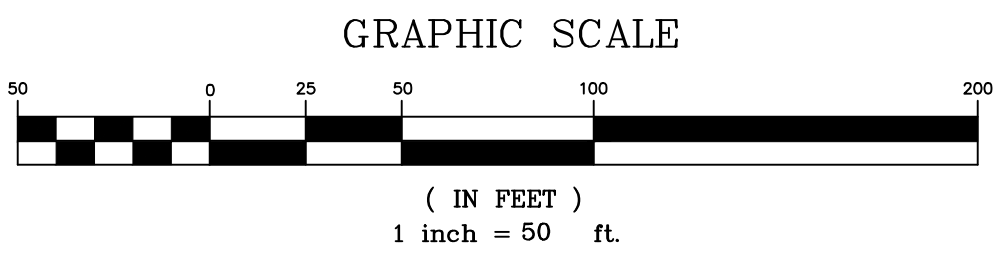


FLOATING ZONE DEVELOPMENT STANDARDS			
REQUESTED ZONING: CRZF-2.75, C-2.75, R-1.5, H-120 NET LOT AREA: 91,479 SF (2.10 AC) PREVIOUS DEDICATION: 20,865 SF (0.48 AC) TRACT AREA: 112,372 SF (2.56 AC) PROPOSED USES: SELF STORAGE PHASE 1: 159,640 SF PHASE 2: 120,400 SF (INCLUDING UP TO 2,709 SF OF GROUND FLOOR FLEXIBLE SPACE) TOTAL = 280,040 SF			
ZONING STANDARD	PERMITTED/REQUIRED	PROVIDED - PHASE 1	PROVIDED - TOTAL DEVELOPMENT (PHASE 1 & 2)
MAXIMUM TOTAL DENSITY (FAR) 59-5.3.5.A.2	6.0	1.42 (159,640 SF)	2.51 (282,040 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) 59-5.3.5.A.2	4.5	1.42 (159,640 SF)	2.51 (282,040 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) 59-5.3.5.A.2	4.5	0.0	0.0
MAXIMUM HEIGHT 59-5.3.5.B.2	NOTE 8	60 FT	80 FT
MINIMUM SETBACK - FRONT SITE BOUNDARY 59-5.3.5.B.2	NOTE 8	25 FT (PARAMOUNT DR.) 15 FT (SOMERVILLE RD.)	10 FT (PARAMOUNT DR.) 25 FT (SOMERVILLE RD.)
MINIMUM SETBACK - REAR SITE BOUNDARY 59-5.3.5.B.2	NOTE 8	25 FT	25 FT
MINIMUM SETBACK - SIDE SITE BOUNDARY 59-5.3.5.C	NOTE 8	16 FT (NORTHWEST) 9 FT (SOUTHEAST)	16 FT (NORTHWEST) 9 FT (SOUTHEAST)
MINIMUM LOT SIZE 59-5.3.5.C	NOTE 9	91,479 SF OR 2.10 AC	91,479 SF OR 2.10 AC
MINIMUM OPEN SPACE 59-5.3.5.D.1.3/108-4.1.4.1.1	5% (4,574 SF) ¹	11.6% (10,680 SF)	11.6% (10,680 SF)
MINIMUM PUBLIC BENEFIT POINTS 59-5.3.5.E.1	50 POINTS (3 CATEGORIES)	50 PTS (4 CATEGORIES)	50 PTS (4 CATEGORIES)
PARKING LOT LANDSCAPING - LANDSCAPED AREA 59-6.2.9.C.1	5%	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - TREE CANOPY 59-6.2.9.C.2	25%	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - PERIMETER PLANTING WIDTH 59-6.2.9.C.3.a	6 FT	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - PERIMETER PLANTING HEIGHT 59-6.2.9.C.3.b	3 FT	COMPLIES ¹²	COMPLIES ¹²
PARKING REQUIREMENTS (REDUCED PARKING AREA) ¹			
