

SITE IMPROVEMENT PLAN
SCALE: 1" = 30'

BENCHMARK/DATUM

COORDINATES AND NORTH SHOWN HEREON REFER TO THE BALTIMORE CITY SURVEY CONTROL SYSTEM. BASED ON THE FOLLOWING BALTIMORE CITY CONTROL STATIONS:

STATION	NORTHING	EASTING
33961	19,915.438	15,253.896
33962	20,298.000	15,601.846

ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM. BASED ON THE FOLLOWING BALTIMORE CITY BENCHMARK:

BENCHMARK	ELEVATION
3079	311.19

SHEET INDEX

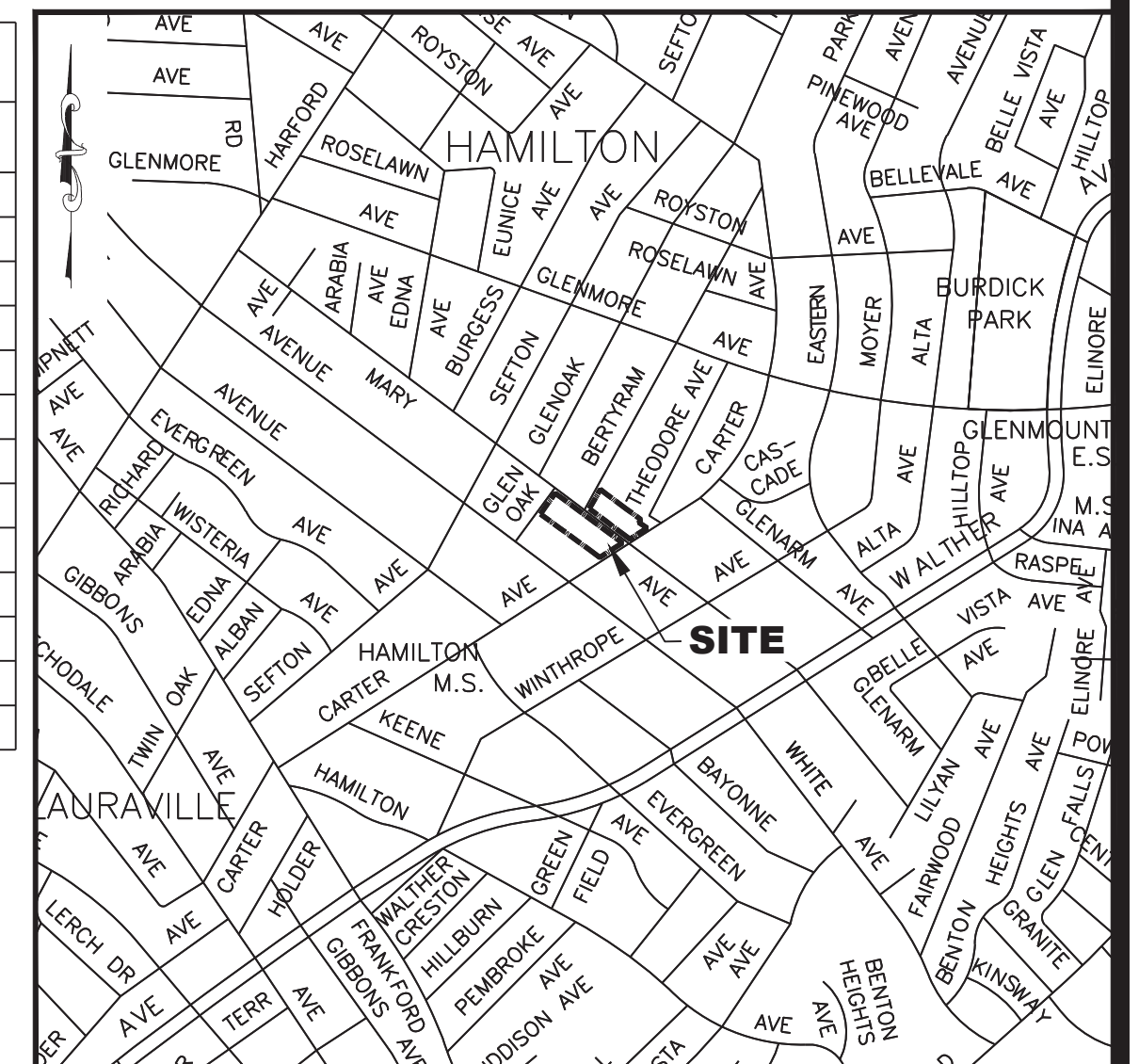
SHEET NO.	NAME
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2	SITE IMPROVEMENT PLAN
3	SITE PLAN NOTES AND DETAILS
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APPROVED



