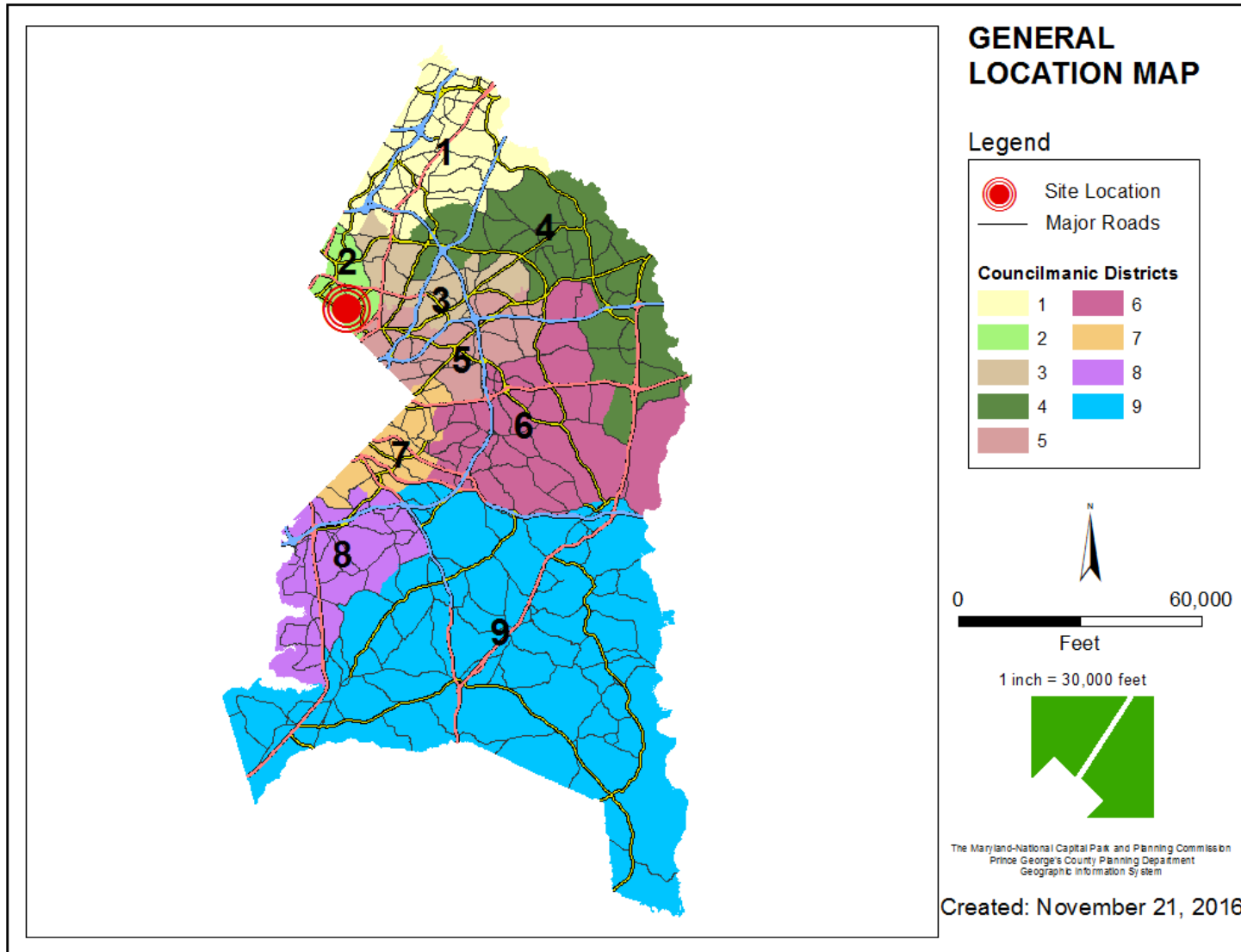


ITEM: 12

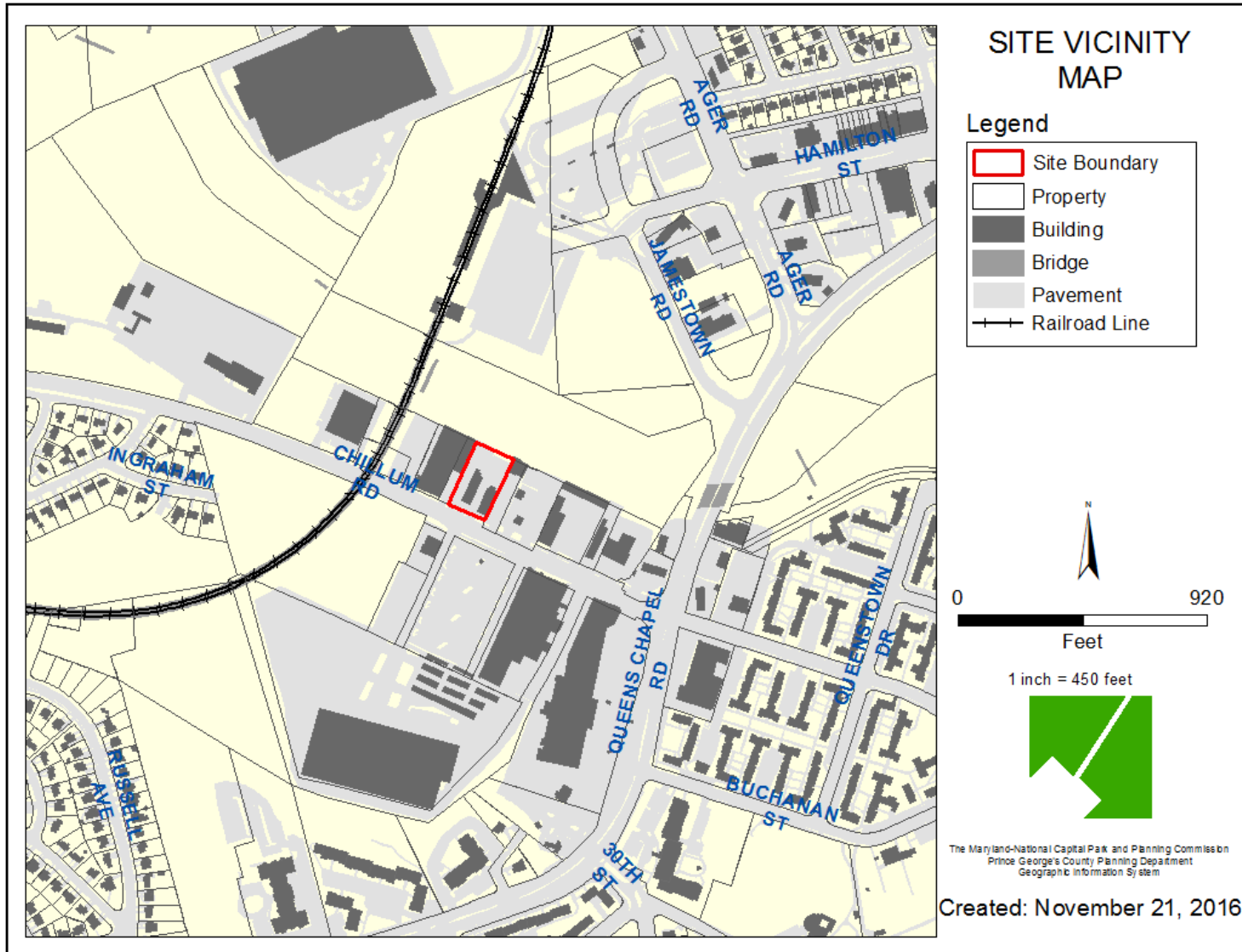
CASE: CNU-61169-2016

MUSTANGS RESTAURANT

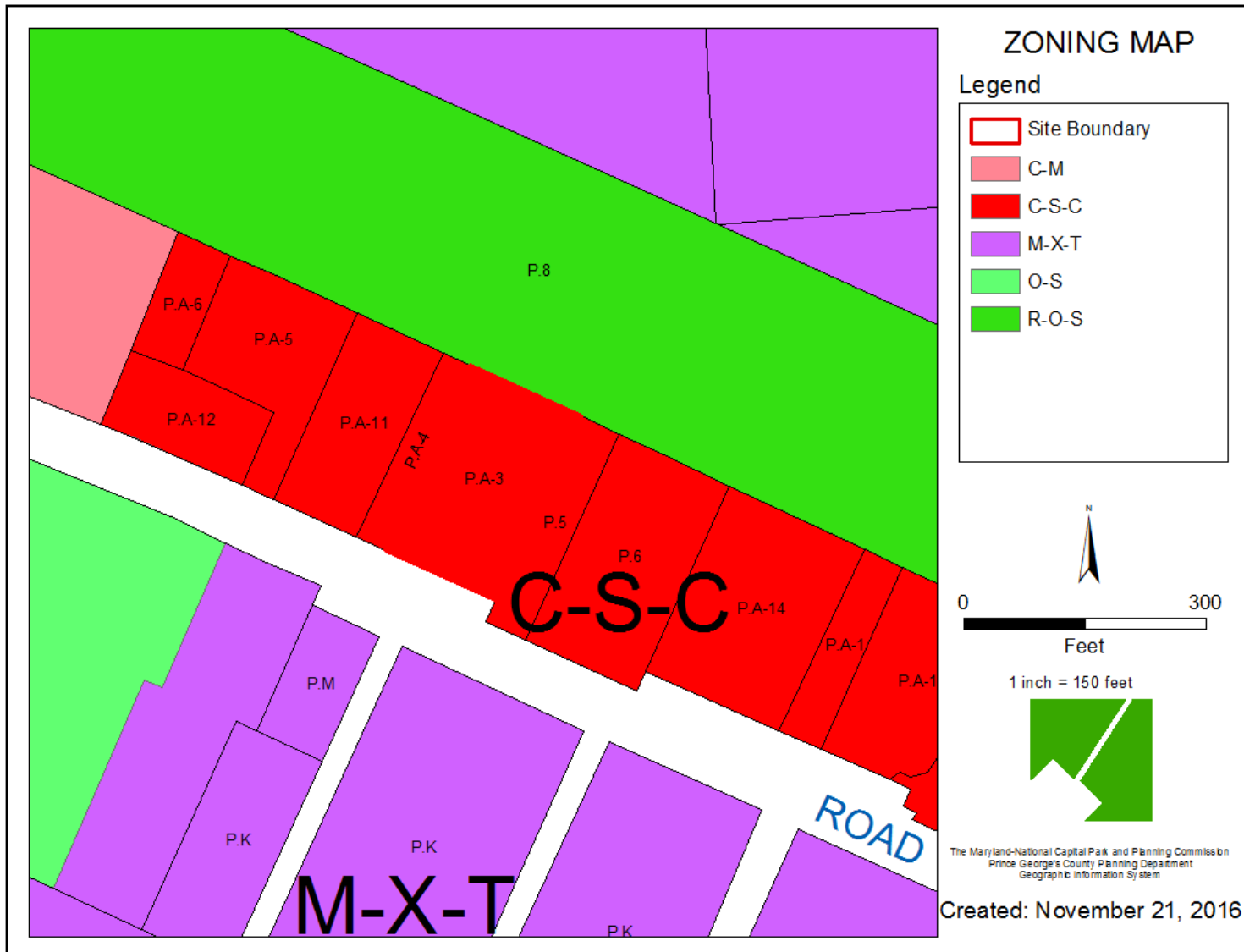
GENERAL LOCATION MAP



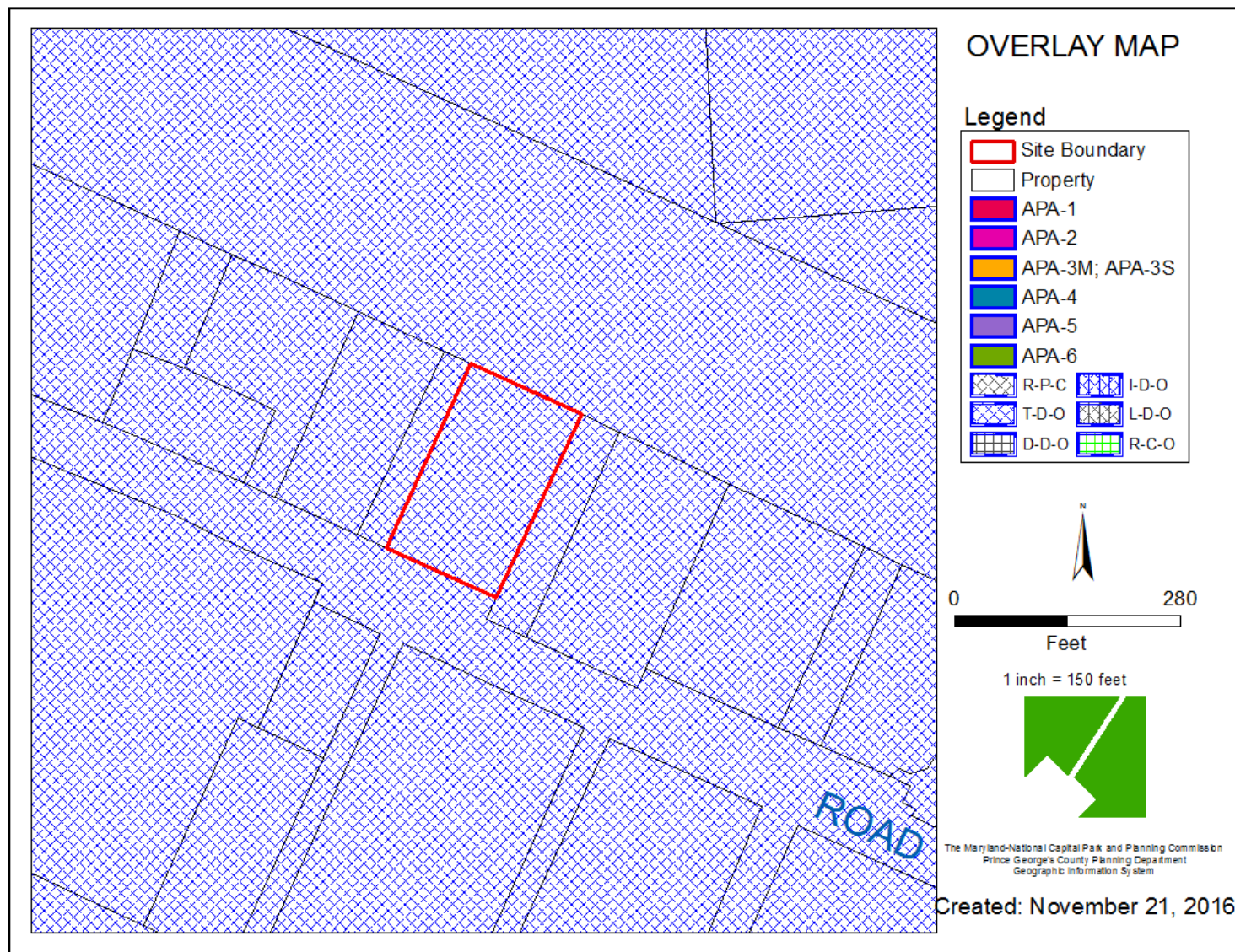
SITE VICINITY



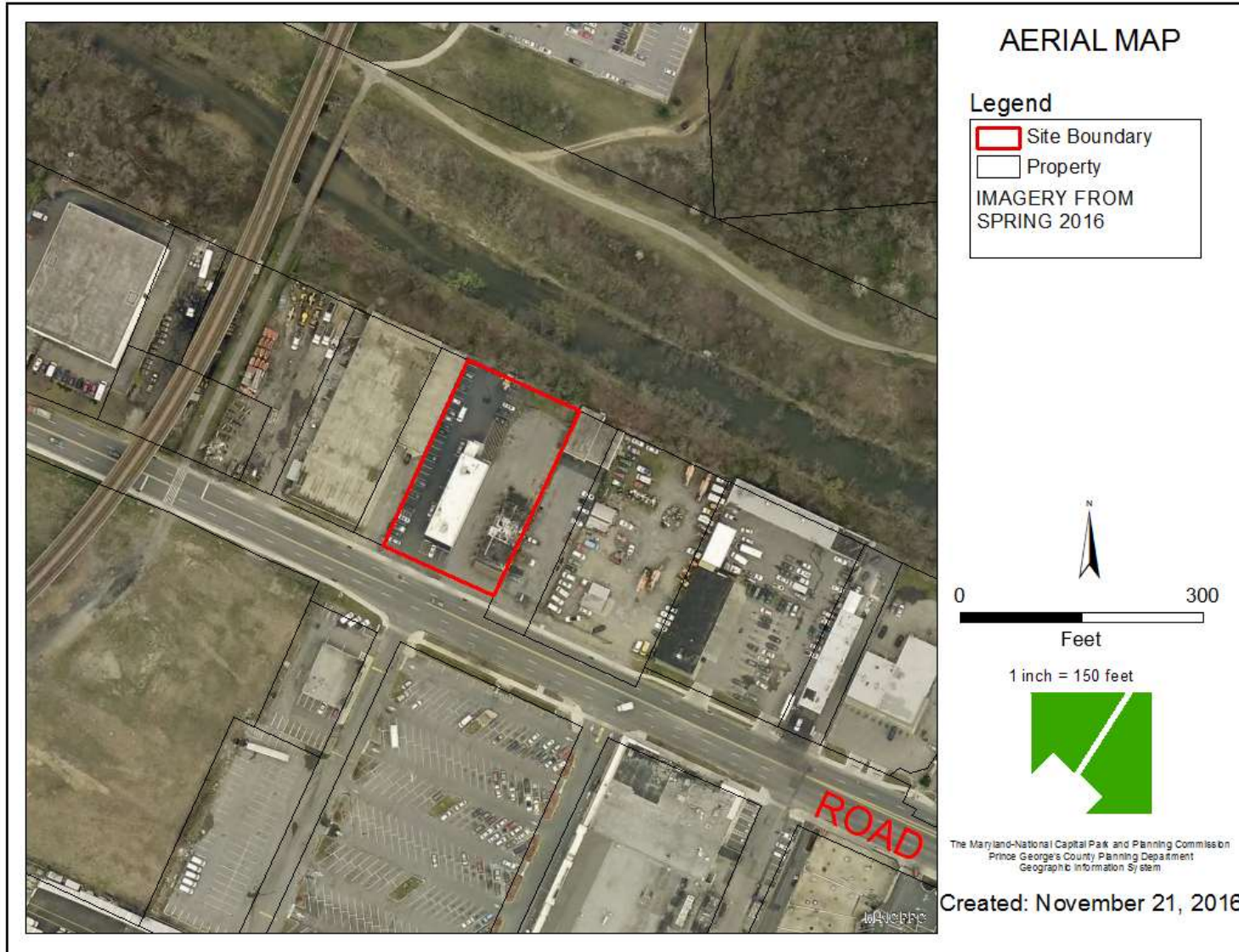
ZONING MAP



