

WALKER MILL SELF STORAGE

Detailed Site Plan

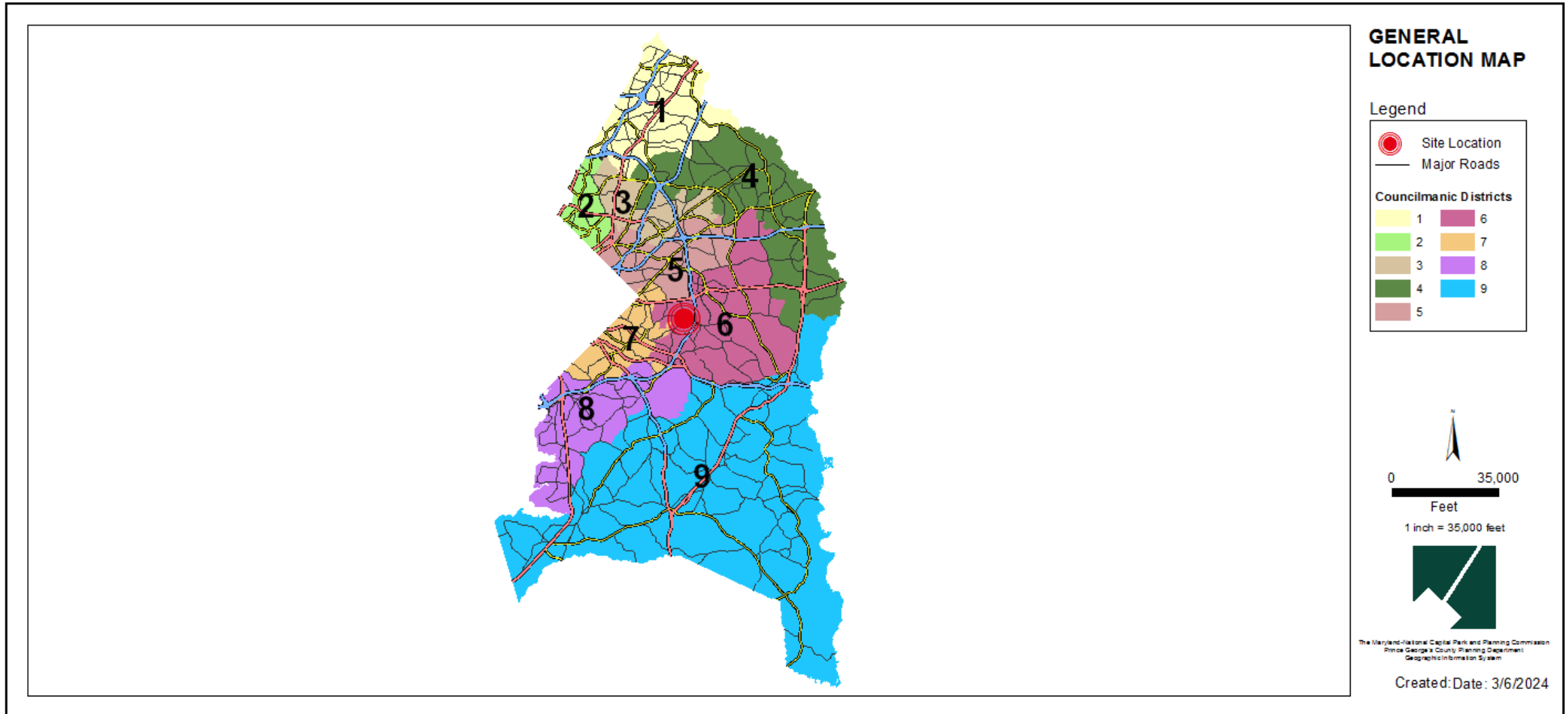
Staff Recommendation: APPROVAL of continuance



