

UPPER MARLBORO SELF STORAGE

Detailed Site Plan

Alternative Compliance ACL-2023-008

Type II Tree Conservation Plan TCP11-137-01-01

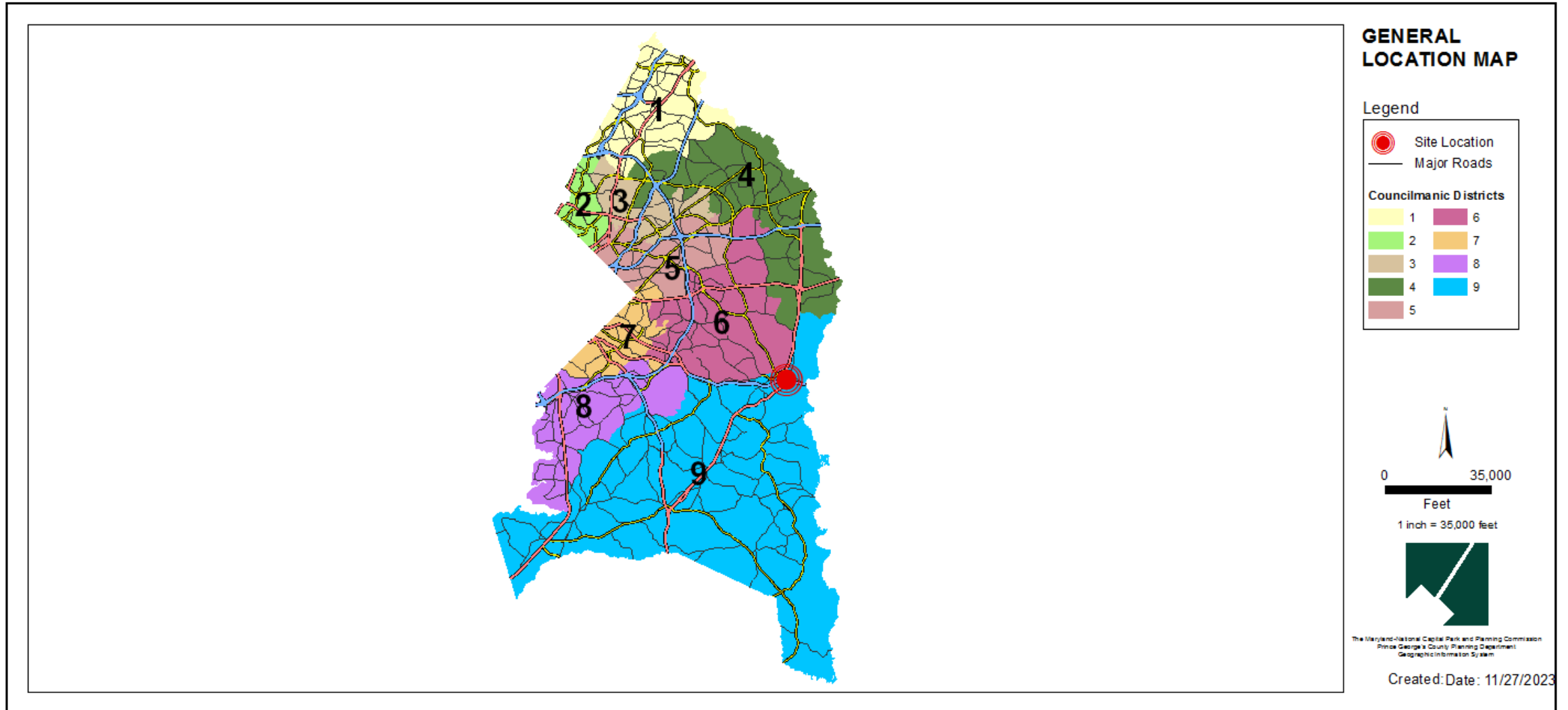
Staff Recommendation: APPROVAL with conditions



