

mk
 Consulting Engineers, LLC
 1801 Porter Street, Suite 401
 Baltimore, MD 21230
 Ph: (867) 308-6193
 Email: admin@mkceng.com

CONSULTANTS
 ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21217
 ATTN: DAVIN HONG
 PH: (443) 415-6560
 EMAIL: DHONG@REVITALDESIGN.COM
 MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD 21202
 ATTN: MICHAEL LENTZ
 PH: (867) 308-6068
 EMAIL: MICHAEL.LENTZ@SETTY.COM

VICINITY MAP
 SCALE: 1"=500'

CONTROL BENCHMARK DATA
 BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83) NAZD83 EPOCH 2011.4 NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	60534.45	142182.65	177.44	MAG NAIL
2	605715.81	142181.41	182.45	MAG NAIL
3	605716.85	1428107.41	187.24	IRON REBAR NAIL

- APPLICANT/DEVELOPER:**
 URBAN GREEN LLC
 6174 COMMADORE CT.
 COLUMBIA, MD 21045
 M.JAMES@URBANGREENLLC.COM
- OWNER:**
 MAYOR & CITY COUNCIL
 417 EAST FAYETTE ST.
 BALTIMORE, MD 21202
- PROJECT DESCRIPTION:**
 THE TIVOLY ECO-VILLAGE WILL BE A LOWER-DENSITY NEIGHBORHOOD FEATURING 600 DWELLING UNITS AND A COMMUNITY CENTER, DEVELOPED IN TWO PHASES.
- PROPERTY INFORMATION:**
 BALTIMORE CITY, MD, 21218
 WARD 09, SECTION 18
 MARY CLARE DAVIS
 MARYCLARE.DAVIS@BHCINC.ORG
- EXISTING ZONING:** R-6
 THE R-6 DISTRICT IS MEANT TO ACCOMMODATE SINGLE-FAMILY UNITS IN BOTH DETACHED AND SEMI-DETACHED DWELLINGS, ROWHOUSE DEVELOPMENTS, AND MULTI-FAMILY DEVELOPMENTS OF A MODERATE DENSITY.
- TOTAL SITE AREA (LOD):**
 454,554 S.F. / 10.43 ACRES +/-
- USE:**
 EXISTING: EXEMPT HOUSING AND COMMUNITY DEVELOPMENT / HOUSING AUTHORITY
 PROPOSED: RESIDENTIAL & COMMUNITY CENTER
- URBAN RENEWAL:** THIS SITE IS LOCATED WITHIN THE GOLDSTREAM HOMESTEAD MONTEBELLO URBAN RENEWAL PLAN AREA.
- FLOOD PLAIN:** THIS SITE IS NOT LOCATED WITHIN ANY REGULATED FEMA FLOOD ZONE PER MAP NUMBER 240807002F DATED 06/16/2021.
- KETLANDS AND WATERWAYS:**
 A REVIEW OF THE MARYLAND DEPARTMENT OF NATURAL RESOURCES (DNR) MAPPING INDICATED THAT NO KETLANDS, STREAMS, OR WATER BODIES EXIST ON-SITE.
- CRITICAL AREA:** THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- FOREST CONSERVATION:** THIS SITE WILL COMPLY WITH FOREST CONSERVATION REGULATIONS.
- HISTORIC DESIGNATION:** THIS SITE IS LOCATED IN THE GOLDSTREAM HOMESTEAD MONTEBELLO NATIONAL REGISTER HISTORIC DISTRICT. THIS SITE CONTAINS NO HISTORIC LANDMARKS.
- STORMWATER MANAGEMENT:** A CONCEPT STORMWATER MANAGEMENT PLAN IS BEING PREPARED FOR DPW REVIEW.
- BASE INFORMATION:** THE BASE MAP IS COMPILED FROM A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY PRECISION SURVEY AND MAPPING LLC, DATED 08/21/2023, AND BALTIMORE CITY UTILITY PLANS. THE SURROUNDING CONTEXT IS TAKEN FROM BALTIMORE CITY GIS.

DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMADORE COURT
 COLUMBIA, MD 21045
 ATTN: MARK JAMES
 EMAIL: M.JAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD, 21202
 ATTN: MARY CLARE DAVIS
 PH: (410) 685-0366
 EMAIL: MARYCLARE.DAVIS@BHCINC.COM

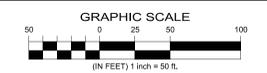
OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD, 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 804-3155
 EMAIL: AJCORTEAL@MKCENG.COM



I CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 4095. EXPIRATION DATE: 10-23-2027.

REVISIONS		
NO.	DATE	DESCRIPTION



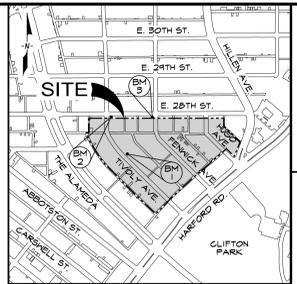
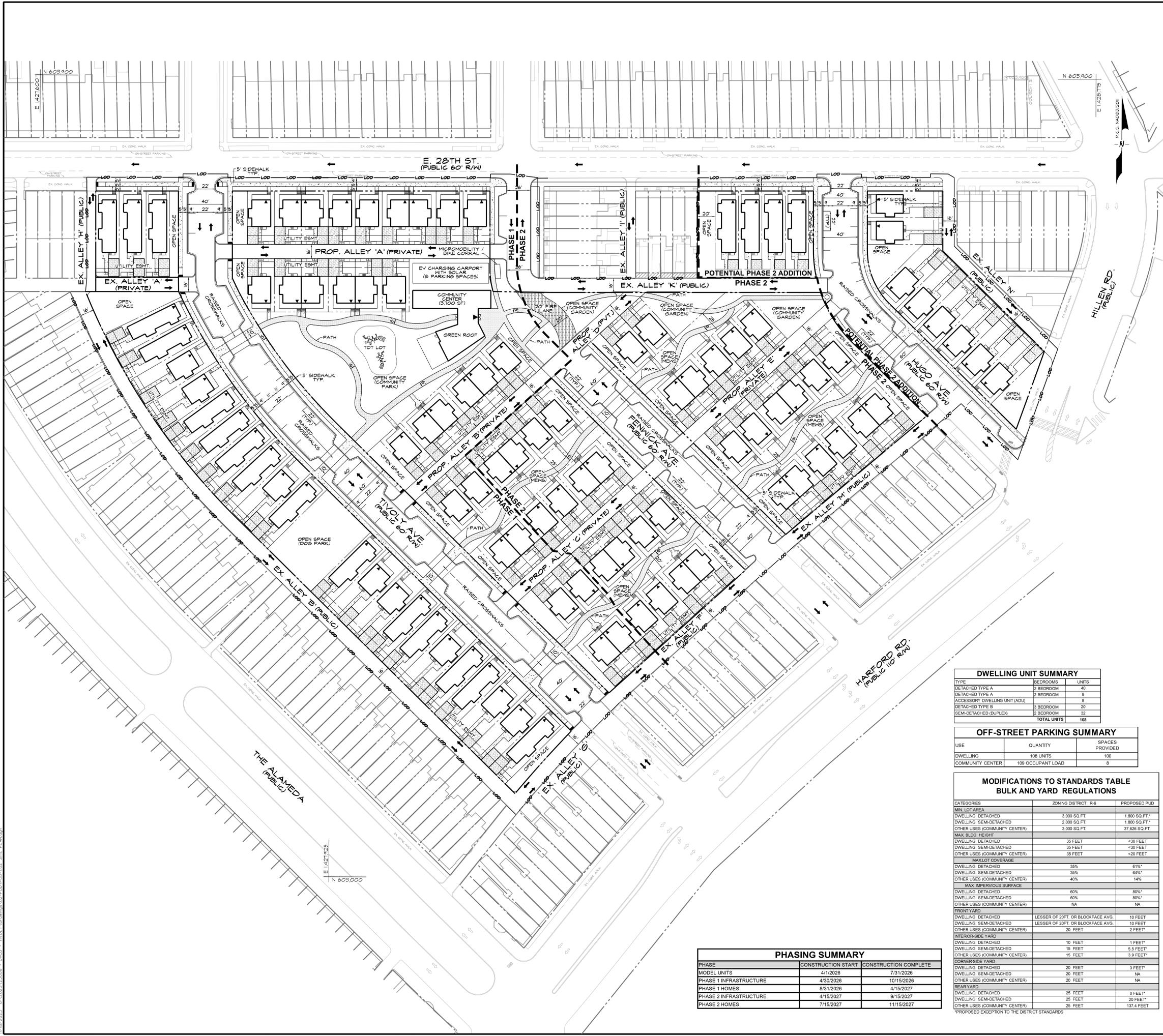
MAYOR	DATE
PRESIDENT CITY COUNCIL	DATE

