NOTES:

1. INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC AND BOUNDARY WORKSHEET AND PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, INC (CPJ) DATED SEPTEMBER 5, 2001 AND WAS UPDATED IN OCTOBER 2013.
2. EVIDENCE OF SUBSURFACE UTILITIES IS BASED ON DATA AND MARKINGS PROVIDED BY ACCURATE INFRASTRUCTURE DATA, INC AND LOCATED BY CPJ ON SEPTEMBER 6, 2013.
3. THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE LOCATION OF THE NEW MODULAR TRAILER. THE 66' X 55' DIMENSION OF THE NEW TRAILER WAS TAKEN FROM A MODULAR GENIUS PLAN SHEET NO. A1 (REV. 2).
4. FOR THE PURPOSE OF ASSESSMENT AND TAXATION THE SUBJECT PROPERTY IS IDENTIFIED AS PARCEL A, SUBDIVISION 5031 AS SHOWN ON TAX MAP 25, GRID F3 FOR PRINCE GEORGE'S COUNTY, MARYLAND WHOSE TAX ID No. IS 21-238545, WITH A STREET ADDRESS 9219 51st AVE COLLEGE PARK MD, 20740.
5. ACCORDING TO MIRIAM BADER, AICP SENIOR PLANNER WITH THE DEPARTMENT OF PLANNING, COMMUNITY AND ECONOMIC DEVELOPMENT THE FIRST 150' FROM THE FRONT PROPERTY LINE (51st AVE) IS ZONED R-55. AND THE REAR OF THE PROPERTY IS ZONED I-2.

ZONING:

I-2
PURPOSES.
(1) THE PURPOSES OF THE I-2 ZONE ARE:
(A) TO ACCOMMODATE A MIX OF INTENSE INDUSTRIAL USES WHICH REQUIRE LARGER TRACTS OF LAND;
(B) TO ACCOMMODATE INDUSTRIAL USES THAT MAY IMPACT ADJOINING PROPERTIES, BUT ARE ESSENTIAL TO THE COUNTY'S ECONOMIC WELL-BEING; AND
(C) TO APPLY SITE DEVELOPMENT STANDARDS WHICH WILL GENERATE AN ATTRACTIVE, CONVENTIONAL HEAVY INDUSTRIAL ENVIRONMENT. LANDSCAPING, SCREENING, AND BUFFERING OF DEVELOPMENT IN THE I-2 ZONE SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THE LANDSCAPE MANUAL. IN ADDITION, THE FOLLOWING APPLIES:
(i) AT LEAST TEN PERCENT (10%) OF THE NET LOT AREA SHALL BE MAINTAINED AS GREEN AREA.
(ii) ANY LANDSCAPED STRIP ADJACENT TO A PUBLIC RIGHT-OF-WAY REQUIRED PURSUANT TO THE PROVISIONS OF THE LANDSCAPE MANUAL SHALL NOT BE CONSIDERED PART OF THE REQUIRED GREEN AREA.
(iii) A VEHICLE TOWING STATION PERMITTED IN THE I-2 ZONE SHALL BE SCREENED BY A WALL OR FENCE AT LEAST SIX (6) FEET HIGH, OR BY AN EVERGREEN SCREEN, UNLESS THE ADJOINING PROPERTY IS USED FOR A VEHICLE TOWING STATION OR A VEHICLE SALVAGE YARD.
(2) OUTDOOR STORAGE.
(A) OUTDOOR STORAGE SHALL NOT BE VISIBLE FROM A STREET.
(3) USES.
(A) THE USES ALLOWED IN THE I-2 ZONE ARE AS PROVIDED FOR IN THE TABLE OF USES (DIVISION 3 OF THIS PART).
(4) REGULATIONS.
(A) ADDITIONAL REGULATIONS CONCERNING THE LOCATION, SIZE, AND OTHER PROVISIONS FOR ALL BUILDINGS AND STRUCTURES IN THE I-2 ZONE ARE AS PROVIDED FOR IN DIVISIONS 1 AND 5 OF THIS PART, THE REGULATIONS TABLES (DIVISION 4 OF THIS PART), GENERAL (PART 2), OFF-STREET PARKING AND LOADING (PART 11), SIGNS (PART 12), AND THE LANDSCAPE MANUAL. (CB-1-1989; CB-12-1991; CB-30-1992; CB-129-1994)

