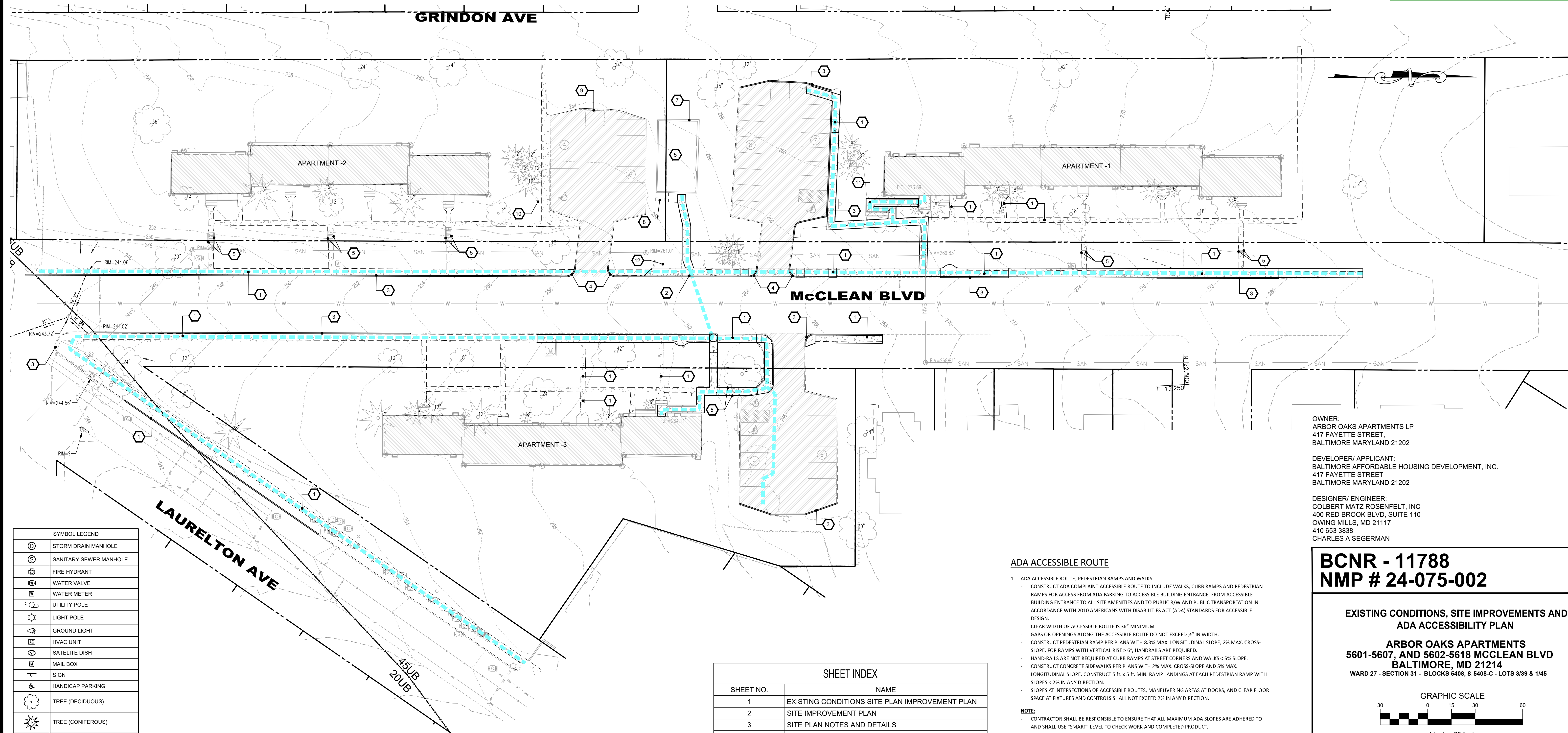


APPROVED



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

Project ID: BCNR-11788  
Approved Date: 2/5/2026



| SYMBOL LEGEND |                        |
|---------------|------------------------|
|               | STORM DRAIN MANHOLE    |
|               | SANITARY SEWER MANHOLE |
|               | FIRE HYDRANT           |
|               | WATER VALVE            |
|               | WATER METER            |
|               | UTILITY POLE           |
|               | LIGHT POLE             |
|               | GROUND LIGHT           |
|               | HVAC UNIT              |
|               | SATELLITE DISH         |
|               | MAIL BOX               |
|               | SIGN                   |
|               | HANDICAP PARKING       |
|               | TREE (DECIDUOUS)       |
|               | TREE (CONIFEROUS)      |

