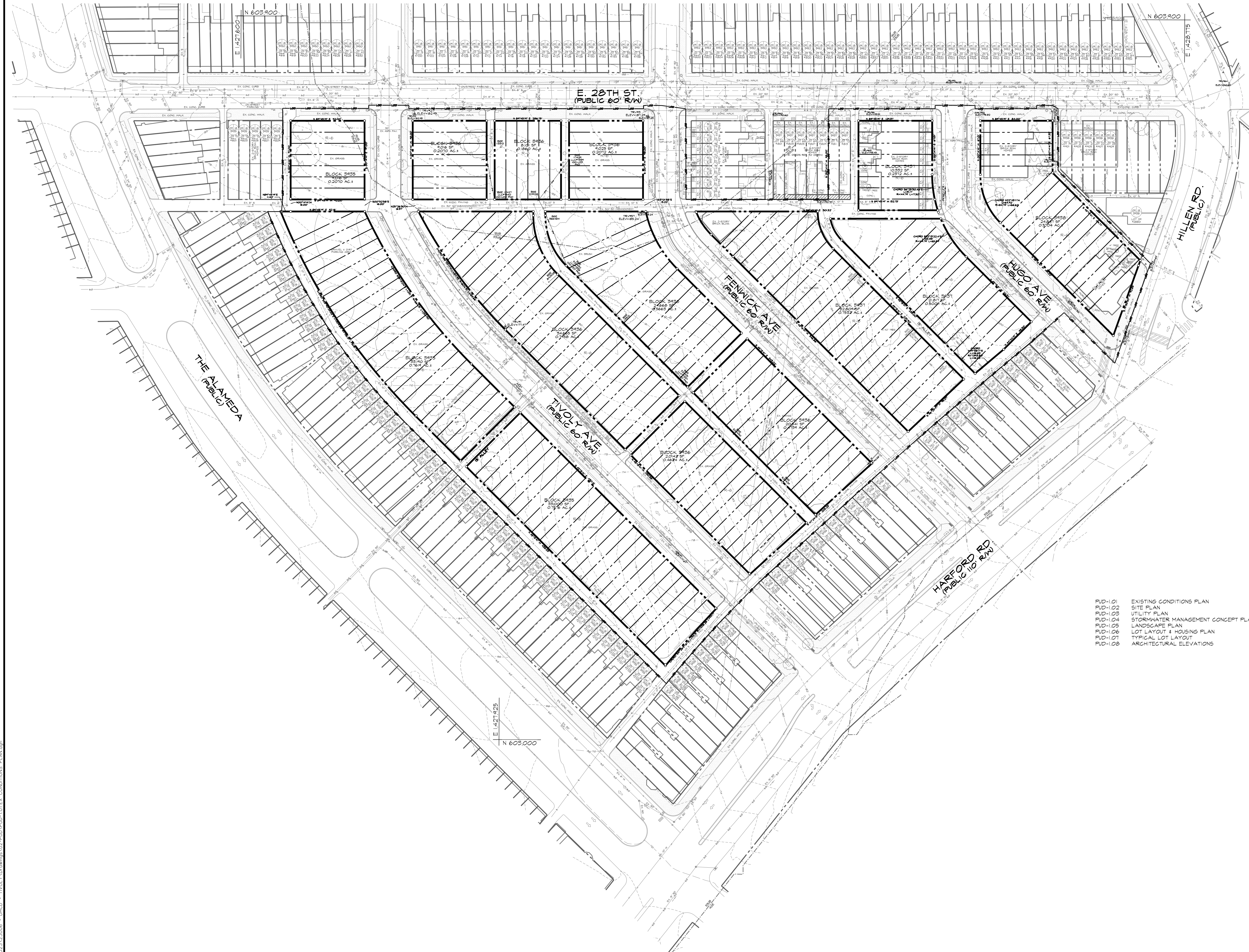
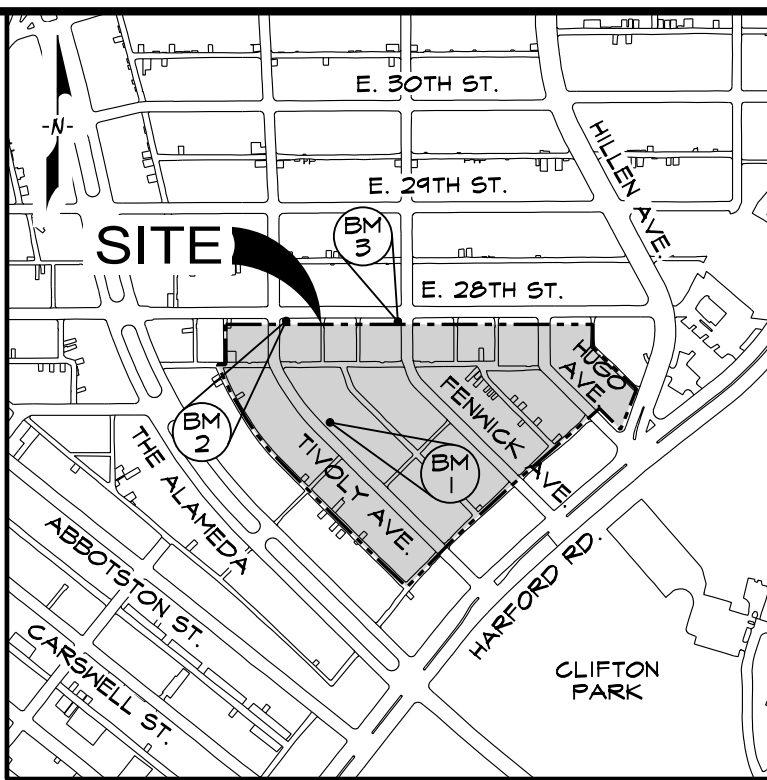


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- PUD-01 EXISTING CONDITIONS PLAN
PUD-02 SITE PLAN
PUD-03 UTILITY PLAN
PUD-04 STORMWATER MANAGEMENT CONCEPT PLAN
PUD-05 LANDSCAPE PLAN
PUD-06 LOT LAYOUT & HOUSING PLAN
PUD-07 TYPICAL LOT LAYOUT
PUD-08 ARCHITECTURAL ELEVATIONS



VICINITY MAP
SCALE: 1"=500'

CONTROL/BENCHMARK DATA
BEARING AND COORDINATES AS SHOWN HEREON ARE DERIVED FROM THE MARYLAND COORDINATE SYSTEM (NAD83/NA2011) & NAVD83 FOR VERTICAL AS REFERENCED FROM CONTROL STATIONS.

