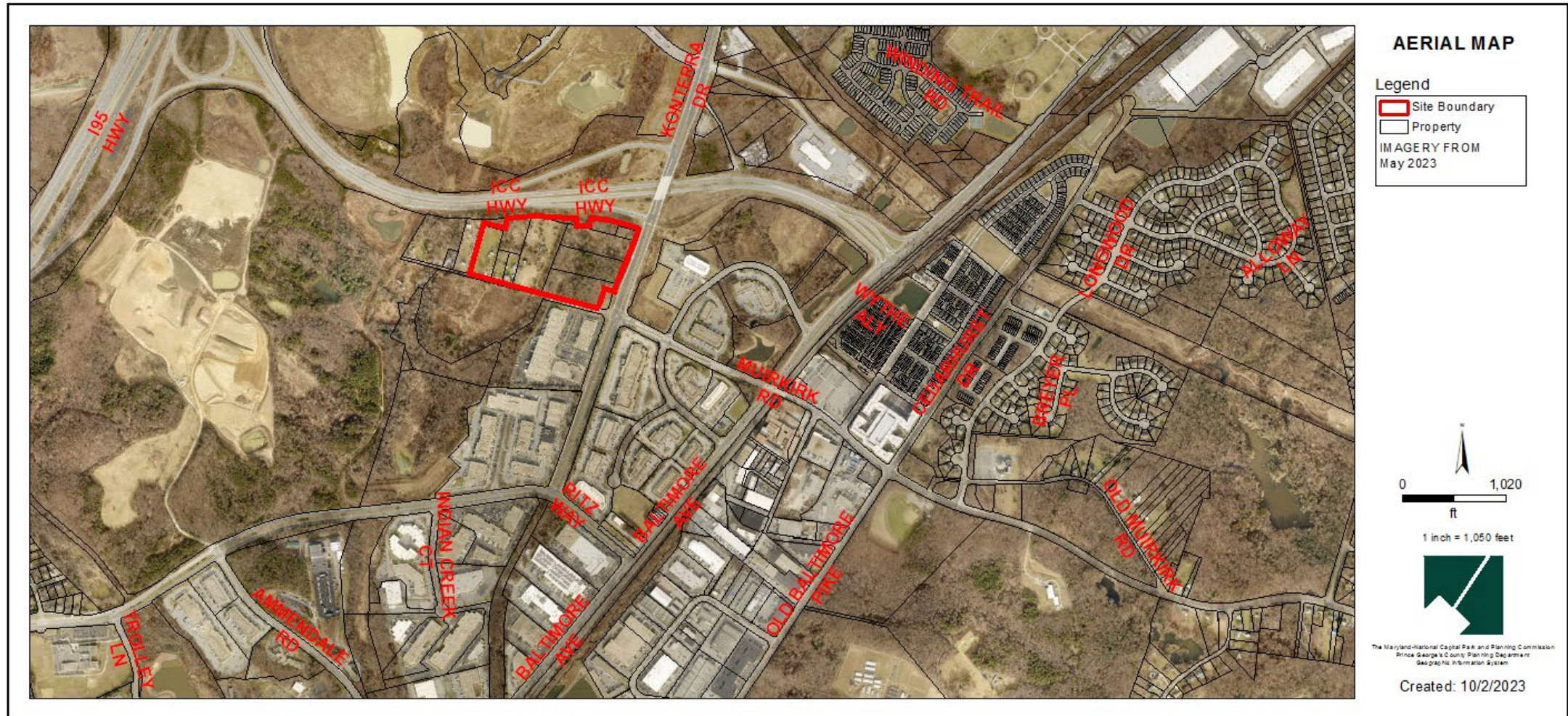


MUIRKIRK WAREHOUSES

Special Exception SPE-2022-005

Type 2 Tree Conservation Plan TCP2-032-2023

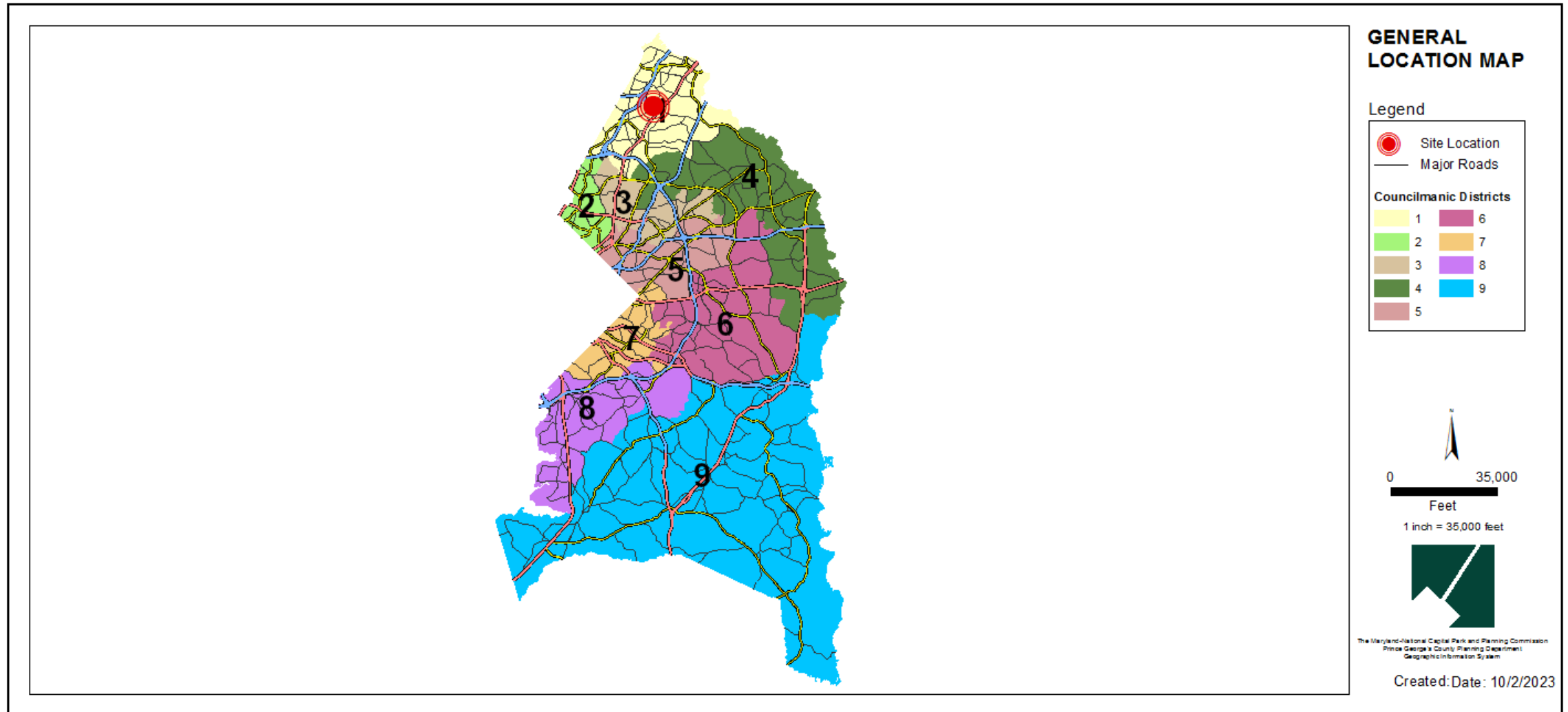
Staff Recommendation: APPROVAL with conditions



