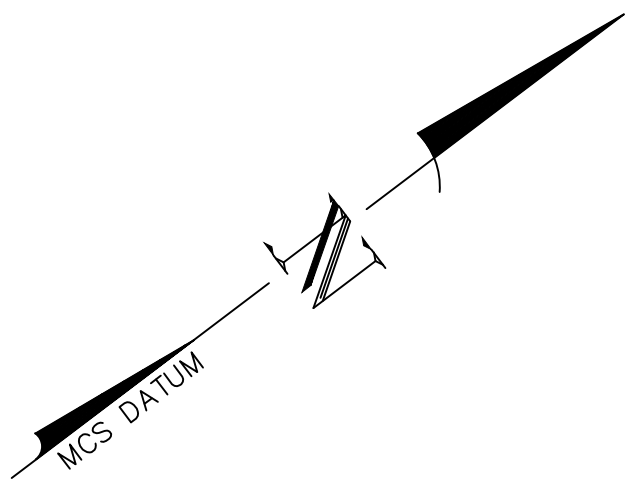
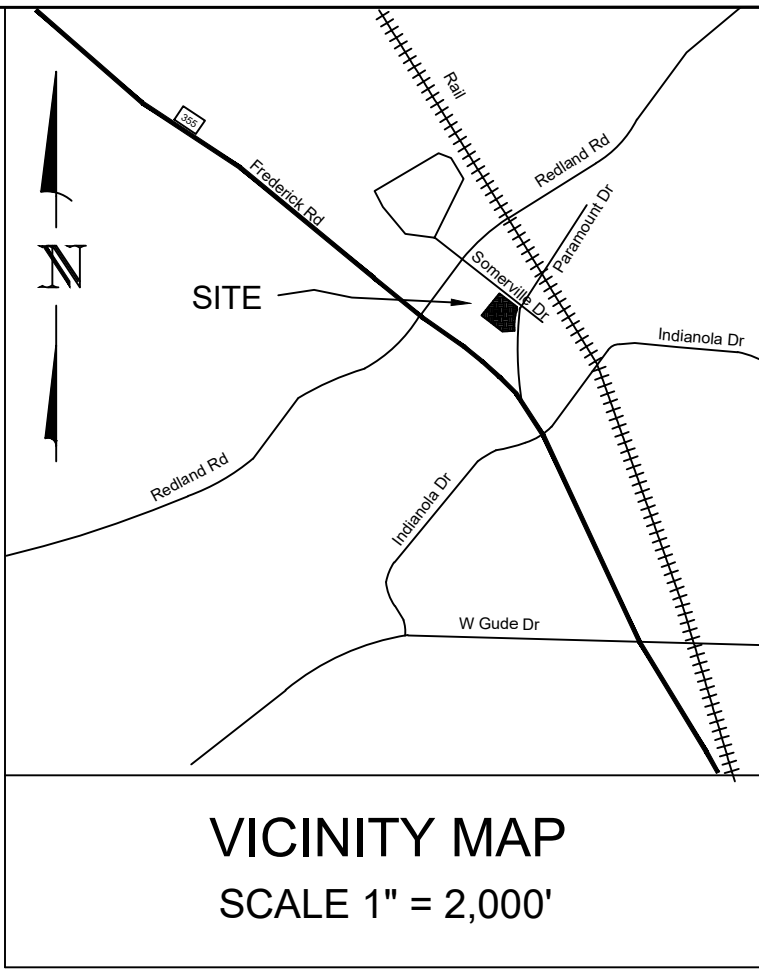




PARAMOUNT DRIVE SELF STORAGE

DERWOOD SOMERVILLE ADDITION, PARCEL H-2



VICINITY MAP
SCALE 1" = 2,000'

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.870.0840
www.mhga.com
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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. Lic. No. 35186 Exp. Date: 01/05/2026

PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007

SHEET INDEX

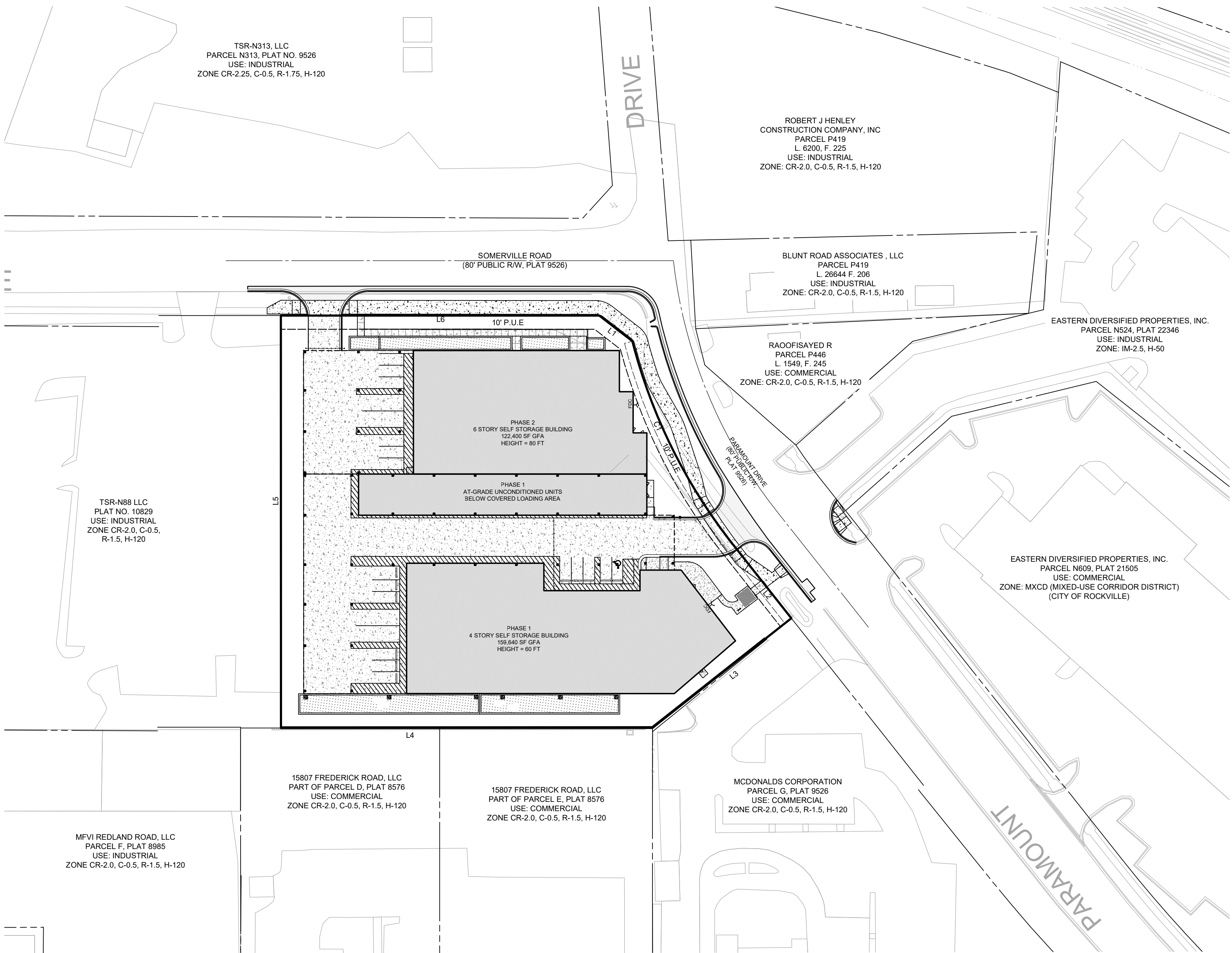
CU001 - CONDITIONAL USE PLAN COVER SHEET
CU011 - CONDITIONAL USE PLAN DEVELOPMENT DATA
CU201 - CONDITIONAL USE PLAN PHASE 1
CU211 - CONDITIONAL USE PLAN PHASE 2
CU202 - CONDITIONAL USE PLAN ROADWAY CROSS-SECTIONS

