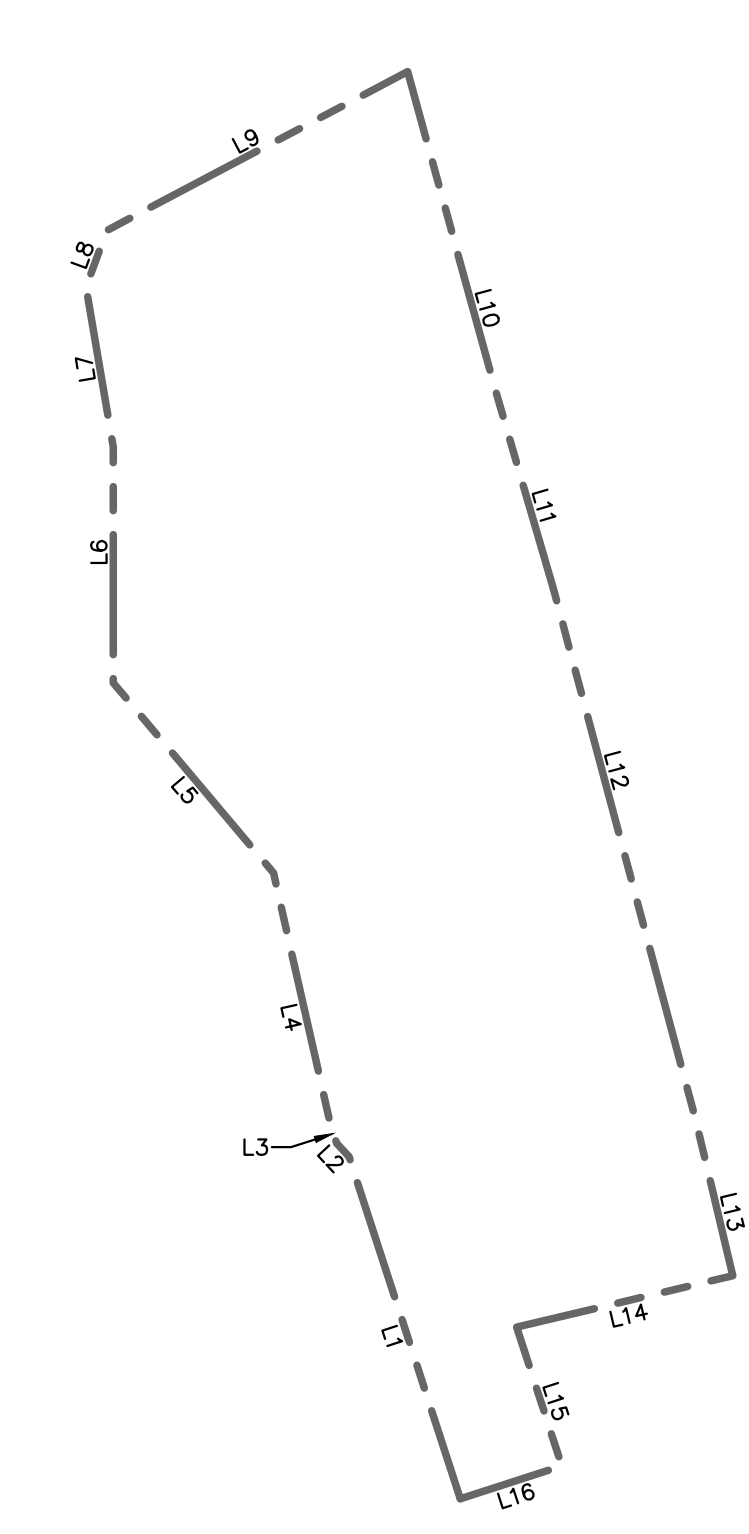
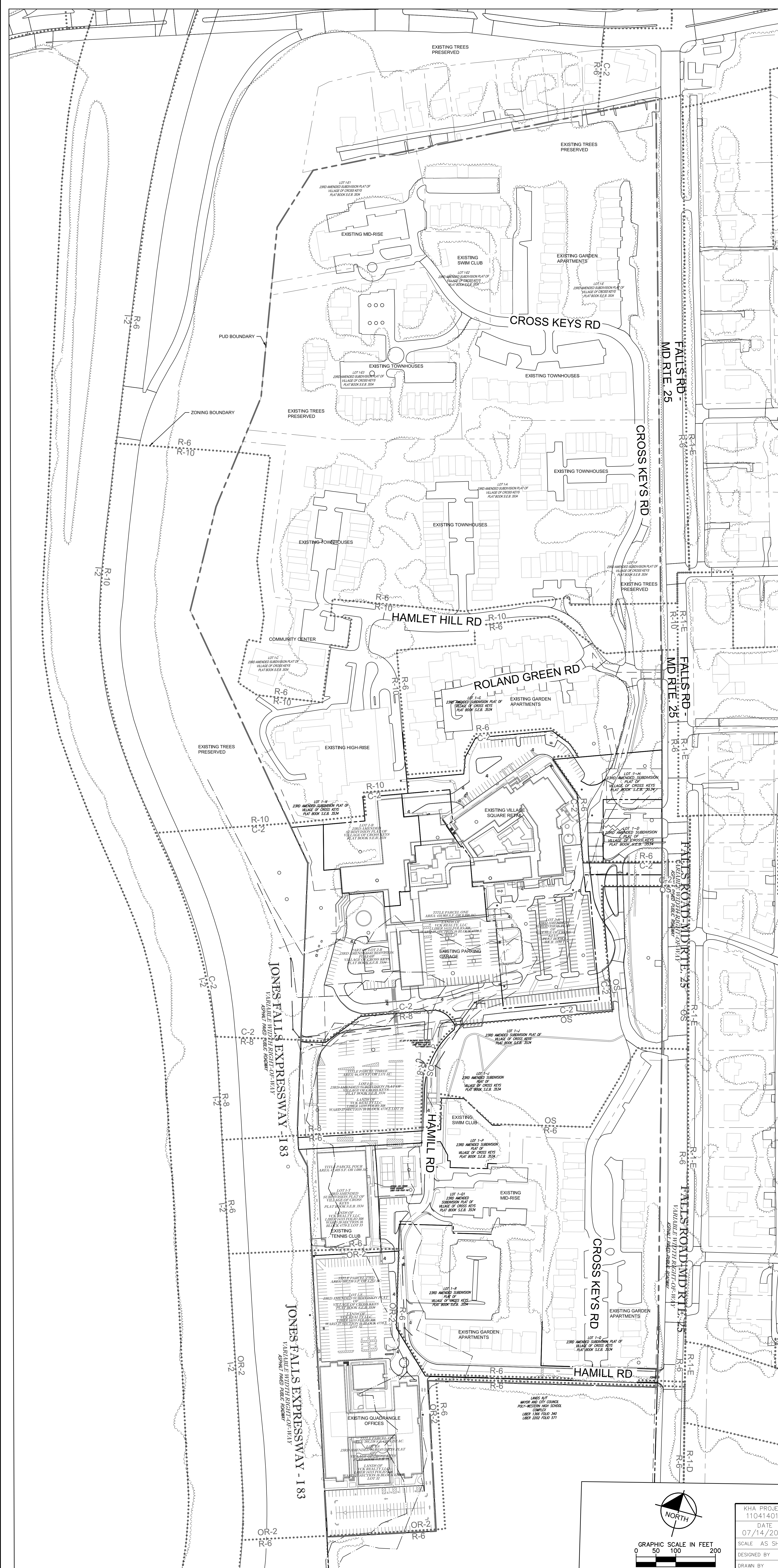