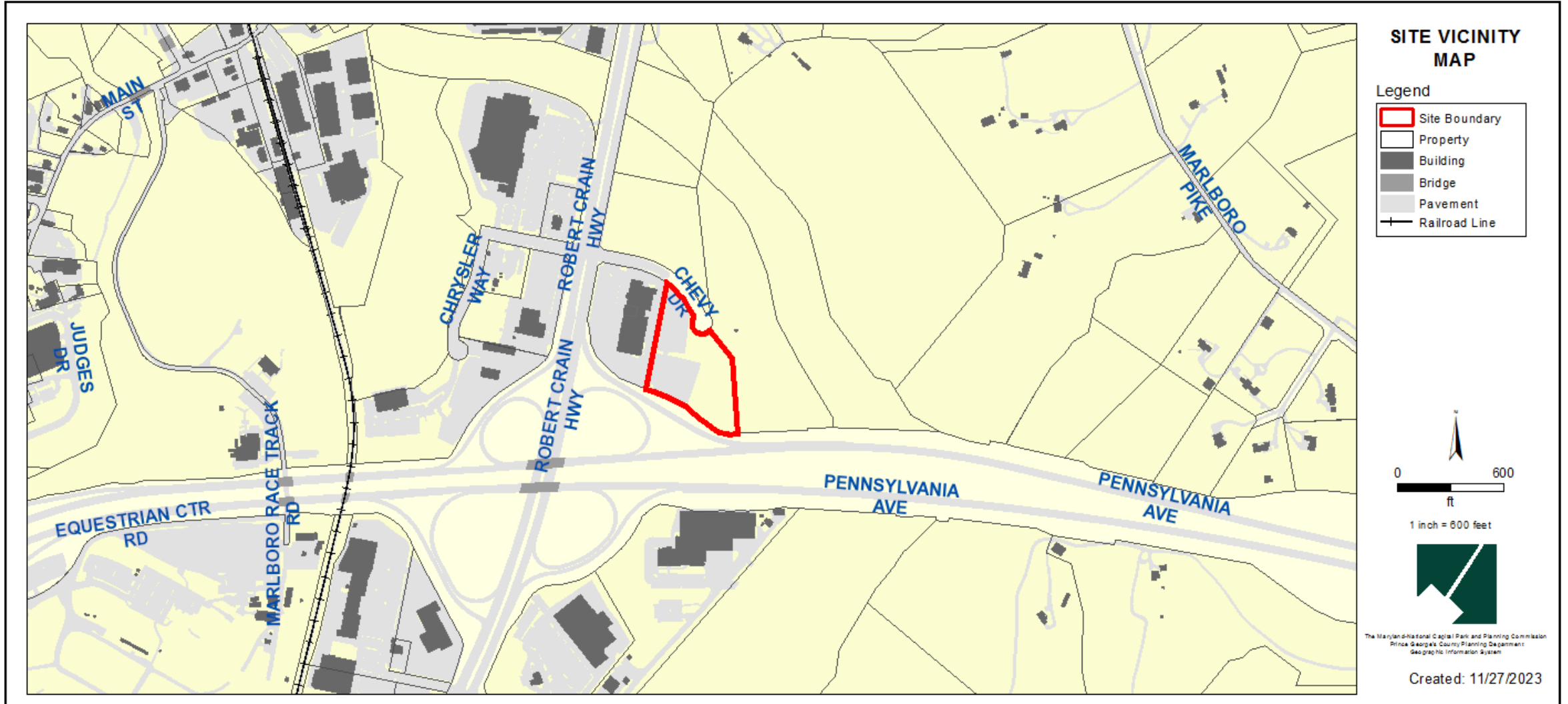
GENERAL LOCATION MAP

Council District: 09

Planning Area: 079

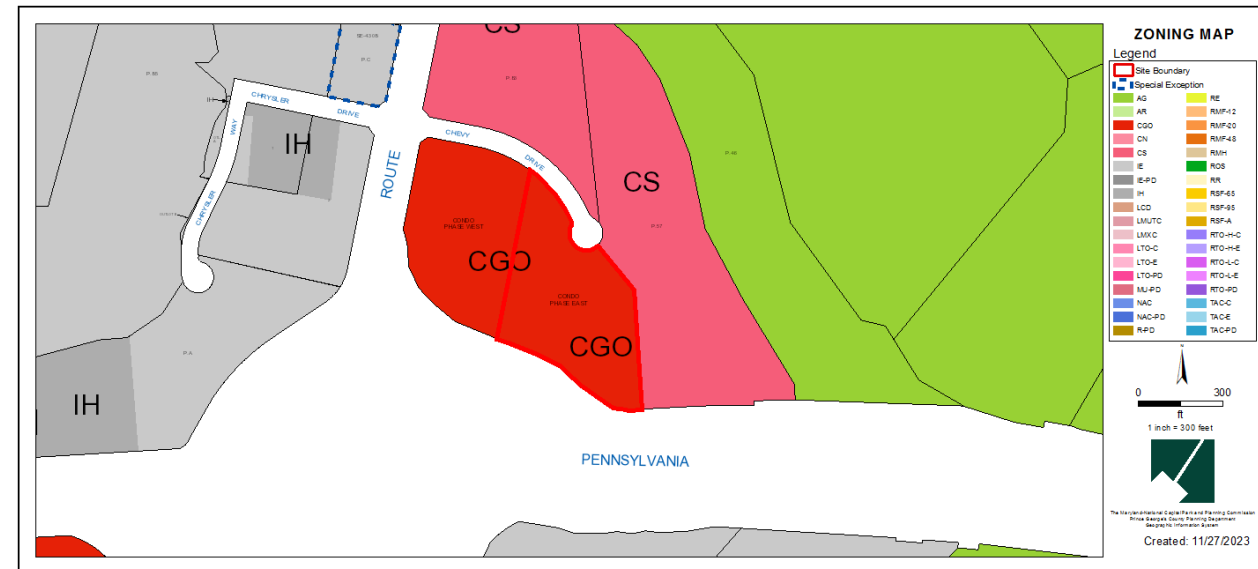
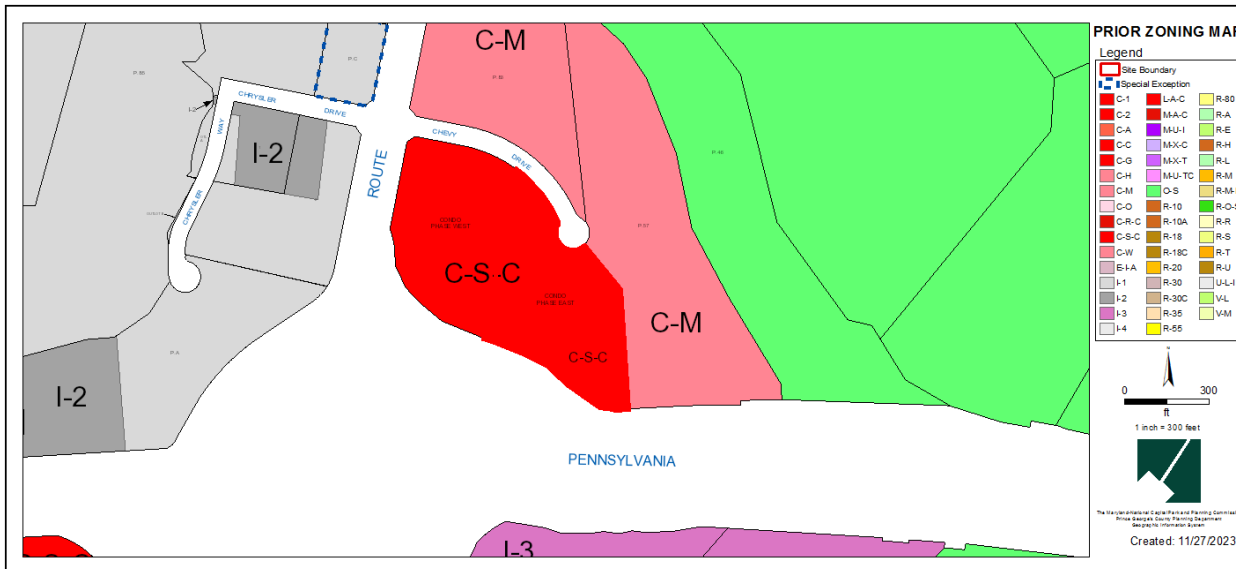