PLANNED UNIT DEVELOPMENT

EXISTING CONDITIONS PLAN

TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD, 21218
 WARD 09, SECTION 18

DATE 11/17/2025	DRAWING NO. PUD-1.01
SCALE 1" = 50'	DESIGNED BY MJC
DESIGNED BY MJC	SHEET 1 OF 8
DRAWN BY MJC	MJC JOB NUMBER 23096



mk
 Consulting Engineers, LLC
 1801 Porter Street, Suite 401
 Baltimore, MD 21230
 PH: (877) 308-6193
 Email: admin@mkceng.com

CONSULTANTS
 ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21202
 ATTN: DAVIN HONG
 PH: (410) 415-6560
 EMAIL: DHONG@REVITALDESIGN.COM

MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD 21202
 ATTN: MICHAEL LENTZ
 PH: (877) 308-6068
 EMAIL: MICHAELLENTZ@SETTY.COM

CONTROL/BENCHMARK DATA
 BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD 83) (EPSG: 5020) & NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	625175.81	427482.65	171.44	MAG NAIL
2	625176.85	428107.41	182.45	MAG NAIL
3	625176.85	428107.41	187.24	IRON REBAR NAIL

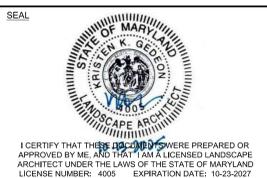
- PUD NOTES**
- PROJECT DESCRIPTION: THE TIVOLY ECO-VILLAGE WILL BE A LOWER-DENSITY NEIGHBORHOOD FEATURING 108 DWELLING UNITS AND A COMMUNITY CENTER, DEVELOPED IN TWO PHASES.
 - TOTAL SITE AREA (LOD): 484,594 SF / 10.48 ACRES +/-
 - THE DESIGN TEAM PRESENTED PLANS TO THE URBAN DESIGN & ARCHITECTURE ADVISORY PANEL (UDAAP) DURING VIRTUAL ROUNDTABLE STYLE PUBLIC MEETINGS ON JANUARY 23, 2025, AND MARCH 20, 2025. FEEDBACK FROM THE DESIGN REVIEW PANEL HAS RECEIVED AND INCORPORATED INTO THE MASTER PLAN.
 - SPRCC APPROVAL GRANTED ON AUGUST 21, 2025 PURSUANT TO THE TERMS OUTLINED IN SPRCC REPORT 2025-018 DATED MAY 5, 2025 AND PURSUANT TO THE REVISED PLANNED UNIT DEVELOPMENT DOCUMENT SUBMITTED ON AUGUST 6, 2025.
 - A TRAFFIC IMPACT STUDY WILL BE PROVIDED FOR THIS DEVELOPMENT.
 - A FOREST STAND DELINEATION WILL BE PERFORMED TO DETERMINE SPECIES, SIZE, AND CONDITION OF EXISTING TREES.
 - A FOREST CONSERVATION MASTER PLAN WILL BE DEVELOPED AND A TREE MITIGATION TRACKING SHEET WILL BE PROVIDED TO ENSURE THE OVERALL DEVELOPMENT MEETS THE PROJECT'S TREE MITIGATION REQUIREMENTS. ANY LANDSCAPING REQUIREMENTS NOT FEASIBLE TO MEET ON-SITE WILL BE FULFILLED THROUGH PAYMENT INTO THE CITY'S FEE-IN-LIEU PROGRAM.
 - A SUBDIVISION PLAN WILL BE DEVELOPED PER BALTIMORE CITY'S SUBDIVISION RULES AND REGULATIONS.
 - A DEVELOPER'S AGREEMENT WILL BE PROVIDED FOR SITE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY.
 - OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY THE TIVOLY ECO-VILLAGE HOA.
 - THE PROPOSED 60' RIGHT-OF-WAY FOR TIVOLY AVENUE, FENWICK AVENUE AND HUGO AVENUE INCLUDES 11' TRAVEL LANES, 9' PARALLEL ON-STREET PARKING, A 5' LANDSCAPE BUFFER, AND 5' SIDEWALK.
 - SHARROWS SHALL BE PROVIDED WITHIN TIVOLY AVENUE AND IN ACCORDANCE WITH THE 2015 BICYCLE MASTER PLAN.
 - ROADWAY DESIGN AND CONSTRUCTION WILL COMPLY WITH THE BALTIMORE COMPLETE STREETS DESIGN MANUAL AND DOT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 - PER OPW WATER AND WASTEWATER REGULATIONS NEW FIRE SERVICE LINES ARE REQUIRED TO BE 15" INCH DIAMETER FOR SINGLE FAMILY DWELLINGS.
 - AN AUTOMATIC SPRINKLER SYSTEM IS REQUIRED FOR ALL NEW SINGLE-FAMILY DWELLINGS PER THE 2024 BALTIMORE CITY BUILDING AND FIRE RELATED CODES.
 - STREET LIGHTING WILL BE DESIGNED IN ACCORDANCE WITH BALTIMORE CITY DEPARTMENT OF TRANSPORTATION (DOT) STANDARDS, COMPLETE STREETS DESIGN GUIDELINES, AND THE REQUIREMENTS OF THE GOVERNING UTILITY PROVIDER.

DEVELOPER / PLANNING
 URBAN GREEN, LLC
 6174 COMMODORE COURT
 COLUMBIA, MD 21045
 ATTN: MARK JAMES
 EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0396
 EMAIL: MARYCLAIRE.DAVIS@AHINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 804-3155
 EMAIL: AJCORTEAL@MKCENG.COM



I CERTIFY THAT THE PLANS WERE PREPARED OR APPROVED BY ME, AN ILLICITLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 4006 EXPIRATION DATE: 10-23-2027

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
 0 20 40 80
 (IN FEET) 1 inch = 40 ft.