VICINITY MAP  
SCALE: 1" = 2000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	936.94	N18°01'00"W
L2	47.52	N42°52'50"W
L3	53.52	N18°01'00"W
L4	669.35	N12°45'20"W
L5	647.10	N40°07'46"W
L6	615.10	N0°01'38"W
L7	422.50	N9°39'06"W
L8	156.39	N20°13'10"E
L9	885.95	N62°09'00"E
L10	850.96	S15°24'00"E
L11	539.66	S16°17'40"E
L12	1442.72	S15°00'00"E
L13	415.02	S13°22'10"E
L14	578.40	S76°37'50"W
L15	380.17	S18°01'00"E
L16	277.85	S72°03'47"W

PUD BOUNDARY  
SCALE: 1" = 500'

**SITE DATA:**

- PROPERTY OWNER: SEE TABLES BELOW FOR EXISTING OWNER OF FUTURE DEVELOPMENT AREA
- DEVELOPER: CAVES VALLEY PARTNERS  
1 OLYMPIC PLACE, SUITE 1210  
TOWSON, MD 21284  
(410)427-4700  
ATTN: ARSH MIRMIRAN
- ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
1801 PORTER STREET, SUITE 401  
BALTIMORE, MD 21220  
(443)743-3470  
ATTN: NICHOLAS J. LEFFNER, PE
- SITE ADDRESSES: SEE TABLES BELOW FOR ADDRESSES OF FUTURE DEVELOPMENT AREAS
- ZONING DISTRICT: THE UNDERLYING ZONING IS R-6, R-8, R-10, C-2, OS, AND OR-2. THE SITE IS NOT LOCATED WITHIN ANY URBAN RENAL AREA BOUNDARY
- URBAN RENEWAL:
- SITE AREA: ±3,165,985 SF (72.88 AC)
- EXISTING USES: DWELLING MULTIFAMILY, HOTEL, RETAIL, OFFICE, OPEN SPACE, RECREATION OUTDOOR, PARKING
- FUTURE USES: DWELLING MULTIFAMILY, RETAIL, OFFICE, OPEN SPACE
- HISTORIC DESIGNATION: THE SITE IS NOT LOCATED WITHIN A COMMISSION FOR THE HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT, NOR NATIONAL REGISTER DISTRICT
- FLOODPLAIN: THE SITE IS PARTIALLY LOCATED WITHIN THE 100-YR FLOODPLAIN. THE SITE IS NOT LOCATED WITHIN LIMITS AND CHESAPEAKE BAY CRITICAL AREA OR CRITICAL AREA BUFFER
- CRITICAL AREA:

