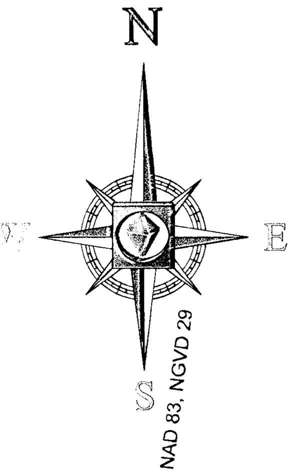
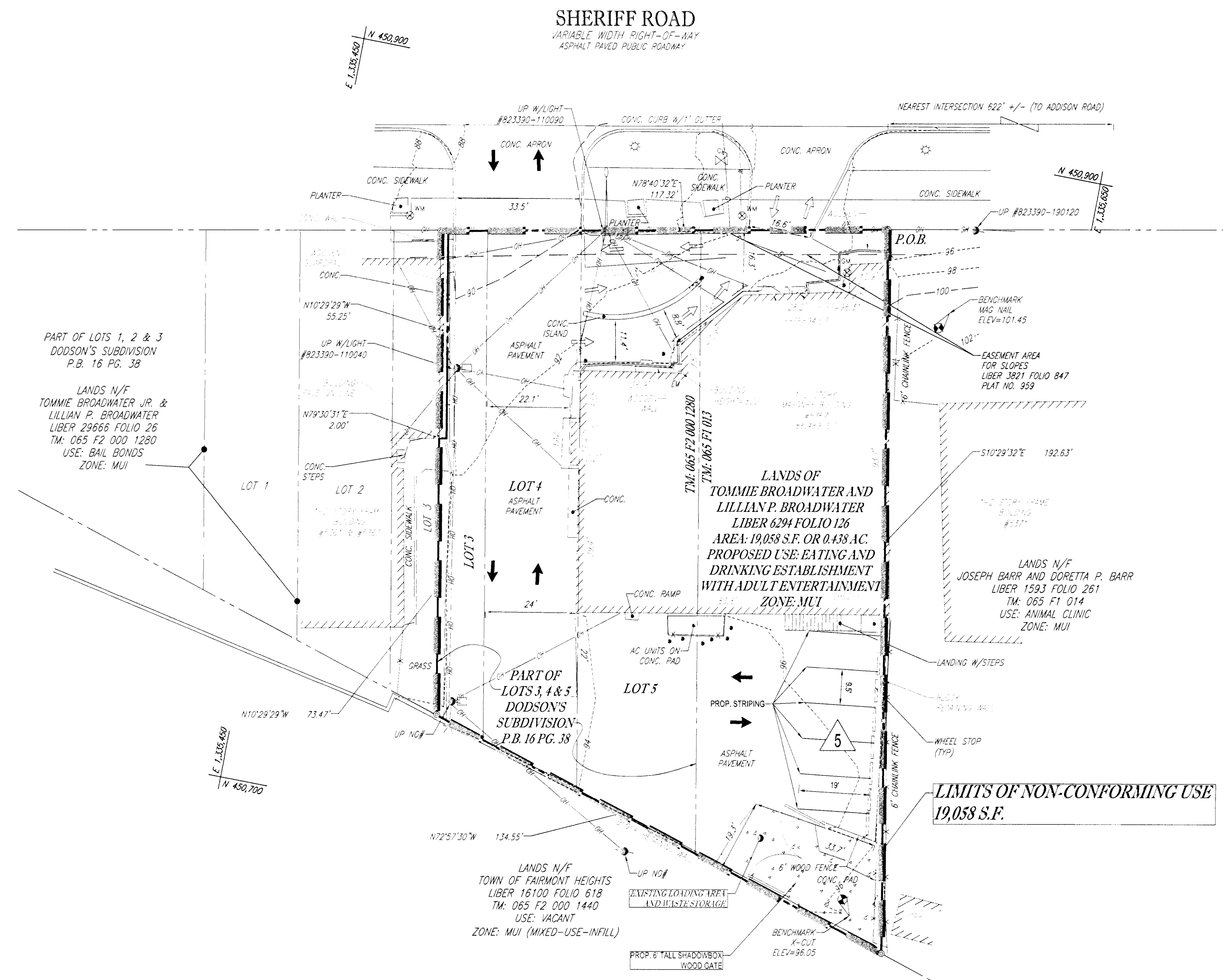




