.MD.GOV PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.



KEY MAP
SCALE: 1" = 80'



SITE & REDEVELOPMENT DATA

- THE SUBJECT PROPERTY IS ZONED NT (NEW TOWN) PER THE 2013 COMPREHENSIVE ZONING PLAN. IT IS DESIGNATED FOR APARTMENT USE AND REDEVELOPED IN ACCORDANCE WITH FDP-30-A-V.
- EXISTING SITE DATA:
TOTAL AREA OF SITE: 2.841± ACRES (123,754± S.F.)
WETLANDS AND THEIR BUFFER: NONE
100-YR FLOODPLAIN: NONE
STREAM AND ITS BUFFER: NONE
FOREST: NONE
STEEP SLOPES 15% AND GREATER (WITHIN L.O.D.): 0.23%
ERODIBLE SOILS (WITHIN L.O.D.): 0.86%
IMPERVIOUS AREA: 1.64 ac. (55%)
TOTAL NUMBERS OF APT. UNITS IN THE EXISTING BUILDINGS: 56 (all to be razed)

3. REDEVELOPMENT DATA:

- A. DENSITY:
NUMBER OF APT. UNITS IN THE PROPOSED 4-STORY APARTMENT BUILDING: ... 76 UNITS
PER FDP-30-A-V, Section 7.B LOTS 7, 8A, 9, 11, 17 & 18 NO MORE THAN AN AVERAGE OF 15 UNITS ALLOWED PER ACRE.
- VILLAGE OF HARPERS CHOICE PHASE-30-A-V APARTMENT DENSITY ANALYSIS:

DPZ File No.	VoHC Sec. 3, Area-2	Apt. Units
SDP-69-002	Lot 11	88
SDP-70-023	Lot 17	104
SDP-73-053	Lot 7	240
	Lot 9	
SDP-22-051 Ranleigh Court	Lot 18	82
FALL RIVER TERRACE (this SDP)	Lot 8A	76
Total Apartment Units		590
VoHC3/2 Total apartment land use area per FDP-30-A-V I		42.723 ac.
Apartment land use average number of units per acre		13.81
Apartment land use average maximum density allowed by FDP-30-V I		15.0

- B. LOT COVERAGE (for Lot 8a):
BUILDING FOOTPRINT AND PERCENT LOT COVERAGE:
4-STORY APARTMENT BUILDING AREA: 24,495± S.F.
PERCENT OF GROSS SITE AREA: 24,495 S.F. / 97,600 S.F. = 25.14%
- PER FDP-30-A-V NO MORE THAN 30% OF LOT DEVOTED TO APARTMENT USE BE COVERED BY BUILDINGS OR OTHER MAJOR STRUCTURES.

- C. BUILDING HEIGHT:
4-STORY APARTMENT BUILDING: 45'
PER FDP-30-A-V, SECTION 8B BUILDING HEIGHT SHALL NOT BE CONSTRUCTED MORE THAN 60 FEET FROM THE HIGHEST ADJOINING GROUND ELEVATION ON THIS LOT (BUILDING ELEVATIONS ON SHEET 9)

- D. PARKING:
NUMBER OF PARKING SPACES REQUIRED:
(at 1.34 spaces/unit per FDP-30-A-V, Sec. 8B): 102 REQUIRED
NUMBER OF PARKING SPACES PROVIDED: 102 PROVIDED
- ADA PARKING SPACES REQUIRED: 5 (3 STANDARD ADA AND 2 VAN)
 - ADA PARKING SPACES PROVIDED: 5 (3 STANDARD ADA AND 2 VAN)

4. IN ACCORDANCE WITH SECTION 16.12(A)(4), THERE IS NO OVERALL OPEN SPACE REQUIREMENT FOR THIS PROPERTY.

5. LIMIT OF DISTURBANCE (L.O.D.): 3.8± AC.

EV PARKING ANALYSIS

COMMERCIAL (multi-family Group R-2)
NUMBER OF UNITS = 76 UNITS
PARKING PROVIDED = 102 SPACES
NOTE: FOR GROUP R-2 BUILDINGS, THE TABLE C010.2.1 REQUIREMENTS SHALL BE BASED ON THE TOTAL NUMBER OF DWELLING UNITS OR THE TOTAL NUMBER OF AUTOMOBILE PARKING SPACES, WHICHEVER IS LESS.

EV PARKING PER 2024 ICCO APPENDIX CG REQUIRED:	PROVIDED:
EV SPACES (20%) = 16 SPACES	16
EV READY SPACES (5%) = 4 SPACES	6
EV CAPABLE SPACES (75%) = 56 SPACES	76

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
TOTAL NUMBER OF LOTS/UNITS PROPOSED	76
TOTAL NUMBER OF EXISTING DWELLINGS	56
NUMBER OF MIHU REQUIRED (SEE NOTE 35)	0
NUMBER OF MIHU PROVIDED ON-SITE (EXCEPT FROM AFFO ALLOCATIONS)	0
NUMBER OF AFFO ALLOCATIONS REQUIRED (REMAINING LOTS/UNITS)	20
MIHU FEE-IN-LEU (INDICATE LOT/UNIT NUMBERS)	

STORMWATER MANAGEMENT INFORMATION CHART

LOT / PARCEL NO.	FACILITY NAME / NO.	PRACTICE TYPE (QUANTITY)	PUBLIC / PRIVATE	MISC.	ADDRESS
LOT 8A	DRYWELLS	M-5 (5)	PRIVATE		5551 HARPERS FARM RD.
	STORMCEPTORS	SC (2)	PRIVATE		
	FILTERRAS	M-6 (2)	PRIVATE		

