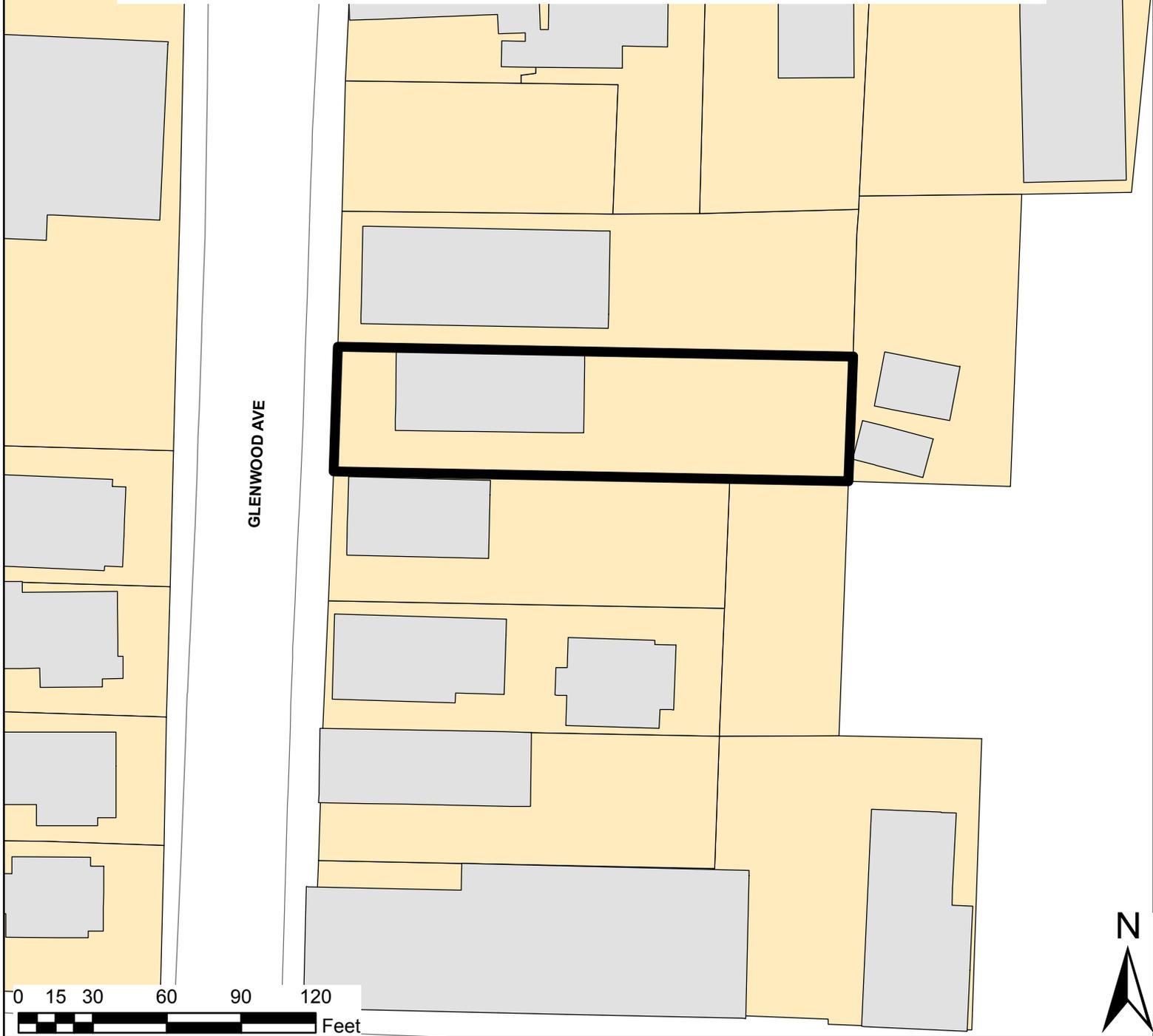


WI

THE BEER GARDEN - HIBERNIA SP-60-2013



Zoning: **IND-2 PBOD**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.24**

Number of Lots: **0**
Planner:
Phone:
Applicant Contact:
Phone:

Justin Ramatta
(919) 996-2665
Baker Engineering
(919) 417-3484



Planning & Development

Development Services
 Customer Service Center
 One Exchange Plaza
 1 Exchange Plaza, Suite 400
 Raleigh, North Carolina 27601
 Phone 919-996-2495
 Fax 919-516-2685

Preliminary Development Plan Application

SP-60-2013

When submitting plans, please check appropriate review type and include the Plan Checklist document.