SITE VICINITY MAP

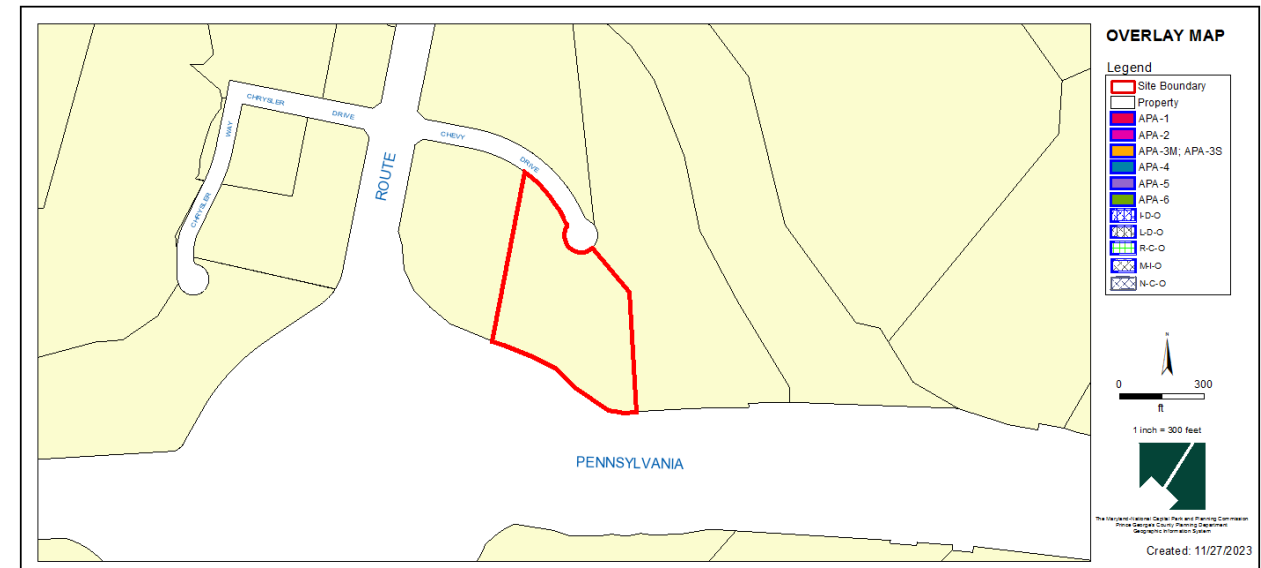


ZONING MAP (PRIOR AND CURRENT)

Property Zone: CGO (Prior C-S-C)
C)



OVERLAY MAP (PRIOR AND CURRENT)



