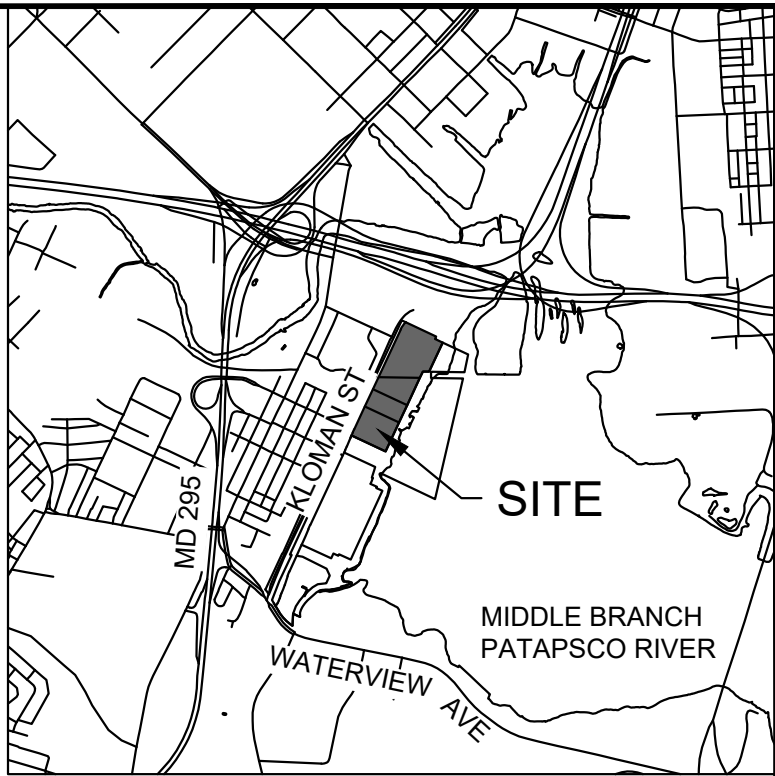


WESTPORT PARCELS C, D, E, & F

PRELIMINARY SUBDIVISION AND DEVELOPMENT PLAN

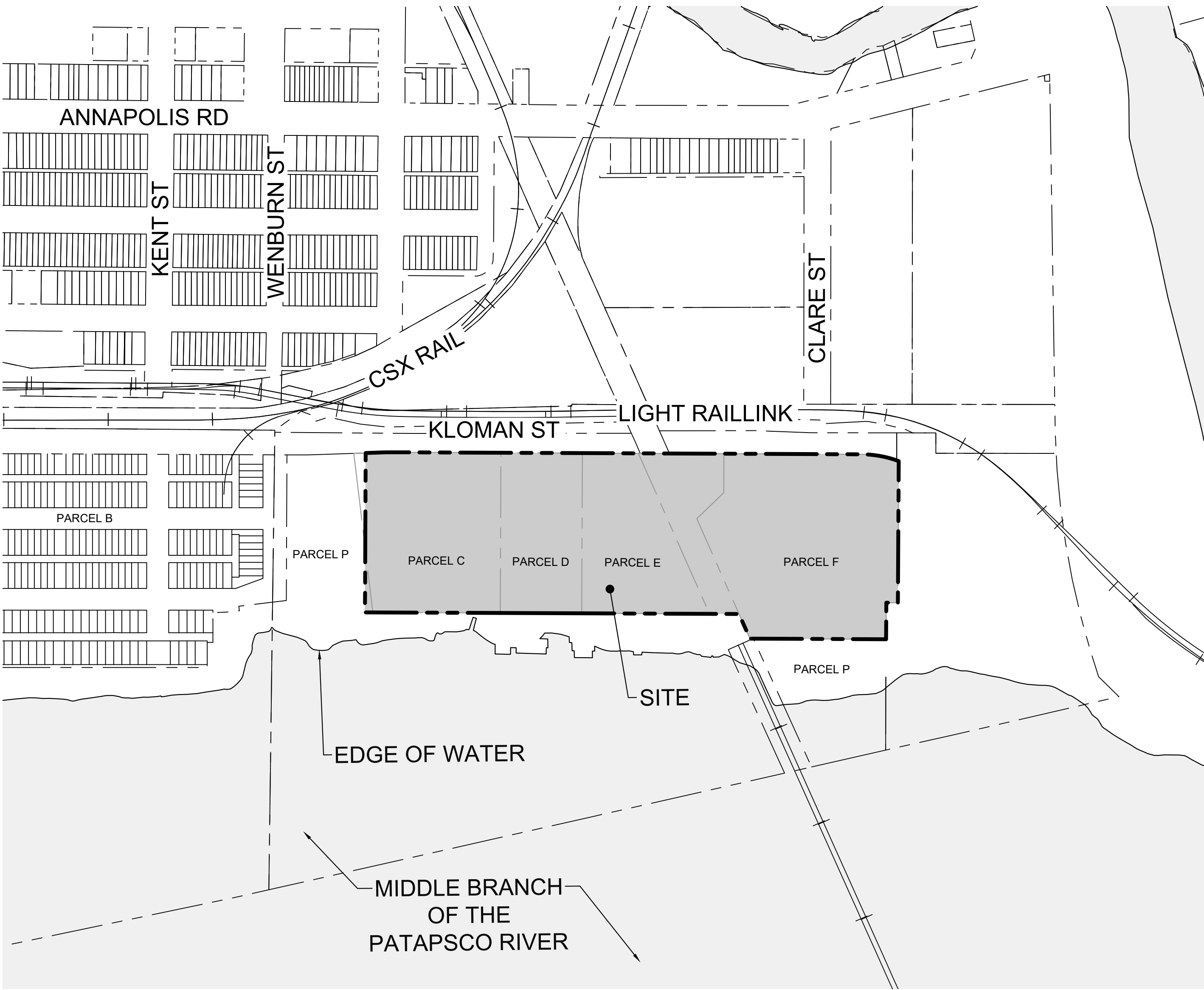
PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

2221 KLOMAN ST
BALTIMORE, MD 21230
BALTIMORE CITY



VICINITY MAP
SCALE: 1" = 2000'

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	OVERALL PRELIMINARY SUBDIVISION PLAN
4	PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 1
5	PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 2
6	PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 3
7	PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 4
8	PRELIMINARY DEVELOPMENT PLAN
9	LANDSCAPE AND CRITICAL AREA PLAN
10	LANDSCAPE DETAILS
11	ARCHITECTURAL ELEVATIONS



SURVEY INFORMATION

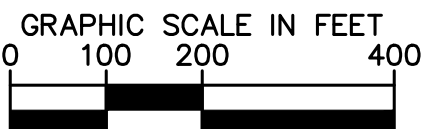
- EXISTING INFORMATION BASED ON SURVEY PROVIDED BY STV INCORPORATED, DATED 08-24-2016.
- COORDINATES SHOWN HEREON REFER TO THE BALTIMORE CITY HORIZONTAL DATUM.
- ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM.
- SITE SURVEY HAS BEEN SUPPLEMENTED BY BALTIMORE CITY GIS.

SOILS INFORMATION

MAP SYMBOL	DESCRIPTION
44UC (D SOIL)	URBAN LAND (0-15% SLOPES)
43U (D SOIL)	UDORTHERENTS, SMOOTHED (0 TO 35% SLOPES)

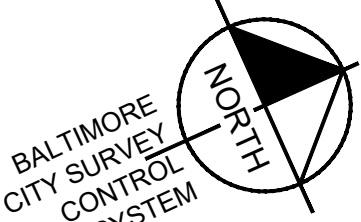
ZONING INFORMATION

TOD-4 (TRANSIT-ORIENTED DEVELOPMENT DISTRICT)
W-2 (WATERFRONT OVERLAY DISTRICT)



LOCATION PLAN

SCALE: 1" = 200'



SITE INFORMATION							
ADDRESS	WARD	SECTION	BLOCK	LOT	EXISTING		
					AREA (SF)		AREA (AC.)
2221 KLOMAN ST (PARCEL C)	25	05	7612	5	±	132,337	± 3.04
2115 KLOMAN ST (PARCEL D)	25	05	7612	4B	±	78,557	± 1.80
2101 KLOMAN ST (PARCEL E)	25	05	7612	4A	±	88,658	± 2.04
2001 KLOMAN ST (PARCEL F)	25	05	7612	1	±	193,461	± 4.44
2033 KLOMAN ST (PARCEL P)	25	05	7612	3	±	1,089,250	± 25.01

*PROPOSED TOTAL SITE AREA = 533,610 SF OR 12.25 AC.

CIVIL ENGINEER/ LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
ATTN: MELANIE MONACO, P.E.
3904 BOSTON ST
SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3470
EMAIL: MELANIE.MONACO@KIMLEY-HORN.COM

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

NAME: _____ DATE: _____
PROFESSIONAL LAND SURVEYOR, MARYLAND
REGISTRATION NO. _____
LICENCE EXPIRATION/RENEWAL DATE: _____

OWNER'S CERTIFICATION:
THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

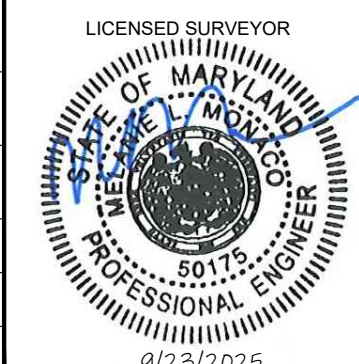
OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC DATE: _____
NAME: _____
TITLE: _____

PROPERTY OWNER/DEVELOPER

WESTPORT CAPITAL DEVELOPMENT, LLC
ATTN: RAY JACKSON
15 AYLESBURY RD
SUITE 400C
TIMONIUM, MD 21093
TEL: (301) 785-6106
EMAIL: RJACKSON@STONEWALLDEVELOPMENT.COM

KHA PROJECT #: 114346004
SCALE: AS SHOWN
DATE: 09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE: 11/17/2028



REVISIONS			
No.	DESCRIPTION	DATE	BY

Kimley»Horn

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3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

COVER SHEET

SHEET 1 OF 11

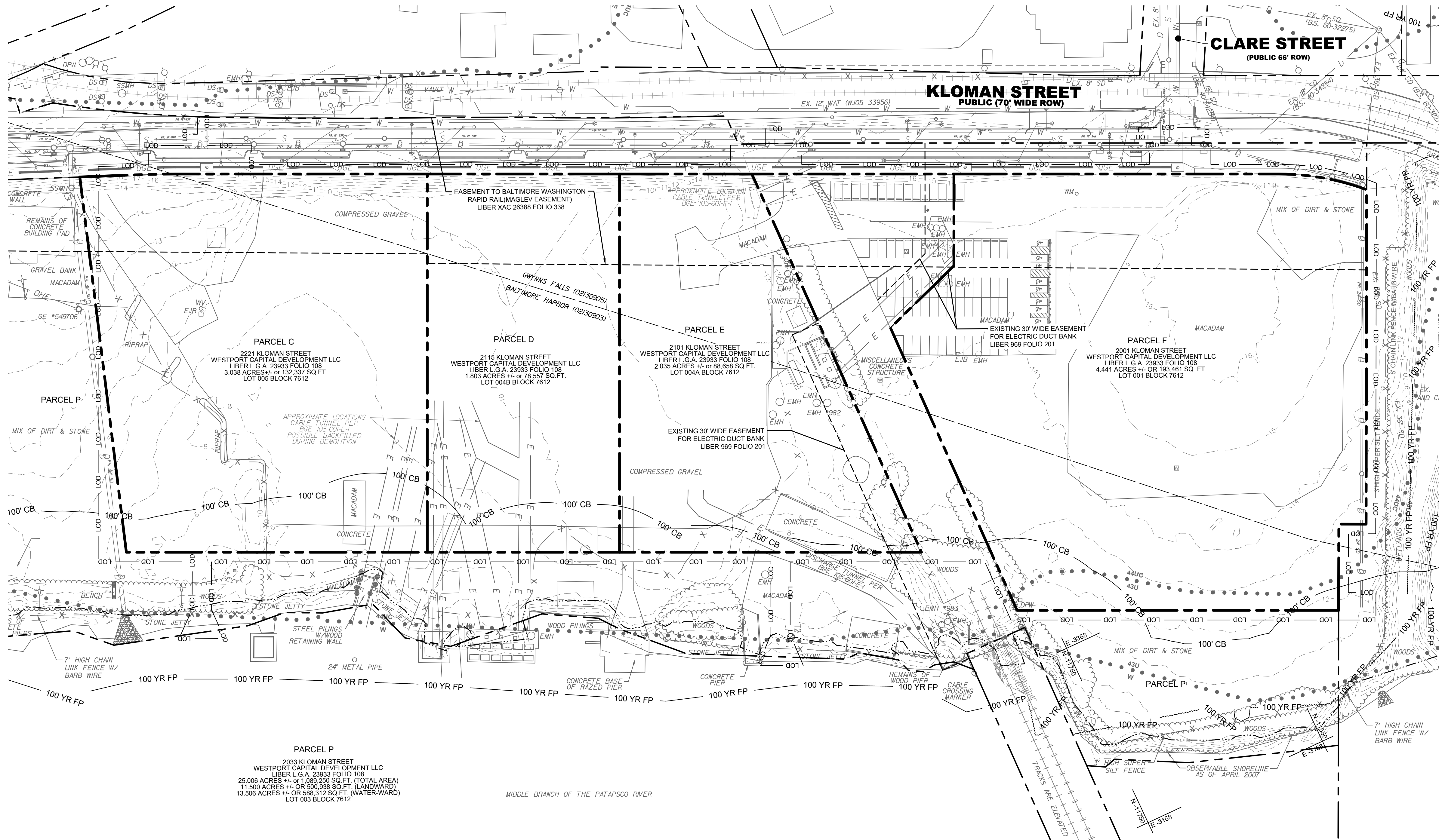
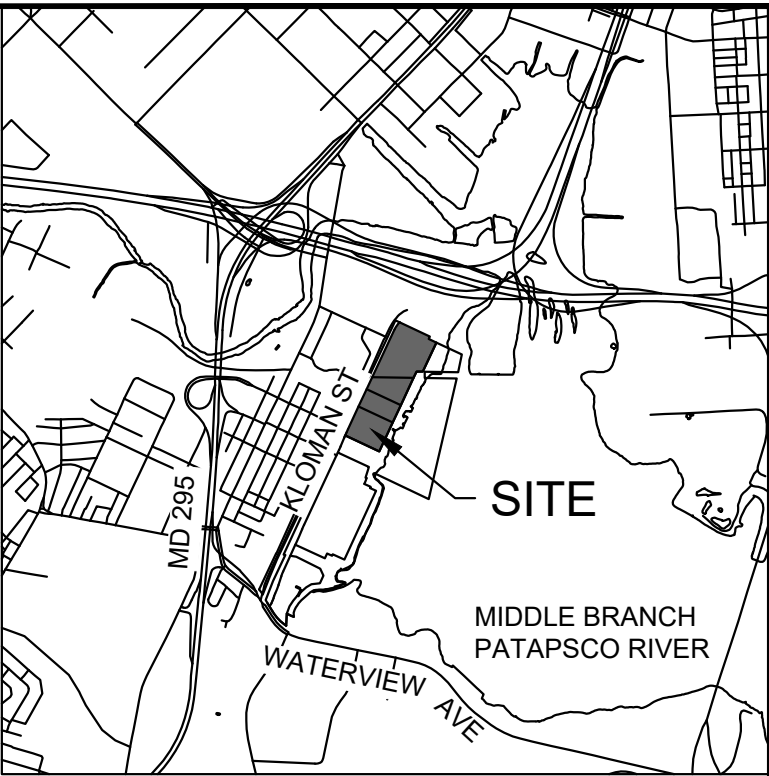
1. WATERSHED: BALTIMORE HARBOR (02130903) 8
2. GWYNN'S FALLS (02130905)
3. ERODIBLE SOILS: N/A
4. BEDROCK OUTCROPS: N/A
5. STEEP SLOPES: YES
6. 100-YR FLOODPLAIN: NO
7. CRITICAL AREA BOUNDARY: YES
8. WATER/STREAM/WETLANDS: N/A
9. FOREST CONSERVATION: NO
10. STORMWATER MANAGEMENT REVIEW: YES