NO.	NORTHING	EASTING	ELEV.	DESC.
1	60534.43	142180.65	171.44	NAG NAIL
2	605715.81	142184.52	182.45	NAG NAIL
3	605716.85	1428107.41	187.24	IRON REBAR NAIL

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

AFFORDABLE HOMES & COMMUNITIES
1501 SAINT PAUL STREET
BALTIMORE, MD 21202
MARY CLARE DAVIS
MARYCLAIRE.DAVIS@AHCINC.ORG
- 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
BLOCK 3455, 3456, 3457, 3458
CONGLAMIC DISTRICT, 14
- 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):
454,534 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 2400870012F 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.
- THE PROJECT SITE IS LOCATED WITHIN THE BALTIMORE HARBOR WATERSHED.
- 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.



Consulting Engineers, LLC
1801 Porter Street, Suite 401
Baltimore, MD 21230
Ph: (687) 308-6193
Email: admin@mkceng.com

- CONSULTANTS
- ARCHITECT
REVITAL DESIGN
127 W. LAFAYETTE AVENUE
BALTIMORE, MD 21217
ATTN: DAVIN HONG
PH: (443) 415-6640
EMAIL: DHONG@REVITALDESIGN.COM
- MEP ENGINEER
SETTY & ASSOCIATES
145 W. OSTEND STREET, SUITE 537
BALTIMORE, MD 21230
ATTN: MICHAEL LENTZ
PH: (687) 308-8068
EMAIL: MICHAEL.LENTZ@SETTY.COM

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

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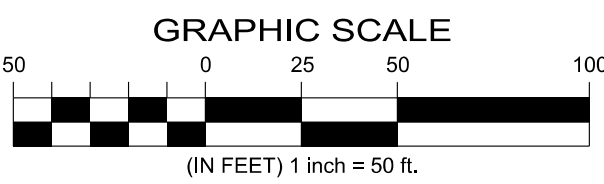
PROJECT CONTACT
MK CONSULTING ENGINEERS, LLC
1801 PORTER STREET, SUITE 401
BALTIMORE, MARYLAND 21230
ATTN: ANTHONY J. CORTEAL JR.
PH: (410) 884-3155
EMAIL: AJCORTEAL@MKCENG.COM

SEAL



I CERTIFY THAT THESE DOCUMENTS 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