**EXISTING DEVELOPMENT PROGRAM:**

BLOCK	LOT	LOT ID*	ZONE	USE
4778E	16	1-J	OS	COMMERCIAL - OPEN SPACE
4778E	24	1-F	R-6	COMMERCIAL - ROADWAY/VEGETATION
4778E	1	1-NA	R-6	COMMERCIAL
4778E	MULTIPLE	1-E	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	33	1-T	R-6	RECREATIONAL - TENNIS CLUB
4778E	37	1-C	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-R	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-Q	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-G	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-A	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-E1	R-6	RESIDENTIAL - MID-RISE
4778E	29	1-E2	R-6	RECREATIONAL - SWIM CLUB
4778E	MULTIPLE	1-E3	R-6	RESIDENTIAL - TOWNHOMES
4778E	15	1-J1	R-8	COMMERCIAL - PARKING
4778E	MULTIPLE	1-N	R-10	RESIDENTIAL - HIGH-RISE

\*LOT ID AND ACREAGE PER 23RD AMENDED SUBDIVISION PLAT OF VILLAGE OF CROSS KEYS PLAT BOOK S.E.B. 3534

**EXISTING DEVELOPMENT PROGRAM:**

CURRENT OWNER	ADDRESS	BLOCK	LOT	LOT ID*	ACREAGE	ZONE	USE
VCK REALTY LLC	2 HAMIL ROAD	4778E	32	1-S	4.45	OR-2	QUADRANGLE OFFICE
VCK REALTY LLC	5102 FALLS ROAD	4778E	35	2-A	9.60	C-2	RETAIL - GROCERY
CROSS KEYS MAINTENANCE CORP	5100 FALLS ROAD	4778E	20	1-D	0.55	R-6	GATEHOUSE
CROSS KEYS MAINTENANCE CORP	5106 FALLS ROAD	4778E	21	1-H	0.85	R-6	UTILITY ACCESS
VCK REALTY LLC	4 HAMIL ROAD	4778E	33	1-T	1.09	R-6	RECREATIONAL - TENNIS CLUB
MULTIPLE OWNERS	1 HAMIL CT	4778E	MULTIPLE	1-Q1	2.23	R-6	RESIDENTIAL - MID-RISE
CROSS KEYS MAINTENANCE CORP	100 HAMIL ROAD	4778E	17	1-P	0.79	R-6	RECREATIONAL - SWIM CLUB
VCK REALTY LLC	REAR 4950 FALLS RD	4778E	15	1-J1	2.17	R-8	COMMERCIAL - PARKING

\*LOT ID AND ACREAGE PER 23RD AMENDED SUBDIVISION PLAT OF VILLAGE OF CROSS KEYS PLAT BOOK S.E.B. 3534

**ADDITIONAL INFORMATION:**

CURRENT OWNER	ADDRESS	USE
VCK REALTY LLC	2 HAMIL ROAD	QUADRANGLE OFFICE
VCK REALTY LLC	5102 FALLS ROAD	RETAIL - GROCERY
CROSS KEYS MAINTENANCE CORP	5100 FALLS ROAD	GATEHOUSE
CROSS KEYS MAINTENANCE CORP	5106 FALLS ROAD	UTILITY ACCESS
VCK REALTY LLC	4 HAMIL ROAD	FUTURE OFFICE
MULTIPLE OWNERS	1 HAMIL CT	RESIDENTIAL - MID-RISE
CROSS KEYS MAINTENANCE CORP	100 HAMIL ROAD	RECREATIONAL - SWIM CLUB
VCK REALTY LLC	REAR 4950 FALLS RD	FUTURE RESIDENTIAL

**DATA SOURCES:**

- BOUNDARY AND EXISTING CONDITIONS INFORMATION WITHIN FUTURE DEVELOPMENT AREA TAKEN FROM BOHLER ALTA SURVEY DATED 12/20/09
- BOUNDARY AND EXISTING CONDITIONS INFORMATION SUPPLEMENTED BY BALTIMORE CITY GEOGRAPHIC INFORMATION SYSTEM (GIS) INFORMATION AND AERIAL IMAGERY
- TOPOGRAPHIC INFORMATION WITHIN FUTURE DEVELOPMENT AREA DENDING COMPLETION OF FIELD-RUN SURVEY AND TO BE SUPPLEMENTED WITH BALTIMORE CITY GIS INFORMATION
- PUD BOUNDARY 23RD AMENDED SUBDIVISION PLAT OF VILLAGE OF CROSS KEYS S.E.B. 3534 DATED 11/01/1996