1. EXISTING INFORMATION BASED ON SURVEY PROVIDED BY STV INCORPORATED, DATED 08-24-2016.
2. COORDINATES SHOWN HEREON REFER TO THE BALTIMORE CITY HORIZONTAL DATUM.
3. ELEVATIONS SHOWN HEREON REFER TO THE BALTIMORE CITY VERTICAL DATUM.
4. SITE SURVEY HAS BEEN SUPPLEMENTED BY BALTIMORE CITY GIS.

MAP SYMBOL	DESCRIPTION
44UC (D SOIL)	URBAN LAND (0-15% SLOPES)
43U (D SOIL)	UDORTHERENTS, SMOOTHED (0 TO 35% SLOPES)

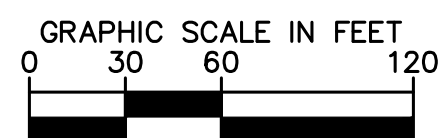
ADDRESS	WARD	SECTION	BLOCK	LOT	AREA (SF)	AREA (AC.)
2221 KLOMAN ST (PARCEL C)	25	05	7612	5	± 132,337	± 3.0400
2115 KLOMAN ST (PARCEL D)	25	05	7612	4B	± 78,557	± 1.80
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2001 KLOMAN ST (PARCEL F)	25	05	7612	1	± 193,461	± 4.44
2033 KLOMAN ST (PARCEL P)	25	05	7612	3	± 1,089,250	± 25.01

	PROPERTY LINE
	ADJOINER PROPERTY LINE
	LIMIT OF DISTURBANCE
	EX MAJOR CONTOUR
	EX MINOR CONTOUR
	EX EASEMENT LINE
	EX ELECTRIC LINE
	EX WATER LINE
	EX UNDERGROUND ELECTRIC
	EX OVERHEAD ELECTRIC
	EX STORM DRAIN
	SOIL BOUNDARY
	EX RAIL
	FEMA APPROVED 100 YEAR FLOODPLAIN MODIFICATION
	100 FT CRITICAL AREA BUFFER
	WATERSHED BOUNDARY LINE
	EDGE OF WATER
	EX CHAIN LINK FENCE
	EX TREELINE
	EX TREE
	EX BOLLARD
	EX FIRE HYDRANT
	EX UTILITY POLE
	EX STORM DRAIN MANHOLE
	EX ELECTRIC MANHOLE
	EX WATER METER
	EX GAS VALVE
	EX WATER VALVE
	EX TELECOM MANHOLE
	EX DPW CONDUIT MANHOLE
	EX SANITARY SEWER MANHOLE
	EX DOWNSPOUT
	EX SIGN POST



1. THE PURPOSE OF THIS PLAN IS FOR A MAJOR SUBDIVISION
2. EXISTING INFORMATION BASED ON SURVEY PROVIDED BY STV INCORPORATED, DATED 08-24-2016.
3. TOPOGRAPHIC INFORMATION BASED ON SURVEY PROVIDED BY MORRIS RITCHIE AND ASSOCIATES, DATED 2021-11-08.
4. ZONING:
 - 4.1. PROPERTY IS ZONED TOD-4 AND W-2 PER TRANSFORM ZONING AND COUNCIL BILL 17-080 THAT WAS APPROVED BY THE MAYOR ON AUGUST 23, 2017 AND UNDER ORDINANCE 17-051.

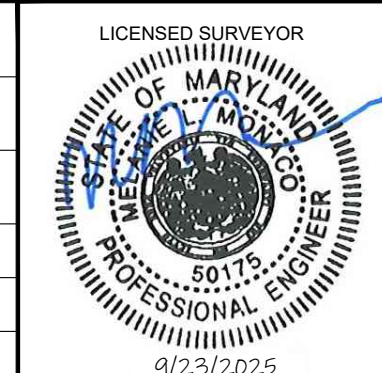
SCALE: 1" = 60'



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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. 50175
EXPIRATION DATE 11/17/2026

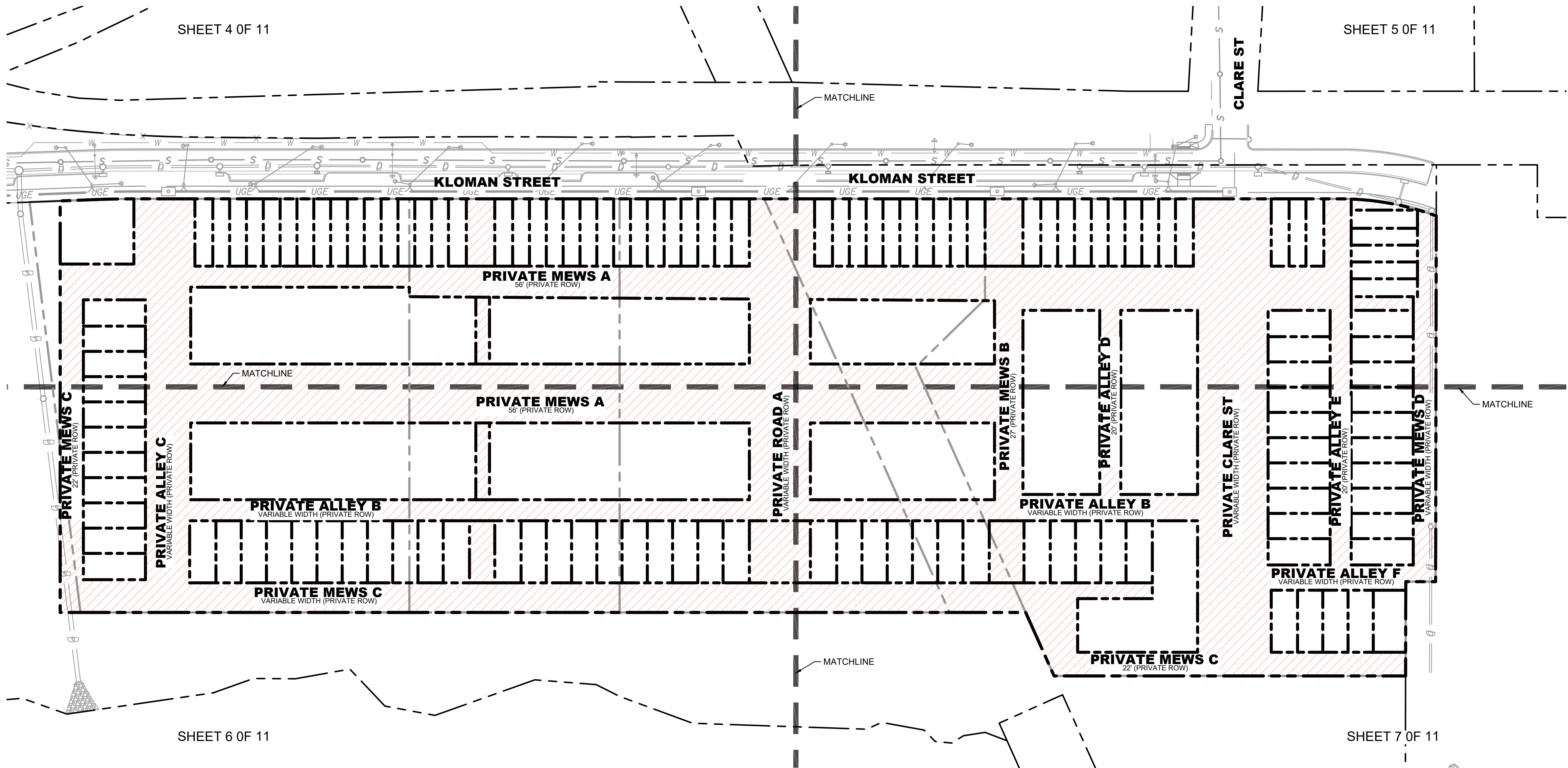
PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

KHA PROJECT #:	114346004
SCALE:	AS SHOWN
DATE:	09/23/2025
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	



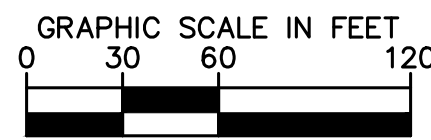
SHEET 2 OF 11

Plotted By: Loperfido, Lauren. Sheet Set: Subdivision Plan - Westport Parcels C-F. Layout: 3 OVERALL PRELIMINARY SUBDIVISION PLAN. September 23, 2025 12:31:44pm K:\BAL_OVA\14346004-Westport Parcels C-F\CAD\PlanSheets\Subdivision Plan\3 OVERALL PRELIMINARY SUBDIVISION PLAN.dwg
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OVERALL PRELIMINARY SUBDIVISION PLAN

SCALE 1" = 60'



PLAN DATA

- LOT: 5, 4B, 4A, 1
- BLOCK: 7612
- WARD: 25
- SECTION: 05
- OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC
- AREA: 533,610 SF OR 12.25 AC.
- ADDRESS: 2221, 2115, 2101, 2001 KLOMAN ST, BALTIMORE, MD 21230
- PROPOSED PROJECT: CREATE 210 NEW LOTS FOR 268 NEW RESIDENTIAL UNITS

GENERAL NOTES

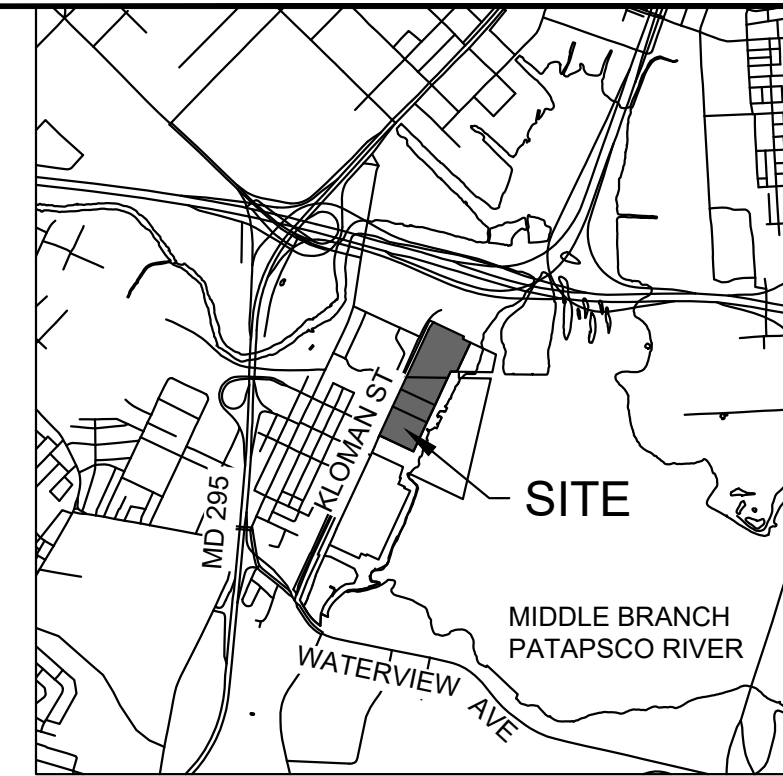
- EXISTING ZONING: TOD-4/W2
- PROPOSED ZONING: TOD-4/W2
- EXISTING LAND USE: INDUSTRIAL
- PROPOSED USE: RESIDENTIAL SINGLE-FAMILY RETAIL
- WATERSHED: BALTIMORE HARBOR (02130903) & GWYNN'S FALLS (02130905)
- THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY.
- VARIANCES REQUIRED: NONE

ZONING SUMMARY

	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 422 SF

¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.

