



Administrative Approval Action

Collection Brewing and Tasting Room / SR-115-18
Transaction# 578951, AA#3957

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 96-2495
DS.help@raleighnc.gov
www.raleighnc.gov

-LOCATION: This site is located on the north side of Sego Court and northwest of the intersection of Sego Court and Atlantic Avenue. The address is 1911 Sego Court and the PIN number is 1716851026.

REQUEST: Change of use from light industrial to a bar and brewery in 10,199 square feet of gross floor area in an existing building. The bar and brewery use will share the subject site and building with an existing neighboring restaurant/bar which occupies 3,385 square feet of gross floor area. The 1.15 acre site is zoned Industrial Mixed Use that permits 3 stories (IX-3).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment, case DA-26-19 has been approved by the Development Services Director Designee for this project granting relief from the block perimeter requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/16/2019 by Sam MacDougall of Sanderson Construction.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

<input type="checkbox"/>	City Code Covenant	<input type="checkbox"/>	Slope Easement
<input type="checkbox"/>	Stormwater Maintenance Covenant	<input type="checkbox"/>	Transit Easement
<input checked="" type="checkbox"/>	Utility Placement Easement	<input type="checkbox"/>	Cross Access Easement
<input type="checkbox"/>	Sidewalk Easement	<input type="checkbox"/>	Public Access Easement
		<input type="checkbox"/>	Other:



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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A fee-in-lieu for 6' sidewalk along the frontage is paid to the City of Raleigh (UDO 8.1.10).

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. Provide fire flow analysis.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for 6' sidewalk along the frontage shall be paid to the City of Raleigh (UDO 8.1.10).
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.



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Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree along Seago Court.

The following are required prior to issuance of building occupancy permit:

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
3. All street lights and street signs required as part of the development approval are installed.
4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
5. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
6. Final inspection of all right of way street trees by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 4-24-2022

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Development Services Dir./Designee)

Date: 4/24/19

Staff Coordinator: Daniel L. Stegall

Collection Brewing and Tasting Room: SR-115-18-00, DA-26-19, Transaction# 578951, AA#3957


Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name	Collection Brewing
	Development Case Number	SR-115-2019
	Transaction Number	578951
	Design Adjustment Number	DA - 26 - 2019
Staff recommendation based upon the findings in the applicable code(s):		
<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	
<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	
Staff SUPPORTS <input checked="" type="checkbox"/> DOES NOT SUPPORT <input type="checkbox"/> the design adjustment request.		
DEPARTMENTS		
<input type="checkbox"/> Dev. Services Planner	<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering	<input type="checkbox"/> Transportation	
<input type="checkbox"/> Engineering Services	<input type="checkbox"/> Parks & Recreation and Cult. Res.	
<input type="checkbox"/> Public Utilities		
STAFF RESPONSE	CONDITIONS:	
Development Services Director or Designee Action: <input checked="" type="checkbox"/> APPROVE <input type="checkbox"/> APPROVE WITH CONDITIONS <input type="checkbox"/> DENY		


DANIEL G. KING, PE
ENGINEERING REVIEW MANAGER
4/23/19
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Design Adjustment Application



DEVELOPMENT SERVICES DEPARTMENT

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

PROJECT	Project Name Collection Brewery	
	Case Number	
	Transaction Number 578951	
OWNER	Name West Snow Properties, LLC (Joseph D Snow)	
	Address 1911 Sego Ct	City Raleigh
	State NC	Zip Code 27616 Phone 919-844-6100
CONTACT	Name Zachary Fisher Firm Triangle Management and Consultation	
	Address 105 Kilmayne Dr Suite D	City Cary
	State NC	Zip Code 27511 Phone 919-280-2901
REQUEST	I am seeking a Design Adjustment from the requirements set forth in the following:	
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>	- See page 2 for findings
	<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	- See page 3 for findings
	<input type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>	- See page 4 for findings
	<input type="checkbox"/> <u>Raleigh Street Design Manual</u>	- See page 5 for findings
	Provide details about the request; (please attach a memorandum if additional space is needed):	
<p>Requesting a design adjustment for the permit approval of SR-115-18. Site review for tenant up-III. Current UDO Art 8.3.2 Blocks requires a max dead-end street of 500' for IX districts. The site exists at 1911 Sego Ct. Sego Ct is an existing street, with four existing buildings, and currently dead-ends at a cul-de-sac. The distance of Sego Ct, to the outer end of the cul-de-sac, is 580', beyond the current UDO standards (see attached map). As such, we are requesting a design adjustment to the UDO to allow the 580' dead-end. We will NOT be adding any exterior adjustments to building or street.</p>		

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature

2/19/2018
Date

CHECKLIST	
Signed Design Adjustment Application	<input checked="" type="checkbox"/> Included
Page(s) addressing required findings	<input checked="" type="checkbox"/> Included
Plan(s) and support documentation	<input checked="" type="checkbox"/> Included
Notary page (page 6) filled out; Must be signed by property owner	<input checked="" type="checkbox"/> Included
First Class stamped and addressed envelopes with completed notification letter	<input checked="" type="checkbox"/> Included

Submit all documentation, with the exception of the required addressed envelopes and letters to designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only	RECEIVED DATE:	DA - -
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Article 8.3, Blocks, Lots, Access

Administrative Design Adjustment Findings



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18* approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article;
The existing lot and adjacent lots in the block currently have existing buildings.
1911 Segoe Ct is an existing building and all lots adjacent to 1911 Segoe Ct have existing buildings. Segoe Ct is an existing street that dead-ends in a cul-de-sac at a distance of 580'.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
Yes, the existing lot and adjacent lots in the block currently have existing buildings.
Segoe Ct does not currently conform with the maximum 500' dead-end distance of IX zoned parcels, so an adjustment is needed.
- C. The requested design adjustment does not increase congestion or compromise Safety;
True, streets are existing. Businesses are existing.
There are no buildings beyond 1907 Segoe Ct and, which is only 330' from Atlantic Avenue. The change of use of building 1911 should not increase congestion or compromise safety.
- D. The requested design adjustment does not create any lots without direct street Frontage;
There are no new lots in the proposal. This is for existing lots only.
There are no new lots being created and the existing lot (1911 Segoe Ct) and all adjacent lots have street frontage on Segoe Ct and/or Atlantic Avenue
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 6. Does not conflict with an approved or built roadway construction project

Individual Acknowledgement



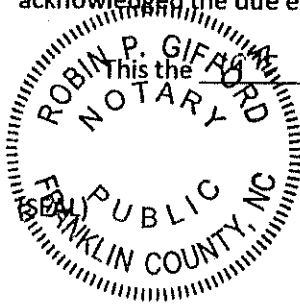
DEVELOPMENT
SERVICES
DEPARTMENT

STATE OF NORTH CAROLINA

INDIVIDUAL

COUNTY OF Wake

I, Robin P. Gifford, a Notary Public do hereby certify that
Joseph D. Snow personally appeared before me this day and
acknowledged the due execution of the forgoing instrument.



