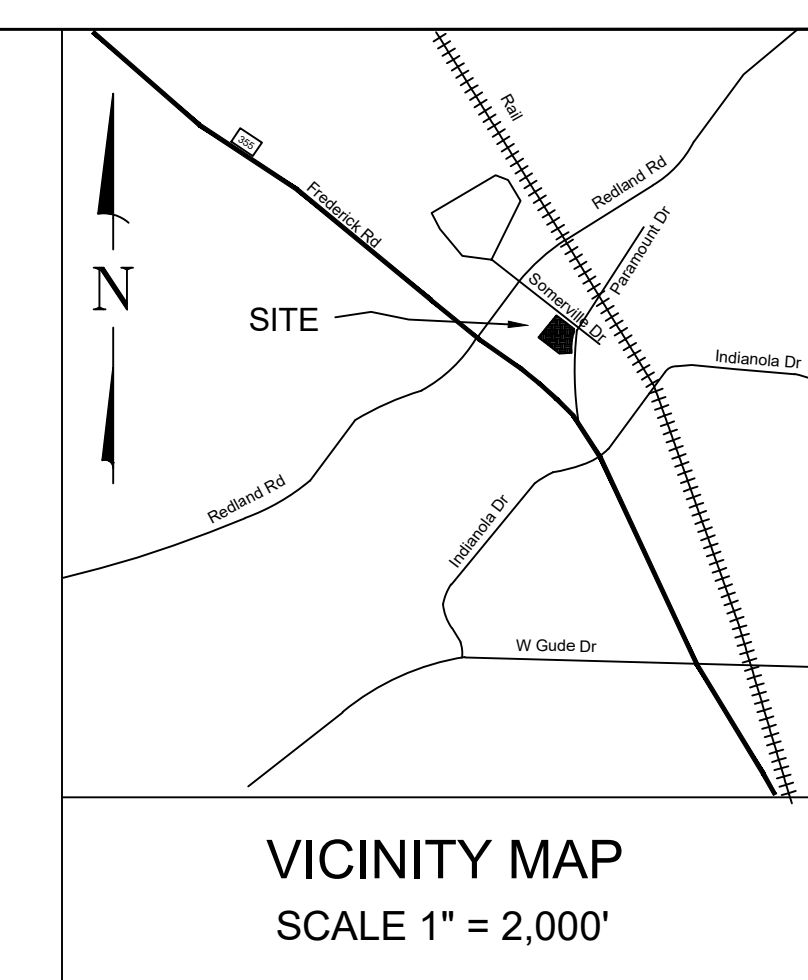
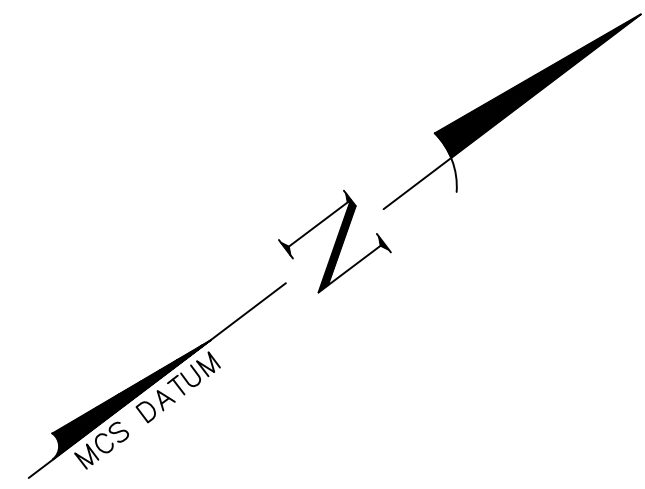


PARAMOUNT DRIVE SELF STORAGE

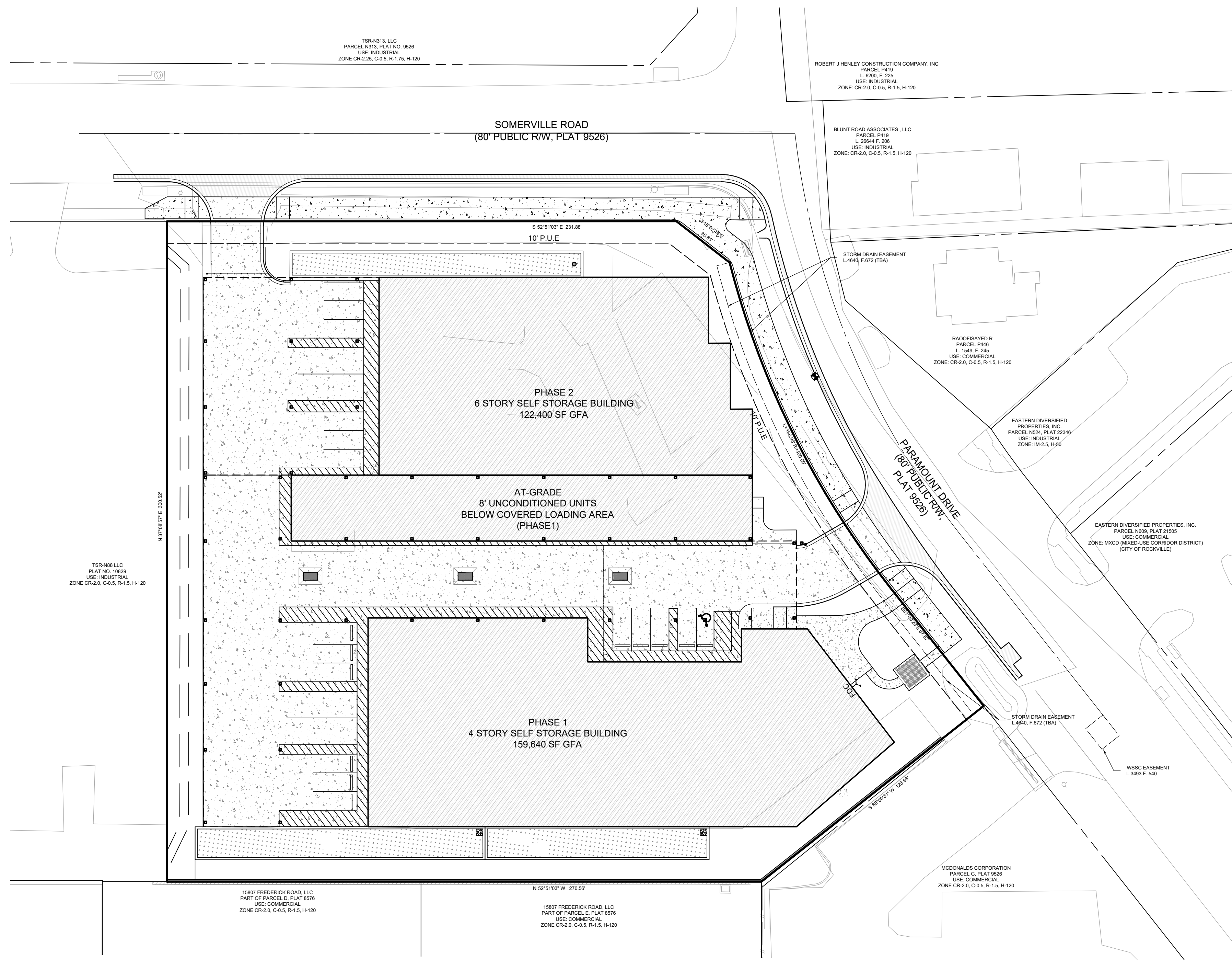
DERWOOD SOMERVILLE ADDITION, PARCEL H-2



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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. 16905 Exp. Date: 04.21.2026

