

# WALKER MILL SELF STORAGE

Detailed Site Plan

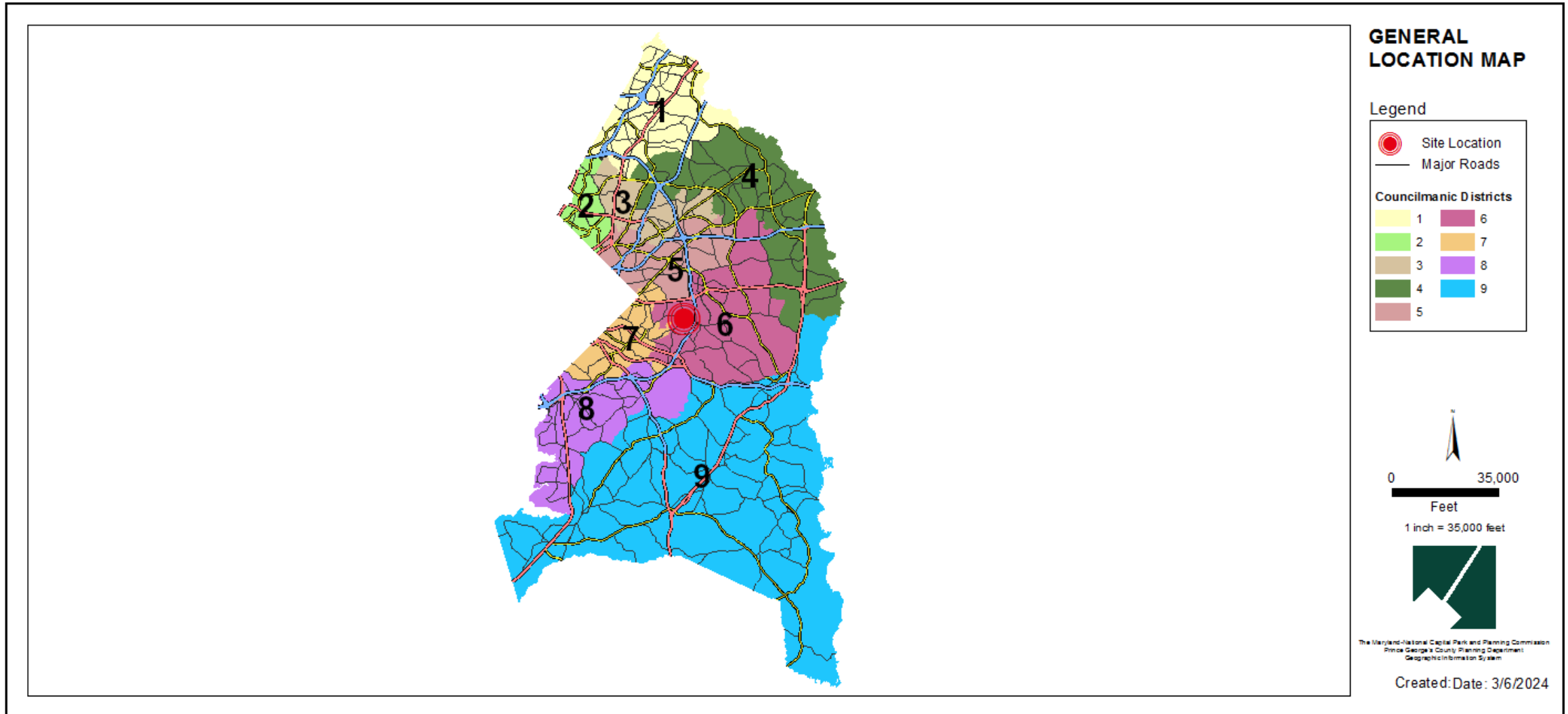
Staff Recommendation: APPROVAL with conditions



