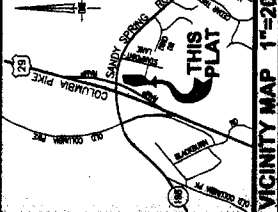


Plat Name: Burtonsville Industrial Park
Plat #: 220110090

Location: Located in the southeast quadrant of the intersection of Sandy Spring Road (MD 198) and Columbia Pike (US 29)
Master Plan: Fairland
Plat Details: I-3 zone, 1 parcel
Community Water, Community Sewer
Owners: Burtonsville Land LLLP

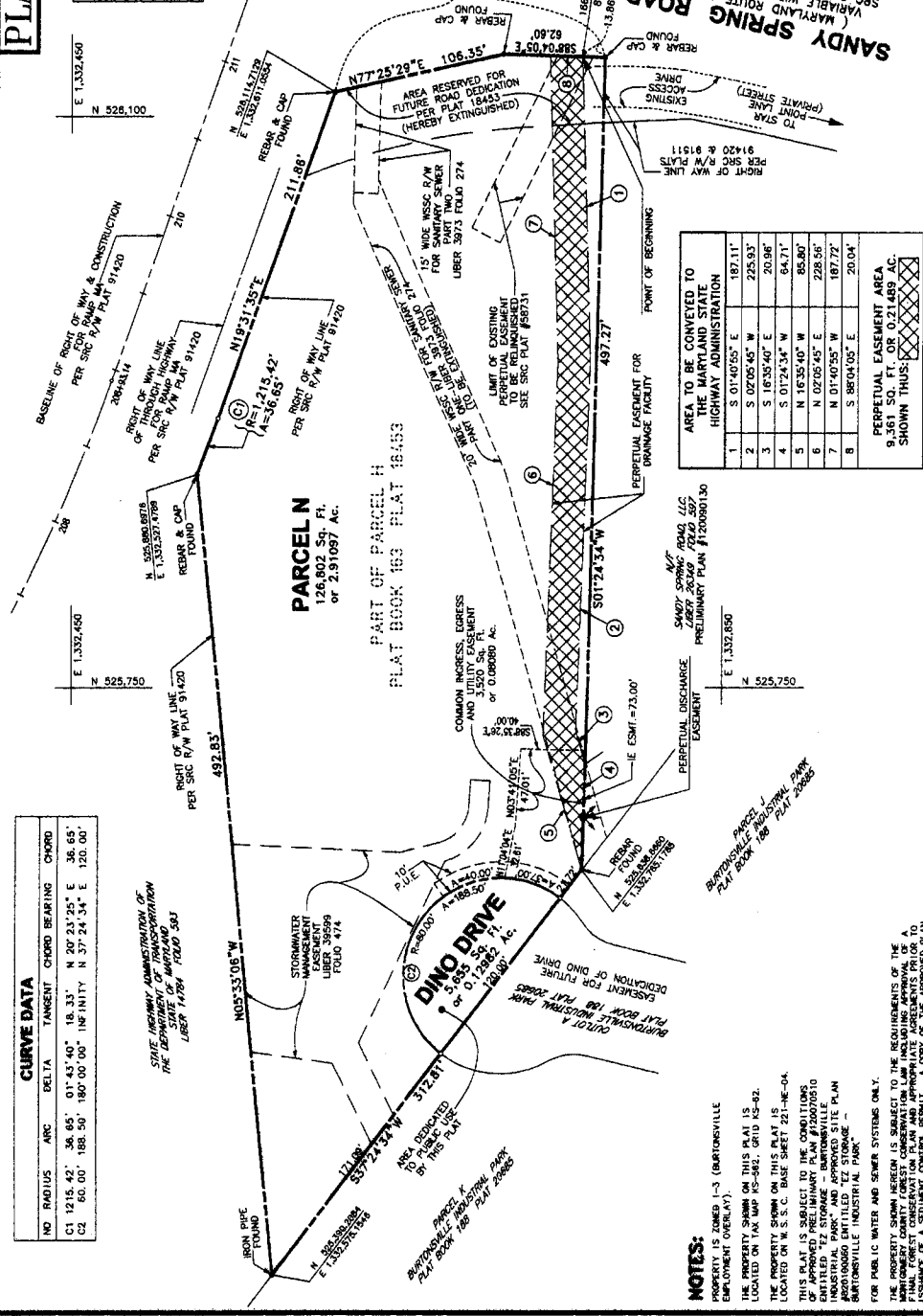
The record plat has been reviewed by M-NCPPC staff and other applicable agencies as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120070510 (MCPB Resolution No. 09-51) and with Site Plan No. 820100050 (Certified Site Plan dated October 4, 2010), as approved by the Board, and that any minor modifications reflected on the plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



VICINITY MAP T=2000'

PLAT TOTALS table with columns for NUMBER OF PARCELS, AREA OF PARCELS, AREA OF STREET DEDICATION, and TOTAL AREA THIS PLAT.



