

PARKLAWN SELF STORAGE

NORTH BETHESDA INDUSTRIAL CENTER, LOT 6

LOCAL MAP AMENDMENT NO. H154

VICINITY MAP
SCALE 1" = 2,000'

MHG
CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE
LAND PLANNING

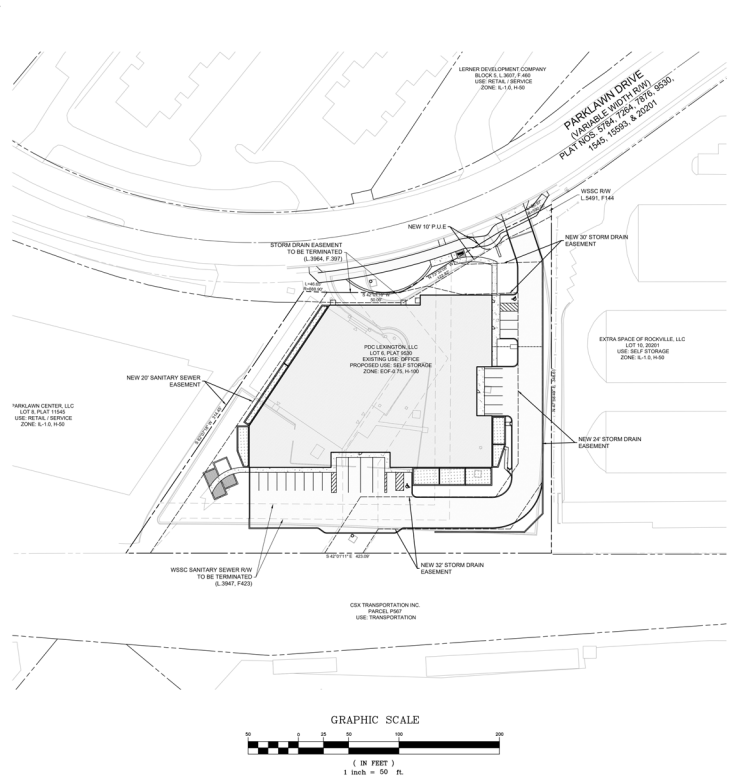
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886
Phone: 301.873.0840
www.mhgpa.com

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Professional Certification
I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. Lic. No. 20188 Exp. Date: 01/30/2025

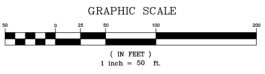
PREPARED FOR:
ARCLAND
P.O. BOX 20023
WASHINGTON D.C. 20027
020218-0200
ANTHONY@ARCLAND

- DEVELOPMENT PROGRAM**
- THE PROJECT WILL BE DEVELOPED IN ONE PHASE
- GENERAL NOTES**
- THE TOPOGRAPHY SHOWN IS A COMPILATION OF FIELD RUN SURVEY PERFORMED BY MACRIS, HENDRICKS AND GLASCOCK, P.A. IN JANUARY AND FEBRUARY OF 2024.
 - THE PROPERTY BOUNDARY & EASEMENTS SHOWN ARE PER AN ALTA SURVEY PREPARED BY MACRIS, HENDRICKS AND GLASCOCK IN JANUARY OF 2024.
 - THE PROPERTY TAX ACCOUNT NUMBER IS 04-0086463.
 - THE PROPERTY IS WITHIN THE WHITE FLINT SECTOR PLAN PHASE 2 MASTER PLAN AREA.
 - THE PROPERTY IS WITHIN THE LOWER ROCK CREEK WATERSHED (USE CLASS 1).
 - THE SITE IS SUBJECT TO SUPPLEMENTED NATURAL RESOURCES INVENTORY FOREST STAND DELINEATION #43204100.
 - 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-1.
 - THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 2403203810).
 - 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 "NEEDS QUALIFY" PRIOR TO SIGNATION. 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.