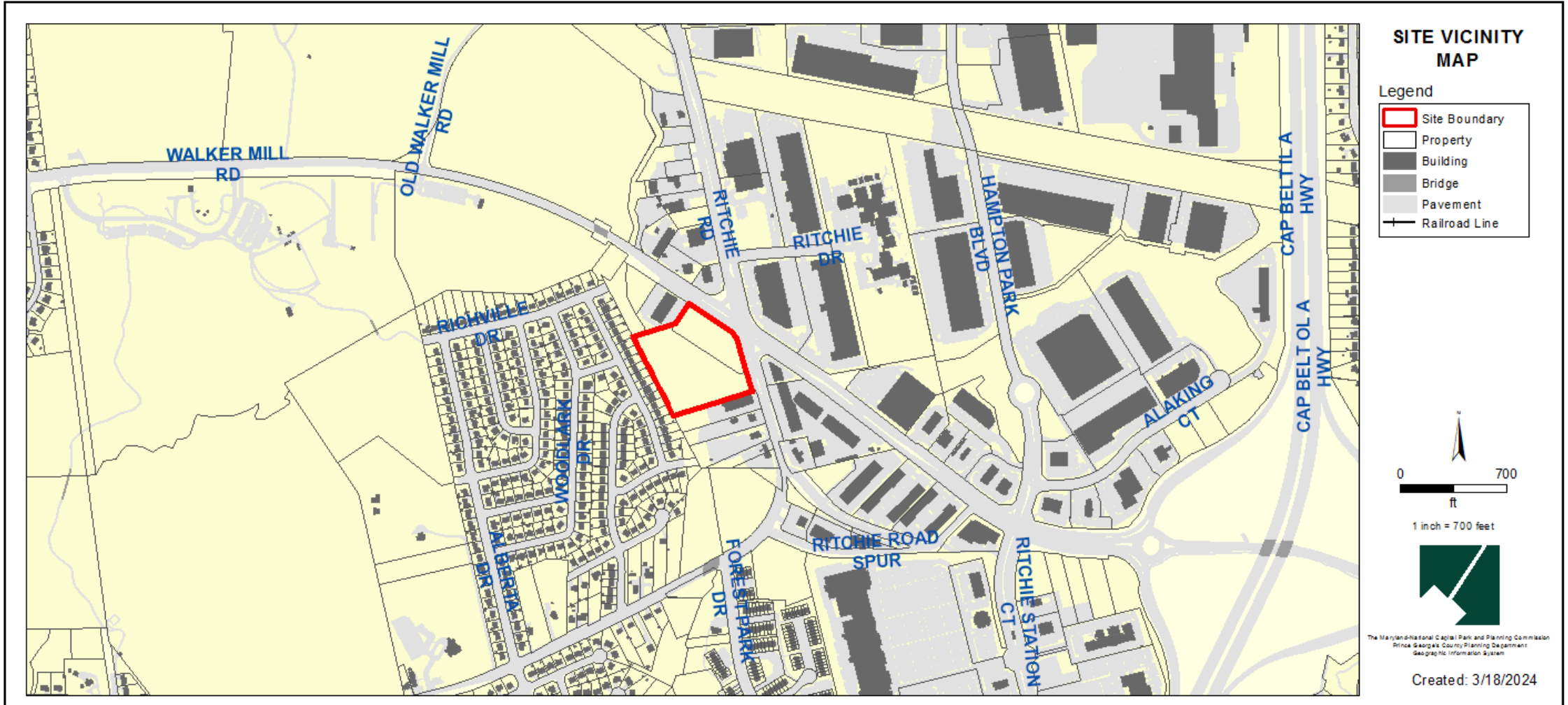
# GENERAL LOCATION MAP

Council District: 06

Planning Area: 75A



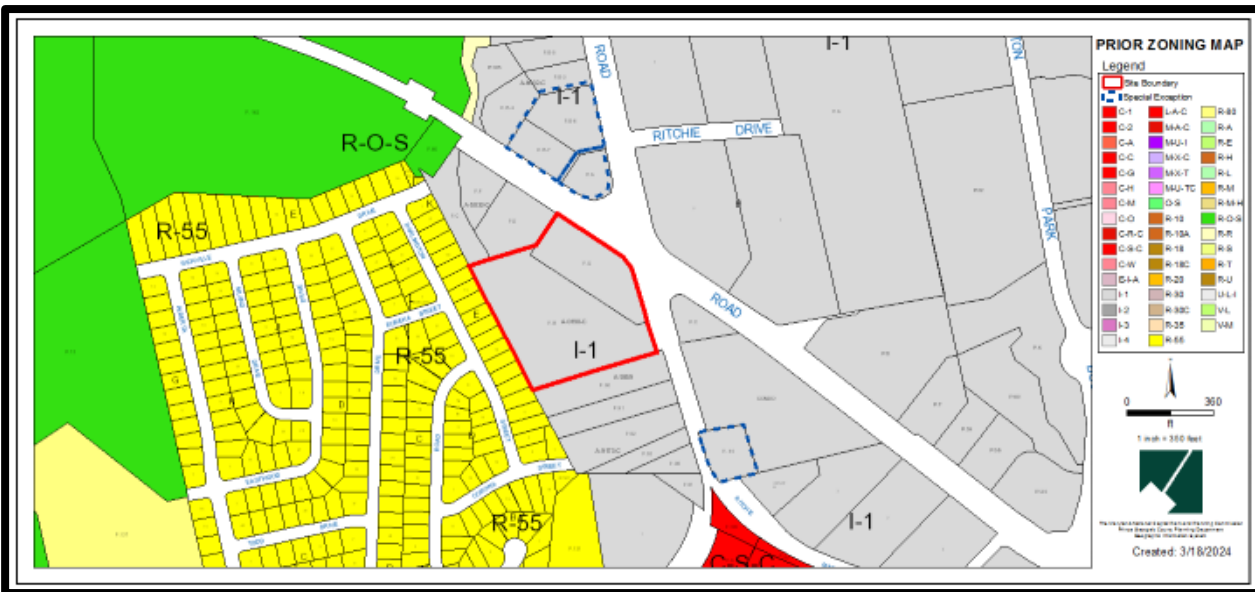