AERIAL MAP



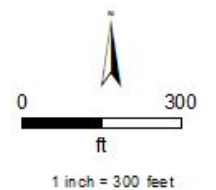
AERIAL MAP

Legend

Site Boundary

Property

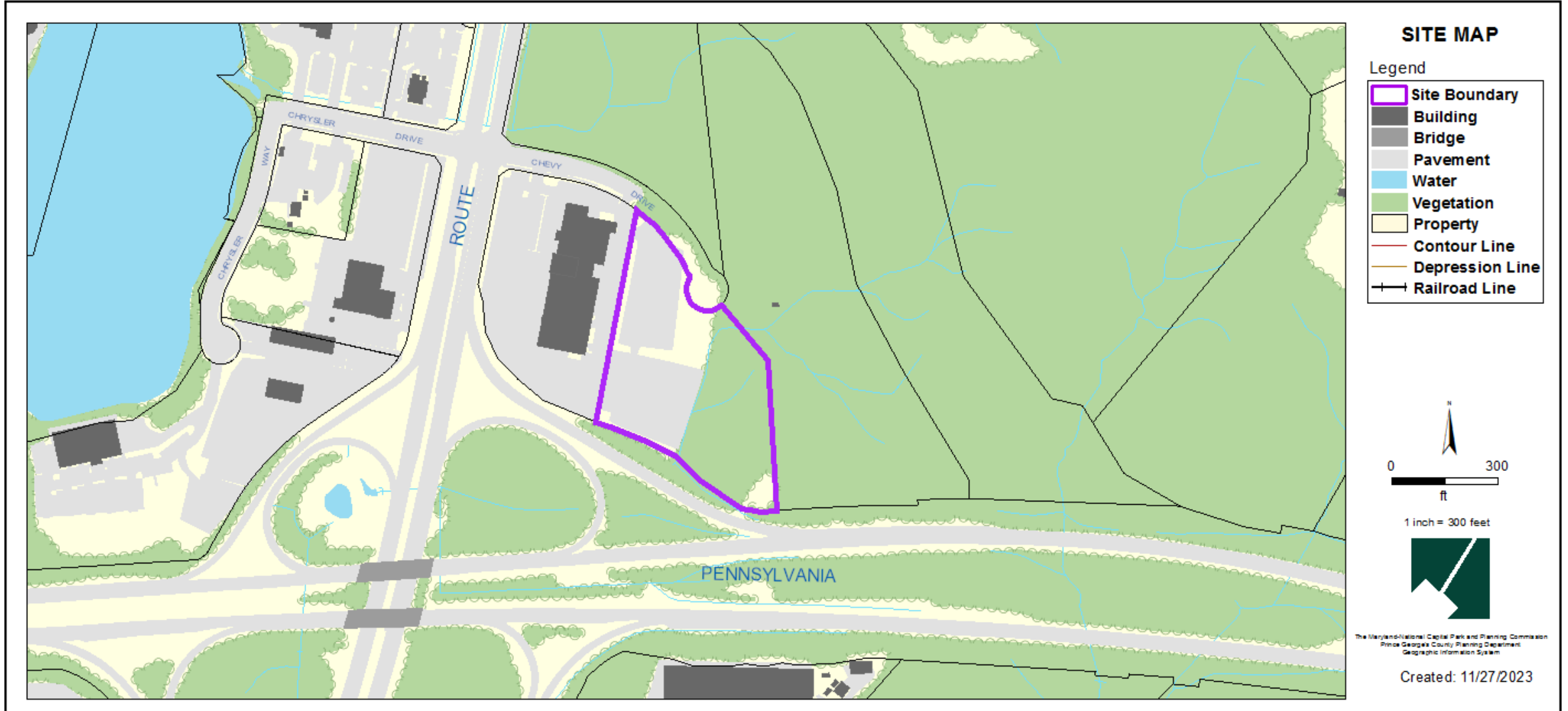
IMAGERY FROM
May 2023



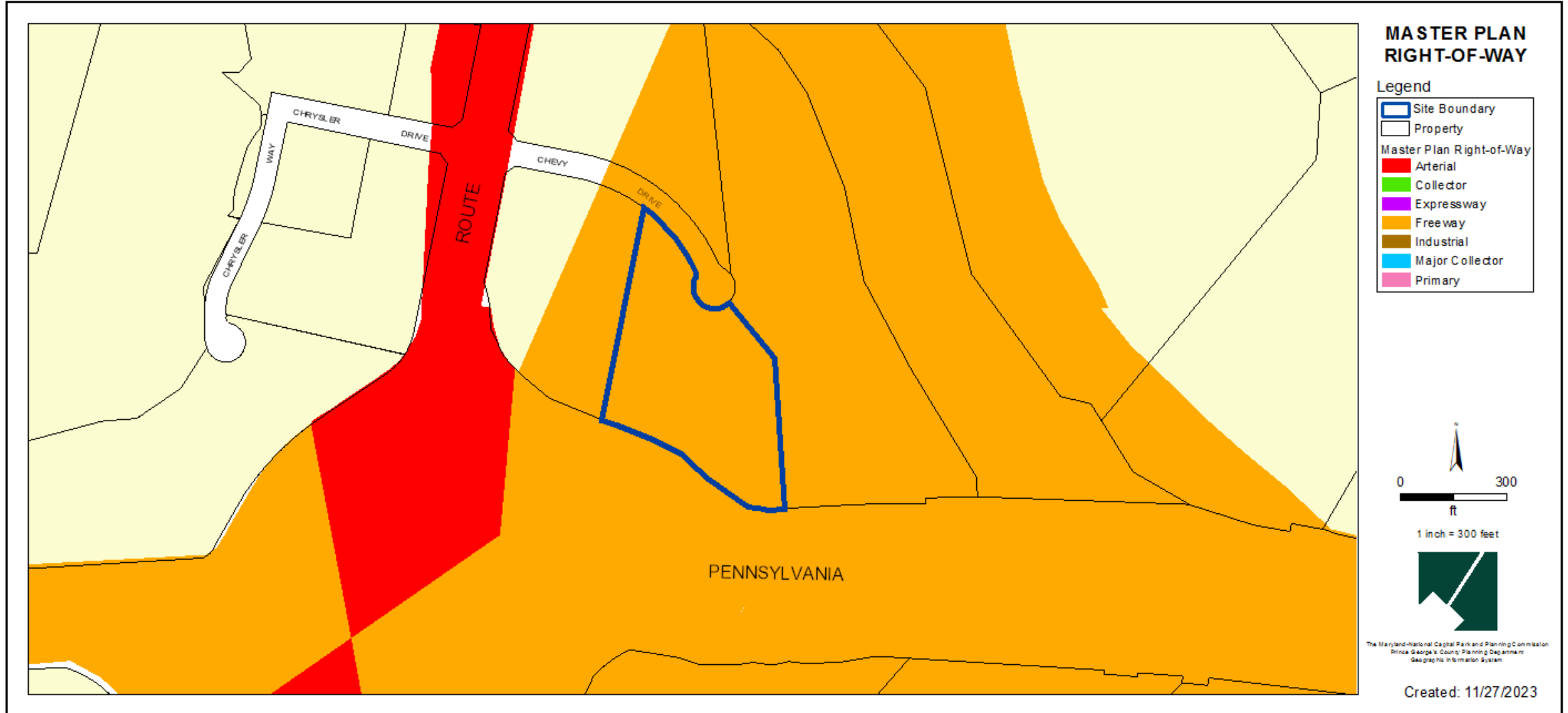
The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Geographic Information System