This the 08 day of February, 2019.

Notary Public

Handwritten signature of Robin P. Gifford.

My Commission Expires: 01-11-2022

Staff Response

Article 8.3 Blocks Lots, Access



DEVELOPMENT
SERVICES
DEPARTMENT

The Development Services Director may in accordance with *Sec. 10.2.18*. approve a design adjustment, subject to all of the following findings.

- A. The requested design adjustment meets the intent of this Article;
YES NO
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
YES NO
- C. The requested design adjustment does not increase congestion or compromise Safety;
YES NO
- D. The requested design adjustment does not create any lots without direct street Frontage;
YES NO
- E. The requested design adjustment is deemed reasonable due to one or more of the following:
1. Topographic changes are too steep;
 2. The presence of existing buildings, stream and other natural features;
 3. Site layout of developed properties;
 4. Adjoining uses or their vehicles are incompatible;
 5. Strict compliance would pose a safety hazard; or
 6. Does not conflict with an approved or built roadway construction project
 7. adjacent to or in the vicinity of the site.
- YES NO

STAFF FINDINGS

Staff supports the request for the design adjustment request. The development plan is on a tract that has an existing building on it that was built in 2008. The road is built to standards and provides a cul-de-sac for emergency vehicle turn-around.

The adjacent properties to the north are developed and would not allow road construction due to the lot dimensions.

The north west side of this property is bound by railroad right-of-way.

EXISTING SITE CONDITIONS FOR: COLLECTION BREWING RENOVATION & ALTERATION 1911 SEGO COURT RALEIGH, NC 27616

**Administrative Site Review Application
(for UDC districts only)**

Development Services Department
 1500 North Tryon Street, Suite 200
 Raleigh, NC 27601
 Phone: 919-977-4477
 Fax: 919-977-4477
 Email: development@raleighnc.gov

When submitting this, please check the appropriate building type and indicate the Plan Check Division.

Building Type: Residential Commercial Industrial Other

Plan Check Division: Residential Commercial Industrial Other

Project Name: **Collection Brewing**

Address: **1911 Sego Court**

City: **Raleigh, NC**

County: **Wake**

Parcel ID: **1716-05-1026**

Proposed Use: **Manufacturing**

Developer: **Sam Sanderson Construction**

Address: **1102 Seabrook Ave., Cary, NC 27511**

Phone: **919-689-8658**

Project Description: **Renovation and alteration of existing industrial building for brewery use. Includes new brewing equipment, piping, and electrical systems.**

Site Plan: **See attached site plan showing building footprint, parking, and site details.**

Project Number: **1716-05-1026**

Revision: **6/13/18**

Applicant Signature: **[Signature]**

Date: **6/13/18**

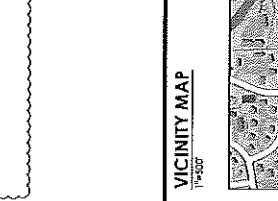
TO BE COMPLETED BY APPLICANT	IS IT COMPLIANT WITH CITY CODE?			
1. Proposed Use	YES	NO	YES	NO
1. Proposed Use: Manufacturing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Proposed Building: Existing Industrial Building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Proposed Building Footprint: Existing Building Footprint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Proposed Building Height: Existing Building Height	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Proposed Building Area: Existing Building Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Proposed Building Setback: Existing Building Setback	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Proposed Building Orientation: Existing Building Orientation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Proposed Building Materials: Existing Building Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Proposed Building Color: Existing Building Color	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Proposed Building Access: Existing Building Access	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Proposed Building Egress: Existing Building Egress	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. Proposed Building Fire Protection: Existing Building Fire Protection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. Proposed Building Safety: Existing Building Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Proposed Building Security: Existing Building Security	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15. Proposed Building Maintenance: Existing Building Maintenance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Proposed Building Appearance: Existing Building Appearance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Proposed Building Compatibility: Existing Building Compatibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Proposed Building Context: Existing Building Context	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
19. Proposed Building Character: Existing Building Character	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Proposed Building Quality: Existing Building Quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
21. Proposed Building Signage: Existing Building Signage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
22. Proposed Building Other: Existing Building Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

tenant
 Brian Johnson
 2270 HIDDEN HOLLOW DRIVE
 RALEIGH, NC 27616
 PHONE: 919-977-4477
 EMAIL: bjohnson@collectionbrewing.com

GENERAL CONTRACTOR
 Sanderson Construction
 1001 S. GARDNER AVE.
 CARY, NC 27511
 PHONE: 919-689-8658
 EMAIL: info@sandersonconstruction.com

index of sheets

REFERENCE DRAWINGS
 CSI
 CONSTRUCTION CODES SHEET (REA, D14/2016)
 IBC
 INTERNATIONAL BUILDING CODES
 IBC 2012
 2012 IBC 2012



