

- LEGEND
- ZONING LINE
 - LIMIT OF PROPOSED PLANNED UNIT DEVELOPMENT
 - APPROX. 100' CRITICAL AREA LIMIT
 - APPROX. 100' CRITICAL AREA BUFFER LIMIT
 - MARITIME INDUSTRIAL OVERLAY DISTRICT BOUNDARY
 - APPROX. 100-YR FLOODPLAIN (EL. 10')
 - APPROX. 500-YR FLOODPLAIN
 - BUS ROUTE
 - PROPOSED BICYCLE NETWORK
 - PROMENADE EASEMENT

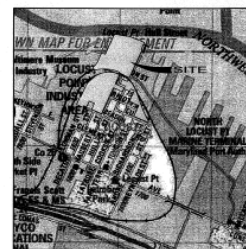
NORTHWEST BRANCH
PATAPUSCO RIVER

2012 PUD

NORTHWEST BRANCH
PATAPUSCO RIVER

GENERAL NOTES

1. OWNER: LIA LOCUST POINT HOLDINGS, LLC
2. OWNER: PARKING LOT, LLC
3. OWNER: STREET, LLC



14. HEIGHT LIMIT:

BUILDING/AREA	HEIGHT
H-INCL IV & VI	128 FT ABOVE SEA LEVEL AND 85 FT ABOVE SEA LEVEL, AS SHOWN ON THE DRAWING
I, II, III, J, F, V	85 FT ABOVE SEA LEVEL
VII	EXISTING HEIGHT

7. CRITICAL AREA: THIS SITE IS MOSTLY WITHIN THE CRITICAL AREA MANAGEMENT PROGRAM PORTIONS OF THE SITE ARE WITHIN THE 100-YR FLOOD PLAIN AS SHOWN ON THE DRAWING.

8. FLOOD PLAIN: THIS SITE IS PARTIALLY WITHIN THE 100-YR FLOOD PLAIN AS SHOWN ON THE DRAWING.

9. FOREST CONSERVATION: THIS SITE IS IN THE CHESAPEAKE BAY CRITICAL AREA, THEREFORE, THE SITE WILL BE SUBJECT TO PLANNING REQUIREMENTS UNDER THE CRITICAL AREA REGULATIONS.

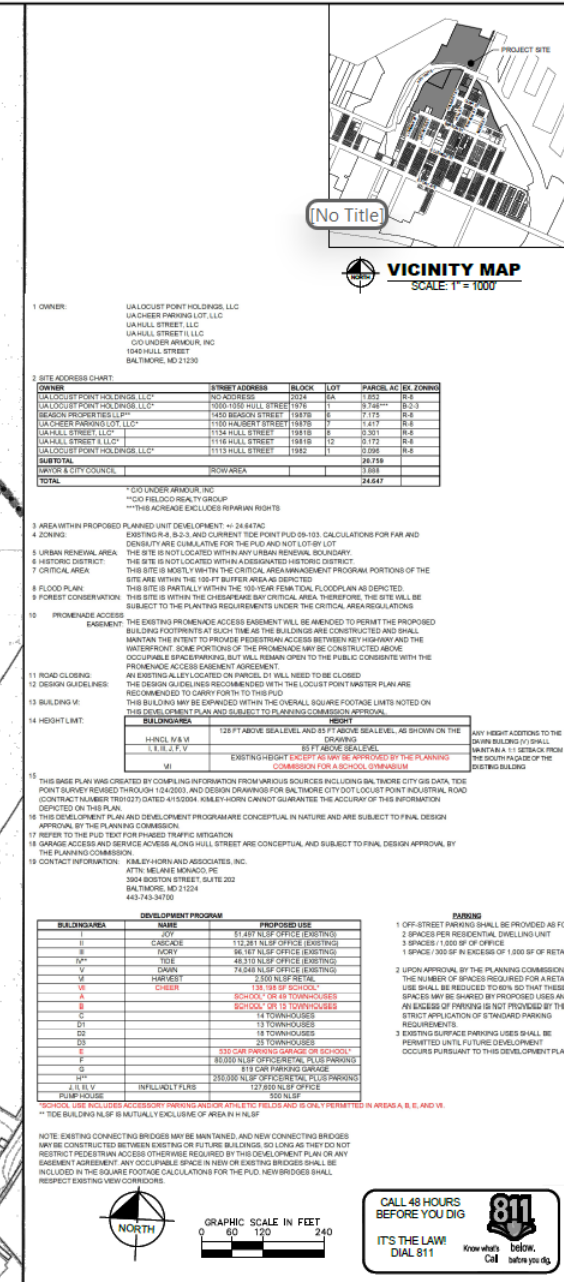
10. PROMENADE ACCESS EASEMENT: THE EXISTING PROMENADE ACCESS EASEMENT WILL BE AMENDED TO PROVIDE THE PROPOSED BUILDING FOOTPRINTS AT SUCH TIME AS THE BUILDING IS CONSTRUCTED.