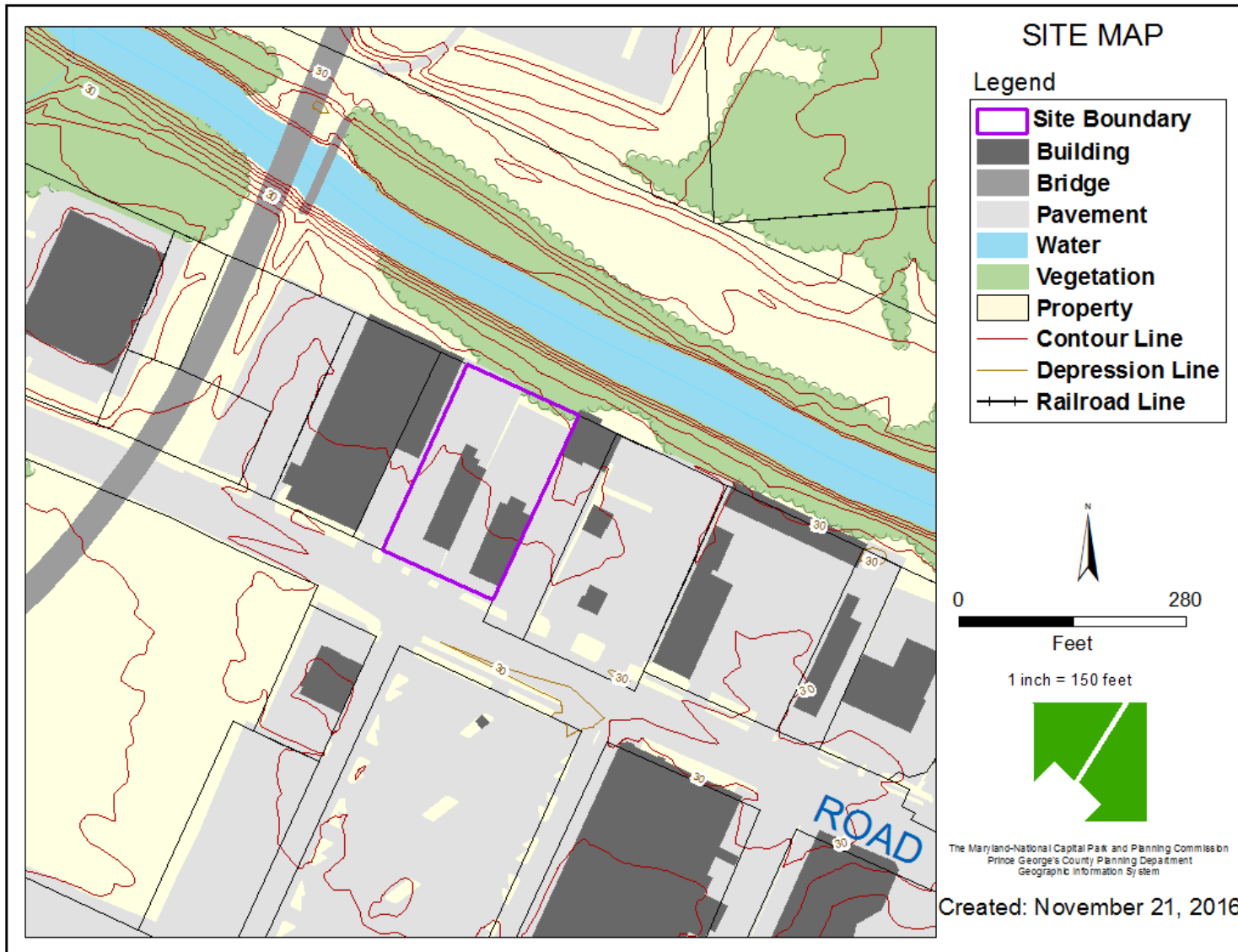
OVERLAY MAP



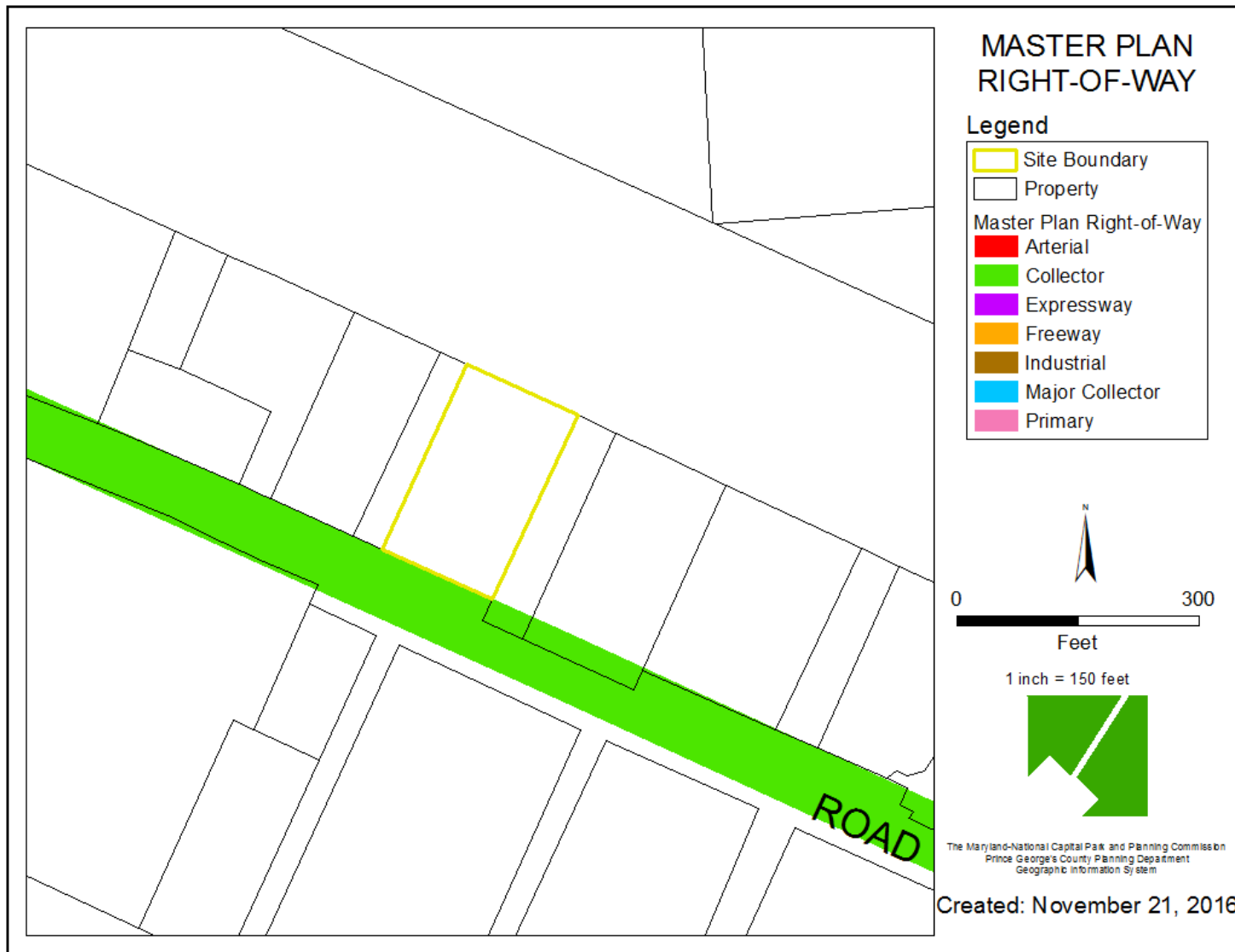
AERIAL MAP



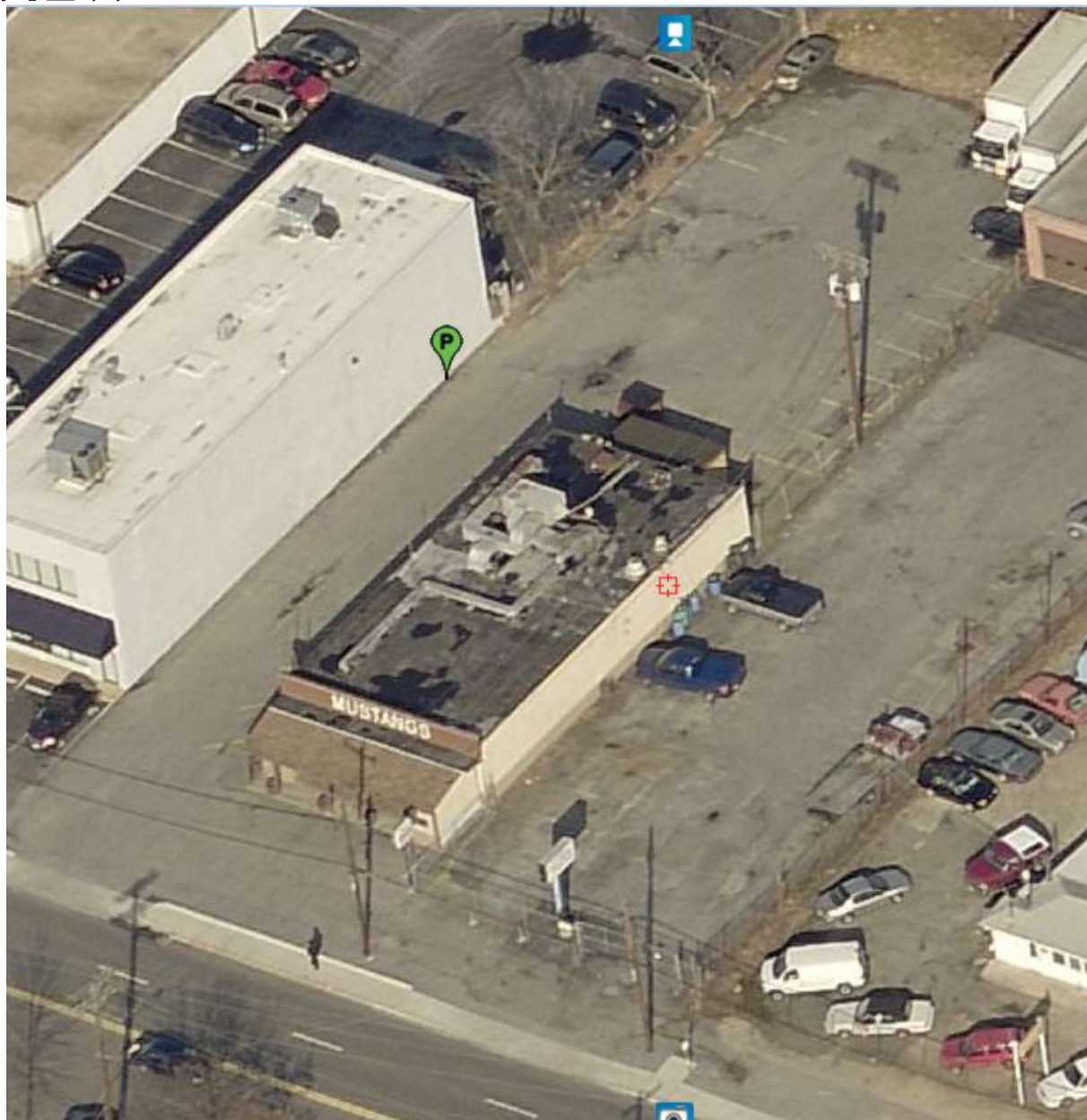
SITE MAP



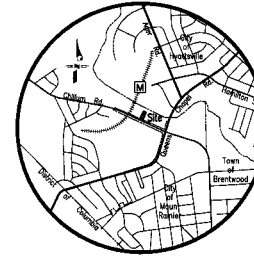
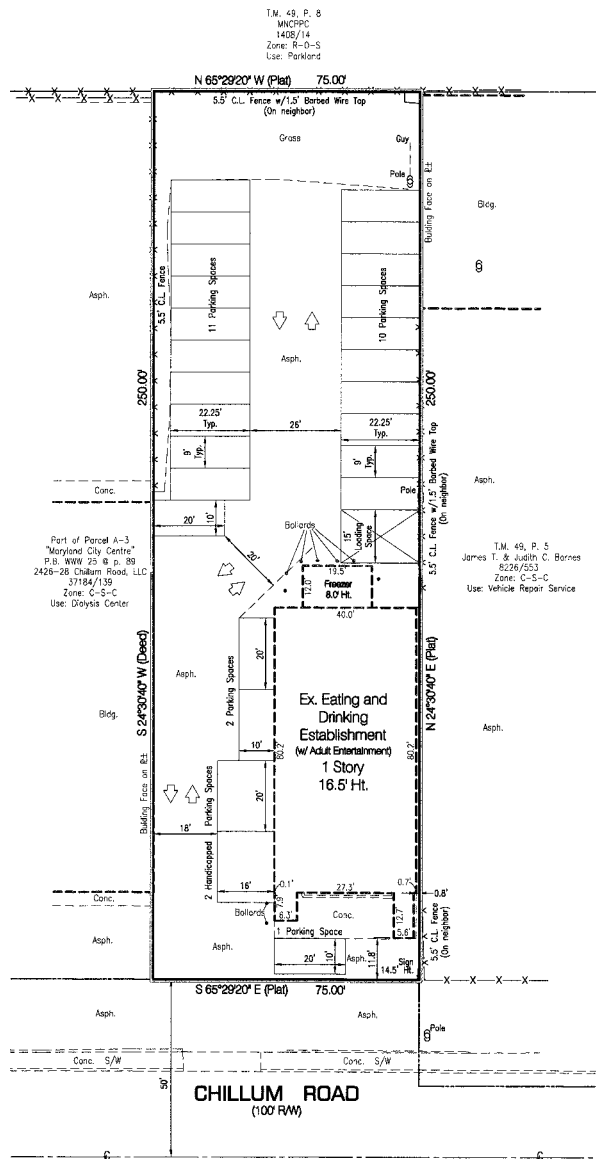
MASTER PLAN RIGHT-OF-WAY MAP



BIRD'S-EYE VIEW



SITE PLAN -- PICK ONE IVY



VICINITY MAP