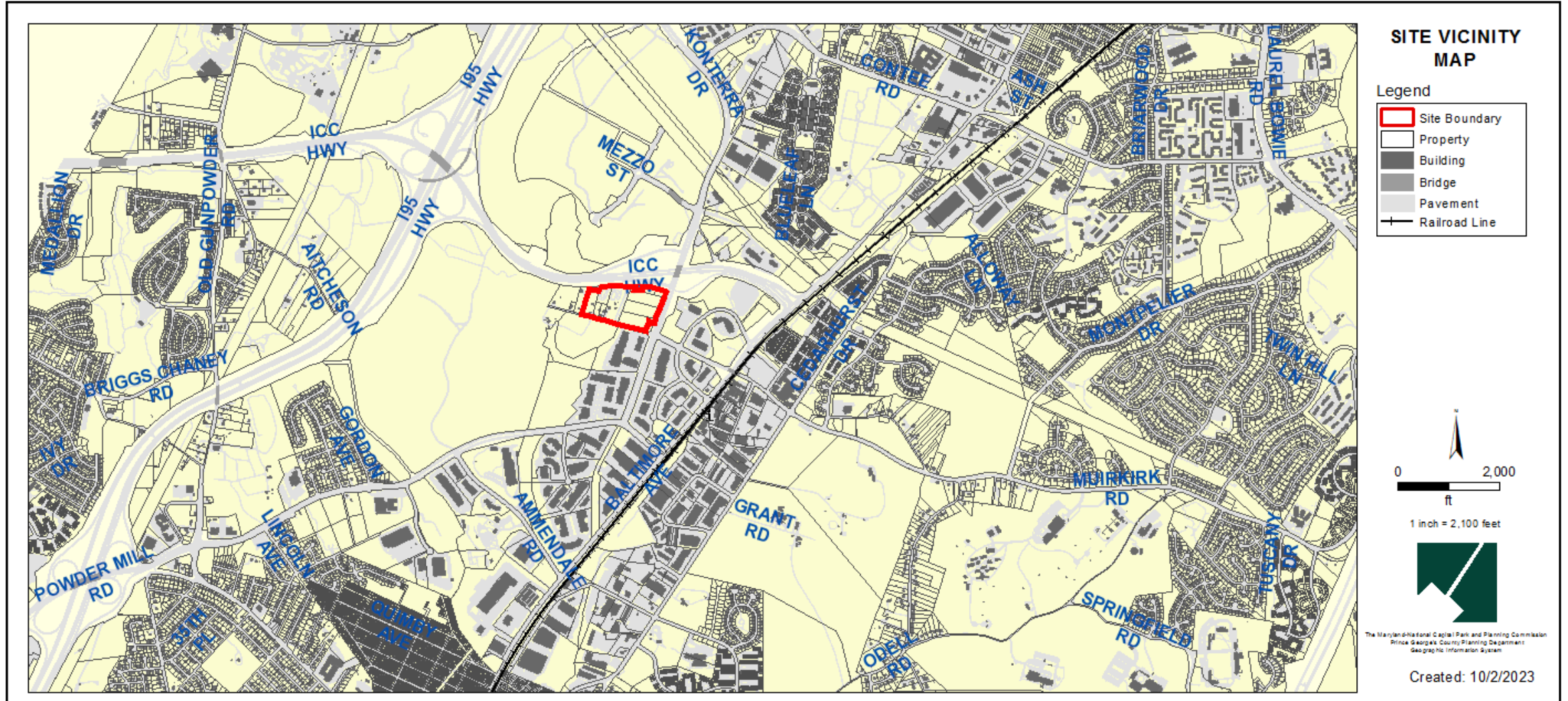
GENERAL LOCATION MAP

Council District: 01

Planning Area: 060



SITE VICINITY MAP