SELF STORAGE USE = MIN. - 1.0 PER 10,000 SF OF GFA, PLUS 1 PER EMPLOYEE / MAX. - 3.0 PER 10,000 SF OF GFA, PLUS 1 PER EMPLOYEE PHASE 1 MIN. = (159,640 / 10,000) x 1.0 = 15.96 (17.06 x 20%) = 15 SPACES ¹ PHASE 2 MIN. = (120,400 / 10,000) x 1.0 = 12.04 (13.04 x 20%) = 12 SPACES ¹ PHASE 1 MAX. = (159,640 / 10,000) x 3.0 = 47.89 (48.89 x 20%) = 48 SPACES ¹ PHASE 2 MAX. = (120,400 / 10,000) x 3.0 = 36.12 (37.12 x 20%) = 36 SPACES ¹ GROUND FLOOR FLEX SPACE (RETAIL / SERVICE ESTABLISHMENT USE) = MIN. - 3.5 PER 1,000 SF OF GFA / MAX. - 6.0 PER 1,000 SF OF GFA PHASE 2 MIN. = (12,700 / 1,000) x 3.5 = 44.45 (45 x 20%) = 8 SPACES ¹ PHASE 2 MAX. = (12,700 / 1,000) x 6.0 = 76.20 (76.20 x 20%) = 15 SPACES ¹			
VEHICLE PARKING MINIMUM 59-6.2.4.B	15 SPACES (PHASE 1) 32 SPACES (PHASE 2)	11 SPACES ¹¹	17 SPACES ¹¹
VEHICLE PARKING MAXIMUM 59-6.2.4.B	40 SPACES (PHASE 1) 82 SPACES (PHASE 2)	11 SPACES	17 SPACES
ACCESSIBLE SPACES 59-6.2.3.B / COMAR 05.02.02	2 SPACES (TOTAL)	1 SPACE	1 SPACE ¹²
MOTORCYCLE / SCOOTER SPACES 59-6.2.3.C	N/A ²	N/A ²	N/A ²
CAR-SHARE SPACES 59-6.2.3.D	N/A ²	N/A ²	N/A ²
ELECTRIC VEHICLE CHARGING SPACES 59-6.2.3.E	N/A ²	N/A ²	N/A ²
BICYCLE 59-6.2.4.C	LONG TERM - 1 SPACE SHORT TERM - 1 SPACE	N/A	1 SPACE ²
LOADING 59-6.2.8.B	2 SPACES (PHASE 1) 3 SPACES (PHASE 2)	2 SPACES	4 SPACES
FOOTNOTES: 1. THE BASELINE PARKING MINIMUM HAS BEEN REDUCED BY THE NON-AUTO DRIVER MODE SHARE (NADMS) PERCENTAGE GOAL RECOMMENDED IN ACCORDANCE WITH SECTION 59-6.2.3.1.7A. THE BASELINE PARKING HAS BEEN REDUCED BY 20 PERCENT. CALCULATIONS ASSUME 2 EMPLOYEES. 2. THE PROPERTY HAS A TRACT AREA OF 2.56 AC. WITH TWO EXISTING RIGHT-OF-WAY FRONTAGES, THERE FOR 5% OF THE SITE IS REQUIRED TO BE DEDICATED FOR OPEN SPACE. 3. FINAL NUMBER AND TYPES OF PARKING SPACES, INCLUDING BICYCLE PARKING, WILL BE DETERMINED AT SITE PLAN. 4. PER THE OWNER THERE WILL BE UP TO TWO (2) FULL TIME EMPLOYEES ON-SITE. 5. THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES TOTAL. 6. THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES TOTAL. 7. ONE (1) SHORT TERM SPACE WILL BE PROVIDED WITH PHASE 1 AND ONE (1) LONG TERM SPACE WILL BE PROVIDED WITH PHASE 2. 8. SET BY SITE PLAN. 9. REFER TO LANDSCAPE PLANS FOR DEVELOPMENT STANDARDS RELATED TO LANDSCAPING. 10. THE APPLICANT IS REQUESTING A WAIVER UNDER SECTION 62-10. 11. BASED ON PARKING SPACES PROVIDED IN THE PARKING FACILITY. 12. BASED ON PARKING SPACES PROVIDED IN THE PARKING FACILITY.			

TRANSIT PROXIMITY		
THE PROJECT SITE IS PROPOSED TO BE ZONED CRZF AND ALL POINTS ARE WITHIN 1 MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (GRAY GRAY GRAVE METRO STATION). PER CR INCENTIVE GUIDELINES, TABLE 2, 15 POINTS IS APPROPRIATE FOR THIS DEVELOPMENT. POINTS PROPOSED: 15		
CONNECTIVITY AND MOBILITY		
TOTAL DEVELOPMENT (PHASES 1 & 2) MINIMUM PARKING: MAXIMUM PARKING ALLOWED (A): 82 SPACES MINIMUM REQUIRED SPACES (B): 32 SPACES PROPOSED SPACES (P): 17 SPACES FORMULA: (A-P)/A x 10 = (82-17)/82 x 10 = 15 POINTS POINTS PROPOSED: 15 POINTS		
QUALITY BUILDING AND SITE DESIGN		
ARCHITECTURAL ELEVATIONS: PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN. THE APPLICANT IS PROVIDING FACADE IMPROVEMENTS TO THE EXISTING SELF STORAGE BUILDING, SIGNAGE, AND LIGHTING. ARCHITECTURAL ELEVATIONS ARE A PRIORITY FOR BOTH THE NEW AND EXISTING SELF STORAGE BUILDINGS. PROPOSED POINTS = 10 POINTS EXCEPTIONAL DESIGN: PER CR INCENTIVES GUIDELINES, 5 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS AT LEAST FOUR OF THE FOLLOWING CRITERIA: REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS. POINTS PROPOSED: 5 POINTS		
PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT		
COOL ROOF: PER CR INCENTIVE GUIDELINES, ON SITES LARGER THAN 1 ACRE 5 POINTS IS APPROPRIATE FOR CONSTRUCTING ANY ROOF AREA THAT IS NOT COVERED BY A VEGETATED ROOF WITH A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 75 FOR ROOFS WITH A SLOPE AT OR BELOW A RATIO OF 2:12. POINTS PROPOSED: 5 POINTS RECYCLING FACILITY PLAN: PER CR INCENTIVE DENSITY GUIDELINES 5 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE AND MONTGOMERY COUNTY EXECUTIVE REGULATION 15-04M OR MONTGOMERY COUNTY EXECUTIVE REGULATION 15-04. PROPOSED POINTS = 5 POINTS		
PUBLIC BENEFIT POINTS CALCULATIONS		
PUBLIC BENEFIT POINTS SUMMARY (INCENTIVE DENSITY = 93,776 SF)		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
TRANSIT PROXIMITY	15	15
CONNECTIVITY AND MOBILITY MINIMUM PARKING	10	10
QUALITY BUILDING AND SITE DESIGN ARCHITECTURAL ELEVATIONS EXCEPTIONAL DESIGN	20 10	10 5
PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT COOL ROOF RECYCLING FACILITY PLAN	10 10 5	5 5 5
TOTAL POINTS (5 CATEGORIES)	140	50

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN APPROVED BY THE DISTRICT COUNCIL ON _____, IN APPLICATION NUMBER H157.
HEARING EXAMINER _____ DATE _____
HEARING EXAMINER NAME PRINTED _____



LINE	BEARING	DISTANCE
L1	S 52° 01' 03" E	231.88'
L2	S 15° 12' 44" E	30.65'
L3	N 01° 59' 25" W	87.87'
L4	N 68° 50' 11" E	128.93'
L5	S 52° 01' 03" E	230.57'
L6	S 37° 08' 27" W	300.53'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	166.98'	165.77'	S 10° 48' 02" W	23° 55' 06"

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

REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP GS22 W58C 221N08S
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 1"= 50'
DATE 09.26.2025

LOCAL MAP AMENDMENT NO. H157

DEVELOPMENT DATA

FZ011
PROJECT NO. 2023.210.12
SHEET NO. 2 OF 5