Forest Conservation (BOS)
Stormwater Management (DPW)
Erosion and Sediment Control (DPW)
Street Trees / City Forests (BCRP)

Project ID: BCNR-11486
Approved Date: 2/3/2026



VICINITY MAP
SCALE: 1" = 1000'

OWNER:
ARBOR OAKS APARTMENTS LP
417 FAYETTE STREET
BALTIMORE MARYLAND 21202

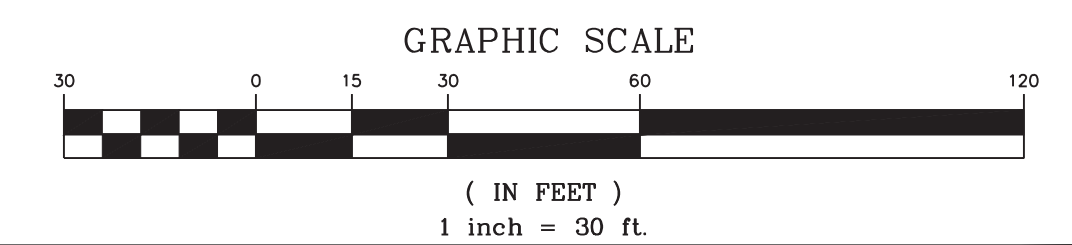
DEVELOPER/ APPLICANT:
BALTIMORE AFFORDABLE HOUSING DEVELOPMENT, INC.
417 FAYETTE STREET
BALTIMORE MARYLAND 21202

DESIGNER/ ENGINEER:
COLBERT MATZ ROSENFELT, INC
400 RED BROOK BLVD, SUITE 110
OWING MILLS MD 21117
410 653 3838

BCNR - 11486
NMP # 24-057-003

EXISTING CONDITIONS, SITE IMPROVEMENTS AND ADA ACCESSIBILITY PLAN

ARBOR OAKS APARTMENTS
3401-3413, AND 3416-3424 MARY AVENUE
BALTIMORE, MD 21214
WARD 27 - SECTION 3 - BLOCKS 5674D, 5684 - LOTS 16/27, 5/20



Colbert Matz Rosenfelt

Civil Engineers * Planning * Landscape * Surveys
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Owings Mills, Maryland 21117
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Facsimile: (410) 653-7953

NO.	DATE	REVISIONS	BY	SHEET	OF
1				1	13

LEGEND

- PROP. MILL AND OVERLAY
- PROP. FULL DEPTH ASPHALT PAVING
- PROPOSED CURB & GUTTER (C & G) REPLACEMENT TO BE CONSIDERED MAINTENANCE
- ADA PATHWAY
- NEW SIDEWALK

DENOTES

- 1 REPLACE CONCRETE SIDEWALK - SEE DETAIL SHEET
- 2 REPLACE DEPRESS CURB & SIDEWALK
- 3 REPLACE EXISTING HANDRAIL
- 4 NEW DEPRESSED CURB & SIDEWALK
- 5 REPLACE CONCRETE CURB - SEE DETAIL SHEET
- 6 REPLACE PLAYGROUND EQUIPMENT & SURFACING
- 7 REMOVE EXISTING RAILROAD TIE CURB, AND INSTALL NEW SEGMENTAL RETAINING WALL
- 8 REPLACE ADA RAMP & HANDRAIL
- 9 LIMIT OF MILL & RE-PAVE
- 10 REPLACE EXISTING ADA DETECTABLE WARNING SURFACE PAD
- 11 REMOVE TRASH ENCLOSURE
- 12 PROVIDE NEW TRASH ENCLOSURE
- 13 NEW LIGHT POLE W/ SECURITY CAMERA
- 14 REMOVE CONCRETE PAD
- 15 REPLACE BENCH