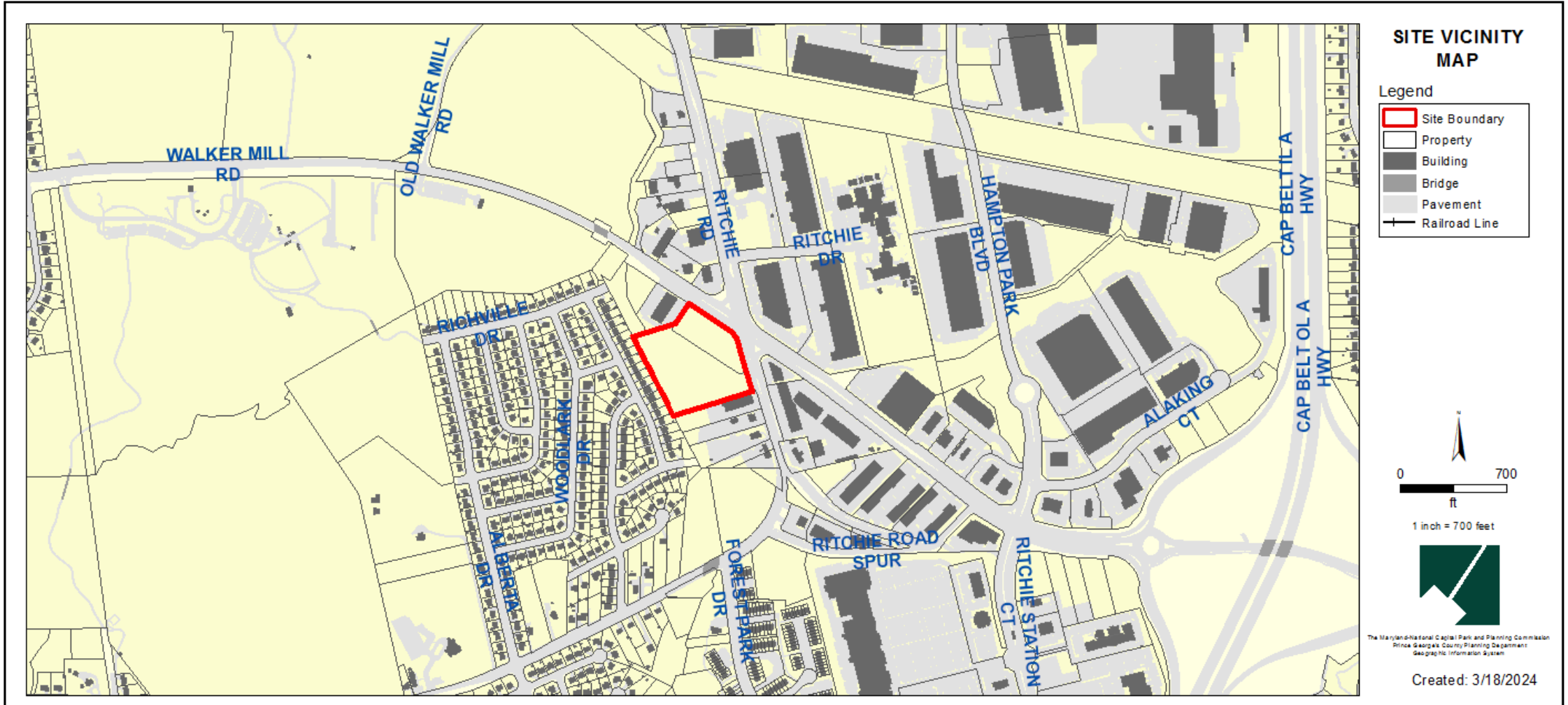
GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