PERMIT INFORMATION CHART

SITE FEATURES	ADDRESS
APARTMENT BUILDING	5551 HARPERS FARM ROAD
SUBDIVISION NAME:	VILLAGE OF HARPERS CHOICE
SECTION/AREA:	3/2
PARCEL:	LOT 8A
PLAT NO.	
ZONE	NT
TAX MAP	29
GRID	23
ELEC. DIST.	5
CENSUS TRACT	6011.02
WATER CODE:	N/A
SEWER CODE:	N/A

COVER SHEET

Fall River Terrace Apartments
Lot 8A and Non-Buildable Bulk Parcel 8B
A Resubdivision of Lot 8, Section 3 Area 2 (plat book 13 pg. 86)
Village of Harper's Choice

SCALE	ZONING	G. L. W. FILE No.
AS SHOWN	NT	23108
DATE	TAX MAP - GRID	SHEET
JUNE 2026	29-23	1 OF 37

201120M Unit Tracking Chart			
	Previously Approved Apartment Units per SDP-68-006	Proposed Apartment Units after redevelopment	Net New
Ranleigh Rise (SDP-21-030)	58	153	95
Ranleigh Court Apartments (SDP-22-051)	41	82	41
Waverly Woods Apartments (SDP-23-045)	62	123	61
Fall River Terrace Apartments (SDP-26-014)	56	76	20
Fall River Terrace (townhomes)	0	15d	15d
Rideout Heath	83	15d	15d
Total Apartment Units	300	434	217
Maximum per 201120M		600	300

SUMMARY OF FINDINGS FOR AFPO TRAFFIC ANALYSIS				
A.	Date of Report:	3/06/2025	and revised on	12/22/2025
B.	Date of Counts:	February 19, 2025		
C.	The study was submitted as part of the SDP-26-014 submission.			
D.	Howard County Public Schools were in session when the counts were conducted.			
E.	Intersection	Jurisdiction	2028 AM L.O.S.	2028 PM L.O.S.
	Harpers Farm Rd. and Twin Rivers Rd.	County	A	A
	Harpers Farm Rd. and Eliots Oak Rd.	County	A	A
F.	From the "Summary of Findings and Recommendations," the proposed redevelopment of the Fall River Terrace apartments satisfies Howard County Adequate Road Facilities Test Evaluation (ARFTE) Requirements.			

PREPARED FOR:

Enterprise
Enterprise Community Homes Housing LLC (Owner)
Fall River Terrace, LLC (Developer)
875 Hollis Street, Suite 202, Baltimore, MD 21201
410-332-7400

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 54390, EXPIRATION DATE: MAY 14, 2027.

ELECTION DISTRICT No. 5

SITE DEVELOPMENT PLAN LEGEND

- 366 --- EXISTING CONTOUR
- 300 --- PROPOSED 2 FT. CONTOUR LINE (EVEN)
- +63.41 --- PROPOSED SPOT ELEVATION
- M.E.X. --- MATCH EXISTING
- EX 15"SD --- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- PROPOSED STORMCEPTOR (SC)
- PROPOSED FILTERA (M-8)
- PROPOSED ROOF LEADER
- PROPOSED DRYWELL (M-5), SEE SHEETS 10 & 11 AND HOLO DET. P.W. 24-9-01
- EX 8" S --- EXISTING PUBLIC SANITARY SEWER
- NEW PUBLIC SEWER HOUSE CONNECTION
- NEW PUBLIC SEWER
- NEW UTILITY EASEMENT AREA (solid shading)
- EX 8" W --- EXISTING PUBLIC WATERLINE
- WHC (Water House Connection, private)
- NEW PUBLIC WATERLINE
- NEW UTILITY EASEMENT AREA (solid shading)
- FIRE HYDRANT (PUBLIC)
- EXISTING UTILITY EASEMENT AREA (cross hatch)
- EXISTING CURB & GUTTER (TO REMAIN)
- ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE
- ADA PARKING DESIGNATION
- PROPOSED CONCRETE CURB & GUTTER (see Sheet 5 for more information)
- P/T/PC
- GUTTER PAN
- FACE OF CURB
- BACK OF CURB
- TAPER CURB
- FLUSH CURB
- ADA SIGNS (Per details on Sheet-5)
- NUMBER OF PARKING SPACES
- ADA 8'x18', STANDARD & EV 9'x16' COMPACT 9'x16' (designated with a 'C')
- PROPOSED BIKE RACK PAD LOCATION
- PROPOSED CONCRETE SIDEWALK PER HO. CO. DET. R-3.03, SEE SHEET 3 FOR MORE INFO.
- DETECTABLE WARNING TRUNCATED DOMES PER HO. CO. DETAIL R-4.07
- HANDICAP RAMP
- FLUSH CURB PER HOLO. DET. R-3.07
- FIRE ACCESS ROAD, GRASSPAVEZ (details on sheet 37)
- PROPOSED ASPHALT PATH
- EXISTING TREE (TO REMAIN)
- EXISTING LIGHT FIXTURES & POLE (TO REMAIN)
- PROPOSED PARKING LIGHT POLE BASE LOCATION
- PROPOSED BGE TRANSFORMER PAD
- PROPOSED ELECTRIC GENERATOR PAD
- ADA ACCESSIBLE DOOR
- NON-ADA ACCESSIBLE DOOR (EGRESS ONLY)
- 65dB --- 65DBA TRAFFIC NOISE LINE (UNMITIGATED)
- LIMIT OF DISTURBANCE

