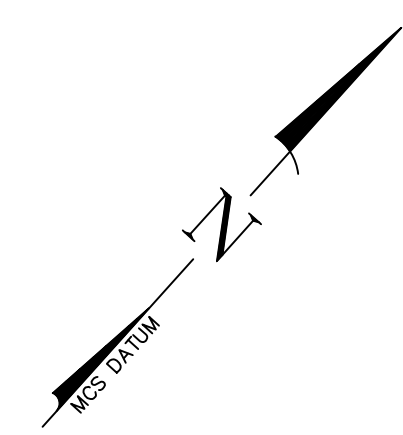


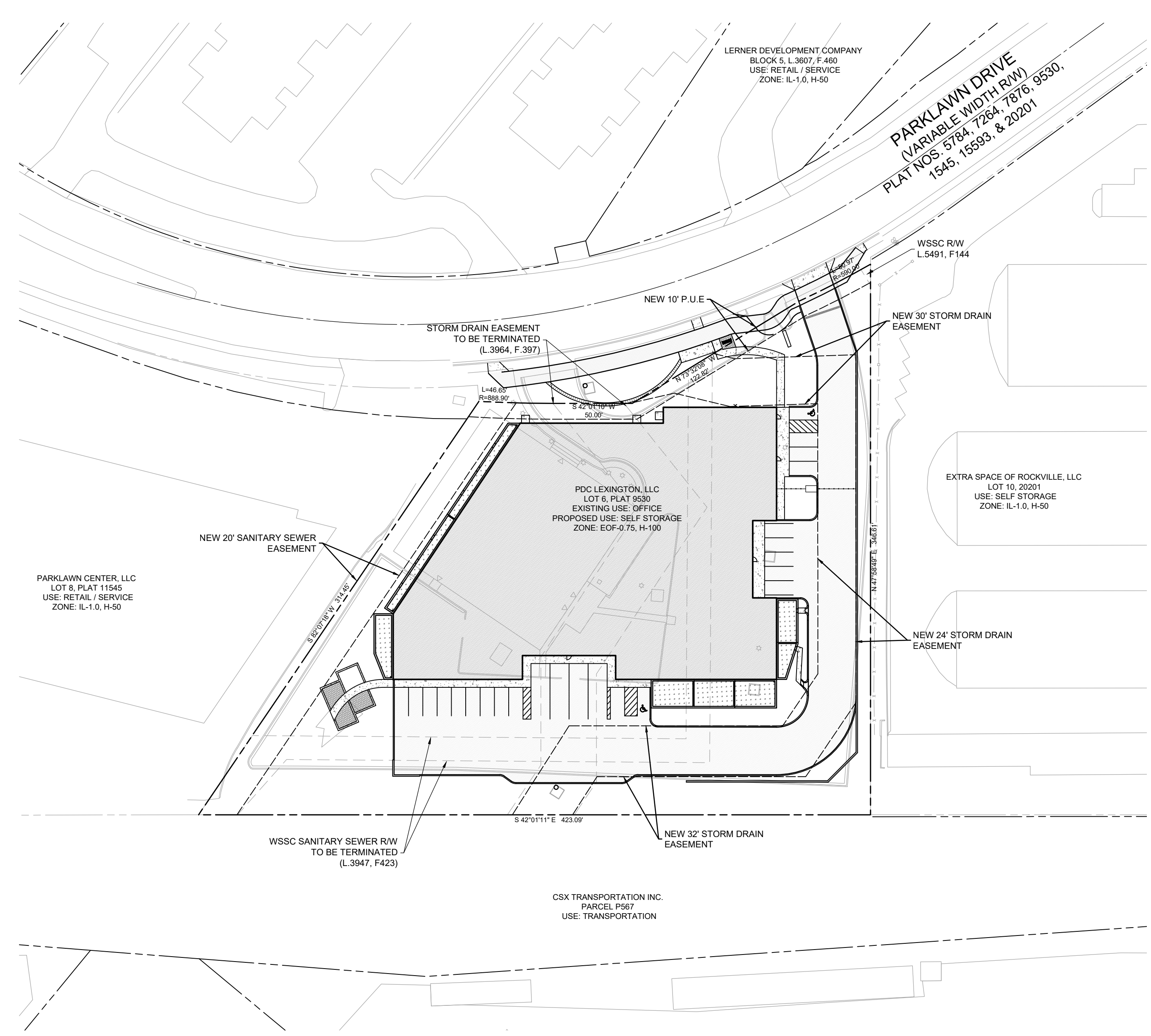
VICINITY MAP
SCALE 1" = 2,000'

