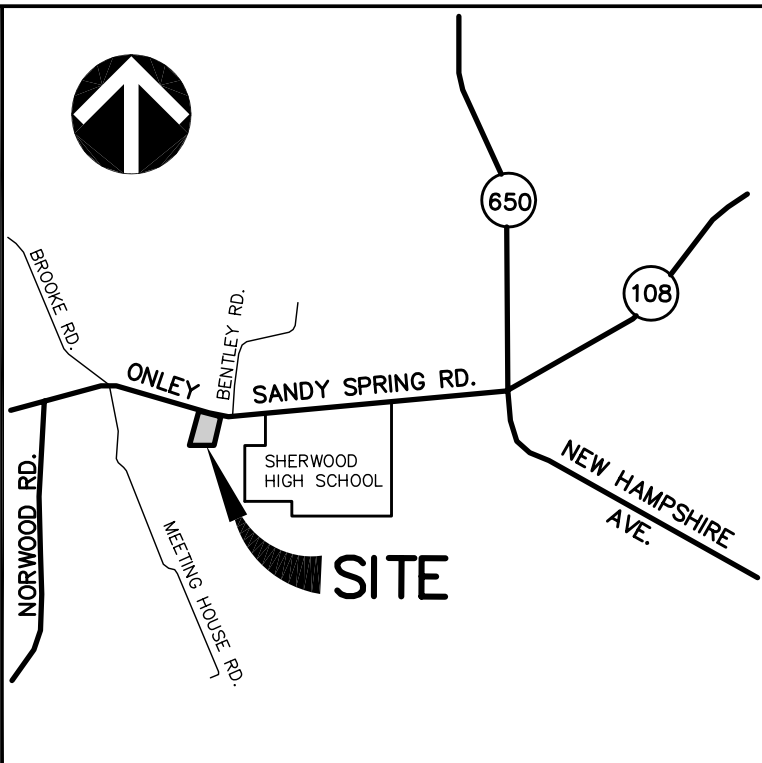


**LEGEND**

- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELEPHONE/COMMUNICATIONS CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- SANITARY MANHOLE
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- TREE
- CABLE TELEVISION PEDESTAL
- UNKNOWN UTILITY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- BOLLARD
- SIGN POST
- WOOD POST
- INLETS
- SANITARY CLEANOUT
- STORM DRAIN MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL MANHOLE
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- GAS VALVE
- LIGHT POLE
- PHONE PEDESTAL
- PHONE MANHOLE
- UTILITY POLE
- CURB INLET
- CONC. .... CONCRETE
- C&G ..... CURB AND GUTTER
- BLDG. .... BUILDING
- STY. .... STORY
- TRV ..... ELECTRICAL TRANSFORMER
- ASPH. .... ASPHALT
- ESMT. .... EASEMENT
- RCP ..... REINFORCED CONCRETE PIPE
- CMP ..... CORRUGATED METAL PIPE
- BRL ..... BUILDING RESTRICTION LINE
- R/W ..... RIGHT-OF-WAY



**VICINITY MAP**  
SCALE: 1" = 2000'

**DATA TABLE FOR C-2 ZONE**

	ZONING ORDINANCE REQUIRED/ALLOWED	PRELIMINARY PLAN PROPOSED FOR APPROVAL
GROSS TRACT AREA	N/A	73,181.69 SF
PROPOSED DEDICATION AREAS		4,803.22 SF
GROSS TRACT AREA		77,984.91 SF
FLOOR AREA RATIO (FAR) & GROSS FLOOR AREA (GSA)*		
ALLOWABLE TOTAL FAR	0.75	0.75
ALLOWABLE TOTAL GFA	58,488.68 SF	58,488 SF
BUILDING SETBACKS**		
FRONT	10'	24'
EAST SIDE	17'	17'
WEST SIDE	25'	25'
REAR	20'	20'
BUILDING HEIGHT***	24 FT	24 FT
GREEN AREA	10 % OF LOT AREA (7,318.17 sf)	35 % (25,613.6 sf)