NOTE: REFER TO ARCHITECTURAL PLANS FOR BUILDING IMPROVEMENTS AND DETAILS.

ADA ACCESSIBLE ROUTE

- ADA ACCESSIBLE ROUTE, PEDESTRIAN RAMPS AND WALKS**
 - CONSTRUCT ADA COMPLIANT ACCESSIBLE ROUTE TO INCLUDE WALKS, CURB RAMPS AND PEDESTRIAN RAMPS FOR ACCESS FROM ADA PARKING TO ACCESSIBLE BUILDING ENTRANCES, FROM ACCESSIBLE BUILDING ENTRANCE TO ALL SITE AMENITIES AND TO PUBLIC R/W AND PUBLIC TRANSPORTATION IN ACCORDANCE WITH 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
 - CLEAR WIDTH OF ACCESSIBLE ROUTE IS 36" MINIMUM.
 - GAPS OR OPENINGS ALONG THE ACCESSIBLE ROUTE DO NOT EXCEED 1/2" IN WIDTH.
 - CONSTRUCT PEDESTRIAN RAMP PER PLANS WITH 8.3% MAX. LONGITUDINAL SLOPE, 2% MAX. CROSS-SLOPE. FOR RAMPS WITH VERTICAL RISE > 6", HANDRAILS ARE REQUIRED.
 - HAND-RAILS ARE NOT REQUIRED AT CURB RAMPS AT STREET CORNERS AND WALKS < 5% SLOPE.
 - CONSTRUCT CONCRETE SIDEWALKS PER PLANS WITH 2% MAX. CROSS-SLOPE AND 5% MAX. LONGITUDINAL SLOPE. CONSTRUCT 5 ft. x 5 ft. MIN. RAMP LANDINGS AT EACH PEDESTRIAN RAMP WITH SLOPES < 2% IN ANY DIRECTION.
 - SLOPES AT INTERSECTIONS OF ACCESSIBLE ROUTES, MANEUVERING AREAS AT DOORS, AND CLEAR FLOOR SPACE AT FIXTURES AND CONTROLS SHALL NOT EXCEED 2% IN ANY DIRECTION.
- CONCRETE ADA PARKING**
 - FURNISH AND PLACE PORTLAND CEMENT CONCRETE PAVING FOR NEW ADA PARKING. SLOPE OF ADA PARKING AND ACCESS AISLES SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - PARKING SPACES ARE FOR USE OF RESIDENTS, VISITORS AND EMPLOYEES AND ARE NOT ASSIGNED.
- DUMPSTER PAD & ENCLOSURE**
 - FURNISH AND PLACE PORTLAND CEMENT CONCRETE PAVING FOR NEW DUMPSTER PADS.
 - SLOPE OF DUMPSTER PAD SHALL NOT EXCEED 2% IN ANY DIRECTION.
 - REACH TO DUMPSTER ENCLOSURE IS 48" MAX.
- PAVEMENT STRIPING**
 - STRIPED PARKING, ADA PARKING AND ACCESS AISLES, AND CROSS-WALKS WITH WHITE PAINT, MPI 97 LATEX OR MPI 32 ALKYL.
- SIGNAGE**
 - PLACE HC SIGNS AT LOCATIONS SPECIFIED.

- DENOTES ADA PEDESTRIAN RAMP LANDING AND WALK INTERSECTIONS WITH MAX. 2% SLOPE IN ANY DIRECTION
- DENOTES 5' ADA TURN RADIUS