# SITE VICINITY MAP



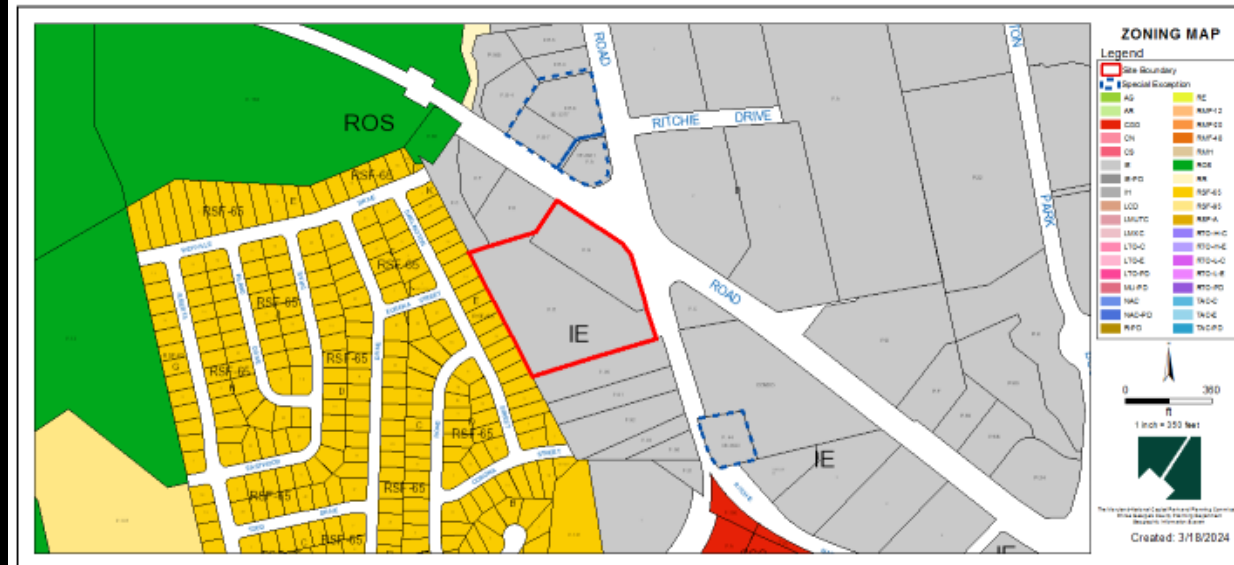
# 3D VICINITY MAP



# ZONING MAP



Prior Property Zone: I-1



Current Property Zone: IE

