

GLENN DALE - SELF STORAGE

Preliminary Plan of Subdivision

Type 1 Tree Conservation Plan TCP1-029-2024

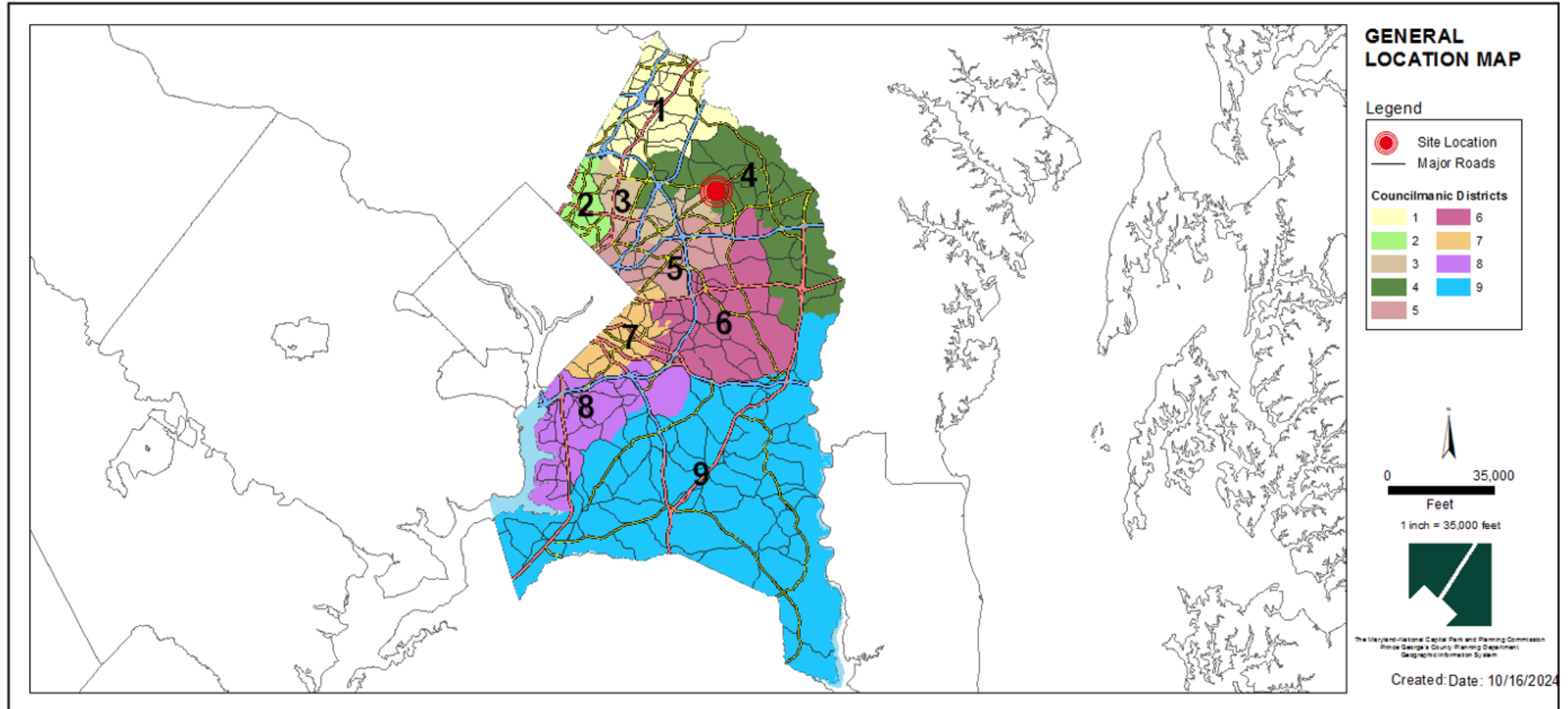
Staff Recommendation: APPROVAL with conditions



