

PRESTON SAHARA, LLC

**1726 Dorsey Road, Hanover
AHO 2025-0131-S**

Tuesday, September 16, 2025 at 12:00 pm

AFFIDAVIT OF CONTINUED SIGN POSTING

I, the undersigned, being eighteen (18) years of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That the notice signs on the property that are the subject of Case No. 2025-00131-S were posted on August 27, 2025.
2. That the signs were posted as required by Anne Arundel County Code, §18-16-203(d).
3. That the signs have been posted continuously since that date.
4. That the locations of the signs that I posted are as follows:

First set of signs – Northern boundary of subject property facing MD 100

Second set of signs – Western boundary of subject property north of the intersection of Coca Cola Dr. and Dorsey Rd., facing Coca Cola Dr.

Third set of signs – Southern boundary of subject property east of existing commercial entrance, facing Dorsey Rd.

5. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice signs that I posted on the property.

Signature of Affiant:



Date: September 16, 2025

Printed Name and Address of Affiant:

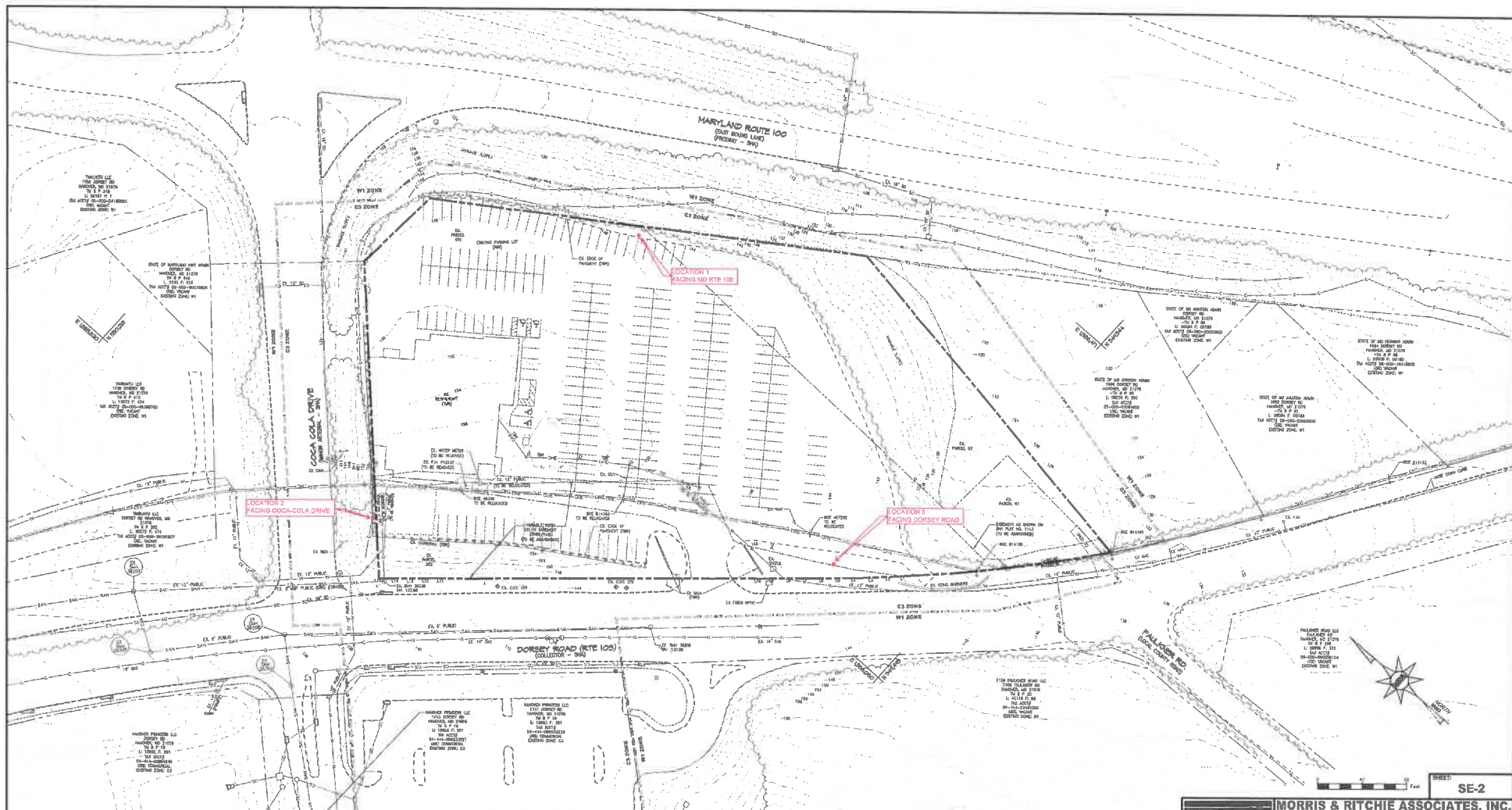
NAME: Thomas C. Neugebauer

FIRM: Morris & Ritchie Associates, Inc.