PARKLAWN SELF STORAGE

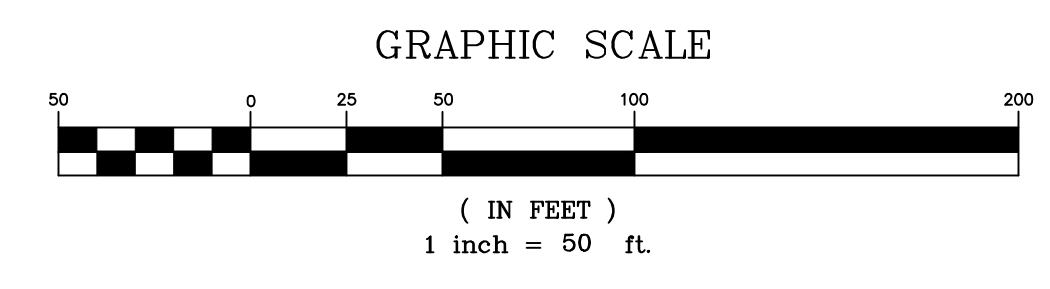
NORTH BETHESDA INDUSTRIAL CENTER, LOT 6 LOCAL MAP AMENDMENT NO. H154



- DEVELOPMENT PROGRAM**
- THE PROJECT WILL BE DEVELOPED IN ONE PHASE
- BINDING ELEMENTS**
- THE USE OF THE PROPERTY WILL BE LIMITED TO SELF-STORAGE.
 - VEHICULAR ACCESS TO THE SITE WILL BE LIMITED TO A SINGLE, CONSOLIDATED ACCESS POINT FROM PARKLAWN DRIVE.
 - ANY BUILDING ON THE PROPERTY MUST HAVE A MINIMUM OF 70% OF THE FRONT BUILDING FACADE LOCATED WITHIN 35 FEET OF THE PROPERTY BOUNDARY.
 - PARKING LOCATED BETWEEN THE BUILDING AND STREET IS PROHIBITED.
- 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 04-00056433.
 - 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 I).
 - THE SITE IS SUBJECT TO APPROVED NATURAL RESOURCES INVENTORY / FOREST STAND DELINEATION #420241920.
 - 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 DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBER 2403102081D.
 - 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.



LEGEND	
--- 402 ---	CONTOUR (2FT) 402
--- 410 ---	CONTOUR (2FT) 410
x 403.25	SPOT ELEVATION + 03.25
=====	CURB & GUTTER
=====	ASPHALT PAVING
=====	CONCRETE PAVING
=====	LIMITS OF DISTURBANCE
--- 8" W ---	WATER LINE 8" W
--- 8" S ---	FIRE HYDRANT
--- 6" S ---	SEWER LINE 6" S
--- (SIZE/MATERIAL) ---	STORM DRAIN (SIZE/MATERIAL)
--- (SIZE/MATERIAL) ---	NATURAL GAS
--- (SIZE/MATERIAL) ---	UNDERGROUND ELECTRIC
--- (SIZE/MATERIAL) ---	UNDERGROUND COMMUNICATION
--- (SIZE/MATERIAL) ---	LIGHT POLE
---	PROPERTY BOUNDARY
---	EASEMENT
---	SIGN
---	RETAINING WALL



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. 35185 Exp. Date: 01.05.2026

PREPARED FOR:
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(202)818-9265
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REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP HQ122 WSSC 219NW05
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