²A HIGHER HEIGHT MAY BE ALLOWED BY THE ZONING BOARD AS A CONDITIONAL USE



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW DIVISION LINE
- LOT NUMBER
- PUBLIC ACCESS EASEMENT AREA

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

REVISIONS

No.	DESCRIPTION	DATE	BY

Kimley»Horn

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3904 BOSTON ST, SUITE 202, BALTIMORE, MD 21224
PHONE: 443-743-3470
WWW.KIMLEY-HORN.COM

PROFESSIONAL CERTIFICATION:
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LICENSE NO. 50175
EXPIRATION DATE: 11/17/2028

PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

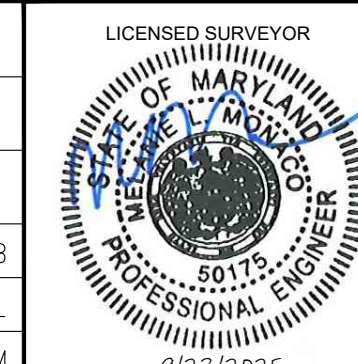
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I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

NAME: _____ DATE: _____
PROFESSIONAL LAND SURVEYOR, MARYLAND
REGISTRATION NO. _____
LICENCE EXPIRATION/RENEWAL DATE: _____

OWNER'S CERTIFICATION:
THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC DATE: _____
NAME: _____
TITLE: _____

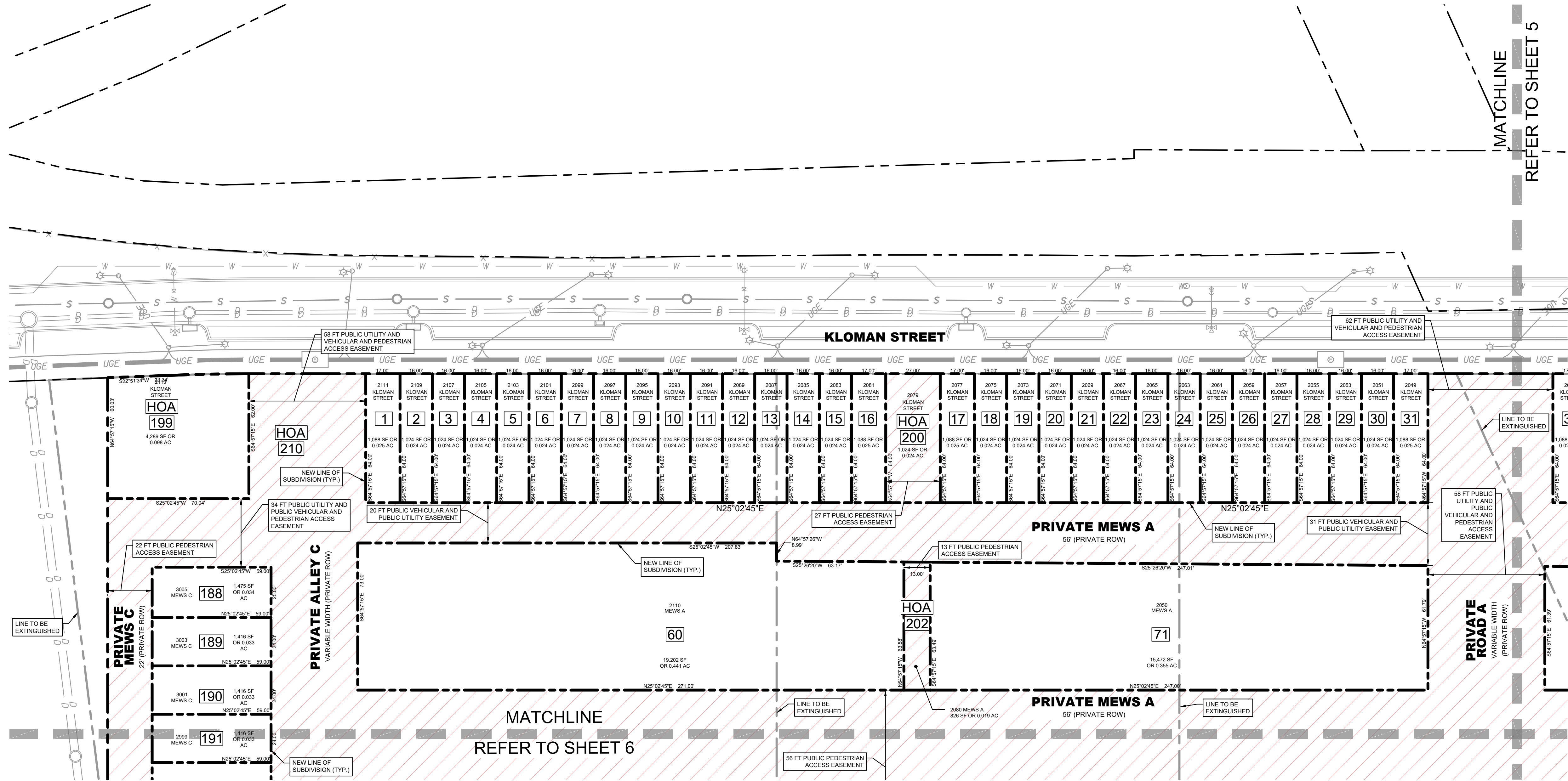
KHA PROJECT #: 114346004
SCALE: AS SHOWN
DATE: 09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM



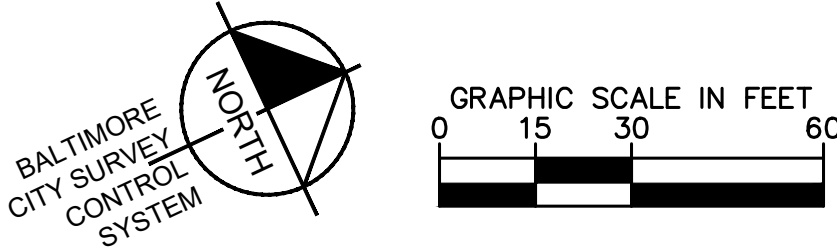
OVERALL PRELIMINARY SUBDIVISION PLAN

SHEET 3 OF 11

Plotted By: Loperfido, Lauren. Sheet Set: Subdivision Plan - Westport Parcels C-F. CAD Plan Sheets\Subdivision Plan\3. PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 1.dwg
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**PRELIMINARY SUBDIVISION PLAN
ENLARGEMENT 1**
SCALE 1" = 30'



PLAN DATA

- LOT: 5, 4B, 4A, 1
- BLOCK: 7612
- WARD: 25
- SECTION: 05
- OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC
- AREA: 533,610 SF OR 12.25 AC.
- ADDRESS: 2221, 2115, 2101, 2001 KLOMAN ST, BALTIMORE, MD 21230
- PROPOSED PROJECT: CREATE 210 NEW LOTS FOR 268 NEW RESIDENTIAL UNITS

GENERAL NOTES

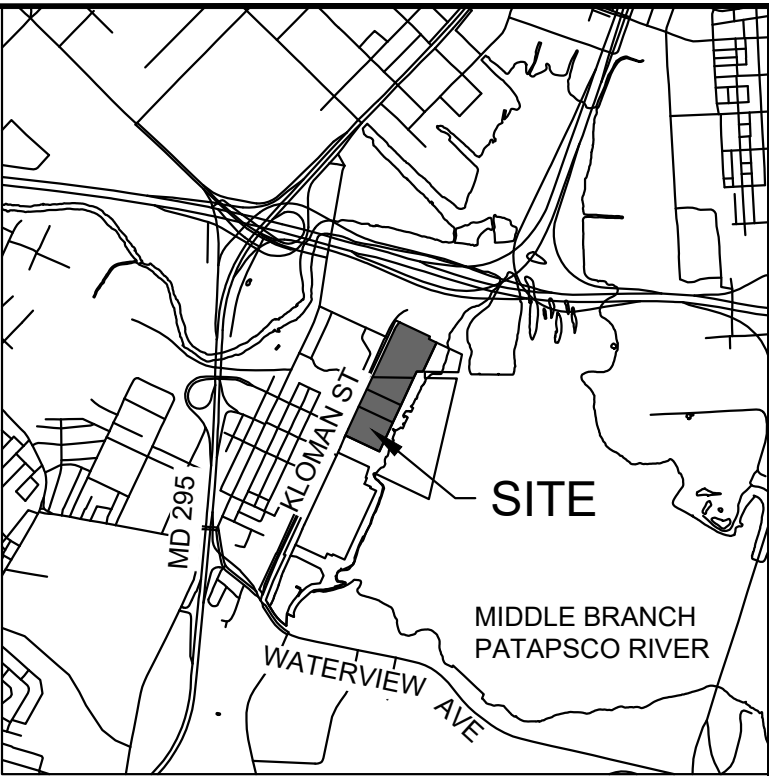
- EXISTING ZONING: TOD-4/W2
- PROPOSED ZONING: TOD-4/W2
- EXISTING LAND USE: INDUSTRIAL
- PROPOSED USE: RESIDENTIAL SINGLE-FAMILY RETAIL
- WATERSHED: BALTIMORE HARBOR (02130903) & GWYNN'S FALLS (02130905)
- THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY.
- VARIANCES REQUIRED: NONE

ZONING SUMMARY

	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 422 SF

¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.

²A HIGHER HEIGHT MAY BE ALLOWED BY THE ZONING BOARD AS A CONDITIONAL USE



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW DIVISION LINE
- LOT NUMBER
- PUBLIC ACCESS EASEMENT AREA

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

REVISIONS

No.	DESCRIPTION	DATE	BY

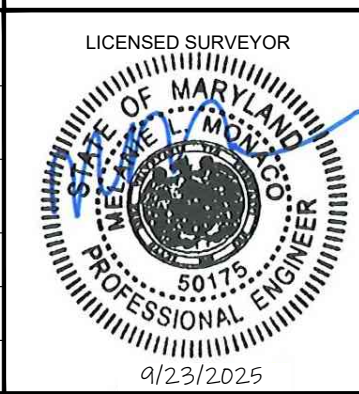
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**PRELIMINARY SUBDIVISION
PLAN ENLARGEMENT 1**

SHEET 4 OF 11

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE: 11/17/2028



PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

MATCHLINE
REFER TO SHEET 5

MATCHLINE
REFER TO SHEET 6

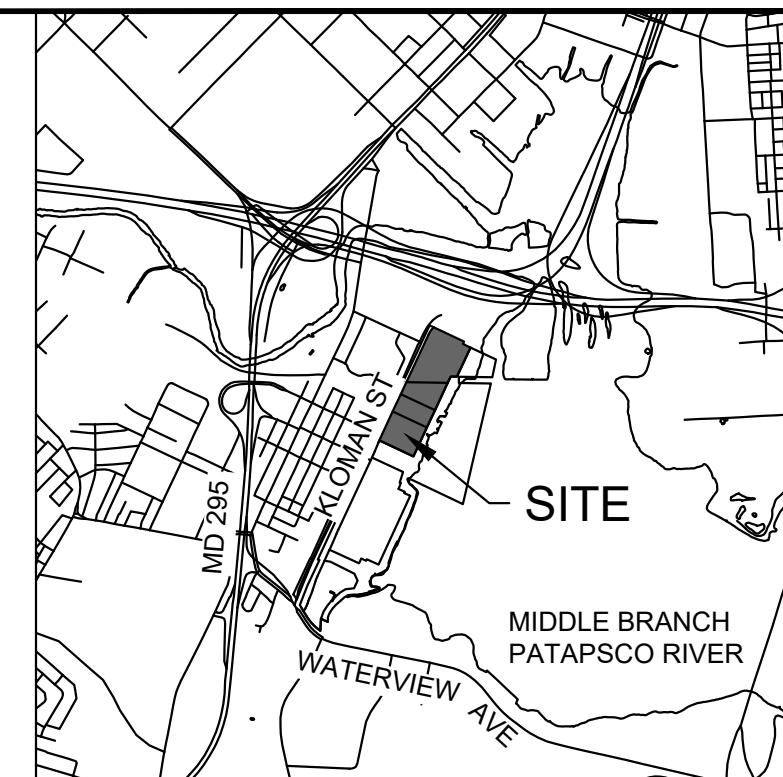
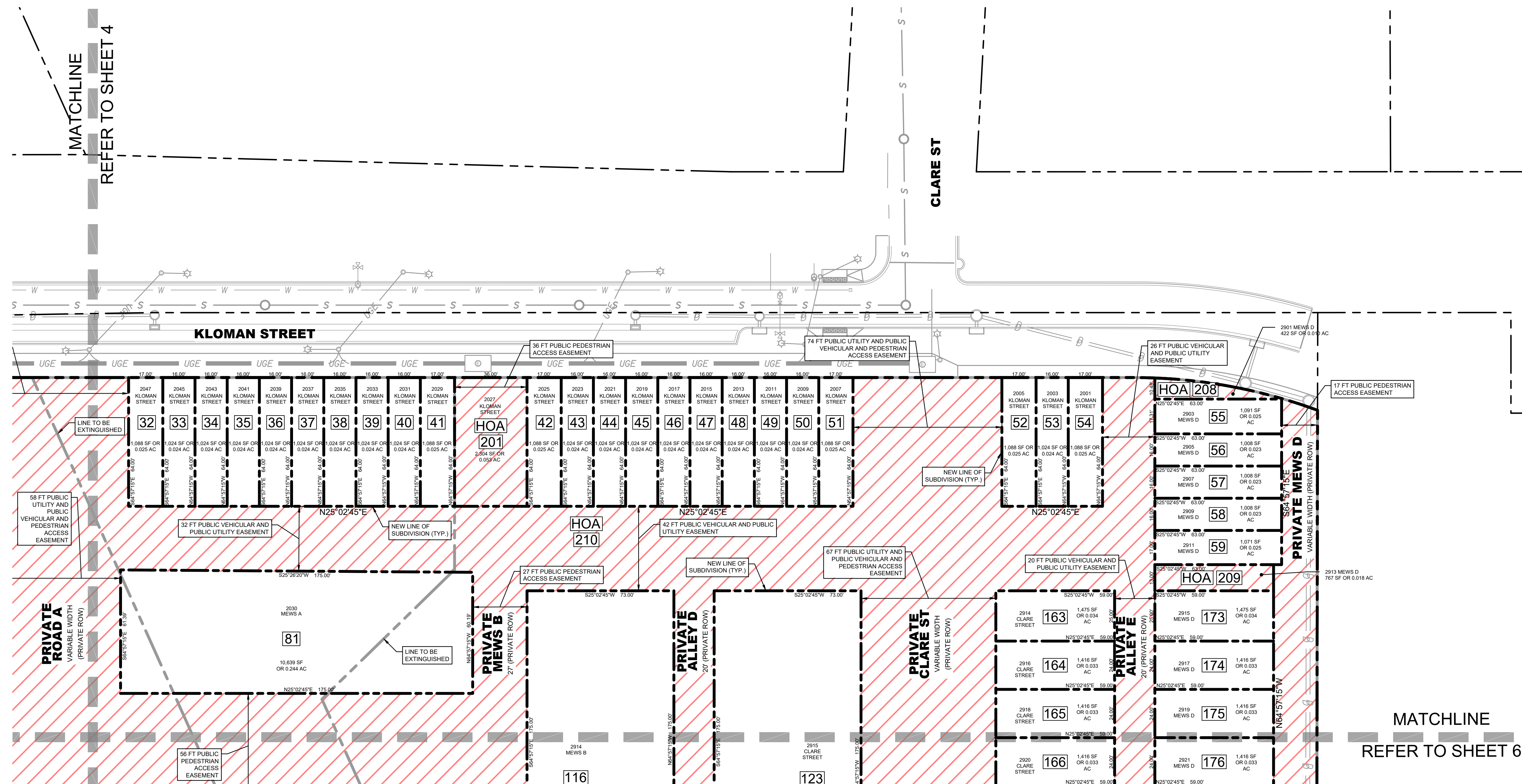
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REGISTRATION NO. _____
LICENSE EXPIRATION/RENEWAL DATE: _____

