

LAYOUT PLAN
SCALE: 1"=50'

GENERAL NOTES

- TOTAL PARCEL AREA (GROSS AREA): 14.24 AC.
- TAX MAP 43, BLOCK 20, PARCEL 231
- ZONING: CE-CL1 (CORRIDOR EMPLOYMENT-CONTINUING LIGHT INDUSTRIAL)
- EXISTING USE: COMMERCIAL SELF-STORAGE FACILITY
PROPOSED USE: EXPANSION OF THE NONCONFORMING USE OF COMMERCIAL SELF-STORAGE FACILITY.
- NEIGHBORHOOD: JESSUP
- PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- NUMBER OF PARKING SPACES REQUIRED:
TOTAL SPACES REQUIRED:
4 SPACES PER 1,000 S.F. OFFICE SPACE
(936 S.F. OFFICE SPACE); 4 SPACES
TOTAL SPACES PROVIDED: 6 SPACES
- EXISTING AREA OF SUBJECT PROPERTIES: 14.24 AC.
- PROPERTY ADDRESS: 8255 WASHINGTON BLVD, JESSUP, MD 20794
- EX. BUILDING AREA:
OFFICE 936 SF
STORAGE BUILDING 1 2,100 SF
STORAGE BUILDING 2 13,105 SF
STORAGE BUILDING 3 8,712 SF
STORAGE BUILDING 4 15,750 SF
STORAGE BUILDING 5 10,400 SF
TOTAL EXISTING 51,003 SF
- PROP. BUILDING AREA:
FIRST FLOOR 11,651 SF
SECOND FLOOR 11,651 SF
TOTAL PROPOSED 23,302 SF
- THE PROJECT BOUNDARY SHOWN HEREON IS BASED ON A BOUNDARY SURVEY CONDUCTED BY VOGEL ENGINEERING + TIMMONS GROUP, INC. PERFORMED MARCH 19, 2019.
- THE EXISTING TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED BY VOGEL ENGINEERING + TIMMONS GROUP, INC. PERFORMED MARCH, 2019. OFFSITE TOPOGRAPHY IS FROM HOWARD COUNTY GIS.
- 100-YR FLOODPLAIN FROM HOWARD COUNTY FIRM #24027C0170D.
- PROPOSED BUILDING MATERIAL: METAL SIDING, CMU BASE, GLASS WINDOWS (REFERENCE ARCHITECTURAL ELEVATIONS)
- DPZ REFERENCES: L18918/F.185, SDP-87-153, ECP-21-006.

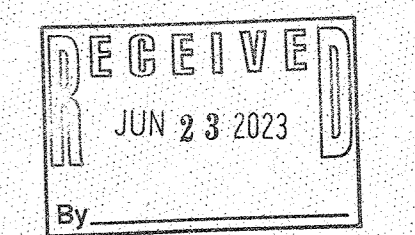
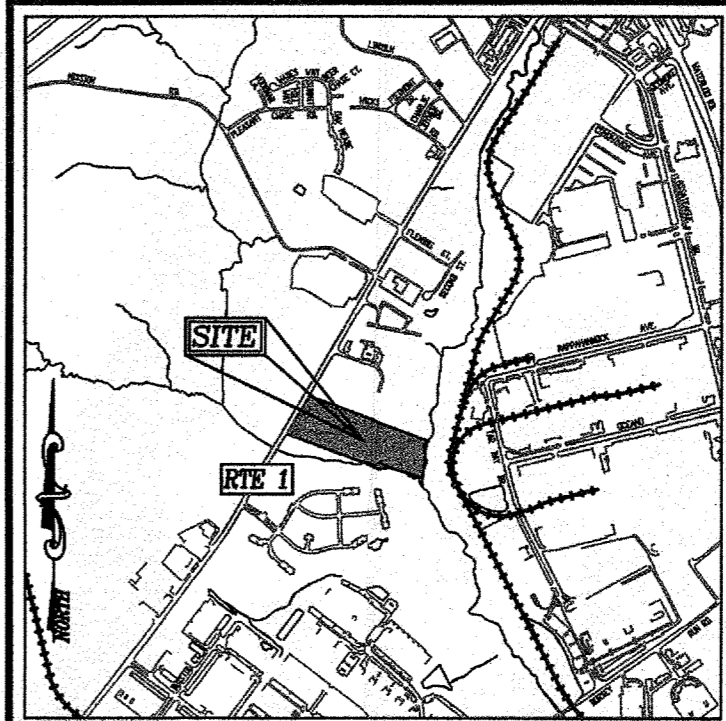
BENCHMARKS

HOWARD COUNTY BENCHMARK - 43GA
N 541797.033 E 1369159.568 ELEV. 240.967
ALONG EAST SIDE OF WASHINGTON BLVD
470 FT SOUTH OF GATEWOOD DRIVE

HOWARD COUNTY BENCHMARK - 4306
N 544117.488 E 1370550.920 ELEV. 219.402
0.1 MILES SOUTH OF MISSION ROAD

VICINITY MAP

SCALE: 1"=2000'
ADC MAP COORDINATE: 41-C1



ATTORNEY
THOMAS COALE, ESQ.
PERRY, WHITE, ROSS & JACOBSON
54 STATE CIRCLE
ANNAPOLIS, MD 21401
(443) 630-0507

PETITIONER/OWNER
LIFE STORAGE
6467 MAIN STREET
WILLIAMSVILLE, NY 14221
CONTACT: WILLIAM TURNER
(716) 650-6056

NO.	REVISION	DATE

CONFIRMATION AND EXPANSION OF NON-CONFORMING USE

LIFE STORAGE
8255 ROUTE 1, JESSUP, MD 20794

TAX MAP 43 BLOCK 20 PARCEL 231
8TH ELECTION DISTRICT

ZONED CE-CL1
PARCEL 231
HOWARD COUNTY, MARYLAND

VOGEL ENGINEERING

TIMMONS GROUP

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DESIGN BY: RHY
DRAWN BY: IMH
CHECKED BY: RHY
DATE: JUNE 2023
SCALE: AS SHOWN
W.O. NO.: 42948

REVISED