Preliminary Approvals		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Site Plans for Planning Commission <input type="checkbox"/> Preliminary Administrative Site Plans <input type="checkbox"/> Group Housing ** <input type="checkbox"/> Multifamily (Infill)**	<input type="checkbox"/> Subdivision* <input type="checkbox"/> Cluster Subdivision** <input type="checkbox"/> Infill Subdivision** <input type="checkbox"/> Expedited Subdivision Review <input type="checkbox"/> Conventional Subdivision <input type="checkbox"/> Compact Development <input type="checkbox"/> Conservation Subdivision	Transaction Number 382429 Assigned Project Coordinator <i>Pametta Newson</i> Assigned Team Leader <i>Pametta</i>
* May require Planning Commission or City Council Approval ** Legacy Districts Only		

Has your project previously been through the Due Diligence process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name The Beer Garden

Proposed Use Restaurant/Bar

Property Address(es) 614 Glenwood Avenue

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. Recorded Deed 1704417983	P.I.N. Recorded Deed	P.I.N. Recorded Deed	P.I.N. Recorded Deed
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What is your project type? Apartment Banks Elderly Facilities Hospitals Hotels/Motels Industrial Building
 Mixed Residential Non-Residential Condo Office Religious Institutions Residential Condo Retail School Shopping Center
 Single Family Telecommunication Tower Townhouse Other: If other, please describe: restaurant/bar

PRELIMINARY ADMINISTRATIVE REVIEW	Per City Code Section 10-2132.2, summarize the reason(s) this plan can be reviewed administratively <u>not</u> requiring Planning Commission or City Council approval. N/A		
PLANNING COMMISSION	Per City Code Section 10-2132.2, summarize the reason(s) this plan requires Planning Commission or City Council Preliminary Approval. Legacy District, Change in use, requiring more than 10 additional parking spaces within 400' of a residentially zoned district.		
CLIENT (Owner or Developer)	Company Claremount Real Estate, LLC	Name (s)	Niall Hanley
	Address 191 Chamberlain Street, Raleigh NC 27607		
	Phone 919-412-2262	Email niall@hibernianco.com	Fax
CONSULTANT (Contact Person for Plans)	Company Baker Eng Consultants, Inc	Name (s)	Rick Baker
	Address 605 Adams Street, Raleigh NC 27605		
	Phone 919-417-3484	Email rbaker@bakerenginc.com	Fax

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)

Zoning Information	Building Information
Zoning District(s) IND-2	Proposed building use(s) Restaurant/Bar
If more than one district, provide the acreage of each N/A	Existing Building(s) sq. ft. gross 4,180 sf
Overlay District PBOD	Proposed Building(s) sq. ft. gross 8,670 sf
Total Site Acres ^{0.2414c} 0.23-c Inside City Limits X Yes <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 8,670 sf
Off street parking Required 0 Provided 0	Proposed height of building(s) 24'-6"
COA (Certificate of Appropriateness) case #	FAR (floor area ratio percentage) 0.83
BOA (Board of Adjustment) case # A-	Building Lot Coverage percentage (site plans only) 41.20%
CUD (Conditional Use District) case # Z-	

Stormwater Information

Existing Impervious Surface 8,600 sf acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes X No
Proposed Impervious Surface acres/square feet	If Yes, please provide
Neuse River Buffer <input type="checkbox"/> Yes X No Wetlands <input type="checkbox"/> Yes Xo	Alluvial Soils Flood Study FEMA Map Panel #

CONFORMITY WITH THE COMPREHENSIVE PLAN (Applicable to all developments)

Provide a description of how your plan conforms to the guidelines of the Comprehensive Plan 2030.

"This project Falls within the Glenwood South Pedestrian Business Overlay District. The project is an adaptive reuse and expansion of an existing building, converting an office/warehouse use to a full service restaurant and beer garden with outdoor patio. The front façade, currently blank and opaque, will become transparent, with operable doors and windows and outdoor seating fronting the new 14 foot wide sidewalk. The existing asphalt parking lot will be taken up and replaced with sand-set pavers. This space will serve as the "Beer Garden" where new outdoor seating areas, planters and other features will be installed.