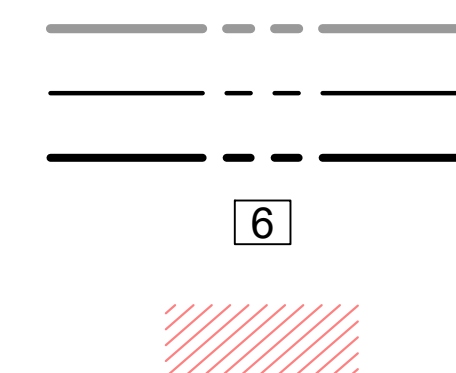
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OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC DATE: _____
NAME: _____
TITLE: _____

KHA PROJECT #: 114346004
SCALE: AS SHOWN
DATE: 09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM



LEGEND



EXISTING PROPERTY LINE
ADJACENT PROPERTY LINE
NEW DIVISION LINE
LOT NUMBER
PUBLIC ACCESS EASEMENT AREA

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

PLAN DATA

- | | | |
|----|-------------------|---|
| 1. | LOT: | 5, 4B, 4A, 1 |
| 2. | BLOCK: | 7612 |
| 3. | WARD: | 25 |
| 4. | SECTION: | 05 |
| 5. | OWNER: | WESTPORT CAPITAL DEVELOPMENT, LLC |
| 6. | AREA: | 533,610 SF OR 12.25 AC. |
| 7. | ADDRESS: | 2221, 2115, 2101, 2001 KLOMAN ST, BALTIMORE, MD 21230 |
| 8. | PROPOSED PROJECT: | CREATE 210 NEW LOTS FOR 268 NEW RESIDENTIAL UNITS |

GENERAL NOTES

- | | | |
|----|--|---|
| 1. | EXISTING ZONING: | TOD-4/W2 |
| 2. | PROPOSED ZONING: | TOD-4/W2 |
| 3. | EXISTING LAND USE: | INDUSTRIAL |
| 4. | PROPOSED USE: | RESIDENTIAL SINGLE-FAMILY
RETAIL |
| 5. | WATERSHED: | BALTIMORE HARBOR (02130903)
& GWYNN'S FALLS (02130905) |
| 6. | THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF
THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY. | |
| 7. | VARIANCES REQUIRED: NONE | |

ZONING SUMMARY			
	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 422 SF

¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.

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SURVEYOR'S CERTIFICATION:
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ANNOTATED CODE OF MARYLAND.

NAME: _____ DATE: _____

PROFESSIONAL LAND SURVEYOR, MARYLAND
REGISTRATION NO. _____
LICENCE EXPIRATION/RENEWAL DATE: _____

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OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC DATE: _____
NAME: _____
TITLE: _____

KHA PROJECT #:	114346004
SCALE:	AS SHOWN
DATE:	09/23/2025
DESIGNED BY:	
DRAWN BY:	
CHECKED BY:	

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DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM
DULY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE
STATE OF MARYLAND.

LICENSE NO.	5011
EXPIRATION DATE	11/17/2022

REVISIONS			
No.	DESCRIPTION	DATE	BY

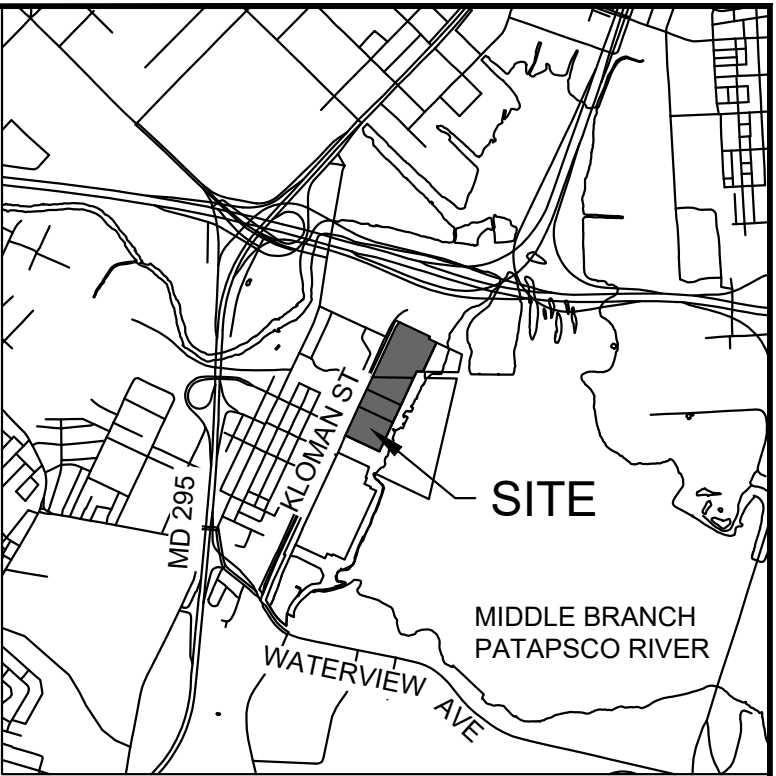
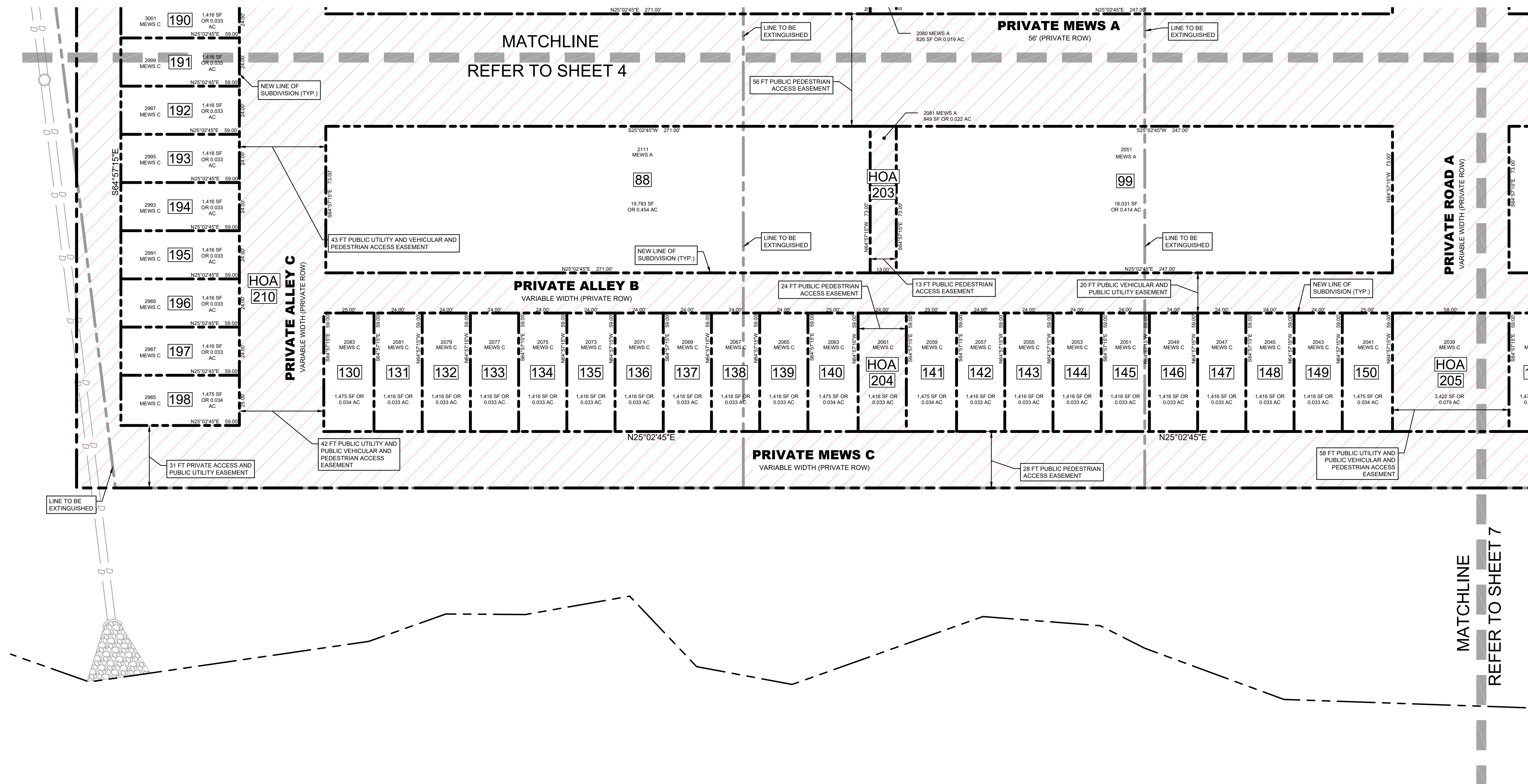
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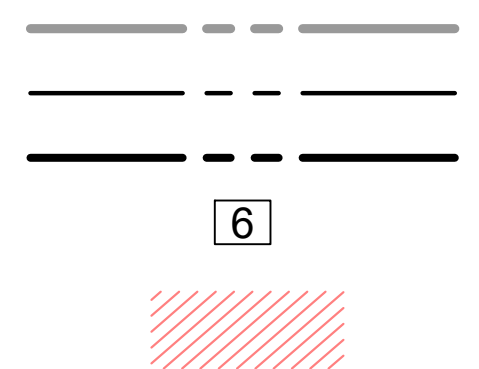
PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7812
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

PRELIMINARY SUBDIVISION
PLAN ENLARGEMENT 2

SHEET 5 OF 11



LEGEND



EXISTING PROPERTY LINE

ADJACENT PROPERTY LINE

NEW DIVISION LINE

LOT NUMBER

PUBLIC ACCESS EASEMENT AREA

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

PLAN DATA

- | | | |
|----|-------------------|---|
| 1. | LOT: | 5, 4B, 4A, 1 |
| 2. | BLOCK: | 7612 |
| 3. | WARD: | 25 |
| 4. | SECTION: | 05 |
| 5. | OWNER: | WESTPORT CAPITAL DEVELOPMENT, LLC |
| 6. | AREA: | 533,610 SF OR 12.25 AC. |
| 7. | ADDRESS: | 2221, 2115, 2101, 2001 KLOMAN ST, BALTIMORE, MD 21230 |
| 8. | PROPOSED PROJECT: | CREATE 21 NEW LOTS FOR 268 NEW RESIDENTIAL UNITS |

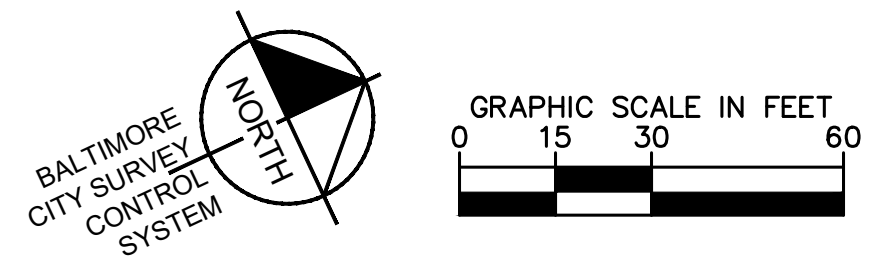
GENERAL NOTES

- | | | |
|----|--|---|
| 1. | EXISTING ZONING: | TOD-4/W2 |
| 2. | PROPOSED ZONING: | TOD-4/W2 |
| 3. | EXISTING LAND USE: | INDUSTRIAL |
| 4. | PROPOSED USE: | RESIDENTIAL SINGLE-FAMILY
RETAIL |
| 5. | WATERSHED: | BALTIMORE HARBOR (02130903)
& GWYNN'S FALLS (02130905) |
| 6. | THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF
THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY. | |
| 7. | VARIANCES REQUIRED: NONE | |

ZONING SUMMARY			
	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 422 SF

¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.

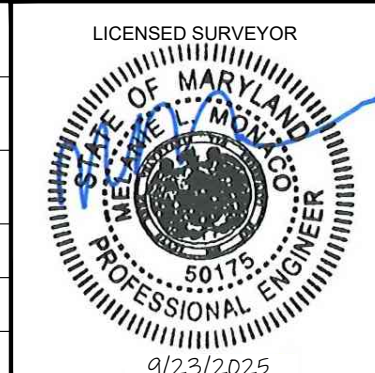
²A HIGHER HEIGHT MAY BE ALLOWED BY THE ZONING BOARD AS A CONDITIONAL USE



<p>SURVEYOR'S CERTIFICATION:</p>	<p>OWNER'S CERTIFICATION:</p>	<p>KHA PROJECT #:</p>
<p>I HEREBY CERTIFY THAT THE LAND SHOWN HERON HAS BEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PROVIDED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.</p>	<p>THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.</p>	<p>114346004</p> <p>SCALE:</p> <p>AS SHOWN</p>
<p>DATE:</p>	<p>09/23/2025</p>	<p>DATE:</p>
<p>NAME:</p>	<p>OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC</p>	<p>DESIGNED BY:</p>
<p>PROFESSIONAL LAND SURVEYOR, MARYLAND</p>	<p>NAME:</p>	<p>DB</p>
<p>REGISTRATION NO.</p>	<p>TITLE:</p>	<p>MM</p>
<p>LICENCE EXPIRATION/RENEWAL DATE:</p>	<p>CHECKED BY:</p>	<p>LL</p>

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE 11/17/2026



PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

PRELIMINARY SUBDIVISION
PLAN ENLARGEMENT 3

SHEET 6 OF 11

Plotted By: Loperfido, Lauren. Sheet Set: Subdivision Plan - Westport Parcels C-F. Layout: 7. Preliminary Subdivision Plan Enlargement 4. September 23, 2025. 12:31:54pm. K:\BAL_OV\114346004-Westport Parcels C-F\CAD\PlanSheets\Subdivision Plan\3 Preliminary Subdivision Plan Enlargement 1.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, and shall be without liability to Kimley-Horn and Associates, Inc.