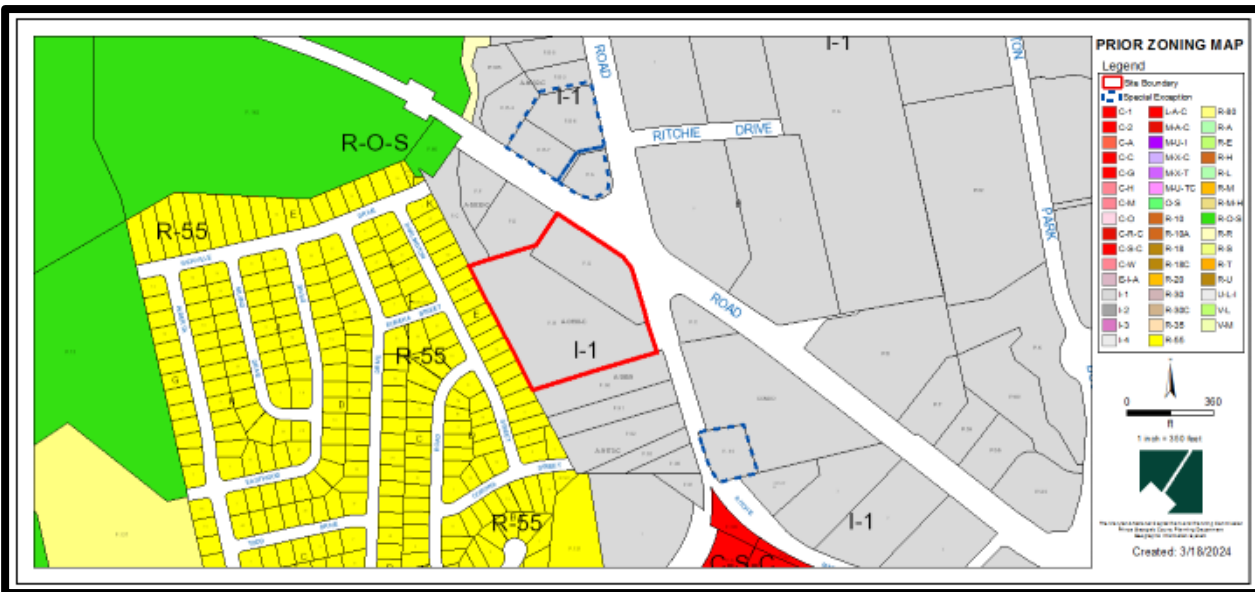
SITE VICINITY MAP



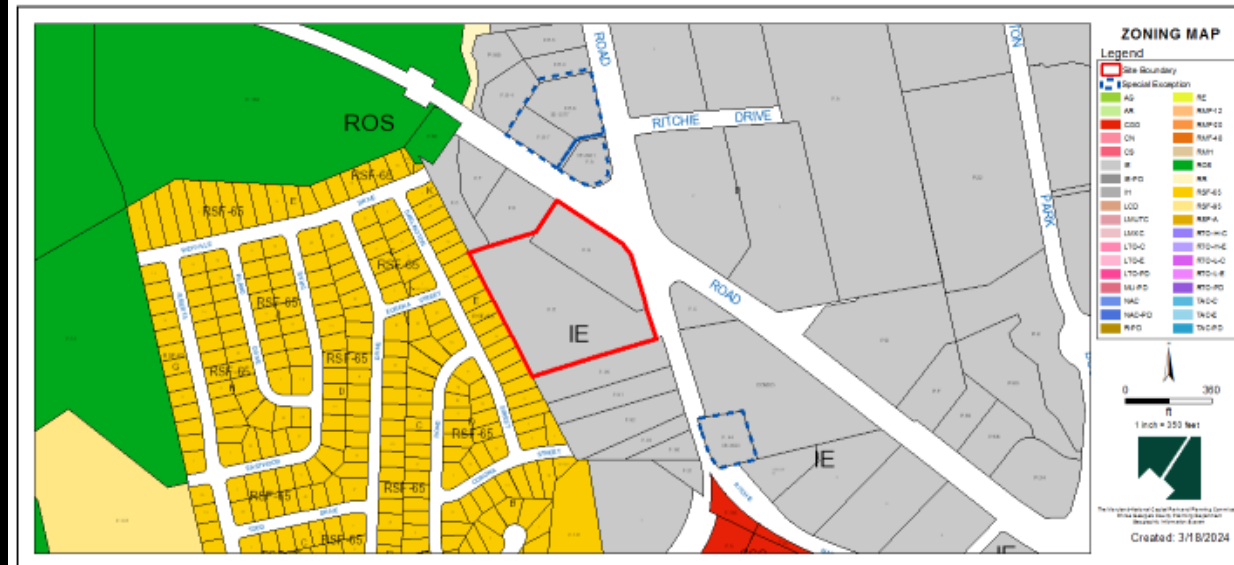
3D VICINITY MAP



ZONING MAP



Prior Property Zone: I-1



Current Property Zone: IE

OVERLAY MAP



Prior Property Zone: M-I-O (Height)