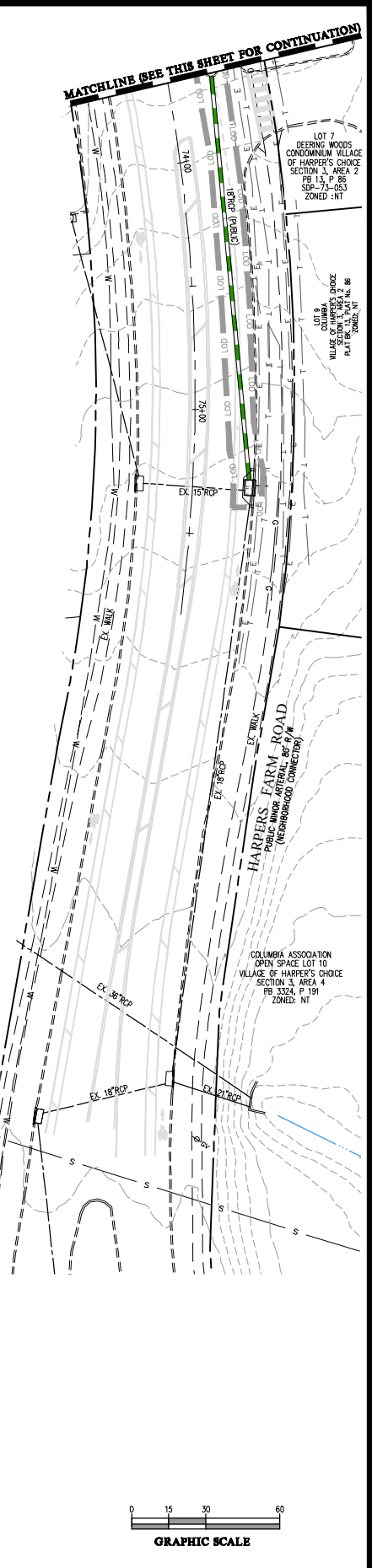
- NOTES:**
1. UNLESS NOTED OTHERWISE, PROPOSED SPOT ELEVATIONS ALONG THE CONCRETE CURB & GUTTER ARE TO THE FLOW LINE (BOTTOM OF CURB) AT THE P/S, P/T'S, CORNERS AND TERMINUSES.
 2. ALL ON-SITE PAVING AND ROADWAYS ARE PRIVATE.
 3. ALL ON-SITE STORM DRAIN IS PRIVATE AND SHALL BE PRIVATELY MAINTAINED. STORM DRAIN WITHIN HARPERS FARM ROAD RIGHT-OF-WAY IS PUBLIC.
 4. EXCEPT FOR THE PORTION OF THE 8" W AND FIRE HYDRANTS THAT ARE WITHIN THE "PUBLIC WATER & UTILITY EASEMENT", THE REMAINDER OF THE ON-SITE WATER IS PRIVATELY OWNED & MAINTAINED.
 5. EXCEPT FOR THE PORTION OF THE SEWER WITHIN THE "PUBLIC SEWER & UTILITY EASEMENT", THE REMAINDER OF THE ON-SITE SEWER LINES AND STRUCTURES ARE PRIVATELY OWNED & MAINTAINED.
 6. FOR INFORMATION ON THE PUBLIC PORTION OF THE WATER AND SEWER, SEE DPW CONTRACT NO. C-285 AND 24-5285-D.
 7. UNLESS NOTED OTHERWISE, ALL PLAN DIMENSIONS ARE TO THE FACE OF STRUCTURE (BUILDING, CURB, ETC.). DIMENSIONS ARE MEASURED PERPENDICULAR OR RADIAL BETWEEN ITEMS.
 8. THE BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND THE WATER METER IS LOCATED INSIDE THE BUILDINGS.
 9. PROPOSED LED PARKING LOT LIGHTING: SEE LANDSCAPE PLAN SET FOR THE MAKE/MODEL SELECTED OF THE PARKING LOT LIGHTING AND OTHER DECORATIVE LIGHTING. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ZONING CODE SECTION 134.
 10. WHEELED CONTAINERS ARE LOCATED INSIDE THE "TRASH ROOM" FOR THE COLLECTION OF TRASH AND RECYCLABLES. ON TRASH DAYS, THESE CONTAINERS ARE ROLLED OUT BY PROPERTY MANAGEMENT FOR PICK-UP. IMMEDIATELY AFTERWARD, THE EMPTIED CONTAINERS ARE RETURNED TO THE TRASH ROOM.
 11. LOADING WILL TAKE PLACE WITHIN THE PARKING LOT DRIVE AISLES OR TEMPORARILY RESERVED PARKING SPACES. LONGER LOADING OPERATIONS, SUCH AS MOVE IN AND MOVE OUT, WILL BE COORDINATED BY THE BUILDING MANAGEMENT AND SCHEDULED AT OFF-PEAK HOURS.
 12. WHEN NON-BUILDABLE BULK PARCEL B IS DEVELOPED A REVISED NOISE STUDY WITH MITIGATION SHALL BE REQUIRED.
 13. E-BIKE AND MICRO-MOBILITY STORAGE WILL BE ALLOWED WITHIN THE BIKE ROOM. THE STORAGE AREA SHALL COMPLY WITH THE HOWARD COUNTY FIRE CODE - 2025, SUBSECTION 10.21.4.