ADDRESS: 14280 Park Center Dr., Suite A

Laurel MD 20707

THIS PLAN IS THE PROPERTY OF MORRIS & RITCHIE ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MORRIS & RITCHIE ASSOCIATES, INC.



PLAN VIEW
SCALE: 1" = 40'

LEGEND


- | | |
|----------------------------|----------------------------|
| EX. PROPERTY LINE | EX. FINE HYDRANT |
| EX. RIGHT-OF-WAY | EX. WATER METER |
| EX. ADJACENT PROPERTY LINE | EX. MANHOLE |
| EX. EASEMENT | EX. POWER POLE |
| EX. BUILDING | EX. LIGHT POLE |
| EX. CURB | EX. FURNISH/EDGE OF OUTLET |
| EX. DRIVE/PAVEMENT | EX. ZONING DIVIDE |
| EX. WALK | EX. ST. COUNTER |
| EX. METAL FENCE | EX. 10' COUNTER |
| EX. WOOD FENCE | |
| EX. CLAUSTRAL | |
| EX. FENCELINE | |
| EX. STORM DRAIN | |
| EX. SANITARY LINE | |
| EX. WATER LINE | |
| EX. GAS LINE | |
| EX. TELECOM | |
| EX. OVERHEAD ELECTRIC | |
| EX. OVERHEAD TELEPHONE | |

SURVEY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°42'24" W	14.79'
L2	N 44°12'53" W	14.79'
L3	N 43°35'58" W	14.79'
L4	N 42°59'55" W	14.79'
L5	N 42°30'09" W	14.79'
L6	N 42°13'00" W	14.79'
L7	N 42°01'40" W	14.79'
L8	N 41°54'25" W	14.79'
L9	N 41°50'04" W	14.79'
L10	N 41°48'02" W	14.87'
L11	N 41°48'04" W	15.05'
L12	N 41°30'11" W	15.05'
L13	N 41°34'25" W	15.05'
L14	N 42°01'38" W	15.05'
L15	N 42°07'57" W	3.79'

SURVEY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1790.34'	182.30'	182.30'	N 48°25'11" W	73°01'19"



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
14289 PARK CENTER DRIVE
LAUREL, MD 20707
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MRA@MRA.COM

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**1704 & 1726 DORSEY ROAD
SPECIAL EXCAVATION PLAN
SELF-STORAGE**

EXISTING CONDITIONS PLAN

TAX ACCOUNT NUMBER: 06-000-11819000, 06-000-00000000, 06-000-00007800,
06-000-00000000 = PARCELS 02, 13, 302 & 401
06-000-00000000 = BLOCK 18 - ZONED C3
1704 & 1726 DORSEY RD, LAUREL, MARYLAND 21076 - ANNE ARUNDEL COUNTY

DATE	REVISIONS	JOB NO.	22082
		DATE:	02/26/2023
		DRAWN BY:	AS
		DESIGN BY:	JSC
		REVIEW BY:	CS
		SHEET:	2 OF 3

MARLEE TORRELLA, RIA
mtorrella@mra.com





NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN C3 - GENERAL COMMERCIAL DISTRICT.

LOCATION: 1726 DORSEY ROAD, HANOVER

CASE NO. 2025-0111-S

PREPARED BY: SAMARA LLC

PENDING PUBLIC HEARING MEETING. FOR INFO CONTACT
THE ZONING COMMISSION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNCIL.ORG/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN A C3 - GENERAL COMMERCIAL DISTRICT.