Created: 11/27/2023

SITE MAP



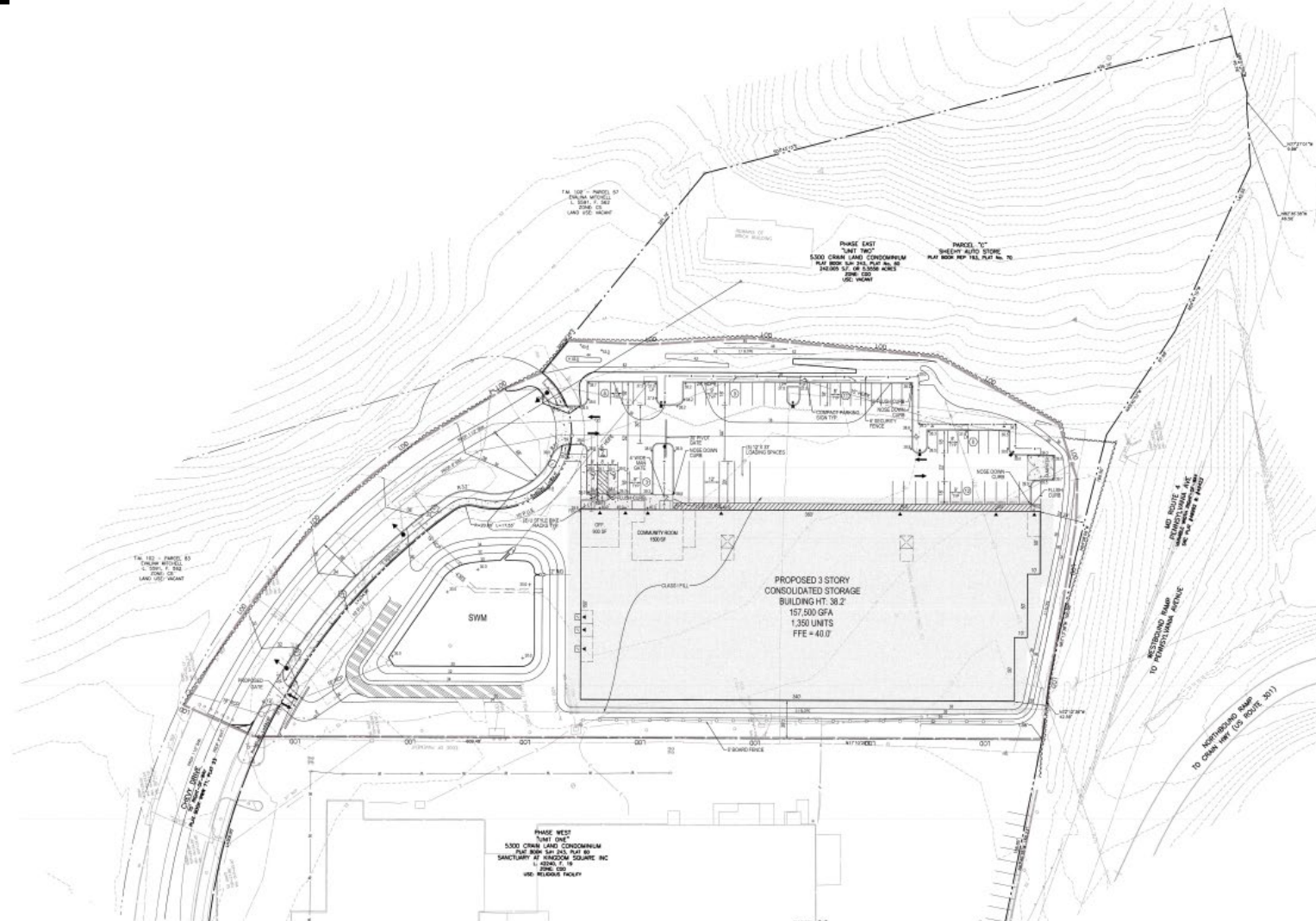
MASTER PLAN RIGHT-OF-WAY MAP



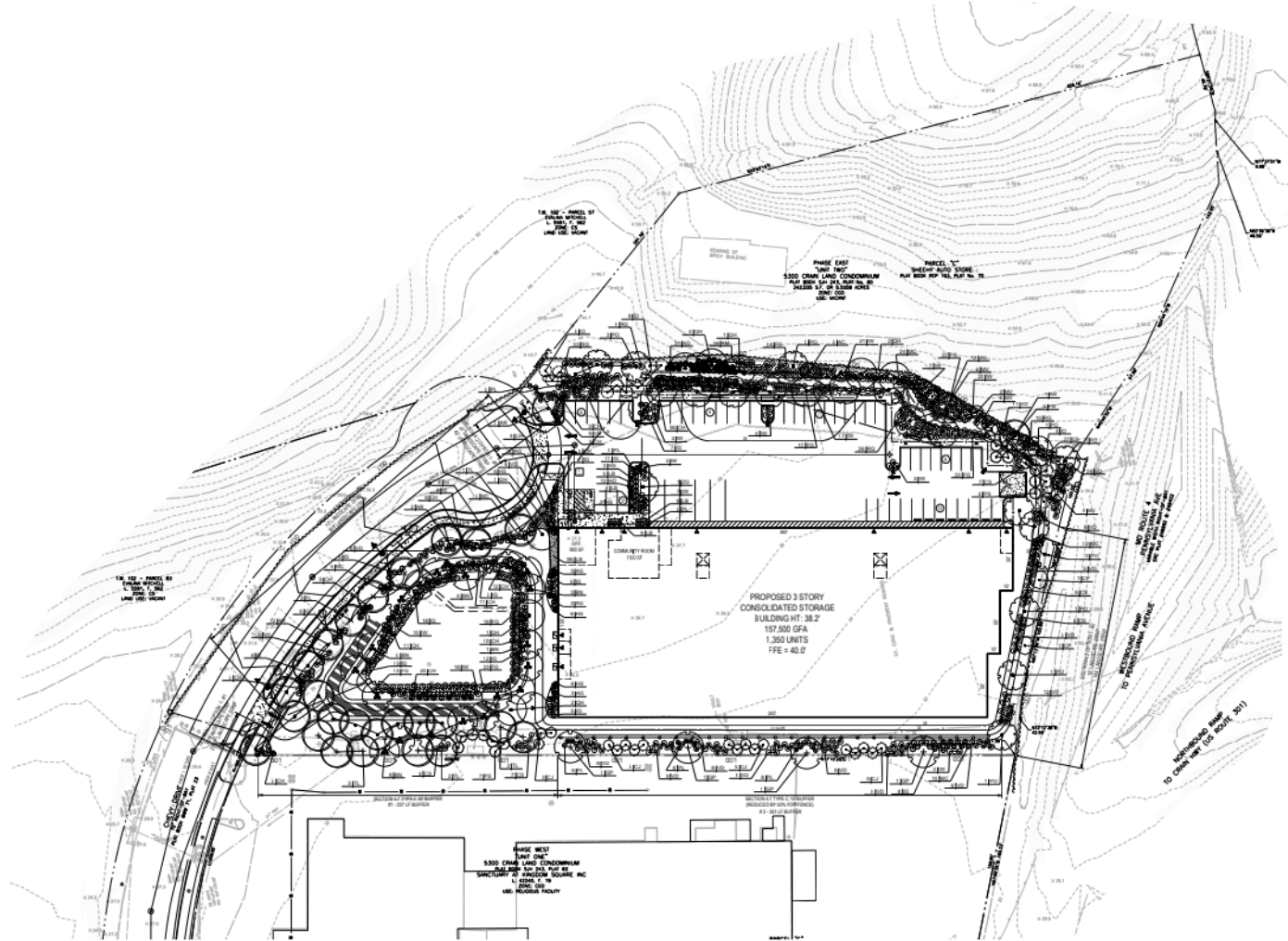
BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