LEGEND

--- 402 ---	CONTOUR (FT)	--- 402 ---
--- 410 ---	CONTOUR (FT)	--- 410 ---
• 403.25	SPOT ELEVATION	• 03.25
=====	CURB & GUTTER	
=====	ASPHALT PAVING	
=====	CONCRETE PAVING	
-----	LIMITS OF DISTURBANCE	
--- 8" W ---	WATER LINE	--- 8" W ---
--- 8" W ---	FIRE HYDRANT	--- 8" W ---
--- 8" S ---	SEWER LINE	--- 8" S ---
--- 8" S ---	STORM DRAIN	--- 8" S ---
--- 8" S ---	NATURAL GAS	--- 8" S ---
--- 8" S ---	UNDERGROUND ELECTRIC	--- 8" S ---
--- 8" S ---	UNDERGROUND COMMUNICATION	--- 8" S ---
--- 8" S ---	LIGHT POLE	--- 8" S ---
--- 8" S ---	PROPERTY BOUNDARY	--- 8" S ---
--- 8" S ---	EASEMENT	--- 8" S ---
--- 8" S ---	SIGN	--- 8" S ---
--- 8" S ---	RETAINING WALL	--- 8" S ---



NO.	DESCRIPTION	DATE

TAX MAP H152 0000 018900
PLAT 9530
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER

PROJ. MGR DCM
DRAWN BY DCM
SCALE 1" = 50'
DATE 05.28.2024

FLOATING ZONE COVER
LOCAL MAP AMENDMENT
H154

PROJECT NO. 23.193.21
SHEET NO. 1 OF 3

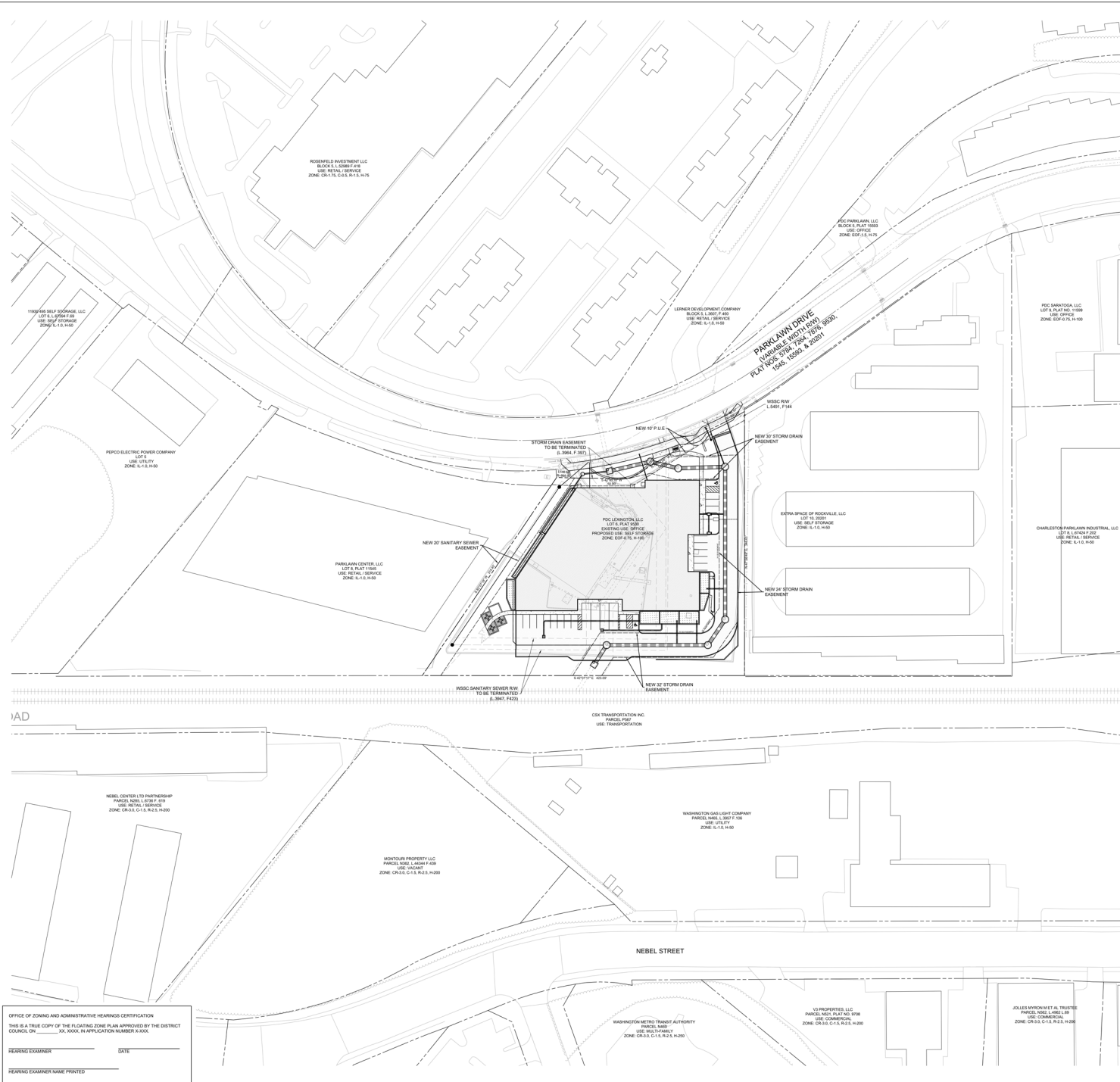
Exhibit 18
H-154

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
THIS IS A TRUE COPY OF THE FLOATING ZONE PLAN APPROVED BY THE DISTRICT COUNCIL ON _____, 2024, IN APPLICATION NUMBER X-000.

HEARING EXAMINER DATE
HEARING EXAMINER NAME PRINTED



VICINITY MAP
 SCALE 1" = 2,000'



FLOATING ZONE DEVELOPMENT STANDARDS

CURRENT ZONING: OF-1 (1.5 H-100)
 REQUESTED ZONING: OF-1 (1.5 H-100)
 NET GFA: 10,000 SF (1.5 H-100)
 PREVIOUS DESIGNATION: LOT 6, PLAT 1000
 LOT NO. 1000 - 1.5 H-100
 LOT NO. 1001 - 1.5 H-100
 LOT NO. 1002 - 1.5 H-100
 PROPOSED USES: SELF STORAGE - 104,800 SF (20' AC)

TRACT AREA: 104,800 SF (2.4 AC)
 TOTAL: 104,800 SF

ZONING STANDARD	PERMITTED/REQUIRED	INCLUDED
MINIMUM TOTAL DENSITY (FAR)	1.50	1.50 (100.00%)
MINIMUM FRONT SETBACK	SET BY FLOATING ZONE PLAN	10 FT
MINIMUM SIDETRACK - FRONT SITE BOUNDARY	SET BY FLOATING ZONE PLAN	10 FT
MINIMUM SIDETRACK - REAR SITE BOUNDARY	SET BY FLOATING ZONE PLAN	10 FT
MINIMUM SIDETRACK - SIDE SITE BOUNDARY	SET BY SITE PLAN	20 FT
MINIMUM LOT SIZE	SET BY SITE PLAN	10,000 SF OR 10 AC
MINIMUM AMENITY OPEN SPACE	10% (10,480 SF)	10% (10,480 SF)

PARKING REQUIREMENTS**

SELF STORAGE USE - MIN. - 1.0 PER 10,000 SF OF GFA, PLUS 1 PER EMPLOYEE + (104,800 / 10,000 + 1) = 2 EMPLOYEES = 13 SPACES	VEHICLE	13 SPACES	20 SPACES
SH-2.1.1.1	SH-2.1.1.1	1 SPACE	2 SPACES
ACCESSIBLE SPACES	SH-2.1.1.1.1	N/A*	N/A*
MOTORCYCLE / SCOOTER SPACES	SH-2.1.1.1	N/A*	N/A*
CAR SHARE SPACES	SH-2.1.1.1	N/A*	N/A*
ELECTRIC VEHICLE CHARGING SPACES	SH-2.1.1.1	N/A*	N/A*
BICYCLE	SH-2.1.1.1	2 SPACES	4 SPACES