**GENERAL NOTES:**

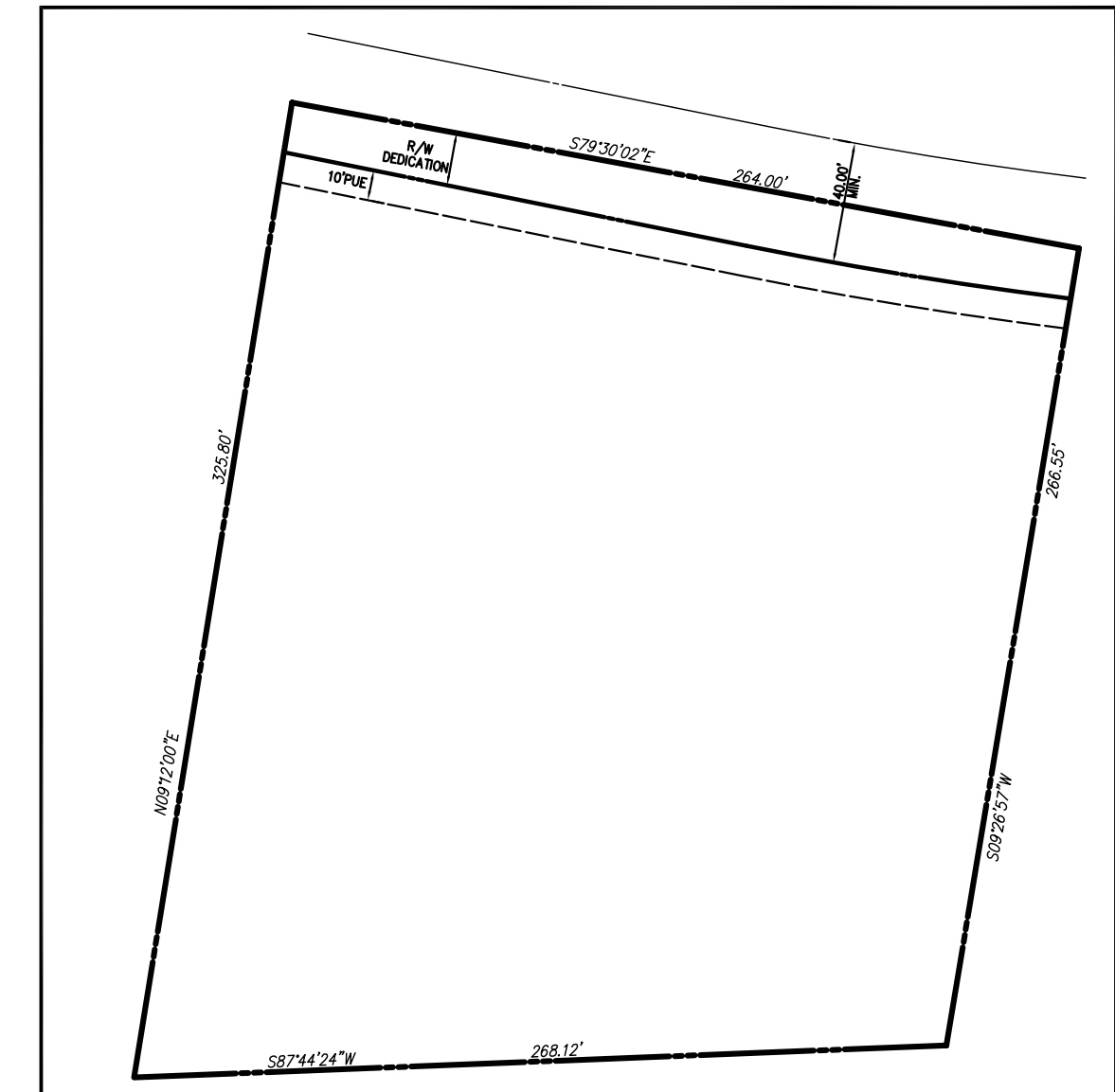
1. THE TOPOGRAPHIC AND BOUNDARY INFORMATION WAS DEVELOPED FROM FIELD SURVEY BY VIKA, INC., JANUARY, 2008. AS MODIFIED BY NOTES HEREON.
2. THE HORIZONTAL (NAD83@ 11) AND VERTICAL (NGVD 29) IS BASED ON TWO WSSC BENCHMARKS: BM 6-4-04 "E" - PK NAIL IN TOP OF CONCRETE. MONUMENT ELEVATION 491.28'. BM 6-4-04 "A" - CUT NAIL IN PEPCO POLE #793479 - ELEVATION 490.09'. BOTH OF THESE BENCHMARKS ARE SHOWN ON WSSC CONTACT DRAWINGS DA3544-A-03 DATED AUGUST 5, 2004.
3. THE SUBJECT PROPERTY LIES IN ZONE "C" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 220 480, MAP NUMBER 2403 I C0220D, FOR MONTGOMERY COUNTY, MARYLAND, DATED SEPTEMBER 29, 2006.
4. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NO. JT342 AS PARCEL P451. THE PROPERTY FALLS ON WSSC TILE NUMBER 224N01. THE SITE IS ZONED C-2 (GENERAL COMMERCIAL).
5. THIS SITE IS LOCATED IN THE NORTHWEST BRANCH WATERSHED; A CLASS IV STREAM.
6. THERE ARE NO WATERS OF THE US, WETLANDS OR 100 YEAR FLOOD PLAIN LIMITS ON THE SUBJECT PROPERTY.
7. THERE ARE NO HISTORIC STRUCTURES LOCATED ON THE SITE, BASED ON THE "LOCALATIONAL ATLAS AND INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY MARYLAND" (M-NCMPC 1976).
8. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER & SEWER SYSTEMS, AND IS CURRENTLY IN SERVICE CATEGORIES W-1 AND S-1, RESPECTIVELY.
9. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAYS WILL BE PROVIDED WHERE NEEDED ON SITE TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDINGS. LOCATIONS TO BE DETERMINED AT PERMIT.
10. THE FINAL NUMBER OF PARKING SPACES WILL BE SET AT SITE PLAN.
11. THE BUILDING HEIGHT WILL NOT EXCEED 24', WHICH IS THE VERTICAL DISTANCE MEASURED FROM A MEASURING POINT ELEVATION OF 495.52'.