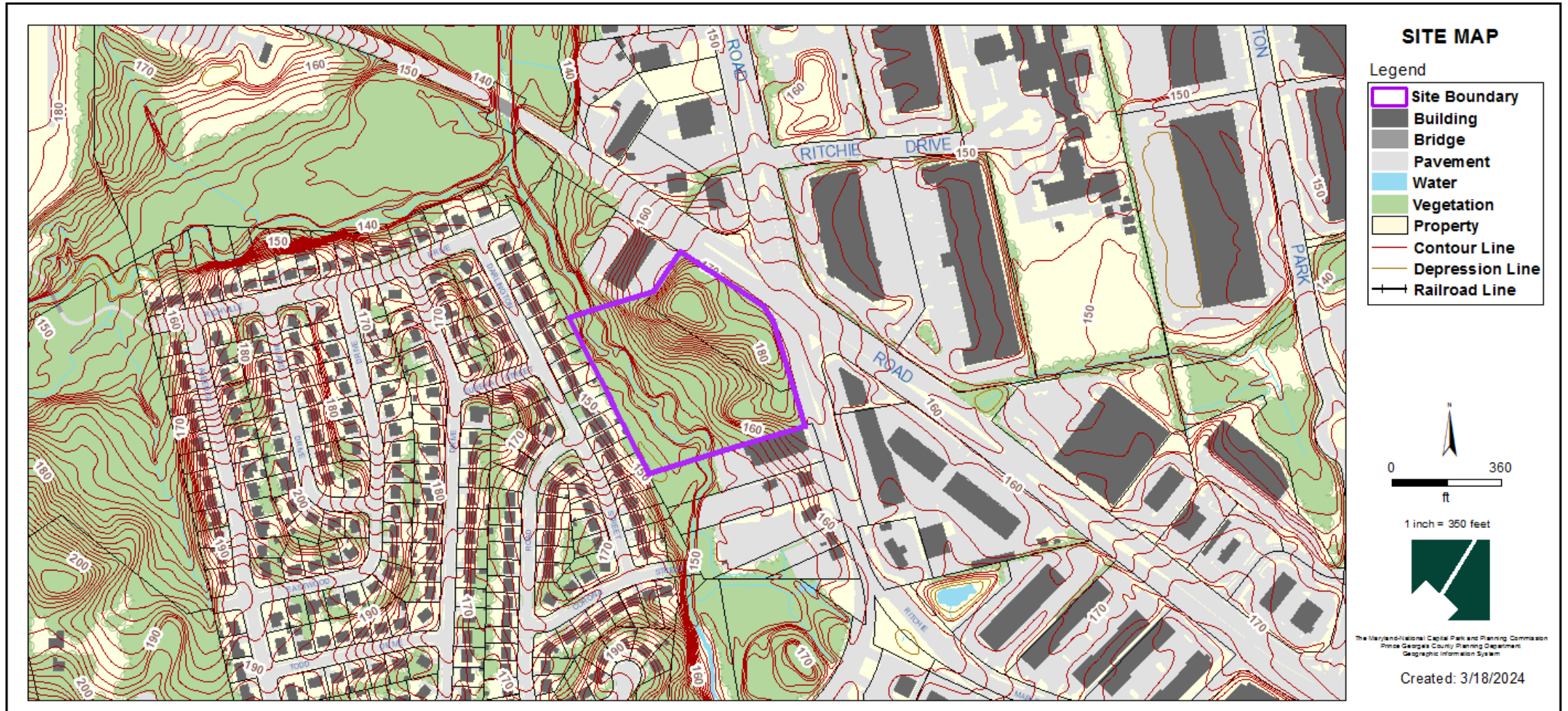


Current Property Zone: MIO (Height)

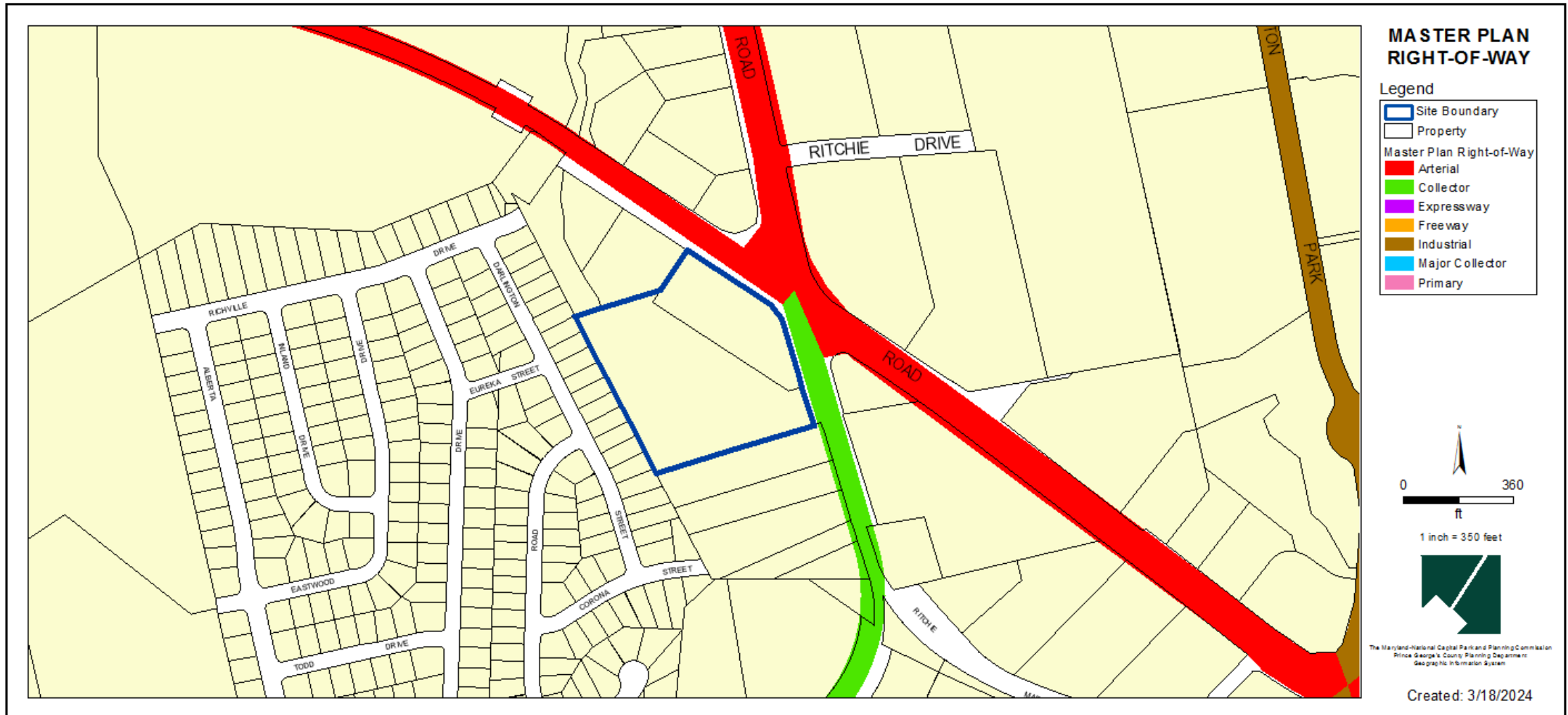
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