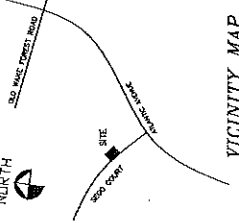
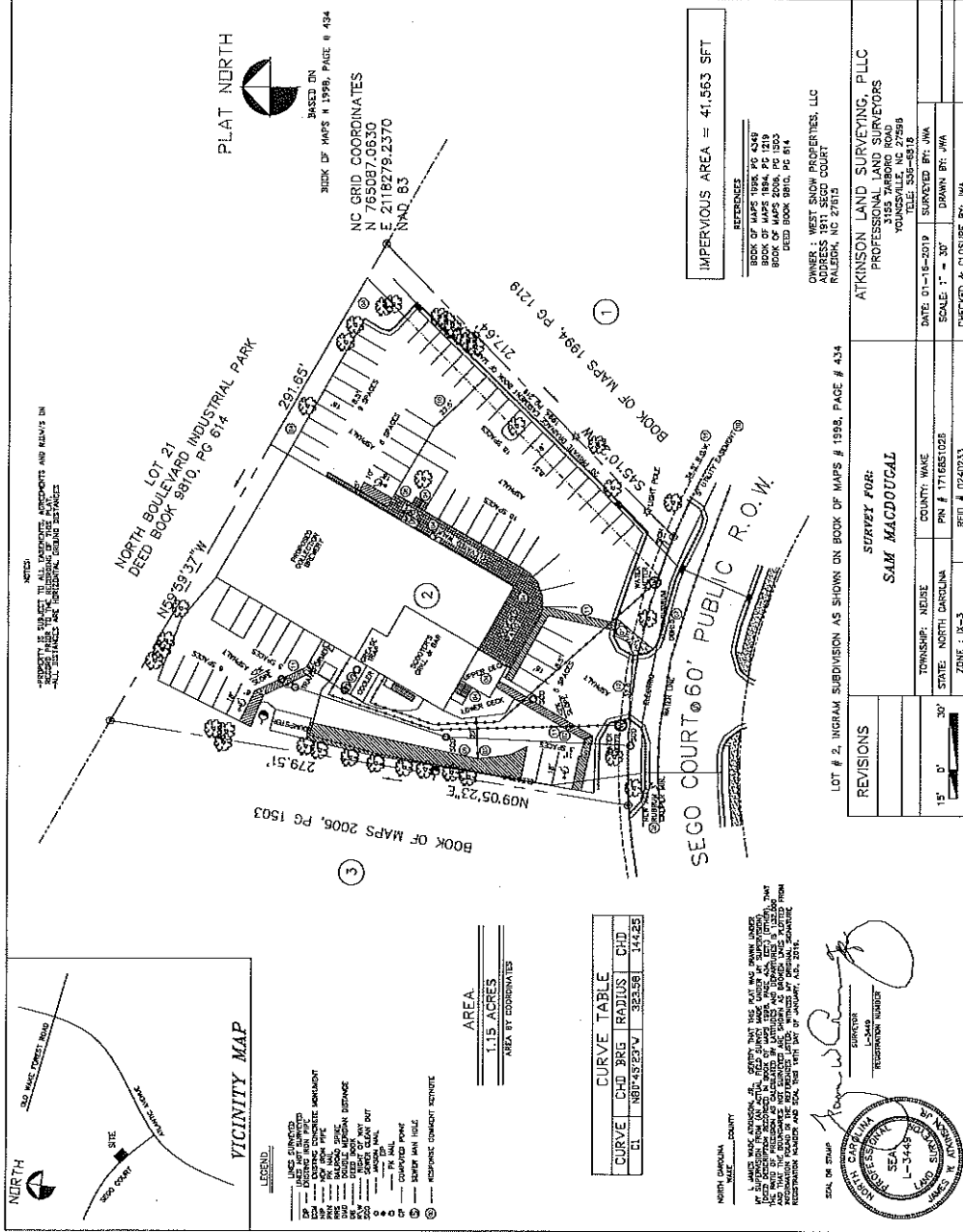
VICINITY MAP
 1"=100'

REVISIONS

NO.	DATE	DESCRIPTION
1	6/13/18	ISSUED PERMITTING
2	6/13/18	ISSUED PERMITTING
3	6/13/18	ISSUED PERMITTING

C.O.R. TRANSACTIONS #57/8993
 SR-115-18

IMPERVIOUS AREA = 41,563 SFT



Curve table with columns: Curve, Chd, Brng, Radius, Chd. Includes area calculations: AREA BY EXHIBITION: 1.15 ACRES.

SEAL OF STAMP: NORTH CAROLINA SURVEYING PROFESSIONAL LAND SURVEYORS. Includes name and signature.

- NOTES: 1. CONTRACTOR IS RESPONSIBLE FOR... 2. ADHERE TO STANDARDS IN THE CITY TREE... 3. STUMP REMOVAL... 4. PLANTING SEASON OCTOBER-APRIL... 5. A TREE IMPACT PERMIT IS REQUIRED... 6. ALL PLANTING AND STUMP REMOVAL WORK IS TO BE COMPLETED IMMEDIATELY SURROUNDING THE TREE.

Table with columns: SITE DATA TABLE, PREVIOUS USE, EXISTING USE, PROPOSED USE, SITE AMENITY AREA. Includes calculations for parking spaces and area requirements.

LOWER CALCULATED QUANTITIES FOR RESTAURANT/BAR OMITTED FOR FINAL PARKING REQUIREMENT CALCULATION PER U.D.C. SEC. 7.1.2. BUILDING OWNER TO RE-PAIN EXISTING FADED STRIPING IN PARKING LOT TO COMPLY WITH CURRENT C.O.R. U.D.C.

Diagram of a tree with labels for root ball diameter (3x), root ball length, and trunk diameter. Includes detailed notes on tree care and planting requirements.

CITY OF BALLETICH STANDARD DETAIL TREE PLANTING DETAIL TFP-43

CONTACT INFORMATION: REDEMPTION, INC./LOCAL TREE REMOVAL, 3155 TARBORO ROAD, YOUNGSVILLE, NC 27598

SITE CONDITIONS FOR: COLLECTION BREWING RENOVATION & ALTERATION 1911 SEGO COURT RALEIGH, NC 27616

TO BE COMPLETED BY APPLICANT	YES		NO		N/A	
	YES	N/A	YES	NO	YES	N/A
1. Filing Fee for Plan Review - Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input type="checkbox"/>					
2. Administrative Site Review Application completed and signed by the property owner(s)	<input type="checkbox"/>					
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input type="checkbox"/>					
4. I have referenced the Administrative Site Review 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	<input type="checkbox"/>					
5. Provide the following plan sheets:	<input type="checkbox"/>					
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input type="checkbox"/>					
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input type="checkbox"/>					
c) Proposed Site Plan EXISTING NO CHANGE	<input type="checkbox"/>					
d) Proposed Grading Plan EXISTING NO CHANGE	<input type="checkbox"/>					
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover. EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
f) Proposed Utility Plan, including Fire EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
g) Proposed Tree Conservation Plan - For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover. EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
h) Proposed Landscape Plan EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished. EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
j) Transportation Plan EXISTING NO CHANGE	<input type="checkbox"/>	<input type="checkbox"/>				
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals - include all revision dates	<input type="checkbox"/>					
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input type="checkbox"/>					
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input type="checkbox"/>					
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input type="checkbox"/>					
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input type="checkbox"/>					
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input type="checkbox"/>				
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input type="checkbox"/>				