LOCATION: 1726 DORSEY ROAD, HANOVER

CASE NO: 2025-0131-S

PRESTON SAHARA LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS





TIMBUKTU



RESTAURANT
410-796-0733

TWISTED TEA

NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN A C3 - GENERAL COMMERCIAL DISTRICT

LOCATION: 1726 DORSEY ROAD, HANOVER

CASE NO: 2025-0131-S

PRESTON SAHARA LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

GREAT FOOD
COLD BEER
DINE-IN or
CARRY OUT

LEAS



NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN A C3 - GENERAL COMMERCIAL DISTRICT.

LOCATION: 1726 DORSEY ROAD, HANOVER

CASE NO: 2025-0131-S

PRESTON SAHARA LLC

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS**



NOTICE
AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN A C-1 GENERAL COMMERCIAL DISTRICT

LOCATION: 1726 DORSEY ROAD, HANOVER, NH
CASE NO. 2023-011-S
PRESTON SAHARA LLC

PENDING A PUBLIC ZOOM MEETING FOR INFO CONTACT
PLANNING DIVISION AT 603-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.NH.GOV/ADMIN-HEARINGS

NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO ALLOW A SELF-SERVICE STORAGE FACILITY
IN A C3 - GENERAL COMMERCIAL DISTRICT.

LOCATION: 1726 DORSEY ROAD, HANOVER

CASE NO: 2025-0131-S

PRESTON SAHARA LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS



1726 Dorsey Road

APP. EXHIBIT# 2
CASE: 2025-0131-S
DATE: 9/16/25



Legend

Foundation

Parcels



Notes

Ex. A

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

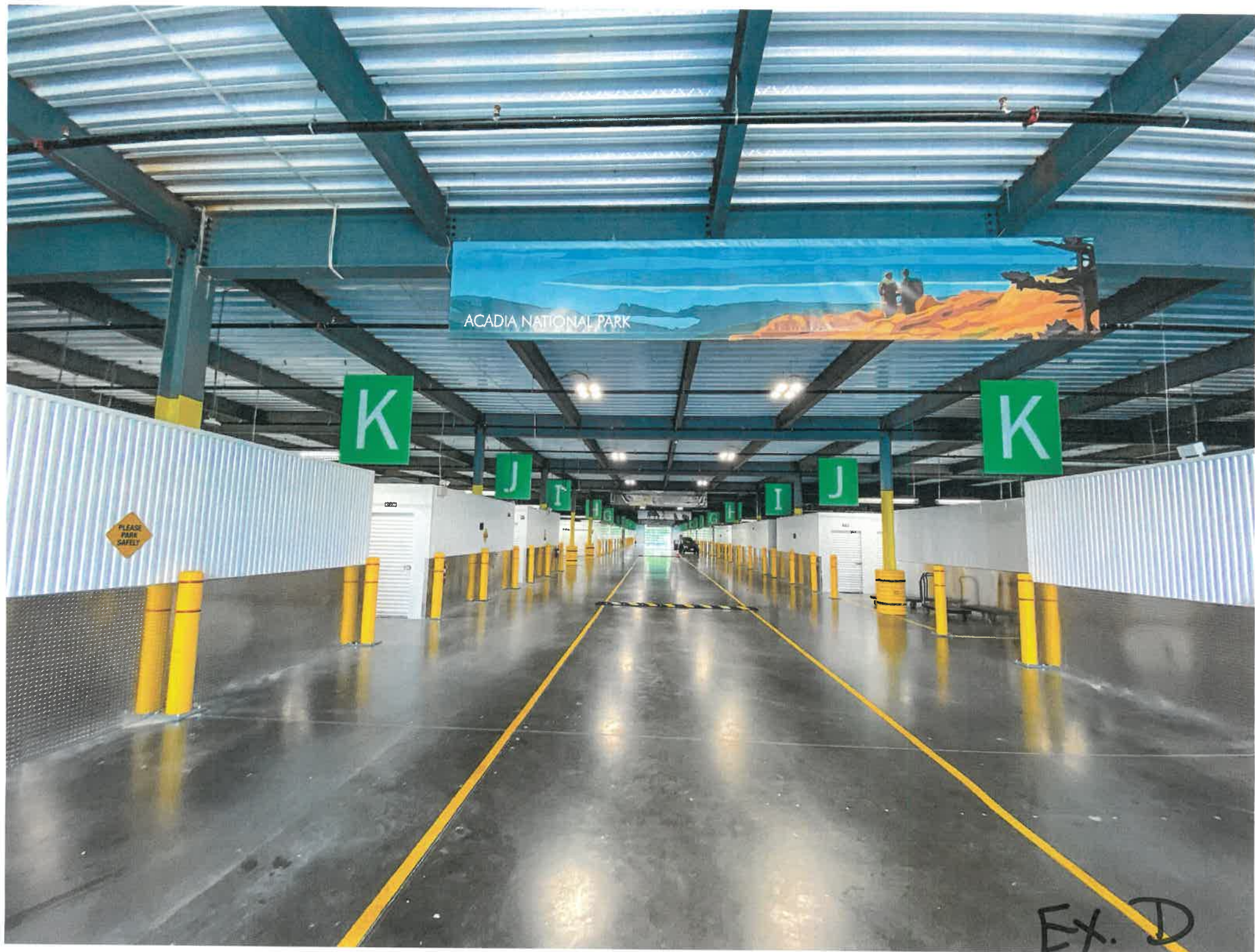
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Ex. B