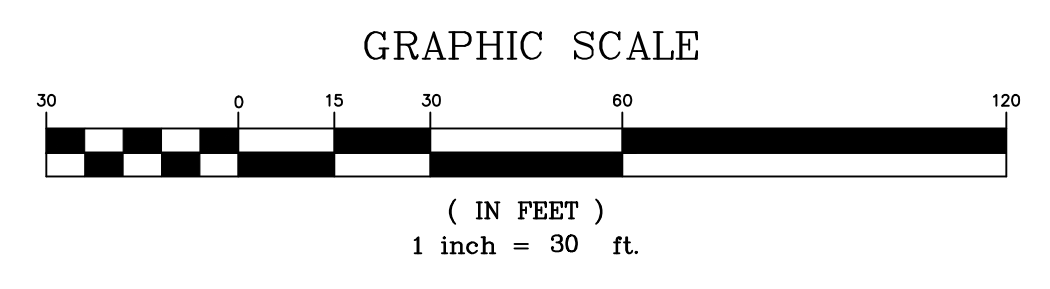
PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY COMPANY, LLC
1055 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007



- DEVELOPMENT PROGRAM**
- THE PROJECT WILL BE DEVELOPED IN TWO PHASES. PHASE 1 WILL INCLUDE A NEW 159,640 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 04-00776845.
 - 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 #420241430.
 - 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 FLOODPLAIN 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, 2008).
 - 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.
 - THE PROPERTY IS SUBJECT TO APPROVED NATURAL RESOURCE INVENTORY / FOREST STAND DELINEATION NO. 420241430.

LEGEND

--- 402 ---	CONTOUR (2FT)	--- 402 ---	CONTOUR (2FT)
--- 410 ---	CONTOUR (2FT)	--- 410 ---	CONTOUR (2FT)
• 403.25	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
◆	FIRE HYDRANT	◆	FIRE HYDRANT
○ 8" S	SEWER LINE	○ 8" S	SEWER LINE
○ (SIDE MATERIAL)	STORM DRAIN	○ (SIDE MATERIAL)	STORM DRAIN
○ (SIDE MATERIAL)	NATURAL GAS	○ (SIDE MATERIAL)	NATURAL GAS
○	UNDERGROUND ELECTRIC	○	UNDERGROUND ELECTRIC
○	UNDERGROUND COMMUNICATION	○	UNDERGROUND COMMUNICATION
○	LIGHT POLE	○	LIGHT POLE
---	PROPERTY BOUNDARY	---	PROPERTY BOUNDARY
---	EASEMENT	---	EASEMENT
○	SIGN	○	SIGN



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 X-XXX.
HEARING EXAMINER _____ DATE _____
HEARING EXAMINER NAME PRINTED _____

REVISIONS

NO.	DESCRIPTION	DATE

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

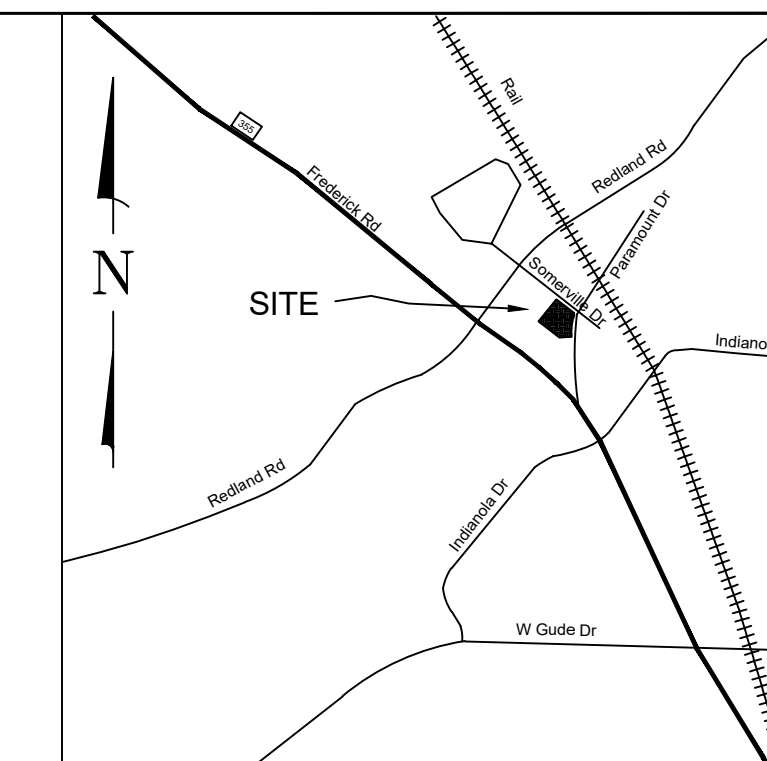
PARAMOUNT SELF STORAGE
DERWOOD, SOMMERSVILLE ADDITION - PARCEL H-2

PROJ. MGR DCM
DRAWN BY DCM
SCALE 1" = 30'
DATE 01.21.2024

FLOATING ZONE COVER
LOCAL MAP AMENDMENT NO. XXXX

PROJECT NO. 2023.210.12
SHEET NO. OF

Exhibit 7
H-157



VICINITY MAP
SCALE 1" = 2,000'



FLOATING ZONE DEVELOPMENT STANDARDS

CURRENT ZONING: CR-2.0, C-0.5, R-1.5, H-120
REQUESTED ZONING: CR-2.0, C-0.5, R-1.5, H-120
NET LOT AREA: 91,479 SF (2.10 AC)
PREVIOUS DEDICATION: 20,868 SF (0.48 AC)
TRACT AREA: 112,372 SF (2.56 AC)
PROPOSED USES: SELF STORAGE
PHASE 1: 159,640 SF
PHASE 2: 125,400 SF
TOTAL: 285,040 SF