DEVELOPMENT PROGRAM

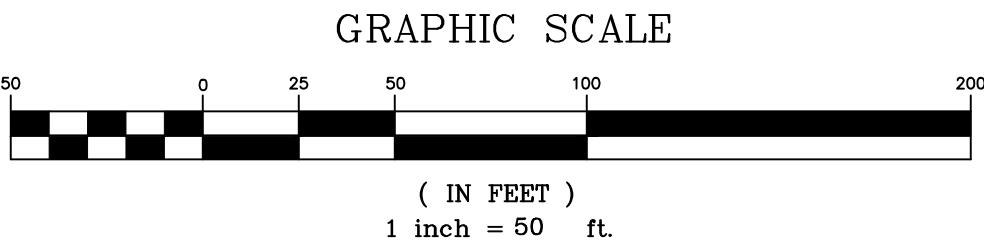
- THE PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INCLUDE A NEW 159,640 SF, FOUR (4) STORY SELF STORAGE BUILDING, INTERIM LIMITED OUTDOOR VEHICLE STORAGE, FRONTAGE IMPROVEMENTS INCLUDING A 10' WIDE CONCRETE SIDEWALK WITH A MINIMUM 7' WIDE STREET BUFFER, LANDSCAPING AND SCREENING, STORMWATER MANAGEMENT AND ASSOCIATED UTILITIES. PHASE 2 WILL INCLUDE A NEW 122,400 SF SIX (6) STORY SELF STORAGE BUILDING AND ASSOCIATED PARKING. PHASE 2 INCLUDES A FLEXIBLE COMMERCIAL PROGRAMMING LAYOUT, WHICH PROVIDES UP TO 2,700 SF OF GROUND FLOOR SPACE ALONG SOMERVILLE DRIVE THAT HAS BEEN DESIGNED TO FACILITATE EITHER SELF STORAGE AND / OR RETAIL USE, DEPENDING ON THE CURRENT MARKET CONDITIONS AT THE TIME OF PHASE 2 DEVELOPMENT, AT THE OWNERS DISCRETION.

GENERAL NOTES

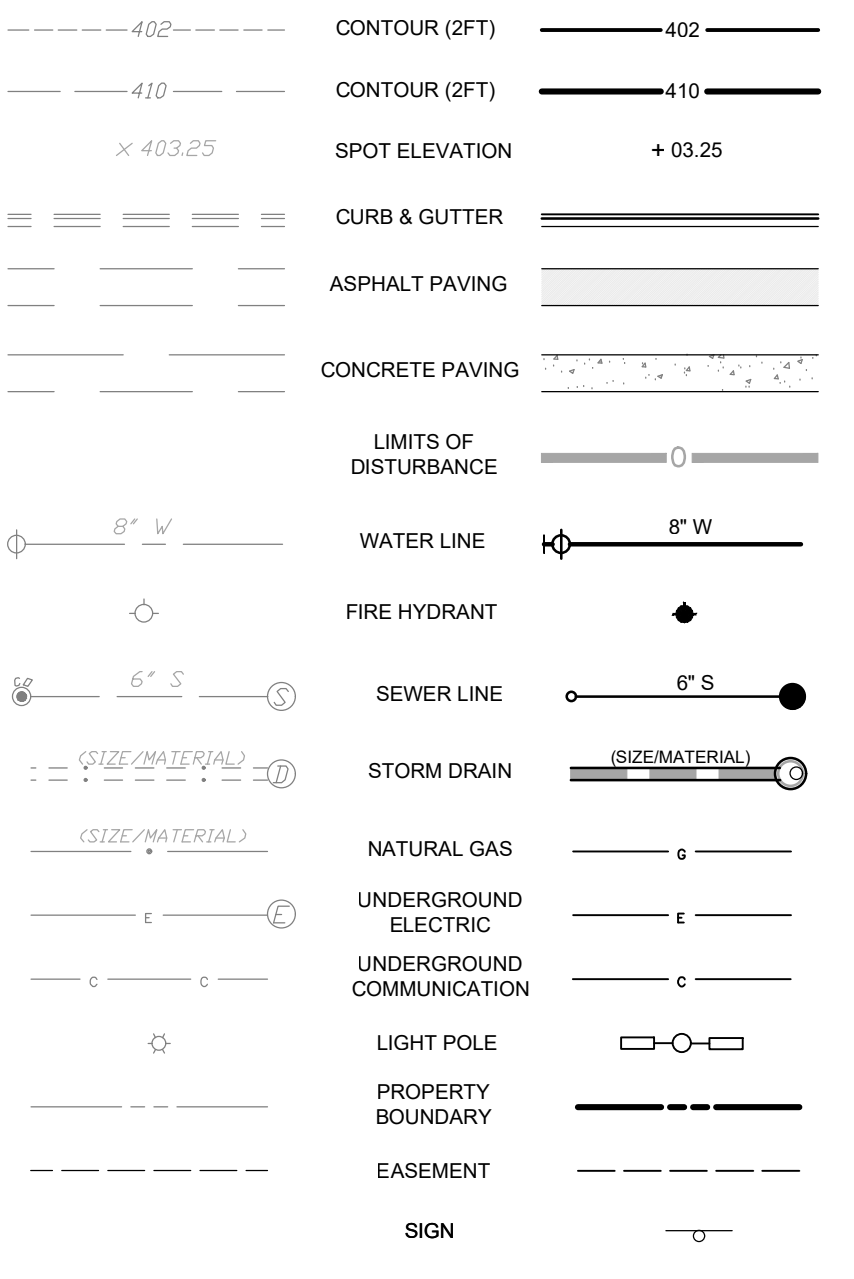
- THE TOPOGRAPHY SHOWN IS A COMPILATION OF FIELD RUN SURVEY PERFORMED BY MACRIS, HENDRICKS AND GLASCOCK, P.A. IN DECEMBER OF 2021.
- THE PROPERTY BOUNDARY & EASEMENTS SHOWN ARE PER AN ALTA SURVEY PREPARED BY MACRIS, HENDRICKS AND GLASCOCK IN MARCH OF 2023.
- THE PROPERTY TAX ACCOUNT NUMBER IS 04-00778845.
- THE PROPERTY IS WITHIN THE SHADY GROVE MINOR MASTER PLAN AMENDMENT AREA.
- THE PROPERTY IS WITHIN THE CRABBS BRANCH WATERSHED (USE CLASS IV).
- THE SITE IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION #420241430.
- THERE ARE NO 100-YEAR FLOODPLAINS, WETLANDS OR CHAMPION TREES ON THE PROPERTY.
- THE PROPERTY IS NOT IDENTIFIED IN THE LOCATION ATLAS AND INDEX OF HISTORICAL SITES, NOR IS IT IDENTIFIED IN THE MASTER PLAN FOR HISTORIC PRESERVATION.
- THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.
- THE EXISTING WATER SERVICE CATEGORY IS W-1.
- THE EXISTING SEWER SERVICE CATEGORY IS S-3.
- THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBERS 240310331D, EFFECTIVE DATE SEPTEMBER 29, 2006.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AS PER AVAILABLE RECORDS. THE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED BY "MISS UTILITY" PRIOR TO EXCAVATION. MACRIS, HENDRICKS AND GLASCOCK, P.A. DOES NOT EXPRESS OR IMPLY AN GUARANTEE OR WARRANTY AS TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITY.
- SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS SITE.



LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 85°30'11" E	128.83'
L4	S 59°51'03" E	270.57'
L5	S 37°09'57" W	300.57'



LEGEND



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GS22 W58C 221NW08
PARCEL N421
L.67249, F. 486
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARAMOUNT SELF STORAGE

DERWOOD, SOMMERSVILLE ADDITION - PARCEL H-2

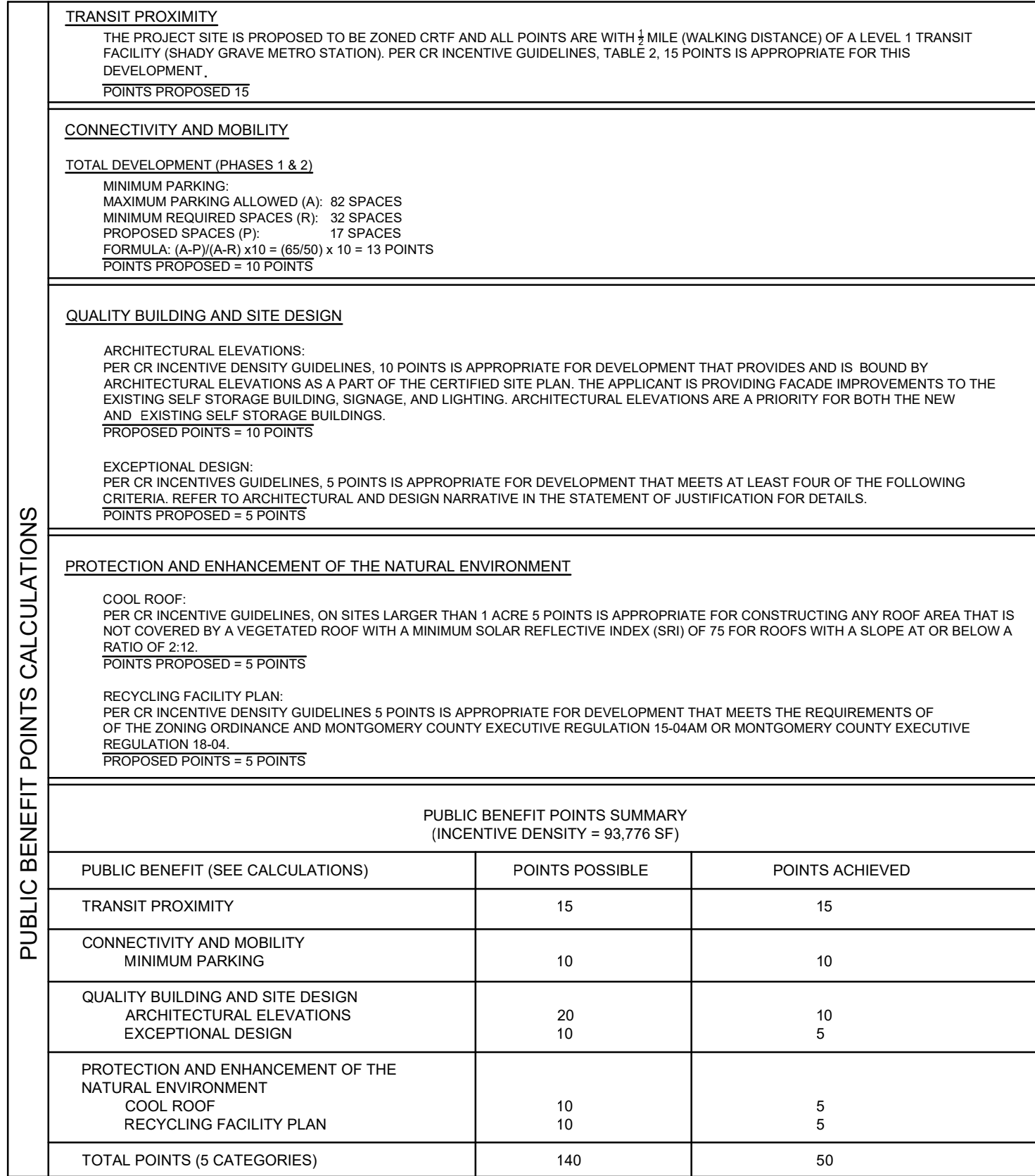
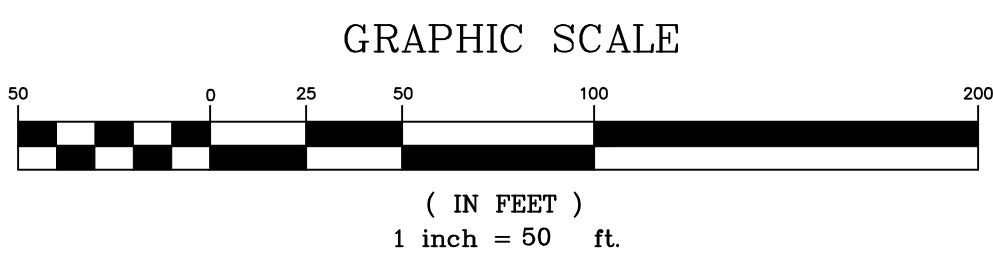
PROJ. MGR	DCM
DRAWN BY	DCM
SCALE	1"= 50'
DATE	05.14.2025