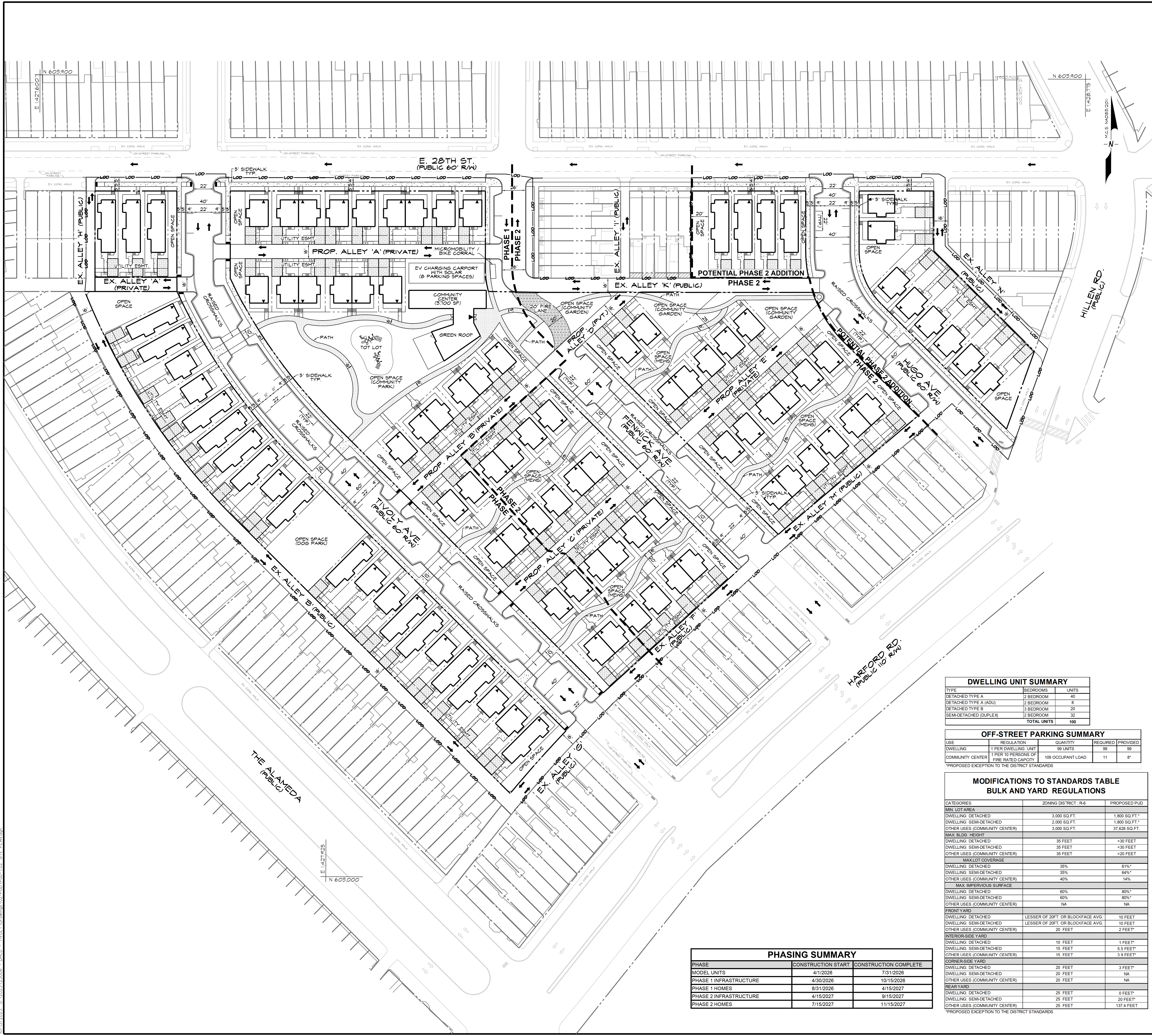


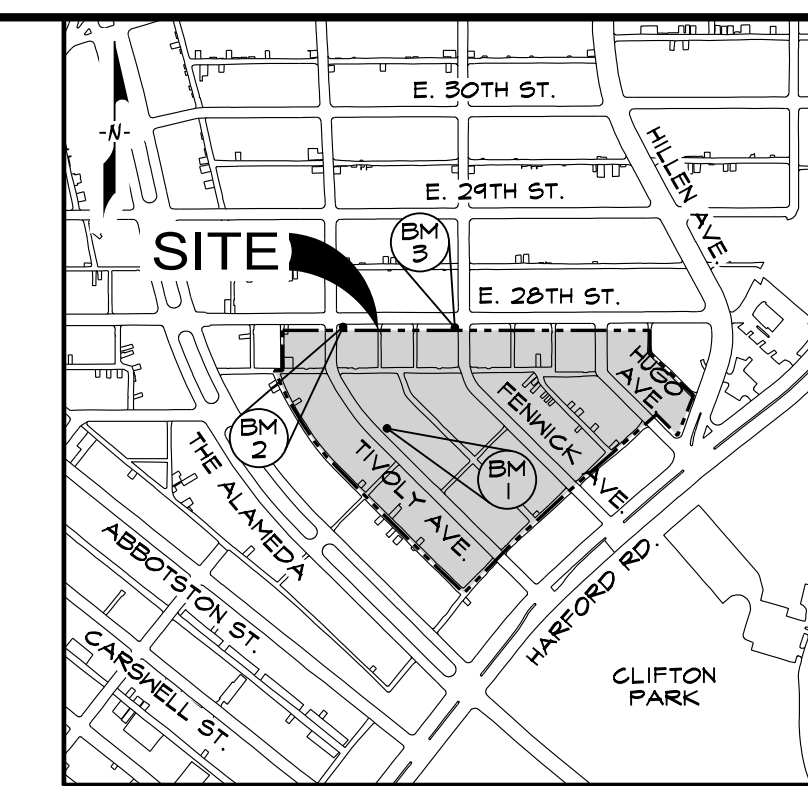
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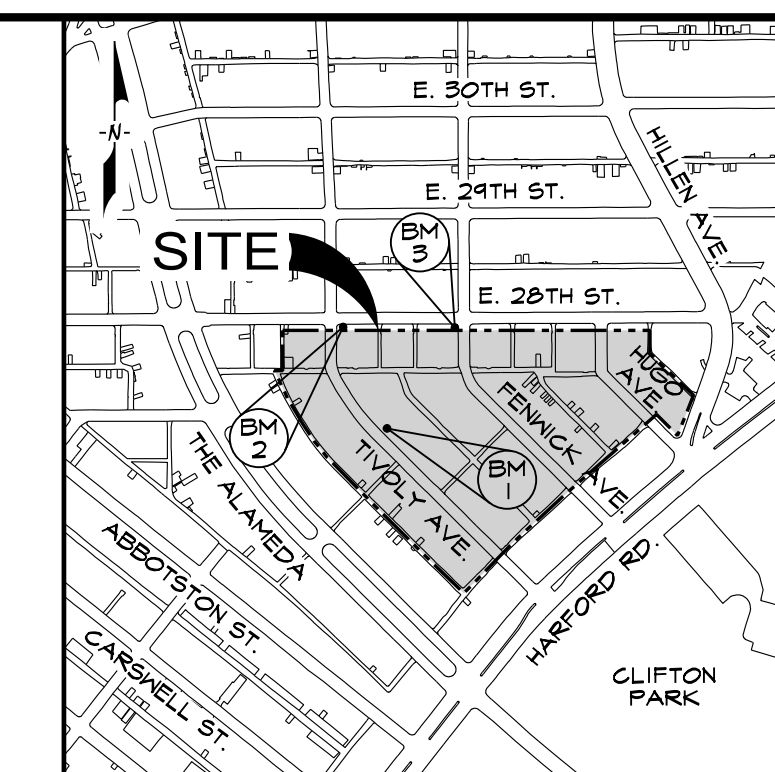
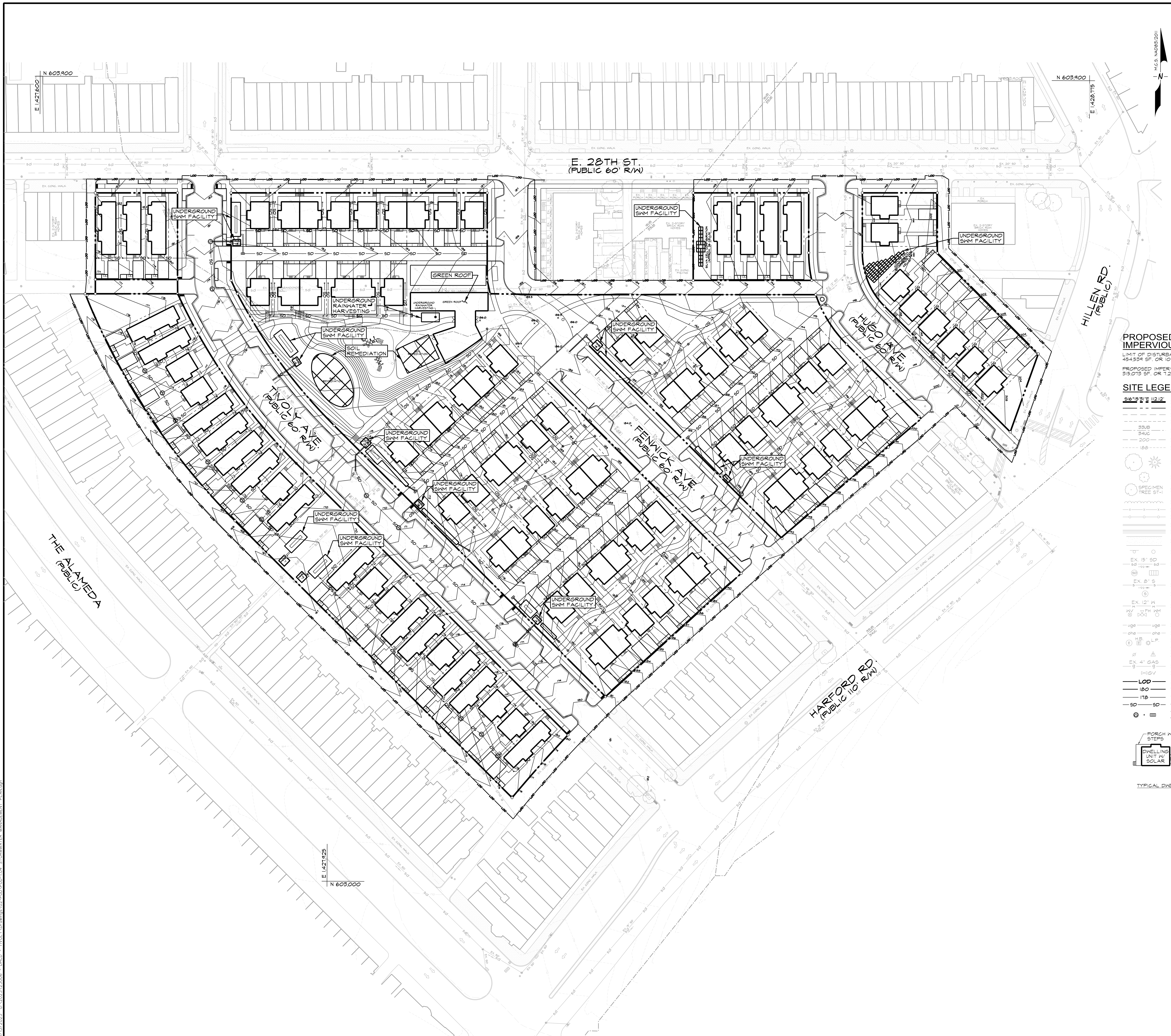
EXISTING
CONDITIONS
PLAN

