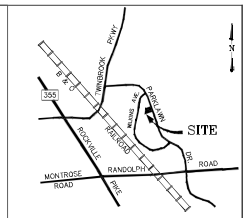
495 MOVERS

WASHINGTON ROCKVILLE INDUSTRIAL PARK, LOT 5
LOCAL MAP AMENDMENT NO. H161



VICINITY MAP
SCALE 1"=2000'

DEVELOPMENT PROGRAM

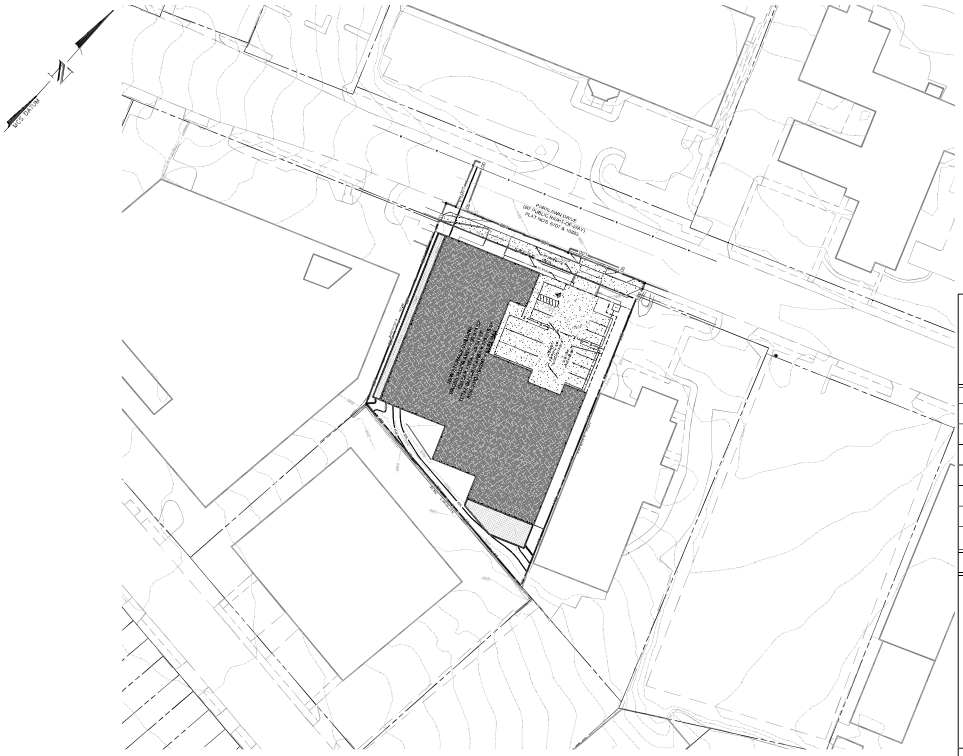
- THE PROJECT WILL BE DEVELOPED IN ONE PHASE

BINDING ELEMENTS

1. THE USE OF THE PROPERTY WILL BE LIMITED TO SELF-STORAGE.
2. VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO A SINGLE, CONSOLIDATED ACCESS POINT FROM PARKLAWN DRIVE.

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN IS A COMPILATION OF FIELD RUN SURVEY PERFORMED BY MACRIS, HENDRICKS AND GLASCOCK, P.A. IN NOVEMEBER 13, 2024.
2. THE PROPERTY BOUNDARY & EASEMENTS SHOWN ARE PER AN ALTA SURVEY PREPARED BY MACRIS, HENDRICKS AND GLASCOCK IN NOVEMBER OF 2024.
3. THE PROPERTY TAX ACCOUNT NUMBER IS 04-00055063.
4. THE PROPERTY IS WITHIN THE WHITE FLINT SECTOR PLAN PHASE 2 MASTER PLAN AREA.
5. THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED (USE CLASS I).
6. THE SITE IS EXEMPT FROM FOREST CONSERVATION REQUIREMENTS.
7. THERE ARE NO 100-YEAR FLOODPLAINS, WETLANDS OR CHAMPION TREES ON THE PROPERTY.
8. 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.
9. THE PROPERTY IS NOT WITHIN A SPECIAL PROTECTION AREA.
10. THE EXISTING WATER SERVICE CATEGORY IS W-1.
11. THE EXISTING SEWER SERVICE CATEGORY IS S-1.
12. 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.
13. 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.


N
495 MOVERS
640 LOFSTRAND LANE
ROCKVILLE, MD 20850
PLATS: 10883 (LOT 5)
10883 (LOT 4)
PARKLAWN DRIVE
(80' PUBLIC RIGHT-OF-WAY)
PLAT 10883 (80' R/W)
PARKLAWN DRIVE
(80' PUBLIC RIGHT-OF-WAY)
PLAT 10883 (80' R/W)
LOT 5
BLOCK "F"
WASHINGTON ROCKVILLE
INDUSTRIAL PARK
PLAT 10883
PLAT 10883
PLAT 10883