No.	REVISIONS	DATE	BY

**EXISTING CONDITIONS PLAN**

VILLAGE OF CROSS KEYS  
PREPARED FOR  
CAVES VALLEY PARTNERS

BALTIMORE CITY MD



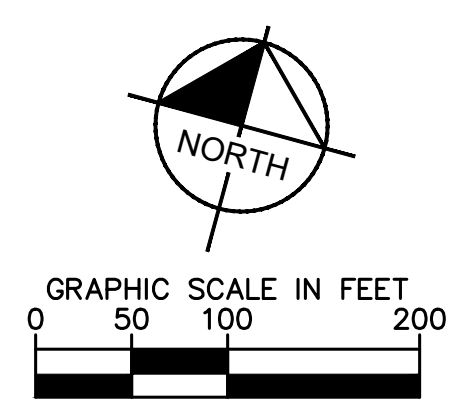
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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230  
PHONE: 443-743-3470  
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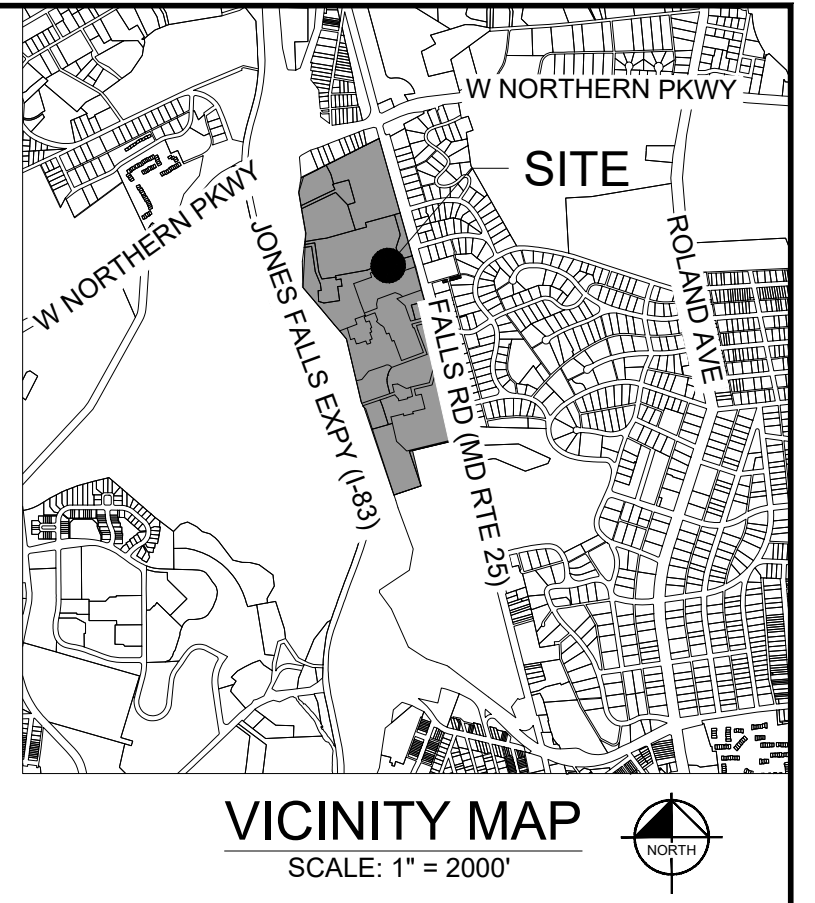
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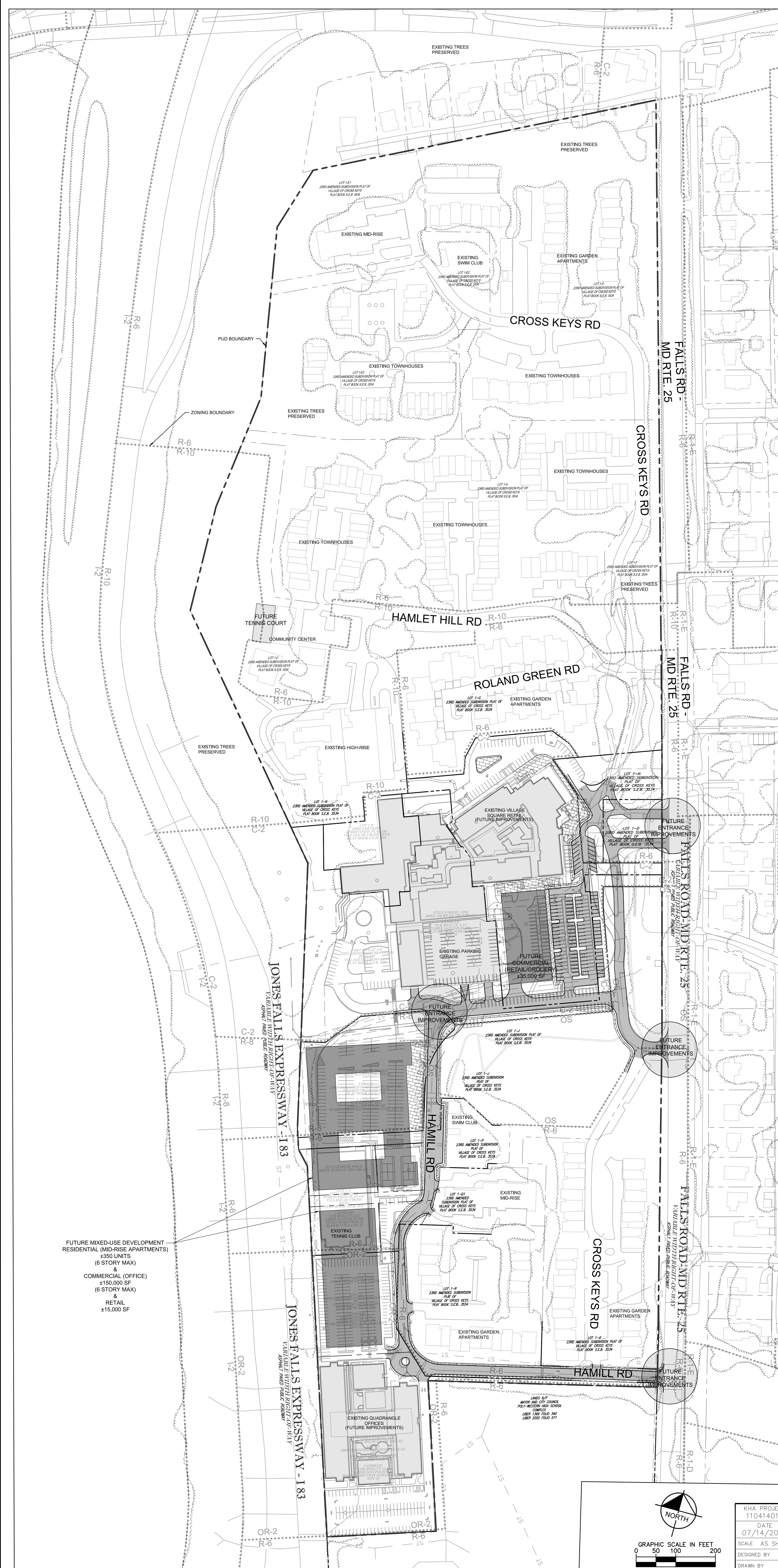
KHA PROJECT  
110414013  
DATE  
07/14/2020  
SCALE AS SHOWN  
DESIGNED BY HHH  
DRAWN BY ECS  
CHECKED BY NJL