PLANNED UNIT DEVELOPMENT

SITE PLAN

TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD 21218
 WARD 09 SECTION 18

DATE: 11/17/2025
 SCALE: 1" = 40'
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]

DRAWING NO.: **PUD-1.02**
 SHEET 2 OF 8
 MKC JOB NUMBER: 23006

DWELLING UNIT SUMMARY

TYPE	BEDROOMS	UNITS
DETACHED TYPE A	2 BEDROOM	40
DETACHED TYPE B	2 BEDROOM	8
ACCESSORY DWELLING UNIT (ADU)	-	8
DETACHED TYPE B	3 BEDROOM	20
SEMI-DETACHED (DUPLX)	2 BEDROOM	32
TOTAL UNITS		108

OFF-STREET PARKING SUMMARY

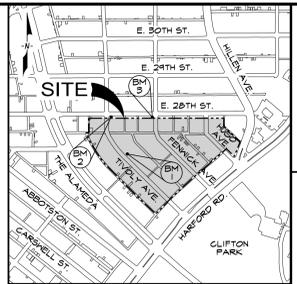
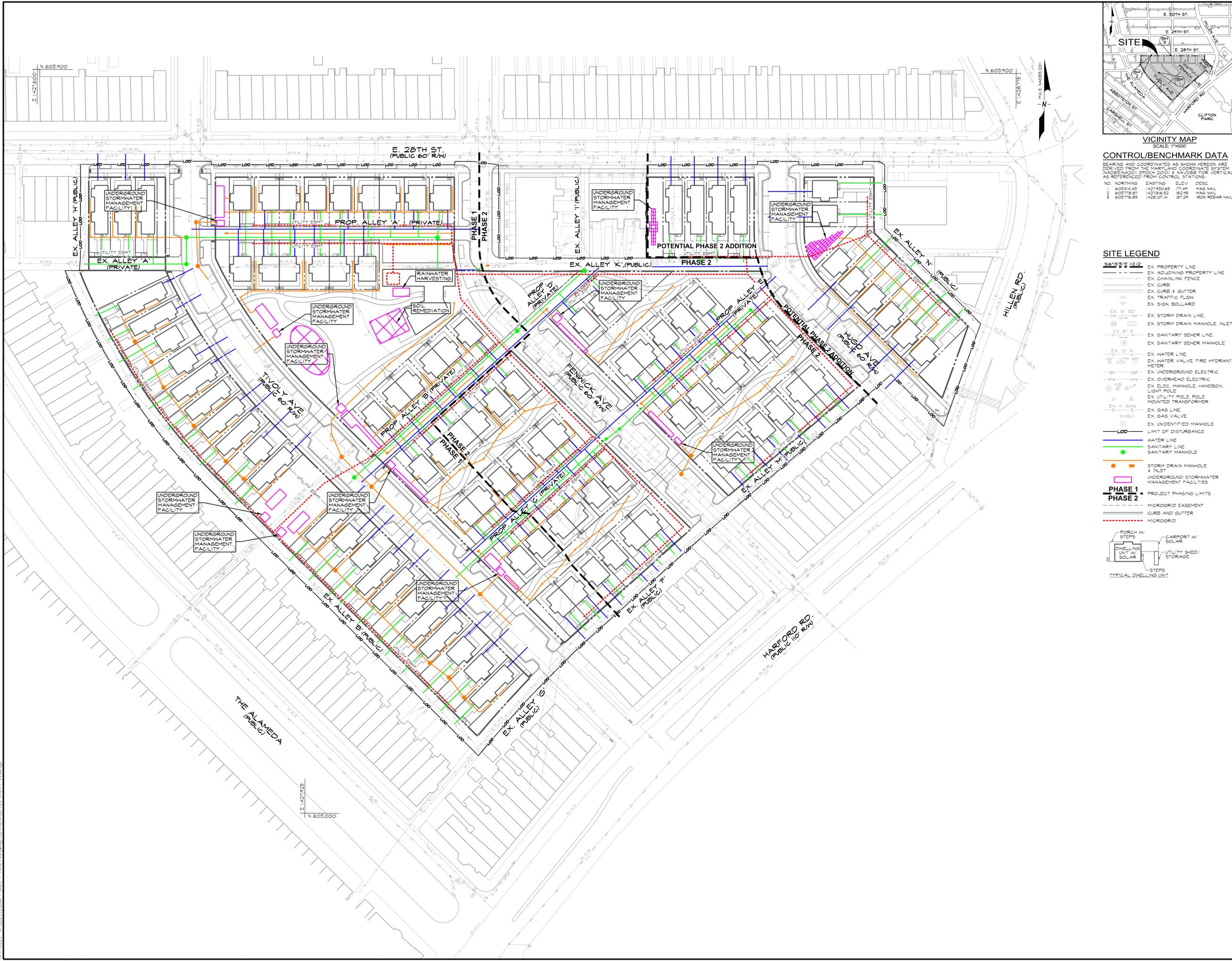
USE	QUANTITY	SPACES PROVIDED
DWELLING	108 UNITS	100
COMMUNITY CENTER	109 OCCUPANT LOAD	8

MODIFICATIONS TO STANDARDS TABLE BULK AND YARD REGULATIONS

CATEGORIES	ZONING DISTRICT: R-6	PROPOSED PUD
MIN. LOT AREA	3,000 SQ. FT.	1,800 SQ. FT.*
DWELLING: DETACHED	2,000 SQ. FT.	1,800 SQ. FT.*
OTHER USES (COMMUNITY CENTER)	3,000 SQ. FT.	37,626 SQ. FT.
MAX. BLDG. HEIGHT	35 FEET	+30 FEET
DWELLING: DETACHED	35 FEET	+30 FEET
DWELLING: SEMI-DETACHED	35 FEET	+30 FEET
OTHER USES (COMMUNITY CENTER)	35 FEET	+20 FEET
MAX. LOT COVERAGE	35%	61%*
DWELLING: DETACHED	35%	64%*
DWELLING: SEMI-DETACHED	40%	14%
OTHER USES (COMMUNITY CENTER)	40%	14%
MAX. IMPERVIOUS SURFACE	60%	80%*
DWELLING: DETACHED	60%	80%*
DWELLING: SEMI-DETACHED	NA	NA
OTHER USES (COMMUNITY CENTER)	NA	NA
FRONT YARD	LESSER OF 20FT. OR BLOCKFACE AVG.	10 FEET
DWELLING: DETACHED	LESSER OF 20FT. OR BLOCKFACE AVG.	10 FEET
DWELLING: SEMI-DETACHED	20 FEET	2 FEET*
OTHER USES (COMMUNITY CENTER)	20 FEET	2 FEET*
INTERIOR-SIDE YARD	20 FEET	3 FEET*
DWELLING: DETACHED	20 FEET	3 FEET*
DWELLING: SEMI-DETACHED	20 FEET	NA
OTHER USES (COMMUNITY CENTER)	20 FEET	NA
REAR YARD	25 FEET	0 FEET*
DWELLING: DETACHED	25 FEET	20 FEET*
DWELLING: SEMI-DETACHED	25 FEET	137.4 FEET
OTHER USES (COMMUNITY CENTER)	25 FEET	137.4 FEET