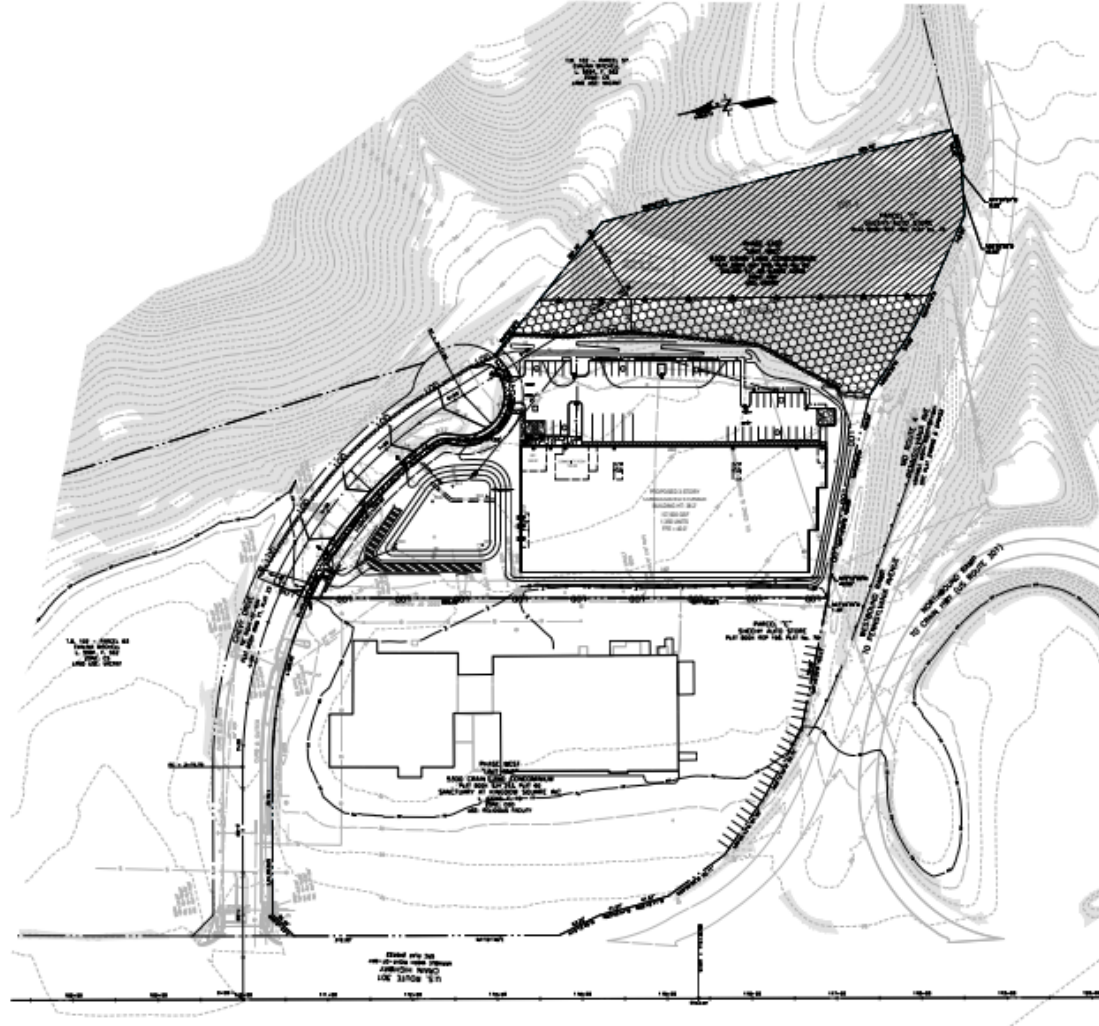
DETAILED SITE PLAN



LANDSCAPE PLAN



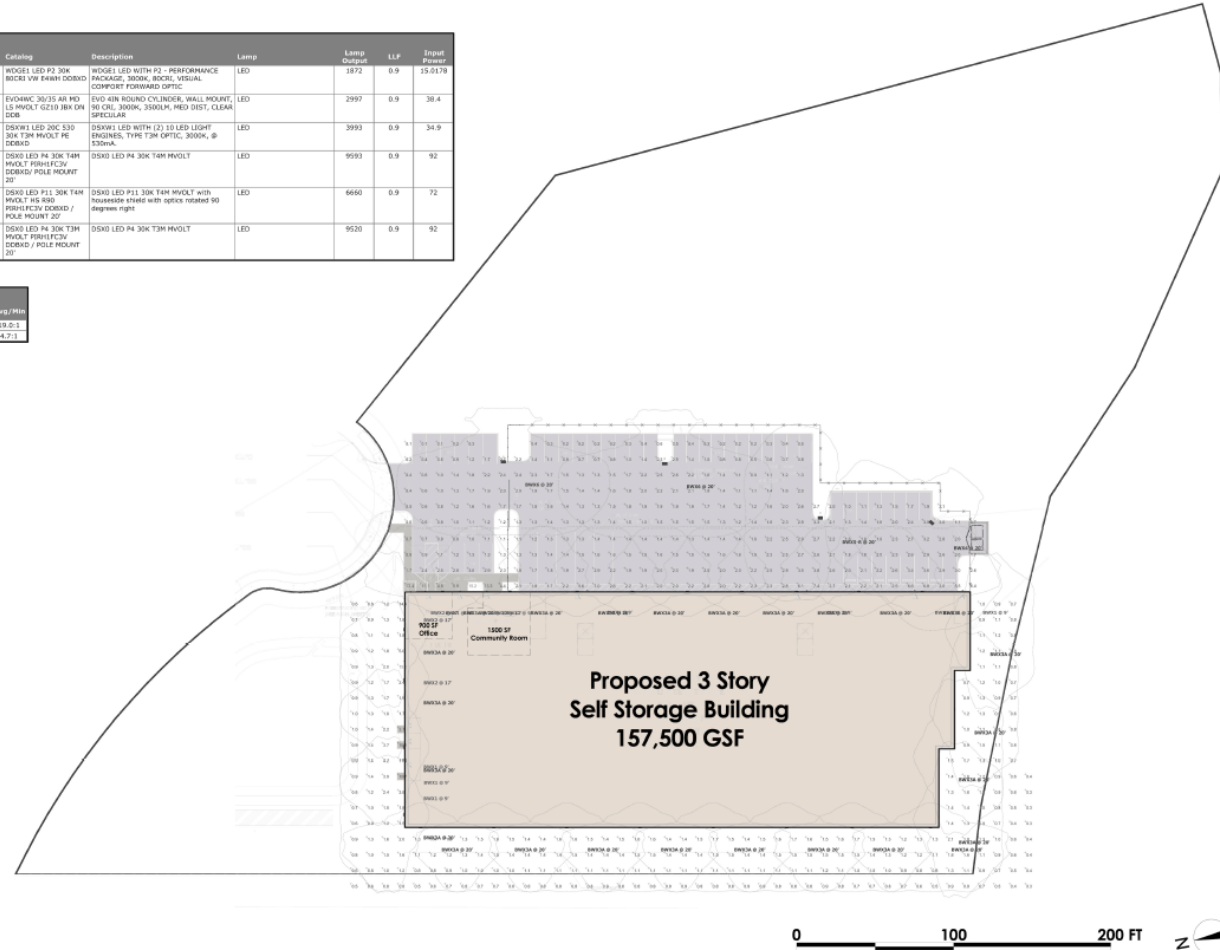
TYPE II TREE CONSERVATION PLAN



PHOTOMETRIC PLAN

Symbol	Label	QTY	Manufacturer	Catalog	Description	Lamp	Lamp Output	LLF	Input Power
	BWX1	10	Lithonia Lighting	W06S1 LED P2 30K 80CRI VR 64W41 DOBBD	W06S1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORMING OPTIC	LED	3372	0.9	15.0/178
	BWX2	4	Gotham Architectural Lighting	EV04WC 30/35 AR HD L5 HVOLT 6210 IBA ON D58	EV04WC 30/35 AR HD L5 HVOLT 6210 IBA ON D58	LED	2997	0.9	38.4
	BWX3A	25	Lithonia Lighting	DSXW1 LED 20K S30 30K T3M HVOLT P6 DOBBD	DSXW1 LED WITH (2) L5 LED LIGHT ENGINE, TYPE T3M OPTIC, 3000K, @ 530mA	LED	3993	0.9	34.9
	BWX4	1	Lithonia Lighting	DSX0 LED P4 30K T4M HVOLT P6HVOLTFCV DOBBD / POLE MOUNT 20'	DSX0 LED P4 30K T4M HVOLT	LED	9593	0.9	92