DETAILED SITE PLAN

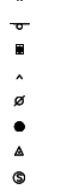
LEGEND

FP	STREAM CENTERLINE
PMA	PG COUNTY 100 YEAR FLOODPLAIN DELINEATION (PER #245208)
SVB	PRIMARY MANAGEMENT AREA (PMA)
SB/PMA	STREAM BUFFER
	OVERLAPPING STREAM BUFFER & PMA
	TOP OF BANK
	SOIL DIVIDE
	EXISTING SEWER



SPECIMEN TREE
(WITH CRITICAL ROOT ZONE)

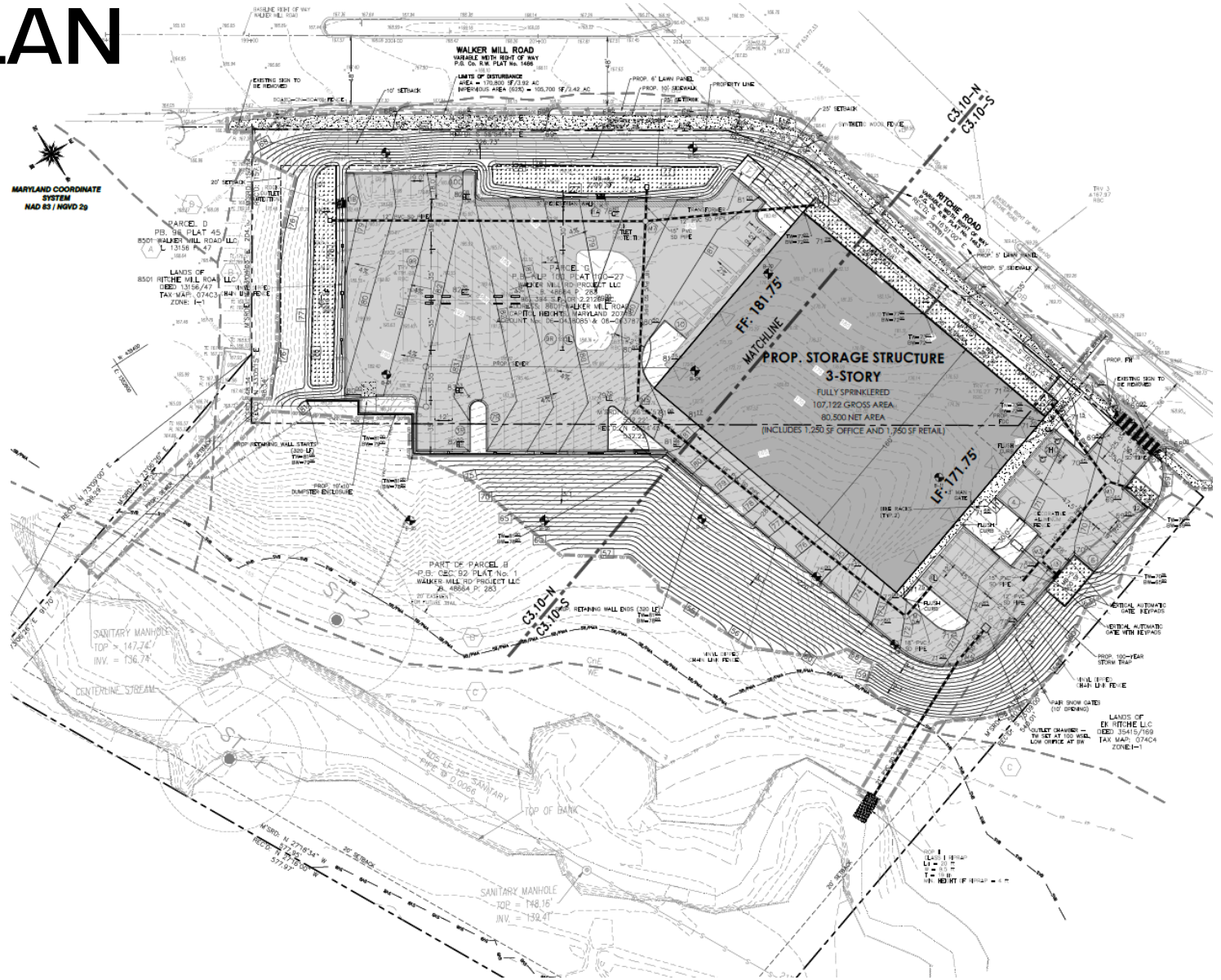
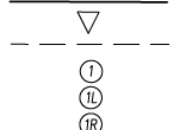
169.00