PHASING SUMMARY

PHASE	CONSTRUCTION START	CONSTRUCTION COMPLETE
MODEL UNITS	4/1/2026	7/31/2026
PHASE 1 INFRASTRUCTURE	4/30/2026	10/15/2026
PHASE 1 HOMES	8/31/2026	4/15/2027
PHASE 2 INFRASTRUCTURE	4/15/2027	9/15/2027
PHASE 2 HOMES	7/15/2027	11/15/2027



mk
 Consulting Engineers, LLC
 1801 Porter Street, Suite 401
 Baltimore, MD 21230
 PH: (877) 308-6193
 Email: admin@mkceng.com

CONSULTANTS

VICINITY MAP
 SCALE: 1"=500'

CONTROL/BENCHMARK DATA

BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NAZD) EPOCH 2011 & NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	60334.48	142780.65	177.44	MAG NAIL
2	603375.81	142784.52	182.45	MAG NAIL
3	603376.85	1428107.41	187.24	IRON REBAR NAIL

SITE LEGEND

- EX. PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- EX. CHAINLINK FENCE
- EX. CURB
- EX. CURB & GUTTER
- EX. TRAFFIC FLOW
- EX. SIGN BOLLARD
- EX. 18" SD
- EX. STORM DRAIN LINE
- EX. STORM DRAIN MANHOLE, INLET
- EX. 8" S
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. 12" W
- EX. WATER LINE
- EX. WATER VALVE, FIRE HYDRANT, METER
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. ELEC. MANHOLE, HANDBOX, LIGHT POLE
- EX. UTILITY POLE, POLE MOUNTED TRANSFORMER
- EX. 4" GAS
- EX. GAS LINE
- EX. GAS VALVE
- EX. UNIDENTIFIED MANHOLE
- LOD
- LIMIT OF DISTURBANCE
- WATER LINE
- SANITARY LINE
- SANITARY MANHOLE
- STORM DRAIN MANHOLE & INLET
- UNDERGROUND STORMWATER MANAGEMENT FACILITIES
- PHASE 1
- PHASE 2
- PROJECT PHASING LIMITS
- MICROGRID EASEMENT
- CURB AND GUTTER
- MICROGRID
- PORCH W/ STEPS
- CARPORT W/ SOLAR
- UTILITY SHED/ STORAGE
- STEPS
- TYPICAL DWELLING UNIT

DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMODORE COURT
 COLUMBIA, MD 21045
 ATTN: MARK JAMES
 EMAIL: MAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD, 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0396
 EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD, 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 804-3155
 EMAIL: AJCORTEAL@MKCENG.COM

SEAL

 I CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AN ARCHITECT LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 4095 EXPIRATION DATE: 10-23-2027

REVISIONS		
NO.	DATE	DESCRIPTION

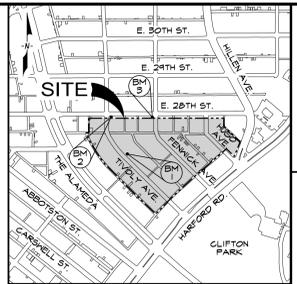
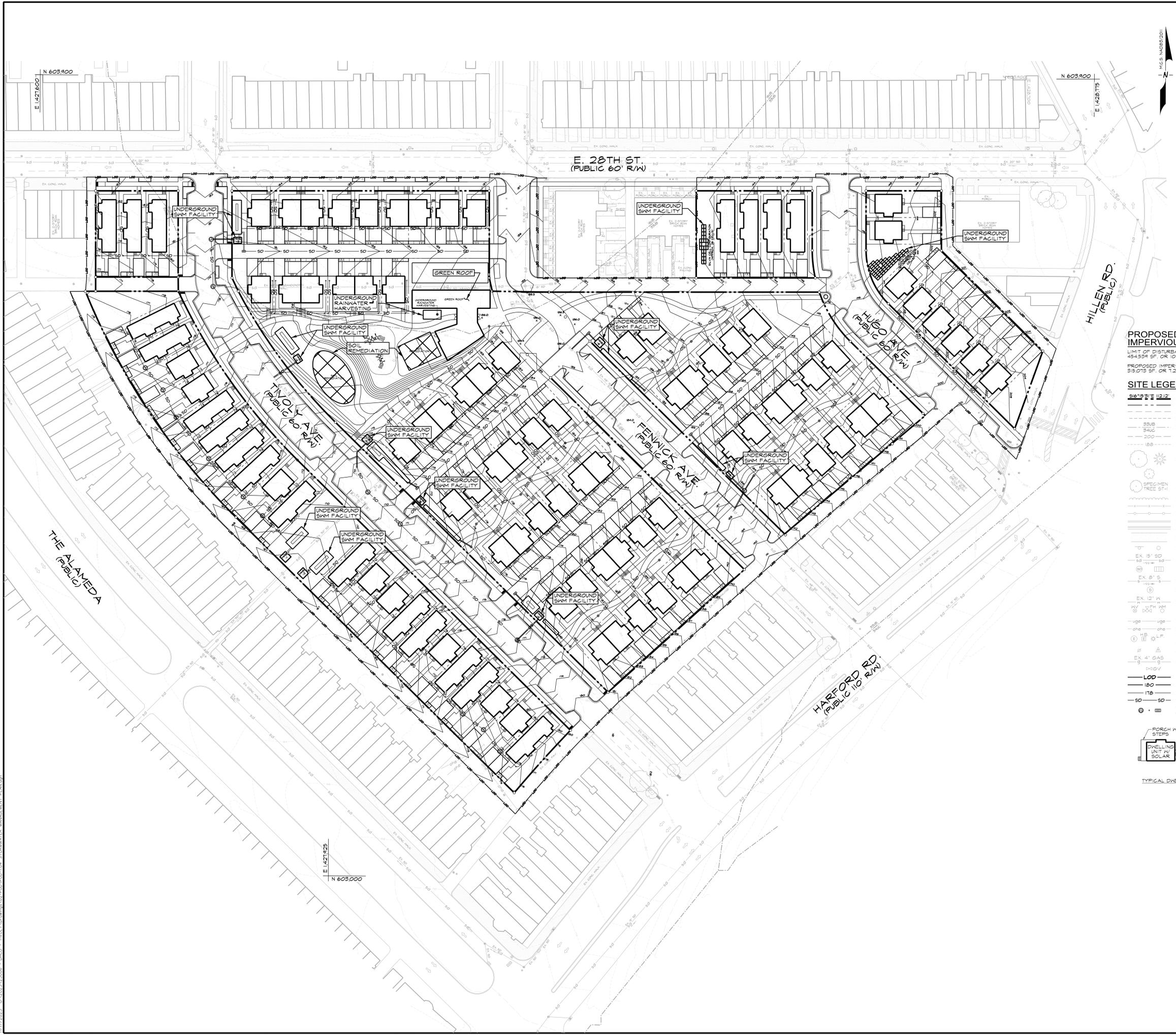


PLANNED UNIT DEVELOPMENT
UTILITY PLAN
 TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD. 21218
 WARD 09 SECTION 18

DATE 11/17/2025	DRAWING NO. PUD-1.03
SCALE 1" = 40'	SHEET 3 OF 8
DESIGNED BY	MKC JOB NUMBER 23096
DRAWN BY	

11/17/2025 6:20:23 AM C:\2025\23096 - 0420 - TIVOLY ECO-VILLAGE\02-PUD\01-03 UTILITY PLANS.dwg

ALL DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT BY MK CONSULTING ENGINEERS, LLC. AND CANNOT BE REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT WRITTEN PERMISSION.