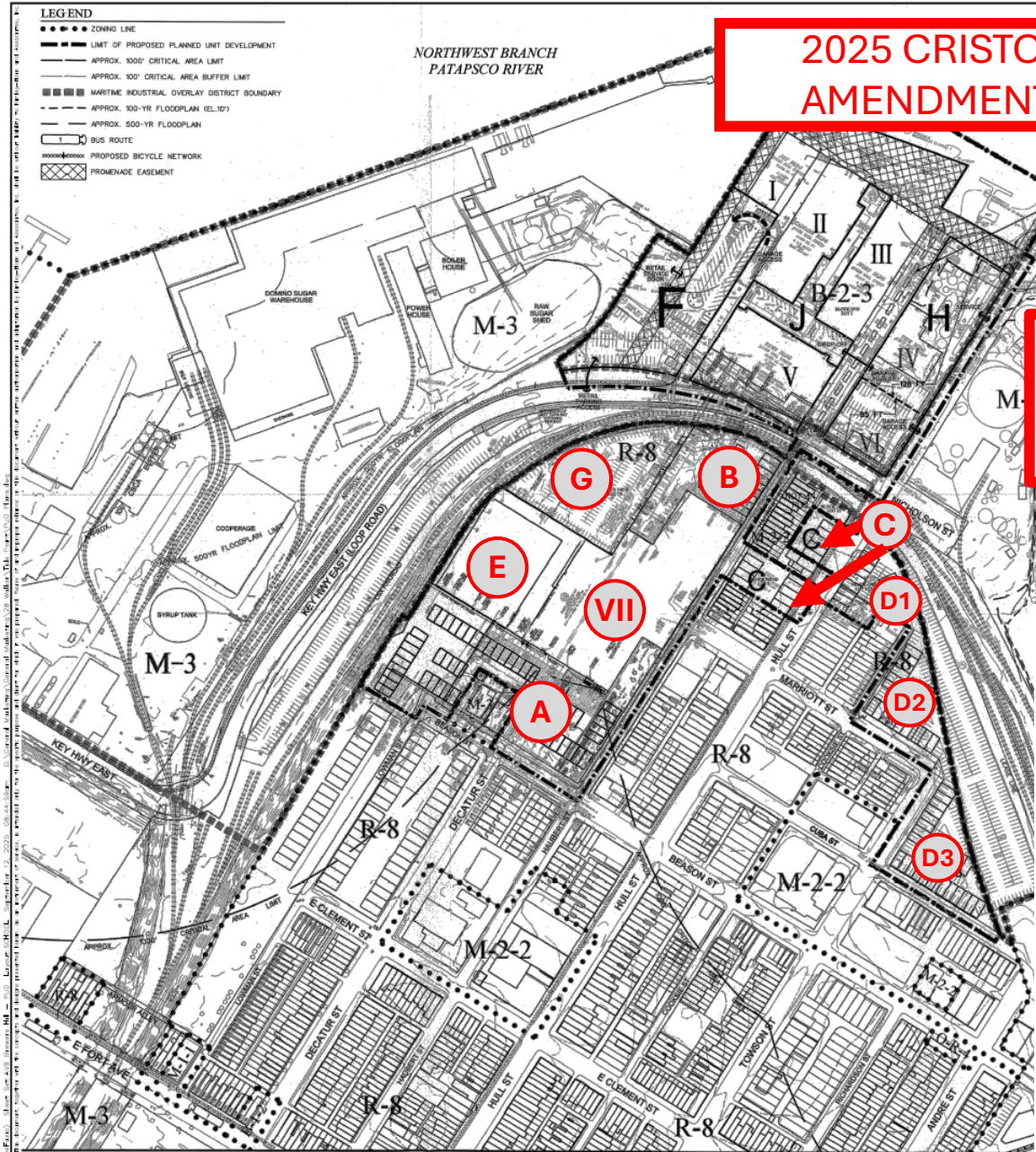
DEVELOPMENT PROGRAM

BUILDING/AREA	NAME	PROPOSED USE
I	JOY	51,497 NLSF OFFICE (EXISTING)
II	CASCADE	112,261 NLSF OFFICE (EXISTING)
III	IVORY	96,167 NLSF OFFICE (EXISTING)
IV**	TIDE	48,310 NLSF OFFICE (EXISTING)
V	DAWN	74,048 NLSF OFFICE (EXISTING)
VI	HARVEST	2500 NLSF RETAIL
VII	CHEER	138,198 SF OFFICE/SHOWROOM (EX)
A		49 TOWNHOUSES
B		15 TOWNHOUSES
C		14 TOWNHOUSES
D1		13 TOWNHOUSES
D2		18 TOWNHOUSES
D3		25 TOWNHOUSES
E		530 CAR PARKING GARAGE
F		80,000 NLSF OFFICE/RETAIL, PLUS PARKING
G		819 CAR PARKING GARAGE
H**		250,000 NLSF OFFICE/RETAIL, PLUS PARKING
J, II, III, V	INFILL/ADTL FLRS	127,600 NLSF OFFICE
PUMP HOUSE		500 NLSF

UNDER ARMOUR HEADQUARTERS PLANNED UNIT DEVELOPMENT
BALTIMORE CITY, MARYLAND

Engineers/Planners/Surveyors
7125 Ambleside RD, Suite 200
Baltimore, MD 21244-2708



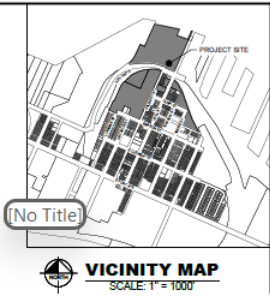


2025 CRISTO REY PUD
AMENDMENT SHEET 2

- LEGEND**
- ZONING LINE
 - LIMIT OF PROPOSED PLANNED UNIT DEVELOPMENT