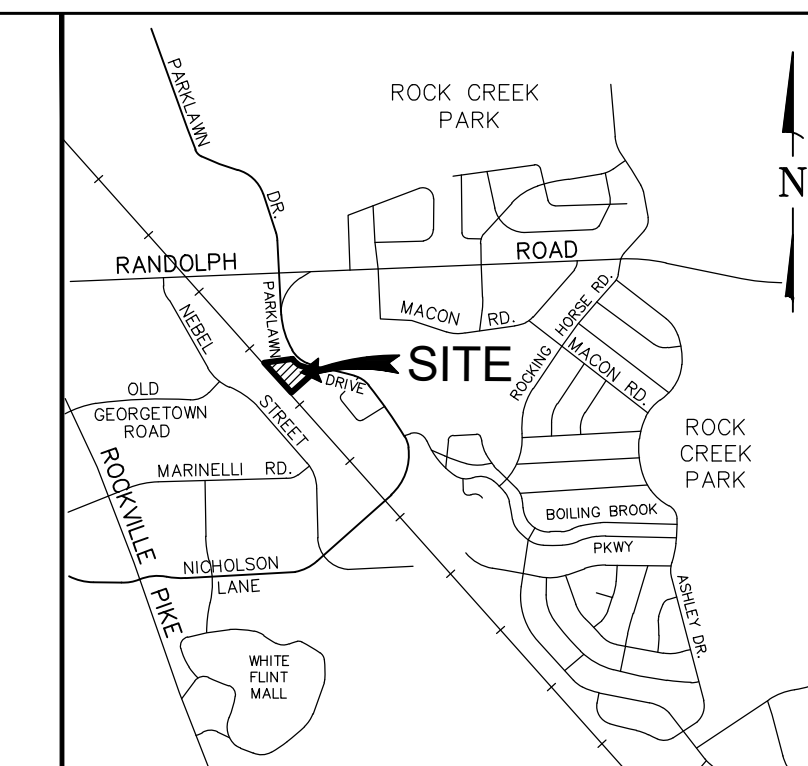
**FLOATING ZONE COVER
LOCAL MAP AMENDMENT
H154**

PROJECT NO. 23.193.21
SHEET NO. 1 OF 3

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 H154.