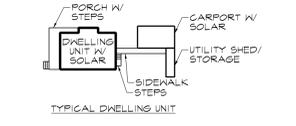
CONTROL/BENCHMARK DATA
SCALE: 1"=500'

BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NAZ01 EPOCH 2011) & NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	60354.45	142182.65	177.44	MAG NAIL
2	60375.81	142184.52	182.45	MAG NAIL
3	60376.85	1428107.41	187.24	IRON REBAR NAIL

PROPOSED CONDITION IMPERVIOUS AREA ANALYSIS
LIMIT OF DISTURBANCE:
454,359 SF. OR 10.43 AC.
PROPOSED IMPERVIOUS AREA:
219,075 SF. OR 1.23 AC.

- SITE LEGEND**
- EX. PROPERTY LINE
 - EX. ADJOINING PROPERTY LINE
 - EX. EASEMENT
 - EX. SETBACKS
 - EX. SOIL LINE
 - EX. MAJOR CONTOURS
 - EX. MINOR CONTOURS
 - EX. TREES
 - EX. SHRUBS
 - EX. TREE/SPECIMEN TREE
 - EX. TREE LINE
 - EX. CHAINLINK FENCE
 - EX. METAL FENCE
 - EX. CURB
 - EX. CURB & GUTTER
 - EX. CONCRETE SIDEWALK
 - EX. SIGN BOLLARD
 - EX. STORM DRAIN LINE
 - EX. SANITARY SEWER LINE
 - EX. SANITARY SEWER MANHOLE
 - EX. WATER LINE
 - EX. UNDERGROUND ELECTRIC
 - EX. OVERHEAD ELECTRIC
 - EX. ELEC. MANHOLE, HANDBOX, LIGHT POLE
 - EX. UTILITY POLE, POLE MOUNTED TRANSFORMER
 - EX. GAS LINE
 - EX. GAS VALVE
 - LIMIT OF DISTURBANCE
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - STORM DRAIN LINE
 - STORM DRAIN MANHOLE, CLEANOUT, INLET



CONSULTANTS

DEVELOPER / APPLICANT
URBAN GREEN, LLC
6174 COMMADORE COURT
COLUMBIA, MD 21045
ATTN: MARK JAMES
EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
1501 SAINT PAUL STREET
BALTIMORE, MD, 21202
ATTN: MARY CLAIRE DAVIS
PH: (410) 685-0396
EMAIL: MARYCLAIRE.DAVIS@AHCMC.COM

OWNER
MAYOR & CITY COUNCIL OF BALTIMORE
417 E. FAYETTE STREET, ROOM 1001
BALTIMORE, MD, 21202
EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
MK CONSULTING ENGINEERS, LLC
1801 PORTER STREET, SUITE 401
BALTIMORE, MARYLAND 21230
ATTN: ANTHONY J. CORTEAL JR.
PH: (410) 804-3155
EMAIL: AJCORTEAL@MKCENG.COM



I CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AN ARCHITECT LICENSED UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

REVISIONS			
NO.	DATE	DESCRIPTION	BY



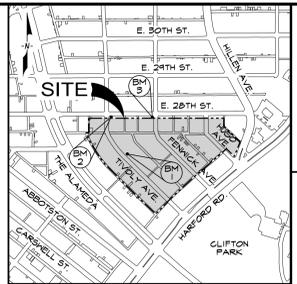
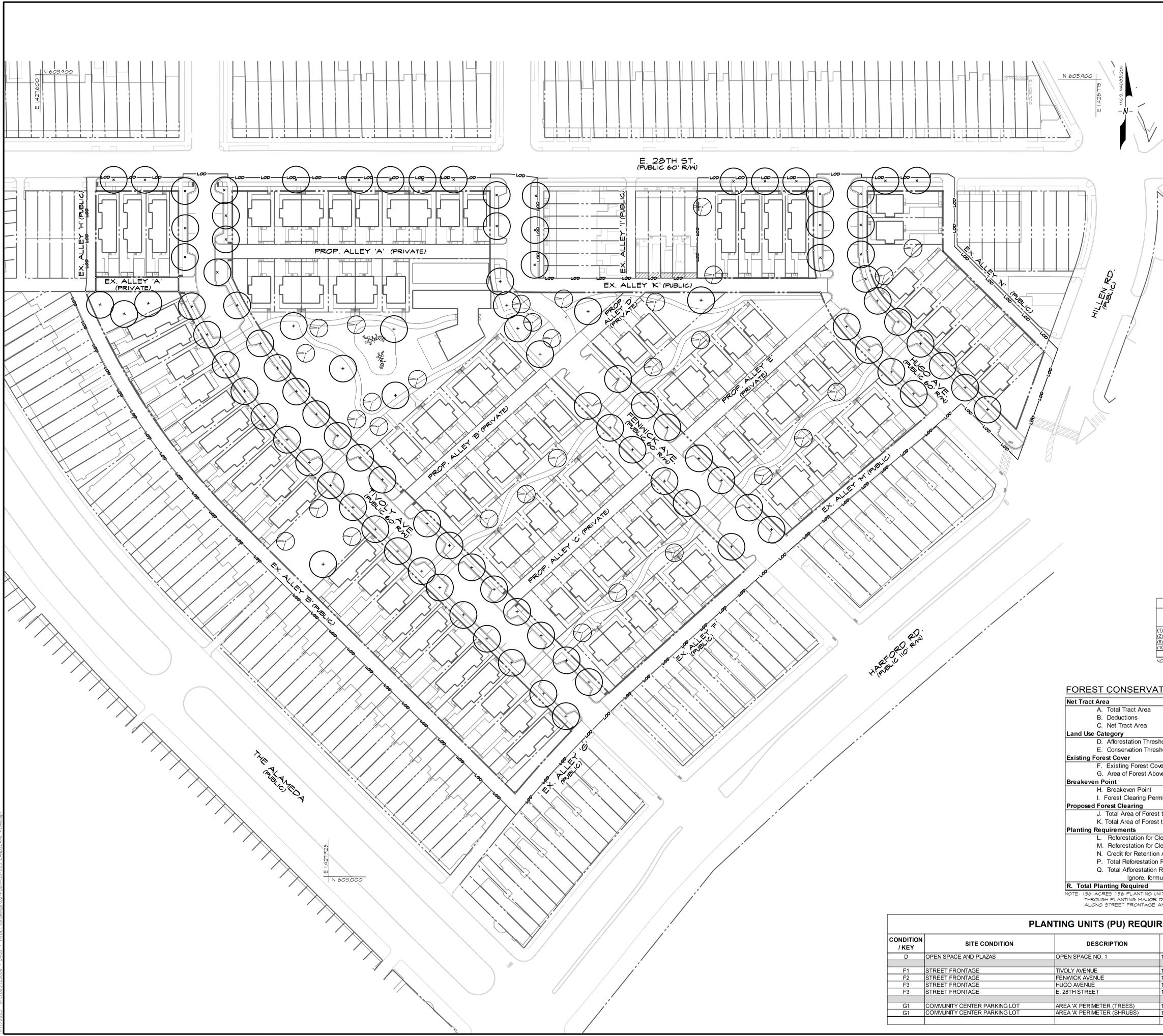
PLANNED UNIT DEVELOPMENT