LEGEND

— 123 —	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x TC 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GUTTER ELEVATION
	GAS VALVE
— OH —	OVERHEAD WIRES
— G —	APPROX. LOC. UNDERGROUND GAS LINE
— W —	APPROX. LOC. UNDERGROUND WATER LINE
	UTILITY POLE
EM	ELECTRIC METER
WM	WATER METER
GM	GAS METER
	SIGN
	BOLLARD
—X—	FENCE
	AREA LIGHT
	PAINTED ARROWS
	BENCHMARK
	UTILITY POLE/LIGHT POLE
	GUY WIRE
	PROP. CORNER TO BE SET

CERTIFICATE OF APPROVAL
The Maryland-National Capital Park and Planning Commission
Prince George's County, Maryland

CNU-15093-2015
Ebony Inn

The resolution for this application was approved by the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission on September 8, 2016, in accordance with Subtitle 27, of the Prince George's County Zoning Ordinance.

This application proposes the certification of a non-conforming use for an eating and drinking establishment with adult entertainment in the M-U-I Zone in a D-D-O.

The Planning Board's approval is consistent with the required findings of Section(s) 27-244 of the Prince George's County Zoning Ordinance. The official decision in this case is presented in PGCPB Resolution No. 16-107.

Sheet No. 1 of 1

Any change to this plan shall require the approval of a new application.

CERTIFIED BY AUTHORITY OF:
The Prince George's County Planning Board

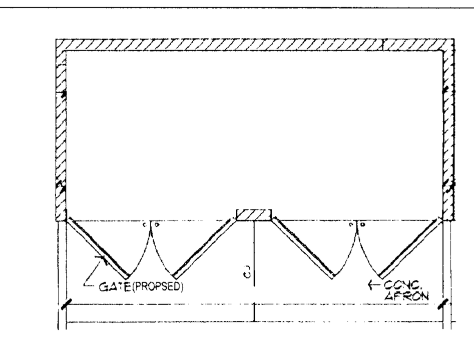
By: Jimi Jones, Supervisor, Zoning Section
Development Review Division

FOR OFFICIAL USE ONLY
QR label certifies that this plan meets conditions of final approval by the Planning Board, its designee or the District Council.
M-NCPPC APPROVAL

PROJECT NAME: EBONY INN

PROJECT NUMBER: CNU-15093-2015

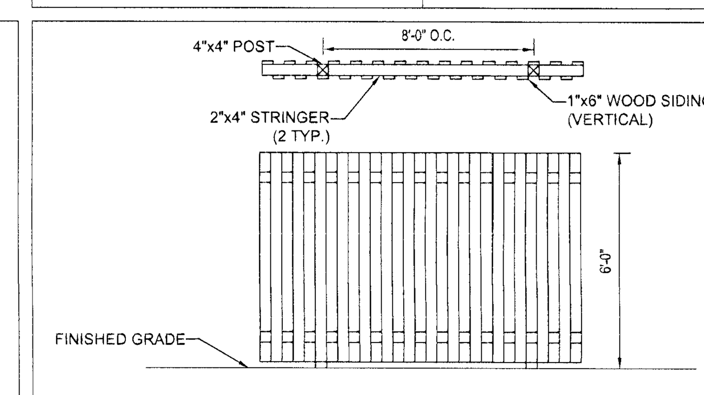
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet
Revision numbers must be included in the Project Number



EXISTING WOOD/CONCRETE BLOCK TRASH ENCLOSURE

NOT TO SCALE

EXISTING USE TABLE	
USE	SQUARE FOOTAGE
EATING & DRINKING ESTABLISHMENT W/ADULT ENTERTAINMENT	+/- 6,039
BARBER SHOP	+/- 450
MOTEL	+/- 4,815
TOTAL	+/- 6,489