APPROVED
PLANNING BOARD OF HOWARD COUNTY
DATE: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director	Date
Chief, Division of Land Development	Date
Chief, Development Engineering Division	Date

GLW
PLANNING | ENGINEERING | SURVEYING
3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20866 | GLW/PAC.COM
PHONE: 301-421-4224 | FAX: 301-421-1898



DESIGNED BY	DATE	REVISION	BY	APPR.
DDS				
DRAWN BY				
KLP				
CHECKED BY				
DDS				

PREPARED FOR:
Enterprise
Enterprise Community Homes Housing LLC (Owner)
Fall River Terrace, LLC (Developer)
875 Hollis Street, Suite 202, Baltimore, MD 21201
410-332-7400

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EXPIRATION DATE: MAY 14, 2027

SITE DEVELOPMENT PLAN
Fall River Terrace Apartments
Lot 8A and Non-Buildable Bulk Parcel 8B
A Subdivision of Lot 8, Section 3 Area 2 (plat book 13 pg. 86)
Village of Harper's Choice
ELECTION DISTRICT No. 5
HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE NO.
1" = 30'	NT	23108
DATE	TAX MAP - GRID	SHEET
JUNE 2026	29-23	3 OF 37

L:\CADD\DRAWINGS\23108\PLANS BY GLW\SDP\23108_03_SDP.dwg, PLOTTED: 6/12/2026 8:35 AM, LAST SAVE: 6/12/2026 2:35 PM, PLOTTED BY: Kristy Pierce



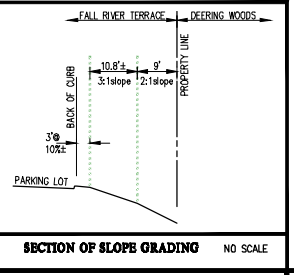
APPROVED
PLANNING BOARD OF HOWARD COUNTY
 DATE: _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____
 Chief, Division of Land Development _____ Date _____
 Chief, Development Engineering Division _____ Date _____

LEGEND

	24" SOLID WHITE LINE (STOP LINE) PER HO. CO. DETAIL T-7-01		ELECTRIC VEHICLE INSTALLED SPACE
	PEDESTRIAN CROSSWALK PER HO. CO. DETAIL T-7-03		ELECTRIC VEHICLE SUPPLY EQUIPMENT
	ADJUST TOPS AS NECESSARY	NOTE: TEMPORARY PARKING SIGNS TO BE REMOVED AFTER TOWNHOMES ARE CONSTRUCTED.	
	EXISTING SPECIMEN TREE TO REMAIN ≥30' (SEE FSD & FCP FOR LIST)		



3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLW\FAC.COM
 PHONE: 301-421-4224 | FAX: 301-421-4224 | BAL: 301-421-4224 | DC&VA: 301-421-4224 | FAX: 301-421-4224

DESIGNED BY	DDS	REVISION	BY	APPR.
DRAWN BY	KLP			
CHECKED BY	DDS			
DATE				

PREPARED FOR:
Enterprise
 Enterprise Community Homes Housing LLC (Owner)
 Fall River Terrace, LLC (Developer)
 875 Hollis Street, Suite 202, Baltimore, MD 21201
 410-332-7400

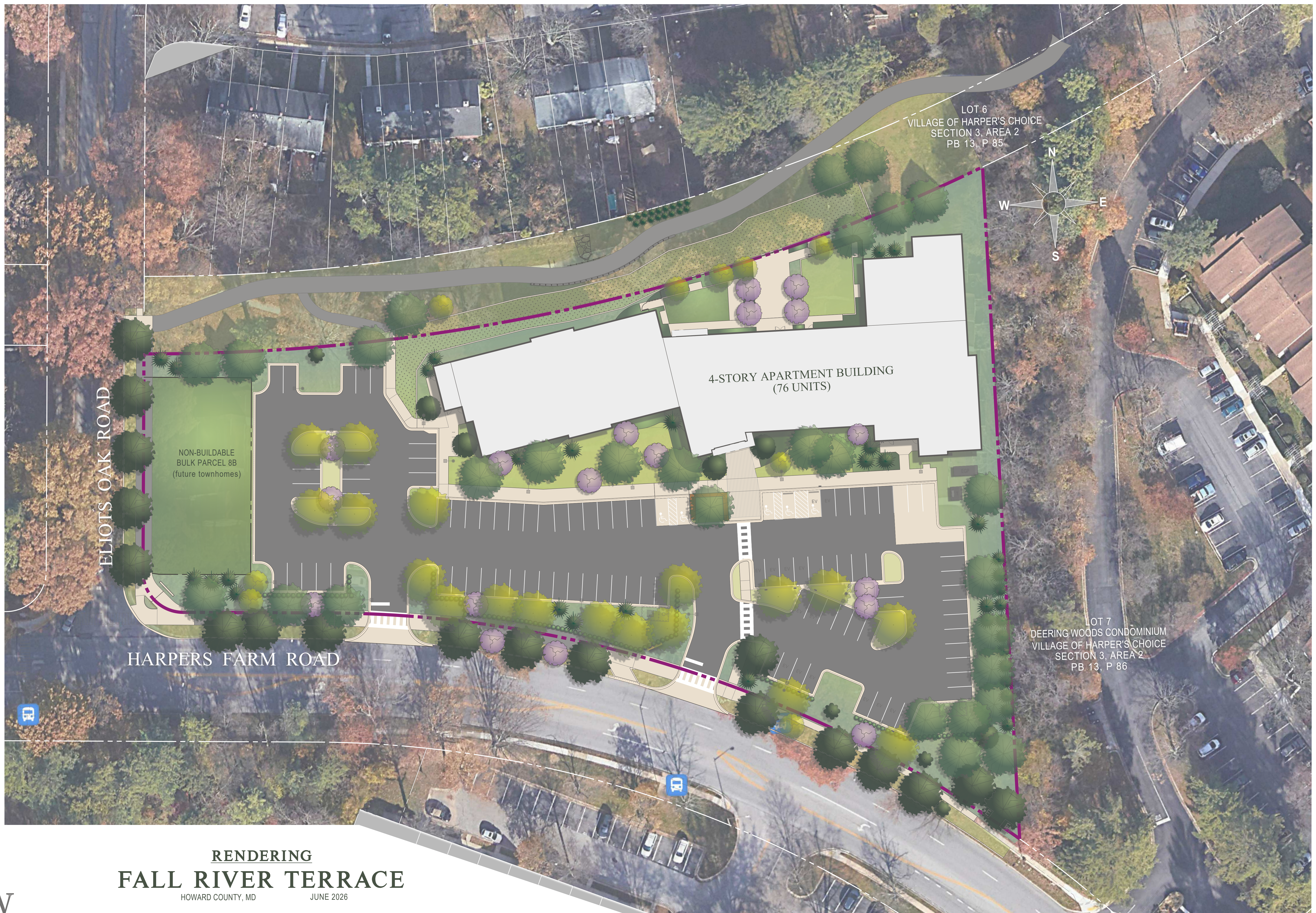
PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 84,390
 EXPIRATION DATE: MAY 14, 2027