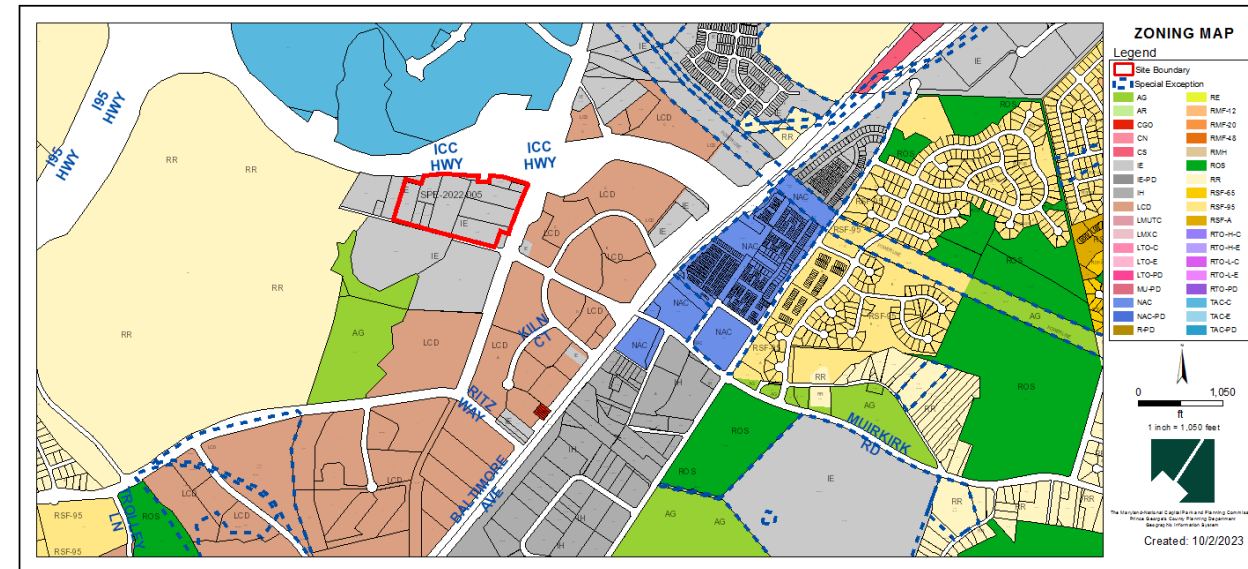
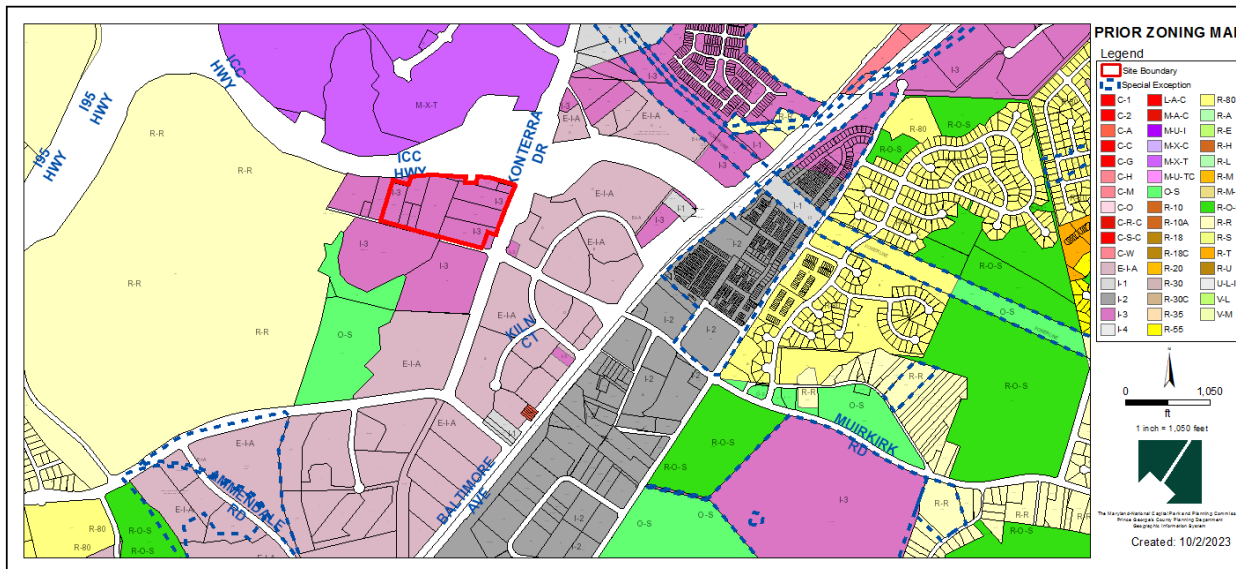
ZONING MAP (PRIOR AND CURRENT)