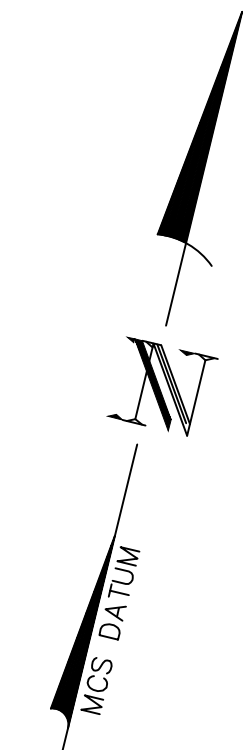
CONDITIONAL USE 202501

COVER SHEET

CU001	
PROJECT NO.	2023.210.12
SHEET NO.	1 OF 5

Exhibit 38
CU 25-01

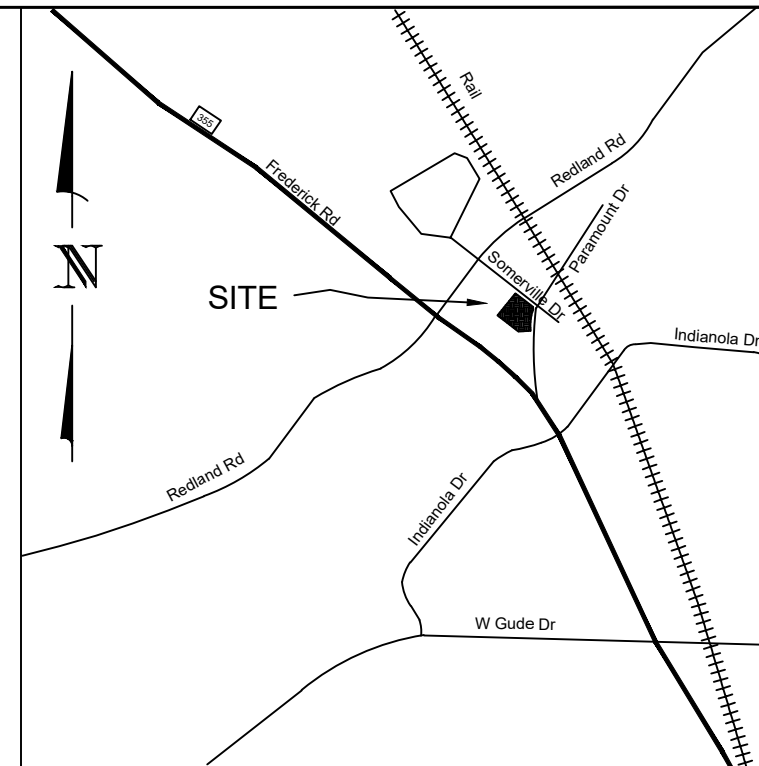




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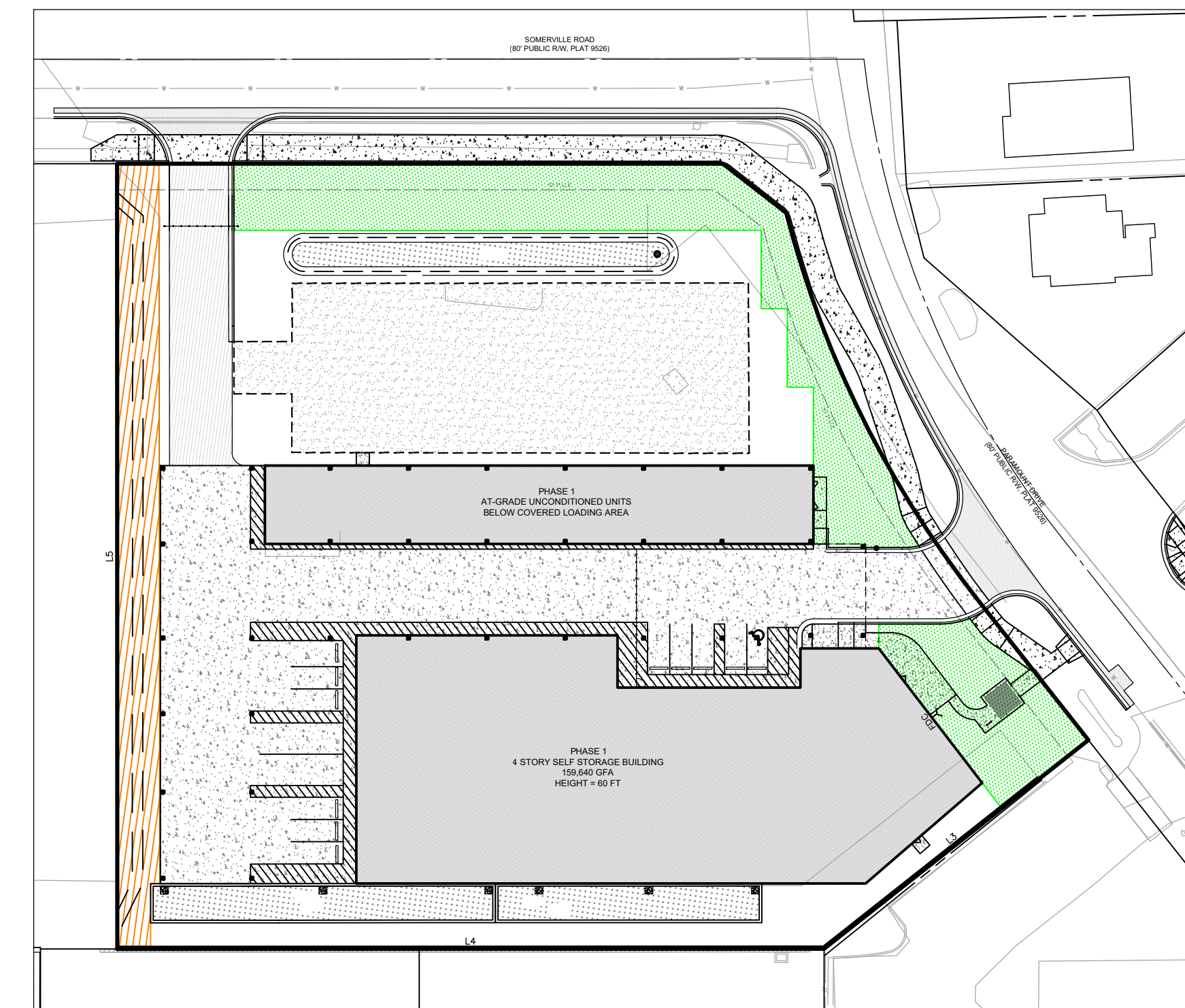
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Glascock, P.A. All Rights Reserved