SETBACKS: ADJOINING LAND IN ANY NON RESIDENTIAL ZONE

FRONT – N/A

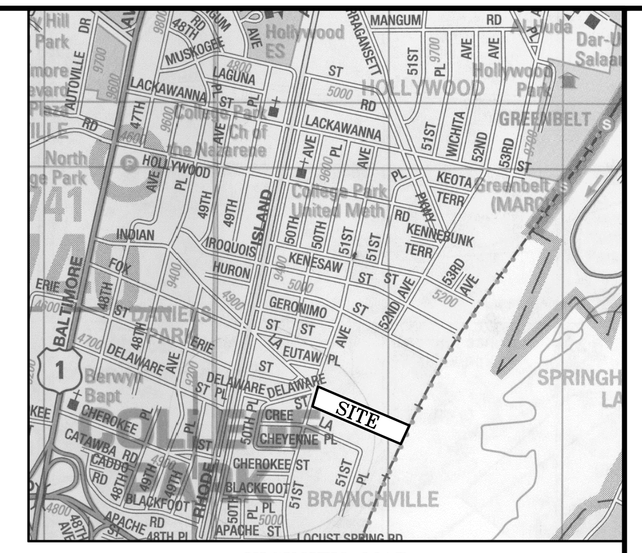
REAR – NONE (EXCEPT THAT IF THE BUILDING IS MORE THAN THIRTY (30) FEET HIGH, A SETBACK OF ONE-THIRD (1/3) FOOT FOR EVERY ONE (1) FOOT OF BUILDING HEIGHT ABOVE THIRTY (30) FEET SHALL BE PROVIDED. TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994))

SIDE – 30' (MAY BE ONE (1) OR TWO (2) SIDE YARDS FOR A TOTAL OF THIRTY (30) FEET. PLUS ONE-THIRD (1/3) FOOT FOR EVERY ONE (1) FOOT OF BUILDING HEIGHT ABOVE THIRTY (30) FEET SHALL BE PROVIDED. TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994))

SETBACKS: FROM ADJOINING LAND IN ANY RESIDENTIAL ZONE

ALL YARDS – N/A

SIDE/REAR YARDS – 20' (PLUS ONE-THIRD (1/3) FOOT FOR EVERY ONE (1) FOOT OF BUILDING HEIGHT ABOVE THIRTY (30) FEET SHALL BE PROVIDED. TOWERS, WHIPS, POLES, AND ANTENNAE AND SUPPORTING STRUCTURES, EXCLUDING GUY WIRES, SHALL BE SET BACK ONE-HALF (1/2) FOOT FOR EACH FOOT OF STRUCTURE HEIGHT. (CB-8-1990; CB-123-1994)