SITE GRADING PLAN

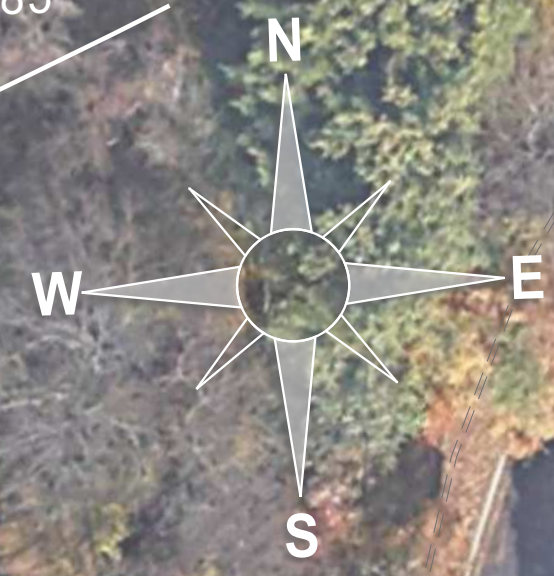
Fall River Terrace Apartments
 Lot 8A and Non-Buildable Bulk Parcel 8B
 A Resubdivision of Lot 8, Section 3 Area 2 (plat book 13 pg. 86)
 Village of Harper's Choice

ELECTION DISTRICT No. 5

SCALE	ZONING	G. L. W. FILE No.
1" = 20'	NT	23108
DATE	TAX MAP - GRID	SHEET
JUNE 2026	29-23	4 OF 37



LOT 6
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PB 13, P 85



4-STORY APARTMENT BUILDING
(76 UNITS)

ELIOTS OAK ROAD

NON-BUILDABLE
BULK PARCEL 8B
(future townhomes)

HARPERS FARM ROAD

LOT 7
DEERING WOODS CONDOMINIUM
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PB 13, P 86

RENDERING FALL RIVER TERRACE

HOWARD COUNTY, MD JUNE 2026



APPROVED
 PLANNING BOARD OF HOWARD COUNTY
 DATE: _____

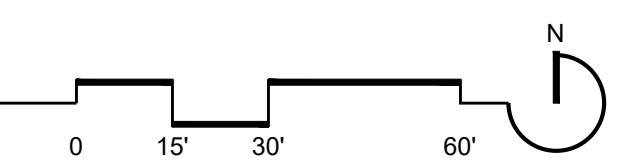
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Director _____ Date _____
 Chief, Division of Land Development _____ Date _____
 Chief, Development Engineering Division _____ Date _____

BUILDER'S CERTIFICATE
 I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE HOWARD COUNTY LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION A LETTER OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

NAME _____ DATE _____

1 ILLUSTRATIVE PLAN
 1" = 30'



MAHAN RYKIEL
 ASSOCIATES INC
 Whitehall Mill 3300 Clipper Mill Road
 Suite 200 Baltimore, MD 21211 410.235.6001

DESIGNED BY:	09/26/2023	SDP SUBMISSION			
DRAWN BY:					
CHECKED BY:					
DATE		REVISION		BY	APP'R.

PREPARED FOR:
Enterprise
 Enterprise Community Homes Housing LLC (Owner)
 Fall River Terrace, LLC (Developer)
 875 Hollins Street, Suite 202, Baltimore, MD 21201
 410-332-7400