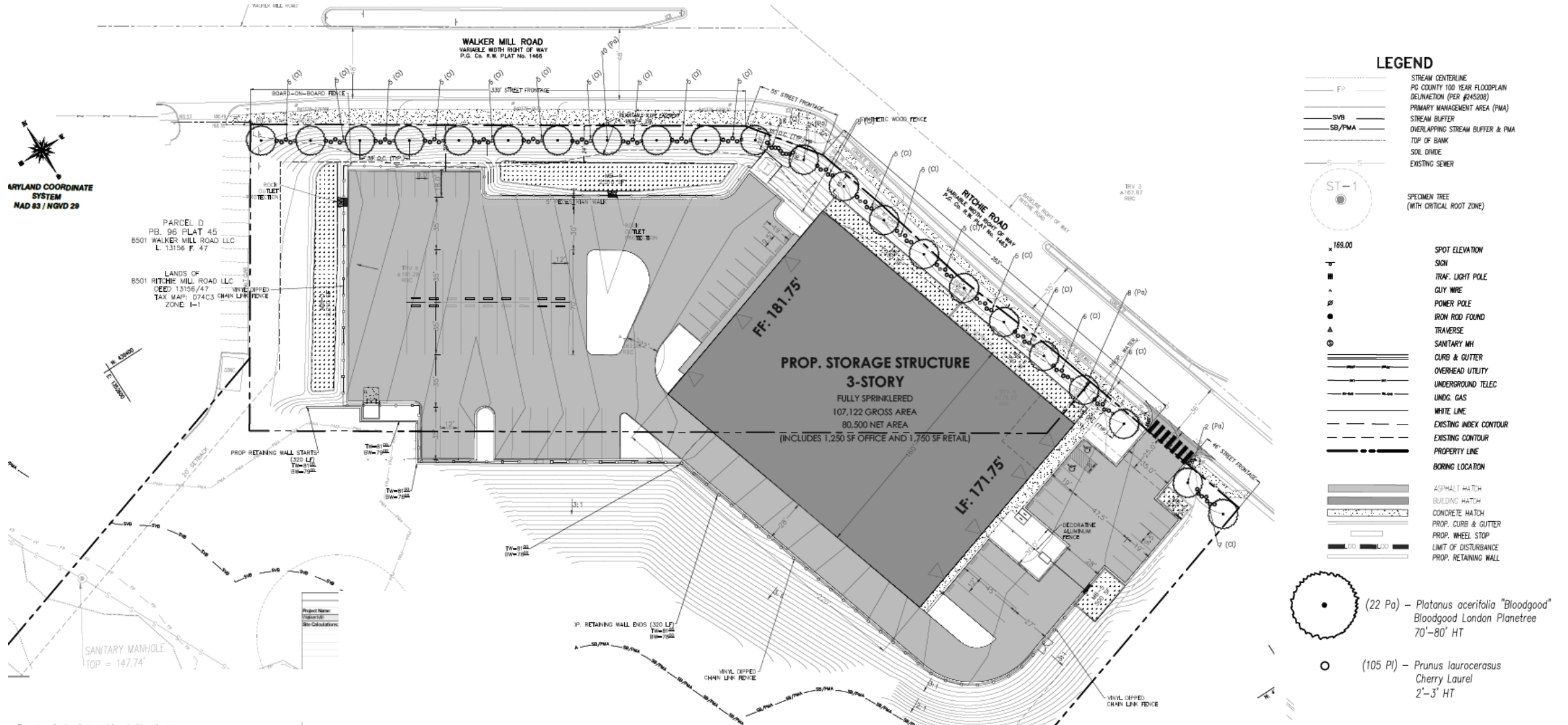
	SPOT ELEVATION
	SIGN
	TRAF. LIGHT POLE
	GUY WIRE
	POWER POLE
	IRON ROD FOUND
	TRAVERSE
	SANITARY MH
	CURB & GUTTER
	OVERHEAD UTILITY
	UNDERGROUND TELEC
	UNDG. GAS
	WHITE LINE
	EXISTING INDEX CONTOUR
	EXISTING CONTOUR
	PROPERTY LINE
	BORING LOCATION