PAGE 3 OF 3

WWW.RALEIGHNC.GOV

REVISION 05.13.16

Administrative Site Review Application (for UDO Districts only)



DEVELOPMENT SERVICES DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | cfax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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

BUILDING TYPE	FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot
Transaction Number	
Assigned Project Coordinator	
Assigned Team Leader	

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

GENERAL INFORMATION	
Development Name	Collection Brewing
Zoning District	IX-3
Proposed Use	New Brewery & Tasting Room
Property Address(es)	1911 Sego Court
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:	
P.I.N.	1716-85-1026
What is your project type?	<input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: if other, please describe:

WORK SCOPE
Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Renovation/Alteration of existing industrial building (F1 Moderate) to new brewery (F2 Low) and tasting room.

DESIGN ADJUSTMENT OR ADMIN ALTERNATE
Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE
The project will require a design adjustment. The project complies with subsections B, C, D, & E of Sec. 8.3.6 of the City Code

CLIENT/DEVELOPER/OWNER	Company	Collection Brewery Company, LLC	Name (s)	Brian Johnson
	Address	2727 Hidden Waters Circle, Raleigh, NC 27614		
	Phone	919-307-6467	Email	collectionbrewing@gmail.com
			Fax	
CONSULTANT (Contact Person for Plans)	Company	Sanderson Construction	Name (s)	Sam MacDougall
	Address	1102 Seabrook Ave., Cary, NC 27511		
	Phone	919-569-8958	Email	samwithsanderson@gmail.com
			Fax	

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

Zoning Information	Building Information
Zoning District(s)	IX-3
Proposed building use(s)	Industrial/Restaurant/Bar
Existing Building(s) sq. ft. gross	13,584
Proposed Building(s) sq. ft. gross	0
Total sq. ft. gross (existing & proposed)	13,584
Proposed height of building(s)	35'
COA (Certificate of Appropriateness) case #	N/A
# of stories	1
BDA (Board of Adjustment) case #	N/A
Ceiling height of 1 st Floor	10'
CUD (Conditional Use District) case #	N/A
Stormwater Information	
Existing Impervious Surface	42,208 SF acres/square feet
Flood Hazard Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface	42,208 SF acres/square feet
If Yes, please provide:	
Alluvial Soils	N/A
Flood Study	N/A
Neuse River Buffer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Wetlands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
FEMA Map Panel #	N/A
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

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 development plan as approved by the City.

I hereby designate SANDERSON CONSTRUCTION / SAM MACDOUGALL 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		Date	11/21/2018
Printed Name	Brian Johnson		
Signed		Date	11/30/2018
Printed Name	SAM MACDOUGALL		

tenant

Brian Johnson
COLLECTION BREWING COMPANY, LLC
2727 HIDDEN WATERS CIR.
RALEIGH, NC 27614
TELEPHONE NO. (919) 307-6467
E-MAIL collectionbrewing@gmail.com

GENERAL CONTRACTOR
Sanderson Construction
SAM MACDOUGALL
1102 SEABROOK AVE.
CARY, NC 27511
TELEPHONE NO. (919) 868-8958
E-MAIL samwithsanderson@gmail.com

The site shall adhere to UDO Sec 6.4.10 B1 where a Bar is a facility that prepares and sells food and drink that has alcoholic beverage sales in excess of 70% of the business's total annual sales.

