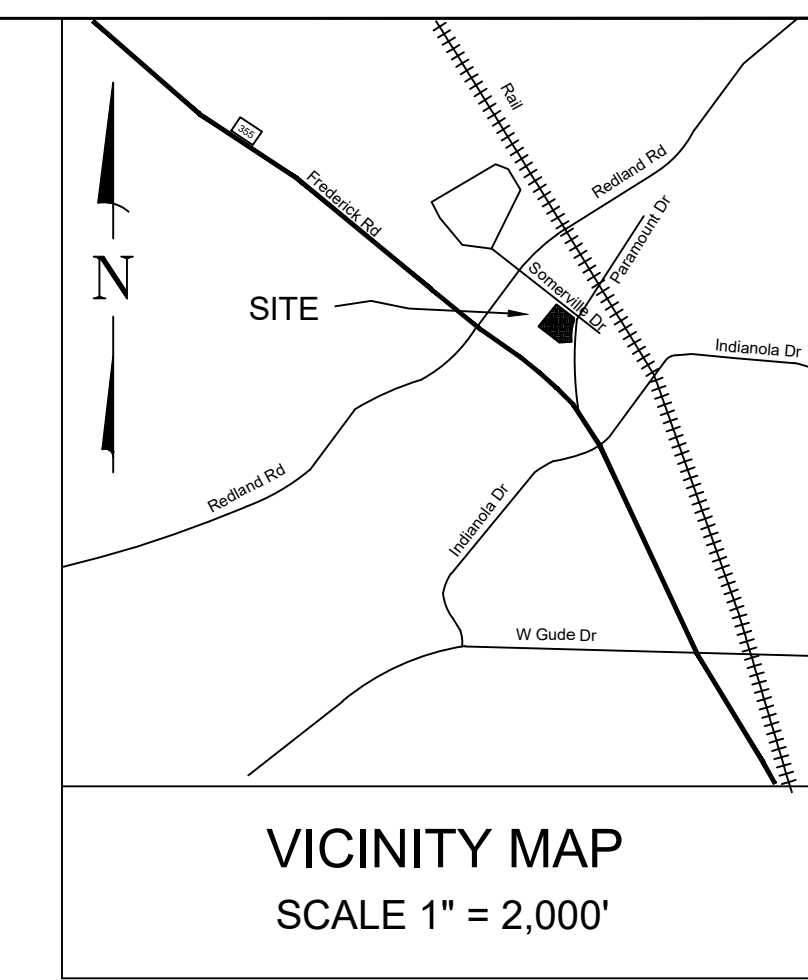


PARAMOUNT DRIVE SELF STORAGE

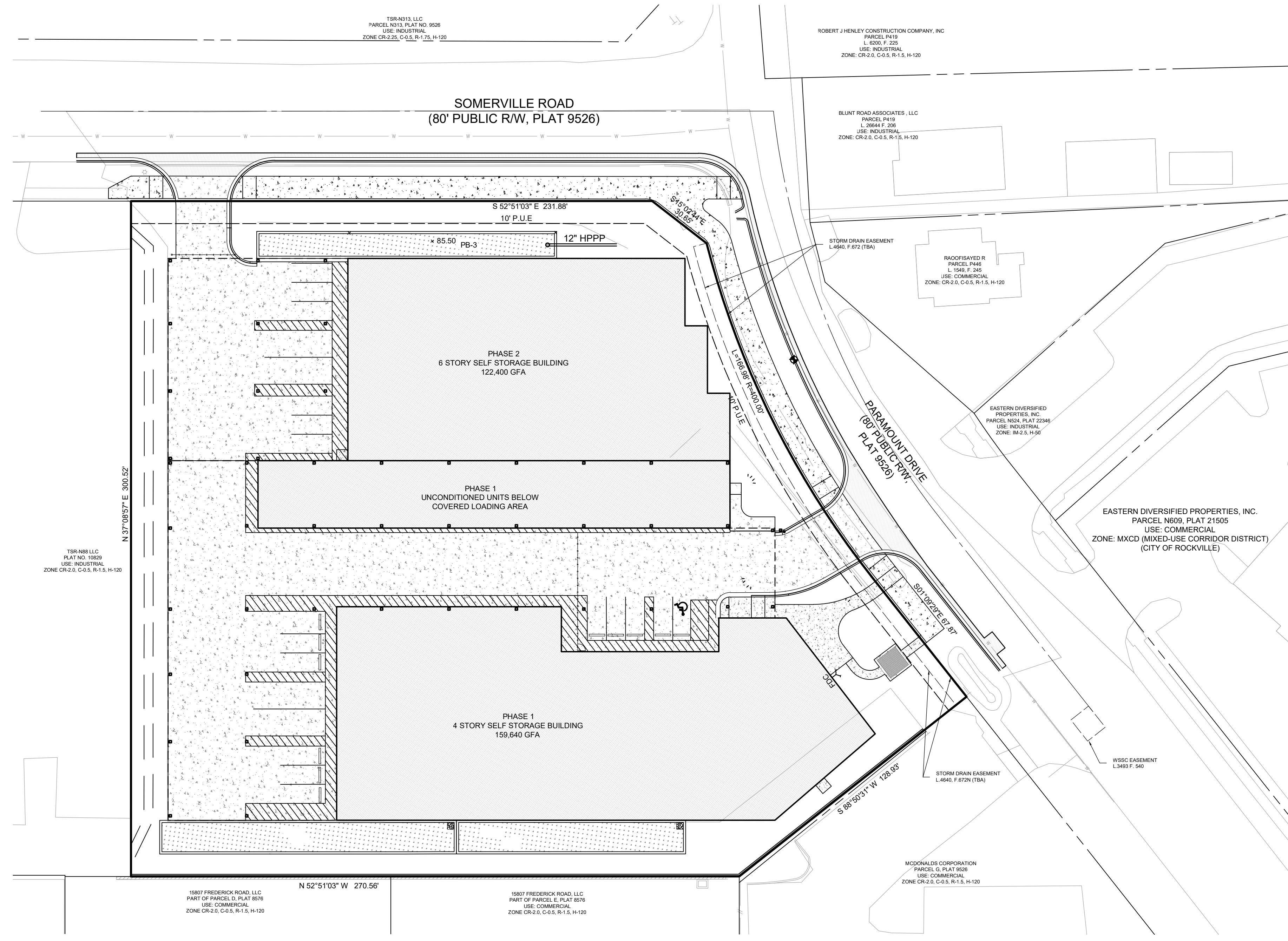
DERWOOD SOMERVILLE ADDITION, PARCEL H-2



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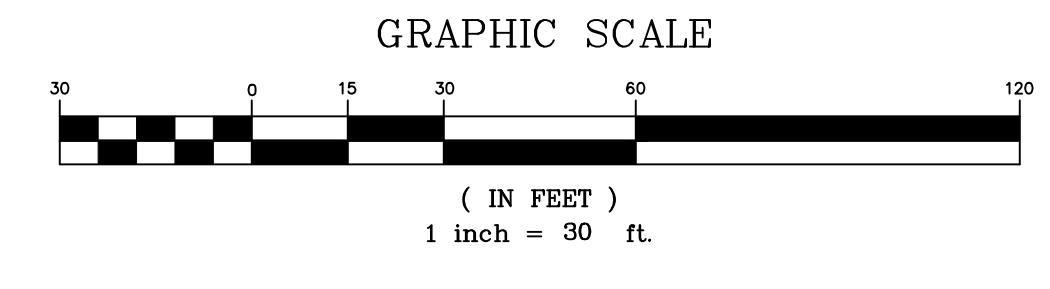
PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007



- DEVELOPMENT PROGRAM**
- THE PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INCLUDE A NEW 159,940 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.
- 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 04-00778845.
 - 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 #4220241430.
 - 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 FLOOD PLAN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP FOR MONTGOMERY COUNTY, MARYLAND, COMMUNITY PANEL NUMBERS 24031C0331D, EFFECTIVE DATE SEPTEMBER 29, 2006.
 - 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 (ZFT)	--- 402 ---	CONTOUR (ZFT)
--- 410 ---	CONTOUR (ZFT)	--- 410 ---	CONTOUR (ZFT)
+ 03.25	SPOT ELEVATION	+ 03.25	SPOT ELEVATION
==	CURB & GUTTER	==	CURB & GUTTER
----	ASPHALT PAVING	----	ASPHALT PAVING
----	CONCRETE PAVING	----	CONCRETE PAVING
---	LIMITS OF DISTURBANCE	---	LIMITS OF DISTURBANCE
8" W	WATER LINE	8" W	WATER LINE
8" S	FIRE HYDRANT	8" S	FIRE HYDRANT
8" S	SEWER LINE	8" S	SEWER LINE
---	STORM DRAIN	---	STORM DRAIN
---	NATURAL GAS	---	NATURAL GAS
---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---	UNDERGROUND COMMUNICATION	---	UNDERGROUND COMMUNICATION
---	LIGHT POLE	---	LIGHT POLE
---	PROPERTY BOUNDARY	---	PROPERTY BOUNDARY
---	EASEMENT	---	EASEMENT
---	SIGN	---	SIGN