Ex.C

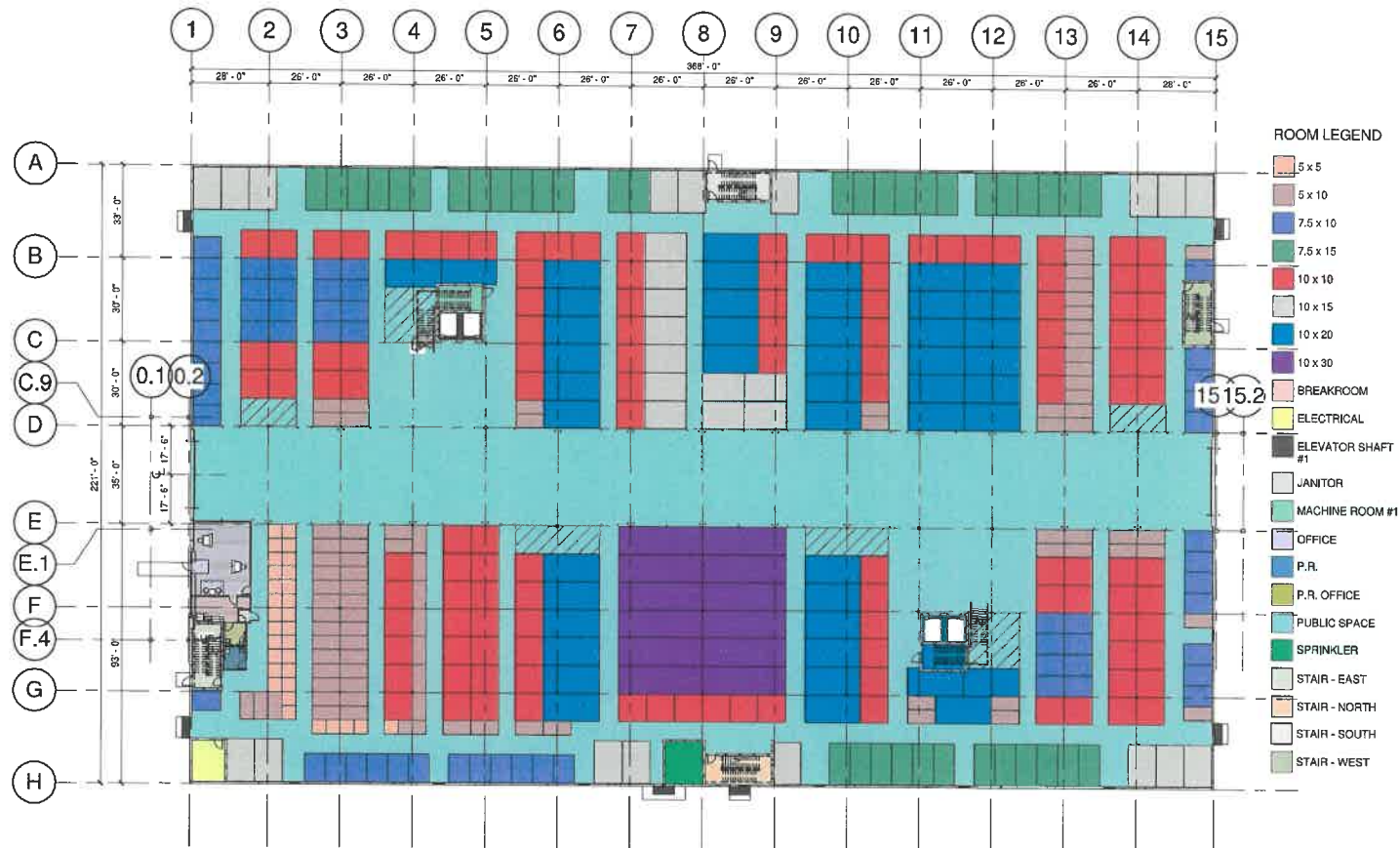




Ex. E



Ex. F



Ex.G 1



Ex.G2

Ex. H

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Resume of MARILEE TORTORELLI