 - APPROX. 1000' CRITICAL AREA LIMIT
 - APPROX. 100' CRITICAL AREA BUFFER LIMIT
 - MARITIME INDUSTRIAL OVERLAY DISTRICT BOUNDARY
 - APPROX. 100-YR FLOODPLAIN (EL.107)
 - APPROX. 500-YR FLOODPLAIN
 - BUS ROUTE
 - PROPOSED BICYCLE NETWORK
 - PROMENADE EASEMENT

NORTHWEST BRANCH
PATAPSCO RIVER

PUBLIC PEDESTRIAN AND BICYCLE ACCESS CORRIDOR ON HAINES STREET FROM KEY HIGHWAY EAST TO THE PROMENADE EASEMENT SHALL BE PROVIDED AS APPROVED BY THE PLANNING COMMISSION IN CONSULTATION WITH FUTURE FINAL DESIGN APPROVALS. AN ACCESS EASEMENT REFLECTING SUCH APPROVAL SHALL BE RECORDED IN THE LAND RECORDS WITHIN 60 DAYS AFTER FINAL APPROVAL OF THE EASEMENT AGREEMENT BY THE BOARD OF ESTIMATES.



14 HEIGHT LIMIT:	BUILDING/AREA	HEIGHT
	H-INCL IV & VI I, II, III, J, F, V	128 FT ABOVE SEA LEVEL AND 85 FT ABOVE SEA LEVEL, AS SHOWN ON THE DRAWING
	VII	85 FT ABOVE SEA LEVEL
		EXISTING HEIGHT EXCEPT AS MAY BE APPROVED BY THE PLANNING COMMISSION FOR A SCHOOL GYMNASIUM