# OVERLAY MAP



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

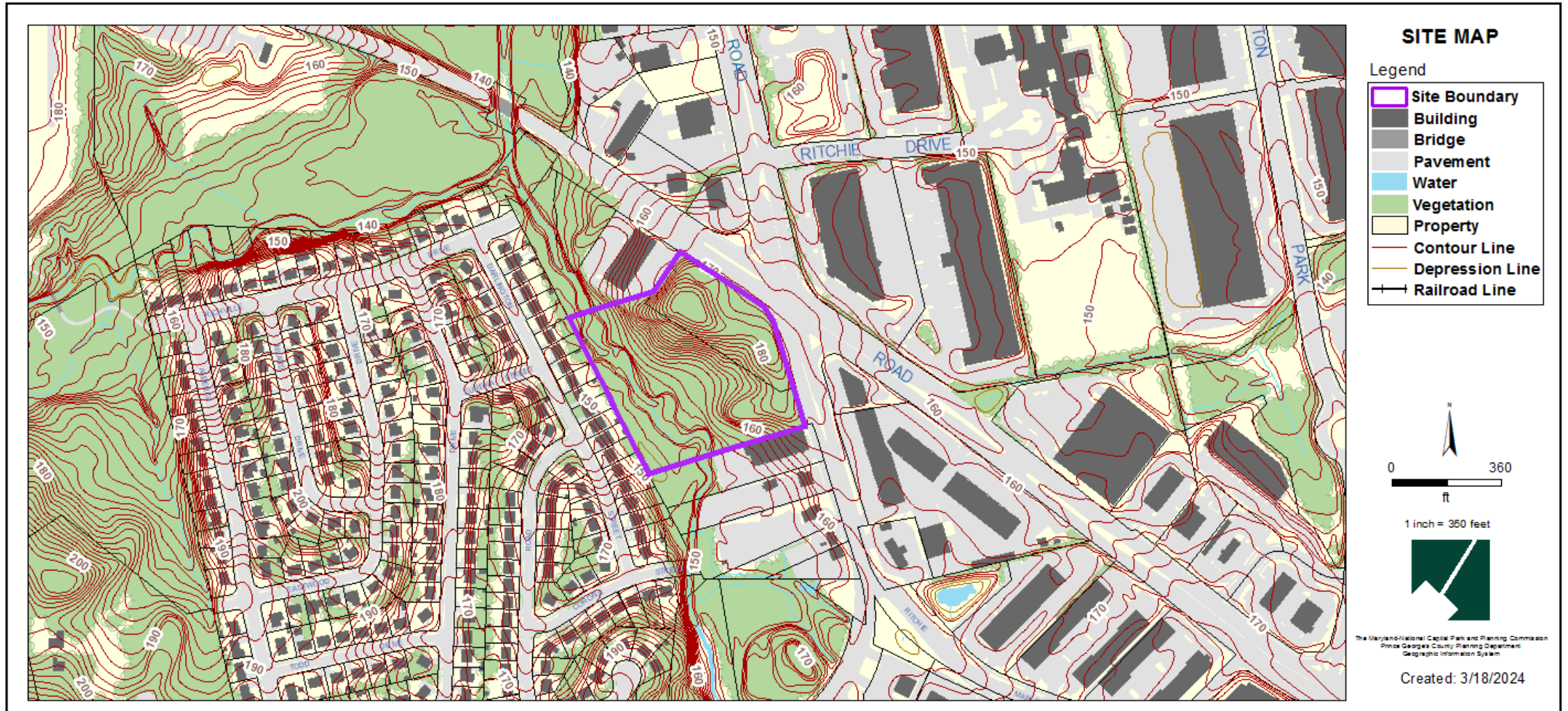


Current Property Zone: MIO (Height)