\* C-2 ZONE PERMITS 1.50 FAR. SANDY SPRING ASHTON RURAL VILLAGE OVERLAY RESTRICTS FAR FOR COMMERCIAL USES TO 0.75 FAR. WHILE PROPOSED BUILDING WILL CONTAIN 116,976 SF, 50% OF THAT AREA WILL BE LOCATED IN CELLAR SPACE WHICH DOES NOT COUNT TOWARDS FAR.

\*\* NO SIDE & REAR SETBACKS ARE REQUIRED, BUT 3' IF PROVIDED. IF ADJOINING PROPERTY IS A RESIDENTIAL ZONE, SETBACKS WOULD BE THE SAME REQUIREMENT AS THAT ZONE.

\*\*\* C-2 ZONE PERMITS THREE STORIES OR 42'. SANDY SPRING ASHTON RURAL VILLAGE OVERLAY ZONE RESTRICTS BUILDING HEIGHT TO 24' FOR COMMERCIAL USES.

**DEVELOPMENT SEQUENCE:**  
DEVELOPMENT WILL TAKE PLACE IN ONE PHASE, OVER A PERIOD OF EIGHTEEN (18) TO TWENTY-FOUR (24) MONTHS FROM PERMIT.



1" = 60'  
**LOTING DIAGRAM**

**AREA TABULATION**

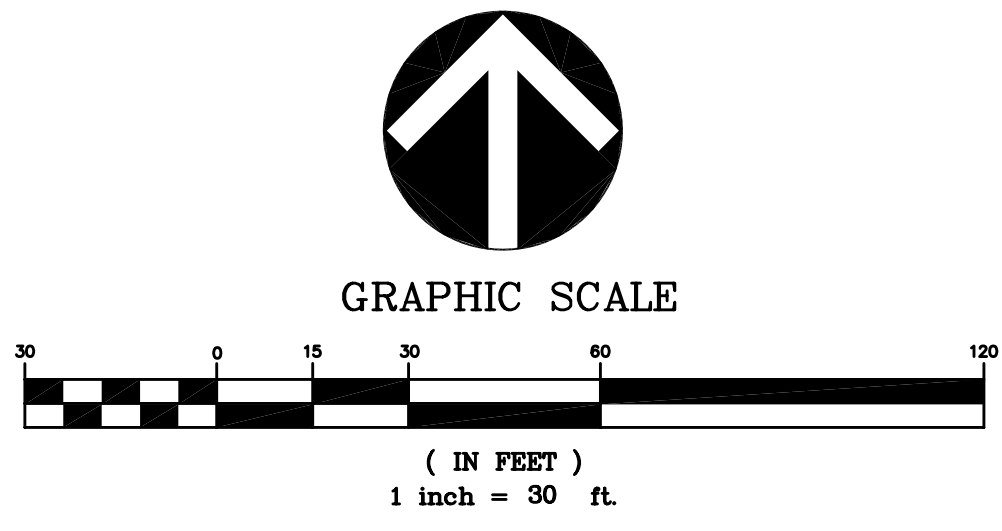
GROSS TRACT AREA	77,984.91 SQ. FT. OR 1.79029 ACRES
(-) PROPOSED RIGHT-OF-WAY DEDICATION	4,803.22 SQ. FT. OR 0.11027 ACRES
NET LOT AREA	73,181.69 SQ. FT. OR 1.68002 ACRES

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE INFORMATION SHOWN BY THIS PLAN IS COMPLETE AND ACCURATE IN ACCORDANCE WITH EXISTING SURVEYS, VISUAL OBSERVATIONS AND AVAILABLE RECORDS.

*[Signature]*  
HARRY L. JENKINS  
PROFESSIONAL LAND SURVEYOR  
NO. 606

STATE OF MARYLAND  
JUNE 18, 2008  
HARRY L. JENKINS  
PROFESSIONAL LAND SURVEYOR  
NO. 606



"FOR LOCATION OF UTILITIES CALL 8-1-1 or 1-800-257-7777 OR LOG ON TO OR 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY"

The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.

**VIKA REVISIONS**

DATE: JUNE 4, 2008	
DES. BL	DWN. LWA
SCALE: 1" = 30'	
PROJECT/FILE NO. 6141 D	
SHEET NO. 1	

**PRELIMINARY PLAN #120080410**

**ezStorage - SANDY SPRING**

8TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

VIKA INCORPORATED  
100 CENTURY BOULEVARD, SUITE 400  
GERMANTOWN, MD 20874  
(301) 251-1000  
GERMANTOWN, MD

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES