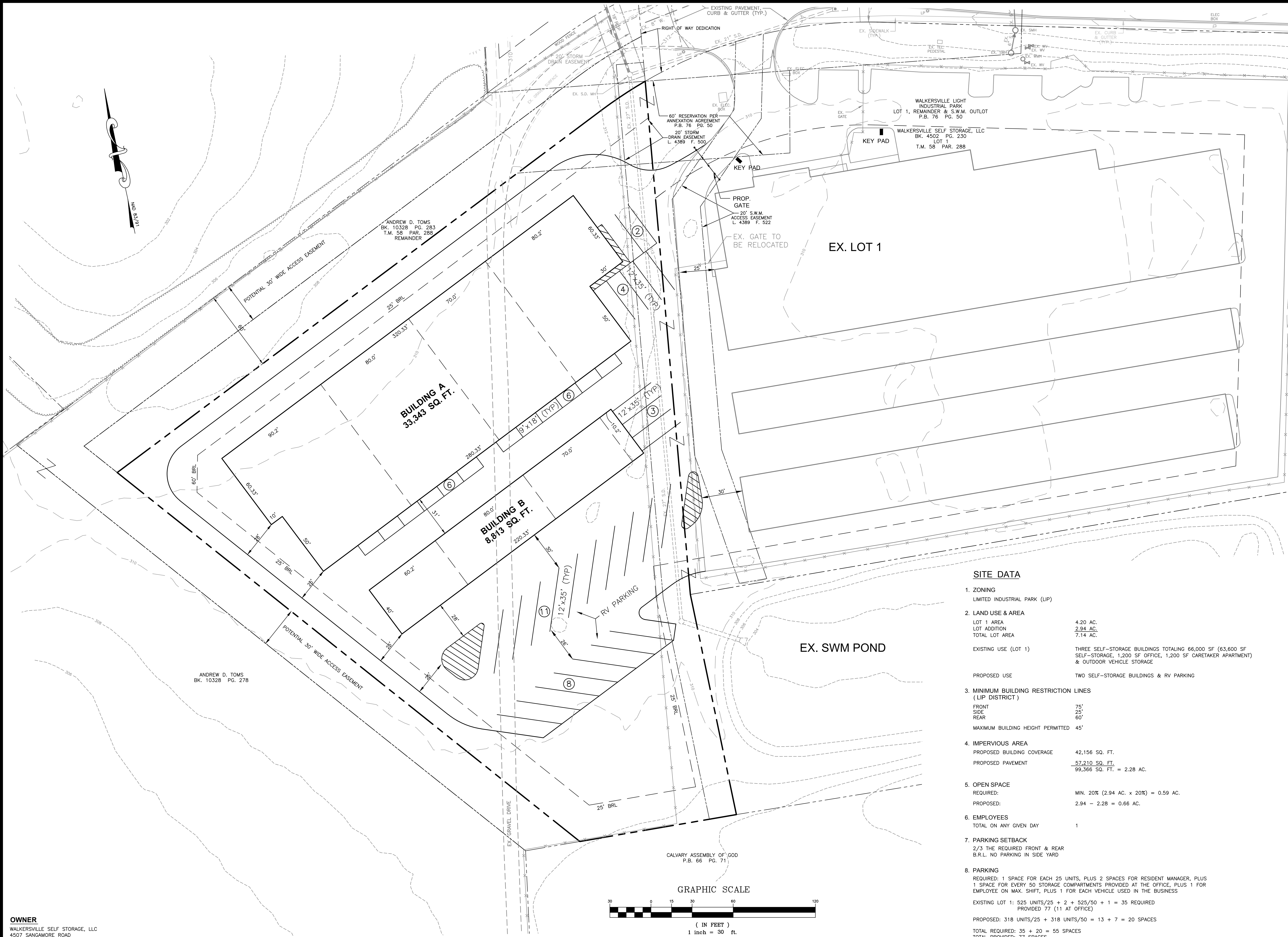


**CONCEPT PLAN**  
**WALKERSVILLE SELF STORAGE**  
SITUATED ALONG STAUFFER COURT  
TOWN OF WALKERSVILLE  
FREDERICK COUNTY, MARYLAND

SCALE: 1" = 30'

**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.  
LICENSE No. 43207 EXP. DATE 12/20/18  
PROJECT NO. 17-31306  
DRAWING NO. D-  
DATE: JULY 2017  
DRAWN BY: JWE  
CHECKED BY: MFB



**SITE DATA**

1. ZONING  
LIMITED INDUSTRIAL PARK (LIP)
2. LAND USE & AREA  
LOT 1 AREA 4.20 AC.  
LOT ADDITION 2.94 AC.  
TOTAL LOT AREA 7.14 AC.  
EXISTING USE (LOT 1) THREE SELF-STORAGE BUILDINGS TOTALING 66,000 SF (63,600 SF SELF-STORAGE, 1,200 SF OFFICE, 1,200 SF CARETAKER APARTMENT) & OUTDOOR VEHICLE STORAGE  
PROPOSED USE TWO SELF-STORAGE BUILDINGS & RV PARKING
3. MINIMUM BUILDING RESTRICTION LINES (LIP DISTRICT)  
FRONT 75'  
SIDE 25'  
REAR 60'  
MAXIMUM BUILDING HEIGHT PERMITTED 45'
4. IMPERVIOUS AREA  
PROPOSED BUILDING COVERAGE 42,156 SQ. FT.  
PROPOSED PAVEMENT 57,210 SQ. FT.  
99,366 SQ. FT. = 2.28 AC.
5. OPEN SPACE  
REQUIRED: MIN. 20% (2.94 AC. x 20%) = 0.59 AC.  
PROPOSED: 2.94 - 2.28 = 0.66 AC.
6. EMPLOYEES  
TOTAL ON ANY GIVEN DAY 1
7. PARKING SETBACK  
2/3 THE REQUIRED FRONT & REAR  
B.R.L. NO PARKING IN SIDE YARD
8. PARKING  
REQUIRED: 1 SPACE FOR EACH 25 UNITS, PLUS 2 SPACES FOR RESIDENT MANAGER, PLUS 1 SPACE FOR EVERY 50 STORAGE COMPARTMENTS PROVIDED AT THE OFFICE, PLUS 1 FOR EMPLOYEE ON MAX. SHIFT, PLUS 1 FOR EACH VEHICLE USED IN THE BUSINESS  
EXISTING LOT 1: 525 UNITS/25 + 2 + 525/50 + 1 = 35 REQUIRED PROVIDED 77 (11 AT OFFICE)  
PROPOSED: 318 UNITS/25 + 318 UNITS/50 = 13 + 7 = 20 SPACES  
TOTAL REQUIRED: 35 + 20 = 55 SPACES  
TOTAL PROVIDED: 77 SPACES