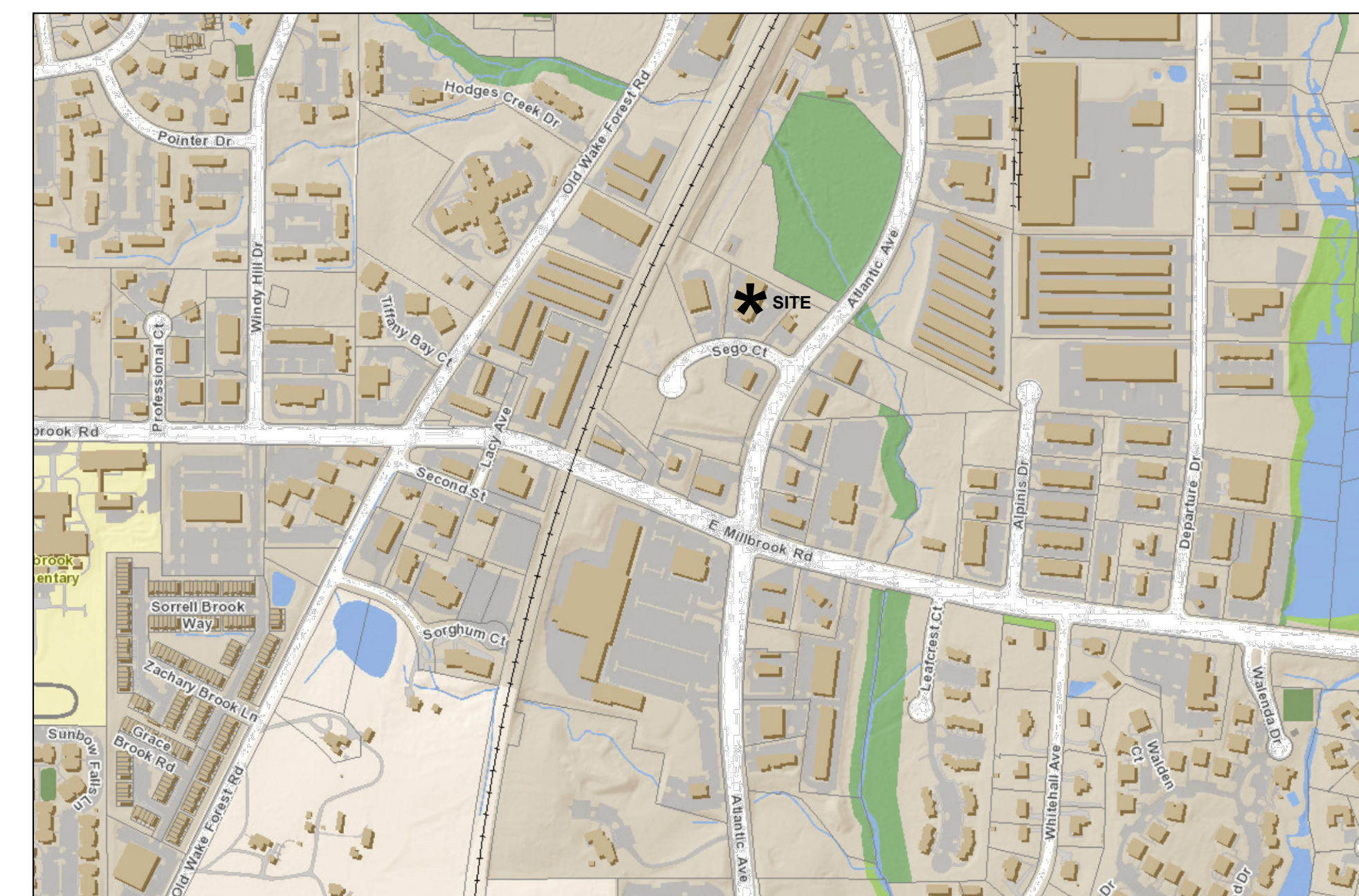
index of sheets

REFERENCE DRAWINGS

- 1 OF 3 COVER SHEET (REV 01/24/2019)(REV 02/15/2019)(REV 3 03-19-2019)
- 2 OF 3 SITE SURVEY & DETAILS (REV 02/15/2019)(REV 03-19-2019)
- 3 OF 3 LIFE SAFETY PLANS (REV 02/15/2019)(REV 03-19-2019)

VICINITY MAP

1"=500'



SITE CONDITIONS FOR:
COLLECTION BREWING
 RENOVATION & ALTERATION
 1911 SEGO COURT
 RALEIGH, NC 27616
 C.O.R. TRANSACTION #578951
 SR-115-18

Project Reference Numbers

REVISIONS

- C.O.R. COMMENTS (01/24/2019)
- C.O.R. COMMENTS (02/15/2019)
- C.O.R. COMMENTS (03/19/2019)
- C.O.R. COMMENTS (04/16/2019)