FOOTNOTES

- * FAR, NUMBER AND TYPE OF PARKING SPACES PROVIDED, INCLUDING BICYCLE PARKING, WILL BE DETERMINED AT SITE PLAN.
- ** THERE WILL BE UP TO TWO (2) FULL-TIME EMPLOYEES ON-SITE.
- *** THE PARKING FACILITY CONTAINS LESS THAN 10 SPACES TOTAL.
- **** THE PARKING FACILITY CONTAINS LESS THAN 10 SPACES TOTAL.
- ***** THERE ARE NO BICYCLE PARKING REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE FOR SELF STORAGE USES.
- ***** THE CALCULATION FOR THE NUMBER OF BICYCLE PARKING SPACES PROVIDED TO BE DETERMINED AT SITE PLAN. THE PROJECT WILL PROVIDE A MINIMUM OF 10% AMENITY OPEN SPACE.
- ***** THE BELOW TABLE PROVIDES 14.14 SQUARE FEET OF CELLAR SPACE, WHICH IS EXCLUDED FROM THE CALCULATION OF FAR (104,800 SF) IN ACCORDANCE WITH SECTION 8B-11.2.

REVISIONS

NO.	DESCRIPTION	DATE

TAX MAP 10102 0000 010000
 PLAT 9530
 4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

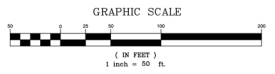
LOT 6 NORTH BETHEDA INDUSTRIAL CENTER

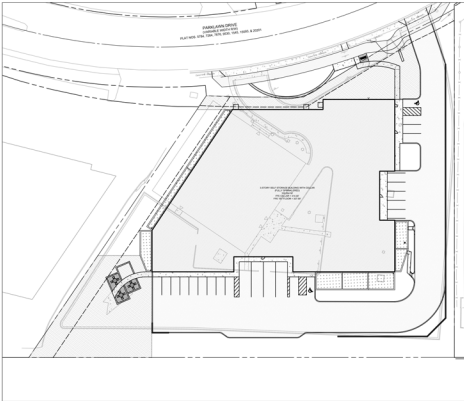
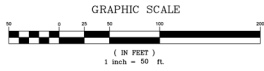
PROJ. MGR DCM
 DRAWN BY DCM
 SCALE 1" = 50'
 DATE 05.28.2024