PLAN DATA

- LOT: 5, 4B, 4A, 1
- BLOCK: 7612
- WARD: 25
- SECTION: 05
- OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC
- AREA: 533,610 SF OR 12.25 AC.
- ADDRESS: 2221, 2115, 2101, 2001 KLOMAN ST, BALTIMORE, MD 21230
- PROPOSED PROJECT: CREATE 210 NEW LOTS FOR 268 NEW RESIDENTIAL UNITS

GENERAL NOTES

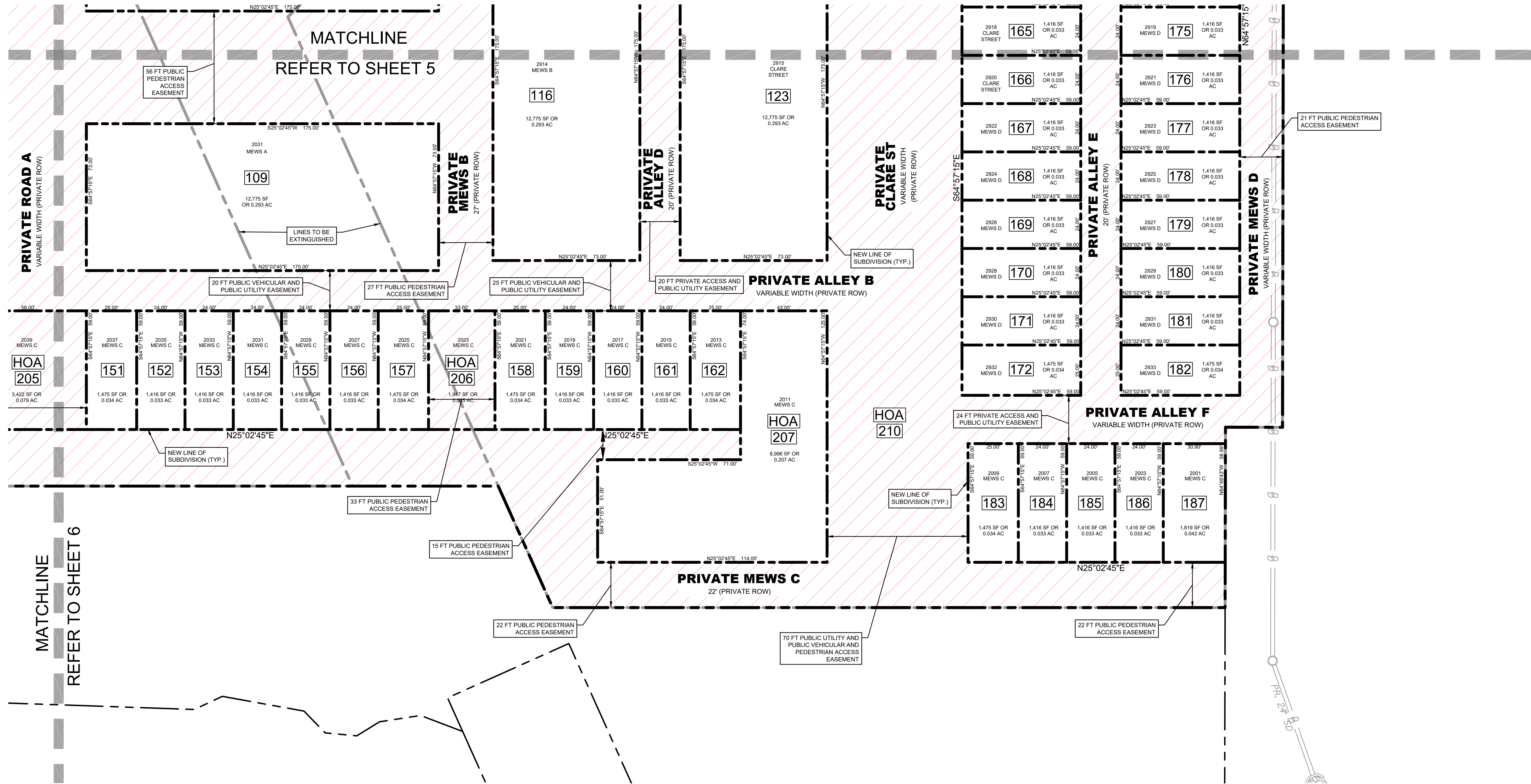
- EXISTING ZONING: TOD-4/W2
- PROPOSED ZONING: TOD-4/W2
- EXISTING LAND USE: INDUSTRIAL
- PROPOSED USE: RESIDENTIAL SINGLE-FAMILY
RETAIL
- WATERSHED: BALTIMORE HARBOR (02130903)
& GWYNN'S FALLS (02130905)
- THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY.
- VARIANCES REQUIRED: NONE

ZONING SUMMARY

	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 422 SF

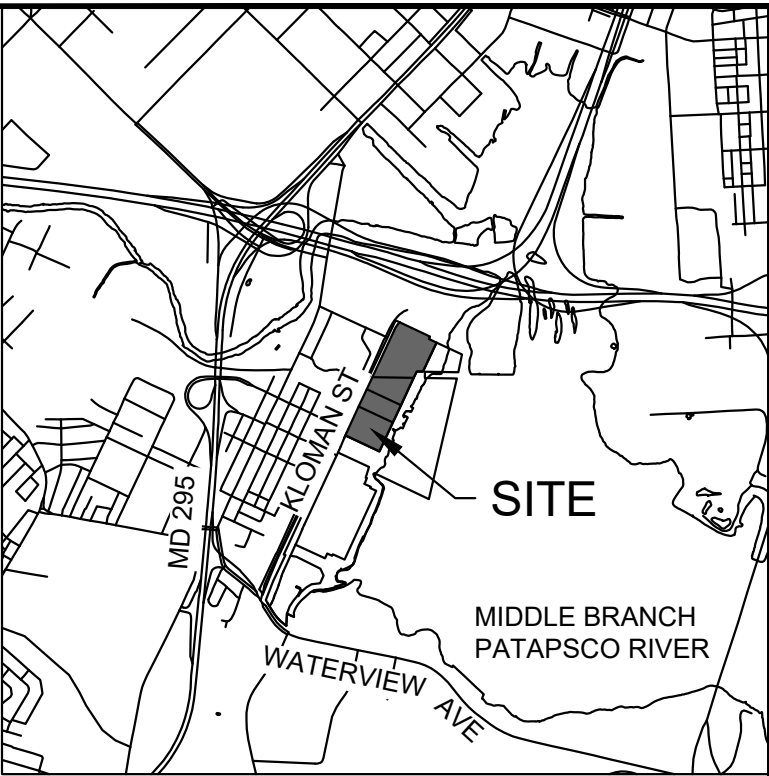
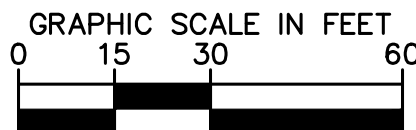
¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.

²A HIGHER HEIGHT MAY BE ALLOWED BY THE ZONING BOARD AS A CONDITIONAL USE



PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 4

SCALE 1" = 30'



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- NEW DIVISION LINE
- LOT NUMBER
- PUBLIC ACCESS EASEMENT AREA

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

REVISIONS

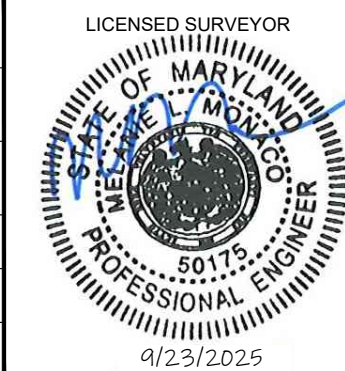
No.	DESCRIPTION	DATE	BY

Kimley»Horn

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PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE: 11/17/2028



SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN ACCURATELY SURVEYED AND THAT THE PLAT THEREOF PREPARED IN COMPLIANCE WITH ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND.

NAME: _____ DATE: _____
PROFESSIONAL LAND SURVEYOR, MARYLAND
REGISTRATION NO. _____
LICENCE EXPIRATION/RENEWAL DATE: _____

OWNER'S CERTIFICATION:
THE REQUIREMENTS OF ARTICLE 21, SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND AS THEY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

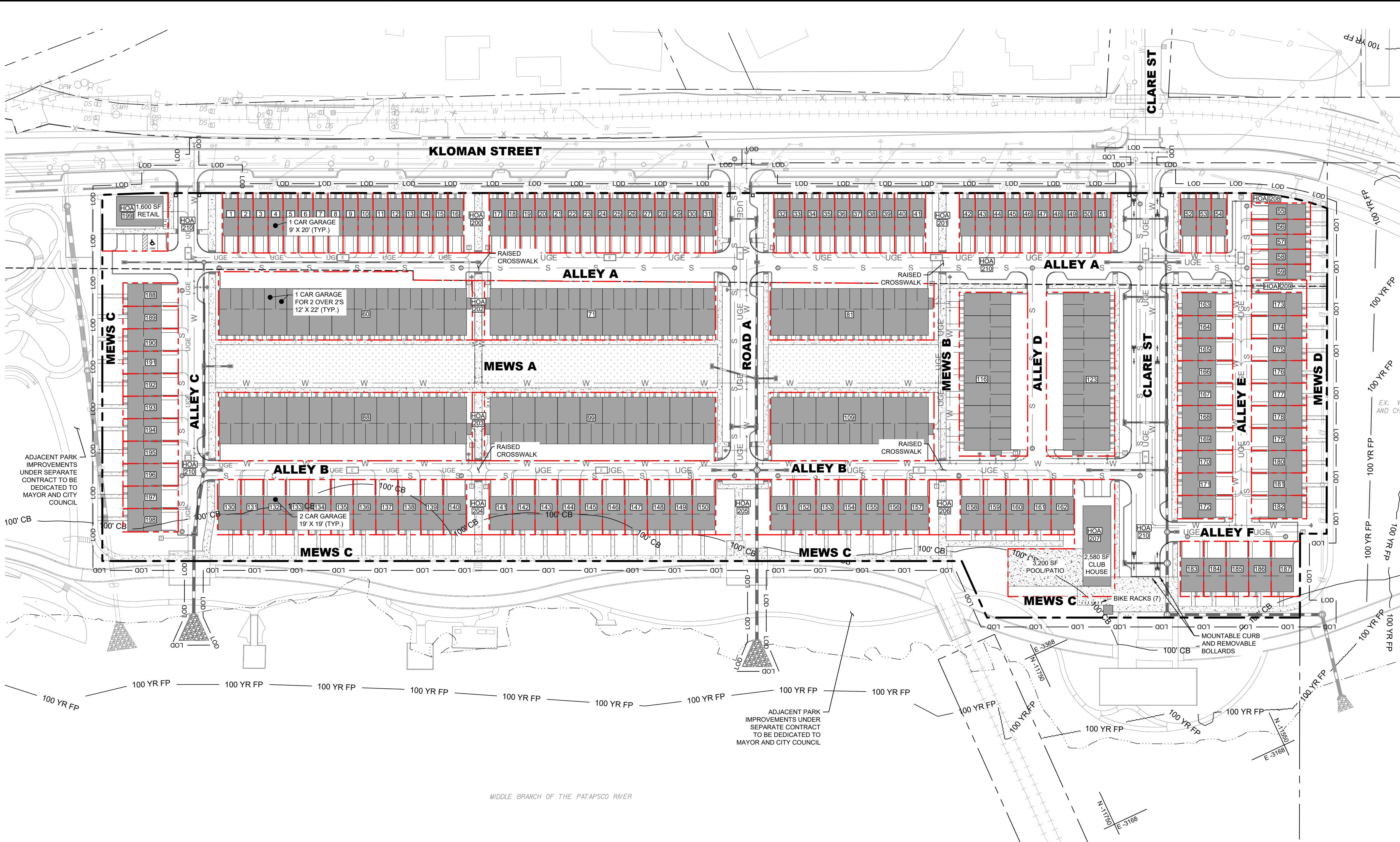
OWNER: WESTPORT CAPITAL DEVELOPMENT, LLC DATE: _____
NAME: _____
TITLE: _____

KHA PROJECT #: 114346004
SCALE: AS SHOWN
DATE: 09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM

PRELIMINARY SUBDIVISION PLAN ENLARGEMENT 4

SHEET 7 OF 11

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DEVELOPMENT PLAN
LEGEND

- PROPOSED PROPERTY LINE
- NEW LINE OF SUBDIVISION
- LIMIT OF DISTURBANCE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PERVIOUS
- PROPOSED BUILDING
- PROPOSED LOT NUMBER
- PROPOSED STORM DRAIN
- PROPOSED FLOW DIRECTION
- PROPOSED NYLOPLAST CURB INLET
- PROPOSED NYLOPLAST GRATE INLET
- PROPOSED STORM MANHOLE
- PROPOSED ENDWALL
- PROPOSED SANITARY
- PROPOSED SANITARY MANHOLE
- PROPOSED FLOW DIRECTION
- PROPOSED WATER
- PROPOSED FIRE HYDRANT
- PROPOSED TEE
- PROPOSED VALVE
- PROPOSED BEND
- PROPOSED FIRE HYDRANT
- PR ELECTRIC CONDUIT
- FEMA APPROVED 100 YEAR FLOODPLAIN MODIFICATION
- FEMA APPROVED 500 YEAR FLOODPLAIN MODIFICATION
- 100 FT CRITICAL AREA BUFFER
- EDGE OF WATER
- SOIL BOUNDARY
- EX TREELINE
- WATERSHED LINE

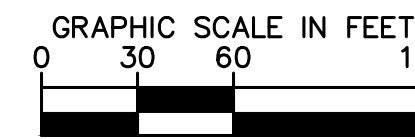


GENERAL NOTES

- EXISTING ZONING: TOD-4/W2
- PROPOSED ZONING: TOD-4/W2
- EXISTING LAND USE: INDUSTRIAL
- PROPOSED USE: RESIDENTIAL SINGLE-FAMILY RETAIL
- WATERSHED: BALTIMORE HARBOR (02130903) & GWYNN'S FALLS (02130905)
- THIS PROJECT IS REQUIRED TO MEET PART II, CHAPTER 36 OF THE BUILDING, FIRE AND RELATED CODES OF BALTIMORE CITY.
- VARIANCES REQUIRED: NONE