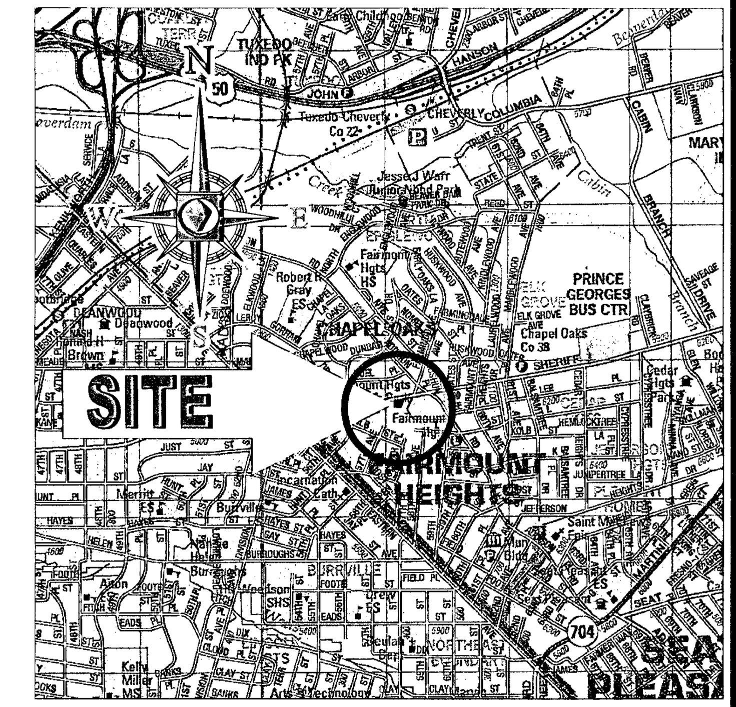


NOTES:

1. SHADOWBOX CONSTRUCTION OF PRESSURE TREATED WOOD MATERIAL. ALL STRUCTURAL SUPPORTS ARE TO BE HIDDEN AND ATTACHMENT EQUIPMENT (BOLTS, SCREWS, AND BRACKETS) SHALL BE OF NON RUST TYPE, EITHER STAINLESS STEEL OR GALVANIZED.
2. USE 6"x6" POSTS AT ALL CORNERS (ANGLE POINTS).

SHADOWBOX GATE DETAIL

NOT TO SCALE



LOCATION MAP

COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

SITE PLAN NOTES

1. THIS PLAN IS BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY BY:

   BOHLER ENGINEERING
   "KING OAK ENTERPRISES 5367 SHERIFF ROAD SEAT PLEASANT ELECTION DISTRICT NO. 18 PRINCE GEORGE'S COUNTY, MARYLAND"
   FILE NO: SB152128
   DATED: 03/21/16

2. OWNER:
   - TOMMIE BROADWATER & LILLIAN P. BROADWATER
     3309 HAYES ST.
     GLENARDEN, MARYLAND 20706

3. APPLICANT:
   - KING OAK ENTERPRISES
     5367 SHERIFF ROAD
     FAIRMOUNT HEIGHTS, MARYLAND 20743

4. PARCEL DATA:

   TAX MAP 65, GRID F1, PARCEL 13 AND LOTS 3 (PART OF), 4 AND 5
   SUBDIVISION: DODSON'S SUBDIVISION
   WSSC GRID: 202NE05
   AREA: 0.438 AC
   ZONE: MUI (MIXED USE INFILL)
   ELECTION DISTRICT 18
   COUNCILMANIC DISTRICT 5
   PROPOSED USE: EATING AND DRINKING ESTABLISHMENT WITH ADULT ENTERTAINMENT

5. ZONING ORDINANCE PROVISIONS:

ZONING ORDINANCE PROVISIONS:		PROVIDED
A. LOT AREA		0.438 AC.
B. BUILDING SETBACK		
STREET SETBACK (SHERIFF RD.)		10'±
SIDE SETBACK (EAST)		N/A
SIDE SETBACK (WEST)		N/A
SIDE SETBACK (SOUTH)		N/A
C. LANDSCAPE BUFFER		
STREET BUFFER (SHERIFF RD.)		N/A
STREET BUFFER (EAST)		N/A
STREET BUFFER (WEST)		N/A
STREET BUFFER (SOUTH)		N/A
	ALLOWED/REQUIRED	PROVIDED
D. PARKING REQUIREMENT: EATING AND DRINKING ESTABLISHMENT WITH ADULT ENTERTAINMENT — 1 SPACE FOR EVERY 3 SEATS (15 SEATS)	5	5
E. TOTAL PARKING	5	5
F. MIN. PARKING SPACE DIMENSIONS	9.5'X19' - 90° AND 60° 8'X22' - PARALLEL	9.5'X19'
G. LOADING REQUIREMENTS	1 (12' X 33')	1 (19' X 33')
H. MIN. DRIVE AISLE	22'	24' - 8.8' *