FOR  
CONCEPT  
REVIEW





VICINITY MAP  
SCALE: 1" = 2000'



**SITE DATA:**

- PROPERTY OWNER: SEE TABLES BELOW FOR EXISTING OWNER OF FUTURE DEVELOPMENT AREA
- DEVELOPER: CAVES VALLEY PARTNERS  
1 OLIMPIC PLACE, SUITE 1210  
TOWSON, MD 21284  
(410)427-6700  
ATTN: ARSH MIRMIRAN
- ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.  
1801 PORTER STREET, SUITE 401  
BALTIMORE, MD 21230  
(443)743-3470  
ATTN: NICHOLAS J. LEFFNER, PE
- SITE ADDRESSES: SEE TABLES BELOW FOR ADDRESSES OF FUTURE DEVELOPMENT AREAS
- ZONING DISTRICT: THE UNDERLYING ZONING IS R-6, R-8, R-10, C-2, OS, AND OR-2
- URBAN RENAISSANCE: THE SITE IS NOT LOCATED WITHIN ANY URBAN RENAISSANCE AREA BOUNDARY
- SITE AREA: ±3,165,985 SF (72.88 AC)
- EXISTING USES: DWELLING MULTIFAMILY, HOTEL, RETAIL, OFFICE, OPEN SPACE, RECREATION OUTDOOR, PARKING  
FUTURE USES: DWELLING MULTIFAMILY, RETAIL, OFFICE, OPEN SPACE
- HISTORIC DESIGNATION: THE SITE IS NOT LOCATED WITHIN A COMMISSION FOR THE HISTORICAL AND ARCHITECTURAL PRESERVATION DISTRICT, NOR NATIONAL REGISTER DISTRICT
- WETLANDS: THERE ARE NO WETLANDS LOCATED ON THE SITE PER THE NATIONAL WETLANDS INVENTORY
- FLOODPLAIN: THE SITE IS PARTIALLY LOCATED WITHIN THE 100-YR FLOODPLAIN
- CRITICAL AREA: THE SITE IS NOT LOCATED WITHIN LIMITS AND CHESAPEAKE BAY CRITICAL AREA OR CRITICAL AREA BUFFER