NOTES

- LOD IS SHOWN OFFSET 10' FROM THE SITE BOUNDARY FOR CLARITY
- PROPOSED PROPERTY LINES SHOWN PENDING SUBDIVISION PLAT APPROVAL



PRELIMINARY DEVELOPMENT
PLAN

SCALE: 1" = 60'



PARKING SUMMARY			
USE	TYPE	REQUIRED	PROVIDED
DWELLING	VEHICULAR OFF-STREET	1 PS / DWELLING UNIT = 268	536 OFF-STREET 47 ON-STREET 583 TOTAL
	BICYCLE - SHORT TERM	1 PS / 12 DWELLING UNITS = 6	6
	BICYCLE - LONG TERM	1 PS / 4 DWELLING UNITS = 18	198 (UNIT GARAGES)
RETAIL	VEHICULAR OFF-STREET	2 PS/ 1,000 SF OF GFA = 4	5
	BICYCLE - SHORT TERM	1 PS / 4,000 SF OF GFA = 1	4
	BICYCLE - LONG TERM	1 PS / 4,000 SF OF GFA = 1	1
CLUBHOUSE/POOL (RECREATION)	VEHICULAR OFF-STREET	2 PS / 1,000 SF OF USE AREA = 12	47 ON-STREET
	BICYCLE - SHORT TERM	1 PS / 5,000 SF OF USE AREA = 2	14
	BICYCLE - LONG TERM	1 PS / 15,000 SF OF USE AREA = 1	1

ZONING SUMMARY			
	LOTS	REQUIRED	PROVIDED
FRONT SETBACK	ALL	MAX 5'	5'
REAR SETBACK	ALL	NONE	18'
CORNER-SIDE SETBACK	ALL	NONE	MIN 1'
INTERIOR-SIDE SETBACK	ALL	NONE	MIN 0'
MINIMUM LOT AREA	ALL	NONE	MIN 1008 SF

¹THE FRONT YARD MAY BE INCREASED TO THE EXTENT NEEDED TO ACCOMMODATE A COURTYARD, PLAZA, OR SEATING AREA ADJACENT TO THE PUBLIC STREET.
²A HIGHER HEIGHT MAY BE ALLOWED BY THE ZONING BOARD AS A CONDITIONAL USE

SITE INFORMATION					
ADDRESS	WARD	SECTION	BLOCK	LOT	EXISTING AREA (SF) AREA (AC.)
2221 KLOMAN ST (PARCEL C)	25	05	7612	5	± 132,337 ± 3.04
2115 KLOMAN ST (PARCEL D)	25	05	7612	4B	± 78,557 ± 1.80
2101 KLOMAN ST (PARCEL E)	25	05	7612	4A	± 88,658 ± 2.04
2001 KLOMAN ST (PARCEL F)	25	05	7612	1	± 193,461 ± 4.44
2033 KLOMAN ST (PARCEL P)	25	05	7612	3	± 1,089,250 ± 25.01

*PROPOSED TOTAL SITE AREA = 533,610 SF OR 12.25 AC.

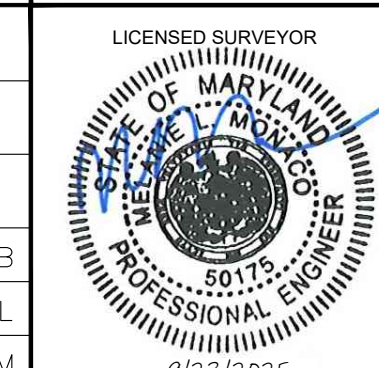
UNIT SUMMARY	
UNIT TYPE	PROPOSED UNIT COUNT
16' TOWNHOMES	59
24' TOWNHOMES	69
2 OVER 2'S	70 BUILDINGS / 140 UNITS
TOTAL UNITS:	268

PROPOSED LOT AREA CONVEYANCES		
PARCEL	AREA (SF)	AREA (AC.)
FROM PARCEL C TO P	± 3,485	± 0.08
FROM PARCEL P TO PROPOSED SITE	± 43,996	± 1.01

**CIVIL ENGINEER/
LANDSCAPE ARCHITECT**
KIMLEY-HORN AND ASSOCIATES, INC
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3904 BOSTON ST
SUITE 202
BALTIMORE, MD 21224
TEL: (443) 743-3470
EMAIL: MELANIE.MONACO@KIMLEY-HORN.COM

PROPERTY OWNER/DEVELOPER
WESTPORT CAPITAL DEVELOPMENT, LLC
ATTN: RAY JACKSON
15 AYLESBURY RD
SUITE 400C
TIMONIUM, MD 21093
TEL: (301) 785-6106
EMAIL: RJACKSON@STONEWALLDEVELOPMENT.COM

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE: 11/17/2028



REVISIONS			
No.	DESCRIPTION	DATE	BY

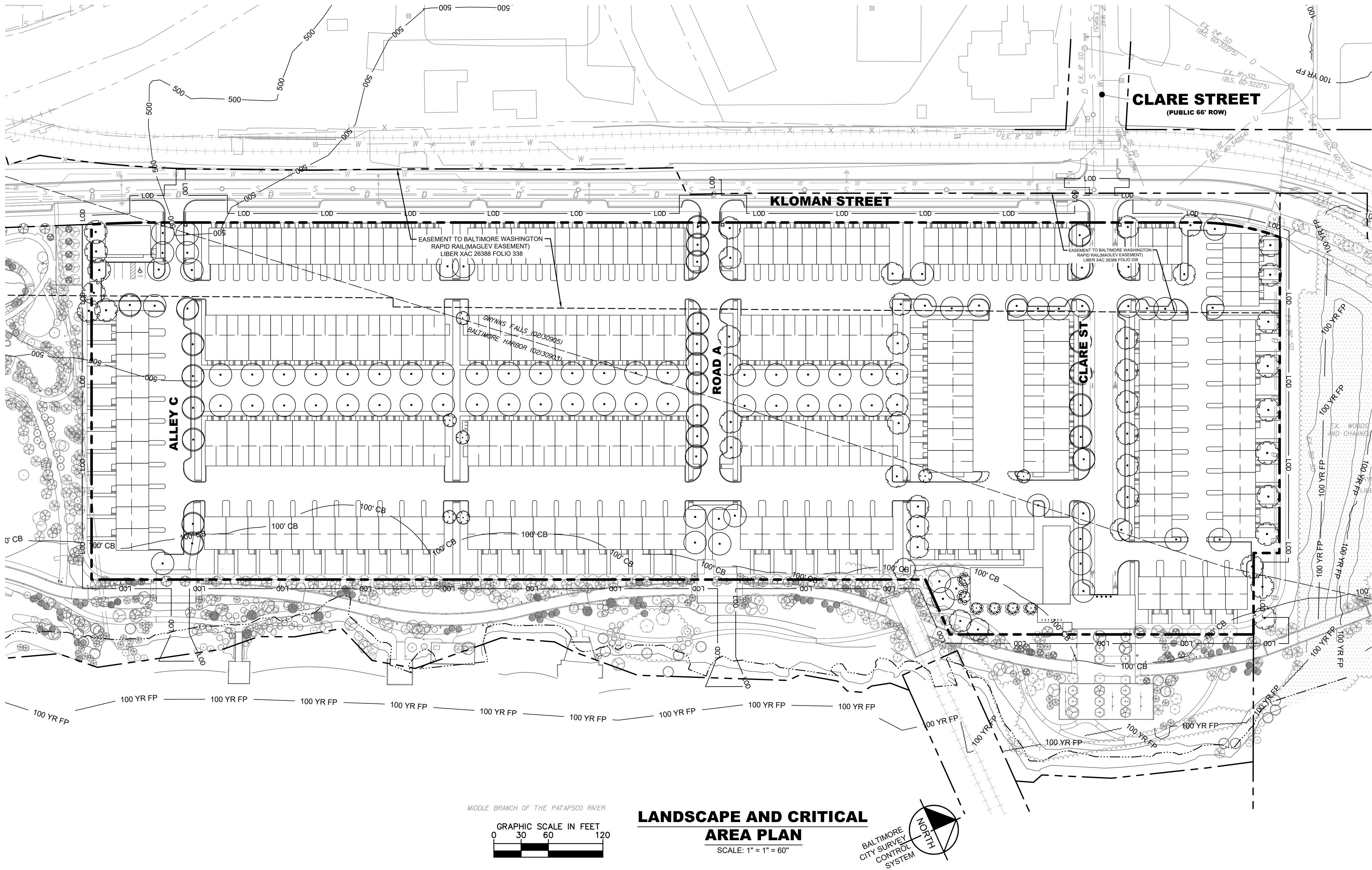
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PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

**PRELIMINARY DEVELOPMENT
PLAN**

SHEET 8 OF 11

Kimley-Horn and Associates, Inc. 11/17/2028 50175 01/23/2025



SITE LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
- ADJOINER PROPERTY LINE
- FEMA APPROVED 100 YEAR FLOODPLAIN MODIFICATION
- FEMA APPROVED 500 YEAR FLOODPLAIN MODIFICATION
- 100 FT CRITICAL AREA BUFFER

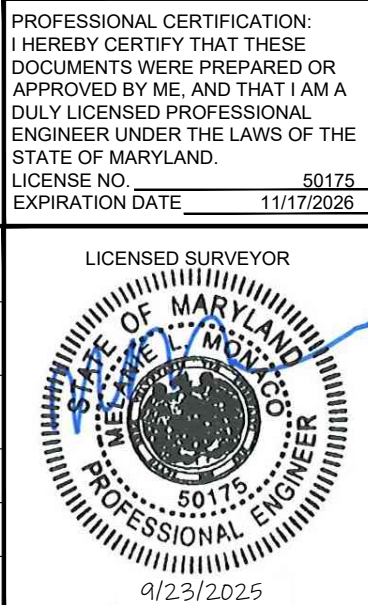
PLANT SCHEDULE PARCELS C-F

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL / HT
TREES						
	AR	43	Acer rubrum	Red Maple	B & B	2" Cal. Min.
	CC	6	Cercis canadensis	Eastern Redbud	B & B	1" Cal. Min.
	GT	25	Gleditsia triacanthos inermis	Thornless Honey Locust	B & B	2" Cal. Min.
	LI	7	Liquidambar styraciflua	American Sweetgum	B & B	2" Cal. Min.
	NS	30	Nyssa sylvatica	Tupelo	B & B	2" Cal. Min.
	QR	17	Quercus rubra	Red Oak	B & B	2" Cal. Min.
		128	SUBTOTAL:			
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	HEIGHT
SHRUBS						
	HA	10	Hydrangea arborescens	Smooth Hydrangea	#3	36" Min. Ht.
	IS	24	Itea virginica	Virginia Sweetspire	#3	36" Min. Ht.
		34	SUBTOTAL:			

WESTPORT - CRITICAL AREA CALCULATIONS (PER 2020 BALTIMORE CITY CAMP MANUAL)					
AREA TOTALS					
	TOTAL APPROX. (SF)	TOTAL APPROX. (AC)	APPROX. PUBLIC EASEMENT (AC)	APPROX. NET (AC)	NOTES
TOTAL PROJECT AREA	533,435 SF	12.25 AC	5.13 AC	7.11	
TOTAL PARCEL C AREA	130,212 SF	2.99 AC	-	-	
PARCEL C DEF AREA WITHIN 100' CA BOUNDARY	111,116 SF	2.55 AC	0.96 AC	1.57	
PARCEL C DEF AREA INSIDE 100' CA BUFFER	19,096 SF	0.44 AC	0.23 AC	0.21	
TOTAL PARCEL D AREA	78,553 SF	1.80 AC	-	-	
PARCEL C DEF AREA WITHIN 100' CA BOUNDARY	69,021 SF	1.58 AC	0.50 AC	1.08	
PARCEL C DEF AREA INSIDE 100' CA BUFFER	9,532 SF	0.22 AC	0.13 AC	0.09	
TOTAL PARCEL E AREA	86,657 SF	2.04 AC	-	-	
PARCEL C DEF AREA WITHIN 100' CA BOUNDARY	82,731 SF	1.90 AC	0.83 AC	1.07	
PARCEL C DEF AREA INSIDE 100' CA BUFFER	5,926 SF	0.14 AC	0.12 AC	0.01	
TOTAL PARCEL F AREA	235,780 SF	5.41 AC	-	-	
PARCEL C DEF AREA WITHIN 100' CA BOUNDARY	228,903 SF	5.21 AC	2.17 AC	3.03	
PARCEL C DEF AREA INSIDE 100' CA BUFFER	8,877 SF	0.20 AC	0.17 AC	0.04	
AFFORESTATION (BALTIMORE CITY CAMP MANUAL SECTION 6.1 & COMAR 27.01.09.01-2)					
	TOTAL APPROX. NET (AC)	15% CALCULATION (AC)	MULTIPLIER (SEC. 6.1)	TOTAL TREE REQUIREMENT	
AFFORESTATION INSIDE 100' BUFFER	0.35 AC	0.05 AC	217.80	11 TREES	
AFFORESTATION OUTSIDE 100' BUFFER	6.76 AC	1.01 AC	100.00	101 TREES	
TOTAL AFFORESTATION REQUIREMENT				112 TREES	
TREE MITIGATION - OUTSIDE 100' BUFFER					
	# OF TREES REMOVED	DBH (IN) REMOVED	RATIO*	TOTAL TREE REQUIREMENT	
INVASIVE SPECIES	TO BE DETERMINED DURING FINAL DESIGN		1 INCH : 1 INCH	TO BE DETERMINED DURING FINAL DESIGN	
NON-INVASIVE SPECIES			1 INCH : 1 INCH		
TOTAL MITIGATION - OUTSIDE 100' BUFFER REQUIREMENT					
TREE MITIGATION - INSIDE 100' BUFFER					
	# OF TREES REMOVED	DBH (IN) REMOVED	RATIO*	TOTAL TREE REQUIREMENT	
NON-INVASIVE SPECIES	TO BE DETERMINED DURING FINAL DESIGN		3 INCH : 1 INCH	TO BE DETERMINED DURING FINAL DESIGN	

PARCEL CDEF CONDITION F - STREET FRONTAGE AND STREETSCAPE					
	QUANTITY	RATE	REQUIREMENT	PROVIDED	
ALLEY C	317	1 PU PER 30 LF	11 PU	11 PU	
ROAD A	255	1 PU PER 30 LF	9 PU	9 PU	
CLARE ST	388	1 PU PER 30 LF	13 PU	13 PU	
TOTAL			33 PU	33 PU	

KHA PROJECT #:
114346004
SCALE:
AS SHOWN
DATE:
09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM



REVISIONS			
No.	DESCRIPTION	DATE	BY

Kimley»Horn

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WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

LANDSCAPE AND CRITICAL AREA PLAN

CITY OF BALTIMORE LANDSCAPE REQUIREMENTS*

GENERAL PLANTING STANDARDS

PLANTING STANDARDS MUST BE AS OUTLINED BELOW OR AS SPECIFIED BY BEST PRACTICES IN THE INDUSTRY. ANY ITEM OR PROCEDURE NOT MENTIONED BELOW MAY BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATION GUIDELINES PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION (LATEST EDITION) OR AS SUBSEQUENTLY AMENDED. IN ADDITION TO MEETING THE GENERAL PLANTING STANDARDS DESCRIBED BELOW, PLANTINGS ON CITY PROPERTIES AND WITHIN CITY RIGHT-OF-WAY MUST ALSO MEET THE STANDARDS OF THE GREEN BOOK.