Scale: 1" = 200'

GENERAL NOTES

1. Subdivision Name: (Part of) Parcel A-3, "Maryland City Centre"
2. Record References: L. 1986B @ P. 133
Plat Book WWW 25 @ P. 89
(Current parcel created by deed at L. 1937 @ 1.52, executed 10/21/1955)
3. Site Area: 18,750 SF or 0.4304 Acres
4. Existing Zoning: C-S-C (T-D-C)
West Hyattsville Transit District Overlay
5. Existing Use: Eating & Drinking Establishment with Adult Entertainment
6. Proposed Use: Eating & Drinking Establishment with Adult Entertainment
7. Number of Lots, Parcels, Outlots & Outparcels: One Parcel
8. Gross Floor Area: 8,560 SF GFA
9. WSSC 200 Sheet: 208NE2
10. Tax Map and Grid: Tax Map 48, Grid E1
11. This site is not within an Aviation Policy Area or the MCOZ.
12. The site is located in Water and Sewer Planning Categories W-3 and S-3 (Existing and Proposed).
13. Stormwater Management Concept Approval: N/A - No disturbance
14. There are no public utility easements recorded.
15. Mandatory peak dedication is not applicable to this plan.
16. There are no known cemeteries on or contiguous to this site.
17. There are no Historic Sites on or within 1,000' of this site.
18. There are no non-tidal wetlands within the limits of this site.
19. The site is wholly within the limits of the 100-year floodplain.
20. This site is not located within the Chesapeake Bay Critical Area.
21. The topographic data on this plan is from a field-run survey conducted by RDA on or about December 14, 2016.
22. Owner/Applicant: KATCO, LLC
2430 Chillum Road
Hyattsville, Maryland 20782
17-1839188
23. Tax Account Number: 17-1839188
24. Existing Buildings Constructed: 1969/9