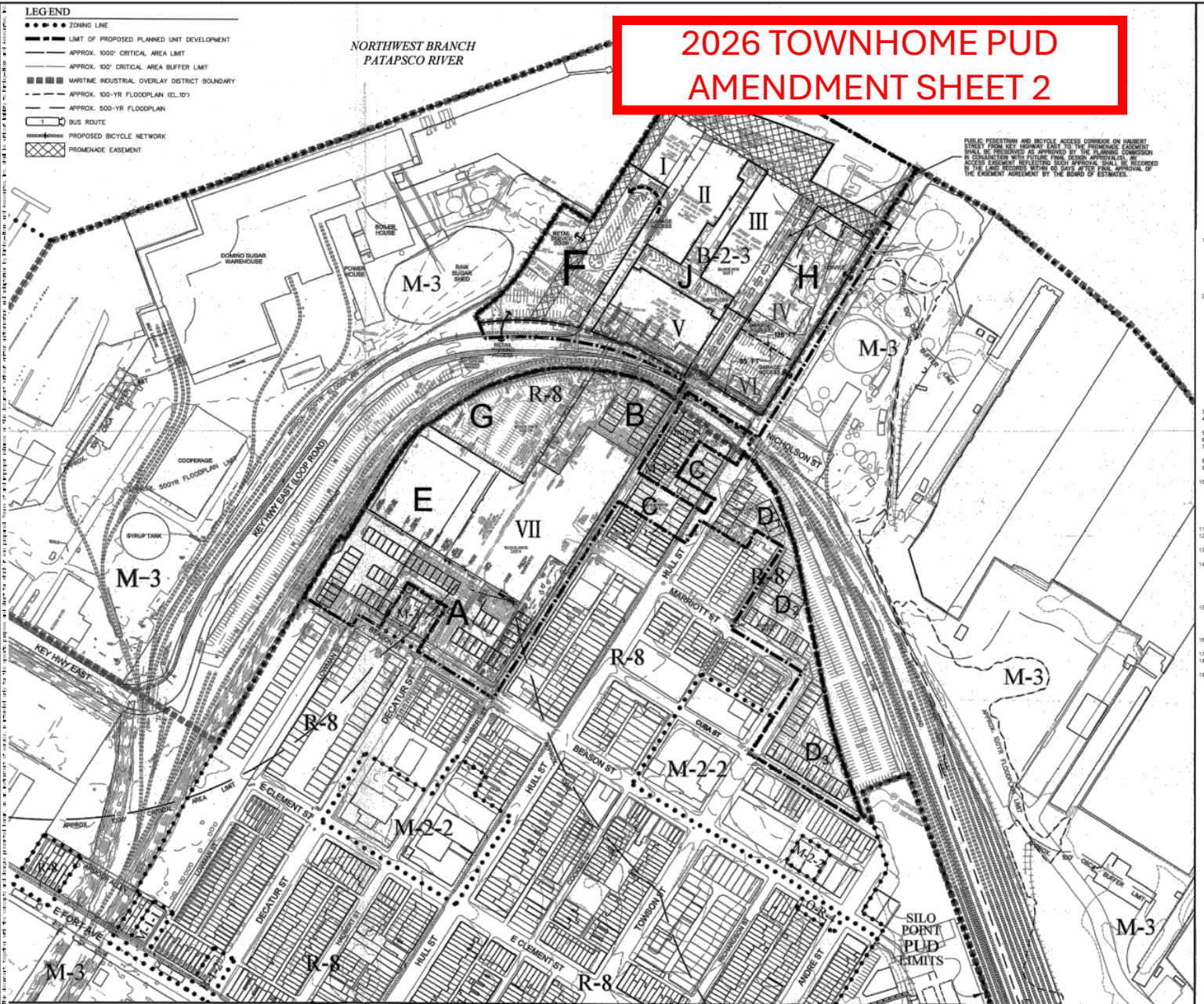
- 5 URBAN RENEWAL AREA: THE SITE IS NOT LOCATED WITHIN ANY URBAN RENEWAL BOUNDARY.
- 6 HISTORIC DISTRICT: THIS SITE IS NOT LOCATED WITHIN A DESIGNATED HISTORIC DISTRICT.
- 7 CRITICAL AREA: THIS SITE IS MOSTLY WITHIN THE CRITICAL AREA MANAGEMENT PROGRAM PORTIONS OF THE SITE ARE WITHIN THE 100-FT BUFFER AREA AS DEPICTED.
- 8 FLOOD PLANK: THIS SITE IS PARTIALLY WITHIN THE 100-YEAR FLOODPLAIN AS DEPICTED.
- 9 FOREST CONSERVATION: THIS SITE IS WITHIN THE CHESAPEAKE BAY CRITICAL AREA. THEREFORE, THE SITE WILL BE SUBJECT TO THE PLANTING REQUIREMENTS UNDER THE CRITICAL AREA REGULATIONS.
- 10 PROMENADE ACCESS EASEMENT: THE EXISTING PROMENADE ACCESS EASEMENT WILL BE AMENDED TO PERMIT THE PROPOSED BUILDING FOOTPRINTS AT SUCH TIME AS THE BUILDINGS ARE CONSTRUCTED AND SHALL MAINTAIN THE INTENT TO PROVIDE PEDESTRIAN ACCESS BETWEEN KEY HIGHWAY AND THE WATERFRONT. SOME PORTIONS OF THE PROMENADE MAY BE CONSTRUCTED ABOVE OCCUPABLE SPACE (PARKING) BUT WILL REMAIN OPEN TO THE PUBLIC IN CONFORMANCE WITH THE PROMENADE ACCESS EASEMENT AGREEMENT.
- 11 ROAD CLOSING: AN EXISTING ALLEY LOCATED ON PINNACLE ST. WILL NEED TO BE CLOSED.
- 12 DESIGN GUIDELINES: THE DESIGN GUIDELINES RECOMMENDED WITH THE LOCUST POINT MASTER PLAN ARE RECOMMENDED TO CARRY FORTH TO THIS PUD.
- 13 BUILDING USE: THE BUILDING MAY BE SERVICED WITHIN THE OVERALL SQUARE FOOTAGE LIMITS NOTED ON THIS DEVELOPMENT PLAN AND SUBJECT TO PLANNING COMMISSION APPROVAL.
- 14 HEIGHT LIMIT: BUILDING HEIGHT: 128 FT ABOVE SEA LEVEL AND 85 FT ABOVE SEA LEVEL, AS SHOWN ON THE DRAWING. ANY HEIGHT ADDITIONS TO THE HEIGHT