STORMWATER MANAGEMENT CONCEPT PLAN

4
TIVOLY ECO-VILLAGE
BALTIMORE CITY, MD. 21218
WARD 09 SECTION 18

DATE 11/17/2025	DRAWING NO. PUD-1.04
SCALE 1" = 40'	DESIGNED BY MKS
DRAWN BY MKS	SHEET OF 8 MKS JOB NUMBER 23006

11/17/2025 15:20:23 23006 - D420 - TIVOLY ECO-VILLAGE 02-RWD-01-04 STORMWATER MANAGEMENT PLAN.rvt



mk
 Consulting Engineers, LLC
 1801 Porter Street, Suite 401
 Baltimore, MD 21230
 PH: (877) 308-6193
 Email: admin@mkceng.com

CONSULTANTS
 ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21202
 ATTN: DAVIN HONG
 PH: (410) 415-6640
 EMAIL: DHONG@REVITALDESIGN.COM

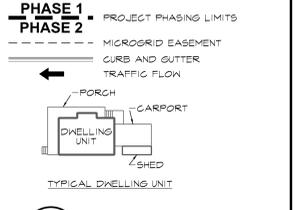
MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD 21202
 ATTN: MICHAEL LENTZ
 PH: (877) 308-6006
 EMAIL: MICHAEL.LENTZ@SETTY.COM

CONTROL/BENCHMARK DATA
 BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NAZ01) EPOCH 2011.4 NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	60534.45	142182.65	171.44	MAG NAIL
2	605375.81	142184.92	182.45	MAG NAIL
3	605376.85	1428107.41	187.24	IRON REBAR NAIL

SITE LEGEND

- PROJECT PROPERTY LINE
- PROJECT LOT LINE
- EX. ADJOINING PROPERTY LINE
- EX. CURB
- EX. CURB & GUTTER
- EX. TRAFFIC FLOW
- EX. TRAFFIC LIGHT
- EX. CONC. WALK
- EX. CONCRETE SIDEWALK
- EX. SIGN
- LIMIT OF DISTURBANCE
- PROJECT PHASING LIMITS
- MICROGRID EASEMENT
- CURB AND GUTTER
- TRAFFIC FLOW



x MAJOR DECIDUOUS TREE
 ○ MINOR DECIDUOUS TREE

LANDSCAPE NOTE
 1. LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH THE BALTIMORE CITY LANDSCAPE MANUAL.

PLANTING UNITS (PU) PROPOSED

(1) PLANTING UNIT	PROPOSED QUANTITIES	PROPOSED PU
(1) MAJOR TREE	103	103
(2) MINOR TREE	30	15
(6) SHRUBS	0	0
(10) PERENNIALS	0	0
TOTAL PROVIDED	118	

NOTE: ADDITIONAL MAJOR DECIDUOUS TREES, MINOR DECIDUOUS TREES, AND SHRUBS WILL BE PROVIDED TO MEET LANDSCAPE MANUAL REQUIREMENTS.

FOREST CONSERVATION WORKSHEET

Item	Description	Acres
A.	Total Tract Area	10.43
B.	Deductions	0.00
C.	Net Tract Area	10.43
Land Use Category		
D.	Afforestation Threshold	15% 1.56
E.	Conservation Threshold	20% 2.09
Existing Forest Cover		
F.	Existing Forest Cover w/in Net Tract Area	0.00
G.	Area of Forest Above Conservation Threshold	0.00
Breakeven Point		
H.	Breakeven Point	0.00
I.	Forest Clearing Permitted Without Mitigation	0.00
Proposed Forest Clearing		
J.	Total Area of Forest to be Cleared	0.00
K.	Total Area of Forest to be Retained	0.00
Planting Requirements		
L.	Reforestation for Clearing Above the Conservation Threshold	0.00
M.	Reforestation for Clearing Below the Conservation Threshold	0.00
N.	Credit for Retention Above the Conservation Threshold	0.00
P.	Total Reforestation Required	0.00
Q.	Total Afforestation Required	1.56
R.	Total Planting Required	1.56

NOTE: 1.56 ACRES (156 PLANTING UNITS) OF REQUIRED AFFORESTATION SHALL BE MET THROUGH PLANTING MAJOR DECIDUOUS TREES, MINOR DECIDUOUS TREES, AND SHRUBS ALONG STREET FRONTAGE AND WITHIN OPEN SPACES AREAS.

PLANTING UNITS (PU) REQUIRED

CONDITION / KEY	SITE CONDITION	DESCRIPTION	RATE	QUANTITY	UNIT	REQUIRED PU
D	OPEN SPACE AND PLAZAS	OPEN SPACE NO. 1	1 PU PER 1,200 SF	82985	SF	69
F1	STREET FRONTAGE	TIVOLY AVENUE	1 PU PER 30 LF	1774	LF	60
F2	STREET FRONTAGE	FENWICK AVENUE	1 PU PER 30 LF	1228	LF	41
F3	STREET FRONTAGE	HUGO AVENUE	1 PU PER 30 LF	649	LF	22
F3	STREET FRONTAGE	E. 28TH STREET	1 PU PER 30 LF	691	LF	24
G1	COMMUNITY CENTER PARKING LOT	AREA 'A' PERIMETER (TREES)	1 PU PER 35 LF	56	LF	2
G1	COMMUNITY CENTER PARKING LOT	AREA 'A' PERIMETER (SHRUBS)	1 PU PER 20 LF	56	LF	3
TOTAL						221

DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMADORE COURT
 COLUMBIA, MD 21045
 ATTN: MARK JAMES
 EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0366
 EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

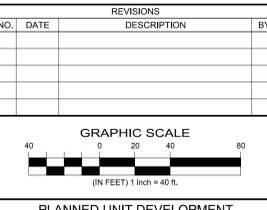
PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 804-3155
 EMAIL: AJCORTEAL@MKCENG.COM

SEAL

I CERTIFY THAT THIS PLAN WAS PREPARED OR APPROVED BY ME, AN ARCHITECT LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

REVISIONS

NO.	DATE	DESCRIPTION	BY

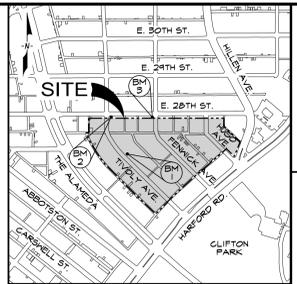


PLANNED UNIT DEVELOPMENT

LANDSCAPE PLAN

TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD. 21218
 WARD 09 SECTION 18

DATE: 11/17/2025
 SCALE: 1" = 40'
 DRAWING NO.: **PUD-1.05**
 DESIGNED BY: MKC
 DRAWN BY: MKC
 SHEET 5 OF 8
 MKC JOB NUMBER: 23006



mk
 Consulting Engineers, LLC
 1801 Porter Street, Suite 401
 Baltimore, MD 21230
 PH: (877) 308-6193
 Email: admin@mkceng.com

