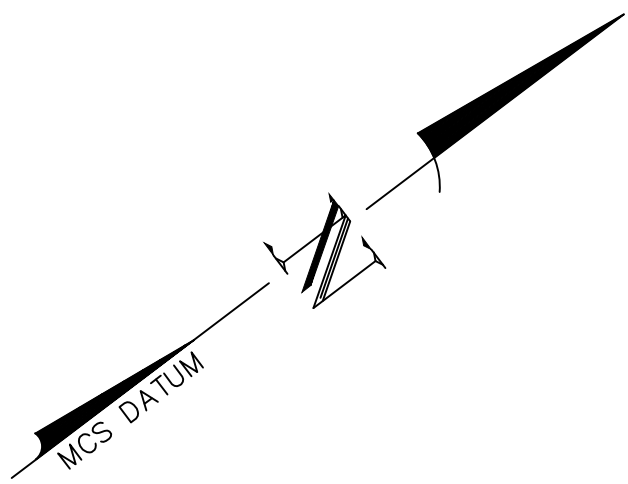
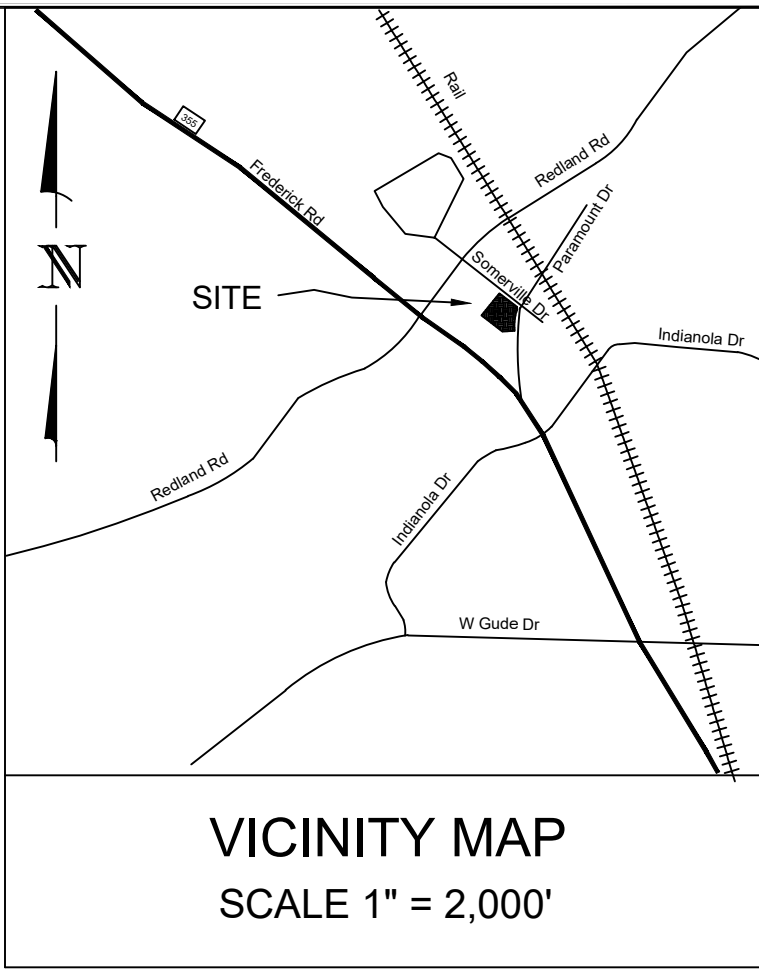




PARAMOUNT DRIVE SELF STORAGE

DERWOOD SOMERVILLE ADDITION, PARCEL H-2



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

FZ001 - FLOATING ZONE PLAN COVER SHEET
FZ011 - FLOATING ZONE PLAN DEVELOPMENT DATA
FZ201 - FLOATING ZONE PLAN PHASE 1
FZ211 - FLOATING ZONE PLAN PHASE 2
FZ202 - FLOATING ZONE PLAN ROADWAY CROSS-SECTIONS