* PARKING AND DRIVE AISLES ARE PROVIDED AS APPROVED AS PART OF THE EXISTING USE AND OCCUPANCY PERMITS

6. DEVELOPMENT IS NOT LOCATED WITHIN A 100-YR FLOOD PLAIN. STEEP SLOPES, PERENNIAL STREAMS AND TIDAL/NONTIDAL WETLANDS ARE NOT PRESENT.
7. NEAREST INTERSECTING STREET 622' +/- TO ADDISON ROAD
8. PAVEMENT STRIPING TO BE 4" WHITE STANDARD
9. PURSUANT TO SECTION 1.1 (8) OF THE COUNTY LANDSCAPE MANUAL EXISTING CONDITIONS ON DEVELOPED SITES NOT IN CONFORMANCE WITH THE REQUIREMENTS OF LANDSCAPE MANUAL THAT WERE OTHERWISE LAWFUL ON DECEMBER 13, 2010 AND NOT THE SUBJECT OF ANY BUILDING OR GRADING PERMIT, MAY CONTINUE AS A MATTER OF RIGHT.
10. WATER/SEWER DESIGNATION (EXISTING/PROPOSED): W-3/S-3
11. NO CEMETERIES LOCATED ON OR CONTIGUOUS TO THE PROPERTY.
12. NO HISTORIC SITE LOCATED ON OR IN THE VICINITY OF THE PROPERTY.
13. AVIATION POLICY AREA: N/A
14. SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA)
15. SOURCE OF TOPOGRAPHY: BOUNDARY AND TOPOGRAPHIC SURVEY BY:
    BOHLER ENGINEERING
    "KING OAK ENTERPRISES 5367 SHERIFF ROAD SEAT PLEASANT ELECTION DISTRICT NO. 18 PRINCE GEORGE'S COUNTY, MARYLAND"
    FILE NO: SB152128
    DATED: 03/21/16

M-NCPPC
Prince George's County Planning Department
Environmental Planning Section
NATURAL RESOURCES INVENTORY
APPROVAL
CNU / 15093 / 2015

	Staff Signature	Date
Initial Approval		
01 Revision		
02 Revision		

BOHLER ENGINEERING
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING · PROGRAM MANAGEMENT · LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN · PERMITTING SERVICES · TRANSPORTATION SERVICES
UPSTATE NEW YORK · NEW ENGLAND · BOSTON, MA · NEW YORK METRO · NEW YORK, NY · NEW JERSEY
PHILADELPHIA, PA · LEHIGH VALLEY, PA · SOUTHEASTERN, PA · REHOBOTH BEACH, DE · BALTIMORE, MD · SOUTHERN MARYLAND
NORTHERN VIRGINIA · CENTRAL VIRGINIA · RALEIGH, NC · CHARLOTTE, NC · TAMPA, FL · SOUTH FLORIDA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES. © 2008 BOHLER ENGINEERING

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.
IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, AND DELAWARE CALL 811
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	MB152128
DRAWN BY:	PMR
CHECKED BY:	JD
DATE:	08/03/16
SCALE:	1" = 20'
CAD I.D.:	NC0

PROJECT:

NON-CONFORMING USE PLAN

FOR

KING OAK ENTERPRISES

LOCATION OF SITE
5367 SHERIFF ROAD,
FAIRMOUNT HEIGHTS,
PRINCE GEORGE'S COUNTY MD 20743

BOHLER ENGINEERING
16701 MELFORD BLVD , SUITE 310
BOWIE, MARYLAND 20715
Phone: (301) 809-4500
Fax: (301) 809-4501
MD@BohlerEng.com

M. K. JONES

PROFESSIONAL ENGINEER
PROFESSIONAL CERTIFICATION
I, MATTHEW K. JONES HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 39999, EXPIRATION DATE: 3/15/2017

SHEET TITLE:

NON-CONFORMING USE PLAN

SHEET NUMBER:

1

OF 1

H:\15\MB152128\DRAWINGS\PLAN SETS\NCU\MB152128NC0.DWG PRINTED BY: PROTHFELD 8.03.16 @ 2:36 PM LAST SAVED BY: PROTHFELD