HEARING EXAMINER _____ DATE _____
HEARING EXAMINER NAME PRINTED _____

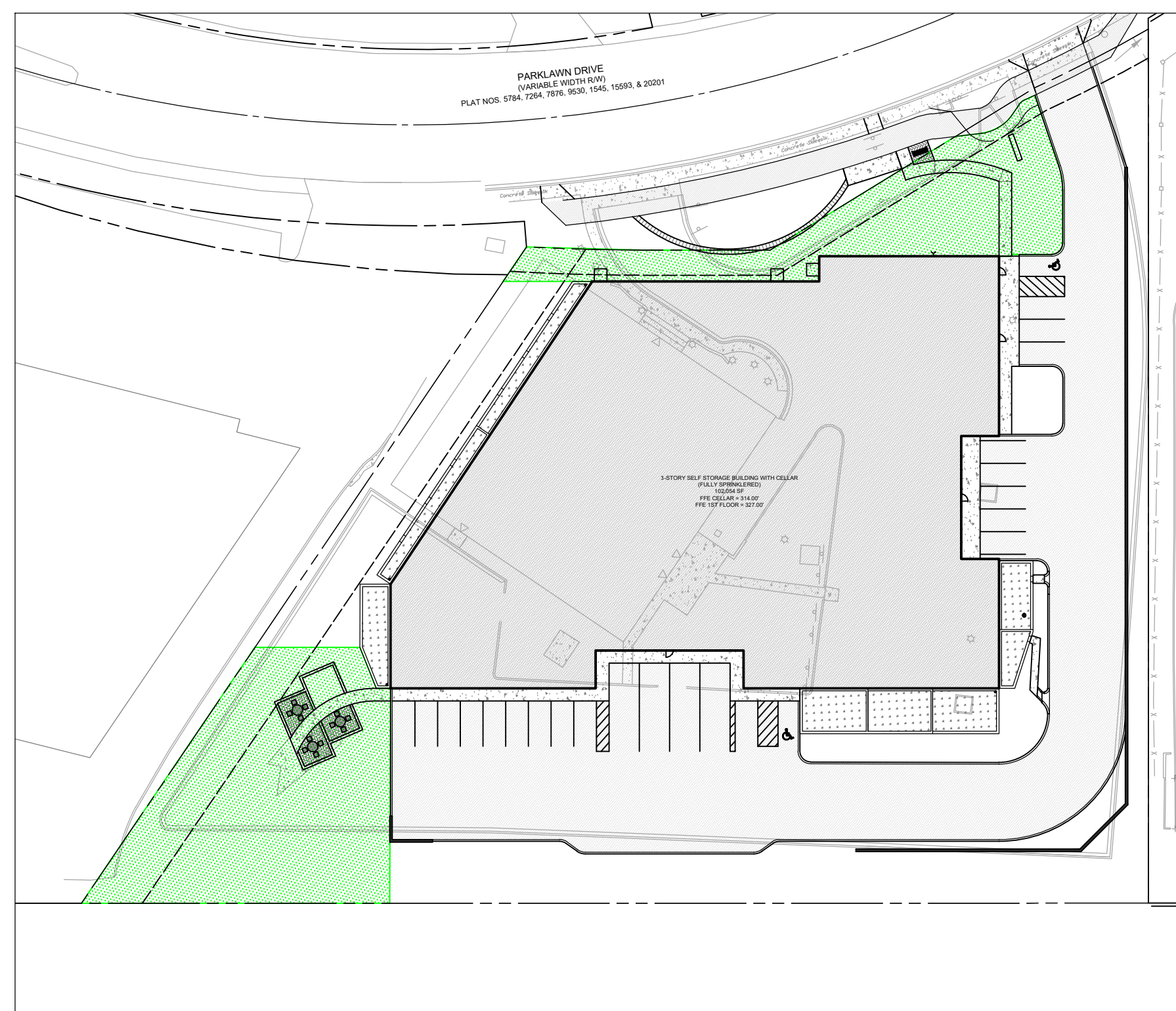
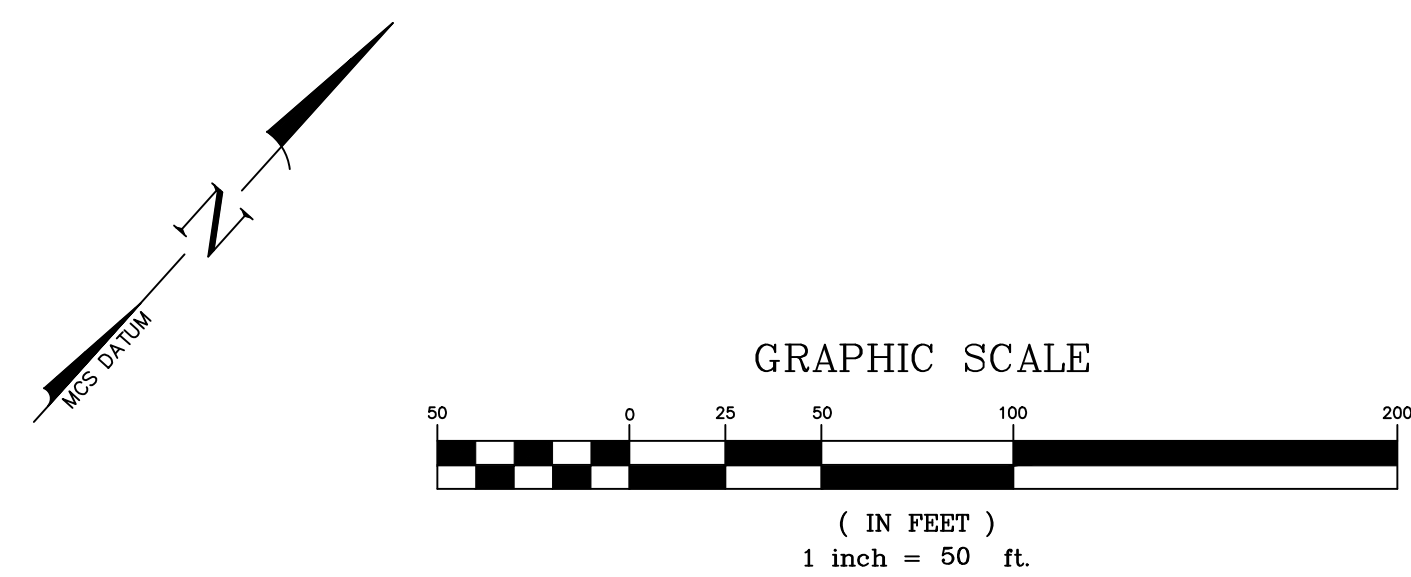
**Exhibit 32
H-154**



VICINITY MAP
SCALE 1" = 2,000'