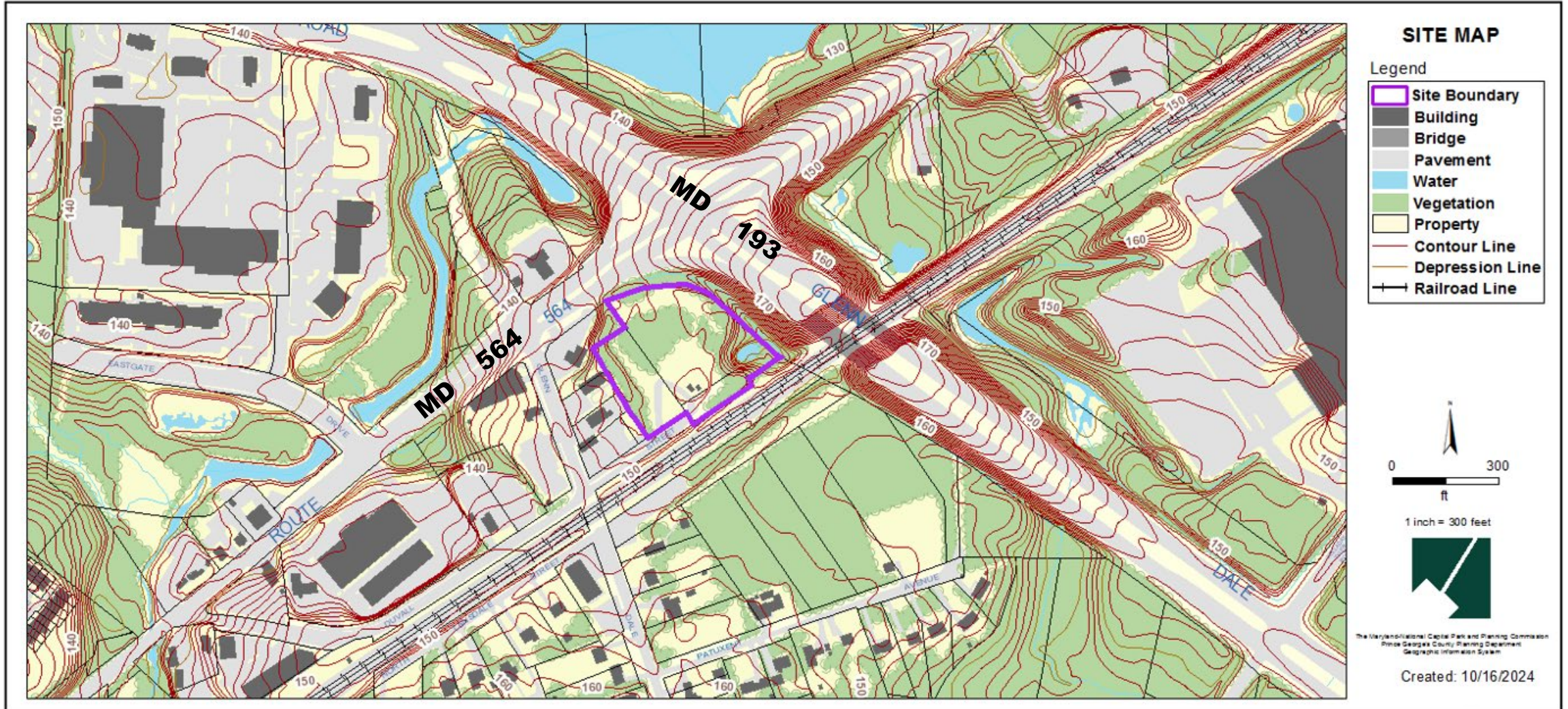
GENERAL LOCATION MAP

Council District: 04

Planning Area: 70

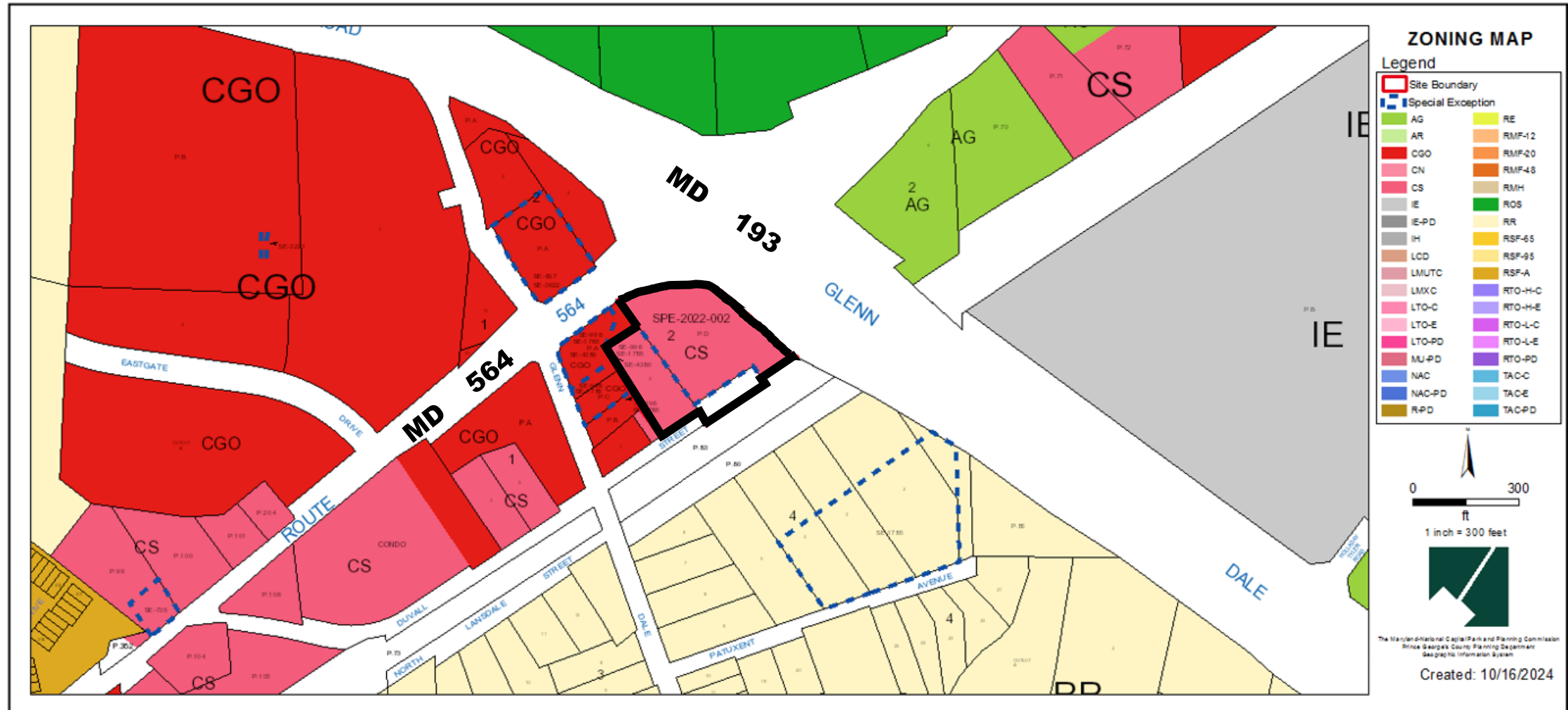


SITE MAP

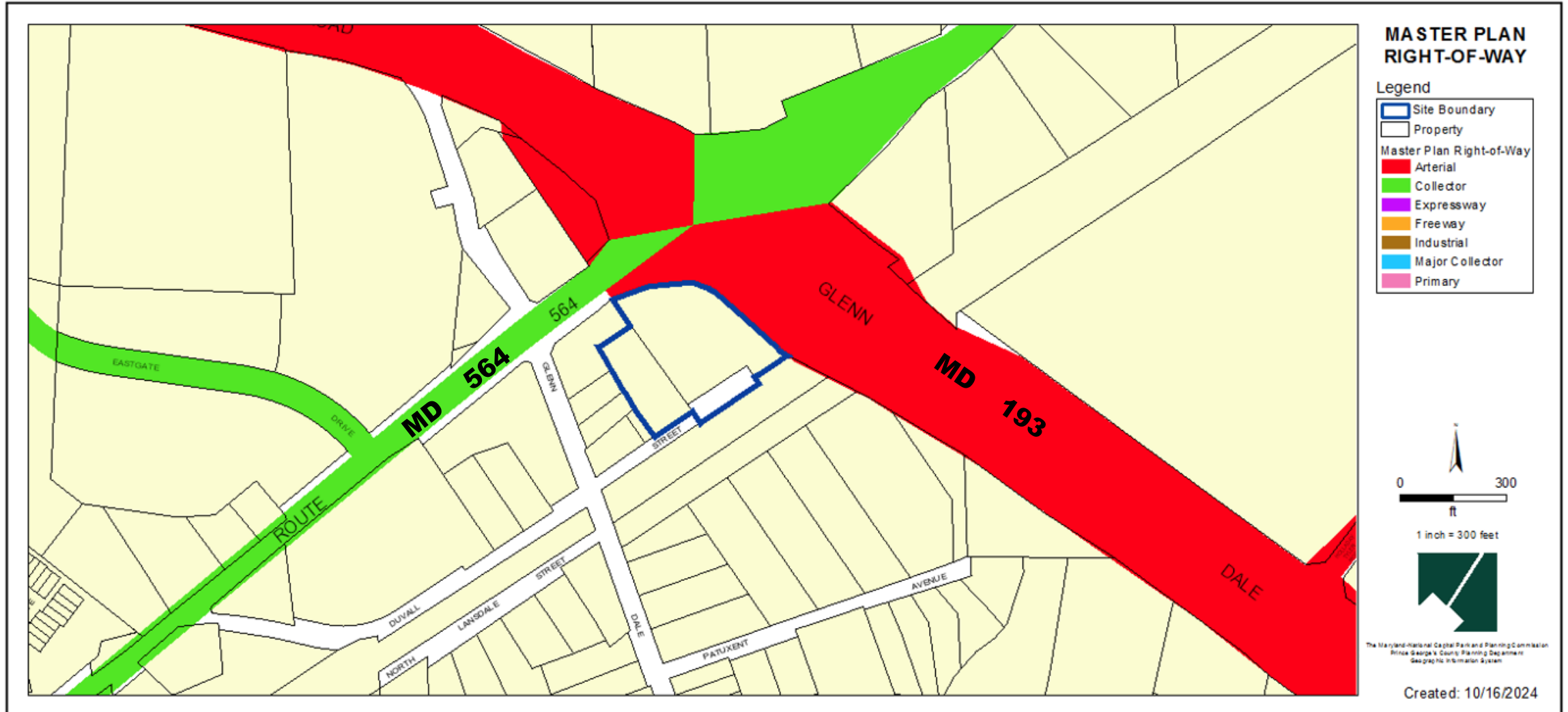


ZONING MAP