REVISIONS

NO.	DESCRIPTION	DATE

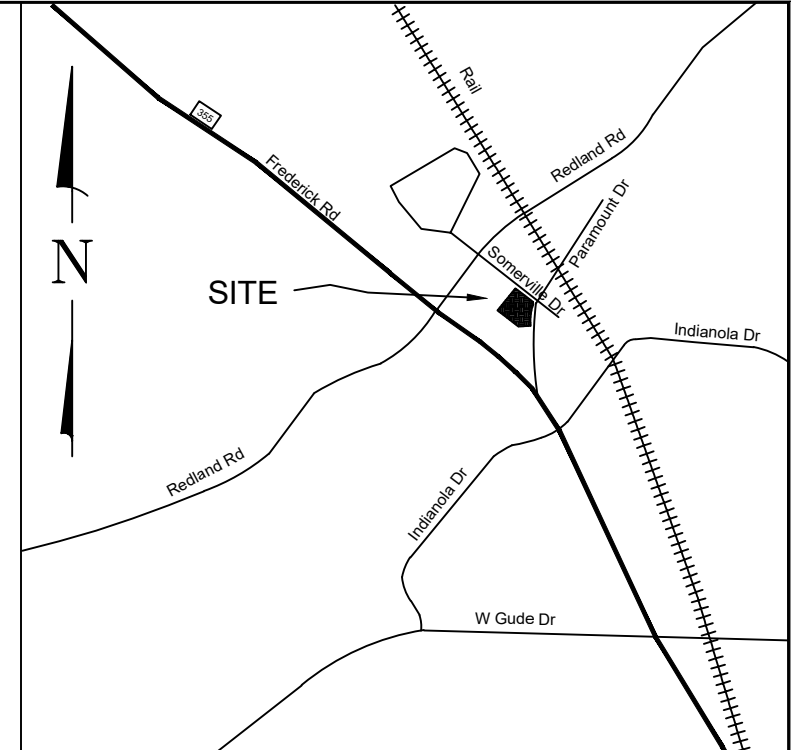
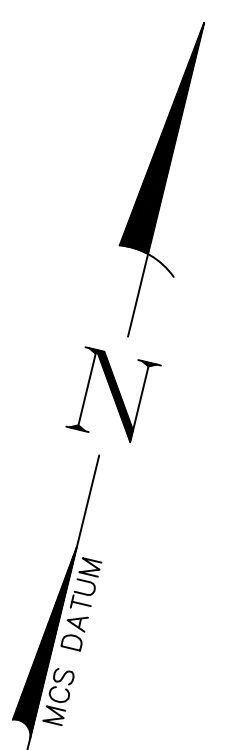
TAX MAP GS22 WSSC 221NW08
PARCEL N421
L.67249, F. 486
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARAMOUNT SELF STORAGE
DERWOOD, SOMERVILLE ADDITION - PARCEL H-2
PROJ. MGR DCM
DRAWN BY DCM
SCALE 1" = 30'
DATE 01.21.2024