Professional Certification
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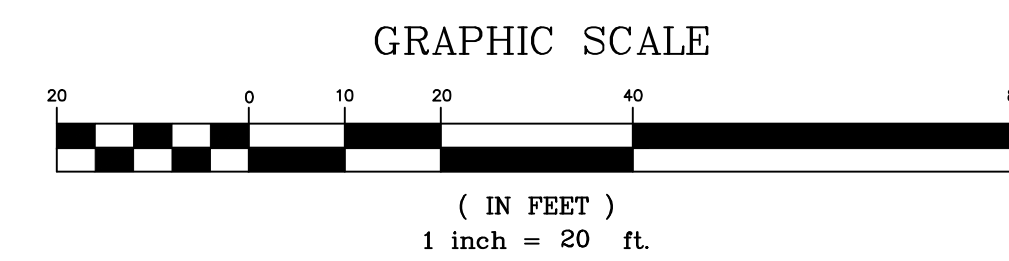
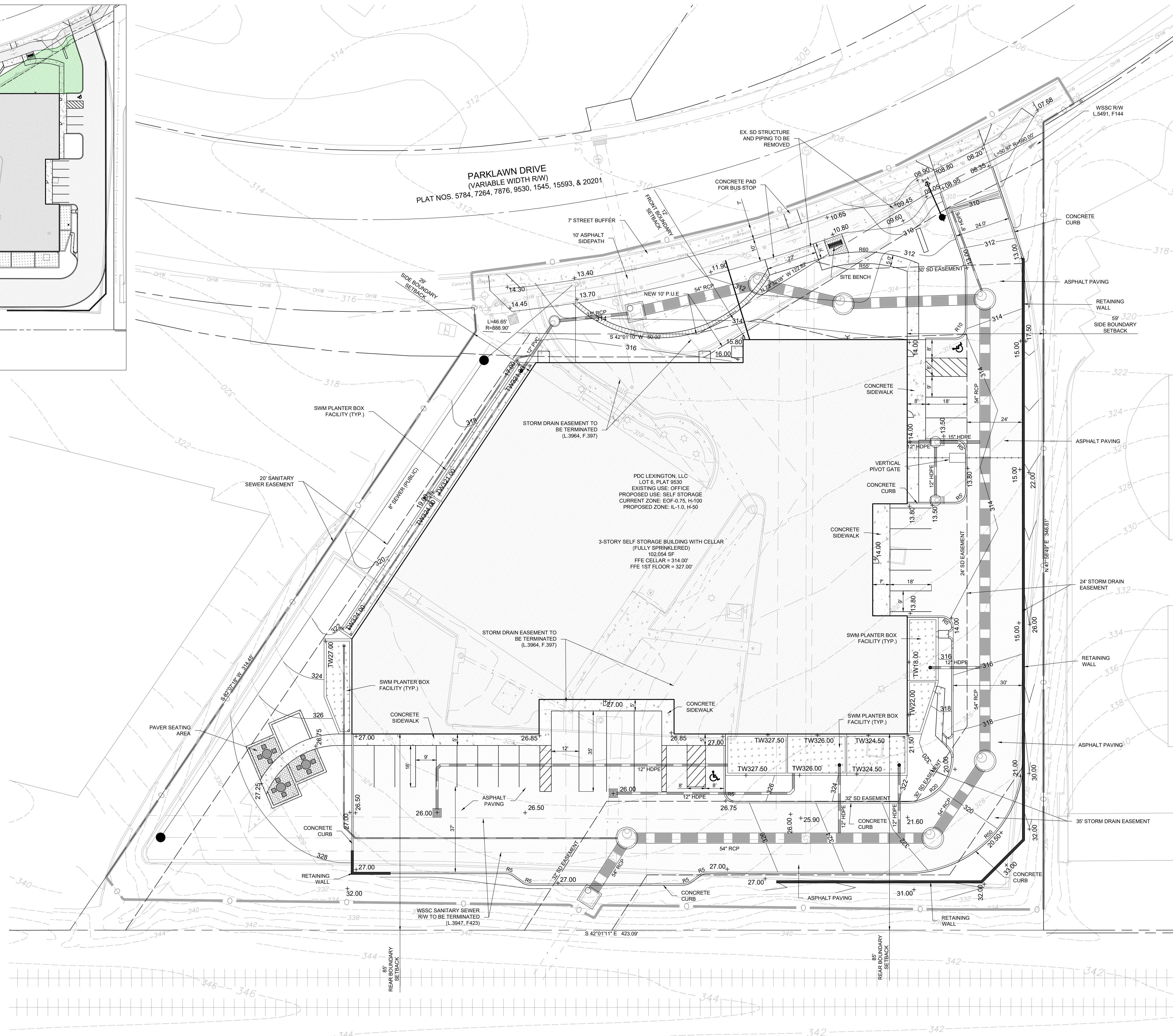
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OPEN SPACE EXHIBIT
SCALE = 1"=50'

AMENITY OPEN SPACE
 - REQUIRED = 9,366 SF (10%)
 - PROPOSED = 14,200 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.



OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
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HEARING EXAMINER: _____ DATE: _____
HEARING EXAMINER NAME PRINTED: _____

NO.	DESCRIPTION	DATE

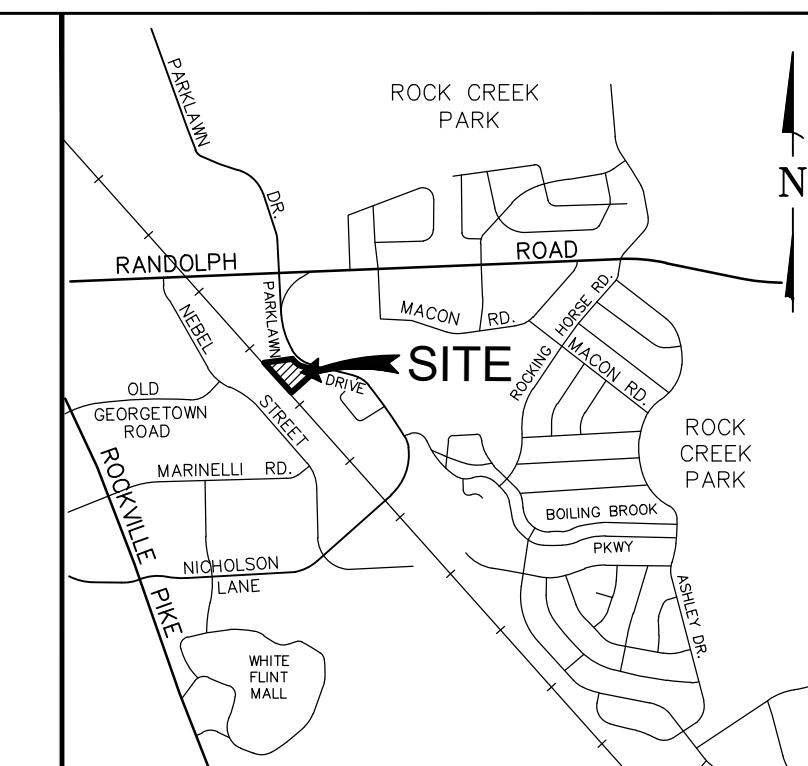
TAX MAP HQ122 WSSC 219W05
PLAT 9530
4TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

**LOT 6
NORTH BETHESDA
INDUSTRIAL CENTER**

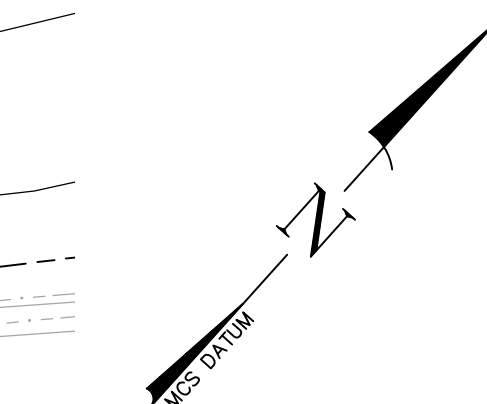
PROJ. MGR DCM
DRAWN BY DCM
SCALE AS SHOWN
DATE 05.28.2024