Property Zone: CS



MASTER PLAN RIGHT-OF-WAY MAP

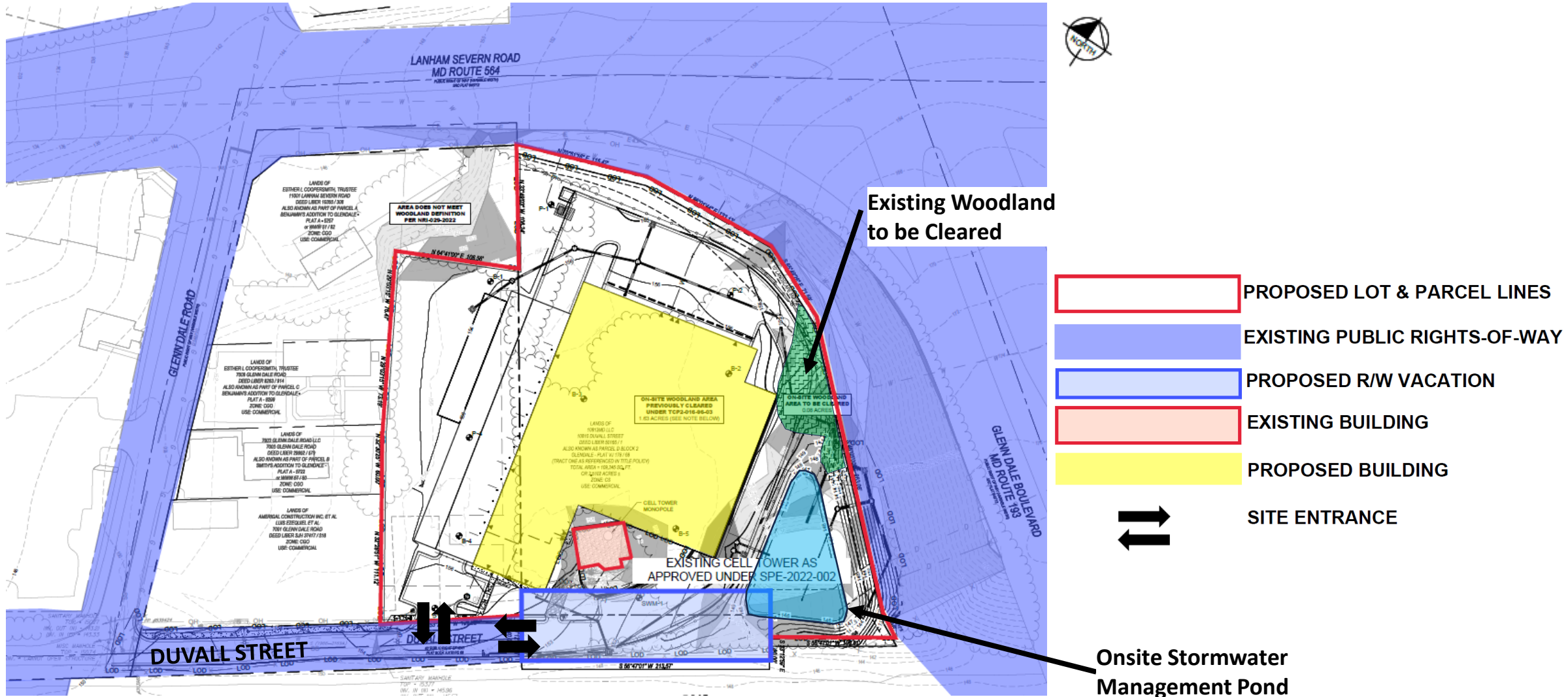


The site plan for Parcel 1 is a detailed technical drawing showing the layout of the property. The plan includes a north arrow in the top right corner. A legend on the right side of the plan defines the following elements:

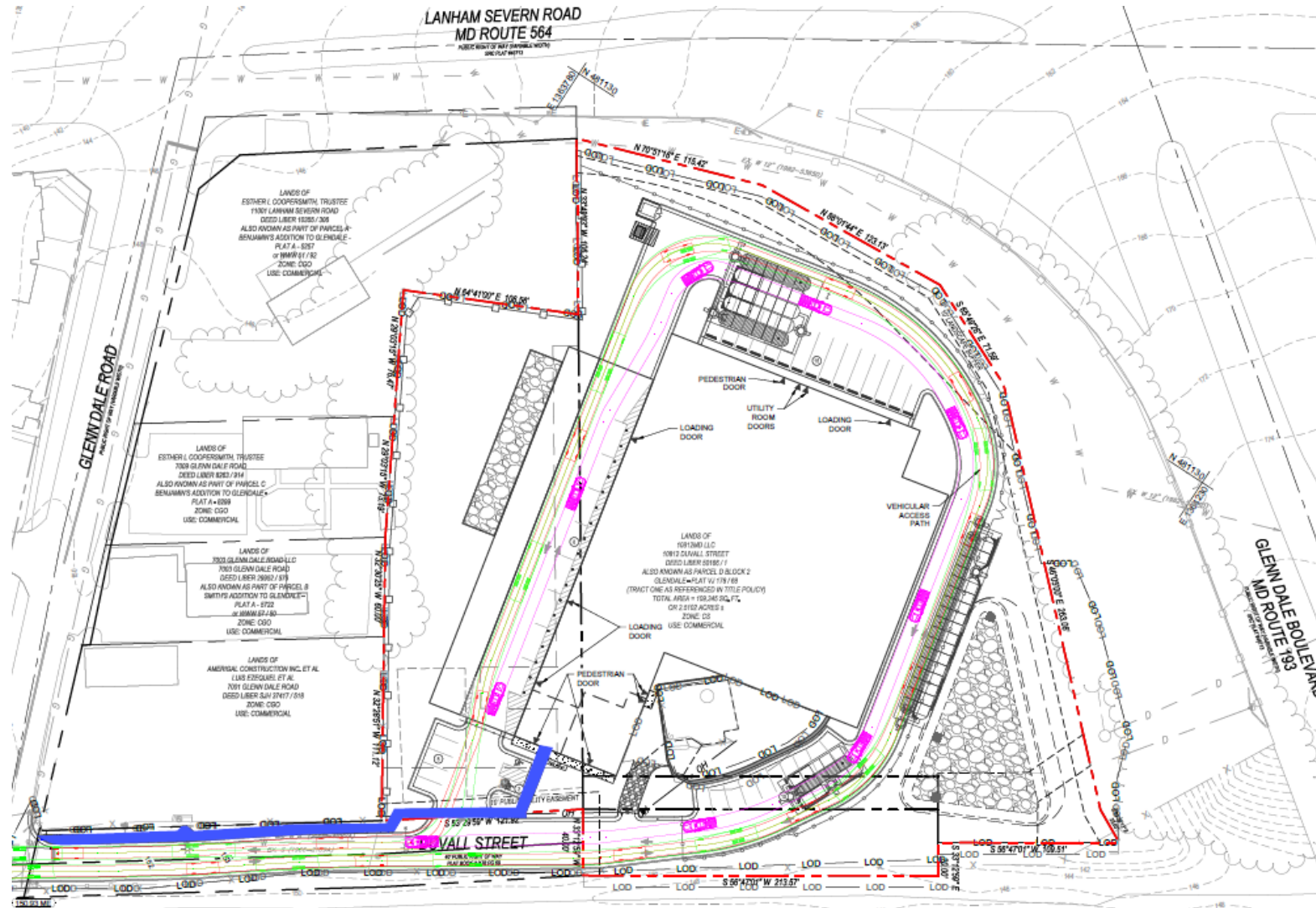
- PROPOSED LOT & PARCEL LINES:** Indicated by a red outline.
- EXISTING PUBLIC RIGHTS-OF-WAY:** Indicated by a light blue shaded area.
- PROPOSED RW VACATION:** Indicated by a darker blue shaded area.
- EXISTING BUILDING:** Indicated by a red shaded area.
- SITE ENTRANCE:** Indicated by a double-headed arrow.