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

DATE 09/12/2025	DRAWING NO. PUD-1.01
SCALE 1" = 50'	
DESIGNED BY	SHEET 1 OF 8
DRAWN BY	MKC JOB NUMBER 23096



[illegible]



CONTROL/BENCHMARK DATA

NO.	NORTHING	EASTING	ELEV	DESC
1	603514.43	1,427,930.65	177.49	MAG NAIL
2	603,778.87	1,427,816.52	182.95	MAG NAIL
3	603,776.85	1,428,107.41	187.29	IRON REBAR N

PROPOSED CONDITION IMPERVIOUS AREA ANALYSIS

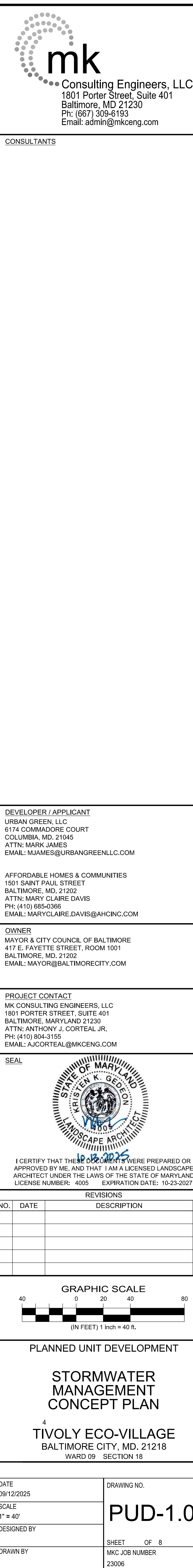
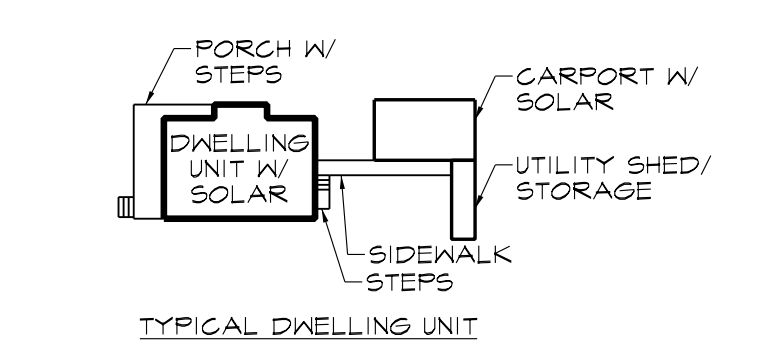
LIMIT OF DISTURBANCE:
454,539 SF. OR 10.43 AC.

PROPOSED IMPERVIOUS AREA:
315,073 SF. OR 7.23 AC.