Current Property Zone: IE

Prior Property Zone: I-3

Prior Zoning Map

Current Zoning Map

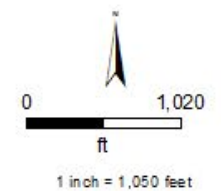


Legend

 Site Boundary

 Property

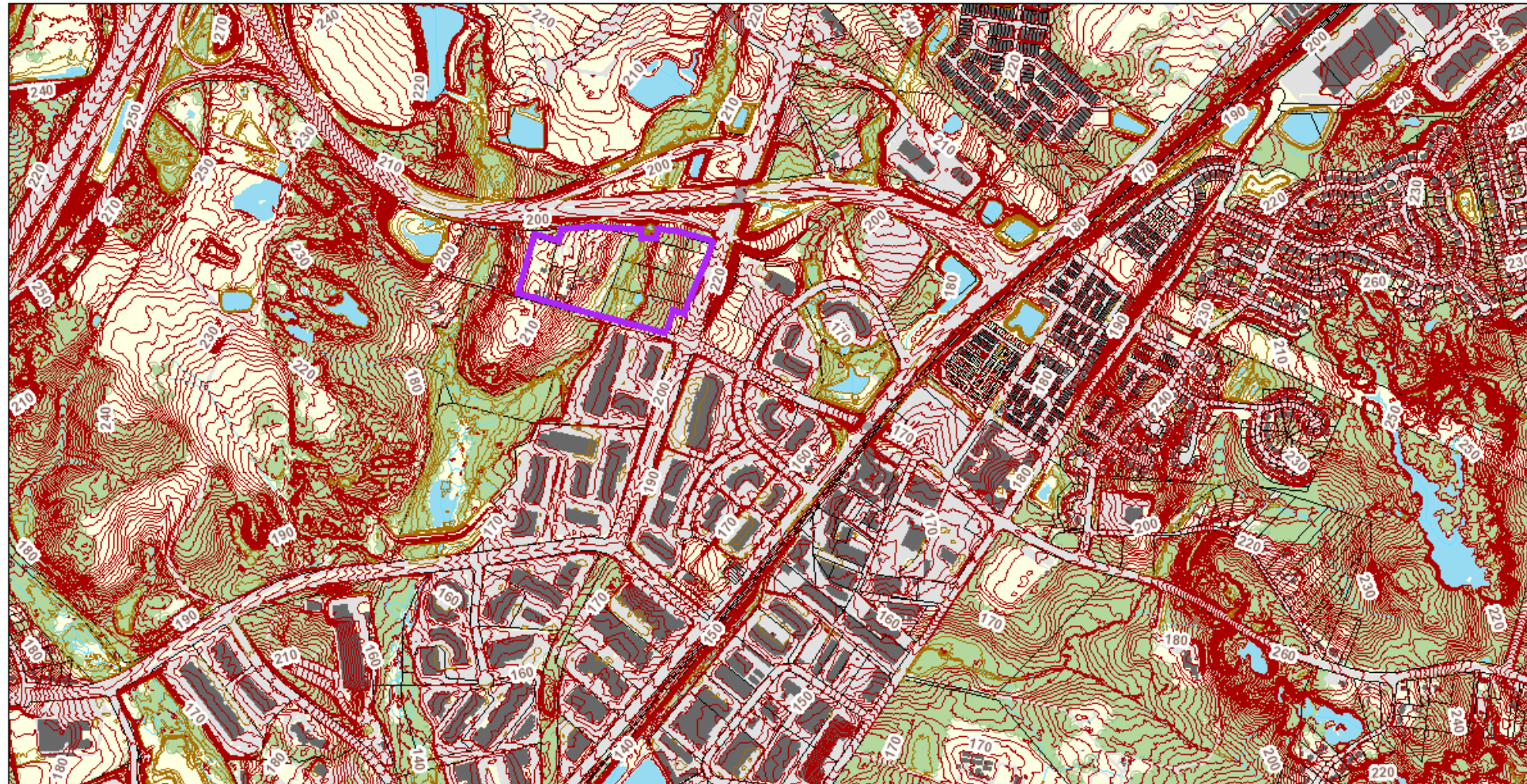
IMAGERY FROM
May 2023



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