The plan shows Parcel 1 bounded by Lanham Severn Road (MD Route 564) to the north, Glenn Dale Boulevard (MD Route 193) to the east, and Duvall Street to the south. The parcel is divided into several lots, with the central lot labeled "PARCEL 1". The plan also shows existing buildings, including a cell tower and a stormwater management facility. A callout at the bottom right points to a specific area of Duvall Street, labeled "Area of Duvall Street to be Vacated".

TYPE 1 TREE CONSERVATION PLAN



CIRCULATION PLAN



SITE LEGEND

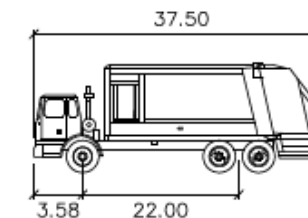
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SPECIAL EXCEPTION LINE
	EASEMENT
	EX. MAJOR CONTOUR
	EX. MINOR CONTOUR
	PR. MAJOR CONTOUR
	PR. MINOR CONTOUR
	LIMITS OF DISTURBANCE
	PR. 6" CURB AND GUTTER
	PEDESTRIAN ACCESS PATH



ESD FACILITY

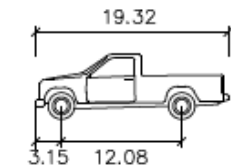
VEHICLE PATH LEGEND