COVER SHEET
CONDITIONAL USE XX-XX

PROJECT NO. 2023.210.12
SHEET NO. OF

Exhibit 6
CU 25-01

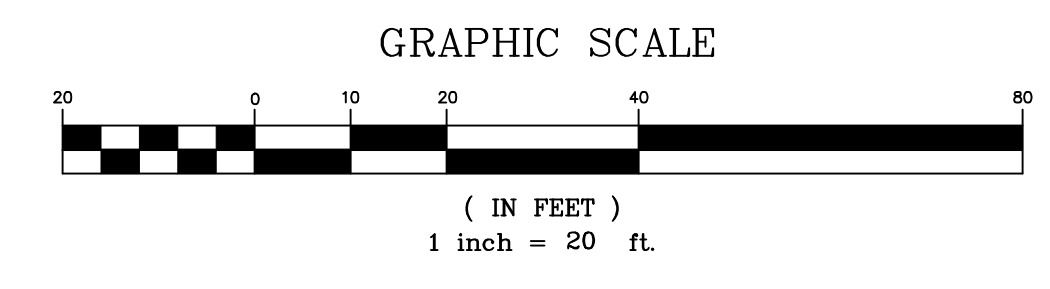
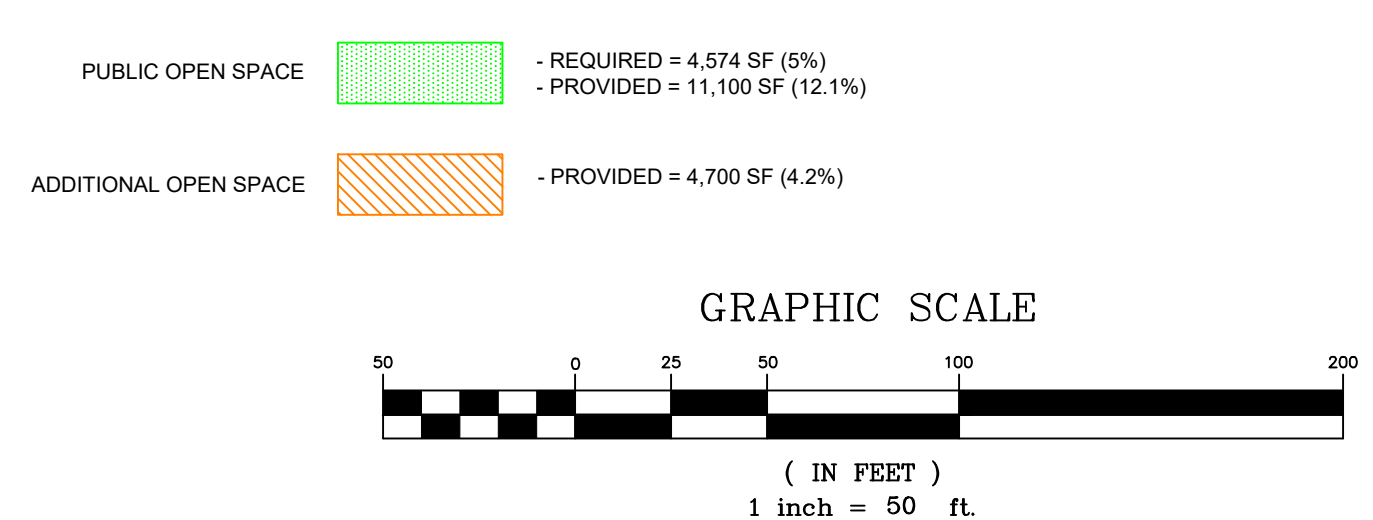
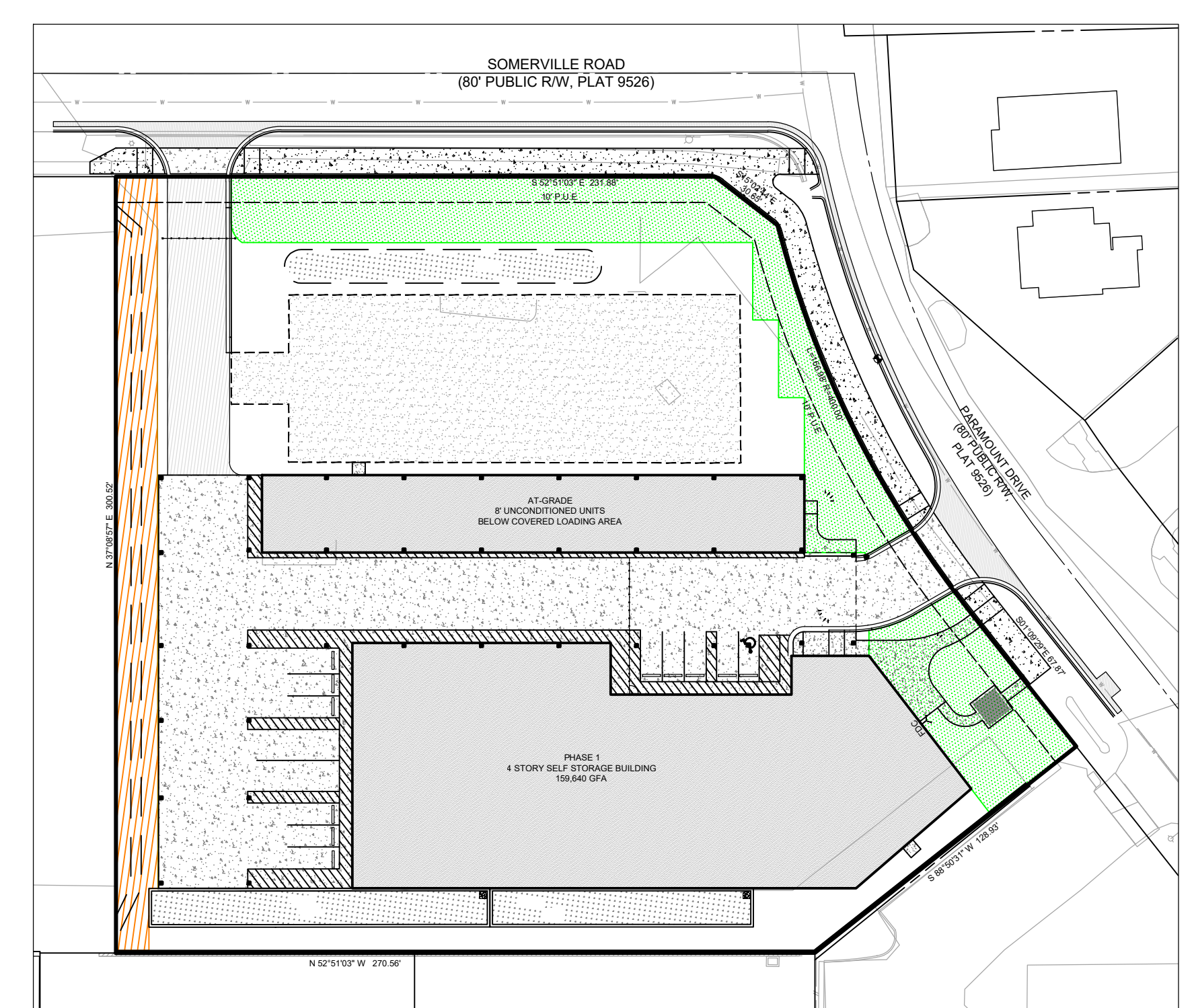
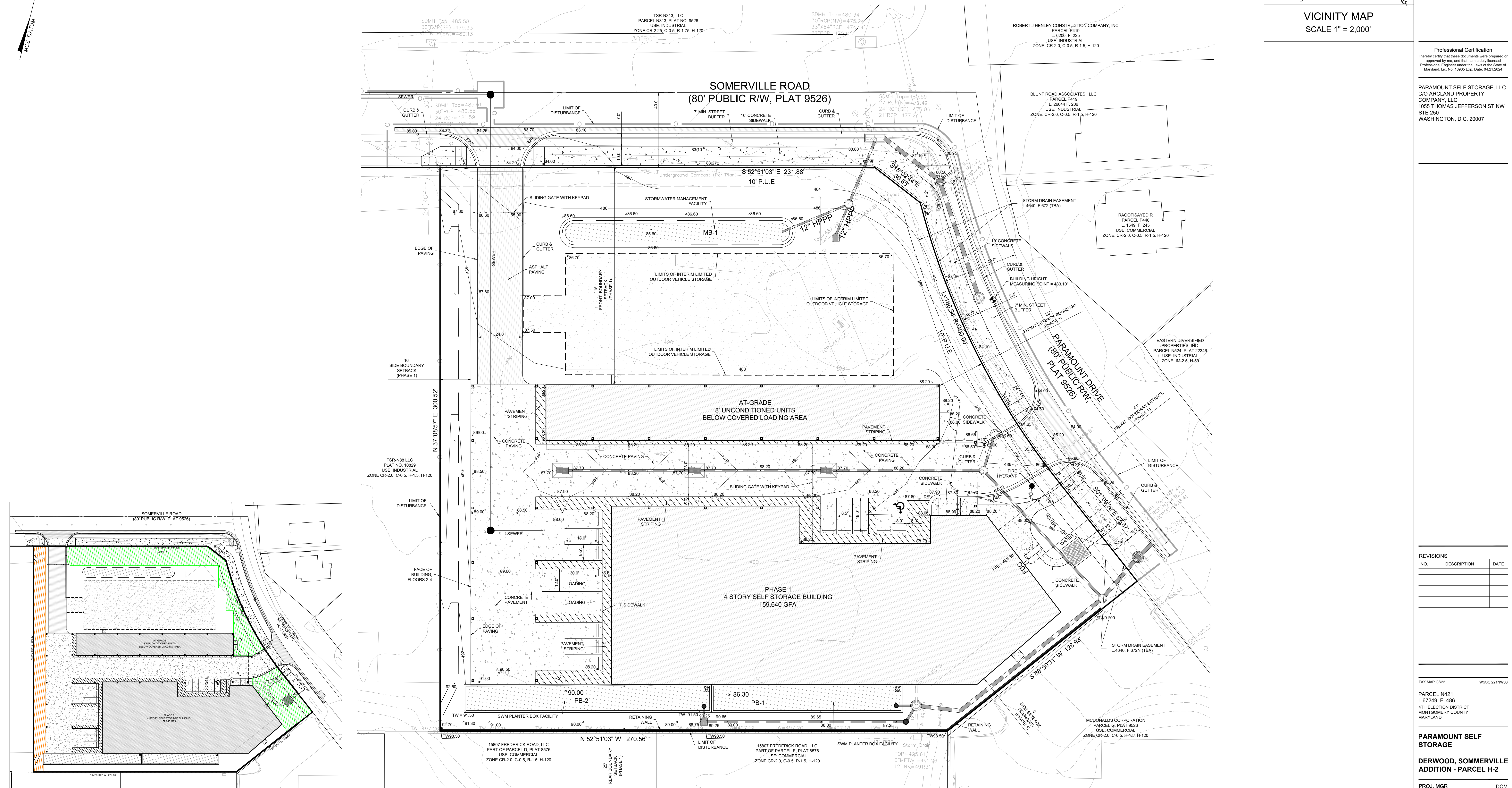