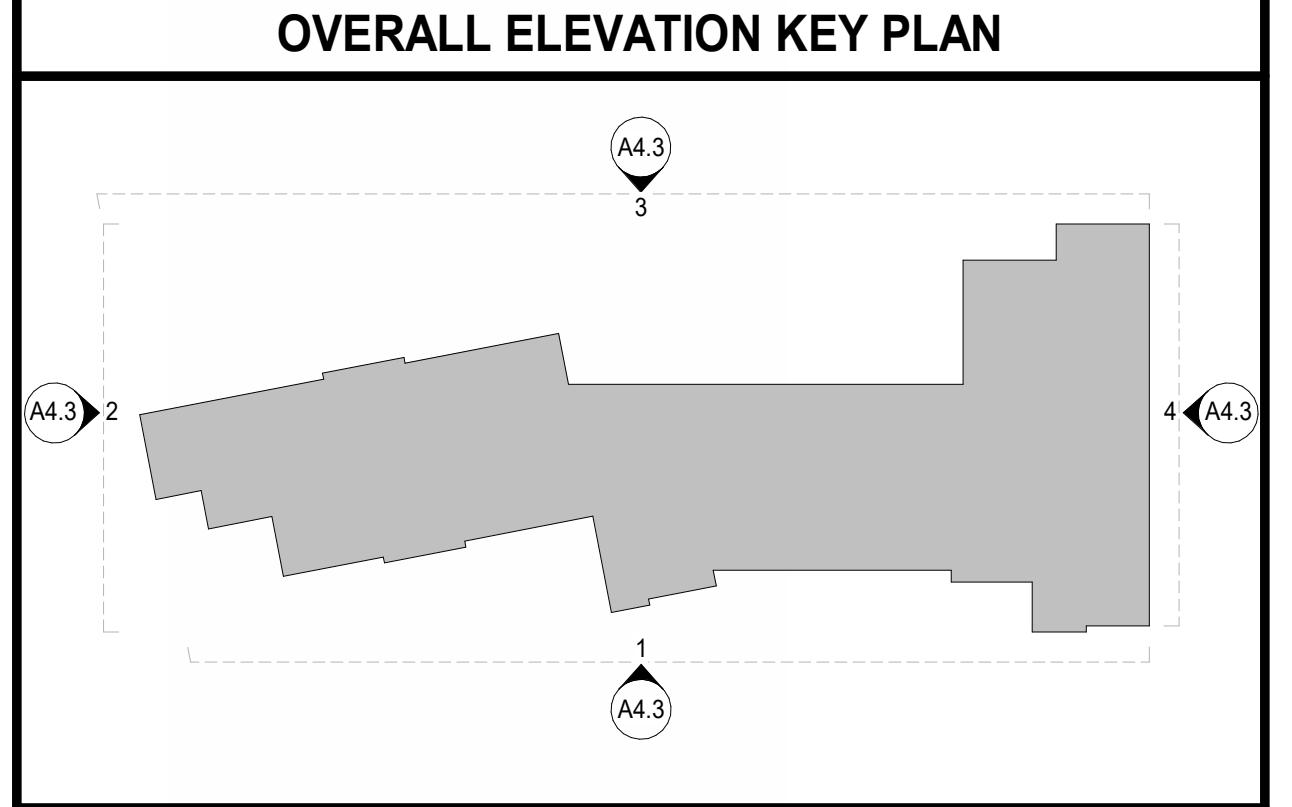
SDP RESUBMISSION

ILLUSTRATIVE PLAN
Fall River Terrace Apartments
 LOT 8A and Non-Buildable Bulk Parcel 8B
 A Resubdivision of Lot 8, Section 3 Area 2 (plat book 13 pg. 86)
 Village of Harper's Choice
 ELECTION DISTRICT No. 5
 HOWARD COUNTY, MARYLAND

SCALE	ZONING	FILE No.
AS SHOWN	NT	L100
DATE	TAX MAP - GRID	SHEET
APRIL 2026	29 - 23	21 OF 37

MATERIAL LEGEND

<p>COLOR 1: FIBER CEMENT PANEL IN JAMES HARDIE COLOR COUNTRY LANE RED</p>	<p>COLOR 2: FIBER CEMENT PANEL IN JAMES HARDIE COLOR BOOTHBAY BLUE</p>	<p>COLOR 3: FIBER CEMENT PANEL IN JAMES HARDIE COLOR ARCTIC WHITE</p>	<p>FIBER CEMENT LAP SIDING (6" EXPOSED) IN JAMES HARDIE COLOR COBBLESTONE; SMOOTH</p>	<p>MODULAR WIRECUT BRICK IN TAYLOR CLAY PRODUCTS INC COLOR #323 GRAY</p>
--	---	--	--	---



GENERAL NOTES

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 D. PROVIDE SIDING INSTALLATION AND TRIM PIECES FROM MANUFACTURERS STANDARD SELECTION. SIDING TRIM AND COLOR SHALL BE PREFINISHED UNO. EXTERIOR VENTS AND INTERIOR CORNER TRIM SHALL MATCH ADJACENT SIDING COLOR.
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 K. REFER TO MECHANICAL FOR SIZE OF WALL CAPS.
 L. EXHAUST WALL CAPS ARE TO BE AT LEAST 3'-0" FROM OPERABLE PORTION OF WINDOWS.
 M. EXHAUST WALL CAPS ARE TO BE AT LEAST 10'-0" FROM INTAKE LOUVERS.
 N. WALL CAP COLOR IS TO MATCH EXTERIOR FINISH IN WHICH THE LOUVER IS PLACED.
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 R. ALL WINDOWS SET IN LAP SIDING TO RECEIVE FIBER CEMENT TRIM.
 S. INCLUDE CONTROL JOINTS AT ALL INSIDE BRICK CORNERS, AT LOCATIONS INDICATED ON THE ELEVATIONS, AND AS RECOMMENDED BY THE BRICK INSTITUTE.

EXTERIOR ENVELOPE DESIGN CRITERIA

THE LAYOUT OF FALL RIVER TERRACE MAKES EFFECTIVE AND ECONOMIC USE OF THE LAND AND COMPLEMENTS THE CHARACTER AND VISUAL QUALITIES OF THE AREA.