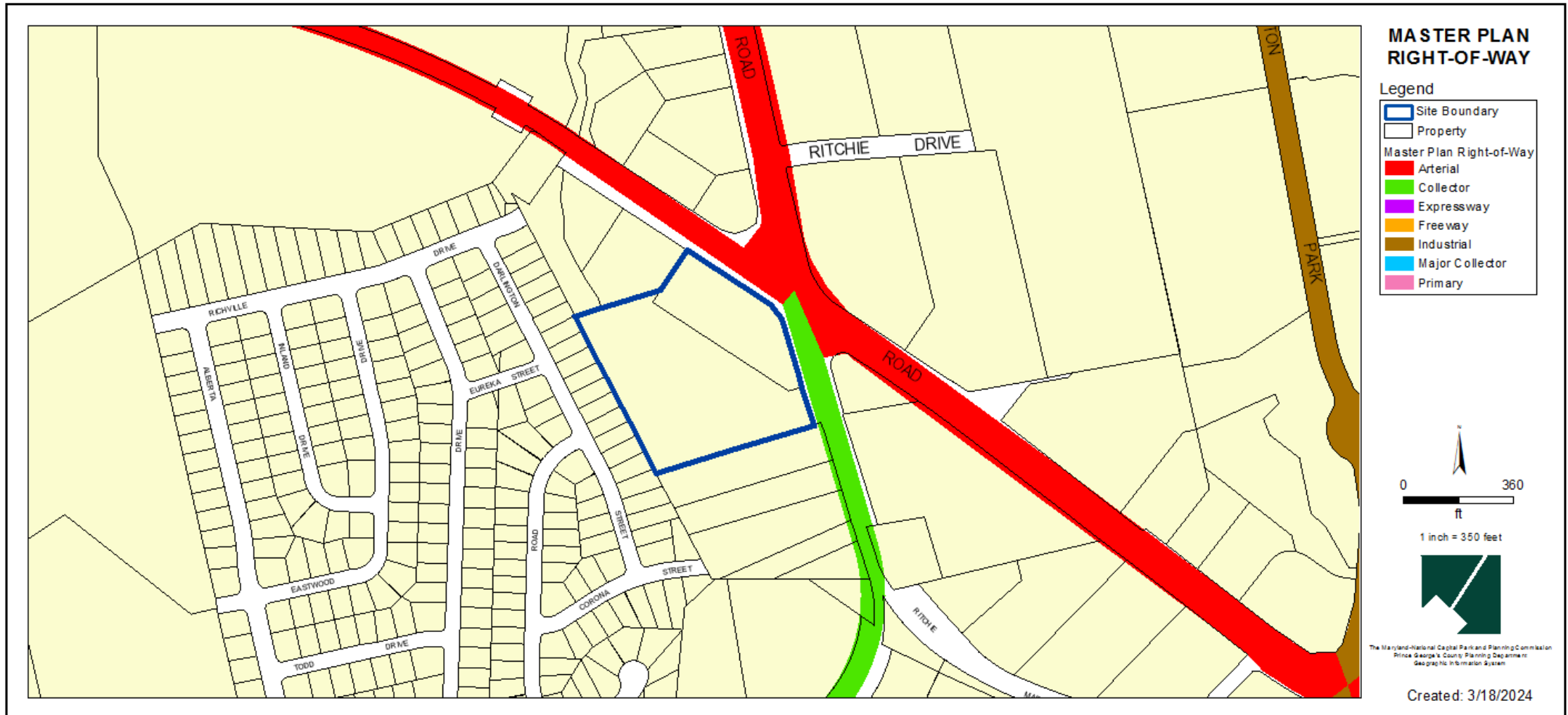
# AERIAL MAP



# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP



# DETAILED SITE PLAN

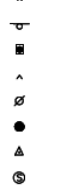
## LEGEND

|        |                                                         |
|--------|---------------------------------------------------------|
| 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)

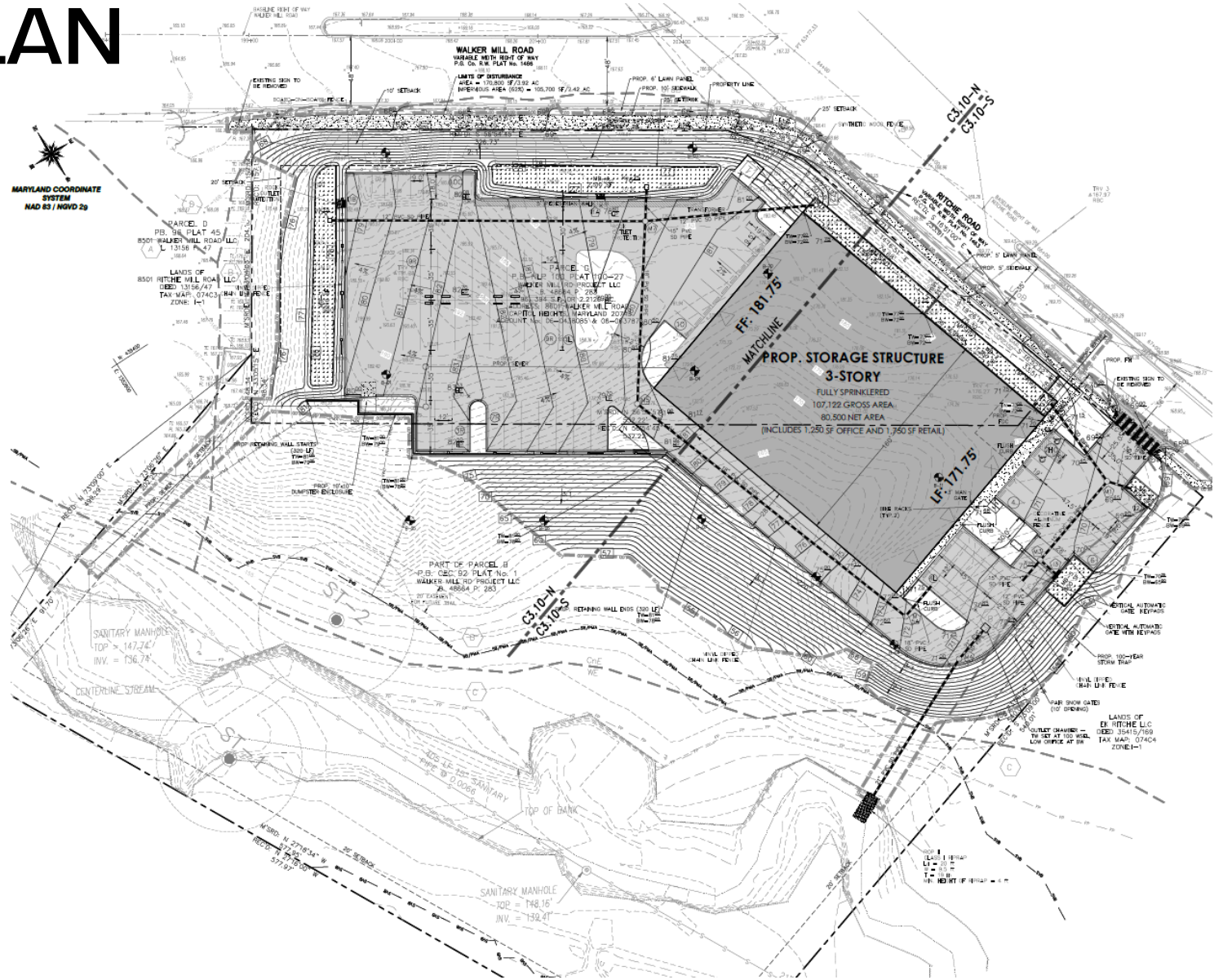
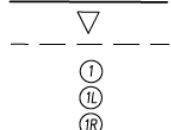
169.00