DEVELOPMENT PROGRAM

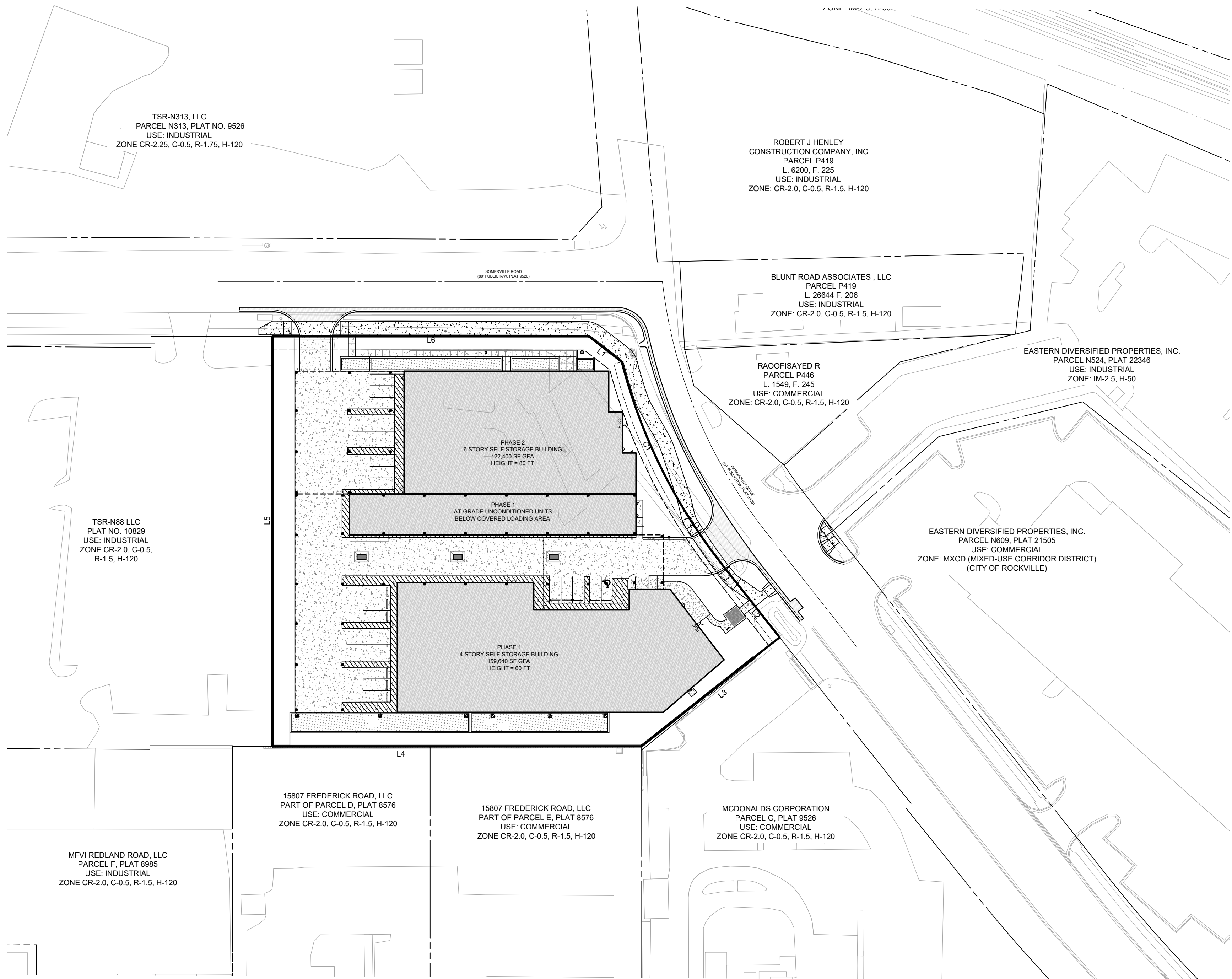
- THE PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INCLUDE A NEW 159,640 SF, FOUR (4) STORY SELF STORAGE BUILDING, INTERIM LIMITED OUTDOOR VEHICLE STORAGE, FRONTAGE IMPROVEMENTS INCLUDING A 10' WIDE CONCRETE SIDEWALK WITH A MINIMUM 7' WIDE STREET BUFFER, LANDSCAPING AND SCREENING, STORMWATER 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.

BINDING ELEMENTS

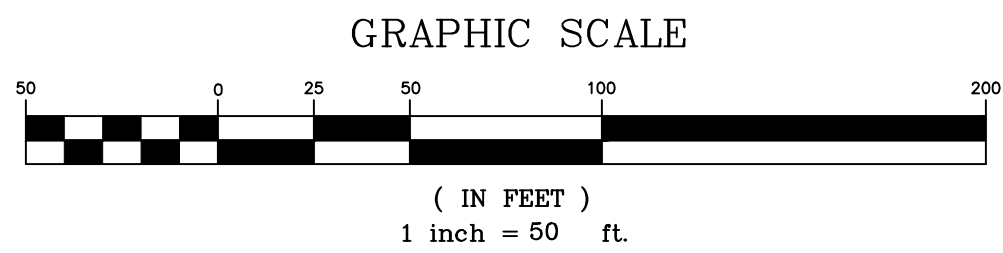
- THE PROPOSED SELF-STORAGE FACILITY AND ANCILLARY GROUND FLOOR RETAIL WILL NOT EXCEED A MAXIMUM COMMERCIAL DENSITY OF 282,040 SQUARE FEET.
- VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO THE TWO ACCESS POINTS AS SHOWN ON THE FLOATING ZONE PLAN.
- THE MAXIMUM BUILDING HEIGHT ON THE SUBJECT PROPERTY IS LIMITED TO 80 FEET.

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 04-00776845.
- 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 FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBERS 24031C033D, EFFECTIVE DATE SEPTEMBER 29, 2004.
- 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 OR MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS SITE.
- THE PROPERTY IS SUBJECT TO APPROVED NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION NO. 420241430.



LINE TABLE		
LINE	BEARING	DISTANCE
L3	N 88°50'31" E	128.93'
L4	S 82°21'03" E	270.57'
L5	S 37°08'57" W	300.53'



LEGEND	
--- 402 ---	CONTOUR (2FT)
--- 410 ---	CONTOUR (2FT)
x 403.25	SPOT ELEVATION
==	CURB & GUTTER
---	ASPHALT PAVING
---	CONCRETE PAVING
---	LIMITS OF DISTURBANCE
8" W	WATER LINE
8" S	FIRE HYDRANT
8" S	SEWER LINE
(SIZE/MATERIAL)	STORM DRAIN
(SIZE/MATERIAL)	NATURAL GAS
ε	UNDERGROUND ELECTRIC
c	UNDERGROUND COMMUNICATION
○	LIGHT POLE
---	PROPERTY BOUNDARY
---	EASEMENT
○	SIGN

REVISIONS		
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	1"= 50'
DATE	06.02.2025

LOCAL MAP AMENDMENT NO. H157

COVER SHEET

FZ001	
PROJECT NO.	2023.210.12
SHEET NO.	1 OF 5

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 H-157.