ZONING STANDARD	PERMITTED/REQUIRED	PROVIDED - PHASE 1	PROVIDED - TOTAL DEVELOPMENT (PHASE 1 & 2)
MAXIMUM TOTAL DENSITY (FAR) 59-5.3.5.A.2	6.0	1.42 (159,640 SF)	2.51 (282,040 SF)
MAXIMUM COMMERCIAL DENSITY (FAR) 59-5.3.5.A.2	4.5	1.42 (159,640 SF)	2.51 (282,040 SF)
MAXIMUM RESIDENTIAL DENSITY (FAR) 59-5.3.5.A.2	4.5	0.0	0.0
MAXIMUM HEIGHT 59-5.3.5.B.2	NOTE 8	55 FT	75 FT
MINIMUM SETBACK - FRONT SITE BOUNDARY 59-5.3.5.B.2	NOTE 8	25 FT (PARAMOUNT DR.) 15 FT (SOMERVILLE RD.)	10 FT (PARAMOUNT DR.) 20 FT (SOMERVILLE RD.)
MINIMUM SETBACK - REAR SITE BOUNDARY 59-5.3.5.B.2	NOTE 8	25 FT	25 FT
MINIMUM SETBACK - SIDE SITE BOUNDARY 59-5.3.5.C	NOTE 8	16 FT (NORTHWEST) 9 FT (SOUTHWEST)	16 FT (NORTHWEST) 20 FT (SOUTHWEST)
MINIMUM LOT SIZE 59-5.3.5.C	NOTE 9	91,479 SF OR 2.10 AC	91,479 SF OR 2.10 AC
MINIMUM OPEN SPACE 59-5.3.5.E.2	5% (4,574 SF) ¹	12.1% (11,100 SF)	12.1% (11,100 SF)
MINIMUM PUBLIC BENEFIT POINTS 59-5.3.5.E.1	50 POINTS (3 CATEGORIES)	50 PTS (4 CATEGORIES)	50 PTS (4 CATEGORIES)
PARKING LOT LANDSCAPING - LANDSCAPED AREA 59-6.2.3.C.1	5%	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - TREE CANOPY 59-6.2.3.C.2	25%	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - PERIMETER PLANTING WIDTH 59-6.2.3.C.3.a	6 FT	COMPLIES ¹²	COMPLIES ¹²
PARKING LOT LANDSCAPING - PERIMETER PLANTING HEIGHT 59-6.2.3.C.3.b	3 FT	COMPLIES ¹²	COMPLIES ¹²

PARKING REQUIREMENTS (REDUCED PARKING AREA)¹²

SELF STORAGE USE = MIN. - 1.0 PER 10,000 SF OF GFA, PLUS 1 PER EMPLOYEE / MAX. - 3.0 PER 10,000 SF OF GFA PLUS 1 PER EMPLOYEE
MIN = (282,040 / 10,000) x 1.0 + 2 EMPLOYEES = 30.20 - (30.20 x 20%) = 25 SPACES¹³
MAX = (282,040 / 10,000) x 3.0 + 2 EMPLOYEES = 86.61 - (86.61 x 20%) = 70 SPACES¹³

VEHICLE	25 SPACES (MIN.) / 70 SPACES (MAX.)	17 SPACES ¹⁴
59-6.2.3.B	25 SPACES	2 SPACE
ACCESSIBLE SPACES 59-6.2.3.B / COMAR 05.02.02	NA ¹⁵	NA ¹⁵
MOTORCYCLE / SCOOTER SPACES 59-6.2.3.C	NA ¹⁵	NA ¹⁵
CAR SHARE SPACES 59-6.2.3.D	NA ¹⁵	NA ¹⁵
ELECTRIC VEHICLE CHARGING SPACES 59-6.2.3.E	NA ¹⁵	NA ¹⁵
BICYCLE 59-6.2.3.C	NA ¹⁵	NA ¹⁵
LOADING 59-6.2.3.B	2 SPACES	4 SPACES ¹⁴

- FOOTNOTES:**
- THE BASELINE PARKING MINIMUM HAS BEEN REDUCED BY THE NON-AUTO DRIVER MODE SHARE (NDMS) PERCENTAGE GOAL REQUIRED IN ACCORDANCE WITH SECTION 59-6.2.3.17A. THE BASELINE PARKING HAS BEEN REDUCED BY 20 PERCENT.
 - THE PROPERTY HAS A TRACT AREA OF 2.48 AC. WITH TWO EXISTING RIGHT-OF-WAY FRONTAGES, THERE FOR 5% OF THE SITE IS REQUIRED TO BE DEDICATED FOR OPEN SPACE.
 - FINAL NUMBER AND TYPES OF PARKING SPACES PROVIDED, INCLUDING BICYCLE PARKING, WILL BE DETERMINED AT SITE PLAN.
 - PER THE OWNER THERE WILL BE UP TO TWO (2) FULL TIME EMPLOYEES ON-SITE.
 - THE PARKING FACILITY CONTAINS LESS THAN 50 SPACES TOTAL.
 - THE PARKING FACILITY CONTAINS LESS THAN 100 SPACES TOTAL.
 - THERE ARE NO BICYCLE PARKING REQUIREMENTS SPECIFIED IN THE ZONING ORDINANCE FOR SELF STORAGE.
 - SET BY SITE PLAN.
 - REFER TO LANDSCAPE PLANS FOR DEVELOPMENT STANDARDS RELATED TO LANDSCAPING.
 - IN ACCORDANCE WITH SECTION 59-6.2.3.12, THE APPLICANT MAY PROVIDE FEWER PARKING SPACES THAN REQUIRED, ONLY IF A PARKING WAIVER UNDER SECTION 8.2.10 IS APPROVED. THE APPLICANT IS REQUESTING A WAIVER UNDER SECTION 8.2.10.
 - TWO (2) LOADING SPACES WILL BE PROVIDED IN PHASE 1 AND FOUR (4) WILL BE PROVIDED FOR THE TOTAL DEVELOPMENT (PHASES 1 & 2).