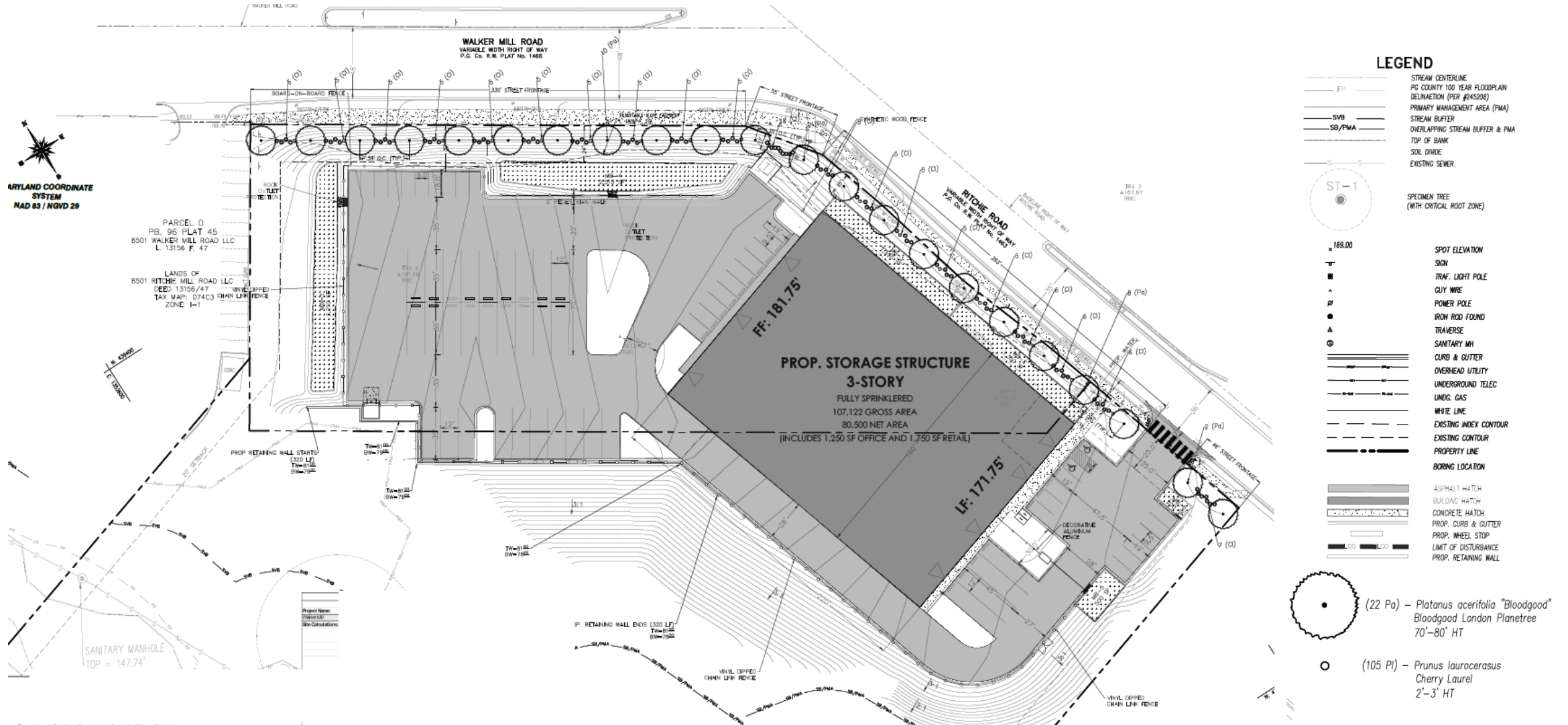
SPOT ELEVATION  
SIGN  
TRAF. LIGHT POLE  
GUY WIRE  
POWER POLE  
IRON ROD FOUND  
TRAVERSE  
SANITARY MH  
CURB & GUTTER  
OVERHEAD UTILITY  
UNDERGROUND TELEC  
UNDG. GAS  
WHITE LINE  
EXISTING INDEX CONTOUR  
EXISTING CONTOUR  
PROPERTY LINE  
BORING LOCATION