VICINITY MAP
SCALE 1" = 2,000'

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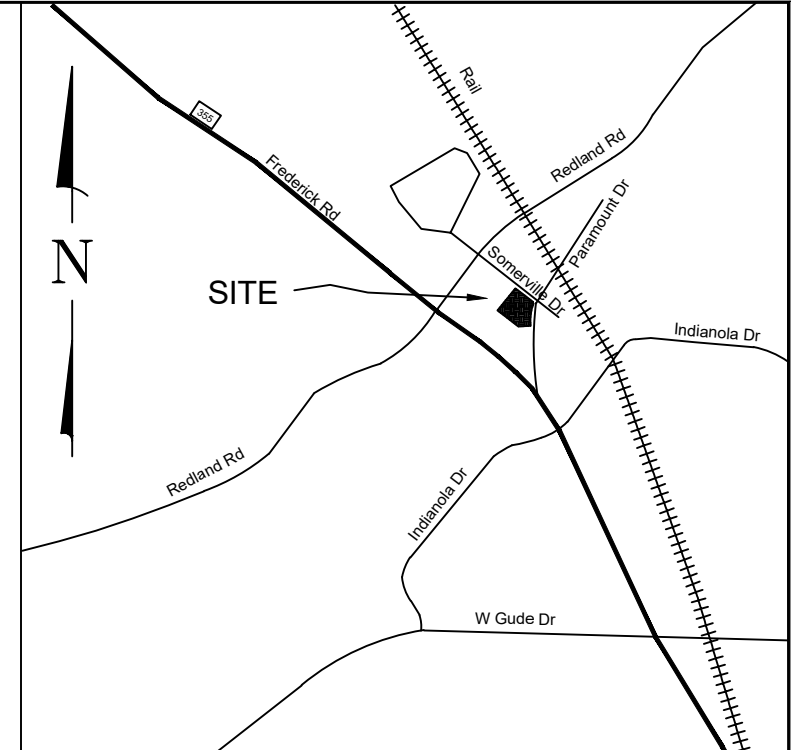
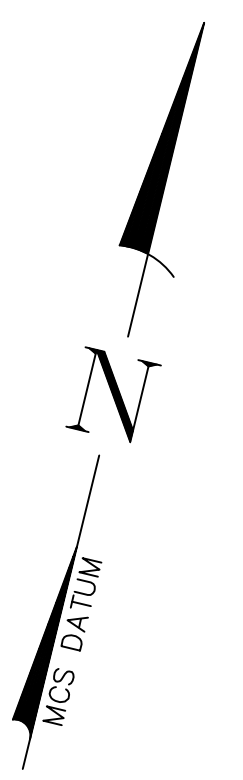
TAX MAP GS22 WSSC 221N008
PARCEL N421
L. 67249, F. 486
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MARYLAND