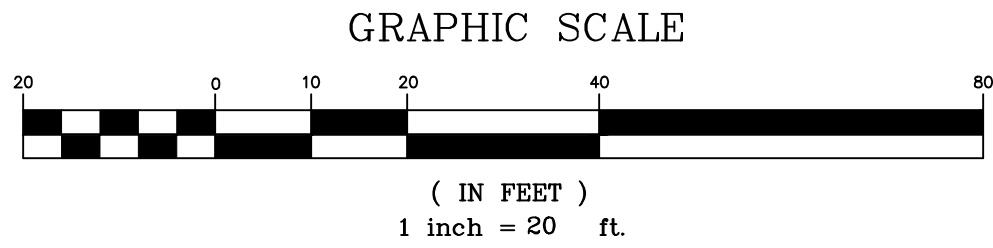
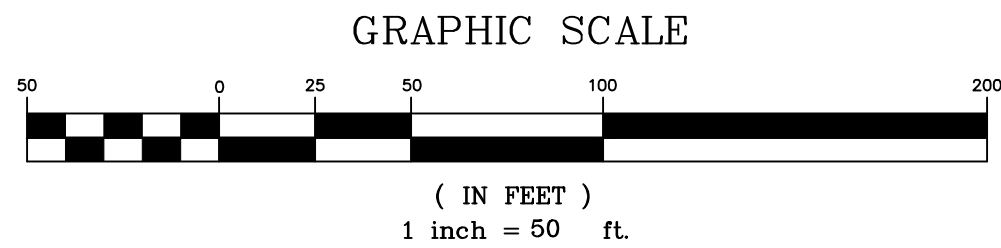
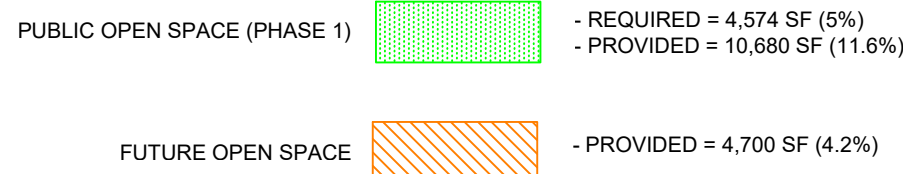
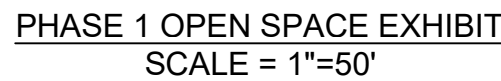
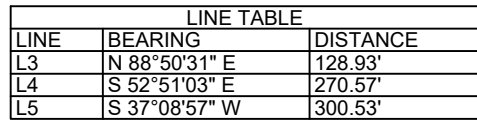
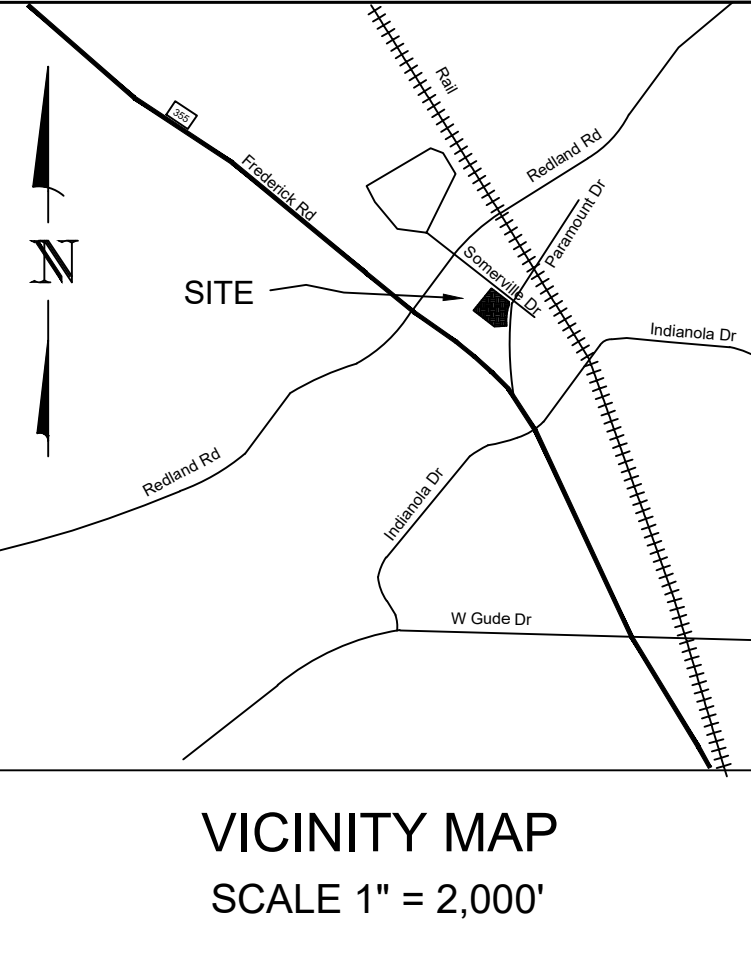
HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME PRINTED _____



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



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION

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HEARING EXAMINER

DATE

HEARING EXAMINER NAME PRINTED

REVISIONS		
NO.	DESCRIPTION	DATE

AX MAP GS22 WSSC 221NW0

ARCEL N421
67249, F. 486
TH ELECTION DISTRICT
ONTGOMERY COUNTY
ARYLAND

PARAMOUNT SELF STORAGE

ERWOOD, SOMMERVILLE
ADDITION - PARCEL H-2

ROJ. MGR	DCM
RAWN BY	DCM

SCALE	AS SHOWN
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DATE 09.14.2021