DEVELOPMENT PROGRAM		
BUILDING/AREA	NAME	PROPOSED USE
I	JOY	51,497 NLSF OFFICE (EXISTING)
II	CASCADE	112,261 NLSF OFFICE (EXISTING)
III	IVORY	96,167 NLSF OFFICE (EXISTING)
IV**	TIDE	48,310 NLSF OFFICE (EXISTING)
V	DAWN	74,048 NLSF OFFICE (EXISTING)
VI	HARVEST	2,500 NLSF RETAIL
VII	CHEER	138,198 SF SCHOOL*
A		SCHOOL* OR 49 TOWNHOUSES
B		SCHOOL* OR 15 TOWNHOUSES
C		14 TOWNHOUSES
D1		13 TOWNHOUSES
D2		18 TOWNHOUSES
D3		25 TOWNHOUSES
E		530 CAR PARKING GARAGE OR SCHOOL*
F		80,000 NLSF OFFICE/RETAIL PLUS PARKING
G		819 CAR PARKING GARAGE
H**		250,000 NLSF OFFICE/RETAIL PLUS PARKING
J, II, III, V	INFILL/ADLT FLRS	127,600 NLSF OFFICE
PUMP HOUSE		500 NLSF

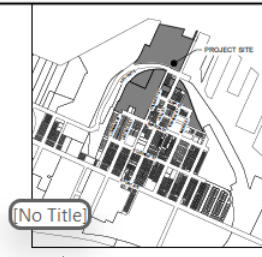
- 1 OFF-STREET PARKING SPACES PER 1,000 SF OF GROSS FLOOR AREA. 1 SPACE / 300 SF.
- 2 UPON APPROVAL, THE NUMBER OF OFF-STREET PARKING SPACES MAY BE AN EXCESS OF 10% OVER THE STRICT APPLICATION REQUIREMENTS.
- 3 EXISTING SURFACES PERMITTED UNDER THIS OCCURS PUR

*SCHOOL USE INCLUDES ACCESSORY PARKING AND/OR ATHLETIC FIELDS AND IS ONLY PERMITTED IN AREAS A, B, E, AND VII.

2026 TOWNHOME PUD
AMENDMENT SHEET 2



2026 TOWNHOME PUD
AMENDMENT SHEET 2



BUILDING/AREA	HEIGHT
H-INCL IV & VI	128 FT ABOVE SEA LEVEL AND 85 FT ABOVE SEA LEVEL, AS SHOWN ON THE DRAWING
I, II, III, J, F, V	85 FT ABOVE SEA LEVEL
A, B, E and VII	45 FT

BUILDING/AREA	NAME	PROPOSED USE
I	JOY	51,497 NLSF OFFICE (EXISTING)
II	CASCADE	112,261 NLSF OFFICE (EXISTING)
III	IVORY	96,167 NLSF OFFICE (EXISTING)
IV**	TIDE	48,310 NLSF OFFICE (EXISTING)
V	DAWN	74,048 NLSF OFFICE (EXISTING)
VI	HARVEST	2,500 NLSF RETAIL
VII	CHEER	TOWNHOUSES*
A		TOWNHOUSES*
B		TOWNHOUSES*
C		14 TOWNHOUSES
D1		13 TOWNHOUSES
D2		18 TOWNHOUSES
D3		25 TOWNHOUSES
E		TOWNHOUSES*
F		80,000 NLSF OFFICE/RETAIL PLUS PARKING
G		819 CAR PARKING GARAGE
H**		250,000 NLSF OFFICE/RETAIL PLUS PARKING
J, II, III, V	INFILL/ADLT FLRS	127,600 NLSF OFFICE
PUMP HOUSE		500 NLSF

* A TOTAL OF 122 TOWNHOUSES ARE PERMITTED IN AREAS VII, A, B, AND E.