	F-150 SUPER CAB - ENTERING (COUNTER-CLOCKWISE)
	F-150 SUPER CAB - EXITING (CLOCKWISE)
	FRONT LOADER GARBAGE TRUCK



Front loader

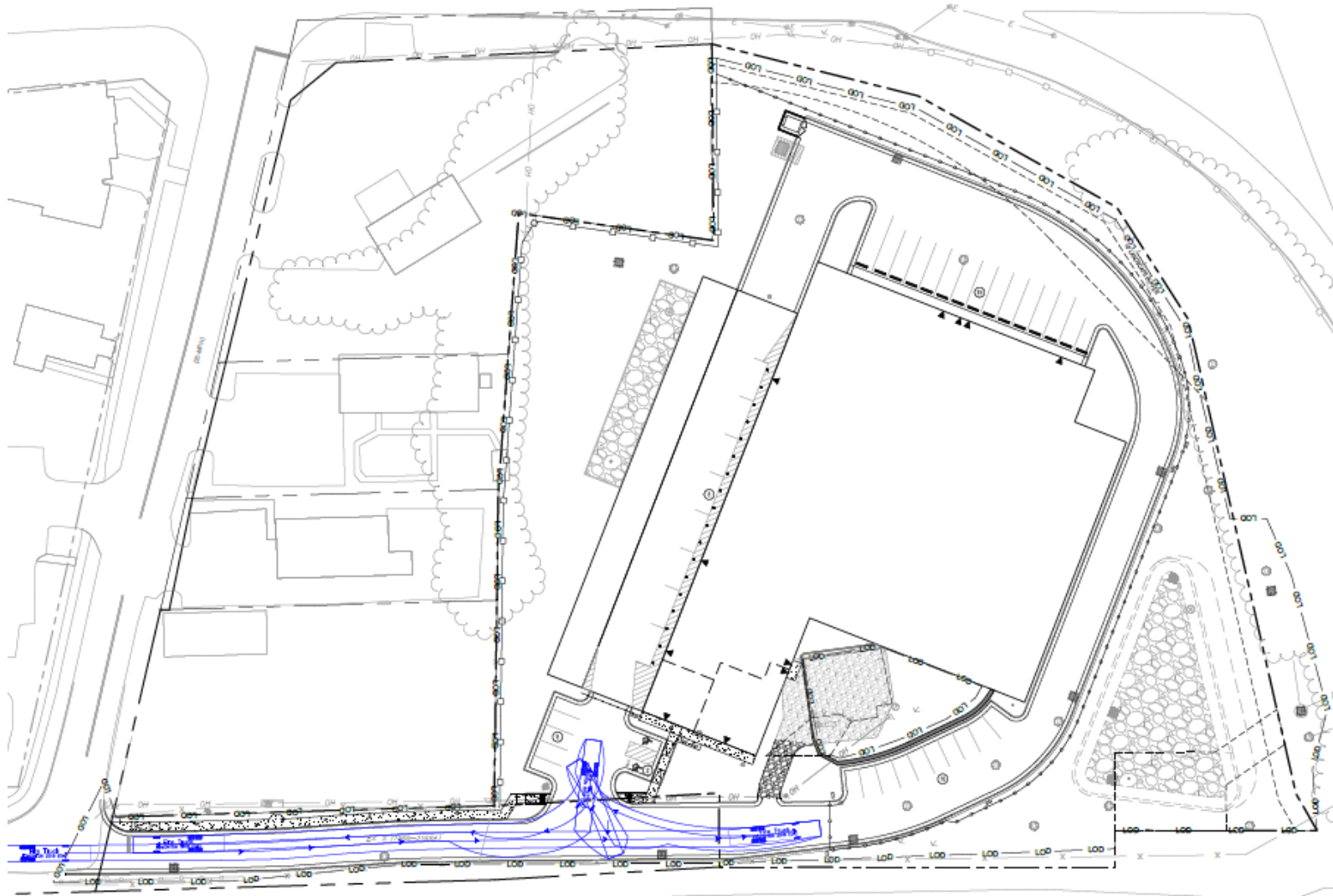
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



F150 SuperCab (6.5' Bed)

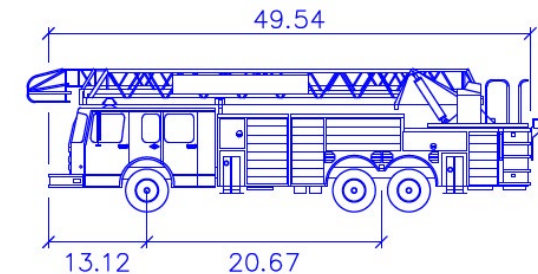
Width	: 6.50
Track	: 6.50
Lock to Lock Time	: 6.0
Steering Angle	: 31.5

FIRE TRUCK TURN EXHIBIT



SITE LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT
	PR. STORM MANHOLE
	PR. INLET
	PR. INLET
	PR. STORM PIPE
	ESD FACILITY



Fire Truck

	feet
Width	: 8.53
Track	: 8.53
Lock to Lock Time	: 6.0
Steering Angle	: 32.6

STAFF RECOMMENDATION

APPROVAL with conditions

- Preliminary Plan of Subdivision PPS-2022-019
- Type 1 Tree Conservation Plan TCP1-029-2024

Major Issues:

- N/A

Applicant Required Mailings:

- Informational Mailing: 09-01-2022
- Acceptance Mailing: 09-10-2024