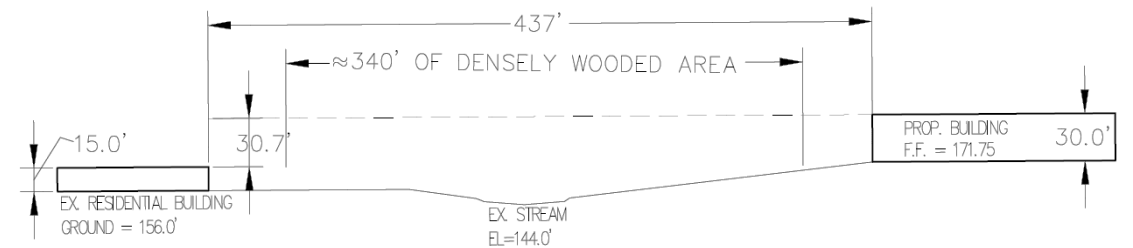
	ASPHALT HATCH
	BUILDING HATCH
	CONCRETE HATCH
	PROP. CURB & GUTTER
	PROP. WHEEL STOP
	LIMIT OF DISTURBANCE
	PROP. RETAINING WALL
	PROP. VINYL DIPPED CHAIN LINK FENCE
	PROP. SYNTHETIC WOOD FENCE
	PROP. DECORATIVE ALUMINUM FENCE
	PROP. STORM DRAIN
	PROP. SEWER
	PROP. WATER
	PROP. DOORS
	SETBACK
	PARKING SPOT
	LOADING SPOT
	RV PARKING SPOT