Slide 5 of 19

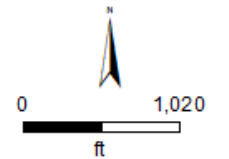
SITE MAP



SITE MAP

Legend

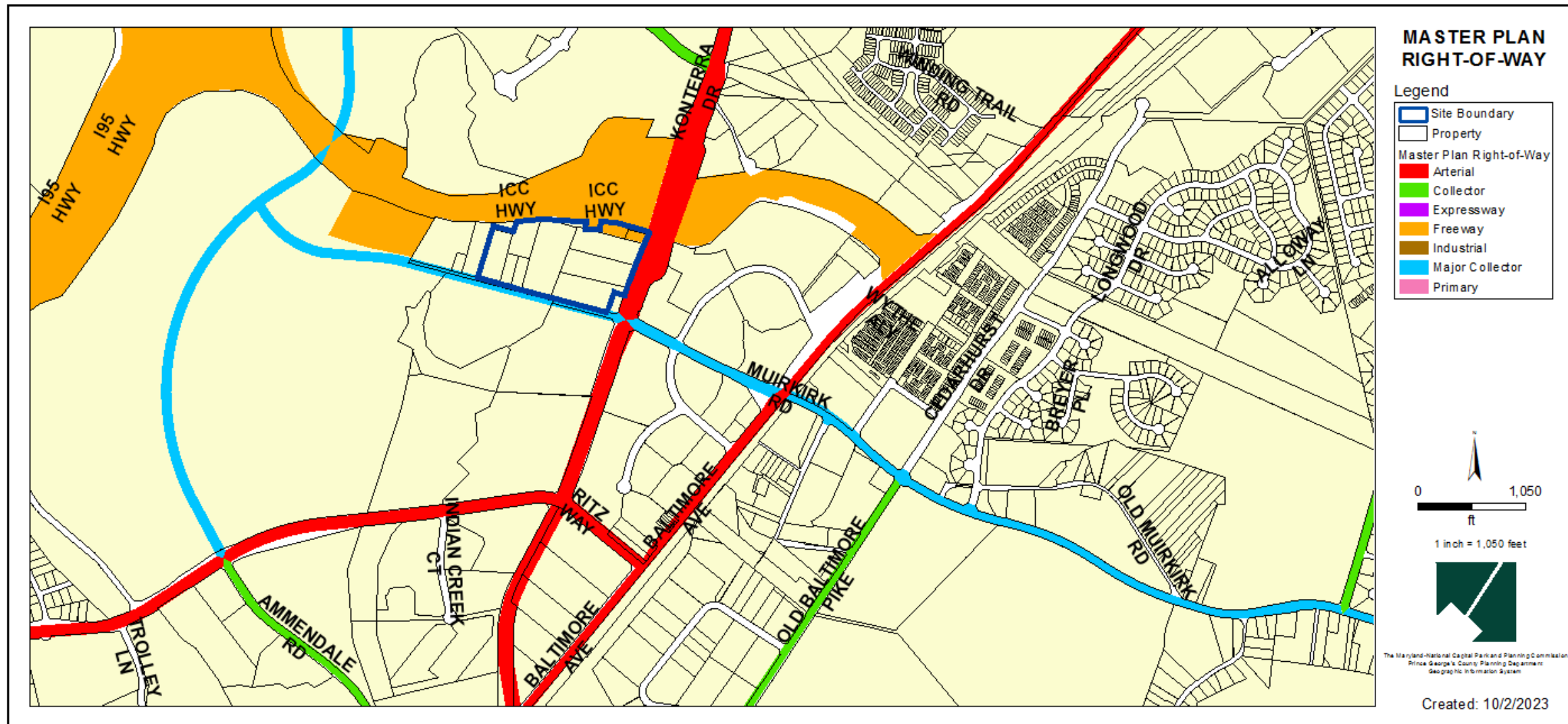
- Site Boundary
- Building
- Bridge
- Pavement
- Water
- Vegetation
- Property
- Contour Line
- Depression Line
- Railroad Line