DATES

PHASE	ISSUED
PERMITTING	12/03/2018

COVERSHEET

SHEET NUMBER

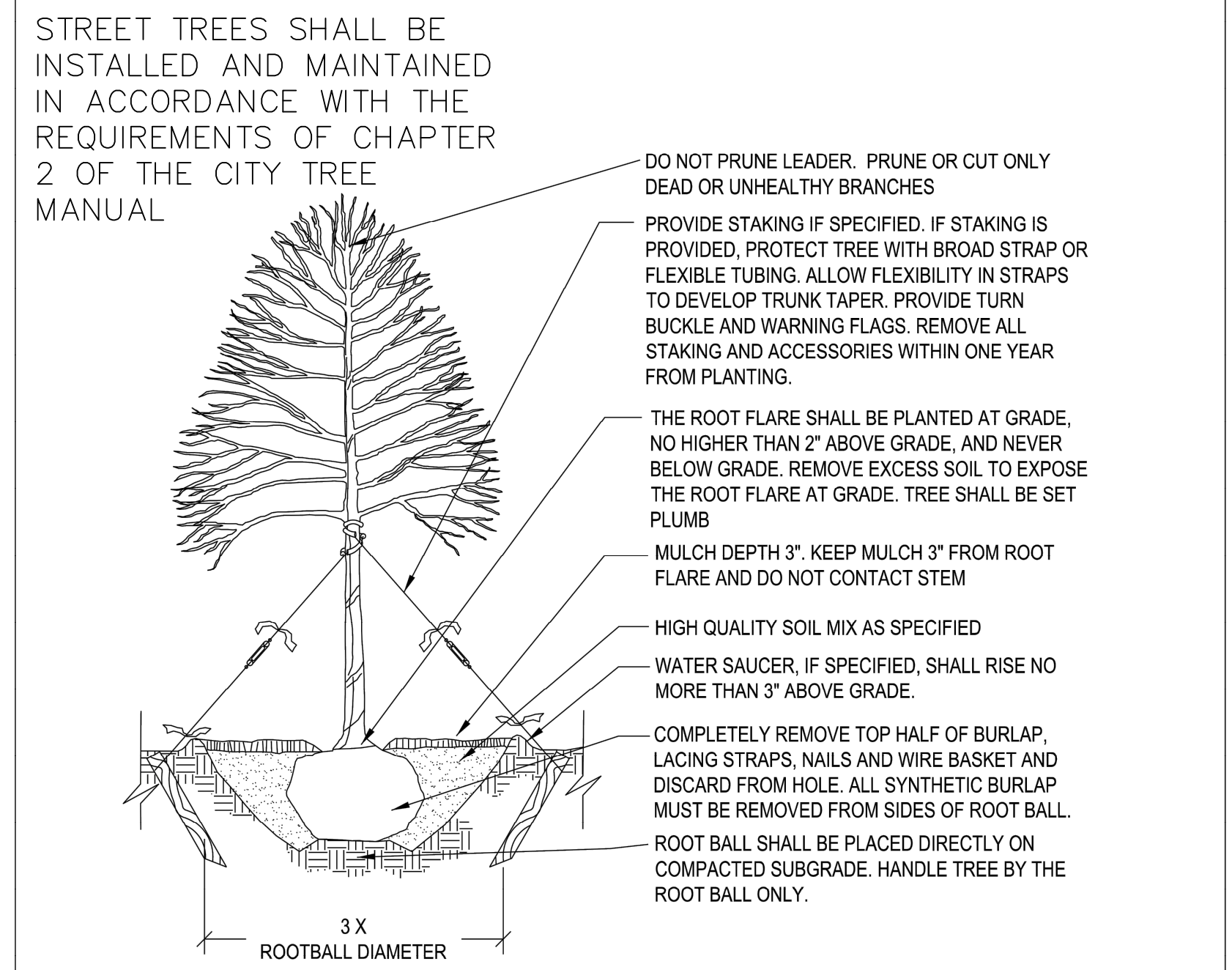
1 of 3



SITE DATA TABLE (03)		*PARKING CALCULATIONS(63 EXISTING) (03)	
PREVIOUS USE			
SCOOTER'S RESTAURANT/BAR	3,385 SF	3,385/150=	23
	100 SEATS	100/5=	20*
LIGHT INDUSTRIAL	6,664 SF	6,664/600=	11
RETAIL	2,464 SF	2,464/300=	9
OFFICE	1,071 SF	1,071/600=	2
		TOTAL REQUIRED = 45 SPACES	
EXISTING USE			
RESTAURANT/BAR	3,385 SF	3,385/150=	23
	100 SEATS		10,199
VACANT SPACE	10,199 SF		
		TOTAL EXISTING = 63 SPACES	
PROPOSED USE			
SCOOTER'S RESTAURANT/BAR	3,385 SF	3,385/150=	23
COLLECTION BAR/TASTING ROOM	3,149 SF	3,149/150=	21 (03)
	99 SEATS	99/5 =	20*
COLLECTION MEZZ.	374 SF	374/150=	3*
	24 SEATS	24/5=	5
LIGHT INDUSTRIAL	5,086 SF	5,086/3000=	2
OFFICE	1,071SF	1,071SF/600=	2
		TOTAL REQUIRED = 53 SPACES	
SITE AMENITY AREA (04) -- INDICATES LOCATION OF AMENITY AREAS			
NET SITE AREA	45,055		
REQUIRED 10% AREA PROVIDED	4,500		
	4,515		

*LOWER CALCULATED QUANTITIES FOR RESTAURANT/BAR OMITTED FOR FINAL PARKING REQUIREMENT CALCULATION PER U.D.O. SEC. 7.1.2

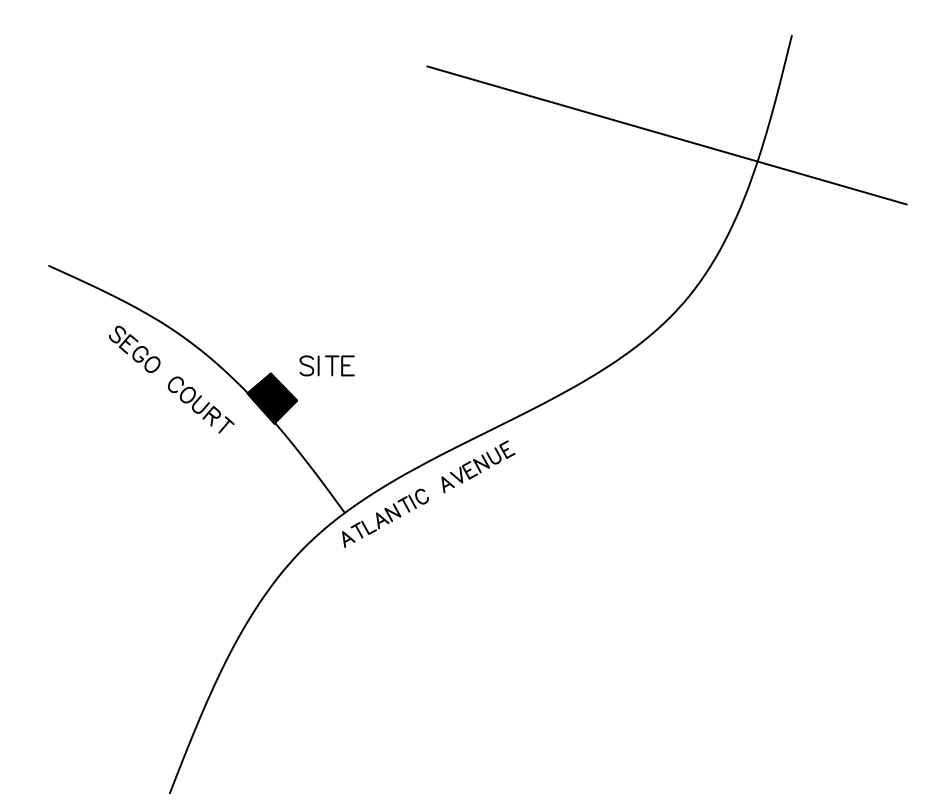
(03) SITE TO BE RE-STRIPPED PER APPROVED PLAN



CONTACT INFORMATION:
CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:
TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
 - ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
 - STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
 - PLANTING SEASON OCTOBER - APRIL.
 - A TREE IMPACT PERMIT IS REQUIRED.
 - ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