**FLOATING ZONE PLAN
LOCAL MAP AMENDMENT
H154**

PROJECT NO. 23.193.21
SHEET NO. 3 OF 3



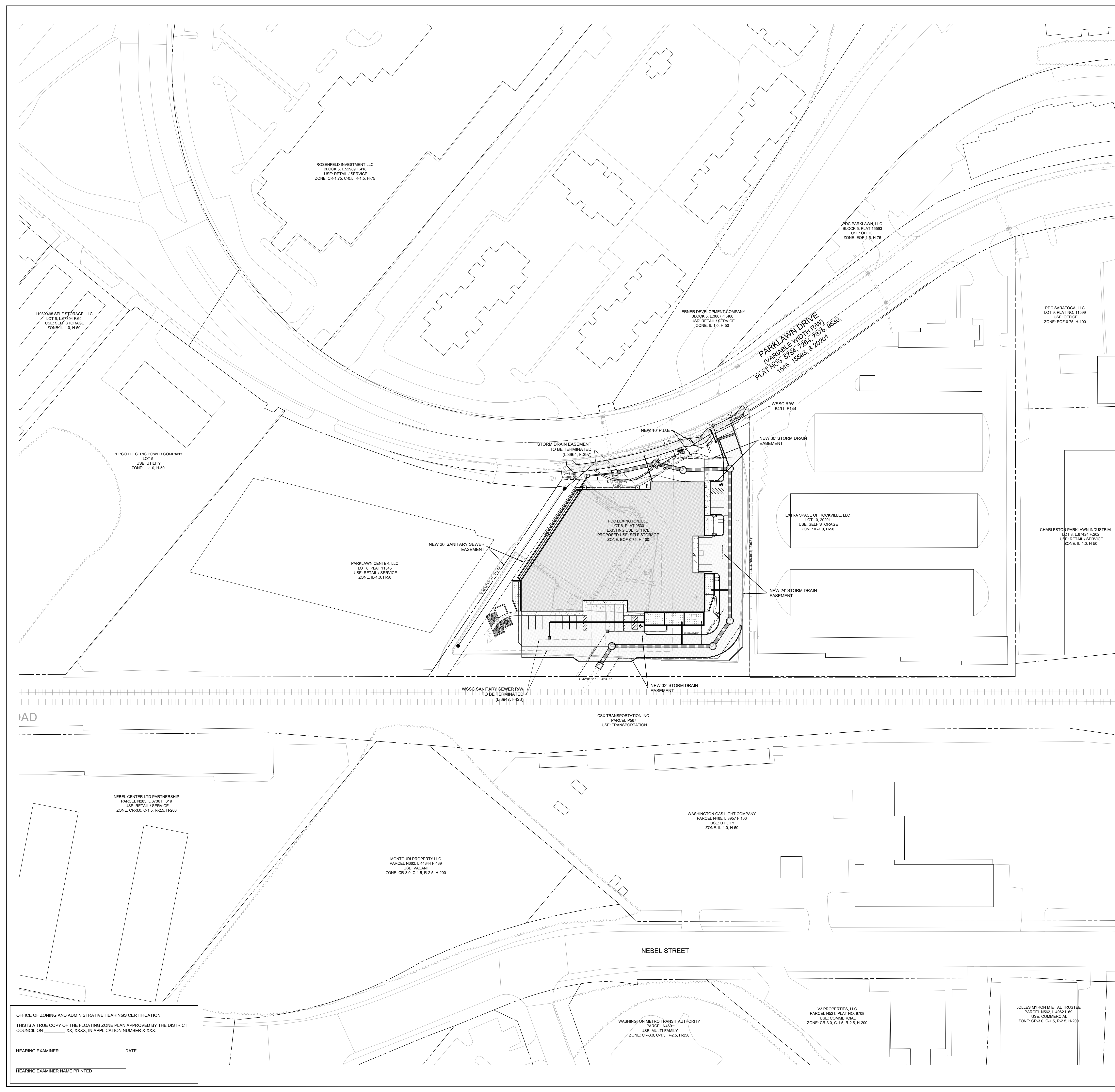
VICINITY MAP
SCALE 1" = 2,000'



