

HPB 100%  
SCALE: 1"=30'

N 487.300  
E 1334.900

**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 21-238646, 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-5S, AND THE REAR OF THE PROPERTY IS ZONED I-2.

**ZONING:**

- 1-2 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))

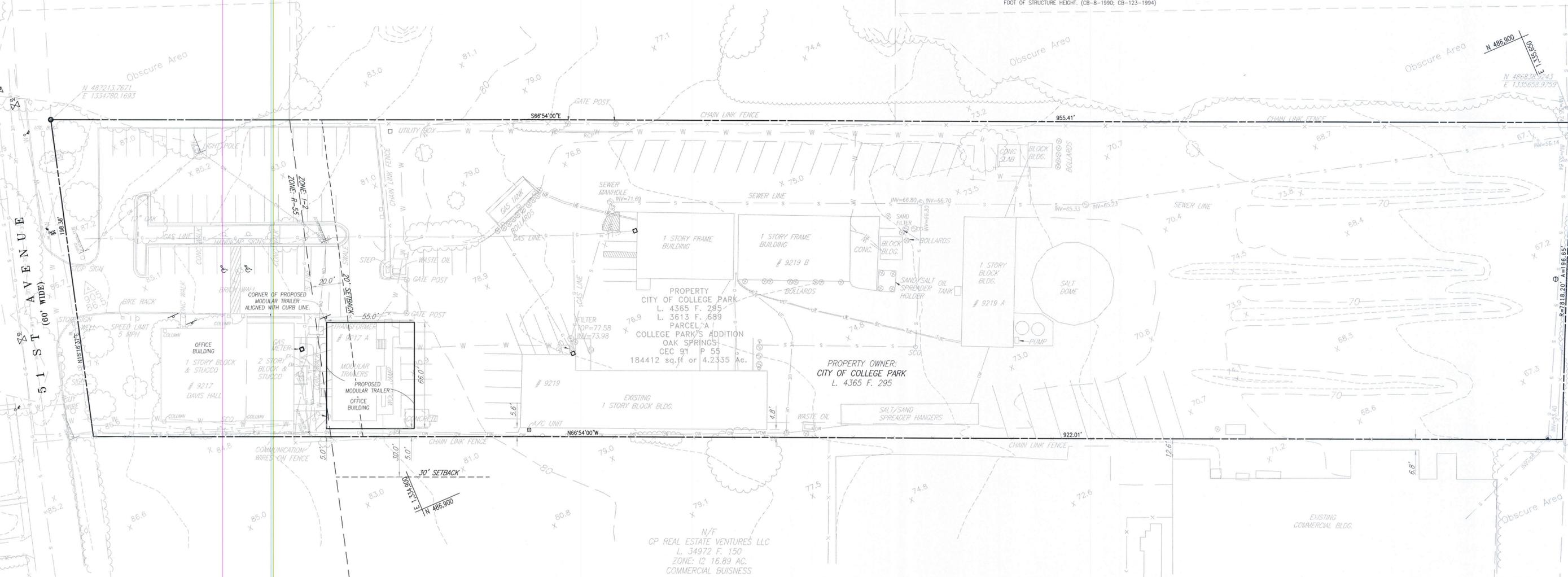


**VICINITY MAP**  
NOT TO SCALE  
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ADC Prince George's Co. Map 5288-08

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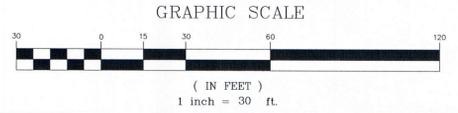
PRELIMINARY SITE PLAN  
**COLLEGE PARK PUBLIC WORKS FACILITY**  
BERWYN (21 ST) DISTRICT  
PRINCE GEORGE'S COUNTY, MARYLAND



- LEGEND**
- W WATER VALVE
  - F FIRE HYDRANT
  - M SEWER MANHOLE
  - U UNIDENTIFIED MANHOLE
  - L LIGHTPOLE
  - C CONC. = CONCRETE
  - B BOLLARDS
  - SC S SEWER HOUSE CLEANOUT
  - S UTILITY MARKING SEWER
  - W UTILITY MARKING WATER
  - G UTILITY MARKING GAS
  - UC UTILITY MARKING COMMUNICATION
  - OR UTILITY MARKING ELECTRIC
  - OW OVERHEAD WIRES

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
1	7818.20	196.65	126.28°	98.33	S24°57'51"W	196.64



**SURVEYOR'S CERTIFICATE**

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

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

CLIENT: CITY OF COLLEGE PARK

DESIGN	DATE	SCALE
DRAWN	10/16/2015	1"=30'
APPROVED		

SHEET 1 OF 1

FILE NO. 25-068-200-01