PARAMOUNT SELF STORAGE
DERWOOD, SOMMERSVILLE ADDITION - PARCEL H-2

PROJ. MGR DCM
DRAWN BY DCM
SCALE AS SHOWN
DATE 01.21.2024

PHASE 1 PLAN
CONDITIONAL USE XX-XX

PROJECT NO. 2023.210.12
SHEET NO. OF

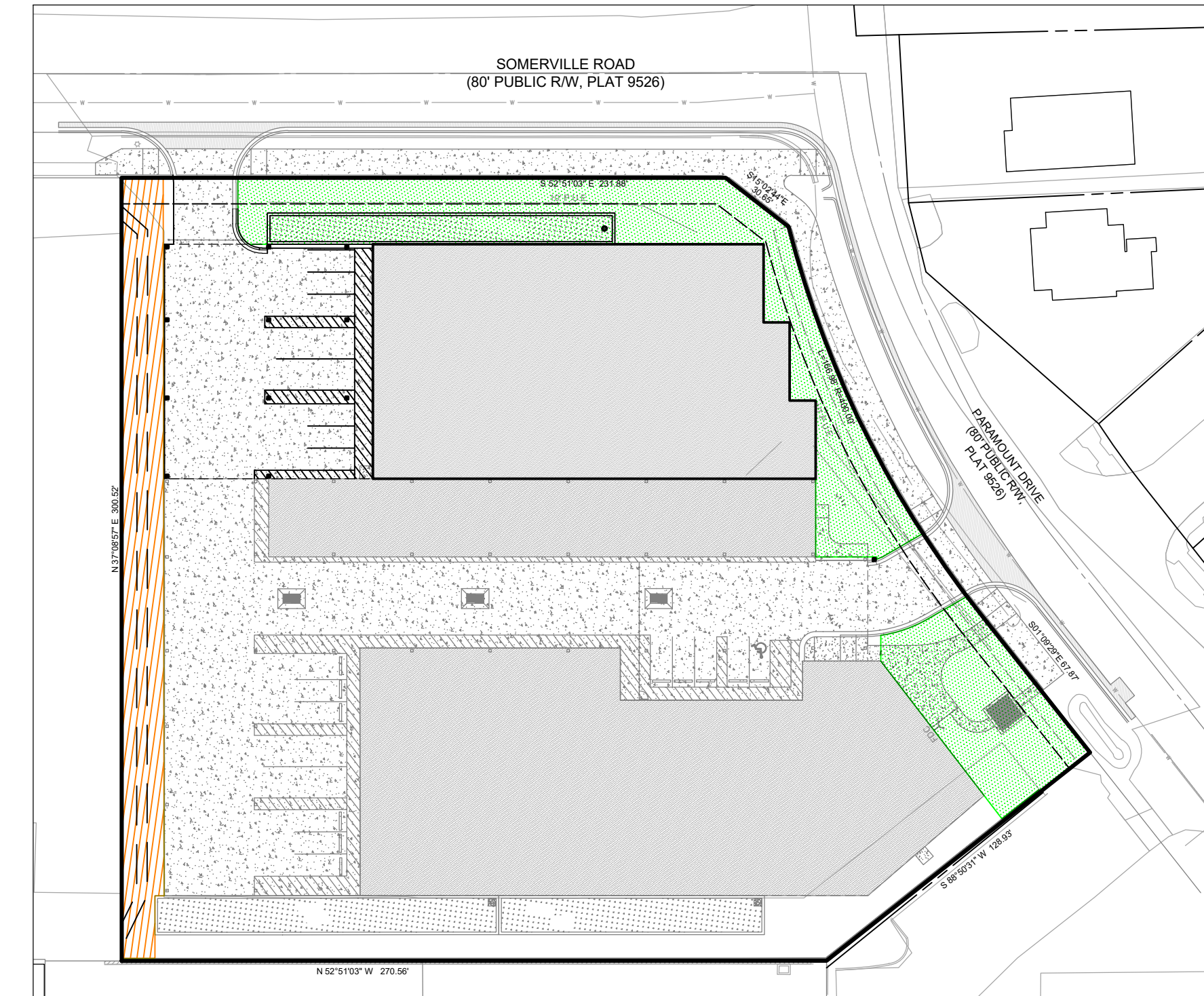


VICINITY MAP
SCALE 1" = 2,000'