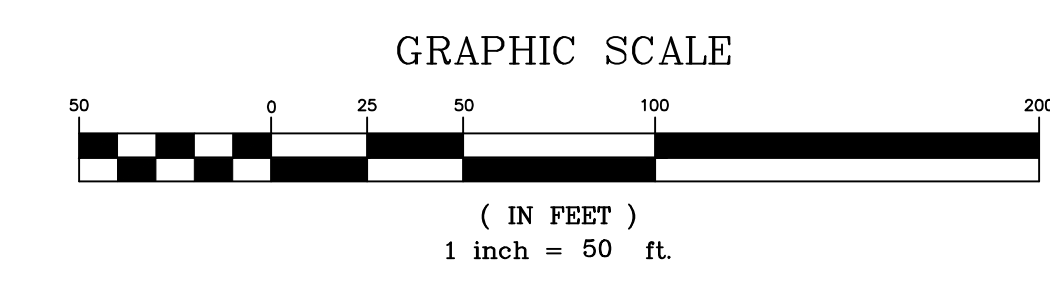
FLOATING ZONE DEVELOPMENT STANDARDS		
CURRENT ZONING: EOP-0.75, H-100		
REQUESTED ZONING: EOP-0.75, H-100		
NET LOT AREA: 83,660 SF (2.15 AC)		
PREVIOUS DEDICATION: PLAT NO. 9530 - 118 SF PLAT NO. 9784 - 2,965 SF PLAT NO. 7264 - 7,985 SF TOTAL - 10,968 SF		
TRACT AREA: 104,628 SF (2.40 AC)		
PROPOSED USES: SELF STORAGE - 104,628 SF (GFA)		
ZONING STANDARD	PERMITTED/REQUIRED	PROVIDED
MAXIMUM TOTAL DENSITY (FAR) 59-5.3.5.2	1.25	1.0 (104,628 SF)
MAXIMUM HEIGHT 59-5.3.5.B.2	SET BY FLOATING ZONE PLAN	55 FT
MINIMUM SETBACK - FRONT SITE BOUNDARY 59-5.3.5.B.2	SET BY FLOATING ZONE PLAN	12 FT
MINIMUM SETBACK - REAR SITE BOUNDARY 59-5.3.5.B.2	SET BY FLOATING ZONE PLAN	85 FT
MINIMUM SETBACK - SIDE SITE BOUNDARY 59-5.3.5.B.2	SET BY FLOATING ZONE PLAN	29 FT
MINIMUM LOT SIZE 59-5.3.5.C	SET BY SITE PLAN	93,660 SF OR 2.15 AC
MINIMUM AMENITY OPEN SPACE 59-5.3.5.D.1.b / 59-4.5.4.B.1.a	10% (8,366 SF)	10% (8,366 SF)
PARKING REQUIREMENTS ^{1,2}		
SELF STORAGE USE = MIN. - 1.0 PER 10,000 SF OF GFA, PLUS 1 PER EMPLOYEE = (104,628 / 10,000) x 1.0 + 2 EMPLOYEES = 13 SPACES		
VEHICLE 59-6.2.4.B	13 SPACES	20 SPACES ³
ACCESSIBLE SPACES 59-6.2.3.B / COMAR 05.02.02	1 SPACE	2 SPACES
MOTORCYCLE / SCOOTER SPACES 59-6.2.3.C	N/A ⁴	N/A ⁴
CAR-SHARE SPACES 59-6.2.3.D	N/A ⁴	N/A ⁴
ELECTRIC VEHICLE CHARGING SPACES 59-6.2.3.E	N/A ⁴	N/A ⁴
BICYCLE 59-6.2.4.C	N/A ⁴	N/A ⁴
LOADING 59-6.2.8.B	2 SPACES	4 SPACES
FOOTNOTES: 1. FINAL NUMBER AND TYPES OF PARKING SPACES PROVIDED, INCLUDING BICYCLE PARKING, WILL BE DETERMINED AT SITE PLAN. 2. THERE WILL BE UP TO TWO (2) FULL TIME EMPLOYEES ON-SITE. 3. THE PARKING FACILITY CONTAINS LESS THAN 90 SPACES TOTAL. 4. THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES TOTAL. 5. THERE ARE NO BICYCLE PARKING REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE FOR SELF STORAGE USES. 6. 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. 7. THE BUILDING WILL INCLUDE 34,118 SQUARE FEET OF CELLAR SPACE, WHICH IS EXCLUDED FROM THE CALCULATION OF FAR (104,628 SF) IN ACCORDANCE WITH SECTION 59-1.4.2.		

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. 35185 Exp. Date: 01/05/2026

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OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS CERTIFICATION
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HEARING EXAMINER: _____ DATE: _____
HEARING EXAMINER NAME PRINTED: _____



REVISIONS		
NO.	DESCRIPTION	DATE

TAX MAP HQ122 WSSC 219W05
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 OVERALL PLAN
LOCAL MAP AMENDMENT H154

PROJECT NO. 23.193.21
SHEET NO. 2 OF 3