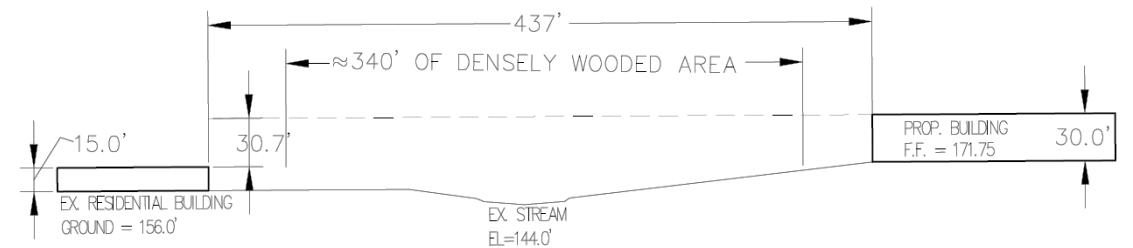
ASPHALT HATCH  
BUILDING HATCH  
CONCRETE HATCH  
PROP. CURB & GUTTER  
PROP. WHEEL STOP  
LIMIT OF DISTURBANCE  
PROP. RETAINING WALL  
PROP. VINYL DIPPED CHAIN LINK FENCE  
PROP. SYNTHETIC WOOD FENCE  
PROP. DECORATIVE ALUMINUM FENCE  
PROP. STORM DRAIN  
PROP. SEWER  
PROP. WATER  
PROP. DOORS  
SETBACK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