**DEVELOPMENT SUMMARY:**

**LAND USE:**

USE	EXISTING	FUTURE	TOTAL
COMMERCIAL			
VILLAGE SQUARE			
RETAIL	±80,000 SF	±15,000 SF	±95,000 SF
OFFICE	±80,000 SF		±80,000 SF
INN	±150 ROOMS		±150 ROOMS
INN BALLROOM	±5,000 SF		±5,000 SF
FUTURE COMMERCIAL (RETAIL/GROCER)		±35,000 SF	±35,000 SF
GATEHOUSE	±3,000 SF		±3,000 SF
OFFICE			±255,000 SF
QUADRANGLE OFFICE	±105,000 SF		±105,000 SF
FUTURE OFFICE		±150,000 SF	±150,000 SF
RETAIL		±15,000 SF	±15,000 SF
RESIDENTIAL		±350 UNITS	±350 UNITS
RECREATION			
TENNIS CLUB	4 COURTS		2 COURTS
OUTDOOR TENNIS	3 COURTS	1 COURT	2 COURTS
SWIM CLUB	2 CLUBS		2 CLUBS
COMMUNITY CENTER	1 CENTER		1 CENTER

**PARKING:**

- EXISTING PARKING AREA TO REMAIN AS EXISTING
- FUTURE DEVELOPMENT TO PROVIDE PARKING ON SITE AS SHARED PARKING AGREEMENTS

**ROADS:**

- EXISTING PRIVATE ROADS TO REMAIN, WITH ACCESS FROM FALLS ROAD PUBLIC RIGHT-OF-WAY
- FUTURE PRIVATE DEVELOPMENT TO BE ACCESSED VIA PRIVATE ROADS
- PRIVATE ROADS TO BE MAINTAINED BY PRIVATE OWNERSHIP

**UTILITIES:**

- WATER AND SEWER FACILITIES TO REMAIN AS EXISTING AND FUTURE DEVELOPMENT AREAS TO BE SERVED AS REQUIRED BY CURRENT BALTIMORE CITY CODE AND DESIGN MANUAL
- SEWER FACILITIES TO BE PRIVATE SERVICES FROM CITY MAINS
- WATER FACILITIES TO BE PRIVATE SERVICE FROM CITY MAIN

**STORMWATER MANAGEMENT:**

- STORMWATER MANAGEMENT FOR FUTURE DEVELOPMENT AREAS TO BE PROVIDED AS REQUIRED BY CURRENT BALTIMORE CITY CODE AND STORMWATER MANAGEMENT DESIGN MANUAL

**FOREST CONSERVATION:**

- EXISTING FOREST CONSERVATION AREAS TO REMAIN AS EXISTING
- FUTURE DEVELOPMENT AREAS TO PROVIDE FOREST CONSERVATION VIA PHASES OR ONE PHASE

**CONSTRUCTION SCHEDULE:**

- FUTURE RETAIL/GROCERY BUILDING DUE TO COMMENCE 2021-2022\*
- FUTURE RESIDENTIAL BUILDINGS DUE TO COMMENCE 2022-2023\*
- FUTURE OFFICE BUILDING DUE TO COMMENCE 2024-2025\*
- \*FINAL DATES AND DURATIONS SUBJECT TO CHANGE

**EXISTING DEVELOPMENT PROGRAM:**

BLOCK	LOT	LOT ID*	ACREAGE	ZONE	USE
4778E	16	1-J	4.01	OS	COMMERCIAL - OPEN SPACE
4778E	24	1-F	1.02	R-6	COMMERCIAL - ROADWAY/VEGETATION
4778E	1	NA	51.8	R-6	COMMERCIAL
4778E	MULTIPLE	1-E	8.86	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	33	1-T	1.09	R-6	RECREATIONAL - TENNIS CLUB
4778E	37	1-C	1.47	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-R	3.32	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-Q	4.38	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-G	4.35	R-6	RESIDENTIAL - GARDEN APARTMENTS
4778E	MULTIPLE	1-A	8.70	R-6	RESIDENTIAL - TOWNHOMES
4778E	MULTIPLE	1-E1	2.14	R-6	RESIDENTIAL - MID-RISE
4778E	29	1-E2	1.03	R-6	RECREATIONAL - SWIM CLUB
4778E	MULTIPLE	1-E3	4.4	R-6	RESIDENTIAL - TOWNHOMES
4778E	15	1-J1	2.17	R-8	COMMERCIAL - PARKING
4778E	MULTIPLE	1-N	6.32	R-10	RESIDENTIAL - HIGH-RISE