CONSULTANTS
 ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21217
 ATTN: DAVIN HONG
 PH: (410) 415-6560
 EMAIL: DHONG@REVITALDESIGN.COM
 MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD 21230
 ATTN: MICHAEL LENTZ
 PH: (877) 308-6066
 EMAIL: MICHAELLENTZ@SETTY.COM

VICINITY MAP
 SCALE: 1"=500'

CONTROL/BENCHMARK DATA
 BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NAZD83 EPOCH 2011) & NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	6034.45	14218.06	171.44	MAG NAIL
2	6037.81	14218.05	182.45	MAG NAIL
3	6037.65	1428.0741	187.24	IRON REBAR NAIL

ZONING RELIEF NOTE
 TIVOLY ECO-VILLAGE WILL FEATURE 108 DWELLING UNITS WITH FIVE DISTINCT LOT TYPES, THREE VARIATIONS OF SINGLE-FAMILY DETACHED HOMES, ONE SINGLE-FAMILY SEMI-DETACHED CONFIGURATION AND ONE SINGLE-FAMILY DETACHED HOME WITH AN ACCESSORY DWELLING UNIT. THIS PROPOSAL REPRESENTS A NEW DEVELOPMENT FOR THE CITY AND AS SUCH WILL REQUIRE VARIANCE RELIEF FROM NEARLY ALL BULK AND YARD REGULATIONS UNDER THE R-6 DISTRICT ZONING. WHILE THE PROJECT IS STILL IN ITS PRELIMINARY DESIGN PHASE, A SUMMARY OF THE ANTICIPATED EXCEPTIONS IS PROVIDED IN THE TABLE BELOW AND HIGHLIGHTED WITH AN ASTERISK.

IN ADDITION TO THE BULK AND YARD EXCEPTIONS, THE PROPOSED ACCESSORY DWELLING UNITS ARE CURRENTLY PROHIBITED UNDER THE BALTIMORE CITY ZONING CODE. THEREFORE, THE DEVELOPER AND DESIGN TEAM ARE SEEKING APPROVAL FOR THE CONDITIONS MENTIONED ABOVE.

DWELLING UNIT SUMMARY

TYPE	BEDROOMS	UNITS
DETACHED TYPE A	2 BEDROOM	40
DETACHED TYPE B	2 BEDROOM	8
ACCESSORY DWELLING UNIT (ADU)	2 BEDROOM	8
DETACHED TYPE C	3 BEDROOM	20
SEMI-DETACHED (DUPLX)	2 BEDROOM	32
TOTAL UNITS		108

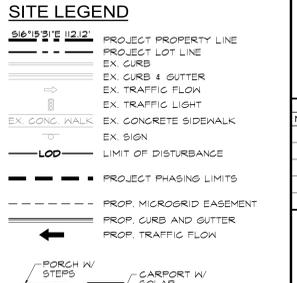
MODIFICATIONS TO STANDARDS TABLE BULK AND YARD REGULATIONS

CATEGORIES	ZONING DISTRICT: R-6	PROPOSED PLD
MIN. LOT AREA		
DWELLING DETACHED	3,000 SQ. FT.	1,800 SQ. FT.*
DWELLING SEMI-DETACHED	2,000 SQ. FT.	1,800 SQ. FT.*
OTHER USES (COMMUNITY CENTER)	3,000 SQ. FT.	37,626 SQ. FT.
MAX. BLDG. HEIGHT		
DWELLING DETACHED	35 FEET	<30 FEET
DWELLING SEMI-DETACHED	35 FEET	<30 FEET
OTHER USES (COMMUNITY CENTER)	35 FEET	<20 FEET
MAX. LOT COVERAGE		
DWELLING DETACHED	35%	61%*
DWELLING SEMI-DETACHED	35%	64%*
OTHER USES (COMMUNITY CENTER)	40%	14%
MAX. IMPERVIOUS SURFACE		
DWELLING DETACHED	60%	80%*
DWELLING SEMI-DETACHED	60%	80%*
OTHER USES (COMMUNITY CENTER)	NA	NA
FRONT YARD		
DWELLING DETACHED	LESSER OF 20 FT. OR BLOCKFACE AVG.	10 FEET
DWELLING SEMI-DETACHED	LESSER OF 20 FT. OR BLOCKFACE AVG.	10 FEET
OTHER USES (COMMUNITY CENTER)	20 FEET	2 FEET*
INTERIOR-SIDE YARD		
DWELLING DETACHED	10 FEET	1 FEET*
DWELLING SEMI-DETACHED	15 FEET	5.5 FEET*
OTHER USES (COMMUNITY CENTER)	15 FEET	3.9 FEET*
CORNER-SIDE YARD		
DWELLING DETACHED	20 FEET	3 FEET*
DWELLING SEMI-DETACHED	20 FEET	NA
OTHER USES (COMMUNITY CENTER)	20 FEET	NA
REAR YARD		
DWELLING DETACHED	25 FEET	0 FEET*
DWELLING SEMI-DETACHED	25 FEET	20 FEET*
OTHER USES (COMMUNITY CENTER)	25 FEET	137.4 FEET

*PROPOSED EXCEPTION TO THE DISTRICT STANDARDS

OFF-STREET PARKING SUMMARY

USE	QUANTITY	SPACES PROVIDED
DWELLING	108 UNITS	100
COMMUNITY CENTER	109 OCCUPANT LOAD	8



DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMADORE COURT
 COLUMBIA, MD 21045
 ATTN: MARK JAMES
 EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0366
 EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 884-3155
 EMAIL: AJCORTEAL@MKCENG.COM

REVISIONS

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
 0 20 40 80
 (IN FEET) 1 inch = 40 ft.