COAL MINE AMENDMENT
NO. H157

LOADING ZONE PLAN PHASE 1

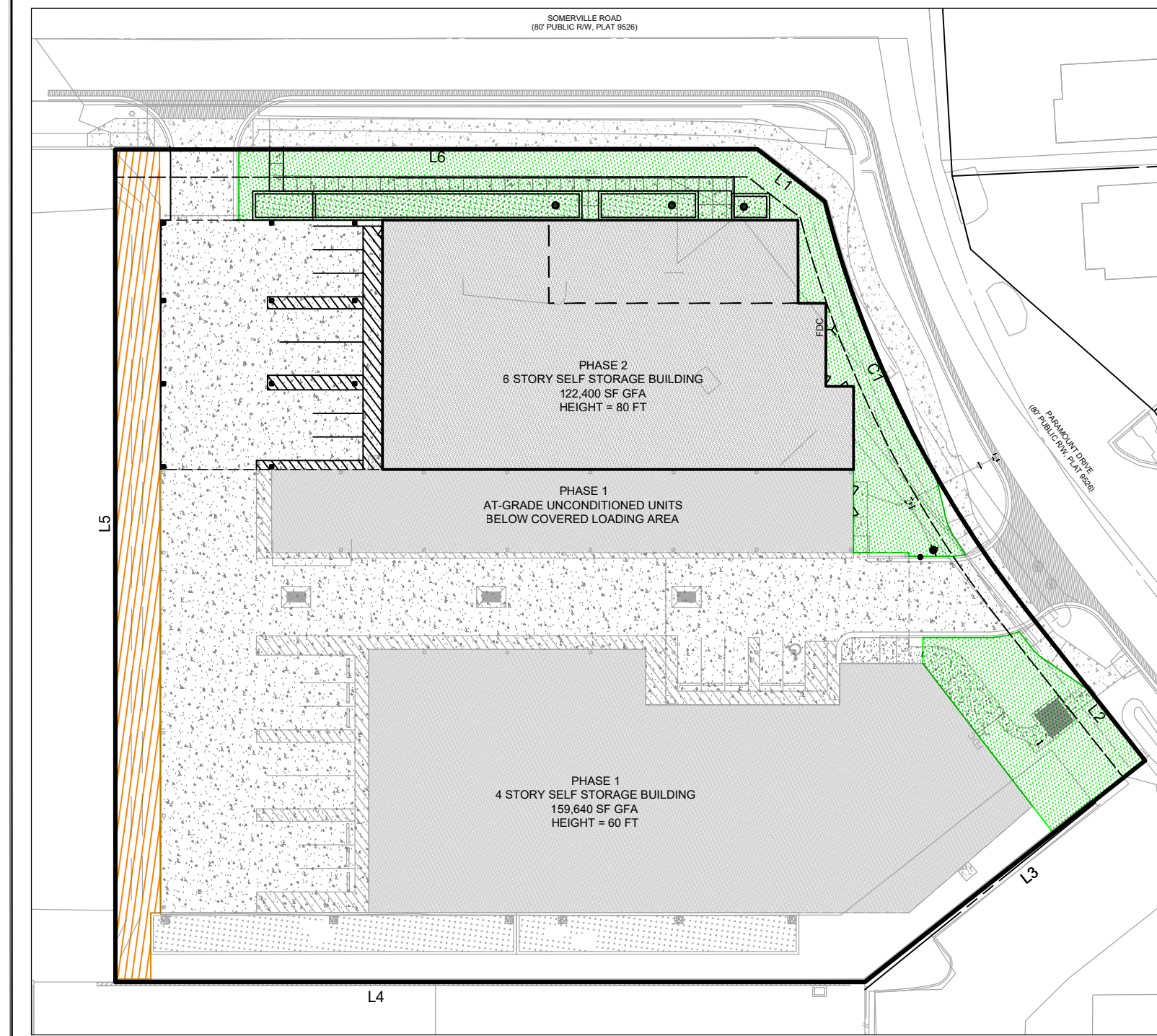
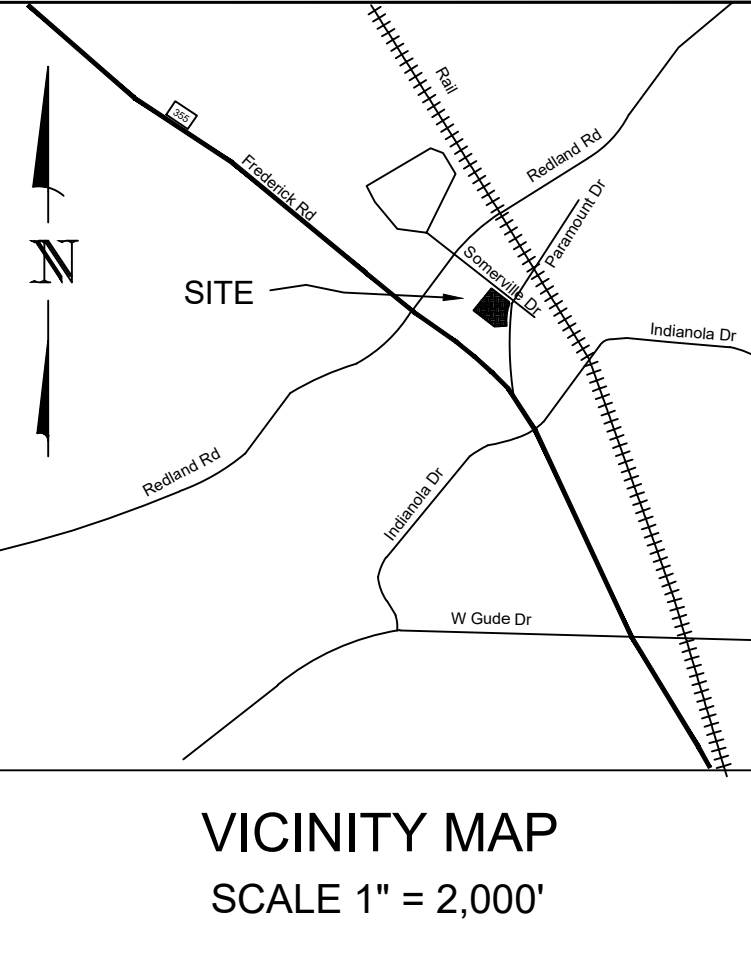
FZ201