CITY OF RALEIGH STANDARD DETAIL		
REVISIONS	DATE: 01/19	NOT TO SCALE
TREE PLANTING DETAIL		
TPP-03		

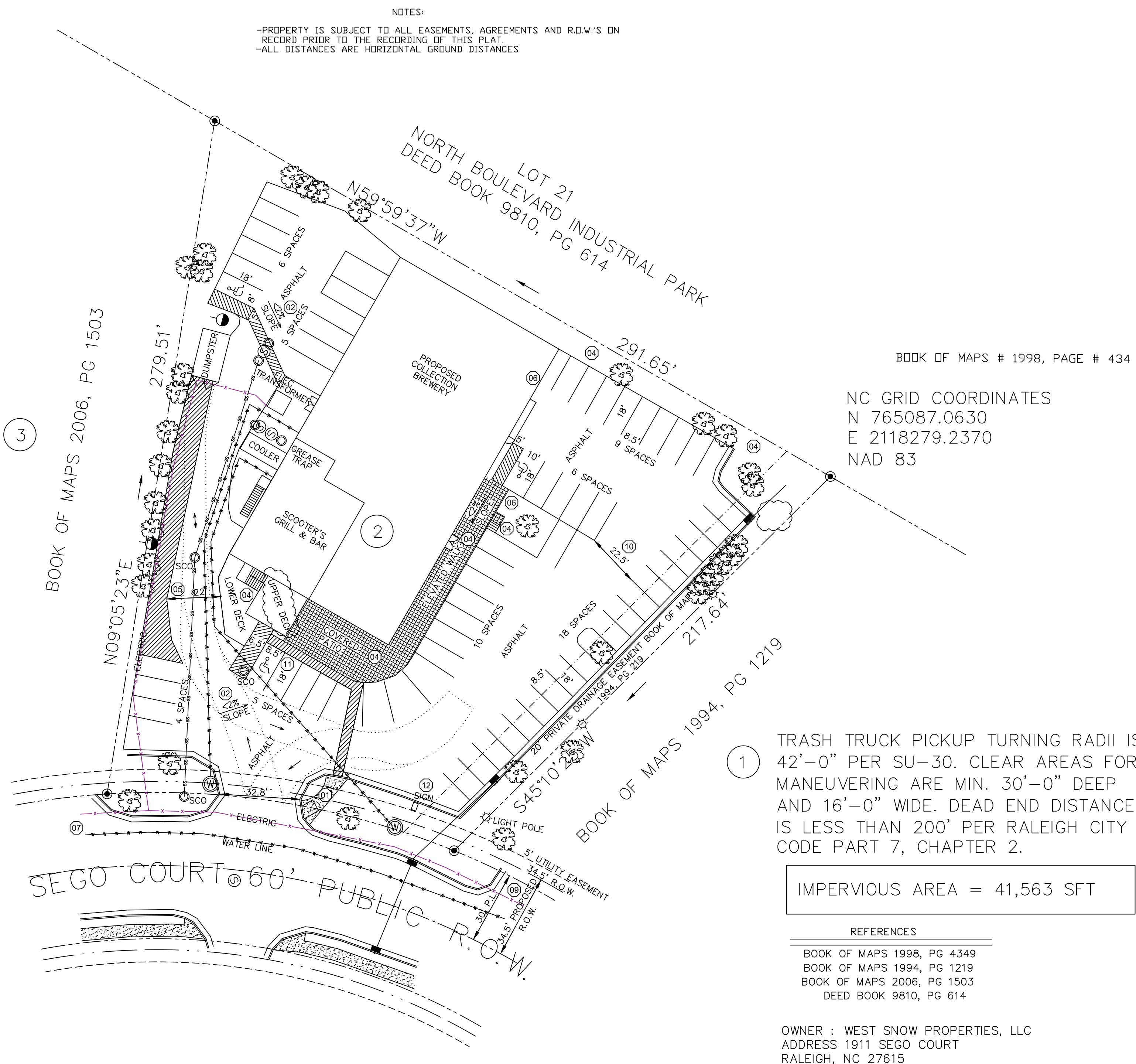


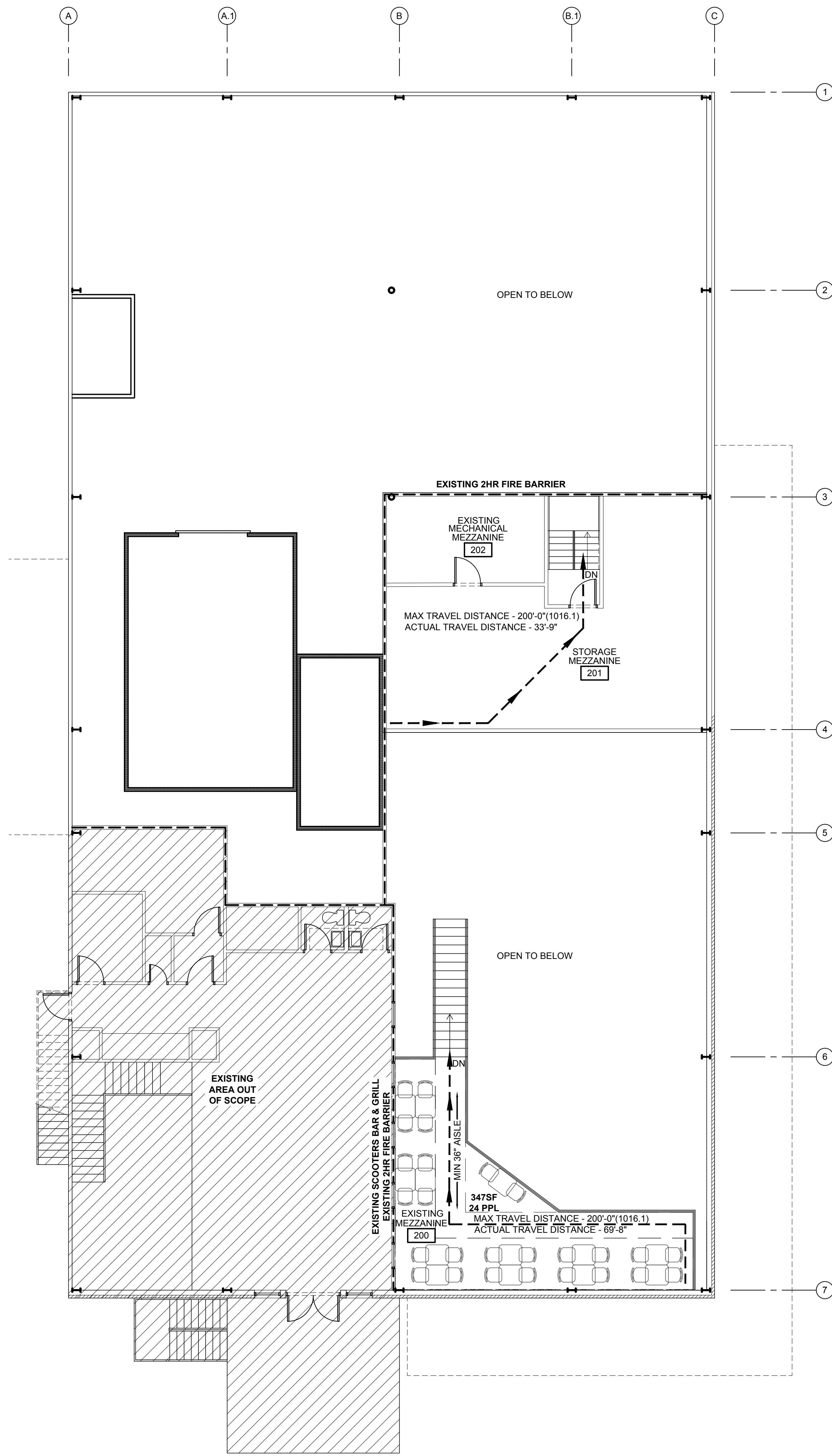
- (08) CENTERLINE OF STREET
- PROPERTY LINE
- PROPOSED R.O.W.
- DRAINAGE EASEMENT
- 5' UTILITY EASEMENT
- STRUCTURE/STRIPING
- TRASH TRUCK PATH
- WATER LINE
- ELECTRIC LINE
- SANITARY SEWER LINE
- EXISTING IRON PIPE
- EXISTING CONCRETE MONUMENT
- NEW IRON PIPE
- PK NAIL
- RRS RAILROAD SPIKE
- DOUBLE MERIDIAN DISTANCE
- DEED BOOK
- RIGHT OF WAY
- SCO SEWER CLEAN OUT
- CP COMPUTED POINT
- (W) WATER METER
- (S) SEWER MAN HOLE
- (00) RESPONSE COMMENT KEYNOTE