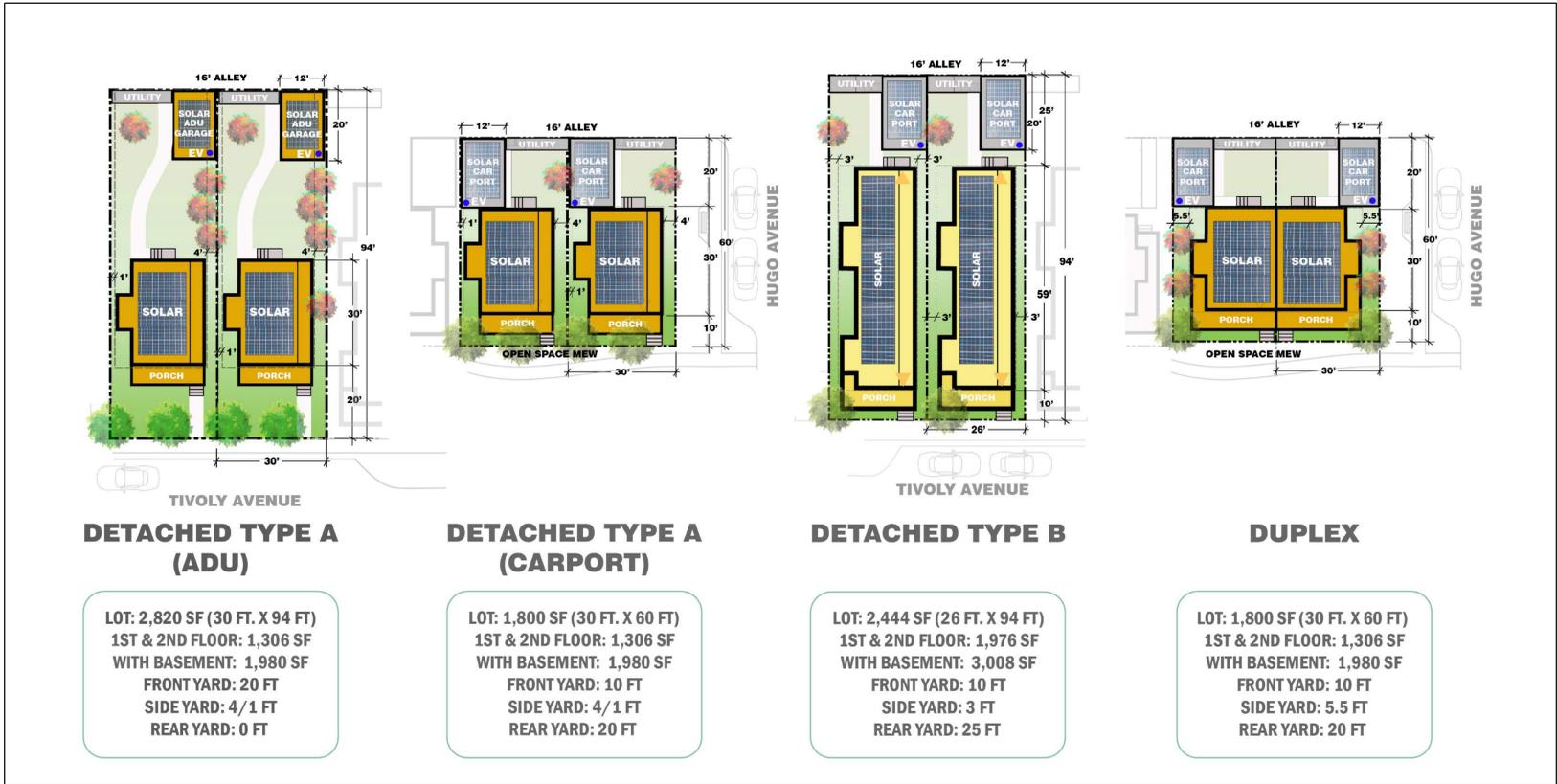
PLANNED UNIT DEVELOPMENT
LOT LAYOUT & HOUSING PLAN
TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD 21218
 WARD 09 SECTION 18

DATE: 11/17/2025
 SCALE: 1" = 40'
 DESIGNED BY: [Signature]
 DRAWING NO.: **PUD-1.06**
 SHEET 6 OF 8
 MKC JOB NUMBER: 23096

11/18/2025 15:20:23 23096 - D:\D0 - TIVOLY ECO-VILLAGE\02-PUD\01-06_L01_LAYOUT AND HOUSING PLAN.rvt

ALL DRAWINGS ARE PROTECTED BY FEDERAL COPYRIGHT BY MK CONSULTING ENGINEERS, LLC. AND CANNOT BE REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT WRITTEN PERMISSION.

CONSULTANTS
ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21217
 ATTN: DAVIN HONG
 PH: (443) 415-6540
 EMAIL: DHONG@REVITALDESIGN.COM
MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD, 21230
 ATTN: MICHAEL LENTZ
 PH: (667) 303-6036
 EMAIL: MICHAELLENTZ@SETTY.COM



TYPICAL LOT LAYOUTS

DWELLING UNIT SUMMARY		
TYPE	BEDROOMS	UNITS
DETACHED TYPE A	2 BEDROOM	40
DETACHED TYPE A	2 BEDROOM	8
ACCESSORY DWELLING UNIT (ADU)	-	8
DETACHED TYPE B	3 BEDROOM	20
SEMI-DETACHED (DUPLEX)	2 BEDROOM	32
TOTAL UNITS		108

DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMADORE COURT
 COLUMBIA, MD, 21045
 ATTN: MARK JAMES
 EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD, 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0366
 EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 417 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD, 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 804-3155
 EMAIL: AJCORTEAL@MKCENG.COM



I CERTIFY THAT THE SEALS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE
 AS SHOWN

PLANNED UNIT DEVELOPMENT
 TYPICAL LOT LAYOUTS
 TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD. 21218
 WARD 09 SECTION 16

DATE: 11/17/2025
 SCALE: AS SHOWN
 DRAWING NO.: PUD-1.07
 SHEET 7 OF 8
 MKC JOB NUMBER: 23006

11/17/2025 6:20:23 AM C:\2023\23006 - 0460 - TIVOLY ECO-VILLAGE\02-FUD\01-07-TYPICAL LOT LAYOUTS.dwg

CONSULTANTS
ARCHITECT
 REVITAL DESIGN
 127 W. LAFAYETTE AVENUE
 BALTIMORE, MD 21217
 ATTN: DAVIN HONG
 PH: (443) 415-6540
 EMAIL: DHONG@REVITALDESIGN.COM
MEP ENGINEER
 SETTY & ASSOCIATES
 145 W. OSTEND STREET, SUITE 537
 BALTIMORE, MD, 21202
 ATTN: MICHAEL LENTZ
 PH: (867) 309-6036
 EMAIL: MICHAELLENTZ@SETTY.COM



COMMUNITY CENTER - FRONT



COMMUNITY CENTER - REAR



ELEVATION AT TIVOLY AVE
 $\frac{3}{16}'' = 1'-0''$



ELEVATION AT MEWS
 $\frac{3}{16}'' = 1'-0''$

DEVELOPER / APPLICANT
 URBAN GREEN, LLC
 6174 COMMADORE COURT
 COLUMBIA, MD, 21045
 ATTN: MARK JAMES
 EMAIL: MJAMES@URBANGREENLLC.COM

AFFORDABLE HOMES & COMMUNITIES
 1501 SAINT PAUL STREET
 BALTIMORE, MD, 21202
 ATTN: MARY CLAIRE DAVIS
 PH: (410) 685-0366
 EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

OWNER
 MAYOR & CITY COUNCIL OF BALTIMORE
 617 E. FAYETTE STREET, ROOM 1001
 BALTIMORE, MD, 21202
 EMAIL: MAYOR@BALTIMORECITY.COM

PROJECT CONTACT
 MK CONSULTING ENGINEERS, LLC
 1801 PORTER STREET, SUITE 401
 BALTIMORE, MARYLAND 21230
 ATTN: ANTHONY J. CORTEAL JR.
 PH: (410) 864-3155
 EMAIL: AJCORTEAL@MKCENG.COM

SEAL



I CERTIFY THAT THESE ELEVATIONS WERE PREPARED OR APPROVED BY ME, AN ARCHITECT LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NUMBER: 4006 EXPIRATION DATE: 10-23-2027

REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE

AS SHOWN

PLANNED UNIT DEVELOPMENT

ARCHITECTURAL ELEVATIONS

TIVOLY ECO-VILLAGE
 BALTIMORE CITY, MD, 21218
 WARD 09 SECTION 16

DATE 11/17/2025	DRAWING NO. PUD-1.08
SCALE AS SHOWN	SHEET 8 OF 8
DESIGNED BY	MKC JOB NUMBER 23096
DRAWN BY	