PROJECT NO.	2023.210.12
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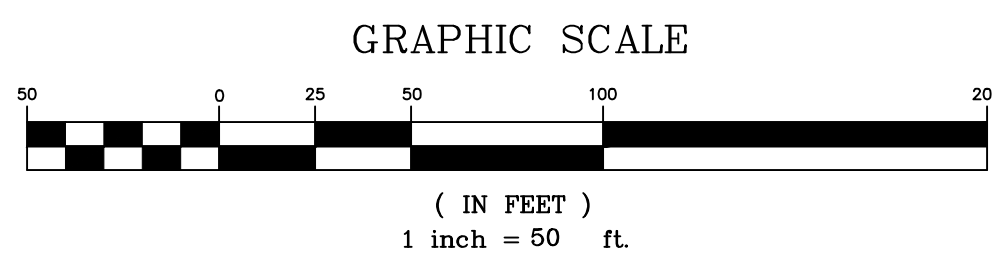
PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY
COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
SUITE 250
WASHINGTON, D.C. 20007



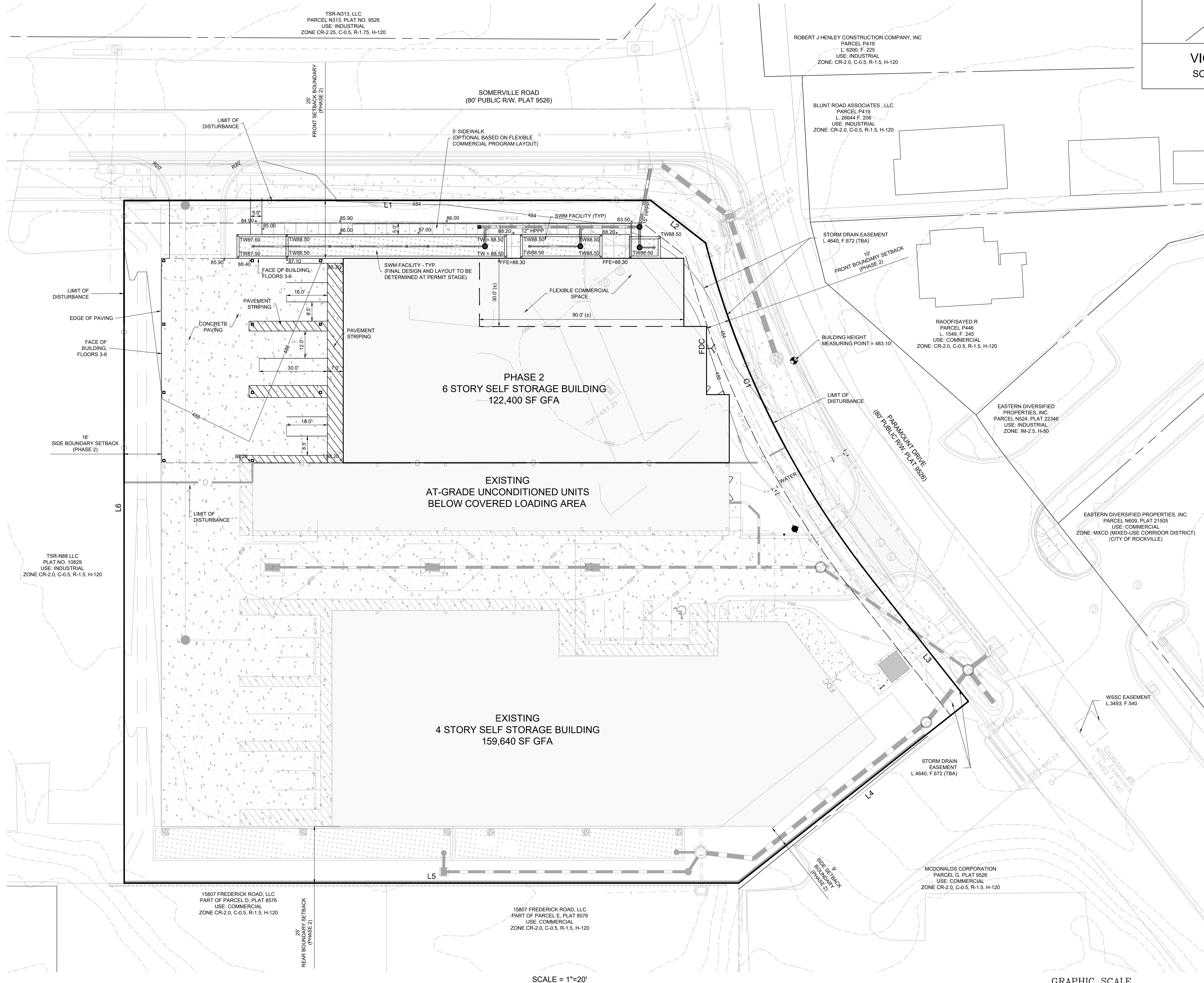
PHASE 2 OPEN SPACE EXHIBIT
SCALE = 1"=50'

PUBLIC OPEN SPACE (PHASE 2)  - REQUIRED = 4,574 SF (5%)
- PROVIDED = 10,680 SF (11.6%)

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

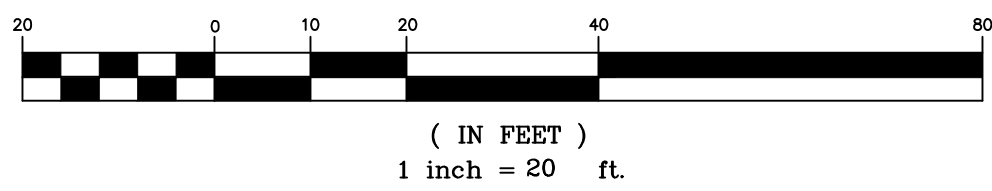


LINE	BEARING	DISTANCE
L3	N 88°50'31" E	128.93
L4	S 52°51'03" E	270.57
L5	S 37°08'57" W	300.53



SCALE = 1"=20'