POSITION: Principal/Landscape Architect

YEARS OF EXPERIENCE: This Firm: 19 years Other Firms: 21 Years

EDUCATION: BSLA / Pennsylvania State University / 1985

REGISTRATION: 1992 / Registered Landscape Architect / MD # 1051

PROFESSIONAL EXPERIENCE:

Ms. Tortorelli's responsibilities include design and project management for a variety of residential, commercial and industrial projects and institutional and recreational sites. She is experienced in all phases of project design, including site evaluation, feasibility studies, master planning, special exceptions, rezonings, variances, landscape and streetscape design, site planning and preliminary engineering. Ms. Tortorelli's technical expertise includes site layout, grading, landscape plans, forest conservation plans, reforestation plans, feasibility studies, hearing testimony and cost estimating.

REPRESENTATIVE PROJECTS INCLUDE:

Two Rivers Planned Unit Development

Provided site design and illustrative plans for this 2,060 unit, 1,400-acre Planned Unit Development which included individual parcel site layouts, forest conservation, landscape design, and road and utility design. Prepared a recreation/green area master plan and detailed design plans for recreational amenities throughout the PUD. The amenities included a 10-foot wide pathway system, preservation of green areas, seating areas, and community center design. Provided expert testimony and exhibits for planning issues for special exception case to allow a PUD use and certain amendments to the PUD.

Piney Orchard Phases II, III, IV, V and VI - Anne Arundel County, MD

Provided site design and illustrative plans for this 4,500 unit, 1,360-acre Planned Unit Development which included individual parcel site layouts, forest conservation, landscape design, and road and utility design. Prepared a recreation/green area master plan and detailed design plans for recreational amenities throughout the PUD. The amenities included a 10-foot wide pathway system, preservation of green areas, tot lot design, pool expansion, pool houses and pool facilities, nature trail, and trail head parking lot. Provided expert testimony and exhibits for planning issues for five special exception

14280 Park Center Drive, Laurel, MD 20707 (410) 792-9792 (301) 776-1690 Fax: (410) 792-7395 www.mragta.com

Abingdon, MD ♦ Laurel, MD ♦ Towson, MD ♦ Georgetown, DE ♦ New Castle, DE ♦ Sterling, VA
(410) 515-9000 (410) 792-9792 (410) 821-1690 (302) 855-5734 (302) 326-2200 (703) 674-0161

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AND LANDSCAPE ARCHITECTS



cases to allow a PUD use and for four rezoning cases to increase the limits of the residential component of the PUD.

Manor Care Assisted Living Facility - Anne Arundel County, MD

Prepared a feasibility study, special exception plan, and detailed design plans for the 5-acre Assisted Living Facility. Provided expert testimony and exhibits for planning issues related to the special exception. Minimized impacts to wetlands, specimen trees and adjacent property owners. Prepared forest stand delineation plans and report, forest conservation plans and very detailed landscape plans which included entrance features, court yards, and a path system.

Tanyard Cove Planned Unit Development - Anne Arundel County, MD

Prepared Planned Unit Development special exception plans and sketch plans for this 600 acre, 2272 unit residential development containing 2 miles of water frontage. Provided expert testimony for planning issues for the special exception case to allow a PUD. A recreation/green area master plan was prepared, which included several recreation activity centers and destination points linked by a hard and soft surface pathway system. The infrastructure sketch plans included all preliminary design for utilities, roads, landscaping, street trees, and SWM. Development parcel locations were identified and densities determined.

National Business Park - Anne Arundel County, MD

Prepared and designed the preliminary and final plans for this 250 acre Office Park. Design included identifying lot and road locations, grading, SWM, and utilities. Designed several site layouts for office buildings, hotels and research and development buildings on several lots. Prepared detailed landscape plans for the Industrial Park and individual lots. Prepared variance plans and exhibits to allow a reduced building and parking setback from adjoining roadways.