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

Created: 10/2/2023

MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW WITH APPROXIMATE SITE BOUNDARY OUTLINED



SITE PLAN

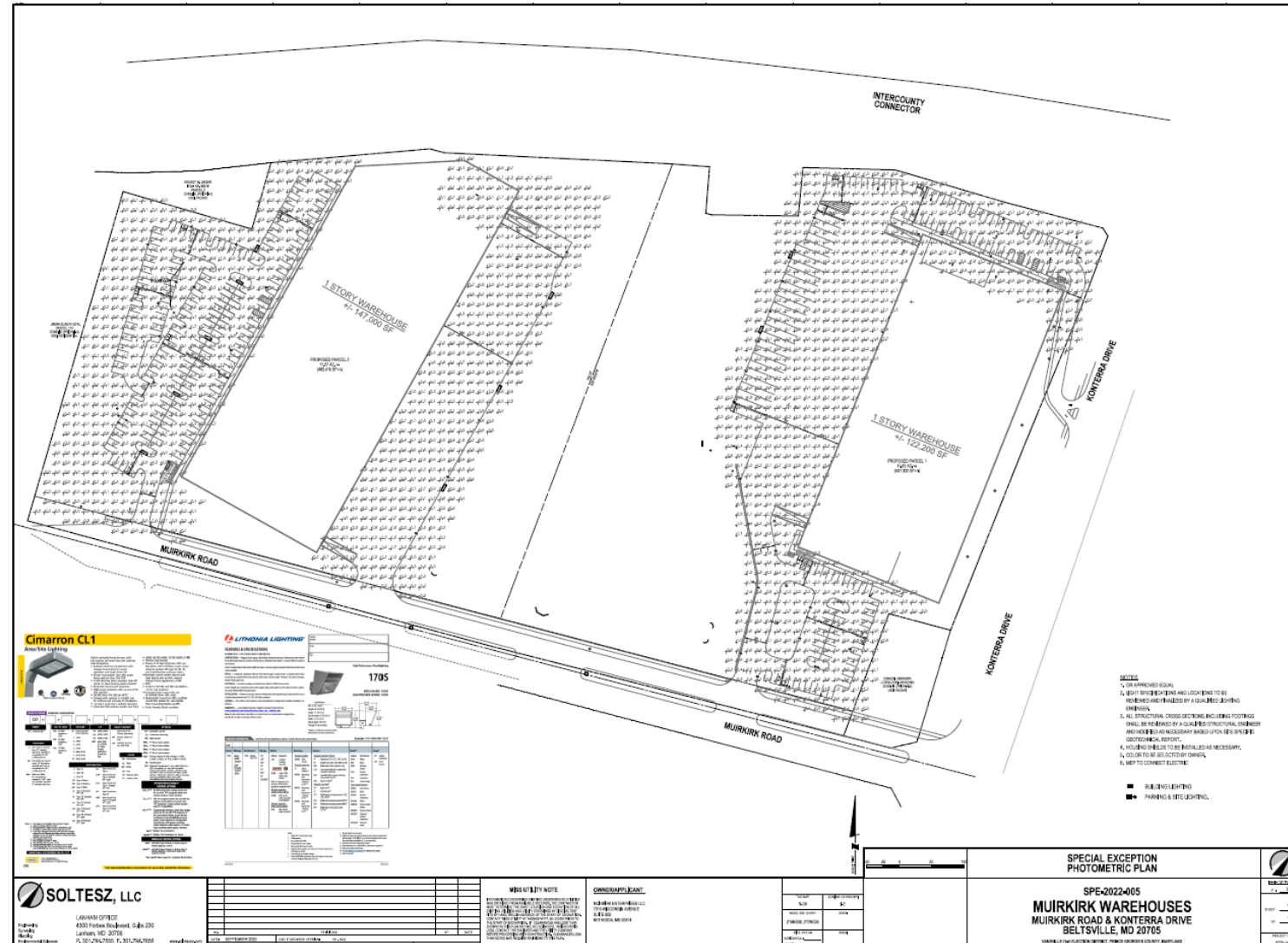


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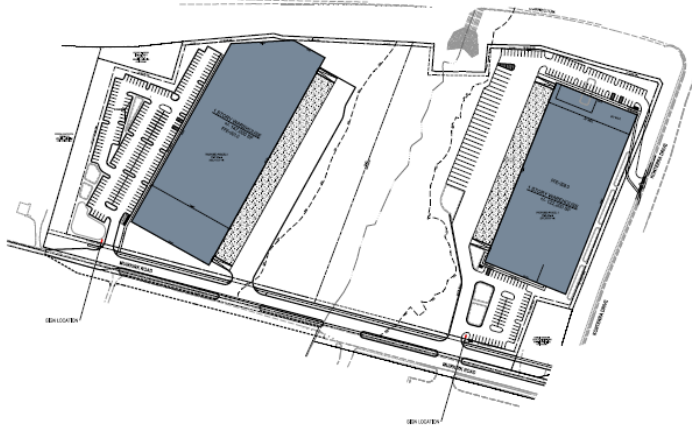
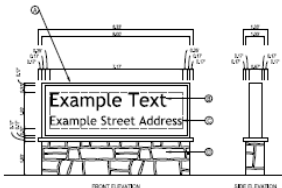
TYPE II TREE CONSERVATION PLAN



PHOTOMETRIC PLAN



SIGN EXHIBIT

ADDITIONAL NOTES TO INDICATE CONFORMANCE TO TABLES OF SIGN STANDARDS FOR SPECIFIC SIGN TYPES AND SECTIONS OF HIGHWAYS

TABLE OF NOTES

1. LOCATION OF SIGN: 10' FROM STREET LINE TO FRONT OF SIGN
2. NUMBER OF SIGNS: ONE FOR EACH BUILDING FRONTAGE
3. HEIGHT: 10' TO 12' (SEE NOTE 1)
4. AREA: 10' x 10' (SEE NOTE 1)