# LANDSCAPE PLAN – WITH STREET



# DISTANCE TO NEARBY RESIDENTIAL DEVELOPMENTS

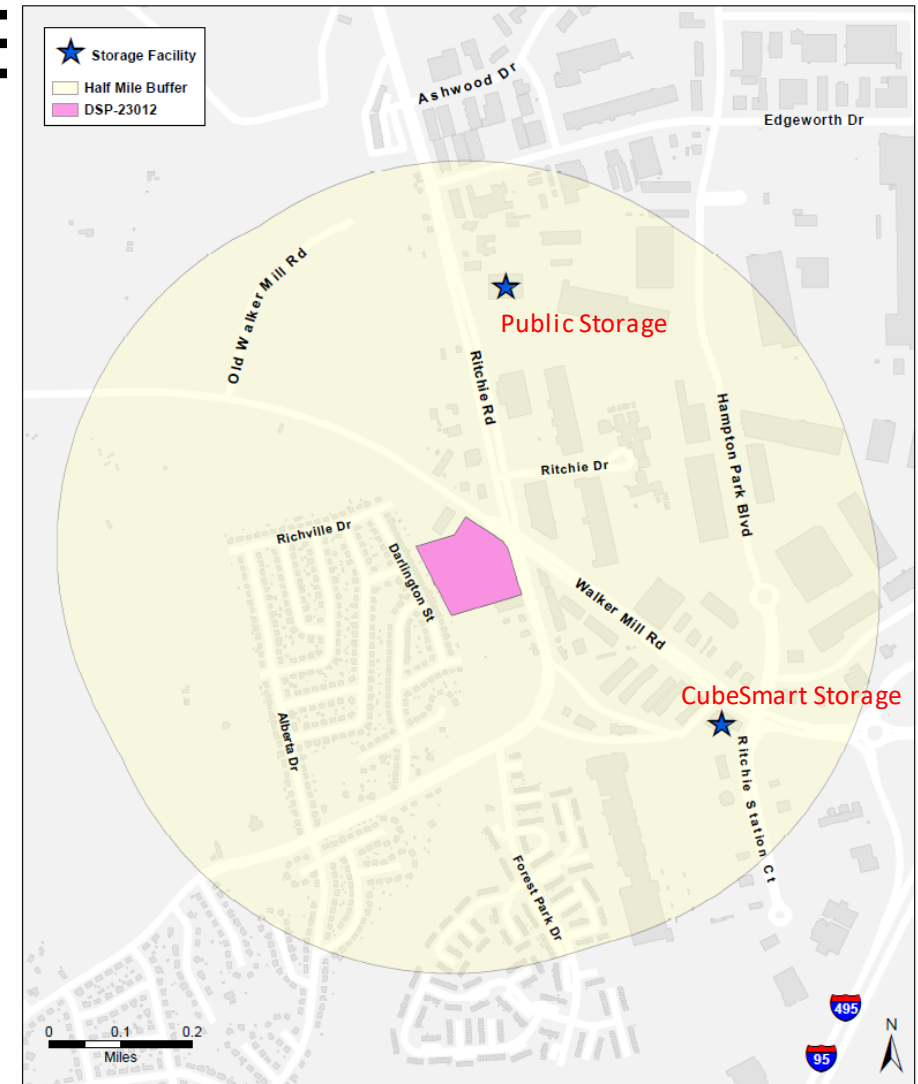


CROSS-SECTION A-A



# NEARBY STORAGE FACILITIES

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



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

Prince George's County  
Planning Department  
Job #4316

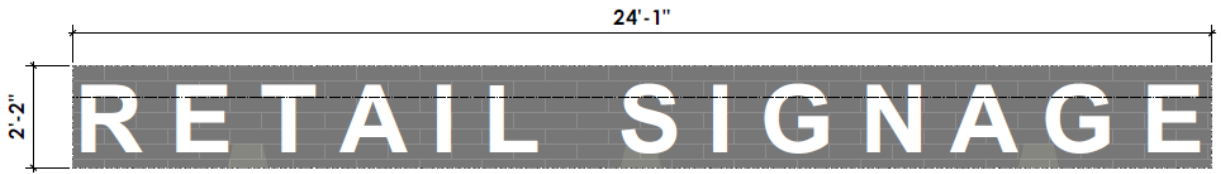
# SOUTH AND EAST ELEVATIONS



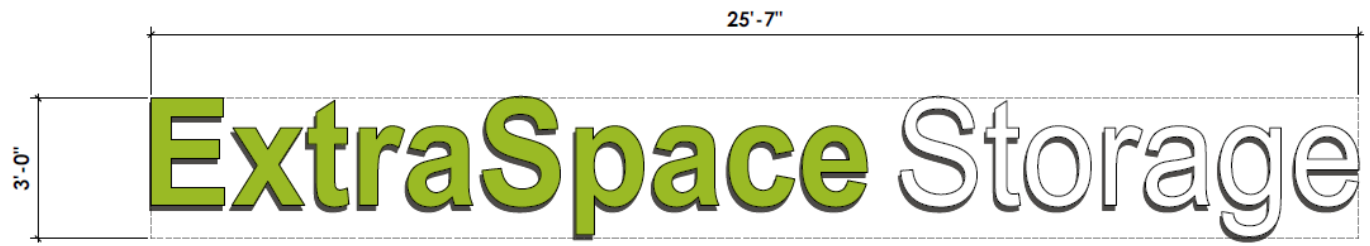
# NORTH AND WEST ELEVATIONS



# SIGNAGE



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



**1** Wall-Mounted Signs A - 76.75 SF  
P-501 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** with conditions

- DSP-23012
- TCP2-027-2020-01

## **Major/Minor Issues:**

- None

## **Applicant Required Mailings:**

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