	BWX5-R	1	Lithonia Lighting	DSX0 LED P11 30K T4M HVOLT HS 500 P6HVOLTFCV DOBBD / POLE MOUNT 20'	DSX0 LED P11 30K T4M HVOLT with housings fitted with optics rotated 90 degrees right	LED	6650	0.9	72
	BWX6	2	Lithonia Lighting	DSX0 LED P4 30K T3M HVOLT P6HVOLTFCV DOBBD / POLE MOUNT 20'	DSX0 LED P4 30K T3M HVOLT	LED	9530	0.9	92

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING	+	1.5 ft	15.2 ft	0.1 ft	152.0:1	19.0:1
BUILDING PERIMETER	+	1.4 ft	15.2 ft	0.3 ft	50.7:1	4.7:1



FRONT ELEVATION FACING CHEVY DRIVE (N)



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 PLANNING • ARCHITECTURE • PROPERTY VISIONING

P-200
 SHEET 1 OF 7
 07/19/2023

Front Elevation Facing Chevy Drive (N)
Upper Marlboro Self Storage - Prince George's Co, MD

**Generation
 Properties, LLC**

SIDE ELEVATION ALONG LOADING (E)



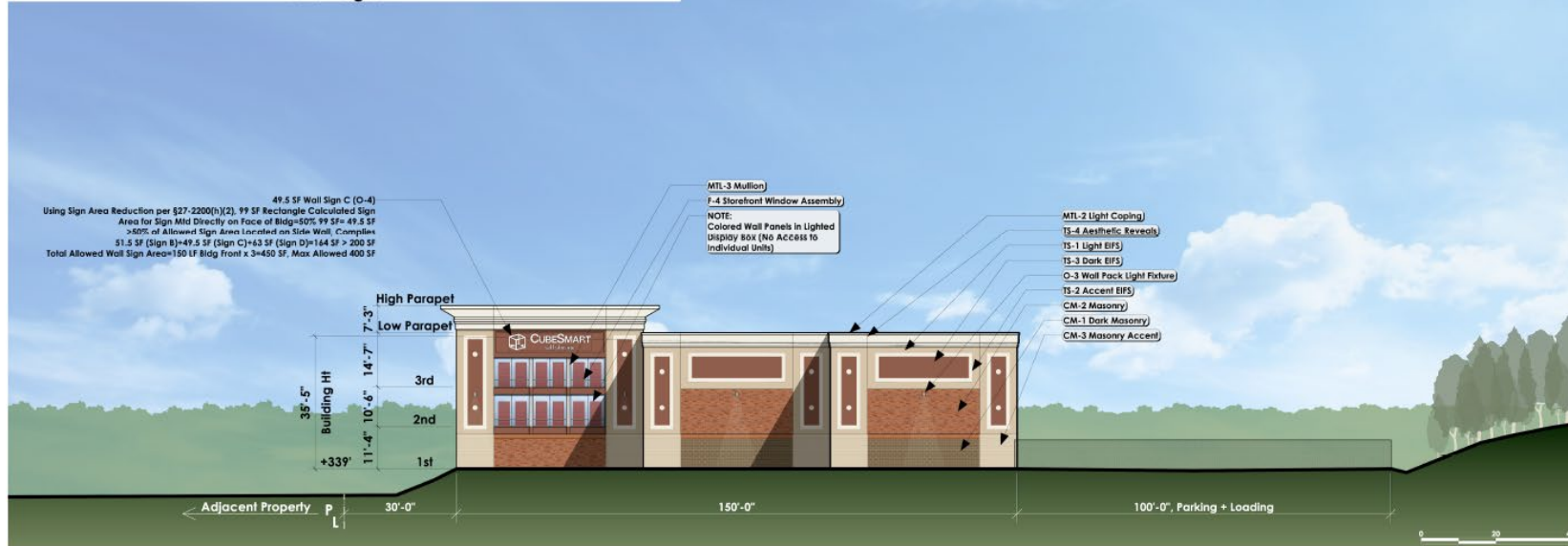
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P-201
SHEET 2 OF 7
07/19/2023