VICINITY MAP
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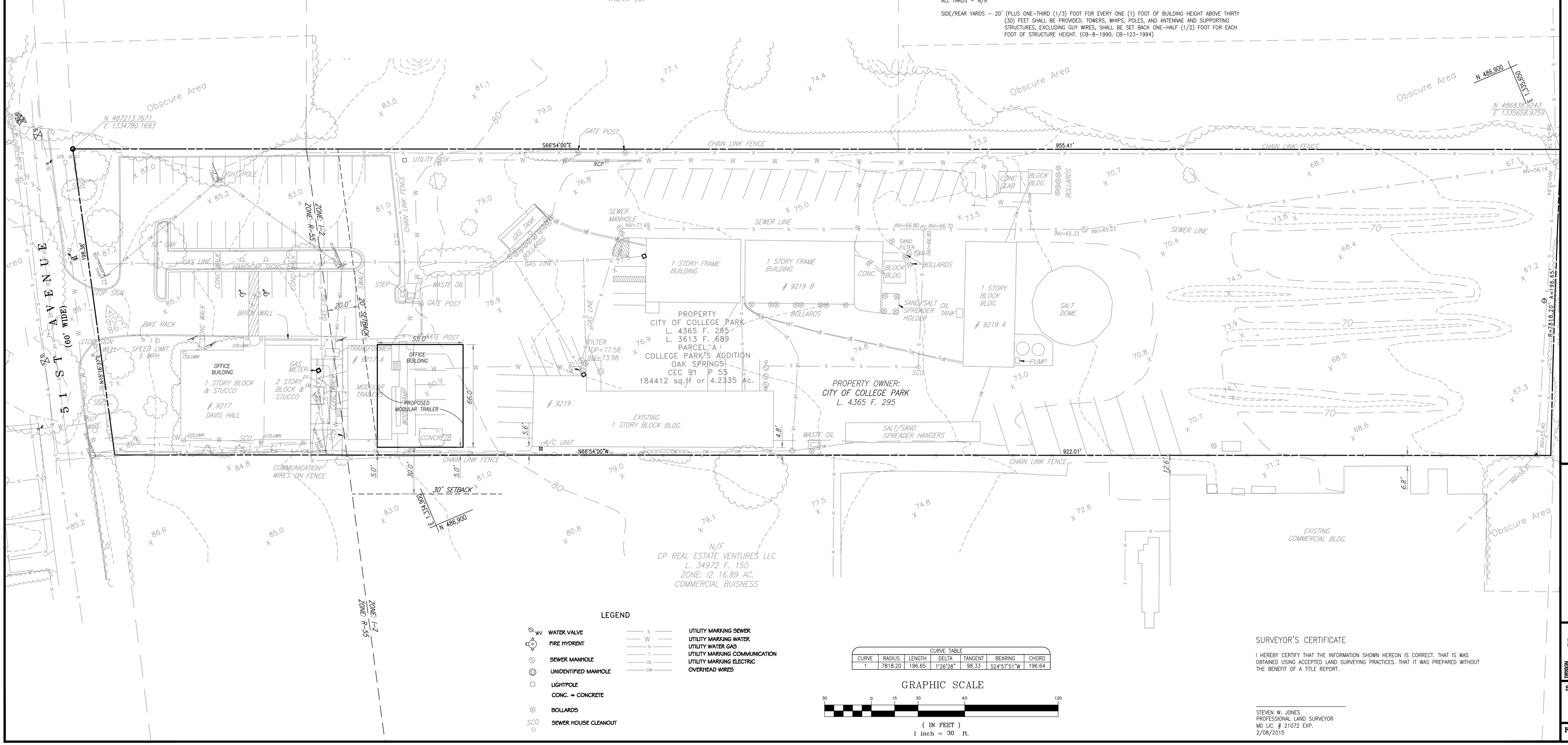

LEGEND

WV WATER VALVE	S UTILITY MARKING SEWER
FIRE HYDRENT	W UTILITY MARKING WATER
	G UTILITY WATER GAS
SEWER MANHOLE	T UTILITY MARKING COMMUNICATION
UNIDENTIFIED MANHOLE	UE UTILITY MARKING ELECTRIC
LIGHTPOLE	OW OVERHEAD WIRES
CONC. = CONCRETE	
BOLLARDS	
SCO SEWER HOUSE CLEANOUT	

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
1	7818.20	196.65	1°26'28"	98.33	S24°57'51"W	196.64

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT. THAT IS WAS OBTAINED USING ACCEPTED LAND SURVEYING PRACTICES. THAT IT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

STEVEN W. JONES
PROFESSIONAL LAND SURVEYOR
MD LIC. # 21072 EXP.
2/08/2015

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PRELIMINARY SITE PLAN
COLLEGE PARK PUBLIC WORKS FACILITY
BERWYN (21ST) DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND

CLIENT: CITY OF COLLEGE PARK

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DESIGN	SWJ	DATE	10/04/2015
DRAFT	RDW	SCALE	1"=30'
APPROVED			

SHEET 1 OF 1

FILE NO : 23-068-200-01