SIZE, CONDITION, & QUALITY

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS MUST BE IN ACCORDANCE WITH ANLA STANDARDS.
- BARE ROOT PLANTS WILL BE ACCEPTED ONLY BY SPECIAL PERMISSION OF THE DEPARTMENT OF PLANNING.
- MINIMUM TREE AND PERENNIAL SIZES MUST BE PROVIDED IN ACCORDANCE WITH THE PLANTING UNIT REQUIREMENTS AS DESCRIBED IN THE PLANTING REQUIREMENTS AND STANDARDS SECTION OF THE LANDSCAPE MANUAL.
- MINIMUM SHRUB SIZES MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT SITE CONDITIONS. WHERE A PROJECT SITE CONDITION DOES NOT SPECIFY A MINIMUM SHRUB SIZE, A MINIMUM SIZE OF 18 TO 24 INCHES SHALL BE USED.
- MAJOR DECIDUOUS TREES MUST HAVE A CLEAR TRUNK, FREE OF BRANCHES, TO A MINIMUM HEIGHT OF 6 FEET.
- PLANTS SHALL NOT HAVE MULTIPLE LEADERS, UNLESS THIS IS THE NATURAL FORM; MULTI-STEM TREES ARE NOT ACCEPTABLE FOR REQUIRED STREET TREE PLANTING.
- PLANTS SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO LOCATION OF THE PROJECT FOR AT LEAST TWO YEARS BEFORE PLANTING.
- PLANTS SHALL BE HIGH QUALITY NURSERY GROWN. PLANTS SHALL BE HEALTHY AND VIGOROUS, TYPICAL OF THEIR SPECIES AND VARIETY; AND HAVE WELL-DEVELOPED BRANCHES, DENSELY FOLIATED, AND VIGOROUS ROOT SYSTEMS.

PLANTING SEASONS

TO MINIMIZE THE STRESS ON NEWLY INSTALLED PLANTS AND MAXIMIZE THEIR POTENTIAL FOR SURVIVAL, THE FOLLOWING PLANTING SEASONS SHALL BE OBSERVED FOR THE INSTALLATION OF LANDSCAPING:

SEASON	DECIDUOUS		EVERGREEN	
	B&B	CONTAINER	B&B	CONTAINER
SPRING	3/1 - 5/1	3/1 - 5/1	3/15 - 5/1	3/15 - 5/1
FALL	10/31 - 12/31	9/1 - 12/31	9/1 - 11/15	9/1 - 11/15

PLANTING OUTSIDE THESE SEASONS WITHIN THE PUBLIC ROW OR ON CITY PROPERTY REQUIRES PERMISSION FROM THE CITY ARBORIST.

INSTALLATION

- CONTACT MISS UTILITY IN ADVANCE OF ANY DIGGING.
- DIG PLANTING PITS AND BEDS, AMEND SOILS, BACKFILL PLANTING AREAS, AND INSTALL PLANTS ONLY WHEN SOIL CONDITIONS ARE NOT WET, AND WHEN MIXING AND BACKFILLING WILL NOT ADVERSELY AFFECT SOIL STRUCTURE.
- THE PLAN PREPARER OF THE LANDSCAPE PLAN SHALL INCLUDE ALL STANDARD DETAILS THAT APPLY TO A GIVEN PROJECT AS PART OF THE LANDSCAPE PLAN SUBMISSION. PLANTS MUST BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANTING DETAILS.
- DO NOT HANDLE, MOVE, BIND, TIE, OR OTHERWISE TREAT PLANTS SO AS TO DAMAGE THE ROOT BALL, ROOTS, TRUNK, OR BRANCHES IN ANY WAY.
- ALL TREES MUST BE SET SO THAT THE TOP ONE-EIGHTH OF THE ROOT BALL SITS ABOVE THE FINISH GRADE. PLANTS SHALL REST ON UNDISTURBED EXISTING SOIL OR WELL-COMPACTED BACKFILL. CARE SHALL BE EXERCISED IN SETTING ALL PLANTS VERTICAL, AND LOCATING STREET TREES IN THE CENTER OF TREE PITS.
- ALL TREES MUST BE STAKED OR BRACED TO PROVIDE STABILIZATION DURING THE PERIOD OF ESTABLISHMENT. WHEN STAKING OR BRACING TREES, USE THE SIMPLEST AND LEAST RESTRICTIVE METHOD REQUIRED TO PROVIDE STABILIZATION IN ACCORDANCE WITH BEST PRACTICES OF THE INDUSTRY. ALL STAKING AND BRACING SHALL BE COMPLETED THE SAME DAY AS PLANTING AND SHALL BE REMOVED AFTER ONE YEAR.
- MULCH SHALL BE A NATURAL PRODUCT OF 98% SHREDDED BARK AND CONTAIN LESS THAN 2% WOOD OR OTHER DEBRIS, WITH NO ADDITIVES OR OTHER TREATMENT. MULCH SHALL BE APPLIED TO A UNIFORM MINIMUM DEPTH OF 3 INCHES AND SHALL BE SO DISTRIBUTED AS TO CREATE A SMOOTH, LEVEL COVER OVER THE EXPOSED SOIL, AND SHOULD NOT BE MOUNDING AT THE BASES OF TREES. A GAP OF APPROXIMATELY 3 INCHES MUST BE LEFT BETWEEN THE MULCH AND THE TRUNK OF THE TREE TO AVOID MOUNDING ABOVE THE TRUNK FLARE.
- PLANTS MUST BE WATERED TO THE POINT OF OVERFLOW OR SATURATION TWICE WITHIN 48 HOURS OF PLANTING.
- PLANT IDENTIFICATION TAGS MUST BE ATTACHED TO PLANTS, OR STAKED WITHIN THE PLANTING BED UNTIL INITIAL INSPECTION BY THE PLAN PREPARER.

PLANTING SOIL REQUIREMENTS

- PLANTING SOILS MAY BE NATIVE SOILS, ORGANICALLY AMENDED EXISTING SOIL, OR A TOPSOIL BLEND MIXED TO ACHIEVE THE REQUIREMENTS.
- MINIMIZE COMPACTION OF PLANTING AREAS DURING CONSTRUCTION. DESIRED DENSITY RANGE IS 1.0 TO 1.4 G/CC FOR TOPSOIL AND 1.2 TO 1.5 G/CC FOR SUBSOIL.
- PERCOLATION TESTING AND SOIL COMPOSITION TESTING ARE REQUIRED PRIOR TO INSTALLATION OF PLANTING. PERCOLATION RATES OF 1-2 INCHES (2.5-5 CM) PER HOUR ARE PREFERRED. SUB-DRAINAGE MAY BE NECESSARY IN PLANTING AREAS WITH INSUFFICIENT PERCOLATION.
- SOIL COMPOSITION STANDARDS - AMEND EXISTING SOIL AS NEEDED OR PROVIDE A TOPSOIL MIX TO ACHIEVE REQUIRED RANGES:
 - MINERAL COMPOSITION - 45-77% SILT, 0-25% CLAY, 25-33% SAND
 - SOIL PH - PH 6.0-7.0
 - ORGANIC CONTENT - 3-7%
 - FOREIGN MATERIAL AND STONES OVER 2 INCHES IN DIAMETER ARE NOT PERMITTED
- AMEND SOILS AND FERTILIZE PLANTING AREAS AND TREE PITS AS NEEDED TO REMEDY SPECIFIC DEFICIENCIES REVEALED BY A SOIL TEST. THE USE OF COMPOST OR OTHER NATURAL NUTRIENT SOURCES AND SOIL AMENDMENTS IS DESIRABLE TO REDUCE THE USE OF CHEMICAL FERTILIZERS AND IMPACTS ON WATER QUALITY.

SOIL VOLUME STANDARDS

- TREES REQUIRE AN ADEQUATE VOLUME OF QUALITY SOIL TO ALLOW AMPLE GROWING SPACE FOR TREE ROOTS AND CANOPY. IN ADDITION TO THE BENEFITS FOR TREES, ADEQUATE SOIL VOLUMES ALSO PROVIDE STORMWATER MANAGEMENT BENEFITS BY PROVIDING BETTER OPPORTUNITY FOR INFILTRATION FOR SITES WHERE SOIL CONTAMINATION IS NOT AN ISSUE. IN URBAN AREAS, THE ABILITY TO PROVIDE ADEQUATE SOIL VOLUMES MAY BE DEPENDENT ON SITE-SPECIFIC CONDITIONS SUCH AS SIDEWALK WIDTHS AND THE PRESENCE OF UTILITIES.
- THE FOLLOWING SOIL VOLUME STANDARDS ARE REQUIRED FOR ALL TREE PLANTING AREAS:
- THROUGH THE SIZING OF TREE PITS AND PLANTING AREAS AND THE USE OF STRUCTURAL ALTERNATIVES AS NEEDED, PROVIDE A MINIMUM SOIL VOLUME OF 144 CUBIC FEET (MINIMUM 48 SQUARE FEET OF SOIL AREA) PER TREE, OR AN IDEAL SOIL VOLUME OF 1 TO 2 CUBIC FEET OF SOIL VOLUME PER SQUARE FOOT OF MATURE TREE CANOPY.
- WHERE FEASIBLE, PLANTING AREAS SHALL HAVE THREE FEET MINIMUM DEPTH.
- FOUR FEET MINIMUM INSIDE CLEAR WIDTH; GREATER THAN SIX FEET IS DESIRED WHERE FEASIBLE, AND TO ENCOURAGE EXTENDED ZONES OF QUALITY PLANTING SOIL, PLANTING AREAS SHALL BE AS LONG AND AS CONTINUOUS AS POSSIBLE

MAINTENANCE AND IRRIGATION

REQUIRED LANDSCAPING MUST BE KEPT ALIVE AND HEALTHY TO CONTINUE TO MEET THE REQUIREMENTS OF THIS MANUAL AND THE ZONING CODE. PROPER MAINTENANCE AND IRRIGATION MUST BE PROVIDED FOR ALL INSTALLED LANDSCAPING.

THE MAINTENANCE OF PLANTS INSTALLED IS REQUIRED FOR SUCCESSFUL LANDSCAPING. PLANTS CANNOT BE INSTALLED AND LEFT ALONE, ESPECIALLY IN URBAN ENVIRONMENTS WHERE THEY MAY BE SUBJECT TO HIGH TEMPERATURES, HARSH ENVIRONMENTS, AND PHYSICAL ABUSE. GIVEN THE STRESSES AND RIGORS TO WHICH PLANTS ARE SUBJECTED, PLANTS MAY REQUIRE REPLACEMENT. A ONE-YEAR REPLACEMENT WARRANTY IS REQUIRED FOR ALL PLANTS AND A MAINTENANCE CONTRACT IS ENCOURAGED TO PROMOTE THE ESTABLISHMENT OF PLANTS AND ENCOURAGE PROPER LANDSCAPE MAINTENANCE, BEYOND THE WARRANTY PERIOD, THE CONTINUED MAINTENANCE OF THE LANDSCAPE IS THE RESPONSIBILITY OF THE PROPERTY OWNER FOR THE LIFE OF THE PROJECT.

REQUIREMENTS FOR LANDSCAPE MAINTENANCE ARE AS FOLLOWS:

- MAINTENANCE OF LANDSCAPED AREAS INCLUDES, BUT IS NOT LIMITED TO WEEDING, MULCHING, MOWING, TRIMMING, PRUNING, EDGING, CULTIVATION, SEEDING, FERTILIZATION, WATERING, PEST CONTROL, AND ANY OTHER MAINTENANCE NECESSARY TO ENSURE HEALTHY, VIGOROUS PLANT GROWTH AND WELL-KEPT PROPERTY CONDITION.
- LANDSCAPING ELEMENTS SUCH AS WALLS AND FENCES SHALL BE CONSTRUCTED IN A SOUND WORKMANLIKE MANNER WITH ADEQUATE SUPPORT OR FOOTINGS AND MUST BE REPAIRED OR REPLACED AS NEEDED TO PRESERVE AN ATTRACTIVE APPEARANCE AND TO FUNCTION AS INTENDED.
- ANY DEAD PLANTS OR PLANTS WHICH FAIL TO SHOW HEALTHY GROWTH MUST BE REMOVED AND REPLACED WITHIN 60 DAYS OF IDENTIFICATION OF DETERIORATED HEALTH OR NOTIFICATION BY THE CITY. REPLACEMENT MAY BE DELAYED UNTIL THE NEXT GROWING SEASON ONLY IF THE 60 DAY PERIOD OCCURS DURING A TIME OF YEAR NOT SUITABLE FOR PLANTING.
- ALL REPLACEMENT PLANTS MUST MEET THE SIZE AND OTHER CHARACTERISTICS OF NEWLY PLANTED MATERIAL AS REQUIRED IN THE MANUAL.
- TREES AND LARGE SHRUBS MUST BE ADEQUATELY SUPPORTED, WHEN NECESSARY TO INSURE PROPER GROWTH. TREE STAKING MUST BE REMOVED PRIOR TO FINAL INSPECTION, WITH THE EXCEPTION OF PLANTS REPLACED DURING THE WARRANTY PERIOD AND NOT YET ESTABLISHED.
- IT IS DESIRABLE TO AVOID EXCESSIVE USE OF FERTILIZERS AND PESTICIDES TO MINIMIZE IMPACTS ON WATER QUALITY. IT IS RECOMMENDED THAT FERTILIZER APPLICATION BE NEED-BASED RATHER THAN AS AN AUTOMATIC COMPONENT OF MAINTENANCE SCHEDULES AND WHEN APPROPRIATE, SLOW-RELEASE OR NATURAL FERTILIZERS BE SELECTED OVER HIGHLY-SOLUBLE CHEMICAL FERTILIZERS.
- THE IMPLEMENTATION OF AN INTEGRATED PEST MANAGEMENT (IPM) PROGRAM IS RECOMMENDED TO PREVENT AND TREAT PEST PROBLEMS.