PARKING & SCHEDULE

1. Parking Required:
Eating and Drinking Establishment with Adult Entertainment (per 1958 requirements and 1758-89 U-01)
1,300 SF Patron Area @ 1 space/50 SF: 26 Spaces
2. Parking Provided (200 SF per space): 26 Spaces
3. Loading Required:
Building used for commercial purposes (per 1958 requirements)
15' of width per 50' of building width: 1 Space @ 15' wide
1 Space @ 15' wide
4. Loading Provided

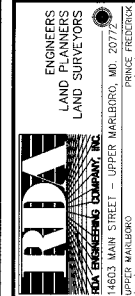
Professional Certification

I hereby certify that these documents were prepared by me or prepared under my supervision, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 8231 (expiration date: 11/28/17).

Chander S. Dhaliwala 12/20/16
Chander S. Dhaliwala, P.E. Date



THIS BLOCK IS FOR	
OFFICIAL USE ONLY CR 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: Mustangs	
PROJECT NUMBER: CNU-61169-2016	
For Conditions of Approval see Site Plan Cover Sheet or Approval Sheet. Revision numbers must be included in the Project Number.	



REVISIONS
3/1/2017 - MNCPPC Review

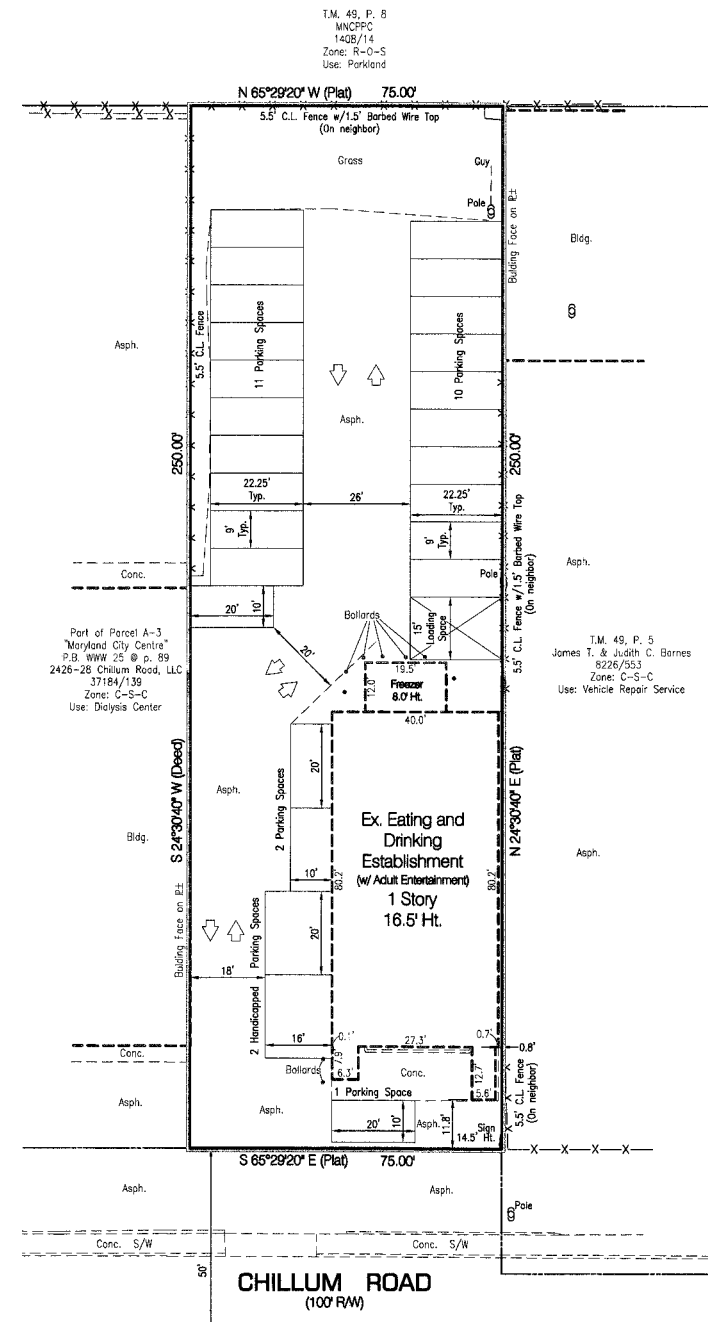
ASB NO. PG. 10450	SCALE: 1" = 20'
DRAWN BY: MGLF	CHECKED BY: MGLF
DATE: 12/20/16	DATE: 12/20/16

Site Plan
Mustangs
Part of Parcel A-3, Maryland City Centre
CHILLUM (17th) ELECTION DISTRICT
PRINCE GEORGES COUNTY MARYLAND

SHEET 1 of 1



SITE PLAN --PICK ONE IVY



STREET VIEW