TRANSIT PROXIMITY
THE PROJECT SITE IS PROPOSED TO BE ZONED CR-2.0 AND ALL POINTS ARE WITHIN A MILE (WALKING DISTANCE) OF A LEVEL 1 TRANSIT FACILITY (SHADY GRAVE METRO STATION). PER CR INCENTIVE GUIDELINES, TABLE 2, 15 POINTS IS APPROPRIATE FOR THIS DEVELOPMENT.
POINTS PROPOSED = 15

CONNECTIVITY AND MOBILITY
TOTAL DEVELOPMENT (PHASES 1 & 2)
MINIMUM PARKING:
MAXIMUM PARKING ALLOWED (A): 70 SPACES
MINIMUM REQUIRED SPACES (R): 25 SPACES
PROPOSED SPACES (P): 7 SPACES
FORMULA: (A-P)/R x 10 = (65/25) x 10 = 26 POINTS
POINTS PROPOSED = 10 POINTS

QUALITY BUILDING AND SITE DESIGN
ARCHITECTURAL ELEVATIONS:
PER CR INCENTIVE DENSITY GUIDELINES, 10 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT PROVIDES AND IS BOUND BY ARCHITECTURAL ELEVATIONS AS A PART OF THE CERTIFIED SITE PLAN. THE APPLICANT IS PROVIDING FACADE IMPROVEMENTS TO THE EXISTING SELF STORAGE BUILDING, SIGNAGE AND LIGHTING. ARCHITECTURAL ELEVATIONS ARE A PRIORITY FOR BOTH THE NEW AND EXISTING SELF STORAGE BUILDINGS.
PROPOSED POINTS = 10 POINTS
EXCEPTIONAL DESIGN:
PER CR INCENTIVES GUIDELINES, 5 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS AT LEAST FOUR OF THE FOLLOWING CRITERIA REFER TO ARCHITECTURAL AND DESIGN NARRATIVE IN THE STATEMENT OF JUSTIFICATION FOR DETAILS.
POINTS PROPOSED = 5 POINTS

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT
COOL ROOF:
PER CR INCENTIVE GUIDELINES, ON SITES LARGER THAN 1 ACRE 5 POINTS IS APPROPRIATE FOR CONSTRUCTING ANY ROOF AREA THAT IS NOT COVERED BY A VEGETATED ROOF WITH A MINIMUM SOLAR REFLECTIVE INDEX (SRI) OF 75 FOR ROOFS WITH A SLOPE AT OR BELOW A RATIO 2:12.
POINTS PROPOSED = 5 POINTS
RECYCLING FACILITY PLAN:
PER CR INCENTIVE DENSITY GUIDELINES 5 POINTS IS APPROPRIATE FOR DEVELOPMENT THAT MEETS THE REQUIREMENTS OF THE ZONING ORDINANCE AND MONTGOMERY COUNTY EXECUTIVE REGULATION 15-04AM OR MONTGOMERY COUNTY EXECUTIVE REGULATION 15-04.
PROPOSED POINTS = 5 POINTS

PUBLIC BENEFIT POINTS CALCULATIONS

PUBLIC BENEFIT POINTS SUMMARY (INCENTIVE DENSITY = 63.778 SF)		
PUBLIC BENEFIT (SEE CALCULATIONS)	POINTS POSSIBLE	POINTS ACHIEVED
TRANSIT PROXIMITY	15	15
CONNECTIVITY AND MOBILITY MINIMUM PARKING	10	10
QUALITY BUILDING AND SITE DESIGN ARCHITECTURAL ELEVATIONS EXCEPTIONAL DESIGN	20	10
PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT COOL ROOF RECYCLING FACILITY PLAN	10	5
TOTAL POINTS (5 CATEGORIES)	140	50

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MARYLAND

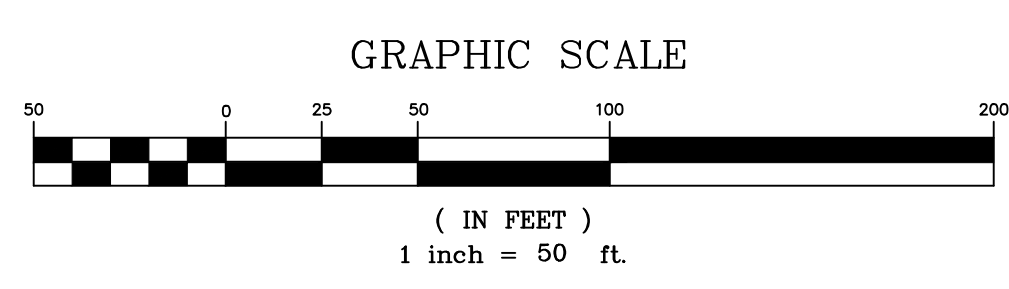
PARAMOUNT SELF STORAGE
DERWOOD, SOMMERVILLE ADDITION - PARCEL H-2

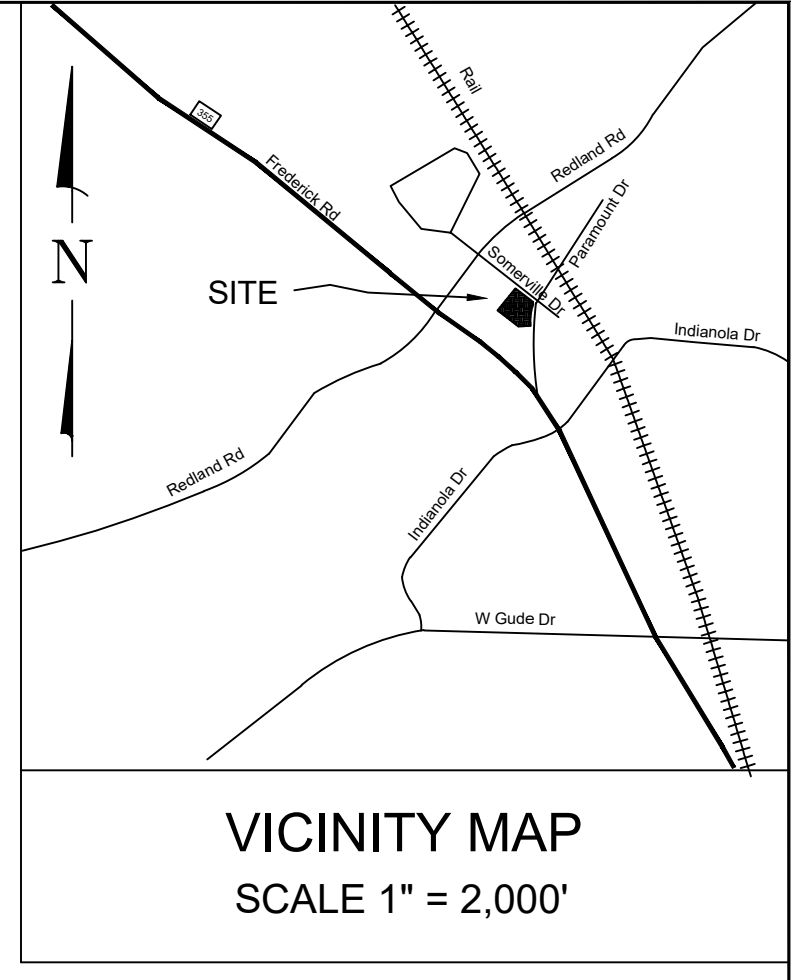
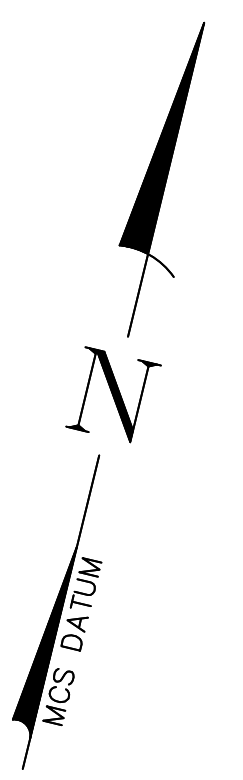
PROJ. MGR DCM
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SCALE 1" = 50'
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FLOATING ZONE OVERALL PLAN
LOCAL MAP AMENDMENT NO. HXXX

