

Parklawn Self Storage

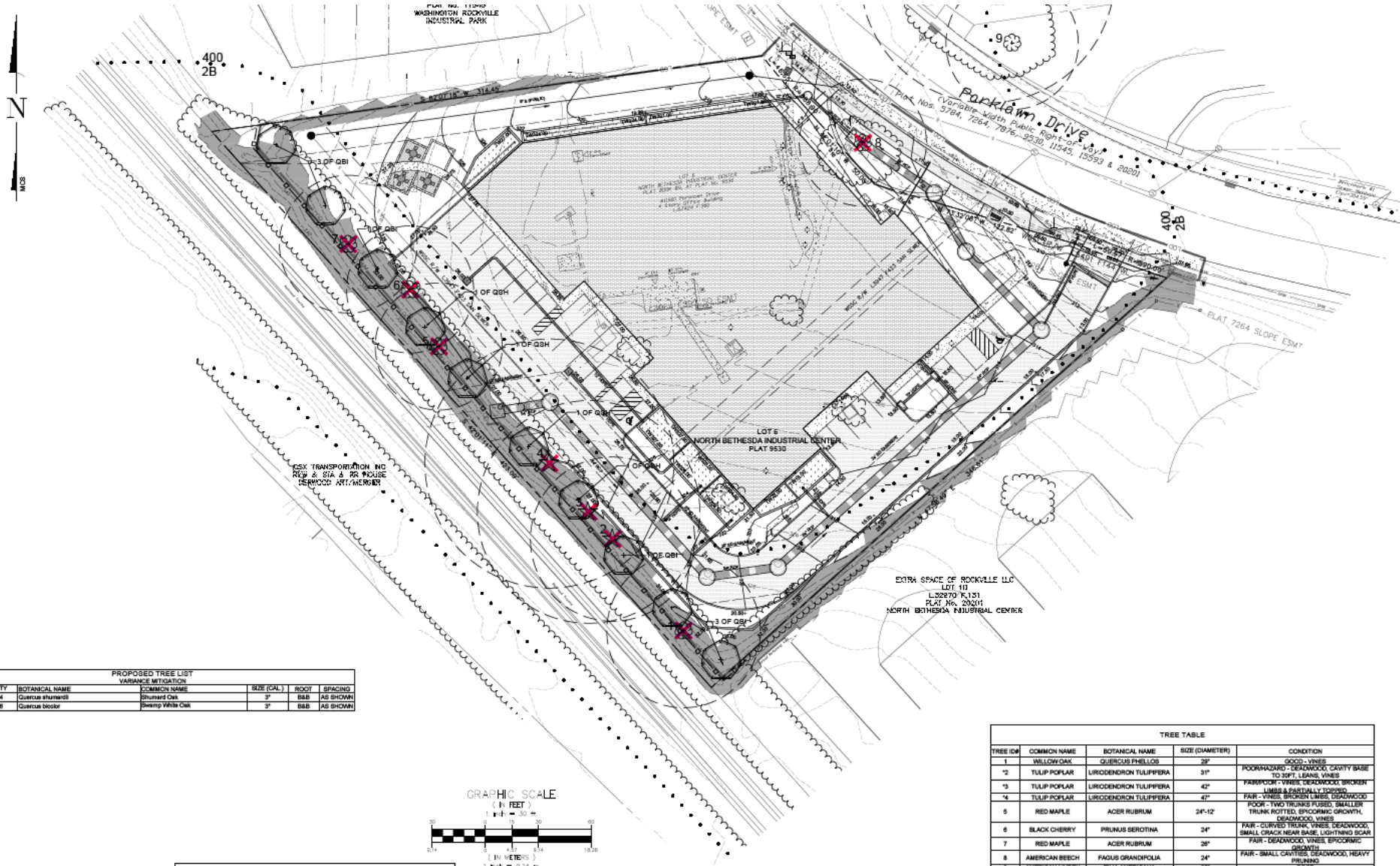
LMA H-154

Exhibit 33
H-154

Neighborhood Map (Excerpt from Exhibit 29)