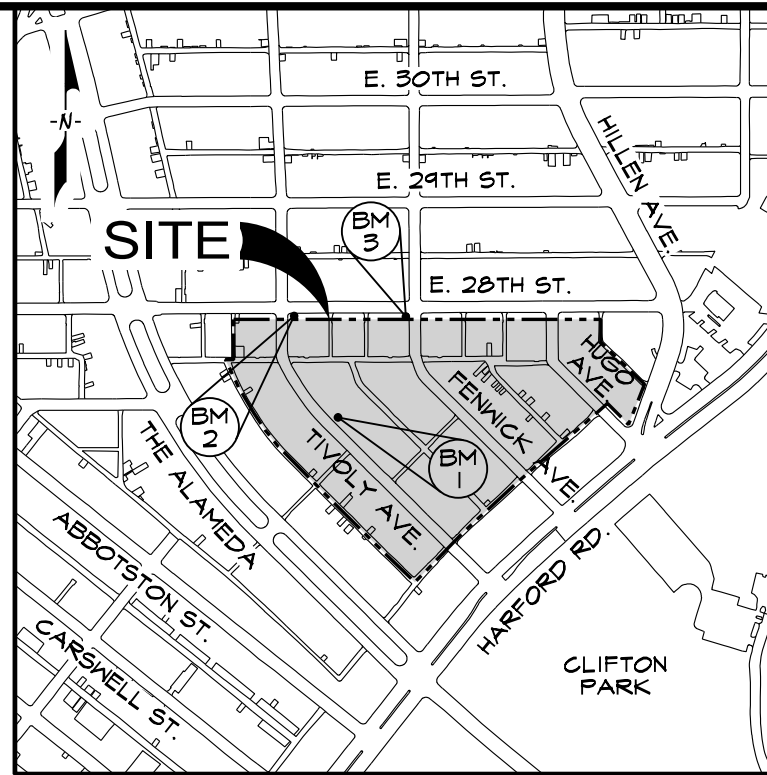
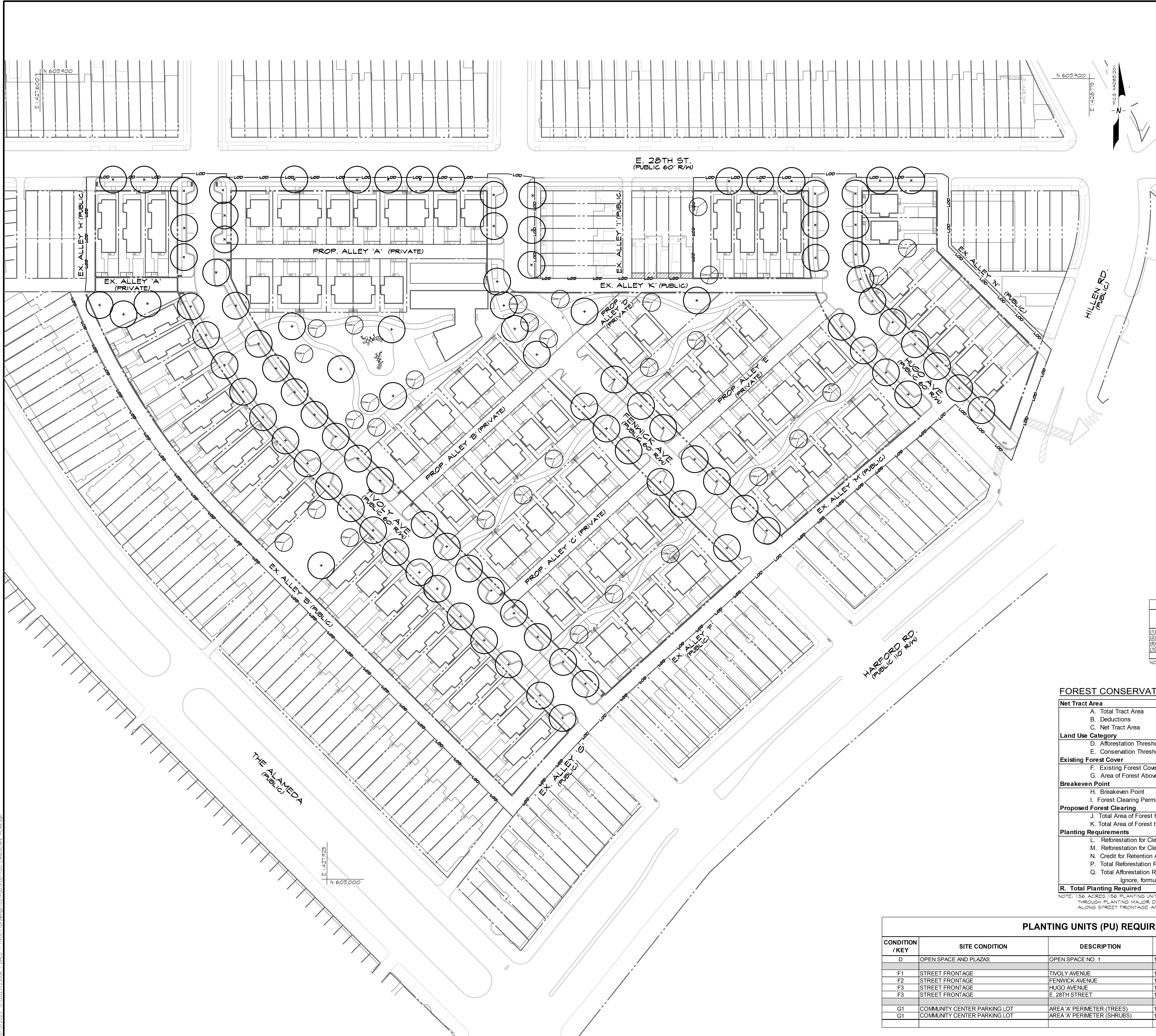
SITE LEGEND

SITE LEGEND

	EX. PROPERTY LINE
	EX. ADJOINING PROPERTY LINE
	EX. EASEMENT
	EX. SETBACKS
	EX. SOIL LINE
	EX. SOIL LINE
	EX. MAJOR CONTOURS
	EX. MINOR CONTOURS
	EX. TREES
	EX. TREES
	EX. SHURDS
	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, HANDLE, LIGHT POLE
	EX. LIGHT POLE, POLE MOUNTED TRANSFORMER
	EX. GAS LINE,
	EX. GAS VALVE
	LIMIT OF DISTURBANCE
	MAJOR CONTOUR
	MINOR CONTOUR
	STORM DRAIN LINE
	STORM DRAIN MANHOLE, CLEANTOUT, INLET



10/13/2025 15:20:23 03-06 - 0402 - T:\01\X\Drawings\02-PUD\01-105 LANDSCAPE PLANNING



VICINITY MAP

SCALE: 1"=500'

CONTROL/BENCHMARK DATA

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NO.	NORTHING	EASTING	ELEV.	DESC.
1	60354.45	142180.65	171.44	NAG NAIL
2	603715.81	142184.52	182.45	NAG NAIL
3	603716.85	142210.41	187.24	IRON REBAR NAIL