PROJECT NO. 2023.210.12
SHEET NO. OF

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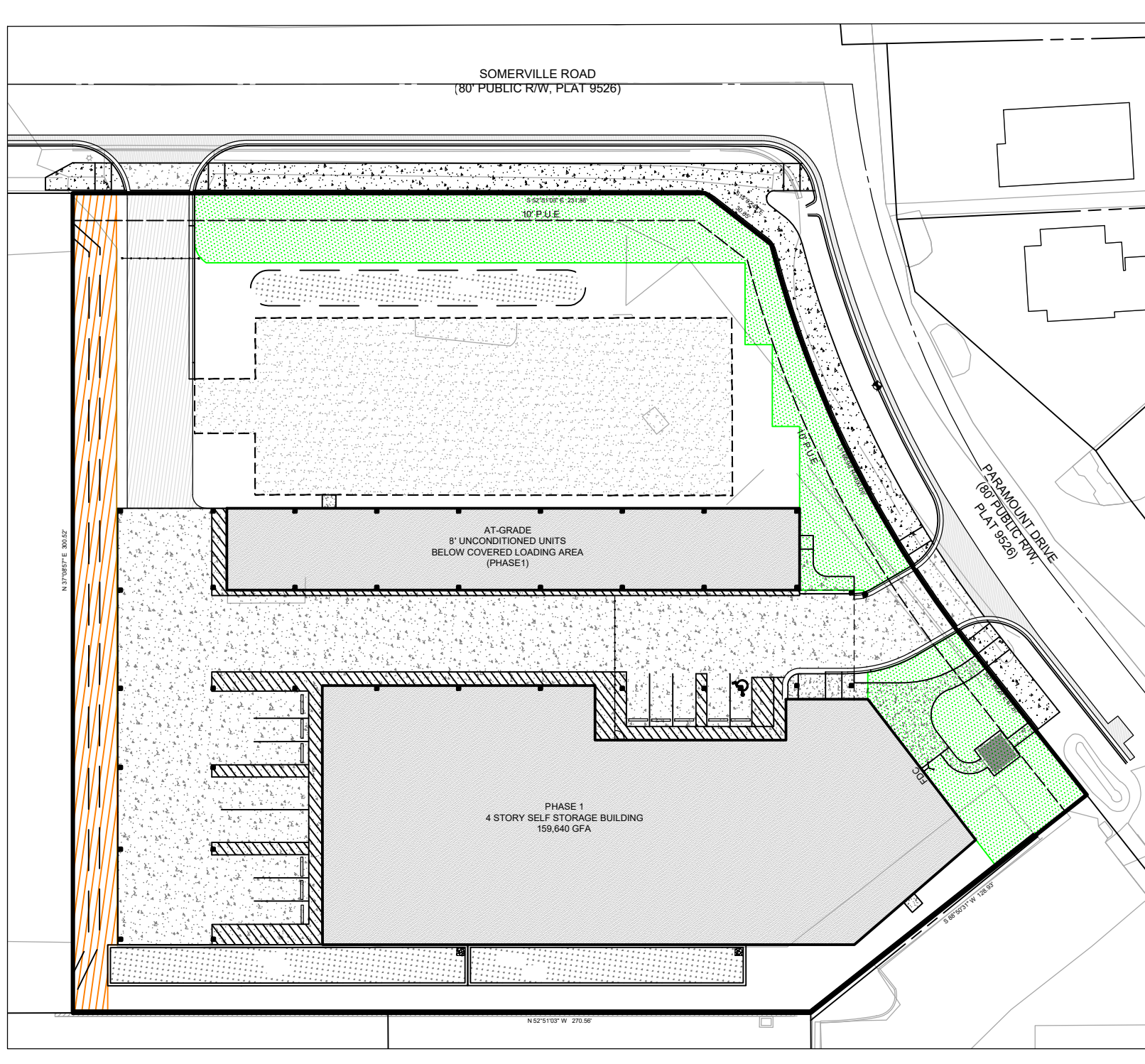
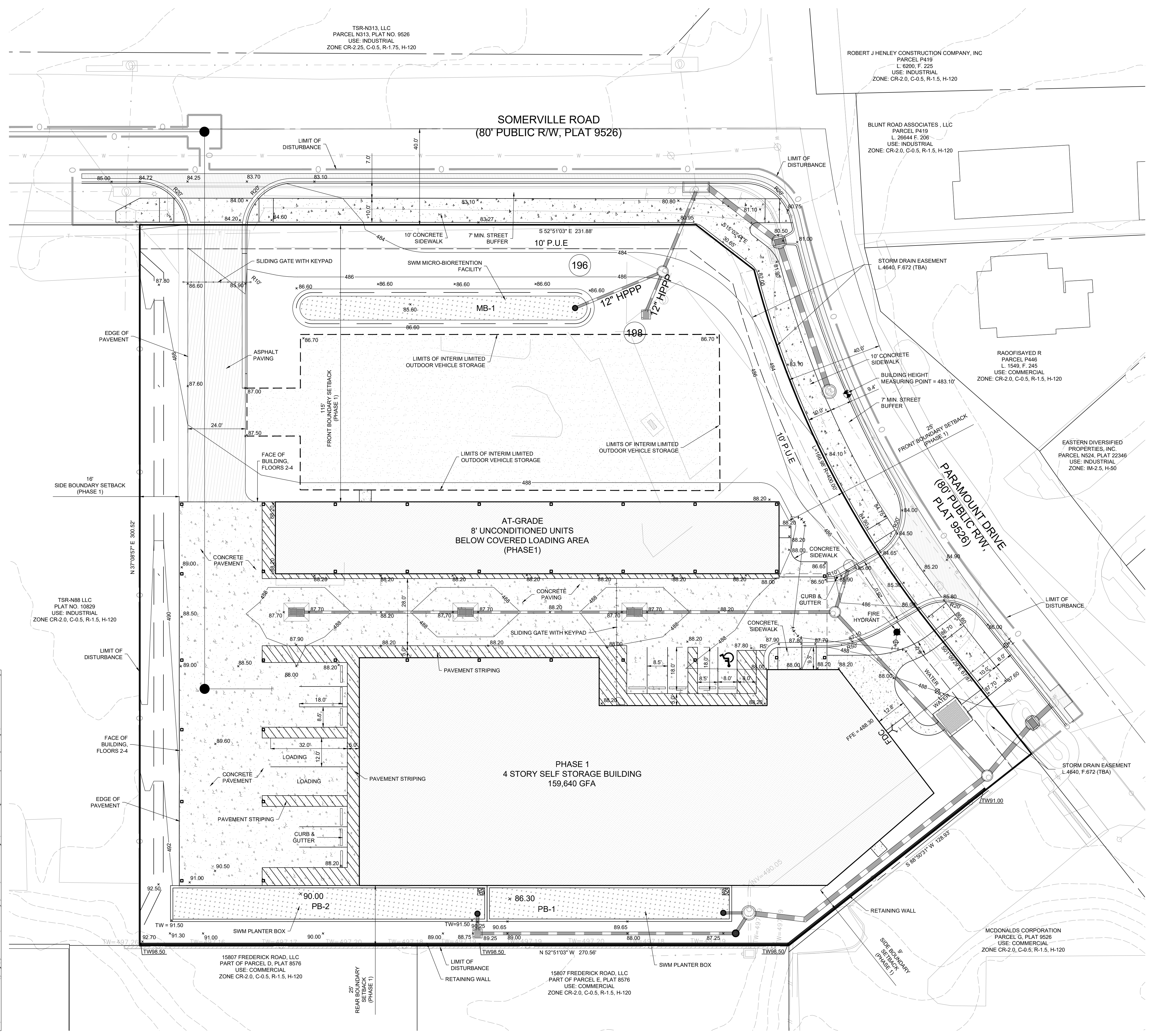




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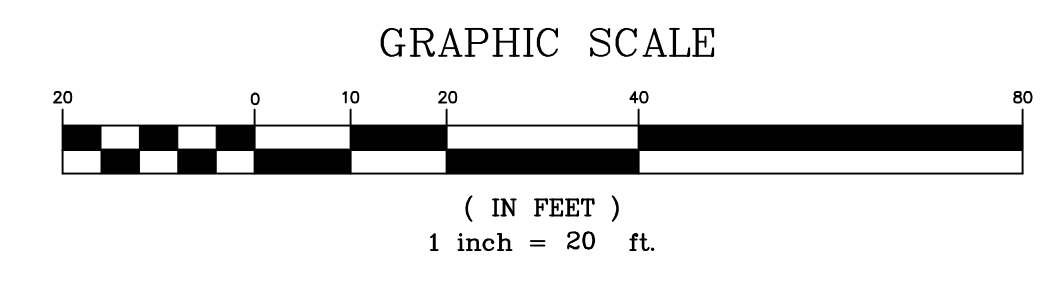
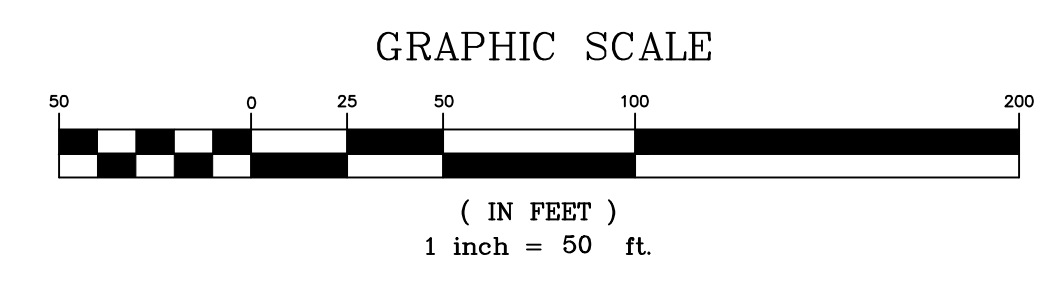
Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 16995 Exp. Date: 04.21.2025

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



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

PUBLIC OPEN SPACE (PHASE 1)
 - REQUIRED = 4,574 SF (9%)
 - PROVIDED = 11,100 SF (12.1%)
 FUTURE OPEN SPACE
 - PROVIDED = 4,700 SF (4.2%)



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 MONTGOMERY COUNTY
 MARYLAND

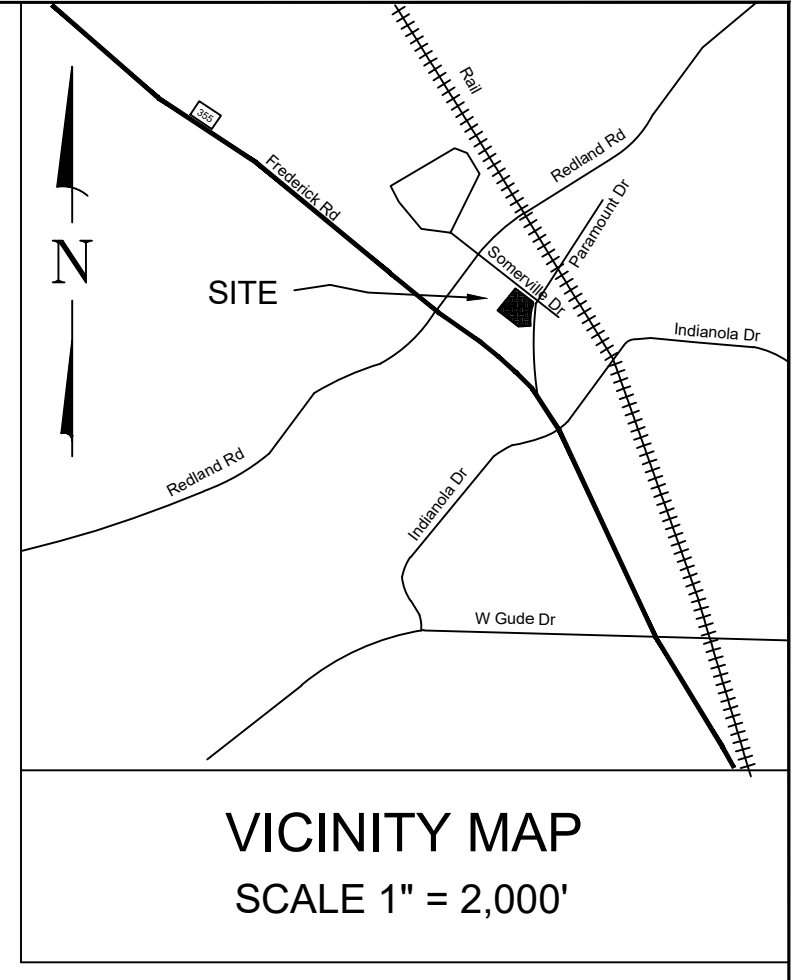
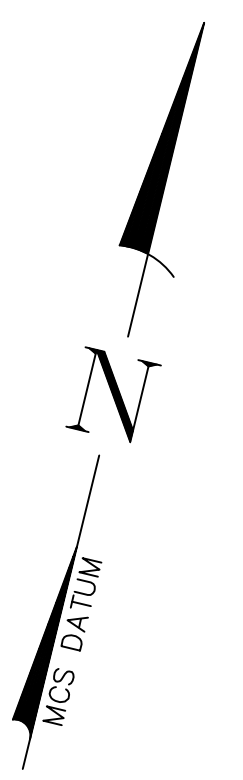
PARAMOUNT SELF STORAGE
DERWOOD, SOMMERVILLE ADDITION - PARCEL H-2