Preliminary Forest Conservation Plan (Exhibit 21)



CSX TRANSPORTATION INC
NEW & STA & RR HOUSE
DERWOOD ART/MERCH

EXTRA SPACE OF ROCKVILLE LLC
LOT 113
L 20270 F.131
PLAT No. 202011
NORTH BETHESDA INDUSTRIAL CENTER

PROPOSED TREE LIST						
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE (CAL)	ROOT	SPACING
QSH	4	Quercus shumardii	Shumard Oak	3"	SB&B	AS SHOWN
QBI	8	Quercus bicolor	Swamp White Oak	3"	SB&B	AS SHOWN



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Approved Final Forest Conservation Plan No. F30741040.

TREE TABLE				
TREE ID#	COMMON NAME	BOTANICAL NAME	SIZE (DIAMETER)	CONDITION
1	WILLOW OAK	QUERCUS PHELLOS	23"	GOOD - VINES
2	TULIP POPLAR	LIRIODENDRON TULIPIFERA	31"	POOR/HAZARD - DEADWOOD CAVITY BASE TO SOFT LEANS, VINES
3	TULIP POPLAR	LIRIODENDRON TULIPIFERA	42"	FAIR/POOR - VINES, DEADWOOD, BROKEN LIMBS & PARTIALLY TOPKILL
4	TULIP POPLAR	LIRIODENDRON TULIPIFERA	47"	FAIR - VINES, BROKEN LIMBS, DEADWOOD
5	RED MAPLE	ACER RUBRUM	24'-12"	FAIR - CURVED TRUNK, VINES, DEADWOOD, SMALL CRACK NEAR BASE, LIGHTNING SCAR, DEADWOOD, VINES
6	BLACK CHERRY	PRUNUS SEROTINA	24"	FAIR - CURVED TRUNK, VINES, DEADWOOD, SMALL CRACK NEAR BASE, LIGHTNING SCAR
7	RED MAPLE	ACER RUBRUM	28"	FAIR - DEADWOOD, VINES, EPICORMIC GROWTH
8	AMERICAN BEECH	FAGUS GRANDIFOLIA	24"	FAIR - SMALL CAVITIES, DEADWOOD, HEAVY PRUNING
9	AMERICAN LINDEN	TILIA AMERICANA	23"	GOOD
10	SILVER MAPLE	ACER SACCHARINUM	48"	GOOD - DEADWOOD

* SPECIMEN TREE

Floating Zone Plan (Exhibit 18)