**FUTURE DEVELOPMENT PROGRAM:**

CURRENT OWNER	ADDRESS	BLOCK	LOT	LOT ID*	ACREAGE	ZONE	USE
VCK REALTY LLC	2 HAMILL ROAD	4778E	32	1-S	4.45	OR-2	QUADRANGLE OFFICE
VCK REALTY LLC	5102 FALLS ROAD	4778E	35	2-A	9.60	C-2	RETAIL - GROCERY
CROSS KEYS MAINTENANCE CORP	5100 FALLS ROAD	4778E	20	1-D	0.55	R-6	GATEHOUSE
CROSS KEYS MAINTENANCE CORP	5106 FALLS ROAD	4778E	21	1-H	0.85	R-6	UTILITY ACCESS
VCK REALTY LLC	4 HAMILL ROAD	4778E	33	1-T	1.09	R-6	FUTURE OFFICE
MULTIPLE OWNERS	1 HAMILL CT	4778E	MULTIPLE	1-G1	2.23	R-6	RESIDENTIAL - MID-RISE
CROSS KEYS MAINTENANCE CORP	100 HAMILL ROAD	4778E	17	1-P	0.79	R-6	RECREATIONAL - SWIM CLUB
VCK REALTY LLC	REAR 4950 FALLS RD	4778E	15	1-J1	2.17	R-8	FUTURE RESIDENTIAL

\*LOT ID AND ACREAGE PER 2010 AMENDED SUBDIVISION PLAT OF VILLAGE OF CROSS KEYS PLAT BOOK S.E.B. 3534

\*THIS PUD MASTER PLAN IS PRELIMINARY AND ILLUSTRATIVE IN NATURE AND FINAL DEVELOPMENT PLAN REVIEW AND APPROVAL REQUIRED FOR FUTURE DEVELOPMENT AREAS

No.	REVISIONS	DATE	BY

**PUD MASTER PLAN**

**VILLAGE OF CROSS KEYS**  
PREPARED FOR  
**CAVES VALLEY PARTNERS**

BALTIMORE CITY MD



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1801 PORTER ST, SUITE 401, BALTIMORE, MD 21230  
PHONE: 443-743-3470  
WWW.KIMLEY-HORN.COM

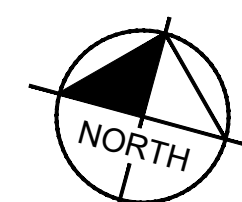
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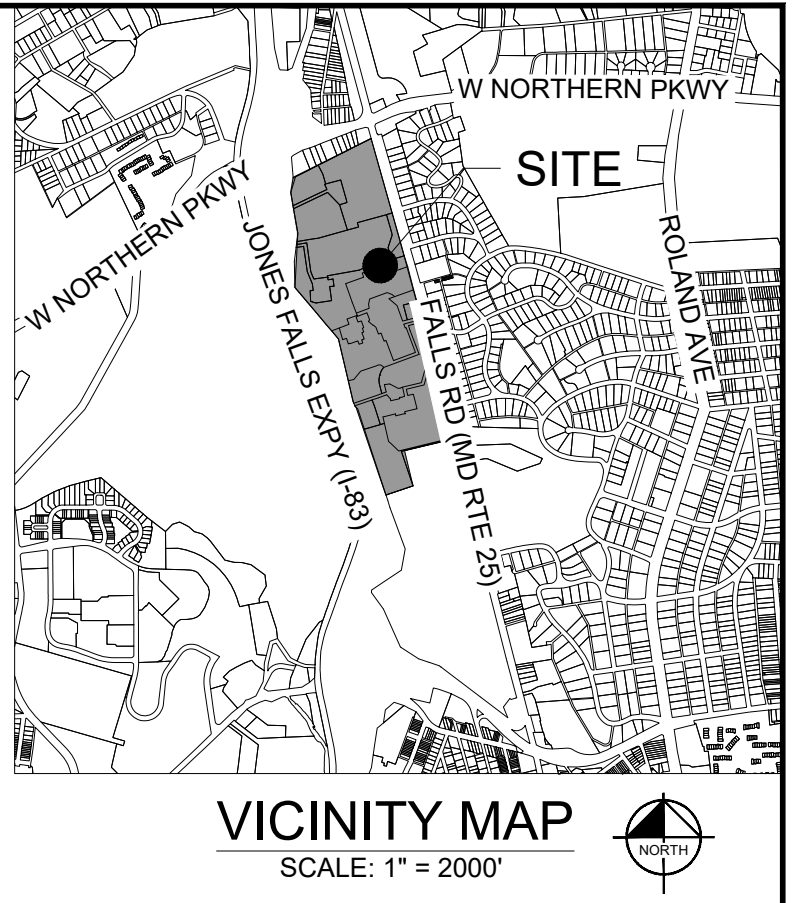
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DATE  
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SCALE AS SHOWN  
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DRAWN BY ECS  
CHECKED BY NJL