IRRIGATION

ALL PLANTS NEED SUPPLEMENTAL WATER DURING THE FIRST AND SECOND GROWING SEASONS TO ESTABLISH THEIR ROOT SYSTEMS; HOWEVER, A PERMANENT IRRIGATION SYSTEM IS NOT REQUIRED. A GENERAL GUIDELINE FOR ESTABLISHMENT IS TO PROVIDE IRRIGATION AT A RATE OF ONE INCH OF WATER PER WEEK, INCLUDING THAT THROUGH RAINFALL. RECOMMENDED TECHNIQUES TO REDUCE WATER REQUIREMENTS AND APPROVED METHODS FOR THE PROVISION OF WATER SUPPLY TO PLANTS INCLUDE THE FOLLOWING:

DESIGN, PLANNING, & MAINTENANCE

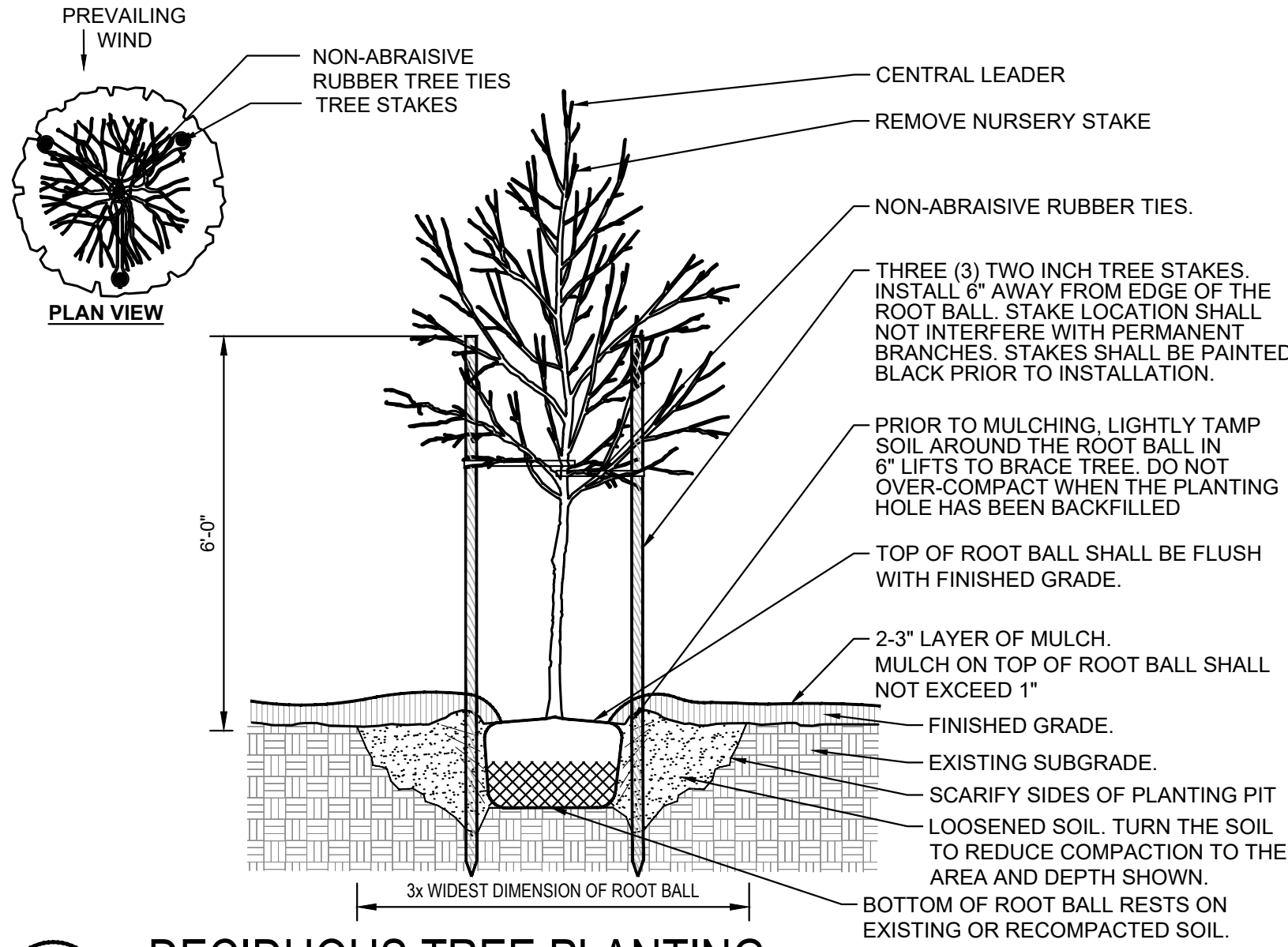
- WHERE FEASIBLE, SITE GRADING SHALL BE DESIGNED TO DIRECT WATER INTO PLANTING AREAS TO REDUCE RUNOFF AND MAXIMIZE THE POTENTIAL FOR INFILTRATION, UNLESS INFILTRATION IS UNDESIRABLE DUE TO CONTAMINATED SOILS.
- WHERE POSSIBLE, GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS AND IRRIGATE EACH AREA TO MEET THESE NEEDS WITHOUT OVER-WATERING.
- REDUCE THE USE OF LAWN AREAS, WHICH REQUIRE GREATER AMOUNTS OF WATER THAN DROUGHT-TOLERANT PLANT SPECIES.
- MAINTAIN ADEQUATE MULCH COVER TO REDUCE EVAPORATION.

IRRIGATION METHODS

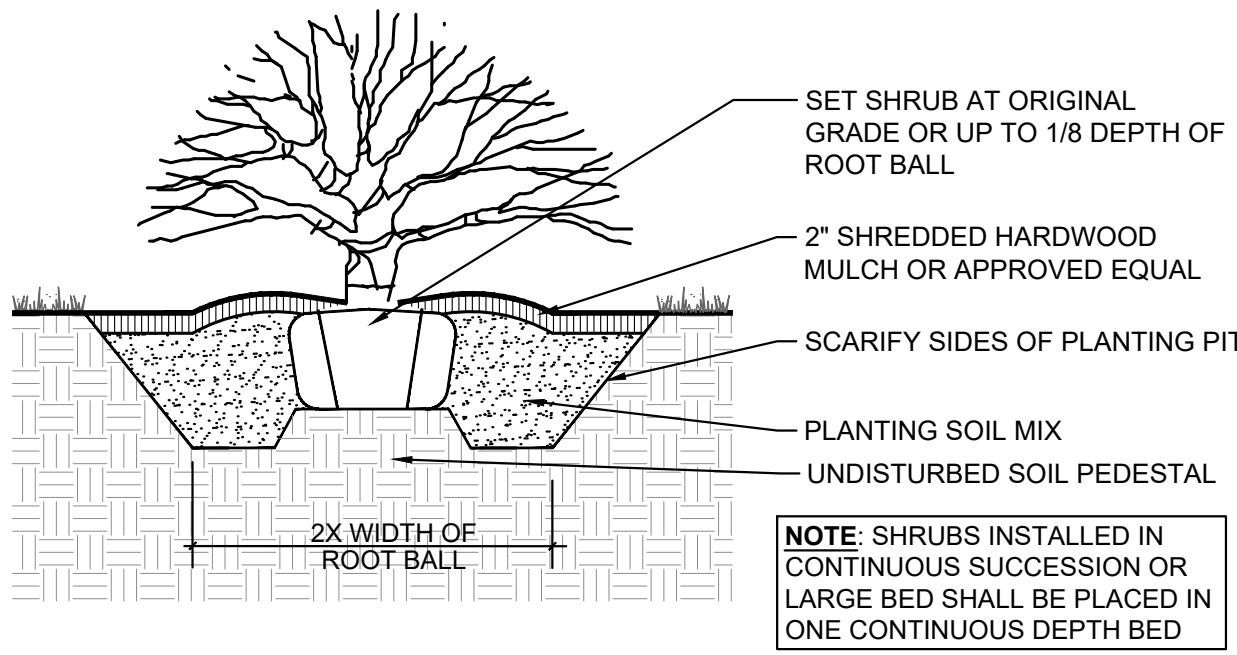
- THE USE AND MAINTENANCE OF DRIP IRRIGATION BAGS OR RINGS AROUND THE TRUNKS OF NEWLY-PLANTED TREES.
- HAND WATERING, WITH WATER SOURCES PROVIDED THROUGH EITHER OR BOTH OF THE FOLLOWING METHODS:
 - EXTERIOR FAUCETS ON A BUILDING, LOCATED SO THAT THE FARTHEST PLANTING CAN BE REACHED BY A LENGTH OF HOSE (100 FEET RECOMMENDED).
 - A QUICK-COUPLING SYSTEM, WITH CONNECTIONS LOCATED SO THAT THE FARTHEST PLANTING CAN BE REACHED BY A LENGTH OF HOSE (100 FEET RECOMMENDED).
 - A WATER TANK OR TRUCK.
- AN AUTOMATIC IRRIGATION SYSTEM WITH A MOISTURE-SENSING DEVICE AND/OR RAIN SHUT-OFF SWITCH. IF USING AN AUTOMATIC IRRIGATION SYSTEM, THE FOLLOWING REQUIREMENTS SHALL BE MET:
 - ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE VANDALISM.
 - SPRINKLERS MUST NOT OVER-SPRAY ONTO PAVEMENT. SPRINKLER AND SPRAY HEADS ARE NOT PERMITTED FOR PLANTING AREAS LESS THAN 8 FEET IN WIDTH, TO PREVENT OVERSPRAY AND RUN-OFF. OTHER IRRIGATION METHODS SHALL BE SPECIFIED IN SUCH AREAS.
 - PLACE LAWN AREAS IN A SEPARATE IRRIGATION ZONE FROM SHRUB AND GROUNDCOVER BEDS, SO THAT EACH PLANTING TYPE CAN RECEIVE ADEQUATE IRRIGATION WITHOUT OVER-WATERING AREAS WITH LOWER IRRIGATION NEEDS.
 - DRIP IRRIGATION IS RECOMMENDED FOR SHRUB AND GROUNDCOVER BEDS. DRIP IRRIGATION SHALL BE USED IN AREAS SMALLER THAN FIVE FEET IN ANY DIRECTION.
- THE USE OF RAINWATER HARVESTING TECHNIQUES COMBINED WITH THE USE OF HARVESTED RAINWATER FOR LANDSCAPE IRRIGATION IS ENCOURAGED.

WARRANTY

- ALL PLANTS SHALL BE WARRANTED FOR TWO-YEARS FROM ACCEPTANCE.
- INSPECTIONS:
 - INITIAL INSPECTION FOR PLANTING ACCEPTANCE
 - 2-YEAR INSPECTION TO CONFIRM ALL MATERIAL HAS SURVIVED.



1 DECIDUOUS TREE PLANTING NOT TO SCALE



2 SHRUB PLANTING NOT TO SCALE

DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY SERVICES DIVISION

REVISIONS

No.	DESCRIPTION	DATE	BY

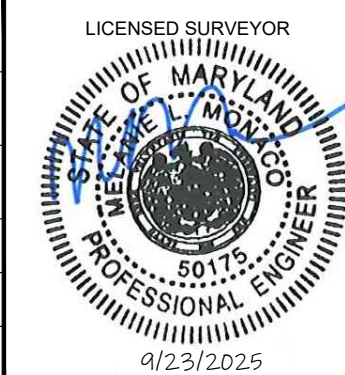
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PROJECT: 2221 KLOMAN ST
WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN
WARD 25 - SECTION 05 - BLOCK 7612
LOT 5, 4B, 4A, 1
BALTIMORE CITY, MARYLAND

PROFESSIONAL CERTIFICATION:
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. 50175
EXPIRATION DATE 11/17/2028

KHA PROJECT #: 114346004
SCALE: AS SHOWN
DATE: 09/23/2025
DESIGNED BY: DB
DRAWN BY: LL
CHECKED BY: MM



LANDSCAPE DETAILS

SHEET 10 OF 11

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2-over-2 Condominuims (front) **Ryan Homes**



2-over-2 Condominuims (side) **Ryan Homes**



2-over-2 Condominuims (rear) **Ryan Homes**



24' Townhome—McPherson Urban (front) **Ryan Homes**



24' Townhome—McPherson Urban (side) **Ryan Homes**



24' Townhome—McPherson Urban (rear) **Ryan Homes**



DEPARTMENT OF PLANNING

DEPARTMENT OF RIGHT OF WAY
SERVICES DIVISION

16' Townhome—Clarendon Urban (front) **Ryan Homes**

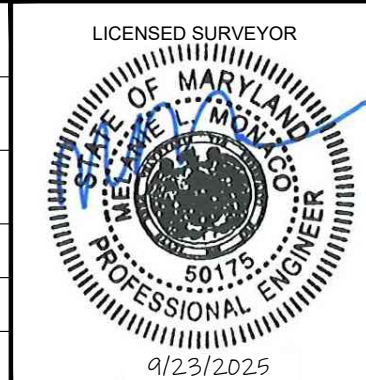


16' Townhome—Clarendon Urban (rear) **Ryan Homes**



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PROJECT: 2221 KLOMAN ST WESTPORT PARCELS C-F - MAJOR SUBDIVISION PLAN WARD 25 - SECTION 05 - BLOCK 7612 LOT 5, 4B, 4A, 1 BALTIMORE CITY, MARYLAND			
ARCHITECTURAL ELEVATIONS			
SHEET 11 OF 11			