National Business Park North - Anne Arundel County, MD

Prepared and designed master plans, preliminary, and final plans for this 210 acre Mixed Use Development. Design items include site layouts, grading, SWM, landscaping, forest conservation, amenities, street trees, reforestation, and utilities. Prepared rezoning plans and exhibits to change the intensity of Mixed Use zone and testified at the hearing.

International Trade Center Office Complex - Anne Arundel County, MD

Prepared street tree planting design and processed plans through the County system. Prepared a variance submittal application, including plans and exhibits.

Baldwin's Choice - Anne Arundel County, MD

This project consisted of 450 acres located in Deale, with only 120 acres of upland. Prepared special exception plans, exhibits, and expert testimony to allow a residential Planned Unit Development for approximately 200 single family homes. Prepared sketch and final plans for the development, including forest stand delineation, forest conservation, reforestation, landscaping, street trees, and recreational amenity plans. Designed innovative wetland mitigation facilities adjacent to open section roadways in the subdivision in lieu of standard side ditches to improve water quality.

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ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



Symphony Woods at Tanyard Cove – Anne Arundel County, MD

This project consists of 160 acres with access from Marley Neck Blvd. Prepared rezoning and special exception plans to allow a residential Planned Unit Development for approximately 1000 units. Provided expert testimony on planning issues and prepared exhibits supporting the cases.

Cedar Hill Planned Unit Development – Anne Arundel County, MD

This project consists of 164 acres with access from MD Rte 2. Prepared rezoning and special exception plans to allow a residential Planned Unit Development for approximately 1300 units. Provided expert testimony on planning issues and prepared exhibits supporting the cases.

Annapolis Exchange – Annapolis, Anne Arundel County, MD

Principal-in-charge responsible for environmental site analysis, forest stand delineation, forest conservation plans, conceptual site plans, landscape plans, preparation of construction documents, sediment control plans, public utility easement plats, cost estimating, wetland delineation and permit acquisition, an ALTA survey, and final site plans for this 28-acre commercial industrial park in Parole. Prepared a concept plan which was a requirement of the Parole Town Center prior to submittal of final design plans to the County. Involved with the incentive hearing that allowed greater building height and less open space by providing specific amenities such as lighting, benches, trail systems, and enhancement landscaping. Prepared several layout alternatives for development of the entire project. Prepared several detailed layouts for lots 4 and 5 ensuring phased construction for the 1st building and for a 2nd building and parking garage in the future.

Arundel Preserve Mixed Use Development – Anne Arundel County, MD

Principal-in-charge with planning, environmental, survey, and engineering services for this 270 +/- acre proposed mixed-use development located in Jessup, MD. The mixed-use project will accommodate 500 apartments, 500 single family and townhouse units, retail, two hotels, office, and research and development facilities. The project is located adjacent to Maryland Route 295 and southwest of the Arundel Mills Mall and Dorchester residential development. Additional scope of services included a detailed forest stand delineation of approximately 200 acres including 131 specimen trees, reforestation design, landscape and street tree design, parcel development plans, recreation amenity design, and wetland permitting.

MEMBERSHIPS:

American Society of Landscape Architects – Member

Maryland Building Industry Association – Member

Maryland Building Industry Association Anne Arundel County Chapter – Board of Directors, Planning & Zoning Committee Chairperson