FLOATING ZONE OVERALL PLAN
LOCAL MAP AMENDMENT H154

PROJECT NO. 23.193.21
 SHEET NO. 2 OF 3

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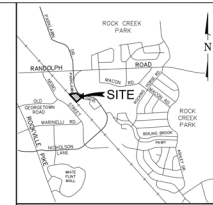
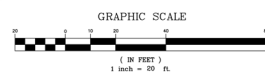
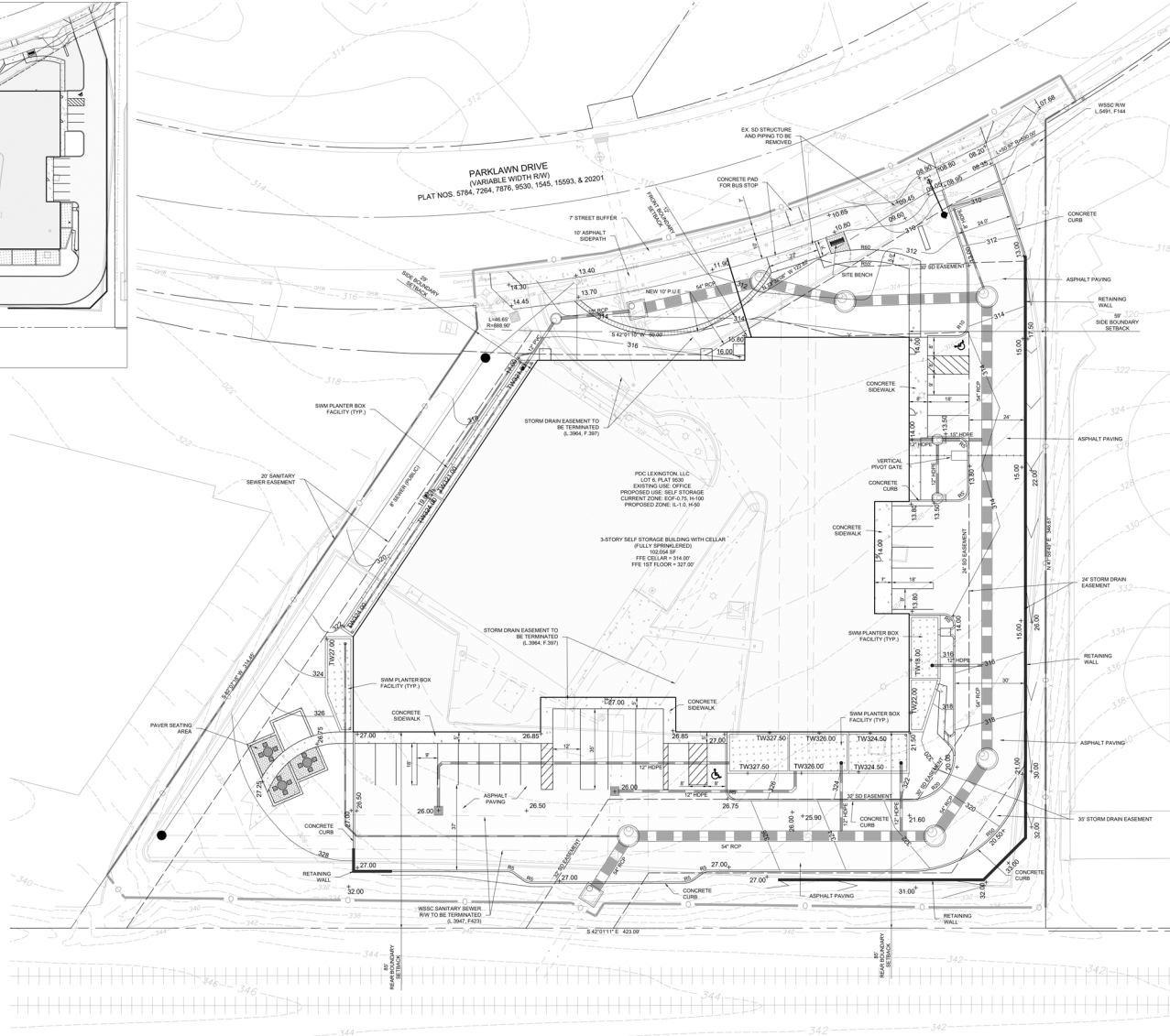




OPEN SPACE EXHIBIT
SCALE = 1"=50'

AMENITY OPEN SPACE - REQUIRED = 9,366 SF (10%)
- PROPOSED = 14,000 SF (15%) (SEE NOTE 1)

NOTES:
1) FINAL LOCATION AND AMOUNT OF AMENITY OPEN SPACE PROVIDED TO BE DETERMINED AT SITE PLAN. THE PROJECT WILL PROVIDE A MINIMUM OF 10% AMENITY OPEN SPACE.



VICINITY MAP
SCALE 1" = 2,000'

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Montgomery Village, MD 20886
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Professional Certification
I hereby certify that these documents were prepared by or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. Lic. No. 20188 Exp. Date: 01/30/2025

PREPARED FOR:
ARCLAND
P.O. BOX 20023
WASHINGTON D.C. 20027
C0221816-0205
ANTHONY@ARCLAND

NO.	REVISIONS	DESCRIPTION	DATE

TAX MAP H1012 WSSC 2189085
PLAT 9530
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER

PROJ. MGR DCM
DRAWN BY DCM
SCALE AS SHOWN
DATE 05.28.2024

FLOATING ZONE PLAN
LOCAL MAP AMENDMENT
H154

PROJECT NO. 23.193.21
SHEET NO. 3 OF 3

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
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