FLOATING ZONE DEVELOPMENT STANDARDS

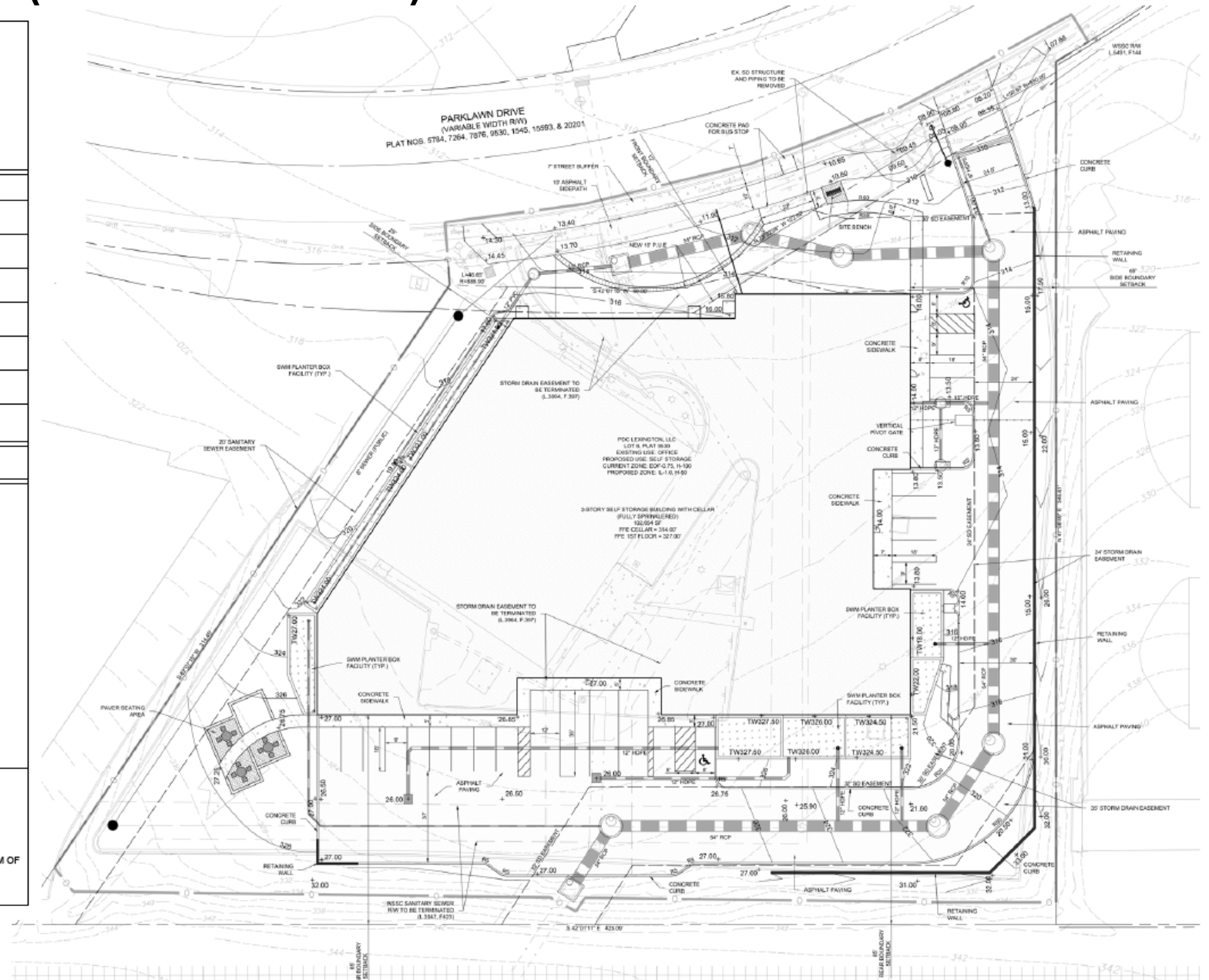
CURRENT ZONING: EOF-0.75, H-100
 REQUESTED ZONING: ILF-1.0, H-50
 NET LOT AREA: 93,660 SF (2.15 AC)
 PREVIOUS DEDICATION: PLAT NO. 9530 - 118 SF
 PLAT NO. 5784 - 2,965 SF
 PLAT NO. 7264 - 7,885 SF
 TOTAL - 10,968 SF
 TRACT AREA: 104,628 SF (2.40 AC)
 PROPOSED USES: SELF STORAGE - 104,628 SF (GFA)

ZONING STANDARD	PERMITTED/REQUIRED	PROVIDED
MAXIMUM TOTAL DENSITY (FAR) 59-5.3.5.A.2	1.25	1.0 (104,628 SF) ⁷
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% (9,366 SF)	10% (9,366 SF) ⁸