NAIOP – Legislative Committee

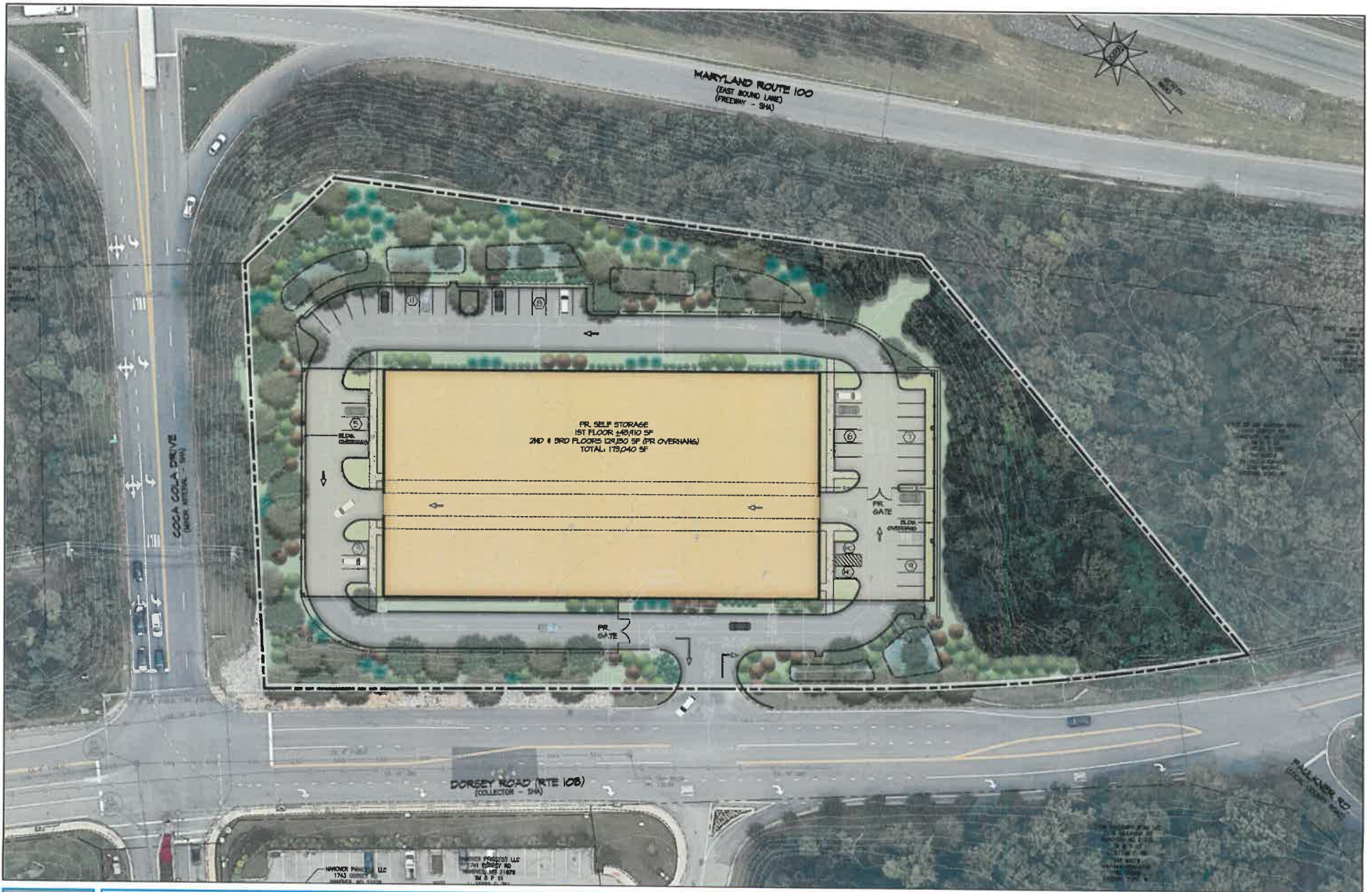
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1704 & 1726 DORSEY ROAD - EXISTING CONDITIONS

Ex. I





TRAFFIC CONCEPTS, INC.

7525 Connelley Drive • Suite B • Hanover, MD 21076 • 410-760-2911

September 6, 2025

Ms. Sarah Fowler, P.E.
Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

RE: 1726 Dorsey Road
Existing Timbuktu Restaurant
Proposed Self-Storage Facility
Adequate Public Facilities – Roads
TC#M2025-08

Dear Ms. Fowler:

In accordance with the Anne Arundel County Code, Article 17, Section 17-5-401, a development passes the test for adequate road facilities if the development creates 50 or fewer daily trips. The above-referenced project will generate less than 50 new daily vehicle trips when compared to the existing use on the property.

The site currently contains a 14,310-gross square foot (per SDAT) high turnover sit-down restaurant (Timbuktu). The site will be re-developed with a 173,040-gross square foot self-storage facility. We have utilized the Institute of Transportation Engineers', Trip Generation Manual, 12th Edition to determine trip generation rates for the existing and proposed uses on the site. The results can be found on the chart on the following page.

USEAVG. DAILY TRAFFIC

Proposed Use

Self-Storage Facility (Mini-Warehouse)

ITE Land Use Code 151

173,040 gsf

223

Existing Use

High-turnover Sit-down Restaurant

ITE Land Use Code 932

14,310 gsf

-1485

**Total New Trips Generated by
Change in Site****-1262**

As shown in the above chart, the proposed re-development of this site will decrease the daily trips by 1262. Therefore, we conclude that the proposed development passes the test for adequate road facilities without the need for a full traffic impact study. If you have any questions or require additional information, please feel free to contact our office at your convenience.