OWNER'S CERTIFICATE text block providing details about the property and the survey process.

SURVEYOR'S CERTIFICATE text block certifying the accuracy of the survey and providing the surveyor's name and date.

Table titled 'AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION' with columns for stationing and bearings.

NOTES continued: text block providing additional survey information and legal disclaimers.

NOTES: text block providing further survey details and legal notices.

OWNER'S CERTIFICATE (continued) text block providing further details about the property and survey.

SURVEYOR'S CERTIFICATE (continued) text block certifying the survey and providing the surveyor's signature and date.

NOTES (continued) text block providing additional survey information and legal disclaimers.

NOTES text block providing further survey details and legal notices.

NOTES text block providing further survey details and legal notices.

APPROVED and RECORDED sections with signature lines for the Surveyor, County Clerk, and other officials.

APPROVED text block with signature lines for the Chairman, P.C., Secretary, and Treasurer.

RECORDED text block with signature line for the Director.

RECORD PLAT REVIEW SHEET

Plat Name: Burlonsville Ind. Park Plat Number: 220110090
 Plan Name: EZ Storage Burlonsville Plan Number: 12007051
 Plat Submission Date: 7-28-2010
 DRD Plat Reviewer: S. Smith
 DRD Prelim Plan Reviewer: N. Braunstein Checked: NB Date 5/25/11

Initial DRD Review:

Signed Preliminary Plan – Date 12-7-09 Checked: Initial SJS Date 10-4-10
 Planning Board Resolution – Date 8-5-09 Checked: Initial SJS Date 10/4/10
 Site Plan Req'd for Development? Yes X No Verified By: SJS (initial)
 Site Plan Name: EZ Storage Burlonsville Site Plan Number: 820100050
 Planning Board Resolution – Date 7-27-10 Checked: Initial SJS Date 4-6-11
 Site Plan Signature Set – Date 10/15/10 Checked: Initial SJS Date 4-6-11
 Site Plan Reviewer Plat Approval: Checked: Initial Date

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space N/A
 Non-standard BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