LANDSCAPE PLAN – WITH STREET



DISTANCE TO NEARBY RESIDENTIAL DEVELOPMENTS

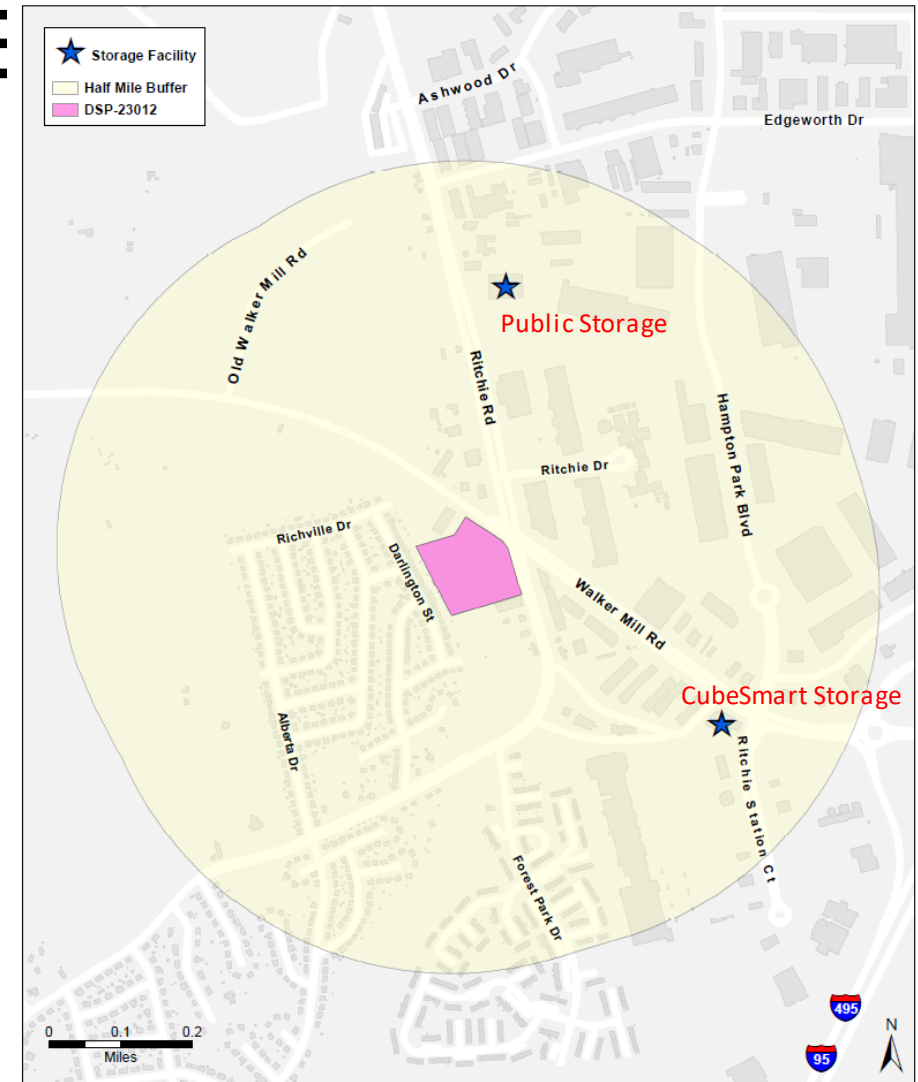


CROSS-SECTION A-A



NEARBY STORAGE FACILITIES

Propect Name	CubeSmart Storage	Public Storage
Address	800 Ritchie Road, Capitol Heights, MD 20743	1501 Ritchie Station Court, Capitol Heights, MD 20743
Approved by Planning Board	March 12, 2012	March 26, 2020
PGCPB Resolution	No. 12-19	No. 2020-42
Number of Conditions	2	2



**Storage Facilities
Near DSP-23012**
© M-NCPPC

Prince George's County
Planning Department
Job #4316

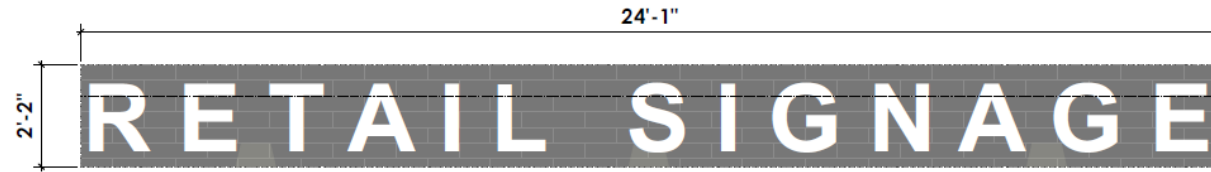
SOUTH AND EAST ELEVATIONS



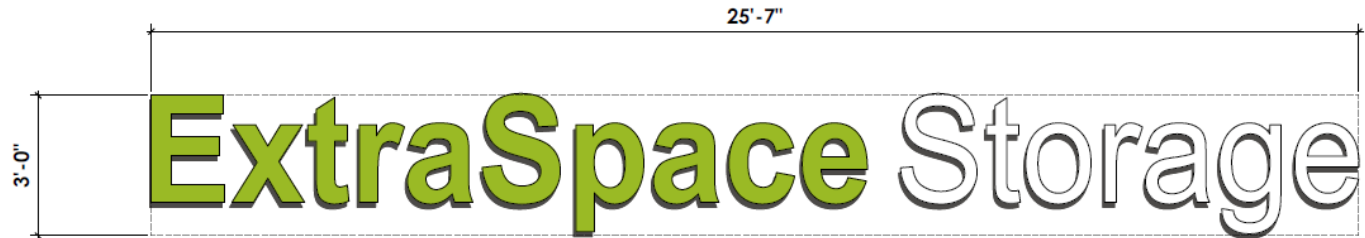
NORTH AND WEST ELEVATIONS



SIGNAGE



2
 P-501 Wall-Mounted Sign B - 52.18 SF
 Scale: 1/4" = 1'-0"



1
 P-501 Wall-Mounted Signs A - 76.75 SF
 Scale: 1/4" = 1'-0"

PROPOSED WALL-MTD SIGNAGE ANALYSIS						
SIGN	QUANTITY	TYPE	WIDTH	HEIGHT	AREA	ILLUMINATION
A	2	Wall-Mounted	25' - 7"	3'-0"	76.75 SF	Internally
B	1	Wall-Mounted	24' - 1"	2' - 2"	52.18 SF	Internally
TOTAL PROPOSED WALLMOUNTED SIGN AREA:					205.68 SF	
Per 27-613(c)(3)(B)(ii) TOTAL ALLOWED WALLMOUNTED SIGN AREA (221 LF x 2 = 442, Max 400 SF) :					400.0 SF	SIGNAGE COMPLIES
Per 27-613(a) 50% Area Reduction : TOTAL CALCULATED WALL - MOUNTED SIGN AREA (205.68/2 = 102.84) :					102.84 SF	

STAFF RECOMMENDATION

APPROVAL of continuance to DSP-23012

Major/Minor Issues:

- None

Applicant Required Mailings:

- Information Mailing: 04/19/2023
- Acceptance Mailing: 01/09/2024