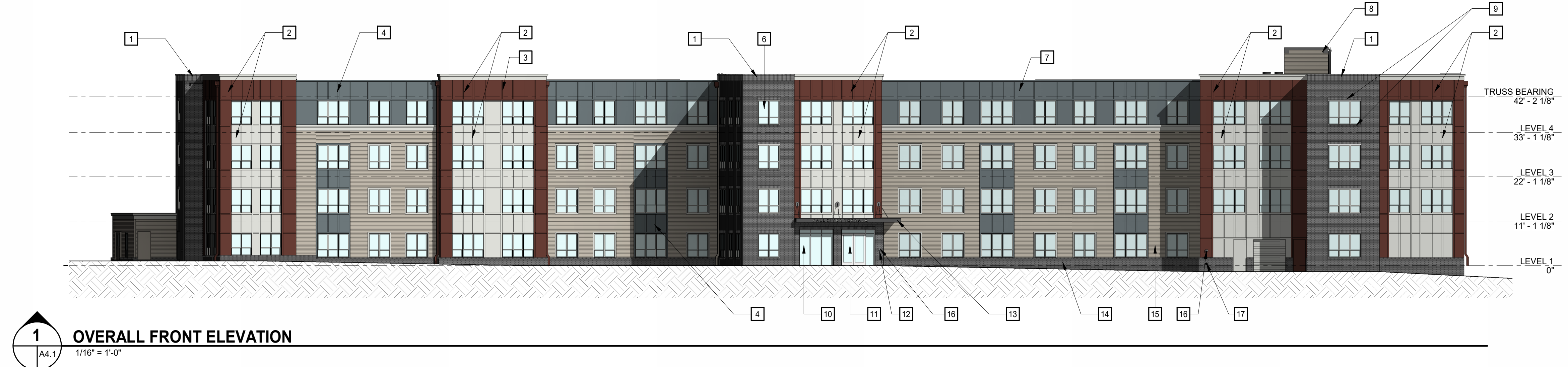
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COMPOSITE OR FIBER-CEMENT BOARD OR CELLULAR PVC MATERIALS WILL BE USED FOR EXTERIOR DOOR, WINDOW, CORNER, CORNICE AND COLUMN TRIM DETAILS. REFER TO SPECIFICATIONS DIVISION 6 SECTION "EXTERIOR FINISH CARPENTRY" AND DIVISION 7 SECTION "SIDING" FOR COMPOSITE AND FIBER-CEMENT BOARD MATERIAL INFORMATION.

BUILDING EXTERIOR IS 100% MASONRY OR OTHER HIGHLY DURABLE MATERIALS SUCH AS FIBER CEMENT SIDING, FIBER CEMENT PANEL, AND BRICK MASONRY VENEER.

BUILDING ELEVATION KEYNOTES

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 - 2 ALL RED PANEL PROTRUDES 6" FORWARD OF ALL WHITE PANEL
 - 3 PREFINISHED FIBER CEMENT PANELS. COLOR 1
 - 4 PREFINISHED FIBER CEMENT PANELS WITH BATTENS. COLOR 2
 - 5 PREFINISHED FIBER CEMENT PANELS WITH BATTENS. COLOR 3
 - 6 PREMIUM ENERGY STAR VINYL WINDOWS
U-VALUE 0.25, SHGC 0.33
 - 7 PREFINISHED ALUMINUM PARAPET CAP WITH PREFINISHED FIBER CEMENT TRIM BELOW
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 - 16 KNOX BOX
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 - 19 ADD ALTERNATE: PROVIDE JULIETTE BALCONY SCREENS AT (12) WINDOWS AT PLAN EAST ELEVATION ALONG HARPERS FARM ROAD AT UNITS 122, 123, 124, AND 125 ONLY. BOB IS ATLANTIC ALUMINUM PRODUCTS 200 SERIES 4-LINE JULIETTE RAIL, OR CITYSCAPES DECORATIVE WINDOW SCREENS. PROVIDE SOLID WOOD IN-WALL BLOCKING AT EACH LOCATION IN BASE BID.



FALL RIVER TERRACE
 PROJECT 632280
 ENTERPRISE COMMUNITY DEVELOPMENT
 5551 HARPERS FARM RD, COLUMBIA, MD 21044

PROJECT NO: 632280	DATE: NOVEMBER 24, 2025
REVISIONS	
DATE	DESCRIPTION
02/24/25	DO SET
08/20/25	VIABILITY SET
11/24/25	SPR SUBMISSION
03/19/26	95% COMMITMENT

OVERALL BUILDING ELEVATIONS

ELEVATION KEY PLAN

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REPRESENTED BY [Symbol]

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FALL RIVER TERRACE
 PROJECT 632280
 ENTERPRISE COMMUNITY DEVELOPMENT
 5551 HARPERS FARM RD, COLUMBIA, MD 21044

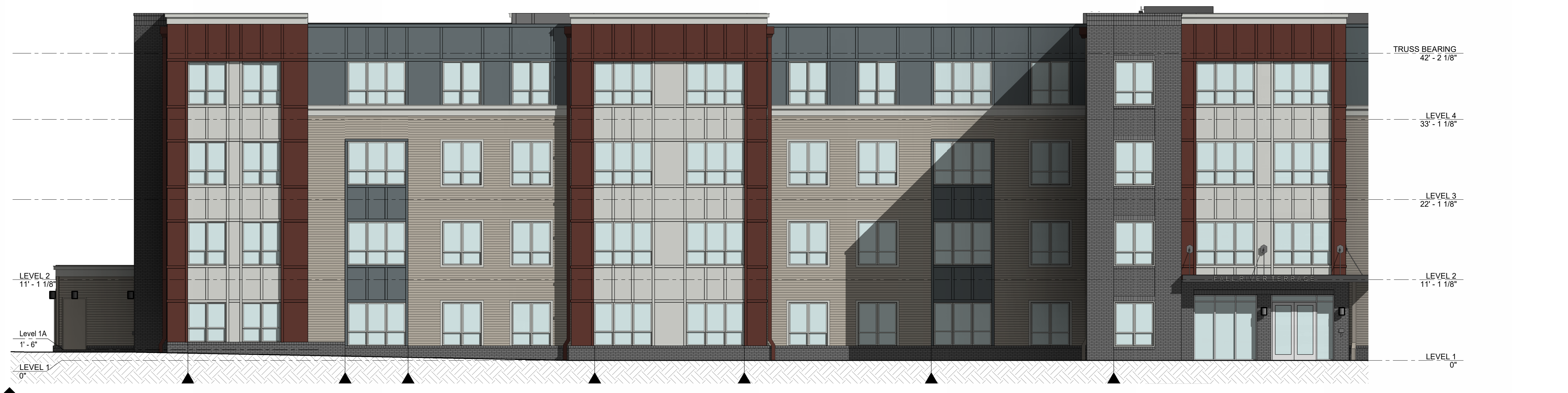
PROJECT NO: 632280
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DATE	REVISIONS	DESCRIPTION
02/24/25	DO SET	
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11/24/25	SPR SUBMISSION	
03/19/26	95% COMMITMENT	

BUILDING ELEVATIONS



4 BUILDING ELEVATION
 1/8" = 1'-0"

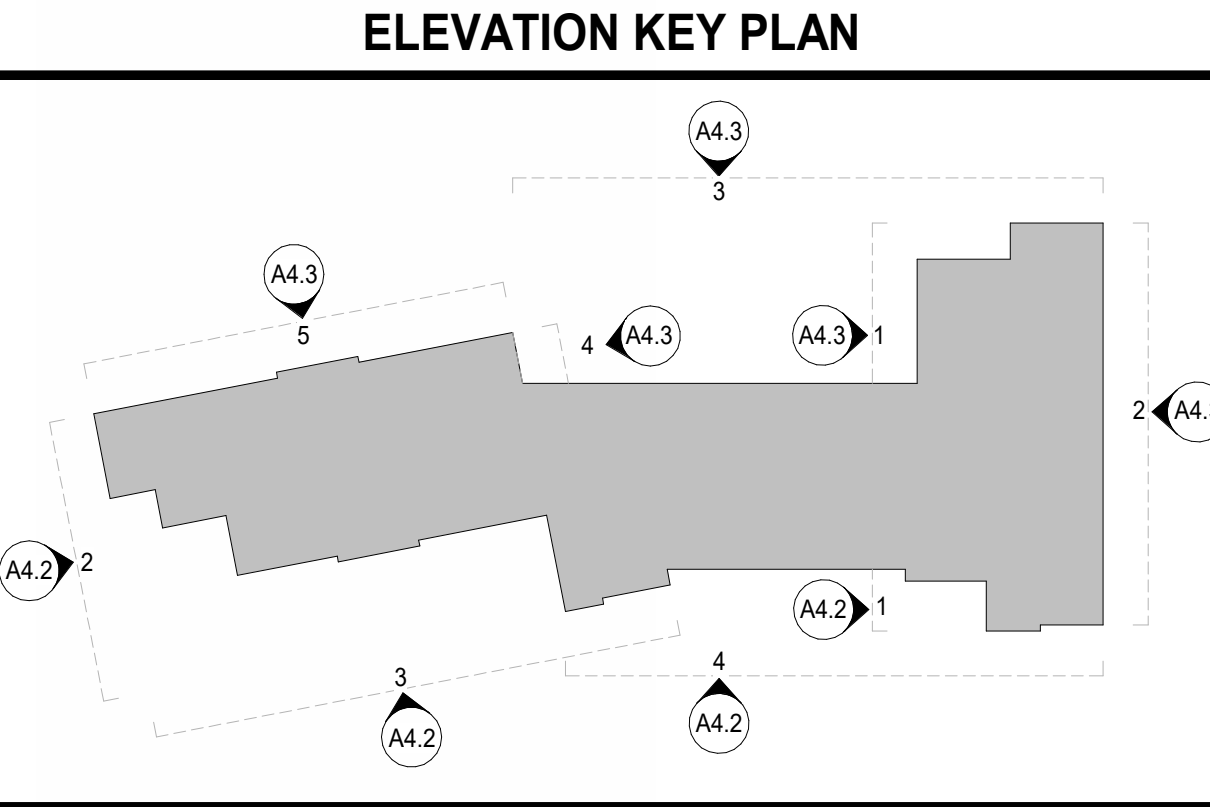


3 BUILDING ELEVATION
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FALL RIVER TERRACE

PROJECT 632280
ENTERPRISE COMMUNITY DEVELOPMENT
5551 HARPERS FARM RD, COLUMBIA, MD 21044

DATE	REVISIONS
02/24/25	DD SET
08/20/25	VIABILITY SET
11/24/25	SPR SUBMISSION
03/19/26	95% COMMITMENT

BUILDING ELEVATIONS



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1/8" = 1'-0"

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HILDEBRAND CT.

COLUMBIA ASSOCIATION
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PB 3324, P 191
ZONED: NT

VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PLAT BK. 13, PLAT No. 85

GEORGIA ASSOCIATION
O.S. LOT 6
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PB 13, P 86

LOT 7
DEERING WOODS CONDOMINIUM
VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PB 13, P 86

CEL A
UPPER'S CHOICE
5, AREA 3
PLAT No. 12

OPEN SPACE LOT 3
E OF HARPER'S CHOICE
SECTION 5, AREA 2
Bk. 18, PLAT No. 12

PARCEL B
F HARPER'S CHOICE
ON 5, AREA 2
. 18, PLAT No. 12

ELLIOTS OAK RD.

HARPERS FARM ROAD

VILLAGE OF HARPER'S CHOICE
SECTION 3, AREA 2
PLAT BK. 13, PLAT No. 86