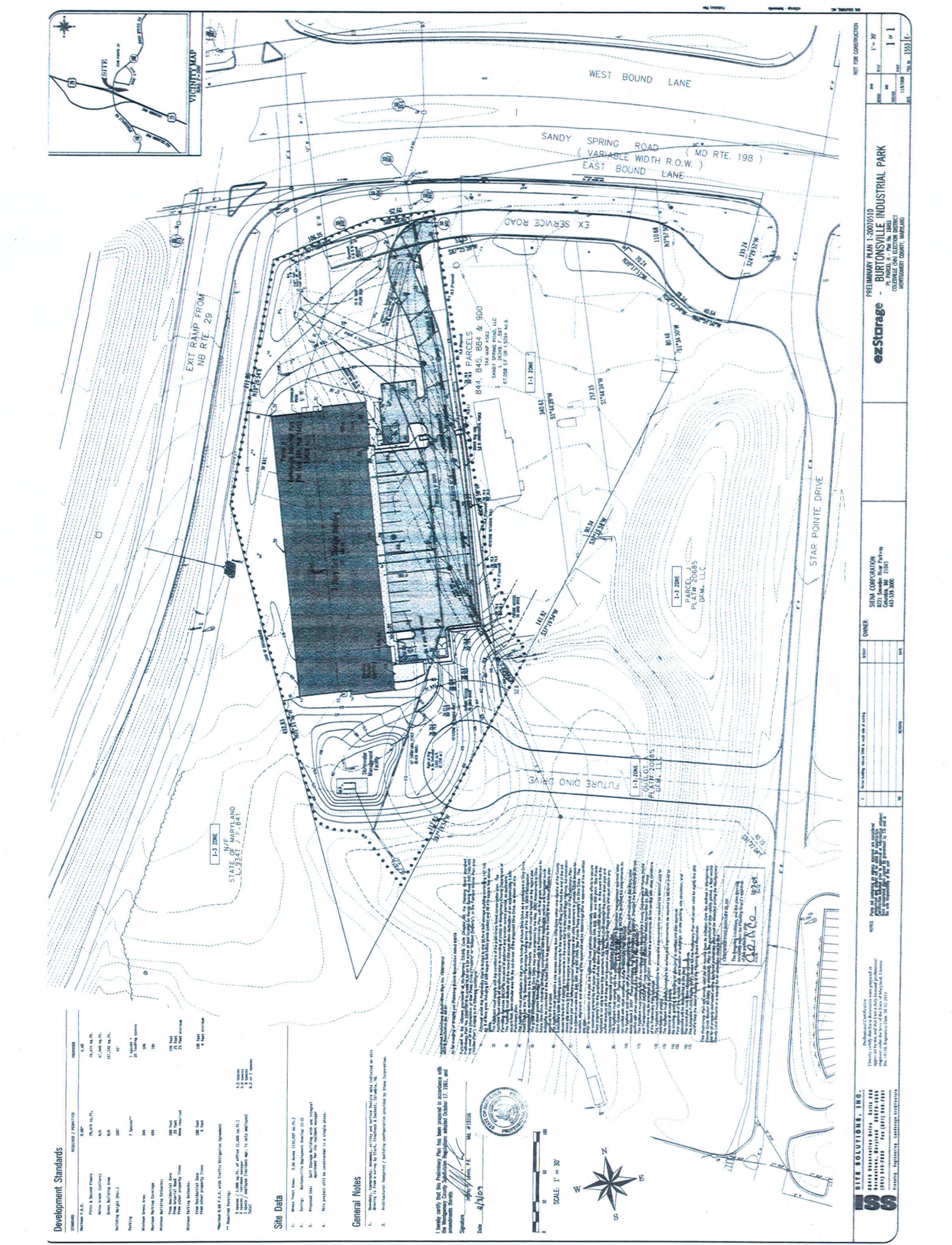
Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	7/28/10	8/11/10	8-9-10	OK w/ FCP
Research	Bobby Fleury			7-29-10	OK
SHA	Corren Giles				
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SJS Date 4-6-11
 Final Mylar & DXF/DWG Received: Initial SJS Date 4-11-2011
 Final Mylar Review Complete: Initial SJS Date 5/26/11
Board Approval of Plat:
 Plat Agenda: Initial SJS Date 6/9/11

Planning Board Approval: _____
 Chairman's Signature: _____
MCDPS Approval of Plat:
 Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____
Plat Reproduction:
 Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered into Hansen: _____

No. _____



Development Standards

STANDARD	REQUIRED / EXISTING
MINIMUM L.O.A.D.	
1. Subgrade	2.0 ksf
2. AC Base (4" Thick)	100 lbs/cy
3. Subgrade	2.0 ksf
4. AC Base (4" Thick)	100 lbs/cy
5. Subgrade	2.0 ksf
6. AC Base (4" Thick)	100 lbs/cy
MINIMUM BUILDING AREA	400 sq ft
PARKING	
1. Surface	20 parking spaces
2. Surface	20 parking spaces
3. Surface	20 parking spaces
4. Surface	20 parking spaces
5. Surface	20 parking spaces
6. Surface	20 parking spaces
7. Surface	20 parking spaces
8. Surface	20 parking spaces
MINIMUM DRIVEWAY WIDTH	10 feet
MINIMUM DRIVEWAY CLEARANCE	14 feet
1. From Top of Road	14 feet
2. From Top of Road	14 feet
MINIMUM DRIVEWAY CLEARANCE	14 feet
1. From Top of Road	14 feet
2. From Top of Road	14 feet
MINIMUM DRIVEWAY CLEARANCE	14 feet
1. From Top of Road	14 feet
2. From Top of Road	14 feet

Site Data

1. Main Road: Sandy Spring Road (MD RTE. 198)
2. Elevation: 5000 feet above sea level
3. Proposed: 1:1 Zone
4. This project will be constructed in a single phase.

General Notes

1. Boundary, Easement, Right-of-Way, and Elevation/Spot Elevation data indicated on this plan is for information only.
2. All construction shall be in accordance with the Montgomery County Department of Public Works, Engineering Division, dated October 17, 2001, and any subsequent amendments.
3. All work shall be in accordance with the Montgomery County Department of Public Works, Engineering Division, dated October 17, 2001, and any subsequent amendments.

1. I hereby certify that this Preliminary Plan has been prepared in accordance with the Montgomery County Department of Public Works, Engineering Division, dated October 17, 2001, and any subsequent amendments.