PROJ. MGR DCM
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FLOATING ZONE PHASE 1
LOCAL MAP AMENDMENT NO. HXXX

PROJECT NO. 2023.210.12
 SHEET NO. OF

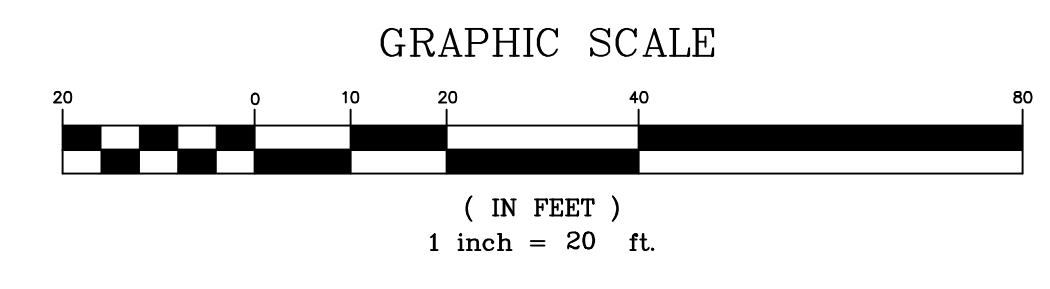
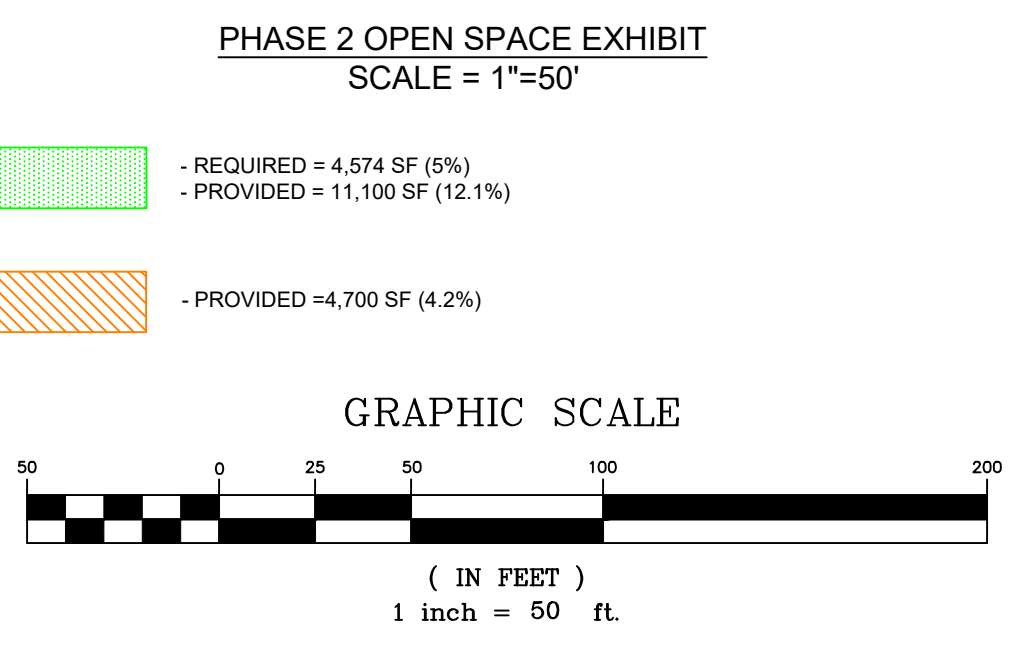
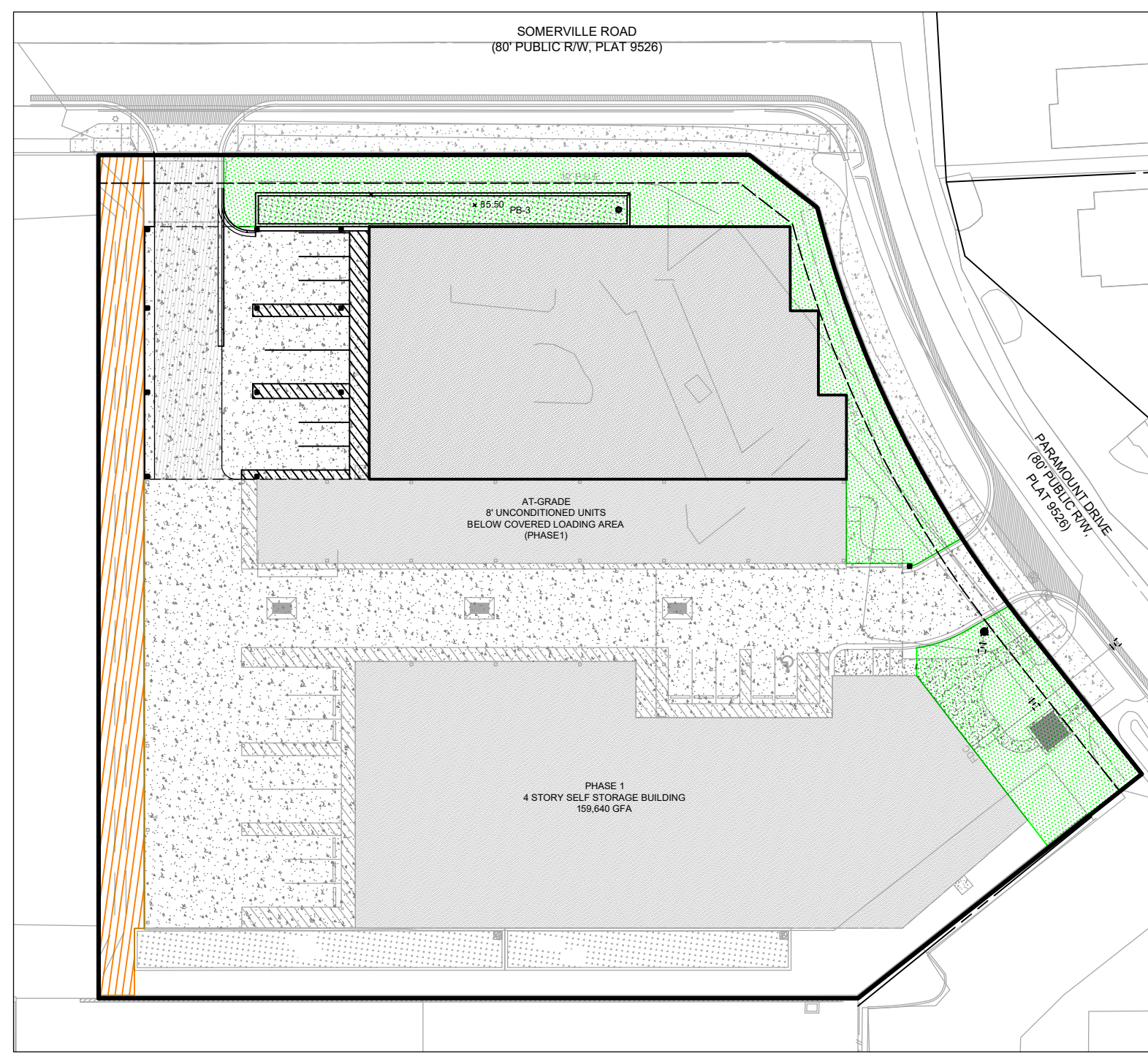
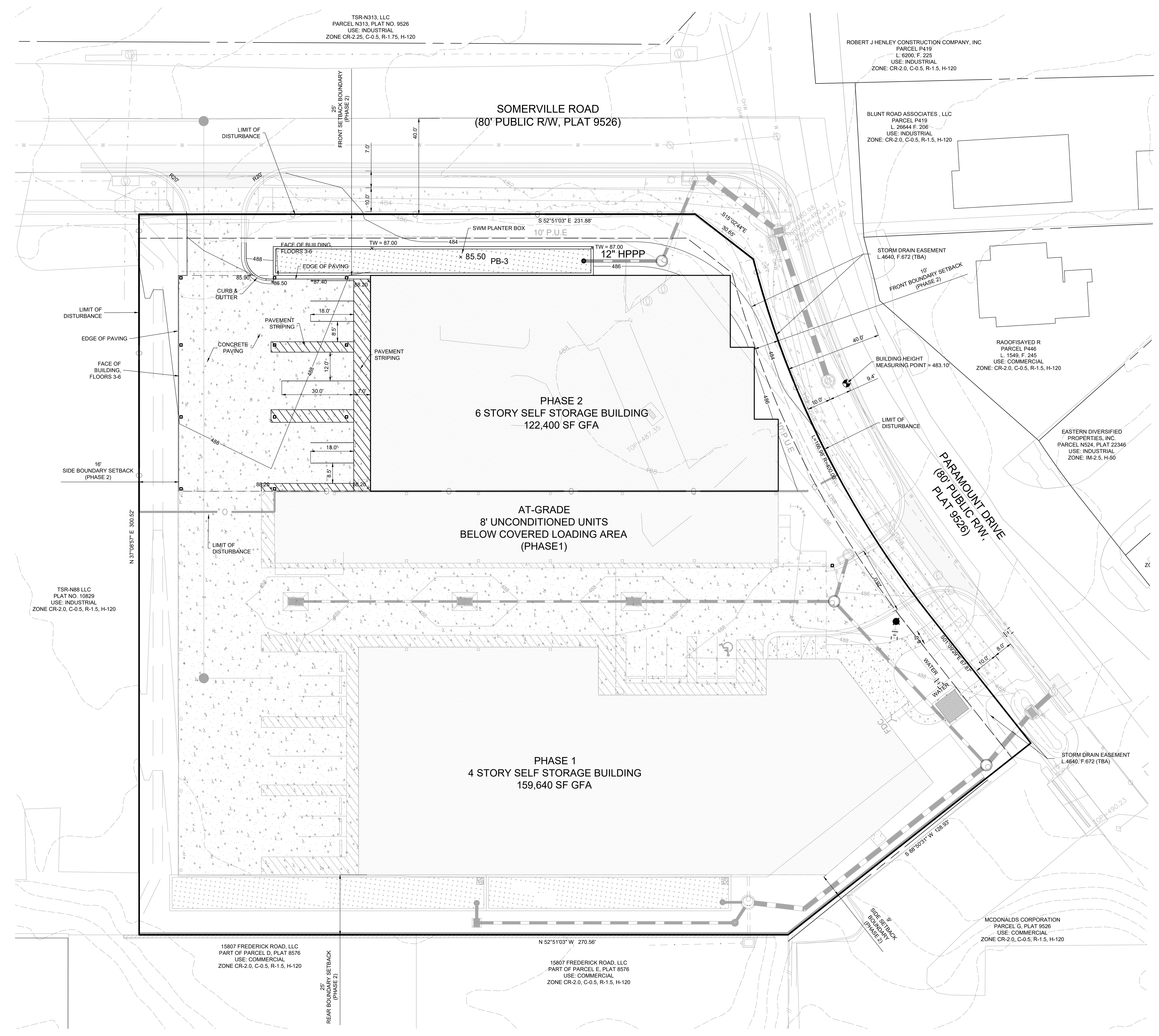
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Professional Certification
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland, Lic. No. 16995 Exp. Date: 04.21.2025

PARAMOUNT SELF STORAGE, LLC
C/O ARCLAND PROPERTY COMPANY, LLC
1955 THOMAS JEFFERSON ST NW
STE 250
WASHINGTON, D.C. 20007



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L 67249, F 486
4TH ELECTION DISTRICT
MONTGOMERY COUNTY
MARYLAND

PARAMOUNT SELF STORAGE
DERWOOD, SOMMERSVILLE ADDITION - PARCEL H-2
PROJ. MGR DCM
DRAWN BY DCM
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DATE 01.21.2024

FLOATING ZONE PHASE 2
LOCAL MAP AMENDMENT NO. XXXX

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