SITE LEGEND

- 5/6" 1/8" 3/4" 1 1/2" PROJECT PROPERTY LINE
- PROJECT LOT LINE
- EX. ADJOINING PROPERTY LINE
- EX. CURB
- EX. CURB & GUTTER
- EX. TRAFFIC FLOW
- EX. TRAFFIC LIGHT
- EX. CONG. WALK
- EX. CONCRETE SIDEWALK
- EX. SIGN
- LIMIT OF DISTURBANCE
- PROJECT PHASING LIMITS
- MICROGRID EASEMENT
- CURB AND GUTTER
- TRAFFIC FLOW
- PORCH
- CARPORT
- DWELLING UNIT
- SHED
- TYPICAL DWELLING UNIT
- 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

Net Tract Area		Acre
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
Ignore, formulas--for M	0	--for P 0.00
R. Total Planting Required		1.56

NOTE: 156 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	REQUIRED PU
D	OPEN SPACE AND PLAZAS	OPEN SPACE NO. 1	1 PU PER 1,200 SF	82985	69
F1	STREET FRONTAGE	TIVOLI AVENUE	1 PU PER 30 LF	1774	60
F2	STREET FRONTAGE	FENWICK AVENUE	1 PU PER 30 LF	1228	41
F3	STREET FRONTAGE	HUGO AVENUE	1 PU PER 30 LF	649	22
F3	STREET FRONTAGE	E. 28TH STREET	1 PU PER 30 LF	691	24
G1	COMMUNITY CENTER PARKING LOT	AREA 'A' PERIMETER (TREES)	1 PU PER 35 LF	56	2
G1	COMMUNITY CENTER PARKING LOT	AREA 'A' PERIMETER (SHRUBS)	1 PU PER 20 LF	56	3
				TOTAL	221

Consulting Engineers, LLC
1801 Porter Street, Suite 401
Baltimore, MD 21230
Ph: (687) 308-6193
Email: admin@mkceng.com

CONSULTANTS

ARCHITECT
REVITAL DESIGN
127 W. LAFAYETTE AVENUE
BALTIMORE, MD 21201
ATTN: DAVIN HONG
PH: (443) 415-6560
EMAIL: DHONG@REVITALDESIGN.COM

MEP ENGINEER
SETTY & ASSOCIATES
145 W. OSTEND STREET, SUITE 537
BALTIMORE, MD 21201
ATTN: MICHAEL LENTZ
PH: (687) 308-6006
EMAIL: MICHAEL.LENTZ@SETTY.COM

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) 685-4396
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

SEAL

I CERTIFY THAT THESE DOCUMENTS 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

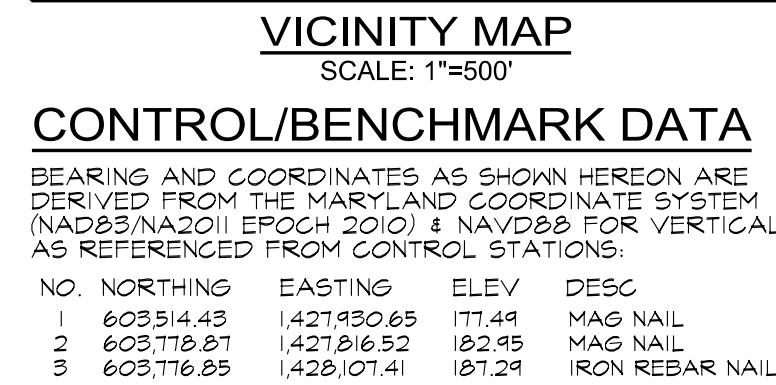
(IN FEET) 1 inch = 40 ft.

PLANNED UNIT DEVELOPMENT

LANDSCAPE PLAN

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

DATE 09/12/2025	DRAWING NO. PUD-1.05
SCALE 1" = 40'	
DESIGNED BY	SHEET 5 OF 8
DRAWN BY	MKC JOB NUMBER 23006



TIVOLY ECO-VILLAGE WILL FEATURE 101 HOMES WITH FIVE DISTINGUISHING 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 A (ADU)		2 BEDROOM	8
DETACHED TYPE B		3 BEDROOM	20
SEMI-DETACHED (DUPLEX)		2 BEDROOM	32
TOTAL UNITS			100

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	LESSOR OF 20FT. OR BLOCKFACE AVG.	10 FEET	
DWELLING- SEMI-DETACHED	LESSOR OF 20FT. 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	

OFF-STREET PARKING SUMMARY				
USE	REGULATION	QUANTITY	REQUIRED	PROVIDED
DWELLING	1 PER DWELLING UNIT	99 UNITS	99	99
COMMUNITY CENTER	1 PER 10 PERSONS OF FIRE RATED CAPACITY	109 OCCUPANT/LOAD	11	8*
*PROPOSED EXCEPTION TO THE DISTRICT STANDARDS				

The diagram illustrates a street layout with various easements and property lines. At the top, a horizontal line is labeled with dimensions: 5'6", 15'3", and 11'2". Below this, a series of horizontal lines represent different boundaries and easements. From top to bottom, these are: a dashed line labeled 'PROJECT PROPERTY LINE'; a solid line labeled 'PROJECT LOT LINE'; a solid line labeled 'EX. CURB'; a solid line labeled 'EX. CURB & GUTTER'; a solid line labeled 'EX. TRAFFIC FLOW' with a right-pointing arrow above it; a solid line labeled 'EX. CONCRETE LIGHT'; a solid line labeled 'EX. CONC. WALK' with a small 'O' symbol below it; a solid line labeled 'EX. CONCRETE SIDEWALK'; a solid line labeled 'EX. SIGN'; a solid line labeled 'LIMIT OF DISTURBANCE'; a solid line labeled 'LOD' with a horizontal line segment below it; a solid line labeled 'PROJECT PHASING LIMITS'; a dashed line labeled 'PROP. MICROGRID EASEMENT'; a solid line labeled 'PROP. CURB AND GUTTER'; and a solid line labeled 'PROP. TRAFFIC FLOW' with a left-pointing arrow below it.

5'6" 15'3" 11'2"

PROJECT PROPERTY LINE

PROJECT LOT LINE

EX. CURB

EX. CURB & GUTTER

EX. TRAFFIC FLOW

EX. CONCRETE LIGHT

EX. CONC. WALK

EX. CONCRETE SIDEWALK

EX. SIGN

LIMIT OF DISTURBANCE

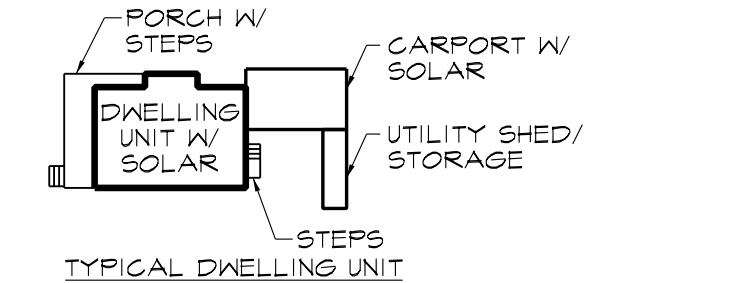
LOD

PROJECT PHASING LIMITS

PROP. MICROGRID EASEMENT

PROP. CURB AND GUTTER

PROP. TRAFFIC FLOW



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1501 SAINT PAUL STREET
BALTIMORE, MD. 21202
ATTN: MARY CLAIRE DAVIS
PH: (410) 685-0366
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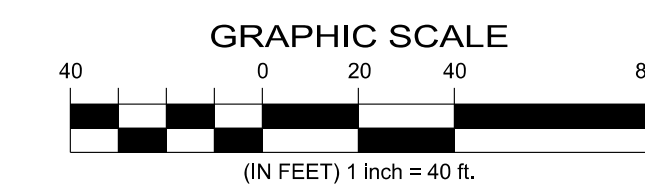
PROJECT CONTACT
MK CONSULTING ENGINEERS, LLC
1801 PORTER STREET, SUITE 401
BALTIMORE, MARYLAND 21230
ATTN: ANTHONY J. CORTEAL JR.
PH: (410) 804-3155
EMAIL: AJCORTEAL@MKCENG.COM

SEAL



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 LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

REVISIONS		
NO.	DATE	DESCRIPTION



LOT LAYOUT & HOUSING PLAN

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

DATE 9/12/2025	DRAWING NO. PUD-1.0
SCALE = 40'	
DESIGNED BY	
RAWN BY	SHEET 6 OF 8 MKC JOB NUMBER 23006

CONSULTANTS

ARCHITECT
REVITAL DESIGN
127 W. LAFAYETTE AVENUE
BALTIMORE, MD 21217
ATTN: DAVIN HONG
PH: (443) 415-6640
EMAIL: DHONG@REVITALDESIGN.COM

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BALTIMORE, MD, 21230
ATTN: MICHAEL LENTZ
PH: (667) 308-6036
EMAIL: MICHAEL.LENTZ@SETTY.COM

DEVELOPER / APPLICANT

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COLUMBIA, MD, 21045
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SEAL

STATE OF MARYLAND
ANTHONY J. CORTEAL JR.
LANDSCAPE ARCHITECT
162025

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LICENSE NUMBER: 4005 EXPIRATION DATE: 10-23-2027

REVISIONS		
NO.	DATE	DESCRIPTION

GRAPHIC SCALE

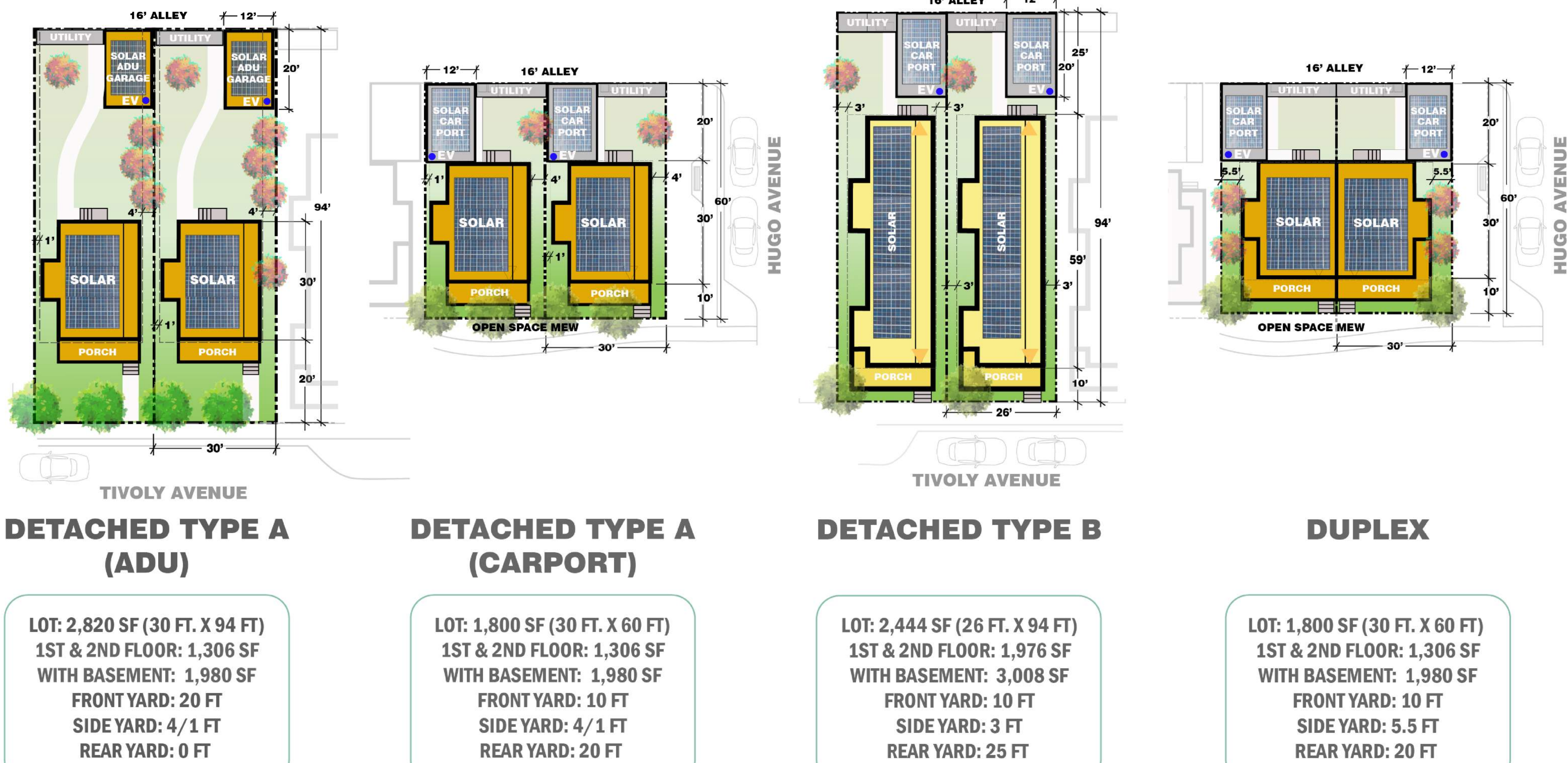
AS SHOWN

PLANNED UNIT DEVELOPMENT

TYPICAL
LOT LAYOUTS

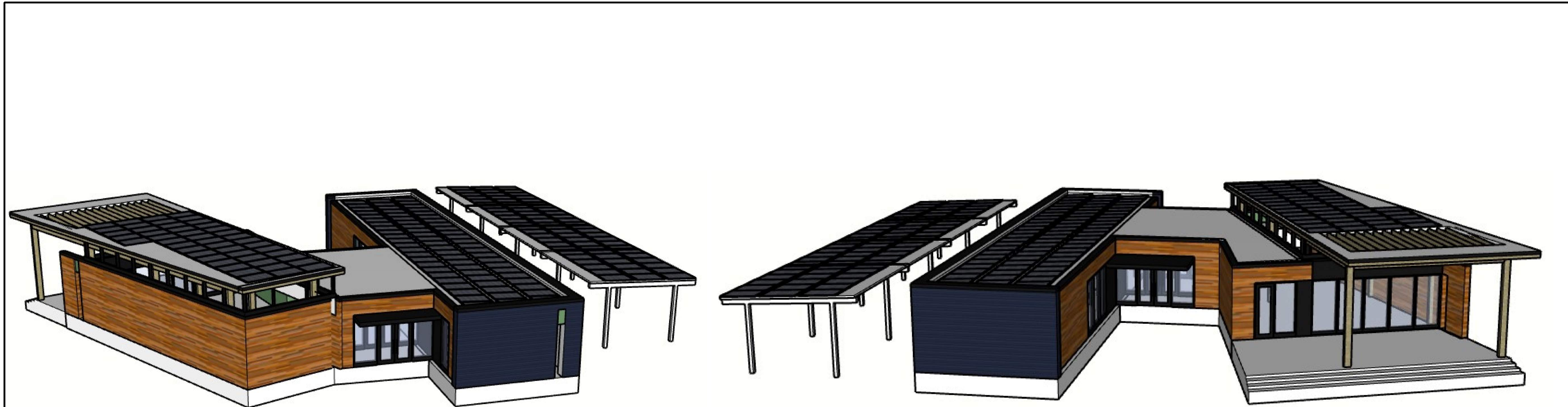
TIVOLY ECO-VILLAGE
BALTIMORE CITY, MD. 21218
WARD 09 SECTION 18

DATE 09/12/2025	DRAWING NO. PUD-1.07
SCALE AS SHOWN	
DESIGNED BY	
DRAWN BY	SHEET 7 OF 8 MJC JOB NUMBER 23096



TYPICAL LOT LAYOUTS

DWELLING UNIT SUMMARY		
TYPE	BEDROOMS	UNITS
DETACHED TYPE A	2 BEDROOM	40
DETACHED TYPE A (ADU)	2 BEDROOM	8
DETACHED TYPE B	3 BEDROOM	20
SEMI-DETACHED (DUPLEX)	2 BEDROOM	32
TOTAL UNITS		100



COMMUNITY CENTER - FRONT

COMMUNITY CENTER - REAR



ELEVATION AT TIVOLY AVE
3/16"=1'-0"



ELEVATION AT MEWS
3/16"=1'-0"



Consulting Engineers, LLC
1801 Porter Street, Suite 401
Baltimore, MD 21230
Ph: (667) 308-6193
Email: admin@mkceng.com

CONSULTANTS

ARCHITECT
REVITAL DESIGN
127 W. LAFAYETTE AVENUE
BALTIMORE, MD 21217
ATTN: DAVIN HONG
PH: (443) 415-6640
EMAIL: DHONG@REVITALDESIGN.COM

MEP ENGINEER
SETTY & ASSOCIATES
145 W. OSTEND STREET, SUITE 537
BALTIMORE, MD 21230
ATTN: MICHAEL LENTZ
PH: (667) 308-6036
EMAIL: MICHAEL.LENTZ@SETTY.COM

DEVELOPER / APPLICANT

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

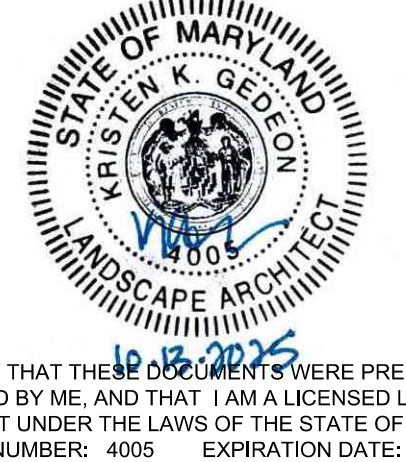
AFFORDABLE HOMES & COMMUNITIES
1501 SAINT PAUL STREET
BALTIMORE, MD 21202
ATTN: MARY CLAIRE DAVIS
PH: (410) 685-0366
EMAIL: MARYCLAIRE.DAVIS@AHCINC.COM

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

SEAL



I CERTIFY THAT THESE DOCUMENTS 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

ARCHITECTURAL ELEVATIONS

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

DATE 09/12/2025	DRAWING NO.
SCALE AS SHOWN	PUD-1.08
DESIGNED BY	SHEET 8 OF 8
DRAWN BY	MKC JOB NUMBER 23096

DRAFT – FOR REVIEW ONLY

10/13/2025 15:20:23 23096 - 0402 - TIVOLY ECO-VILLAGE-02-PUD-1.08 ARCHITECTURAL ELEVATIONS.dgn