Signature: [Handwritten Signature]
Title: Surveyor
Registration No.: 00191019
Expiry Date: 06/30/2023

Scale: 1" = 30'

North Arrow: [North Arrow]

REVISIONS	
NO.	DESCRIPTION
1	As Shown

DATE: 11/15/23

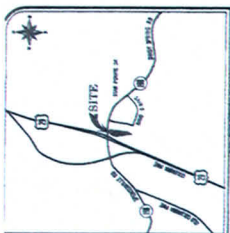
SITE SOLUTIONS, INC.
10000 VICTORY LANE
SUITE 100
BURTONSVILLE, MD 21044
TEL: (410) 441-1111
WWW: www.site-solutions.com

esStorage
PRELIMINARY PLAN 1-20210510
BURTONSVILLE INDUSTRIAL PARK
PARCEL 4 - PHASE 4 - 704 AC. PARCELS
COGNATE AND ELEVATION REPORT
HARRISBURG COUNTY, MARYLAND

OWNER: SEMA CORPORATION
4201 Souders Road Parkway
CROFTON, MD 21114
410-393-3606

SCALE: 1" = 30'

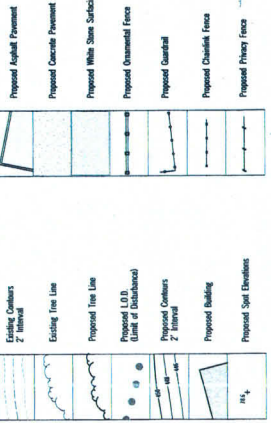
DATE: 11/15/23



PROJECT DATA TABLE

DESCRIPTION	QUANTITY / MEASUREMENT	UNIT
Site Area (Total)	1.8 Acres	Ac
Site Area (Impervious)	1.2 Acres	Ac
Site Area (Permeable)	0.6 Acres	Ac
Impervious Area (Total)	1.2 Acres	Ac
Impervious Area (Roofs)	0.8 Acres	Ac
Impervious Area (Paved)	0.4 Acres	Ac
Permeable Area (Total)	0.6 Acres	Ac
Permeable Area (Grass)	0.4 Acres	Ac
Permeable Area (Paved)	0.2 Acres	Ac
Permeable Area (Soil)	0.0 Acres	Ac
Permeable Area (Water)	0.0 Acres	Ac
Permeable Area (Other)	0.0 Acres	Ac
Permeable Area (Total)	0.6 Acres	Ac
Permeable Area (Soil)	0.4 Acres	Ac
Permeable Area (Paved)	0.2 Acres	Ac
Permeable Area (Water)	0.0 Acres	Ac
Permeable Area (Other)	0.0 Acres	Ac
Permeable Area (Total)	0.6 Acres	Ac

LEGEND



SITE DATA

1. Gross Tract Area: 1.8 Acres (122,000 sq. ft.)
2. Zoning: Medium Density Residential (MD-10)
3. Proposed Use: Self-storage building with associated parking.
4. This project will be constructed in a single phase.



SCALE: 1" = 20'



GENERAL NOTES

1. All dimensions are in feet and inches unless otherwise indicated on this plan.
2. All elevations are in feet above mean sea level (AMSL) unless otherwise indicated.
3. All proposed buildings shall be constructed in accordance with the applicable zoning ordinance.
4. All proposed parking spaces shall be constructed in accordance with the applicable zoning ordinance.

PROFESSIONAL SEAL

Professional Engineer
 State of Maryland
 License No. 10-410
 Date: 10/1/2010

Site Plan 'C' - Coordinated Development with Star Pointe Plaza
BURTONSVILLE INDUSTRIAL PARK
 ezStorage
 10-410

Certified Site Plan Set - SHEET 6 of 13
 EZ Storage Burtonsville Ind. Park # 820100050

820100050
 NOT FOR CONSTRUCTION

OWNER:
 BURTONSVILLE LAND, LLP
 c/o Stone Capital Management
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 443.337.3000

PREPARED BY:
 ezStorage
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 443.337.3000

DATE: 10/1/2010
SCALE: 1" = 20'

NOTICE:
 This plan set was prepared by the undersigned professional engineer in accordance with the applicable zoning ordinance and the applicable professional engineering laws and regulations of the State of Maryland.

PROFESSIONAL SEAL:
 Professional Engineer
 State of Maryland
 License No. 10-410
 Date: 10/1/2010

GENERAL NOTES:

1. All dimensions are in feet and inches unless otherwise indicated on this plan.
2. All elevations are in feet above mean sea level (AMSL) unless otherwise indicated.
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PREPARED BY:
 ezStorage
 10000 Rockville Pike, Suite 200
 Rockville, MD 20850
 443.337.3000