GRAPHIC SCALE



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HEARING EXAMINER _____ DATE _____

HEARING EXAMINER NAME PRINTED _____

[illegible]

AX MAP GS22 WSSC 221NW0

ARCEL N421
67249, F. 486
TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARAMOUNT SELF STORAGE

**BERWOOD, SOMMERVILLE
ADDITION - PARCEL H-2**

ROJ. MGR DCM

RAWN BY DCM

SALE	AS SHOWN
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ATE 05.14.2023

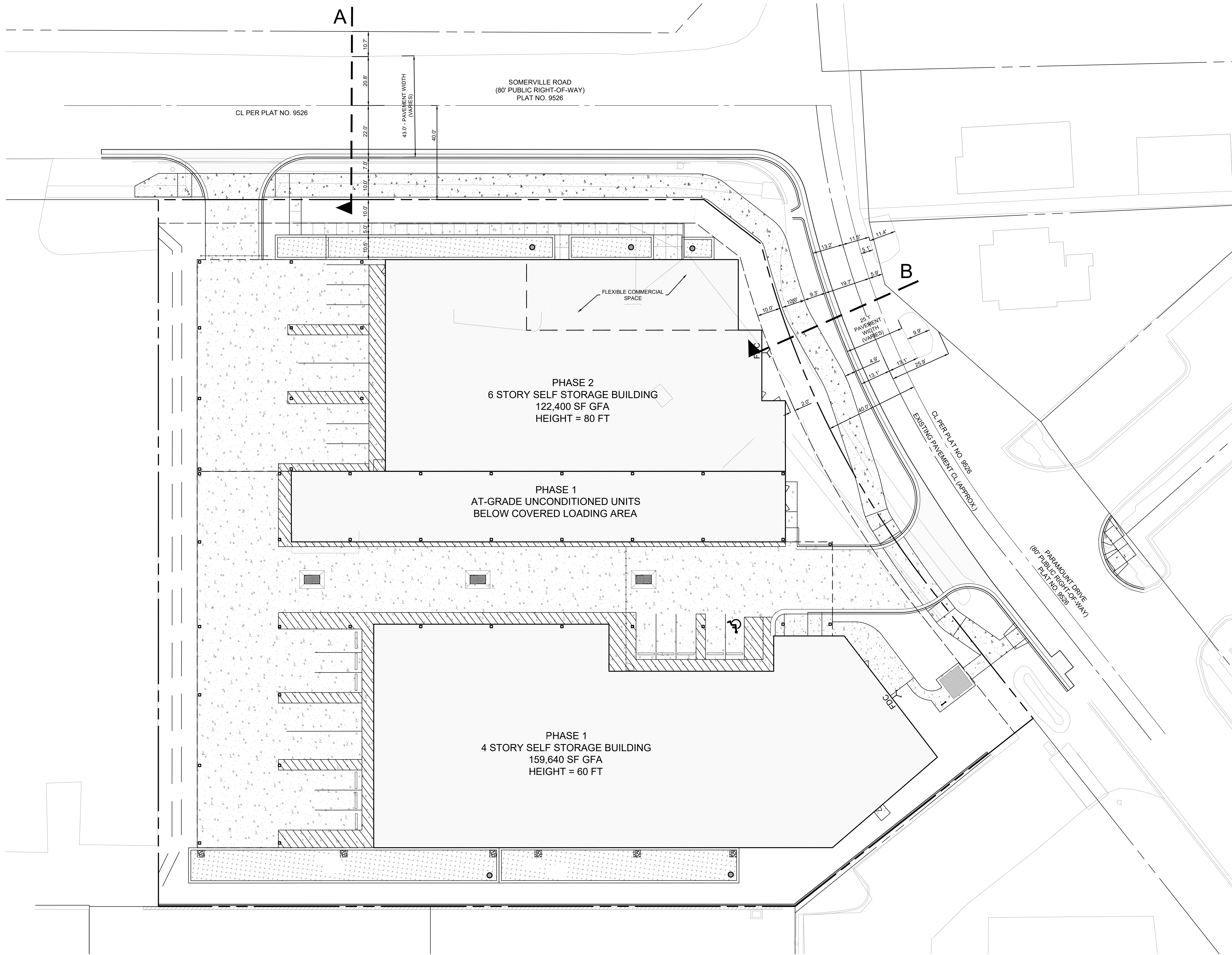
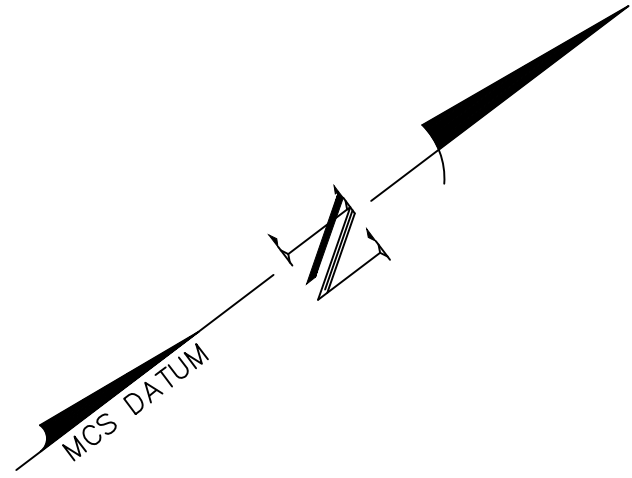
**LOCAL MAP AMENDMENT
NO. H157**