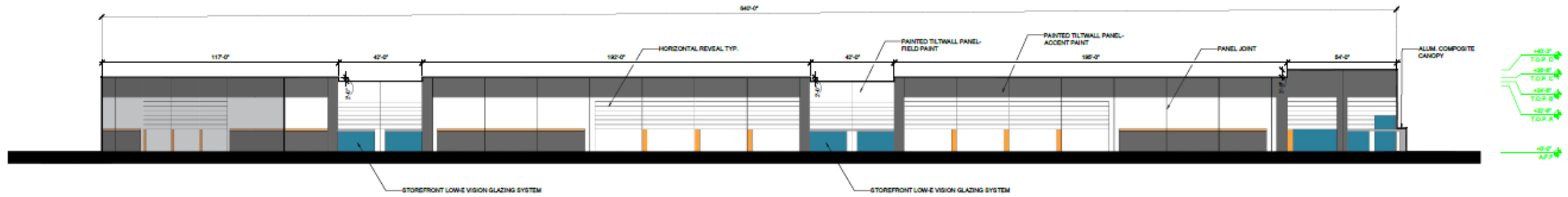
SECTION OF SIGNAGE DISTANCE FOR BUSINESS OR PROFESSIONAL OFFICE

1. LOCATION AT THE ENTRANCE TO THE SITE: SETBACK FROM THE ROAD A SUFFICIENT DISTANCE TO SHOW UNOBTAINED SIGN OF SIGN FOR STREET BUILDING
2. NUMBER OF SIGNS: ONE FOR EACH BUILDING COMPLEX
3. AREA: 10' x 10' (SEE NOTE 1)
4. HEIGHT: 10' TO 12' (SEE NOTE 1)

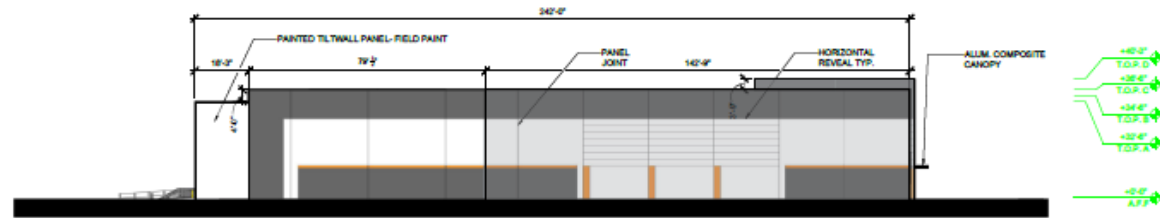
 SOLTESZ, LLC LANDMARK OFFICE 4300 Potomac Boulevard, Suite 220 Landover, MD 20705 P: 301/294-7000 F: 301/294-7000 www.soltesz.com	NOTES 1. SEE SPECIFICATIONS FOR SIGN STANDARDS 2. SEE SPECIFICATIONS FOR SIGN STANDARDS 3. SEE SPECIFICATIONS FOR SIGN STANDARDS 4. SEE SPECIFICATIONS FOR SIGN STANDARDS 5. SEE SPECIFICATIONS FOR SIGN STANDARDS 6. SEE SPECIFICATIONS FOR SIGN STANDARDS 7. SEE SPECIFICATIONS FOR SIGN STANDARDS 8. SEE SPECIFICATIONS FOR SIGN STANDARDS 9. SEE SPECIFICATIONS FOR SIGN STANDARDS 10. SEE SPECIFICATIONS FOR SIGN STANDARDS	OWNER'S PLAN MUIRKIRK WAREHOUSES 100 BELT ROAD BELTSVILLE, MD 20705		SIGN EXHIBIT SPE-2022-005 MUIRKIRK WAREHOUSES MUIRKIRK ROAD & KONTERRA DRIVE BELTSVILLE, MD 20705 APPROVED FOR THE COUNTY DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION	 SCALE 1" = 10'
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OVERALL ELEVATIONS - BLDG 01