VICINITY MAP
SCALE 1" = 2,000'

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. Lic. No. 35186 Exp. Date: 01/05/2026

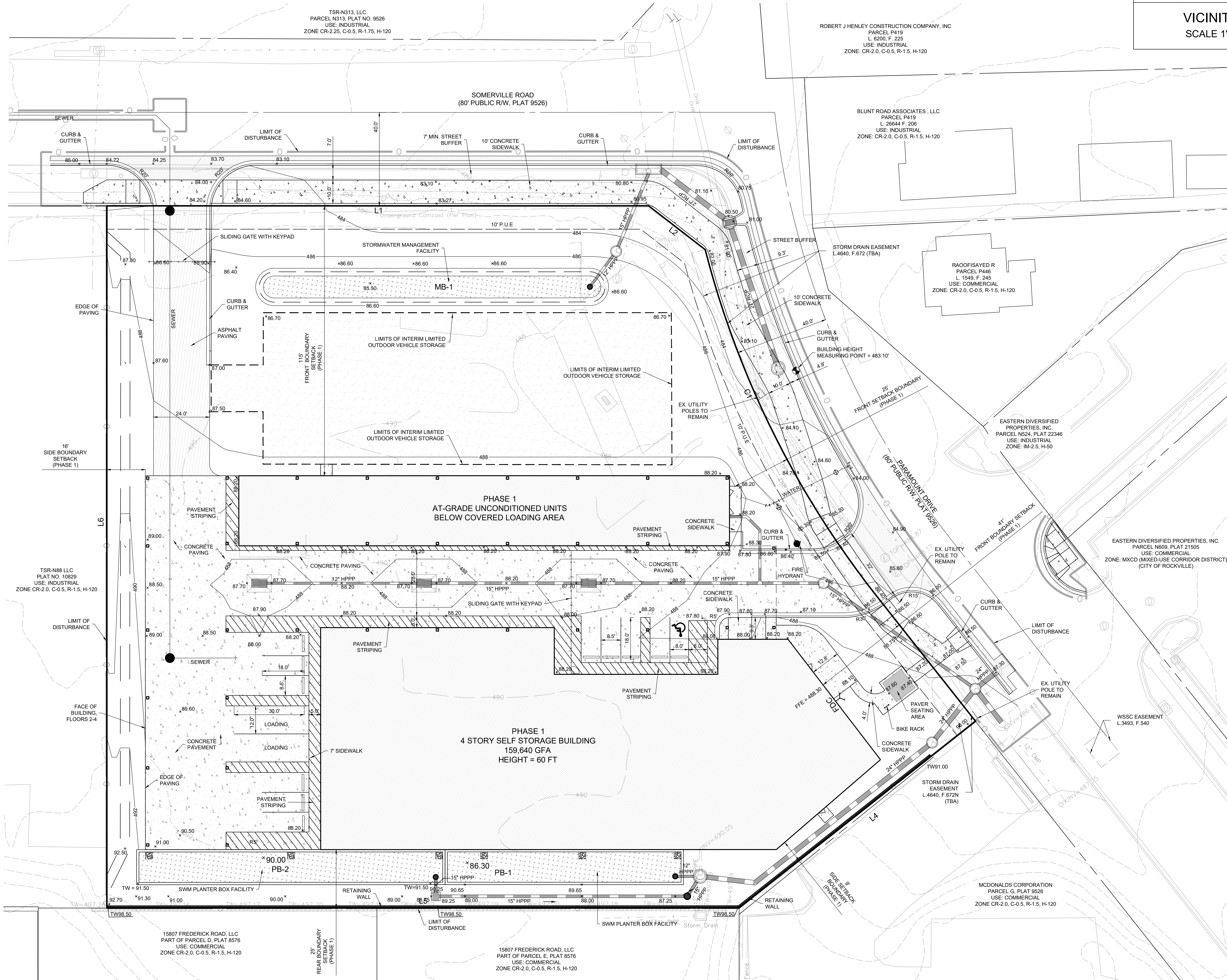
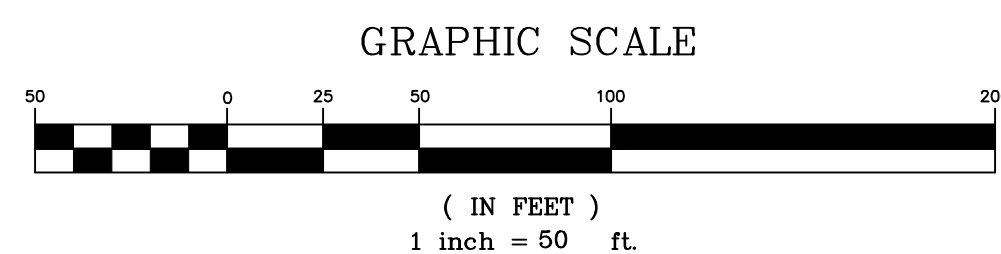
PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY
COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007