Sincerely,

TRAFFIC CONCEPTS, INC.



by: Jackie C. Plott

Lead Transportation Planner

JPlott@traffic-concepts.com

Mini-Warehouse (151)

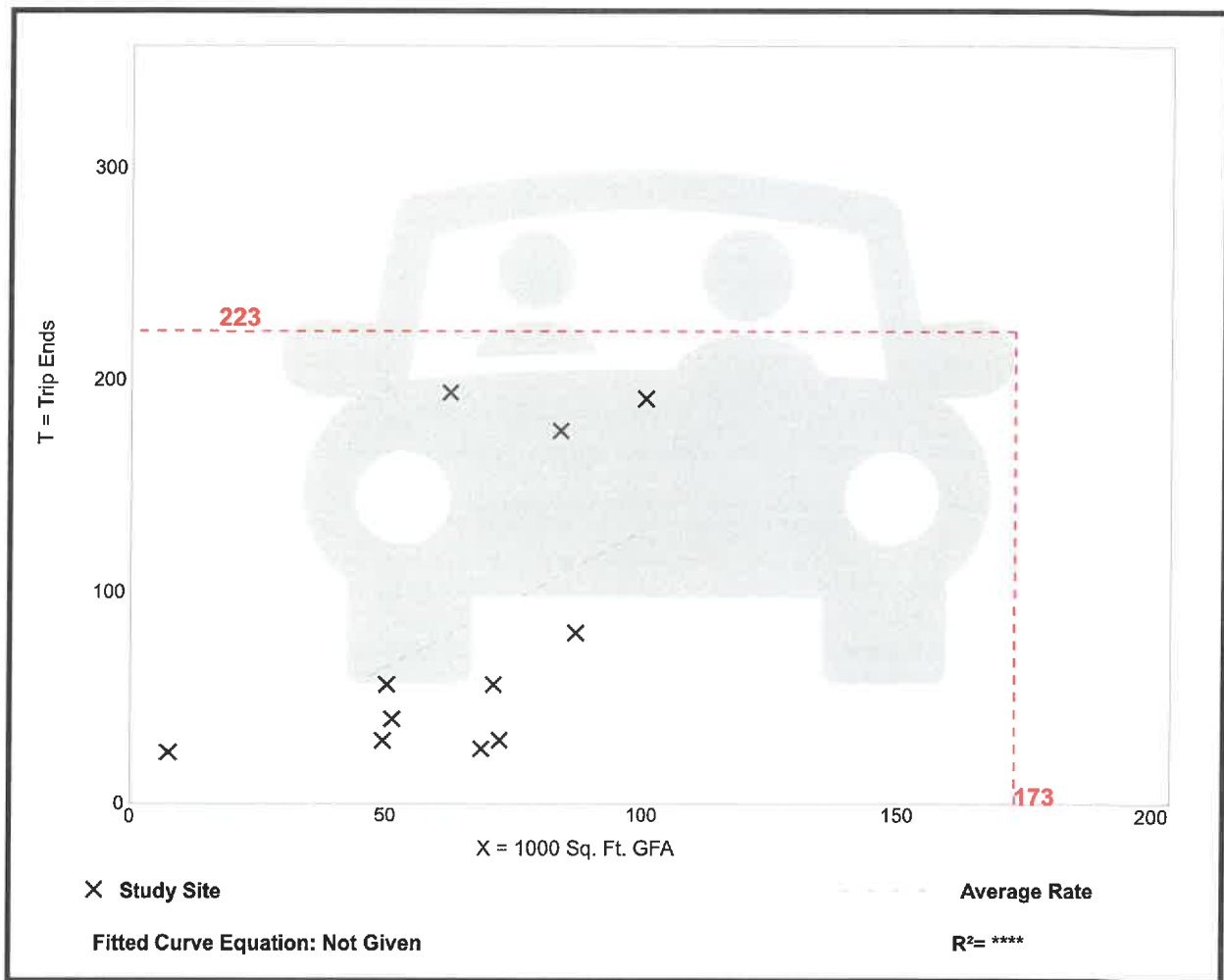
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 64
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.29	0.38 - 3.16	0.89

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 50
Avg. 1000 Sq. Ft. GFA: 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
103.75	13.04 - 742.41	67.15

Data Plot and Equation