The Project is in conformance with the comprehensive plan as it adds pedestrian friendly use, scale, transparency, and other attributes to an underutilized property within the Glenwood PBOD."

FOR SUBDIVISION, APARTMENT, TOWNHOUSE, CONDOMINIUM PROJECTS ONLY

1. Total # Of Townhouse Lots Detached Attached	11. Total number of all lots
2. Total # Of Single Family Lots	12. Is your project a cluster unit development? <input type="checkbox"/> Yes <input type="checkbox"/> No
3. Total # Of Apartment Or Condominium Units	If Yes, please answer the questions below: a) Total number of Townhouse Lots b) Total number of Single Family Lots c) Total number of Group Housing Units d) Total number of Open Space Lots e) Minimum Lot Size f) Total Number of Phases g) Perimeter Protective Yard Provided <input type="checkbox"/> Yes <input type="checkbox"/> No h) Must provide open space quotient per City Code 10-3071 (5)
4. Total # Of Congregate Care Or Life Care Dwelling Units	
5. Total # Of Mobile Home Lots	
6. Total Number of Hotel Units	
7. Overall Total # Of Dwelling Units (1-6 Above)	
8. Bedroom Units 1br 2br 3br 4br or more	
9. Overall Unit(s)/Acre Densities Per Zoning District(s)	
10. Total number of Open Space (only) lots	

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed subdivision plan as approved by the City.

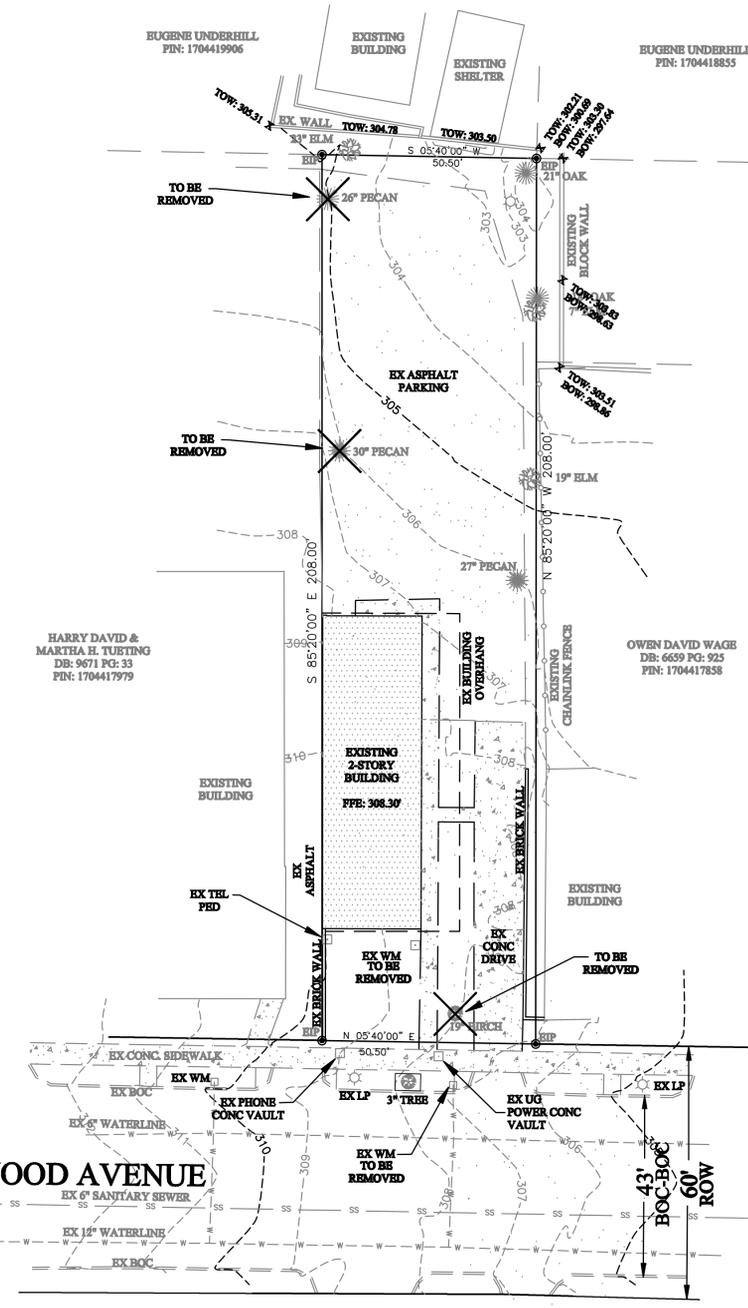
I hereby designate Rick Baker to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 11-26-13
 Signed _____ Date _____