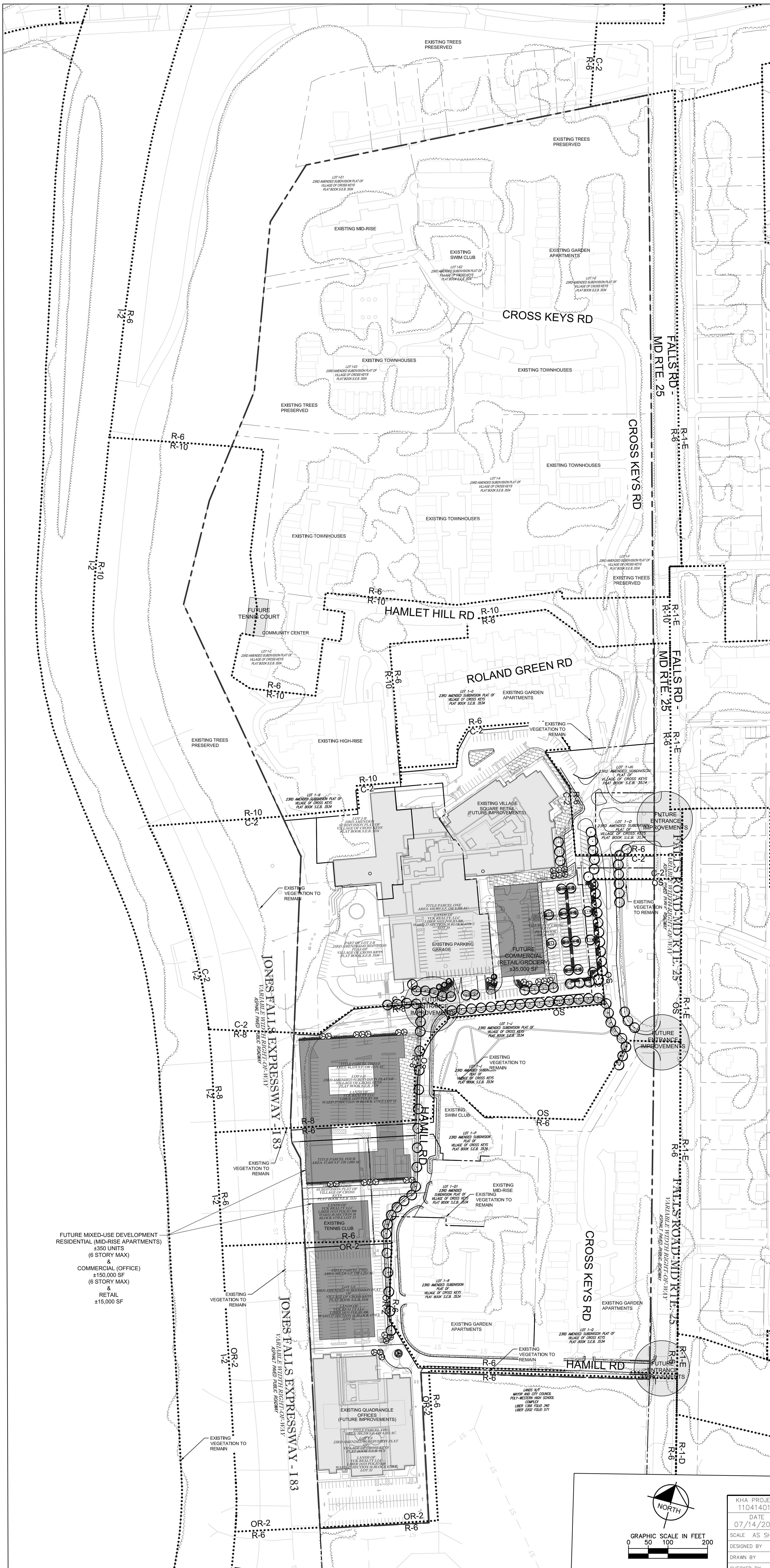
**FOR  
CONCEPT  
REVIEW**

GRAPHIC SCALE IN FEET  
0 50 100 200





VICINITY MAP  
SCALE: 1" = 2000'



**PLANT SCHEDULE**

- SHADE TREE  
2.5' CAL. SHADE TREE
- ORNAMENTAL TREE  
6'H MULTI-STEM ORNAMENTAL TREE
- EVERGREEN TREE  
6'H EVERGREEN TREE
- SHRUB  
36'H SHRUB
- PERENNIALS/GROUNDCOVER

**LEGEND**

- CONCRETE WALKWAY
- EXISTING VEGETATION
- PLAZA IMPROVEMENTS

**FOREST CONSERVATION:**

1. EXISTING FOREST CONSERVATION AREAS TO REMAIN AS EXISTING.
2. FUTURE DEVELOPMENT AREAS TO PROVIDE FOREST CONSERVATION VIA PHASES OR ONE PHASE.

**LANDSCAPE REQUIREMENTS:**

1. EXISTING LANDSCAPING TO REMAIN MAINTAINED AS EXISTING.
2. FUTURE DEVELOPMENT TO PROVIDE ON SITE LANDSCAPE.

No.	REVISIONS	DATE	BY

**CONCEPT LANDSCAPE PLAN**

**VILLAGE OF CROSS KEYS**  
PREPARED FOR  
**CAVES VALLEY PARTNERS**

BALTIMORE CITY

MD

**Kimley»Horn**

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3

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110414013  
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07/14/2020  
SCALE AS SHOWN  
DESIGNED BY AML  
DRAWN BY AML  
CHECKED BY NL

**FOR  
REVIEW**