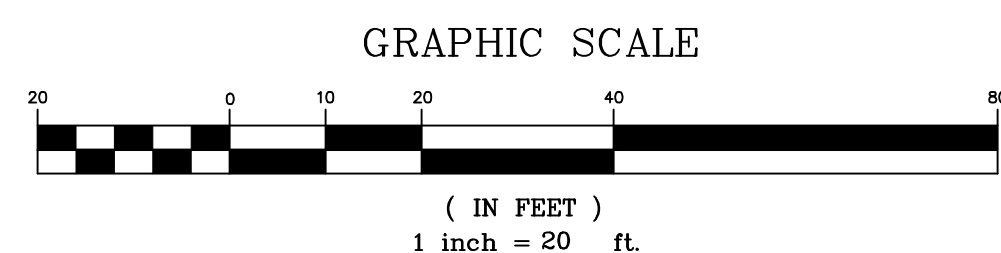
PHASE 1 OPEN SPACE EXHIBIT
SCALE = 1"=50'

PUBLIC OPEN SPACE - REQUIRED = 4,574 SF (9%)
- PROVIDED = 10,880 SF (11.6%)

ADDITIONAL OPEN SPACE - PROVIDED = 4,700 SF (4.2%)



LINE	BEARING	DISTANCE
L1	N 86°30'11" E	124.95
L2	S 89°51'03" E	270.57
L3	S 37°16'27" W	150.55



NO.	DESCRIPTION	DATE

TAX MAP GS22 WSSC 221NW08

PARCEL N421
L.67249, F. 486
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

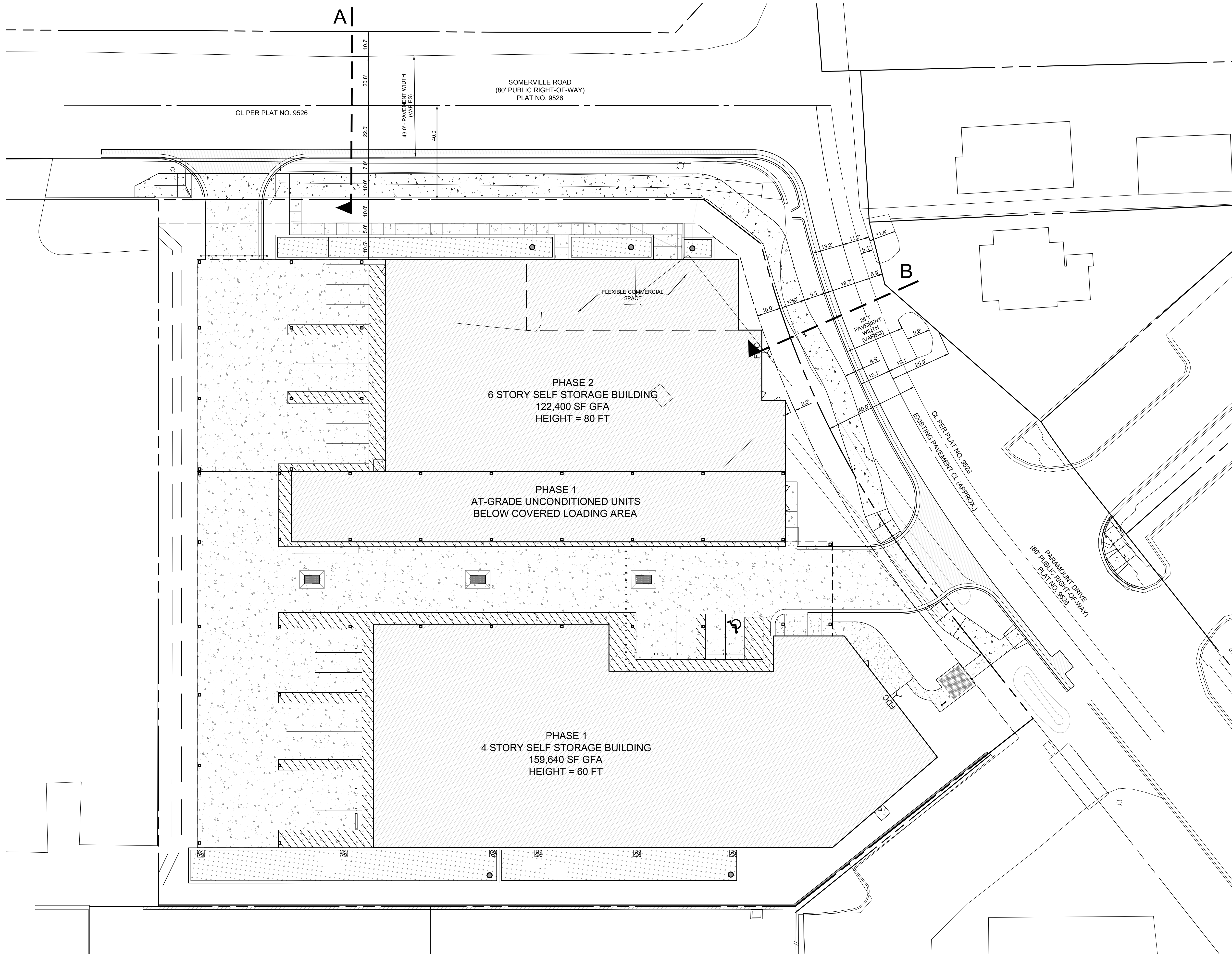
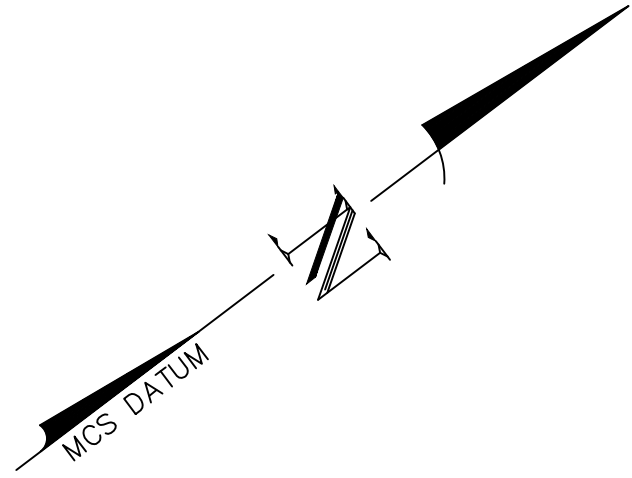
PARAMOUNT SELF
STORAGE