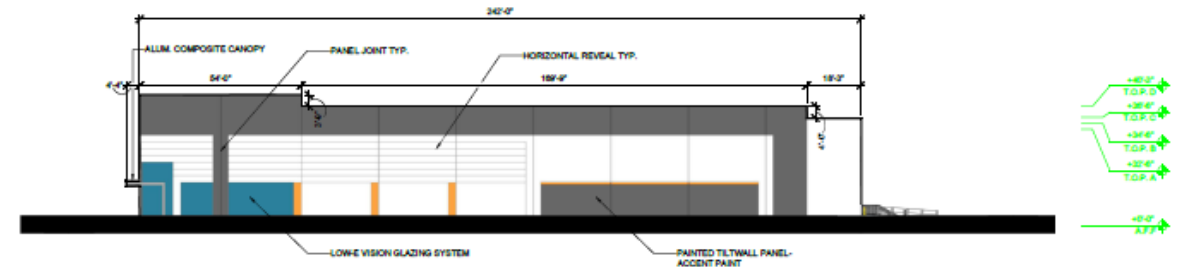
WEST ELEVATION



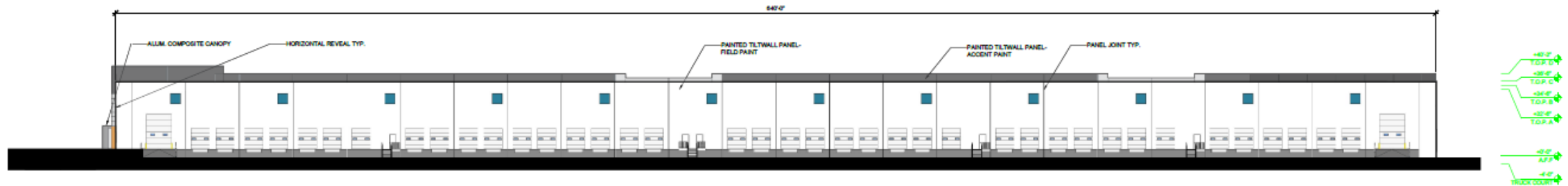
NORTH ELEVATION



SOUTH ELEVATION



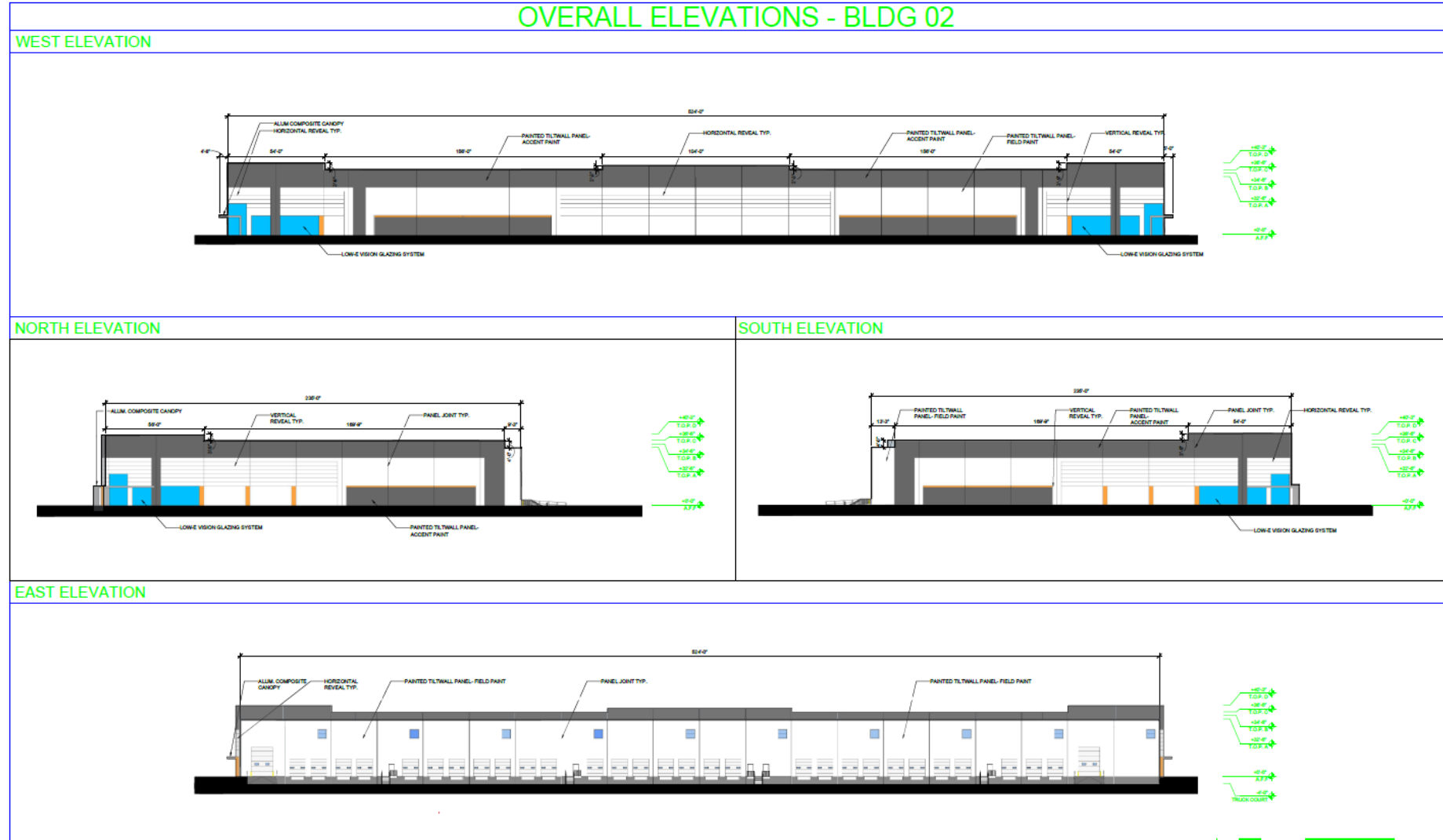
EAST ELEVATION



PERSPECTIVE VIEW (BUILDING 1)



ELEVATIONS



PERSPECTIVE VIEW (BUILDING 2)



EXISTING VS PROPOSED AREA



STAFF RECOMMENDATION

APPROVAL with conditions

- **Special Exception SPE-2022-005**
- **Type 2 Tree Conservation Plan TCP2-032-2023**

Major Issues:

- Access from Konterra Drive

Applicant Required Mailings:

- Informational Mailing: 9/15/2022
- Acceptance Mailing: 8/14/2023