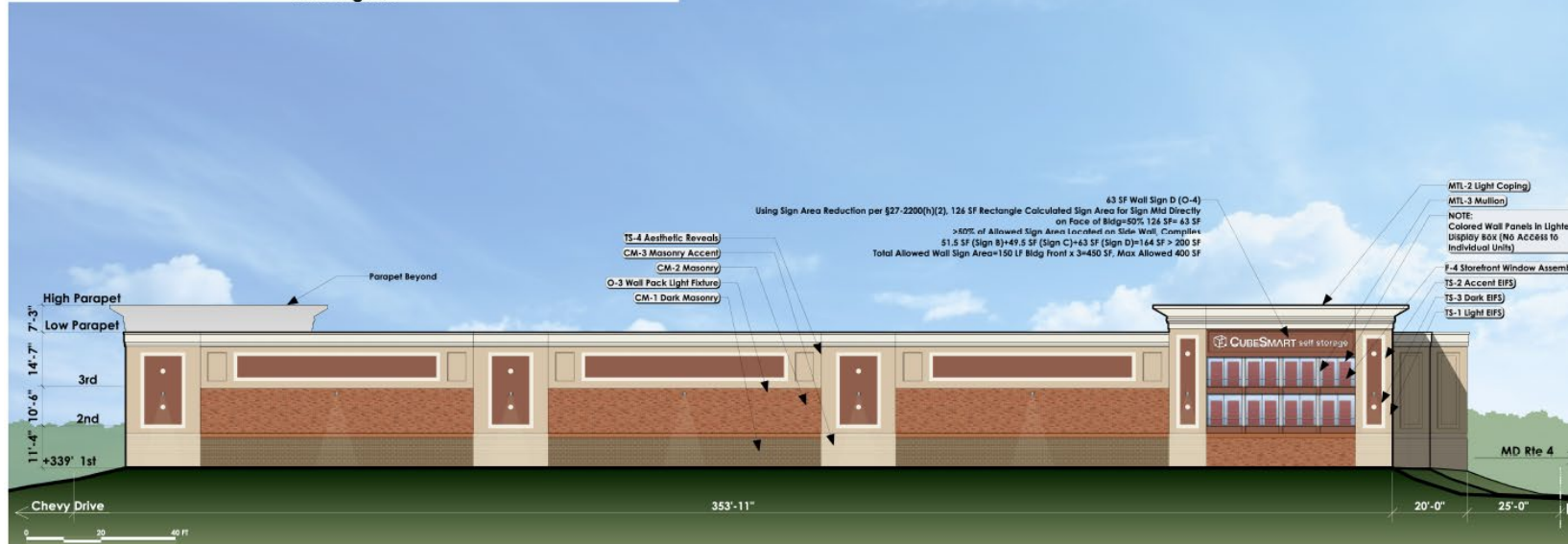
Side Elevation along Loading (E)
Upper Marlboro Self Storage - Prince George's Co, MD
Project ID: 001 Community Room Revision

**Generation
Properties, LLC**

REAR ELEVATION FACING ROUTE 4 EXIT RAMP (S)



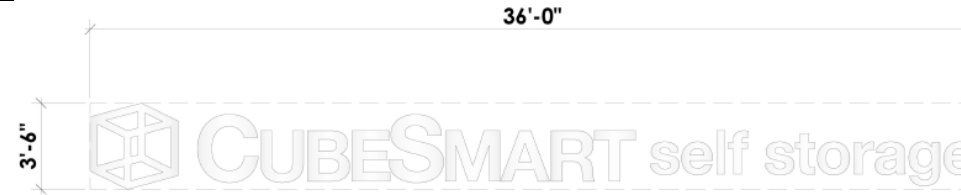
SIDE ELEVATION ALONG ADJACENT PROPERTY (W)



PROPOSED SIGNAGE



Wall Sign A



Wall Sign D



Wall Sign B



Wall Sign C

PROPOSED SIGNAGE SCHEDULE - CGO ZONE						
SIGN	DRAWING REF	TYPE	SIGN LENGTH	SIGN WIDTH	SIGN CALCULATED AREA	ILLUMINATION
A	P-200	Wall	22'0"	4'6"	49.50 SF	Internally, Static
B	P-201	Wall	25'9"	4'0"	51.50 SF	Internally, Static
C	P-202	Wall	22'0"	4'6"	49.50 SF	Internally, Static
D	P-203	Wall	36'0"	3'6"	63.00 SF	Internally, Static
TOTAL PROPOSED WALL SIGN AREA					213.50 SF	
TOTAL ALLOWED WALL SIGN AREA=150 LF Building Front x 3=450 SF, Max Area Allowed=					400.00 SF	
Signage Complies						
1. Sign Area Meets or is per § 27-200(b)(2) Sign Area Distribution 2. Sign Illumination per § 27-615(c)(1) Static Illumination						

STAFF RECOMMENDATION

APPROVAL with conditions

- DET-2022-017
- ACL-2023-008
- TCPII-137-01-01

Major/Minor Issues:

- None

Applicant Required Mailings:

- Informational Mailing: 5/25/2023
- Acceptance Mailing: 09/26/2023