DERWOOD, SOMMERVILLE
ADDITION - PARCEL H-2

PROJ. MGR DCM
DRAWN BY DCM
SCALE AS SHOWN
DATE 05.14.2025

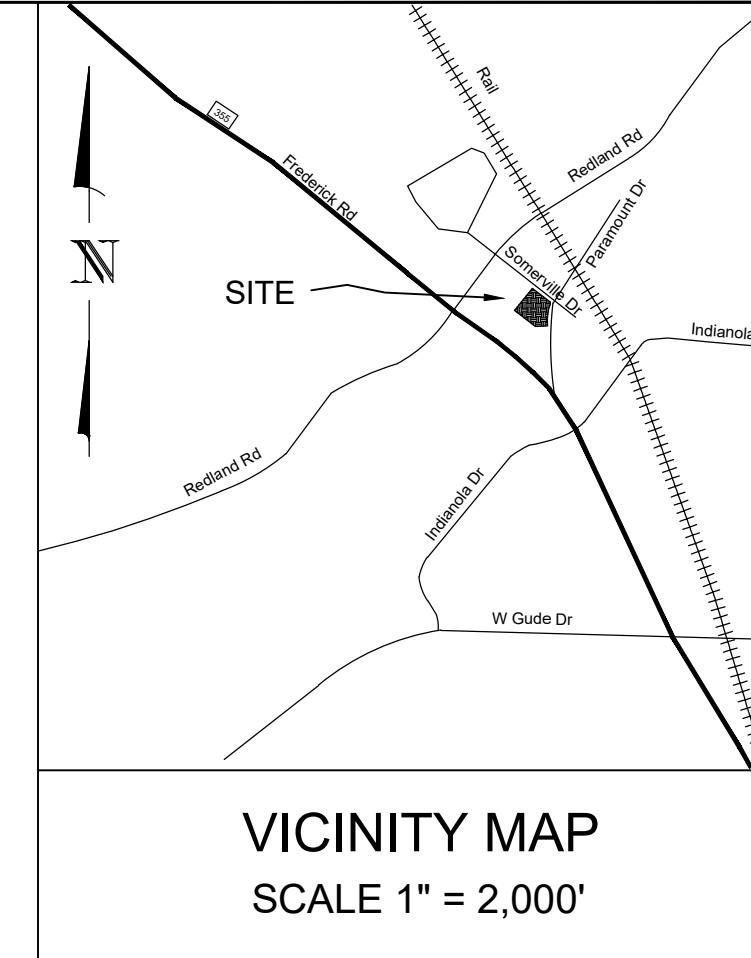
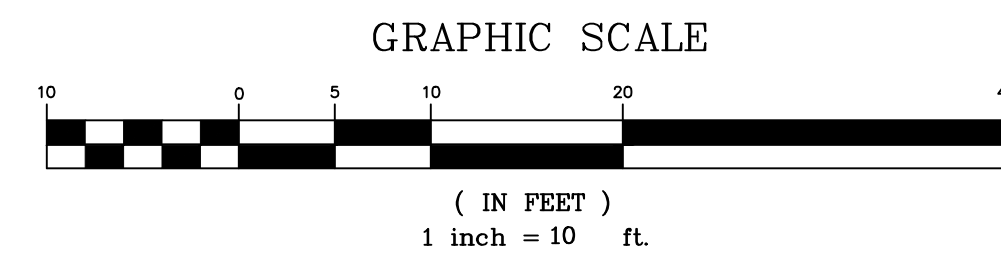
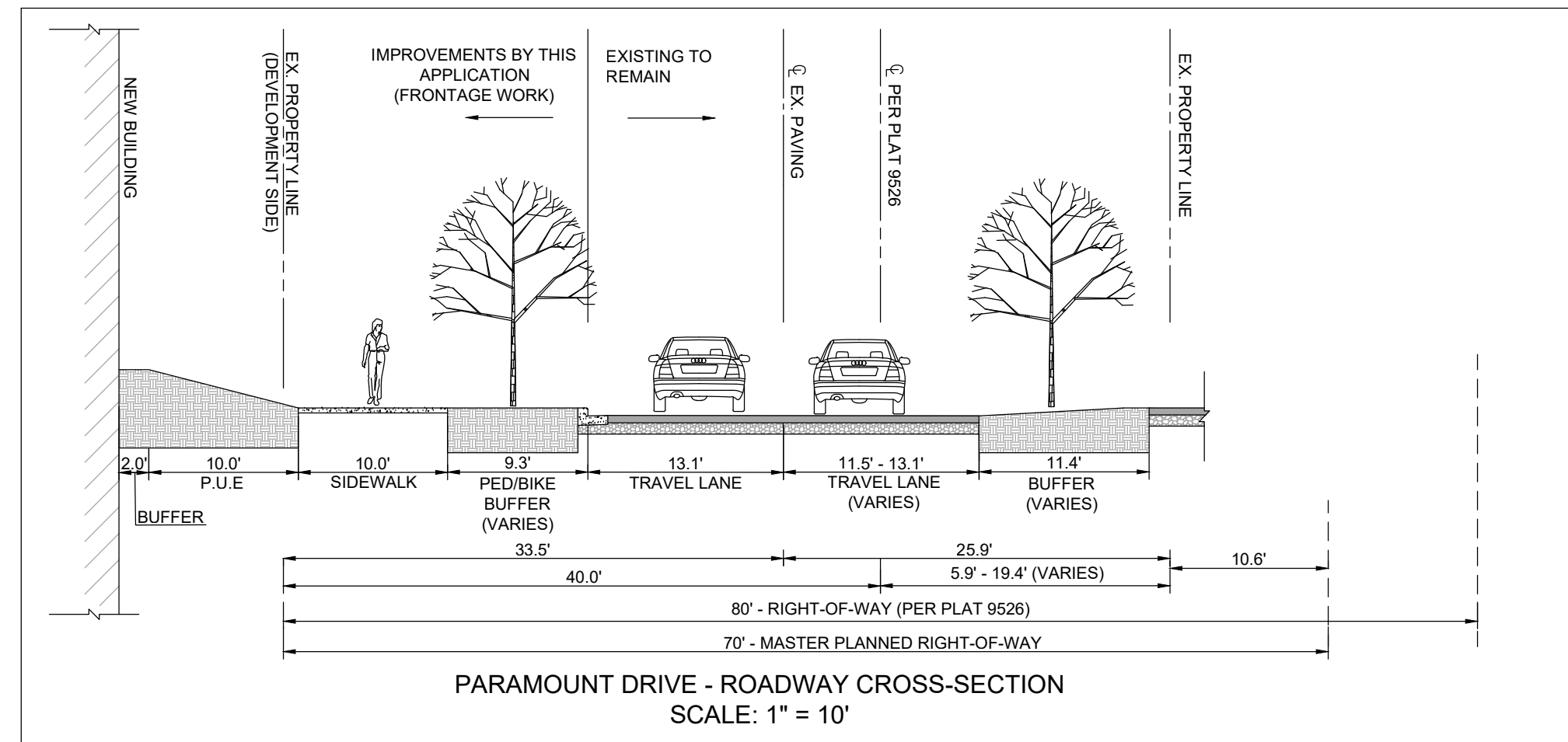
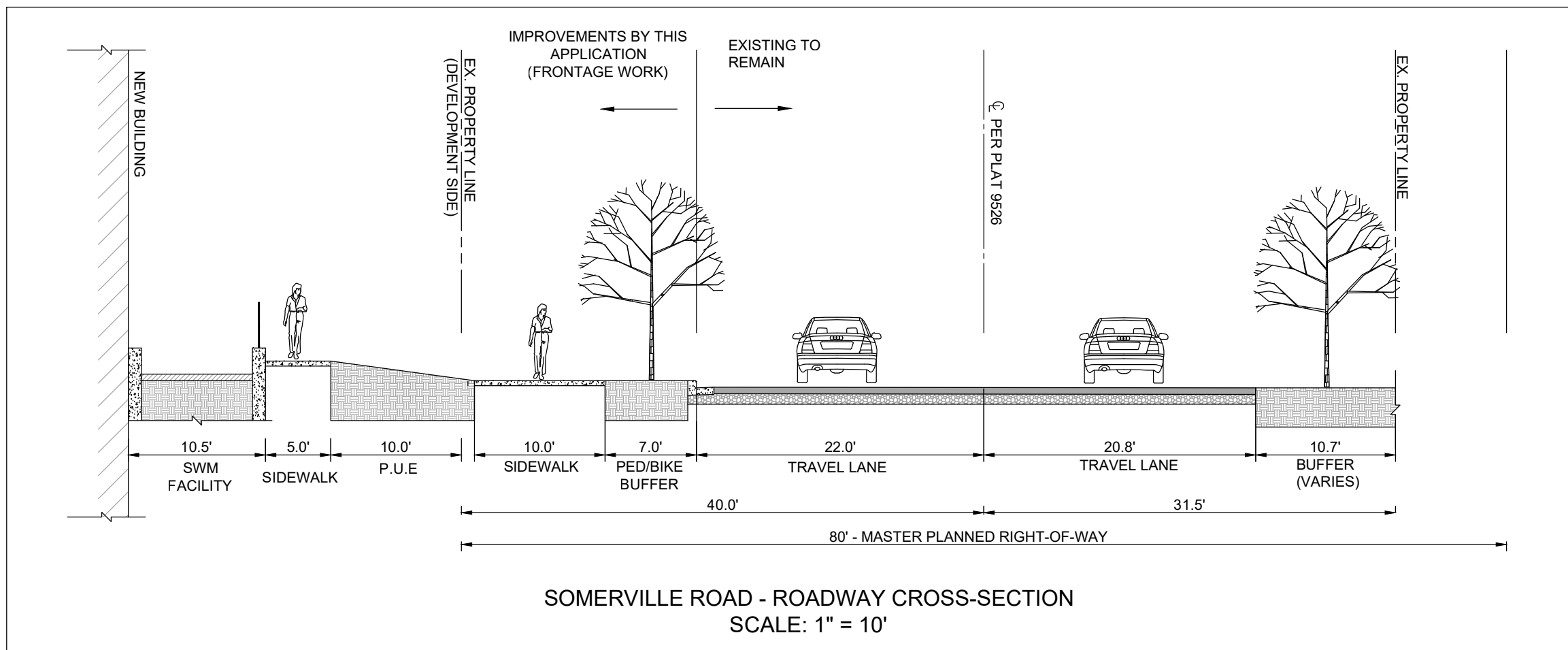
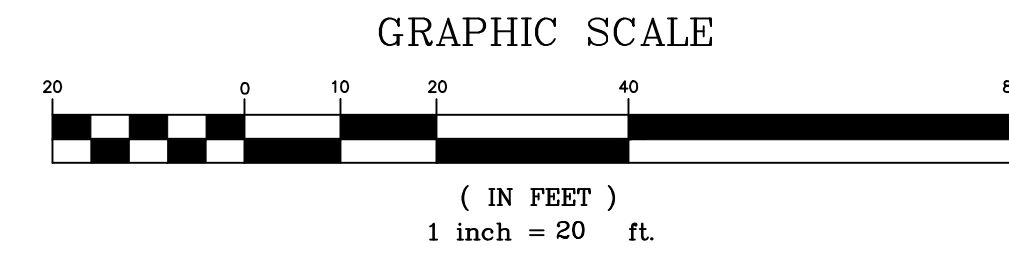
CONDITIONAL USE 202501
SITE PLAN - PHASE 1

CU201
PROJECT NO. 2023.210.12
SHEET NO. 3 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 88° 52' 31" E	128.92
L2	S 59° 51' 03" E	120.57
L3	S 37° 58' 57" W	150.23

SCALE = 1"=20'



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GS22 WSSC 22-1NW08

PARCEL N421
L.67249, F. 486
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARAMOUNT SELF STORAGE

DERWOOD, SOMMERVILLE ADDITION - PARCEL H-2

PROJ. MGR DCM
DRAWN BY DCM
SCALE AS SHOWN
DATE 05.14.2025

CONDITIONAL USE 202501

ROADWAY CROSS-SECTIONS

CU202
PROJECT NO. 2023.120.12
SHEET NO. 5 OF 5