	TO BE COMPLETED BY APPLICANT		TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
General Requirements					
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to: City of Raleigh (No fee for Infill recombination)	X		✓		
2. Preliminary Development Plan Application completed and signed by the property owner	X		✓		
3. Client must complete and print page 1 and 2 of the Preliminary Development Plan Application to the plan cover sheet (not applicable for infill recombination)	X	<input type="checkbox"/>	✓		
4. I have referenced the Preliminary Development Plan Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	X		✓		
5. Provide the following plan sheets:	X				
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	X		✓		
b) Existing Conditions Sheet	X	<input type="checkbox"/>	✓		
c) Proposed Site or Subdivision Plan	X		✓		
d) Proposed Grading and Stormwater Plan	X	<input type="checkbox"/>	✓		
e) Proposed Utility Plan, including Fire	X	<input type="checkbox"/>	✓		
f) Proposed Tree Conservation Plan	<input type="checkbox"/>	X			✓
g) Proposed Landscaping Plan (Landscape Plan not required for commercial subdivisions)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Building elevations that show maximum height from natural and finished grade, buildings to be removed	X	<input type="checkbox"/>	✓		
i) Transportation Plan	<input type="checkbox"/>	X			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" =100', etc.), and date of preparation. <u>For re-submittals only – include all revision dates</u>	X		✓		
7. Plan size 18"x24" or 24"x36"	X		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the subdivision with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	X		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	X		✓		
10. Digital copy of only the plan and elevations. Label the CD with the plan name, case file number, and indicate how many times the plan has been resubmitted for review	X		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	X			✓
12. Preliminary stormwater quantity and quality summary and calculations package	<input type="checkbox"/>	X			✓
13. For secondary tree conservation areas, include two (2) copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina registered forester	<input type="checkbox"/>	X			✓

EXISTING CONDITIONS / DEMOLITION PLAN



LEGEND

- PROPERTY CORNER (EIP)
- NAIL
- POWER POLE
- SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- WELL
- CURB INLET
- STORM MANHOLE
- LIGHT POLE

SITE DATA TABLE

FIN #	1704417983
ADDRESS	614 GLENWOOD AVENUE
EXISTING USE	OFFICE
ZONING	IND 2 - PBOD
LOT AREA	0.241 AC

M.H.
TOP RIM = 315.00
INV. OUT = 309.25

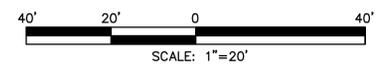
VALVE

FIRE HYDRANT

M.H.
TOP RIM = 292.86
INV. IN = 287.96
INV. OUT = 282.66



ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS.



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

NO.	REVISION	DATE
1		

EXISTING CONDITIONS/DEMO PLAN
614 GLENWOOD
614 GLENWOOD AVENUE
RALEIGH, NC



BAKER ENGINEERING CONSULTANTS, INC.
Consulting Engineers
C-3147
605 ADAMS STREET
RALEIGH, NORTH CAROLINA 27605
TELEPHONE: (919) 417-3484

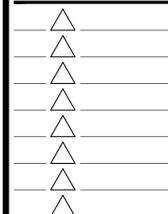
DATE: 12/02/13
DRAWN: RWB
SHEET:

C2.0

NOT FOR CONSTRUCTION

11.26.13 ■ PROGRESS PRINT

- HEALTH DEPT. PLAN CHECK
- BUILDING DEPT. PLAN CHECK
- BID SET
- CONSTRUCTION SET
- SUBMITTAL DOCUMENT



THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND UNLESS OTHERWISE PROVIDED, THE ARCHITECT SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT. THE ARCHITECT'S DRAWINGS, SPECIFICATIONS OR OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER OR OTHERS ON OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY AGREEMENT IN WRITING BY THE ARCHITECT.

Beer Garden
Hibernia Entertainment
 614 Glenwood Avenue
 Raleigh, North Carolina
PRICING SET

DESIGNER :
 DRAWN :
 CHECKED :
 SCALE : AS SHOWN
 JOB NUMBER : 7416

SHEET TITLE
Exterior Elevations

SHEET NUMBER
A201