LOADING ZONE PHASE 2

FZ211

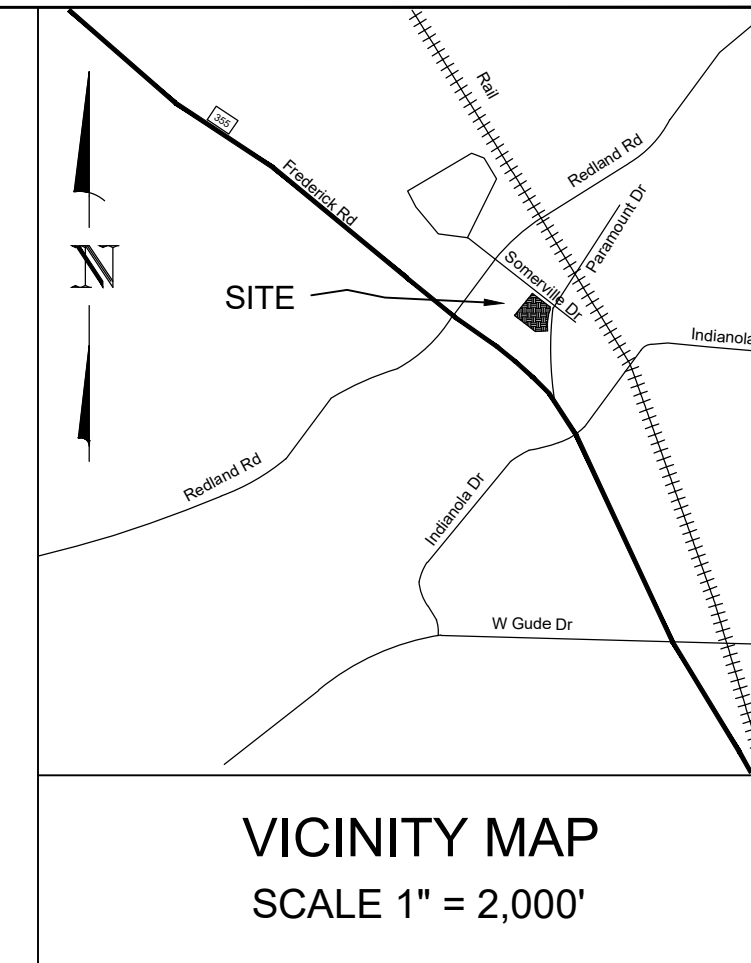
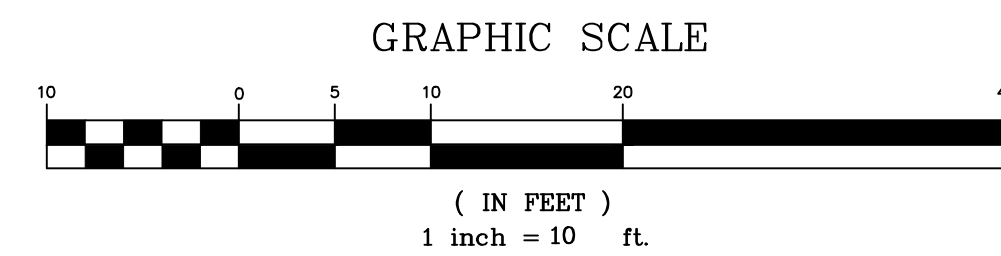
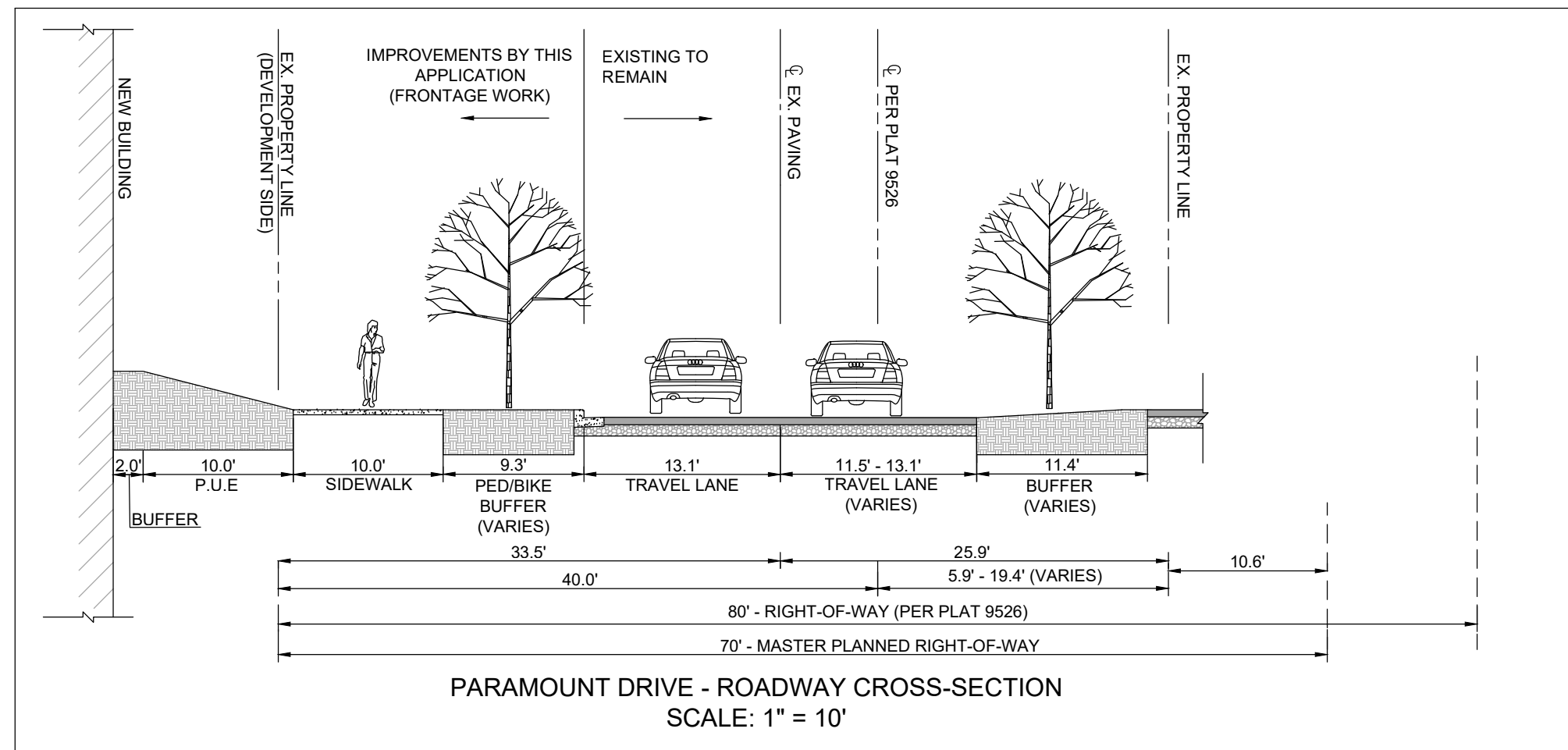
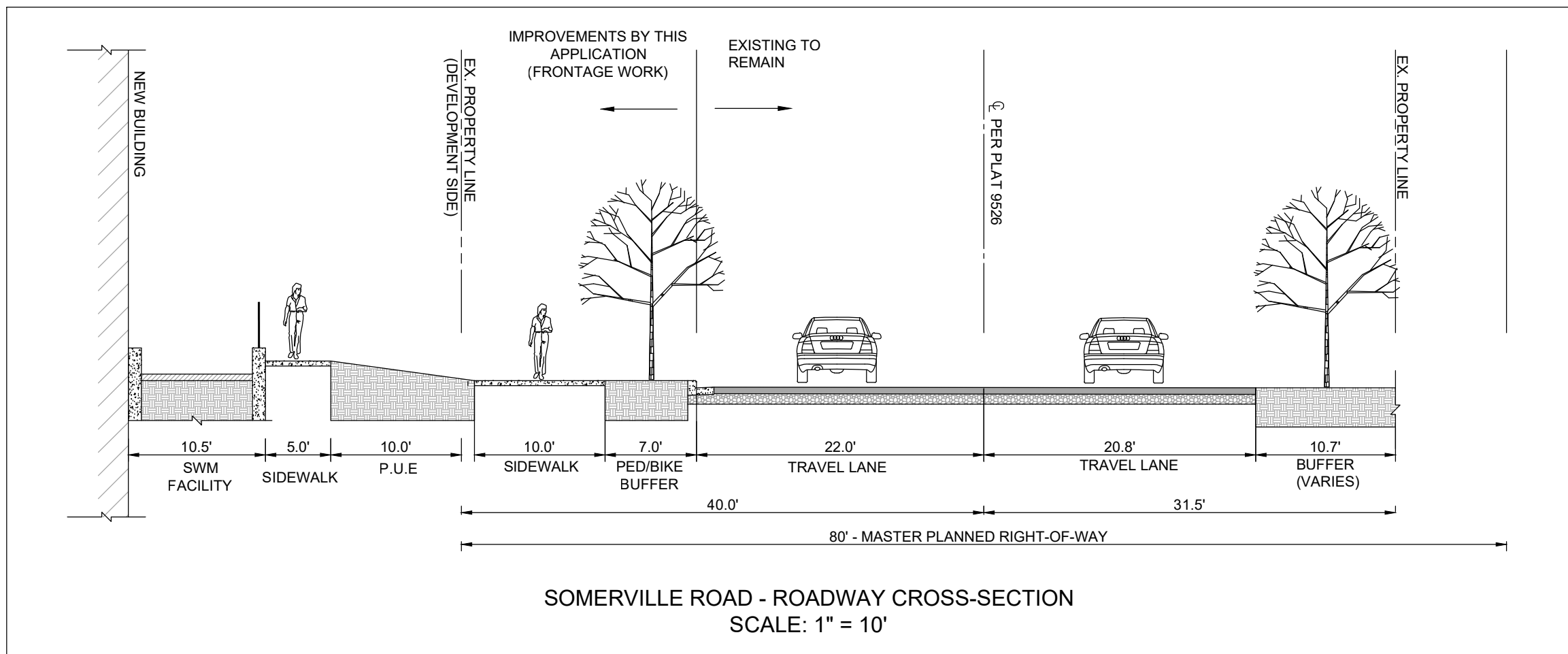
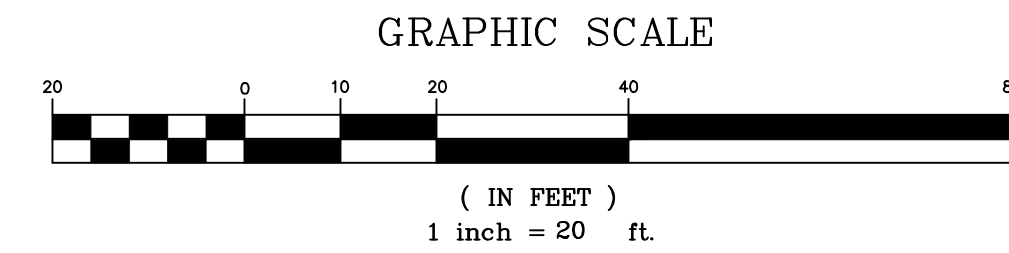
PROJECT NO. 2023.210.12

SHEET NO. 4 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	1500.23

SCALE = 1"=20'



MHG

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COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007

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

LOCAL MAP AMENDMENT
NO. H157

ROADWAY
CROSS-SECTIONS
FZ202

PROJECT NO. 2023.120.12

SHEET NO. 5 OF 5