| 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 3                          |  | 10 REMOVE ADA PARKING SIGN                            |
|         | 2 REPLACE DEPRESSED CURB AND SIDEWALK                                     |  | 11 REMOVE EXISTING RAMP AND INSTALL NEW CONCRETE RAMP |
|         | 3 REPLACE CONCRETE CURB   |  | 12 REMOVE EXISTING CURB AND CONCRETE PAVING           |
|         | 4 NEW DEPRESSED CURB AND SIDEWALK   |  |   |
|         | 5 REPLACE EXISTING HANDRAIL   |  |   |
|         | 6 REPLACE PLAYGROUND EQUIPMENT AND SURFACING                              |  |   |
|         | 7 REMOVE EXISTING RAILROAD TIE CURB, INSTALL NEW SEGMENTAL RETAINING WALL |  |   |
|         | 8 REPLACE EXISTING BENCH  |  |   |
|         | 9 REMOVE EXISTING TRASH ENCLOSURE   |  |   |

| SHEET INDEX |  |
|-------------|--|
| SHEET NO.   | NAME   |
| 1           | EXISTING CONDITIONS SITE PLAN IMPROVEMENT PLAN |
| 2           | SITE IMPROVEMENT PLAN                          |
| 3           | SITE PLAN NOTES AND DETAILS                    |
| 4           | SWM EXISTING CONDITIONS PLAN AND DA MAP        |
| 5           | SWM PROPOSED CONDITIONS PLAN                   |
| 6           | SWM PROPOSED CONDITIONS AND DA MAP             |
| 7           | SWM ESD PLAN AND SECTIONS                      |
| 8           | SWM ESD PLAN AND SECTIONS                      |
| 9           | SWM ESD PLAN AND SECTIONS                      |
| 10          | BORING LOGS                                    |
| 11          | ESD LANDSCAPE NOTES AND DETAILS                |
| 12          | ESD LANDSCAPE PLAN                             |
| 13          | SEDIMENT AND EROSION CONTROL PLAN              |
| 14          | SEDIMENT AND EROSION CONTROL DETAILS           |
| 15          | SEDIMENT AND EROSION CONTROL NOTES             |
| 16          | SEDIMENT AND EROSION CONTROL NOTES             |

**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 ENTRANCE, 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.

NOTE: CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL MAXIMUM ADA SLOPES ARE ADHERED TO AND SHALL USE "SMART" LEVEL TO CHECK WORK AND COMPLETED PRODUCT.

NOTE: DENOTES ADA PEDESTRIAN RAMP LANDING AND WALK INTERSECTIONS WITH MAX. 2% SLOPE IN ANY DIRECTION

NOTE: DENOTES 5' ADA TURN RADIUS

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

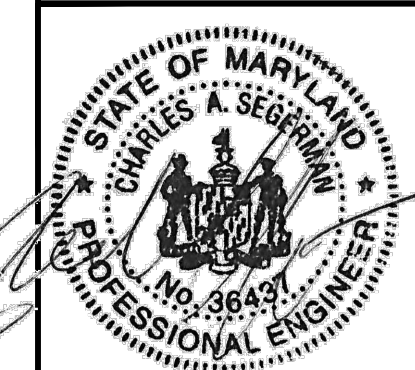
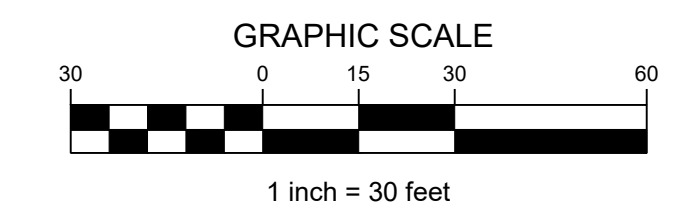
DEVELOPER/ APPLICANT:  
BALTIMORE AFFORDABLE HOUSING DEVELOPMENT, INC.  
417 FAYETTE STREET  
BALTIMORE MARYLAND 21202

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

**BCNR - 11788**  
**NMP # 24-075-002**

**EXISTING CONDITIONS, SITE IMPROVEMENTS AND ADA ACCESSIBILITY PLAN**

**ARBOR OAKS APARTMENTS**  
**5601-5607, AND 5602-5618 McCLEAN BLVD**  
**BALTIMORE, MD 21214**  
WARD 27 - SECTION 31 - BLOCKS 5408, & 5408-C - LOTS 3/39 & 1/45



**Colbert Matz Rosenfelt**  
Civil Engineers \* Planning \* Landscape \* Surveys  
400 Red Brook Blvd., Suite 110  
Owings Mills, Maryland 21117  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953

| Professional Certification  |                     | Professional Engineer       |                              |
|---|---------------------|-----------------------------|------------------------------|
| 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. 36437 |                     | Expiration Date: 11/16/2026 |                              |
| SCALE: AS SHOWN   | DATE: DECEMBER 2025 | DESIGNED: ERIC B.           | CHECKED: ERIC B.             |
| JOB NO.: 2024-044 ARBOR OAKS  | DRAWN: ERIC B.      | FILE:                       | DRAWING NUMBER: <b>SIT-1</b> |
| NO.   | DATE                | REVISIONS:                  | BY                           |
|   |                     |                             | SHEET 1 OF 16                |