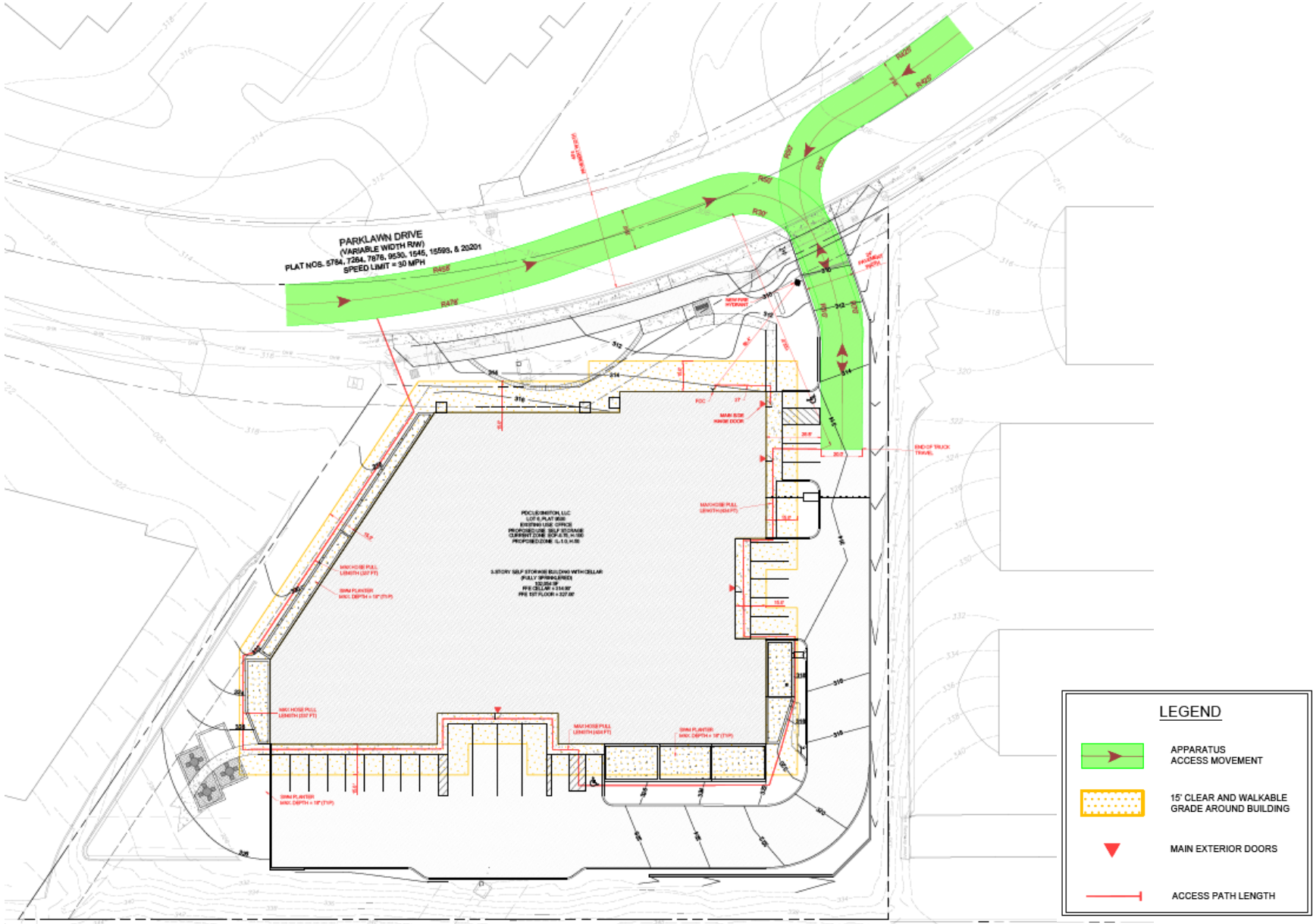
PARKING REQUIREMENTS^{1,2}

USE	REQUIREMENT	PROVIDED
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 ¹
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 ³	N/A ³
CAR-SHARE SPACES 59-6.2.3.D	N/A ³	N/A ³
ELECTRIC VEHICLE CHARGING SPACES 59-6.2.3.E	N/A ⁴	N/A ⁴
BICYCLE 59-6.2.4.C	N/A ⁵	N/A ⁵
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 ONSITE.
 3. THE PARKING FACILITY CONTAINS LESS THAN 50 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.



Fire Access Plan (Exhibit 25)



Rendering



Rendering