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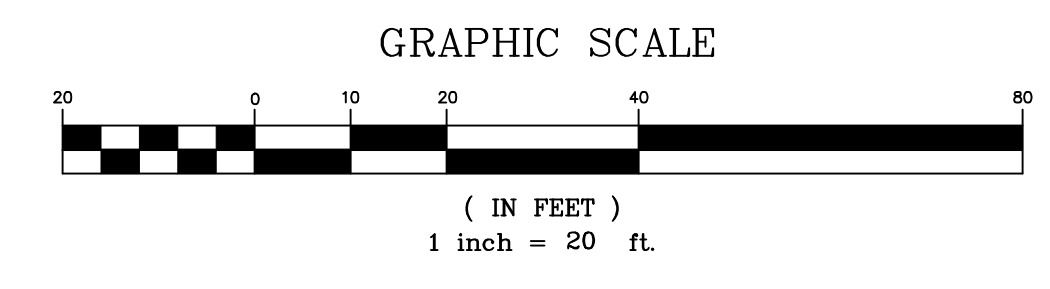
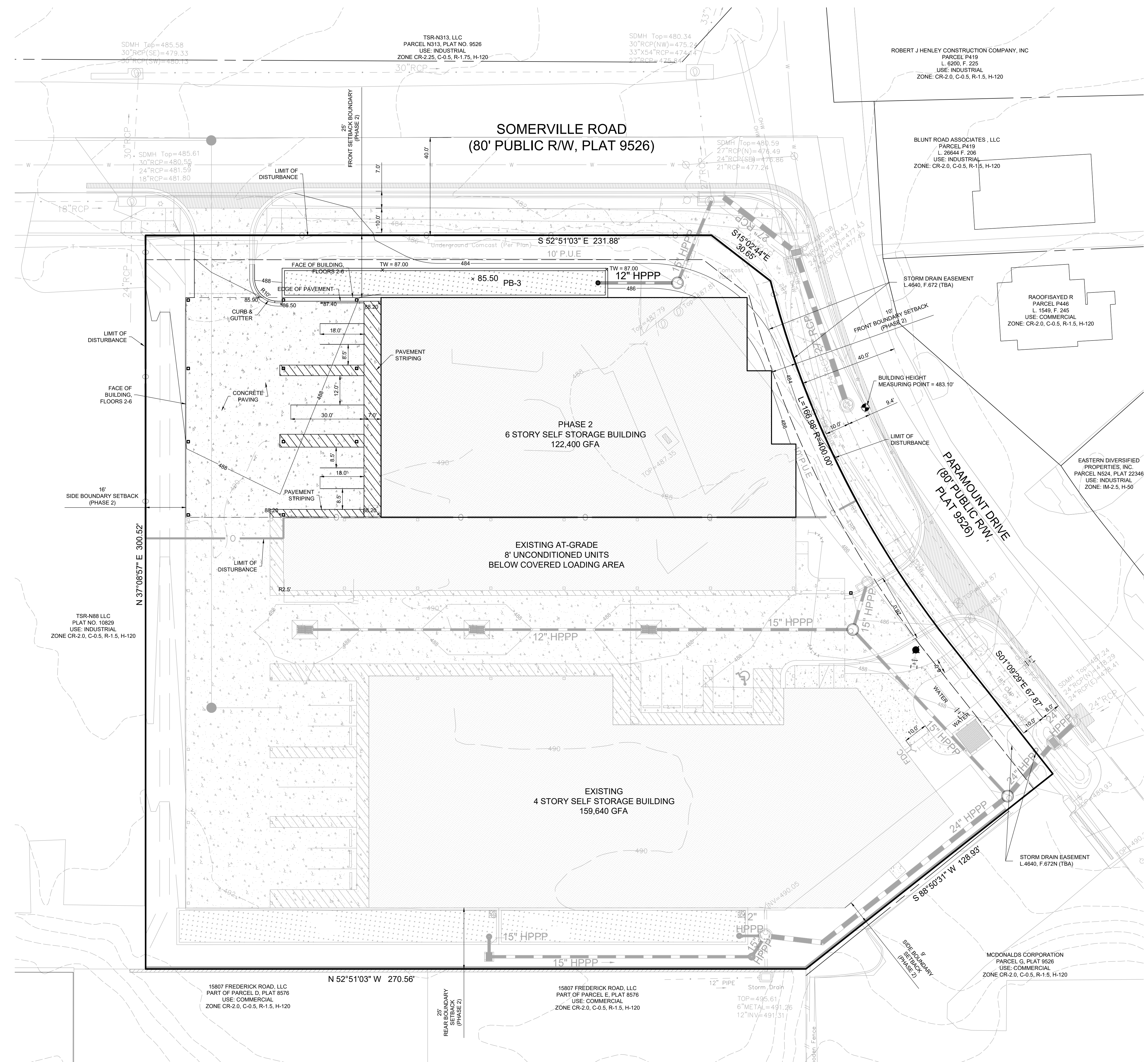


PHASE 2 OPEN SPACE EXHIBIT
SCALE = 1"=50'

PUBLIC OPEN SPACE
- REQUIRED = 4,574 SF (9%)
- PROVIDED = 11,100 SF (12.1%)

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

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



REVISIONS		
NO.	DESCRIPTION	DATE

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PHASE 2 PLAN
CONDITIONAL USE XX-XX
PROJECT NO. 2023.210.12
SHEET NO. OF