AREA			
1.15 ACRES			
AREA BY COORDINATES			

CURVE TABLE			
CURVE	CHD	BRG	RADIUS
C1	N80°45'23"W		323.58
			144.25

- (01) Existing stripped accessible route and existing sidewalk lead to the property line. Existing sidewalk has handicap ramps.
- (02) Existing Accessible route with maximum running slope of 5% and maximum cross slope of 2% has been provided.
- (03) Site Data table has been revised to include seating calculations for existing and proposed uses. Corrections have been made per Planning response comments #5, 6, & 7.
- (04) Amenity areas have been indicated in the site data table and on the plans and meet the required 10% of site net area. Planning response comments #8, 9, & 14.
- (05) Existing 60 degree parking as previously shown has been removed and striping has been added. Maintain a minimum 22' Drive aisle. Transportation response comments #5
- (06) Short and long term bicycle parking will be provided to comply with UDO section 7.1.2. Planning review comment #10, 11, 12 & 13.
- (07) A street tree has been added to the plans in the right of way. This will be a Sugar Maple (Acer Saccharum) to match the existing street tree. Urban Forestry response comment #1
- (08) Linetypes have been added to the legend for clarity. Transportation response comment #1.
- (09) Right of way and utility easements have been clarified. Dimensions have been added from centerline of street. Transportation response comments 2 & 3.
- (10) Terminology has been updated to indicate that the parking lot will be striped per approved plan. Transportation response comment #4
- (11) Handic
- (12) Monument sign will be moved out of the right of way and utility easements. Transportation response comments 12 & 13.





LIFE SAFETY MEZZANINE
plan
 SCALE: 1/8" = 1'-0"
02

LIFE SAFETY INFORMATION:
 PRIMARY OCCUPANCY: ASSEMBLY (A-2) (CONSTRUCTION TYPE: II-B); NON - SPRINKLERED

AREA CALCULATIONS PER OCCUPANCY

(A-2) ASSEMBLY - 123 PEOPLE TOTAL
 BAR SEATING - FIXED - 12 SEATS @ 2'-0" PER SEAT
 BACK BAR - EMPLOYEE - 2 PEOPLE
 60 SF SEATING - 60 S.F./15 = 4 PEOPLE
 106 SF SEATING - 106 S.F./15 = 7 PEOPLE
 227 SF SEATING - 227 S.F./15 = 16 PEOPLE
 97 SF SEATING - 97 S.F./15 = 7 PEOPLE
 490 SF SEATING - 490 S.F./15 = 33 PEOPLE
 261 SF SEATING - 261 S.F./15 = 18 PEOPLE
 374 SF MEZZANINE SEATING 374 S.F./15 = 24 PEOPLE

(F-2) FACTORY INDUSTRIAL - 19 PEOPLE TOTAL
 BREWERY - 3704 S.F./200 = 19 PEOPLE

(M) MERCANTILE - 11 PEOPLE TOTAL
 MERCHANDISE - 324 S.F./30 = 11 PEOPLE

(B) BUSINESS - 3 PEOPLE TOTAL
 BREAK ROOM - 289 S.F./100 = 3 PEOPLE

(S1) STORAGE - 5 PEOPLE TOTAL
 STORAGE MEZZANINE - 1440 S.F./300 = 5 PEOPLE

TOTAL TENANT SF: 10,199
 TOTAL OCCUPIABLE SPACE: 7,072
 TOTAL CONVEYANCE SPACE: 3,127

TOTAL CALCULATED OCCUPANT LOAD : 161 PEOPLE

PER 2012 NCSBC 1015.1:
 MINIMUM EXITS REQUIRED*: 2
 EXITS PROVIDED: 3

MAX TRAVEL DISTANCE: 109'-7" FROM REMOTE LOCATION*
 MAX ALLOWABLE*: 200'-0"
 DIAGONAL DISTANCE: 158'-10"
 DISTANCE BETWEEN EXITS: 79'-7" (79'-5" MIN. REQUIRED)

COMMON PATH OF TRAVEL*: 75'-0" (MAX)

PLUMBING INFORMATION:
 PRIMARY OCCUPANCY: ASSEMBLY (A-2)*

WATER CLOSET:
 MALE:
 REQUIRED: 1 PER 40 / 80 OCCUPANTS = 2 REQUIRED
 PROVIDED: 3
 FEMALE:
 REQUIRED: 1 PER 40 / 80 OCCUPANTS = 2 REQUIRED
 PROVIDED: 2

LAVATORIES:
 MALE:
 REQUIRED: 1 PER 75 / 80 OCCUPANTS = 1 REQUIRED
 PROVIDED: 2
 FEMALE:
 REQUIRED: 1 PER 75 / 80 OCCUPANTS = 1 REQUIRED
 PROVIDED: 2

DRINKING FOUNTAIN: WATER WILL BE PROVIDED
 (2012 NC PLUMBING CODE 410.1)
 REQUIRED: N/A
 PROVIDED: N/A

LEGEND

EXIT — INDICATES REQUIRED EXIT

10 PPL — INDICATES TRAVEL DIRECTION

10 CAP — INDICATES CALCULATED OCCUPANT LOAD FOR EGRESS REQUIREMENTS

— INDICATES CALCULATED OCCUPANT LOAD CAPACITY OF DOOR (@ 0.2" PER OCCUPANT)

FEX — ABC TYPE BRACKET MOUNTED FIRE EXTINGUISHER TO MEET NFPA-10 STANDARDS. MOUNT @ 15" MIN - 48" MAX AFF.

PROVIDE HANDICAPPED ACCESSIBLE ROUTE FROM ALL REQUIRED EXITS TO PUBLIC WALKS

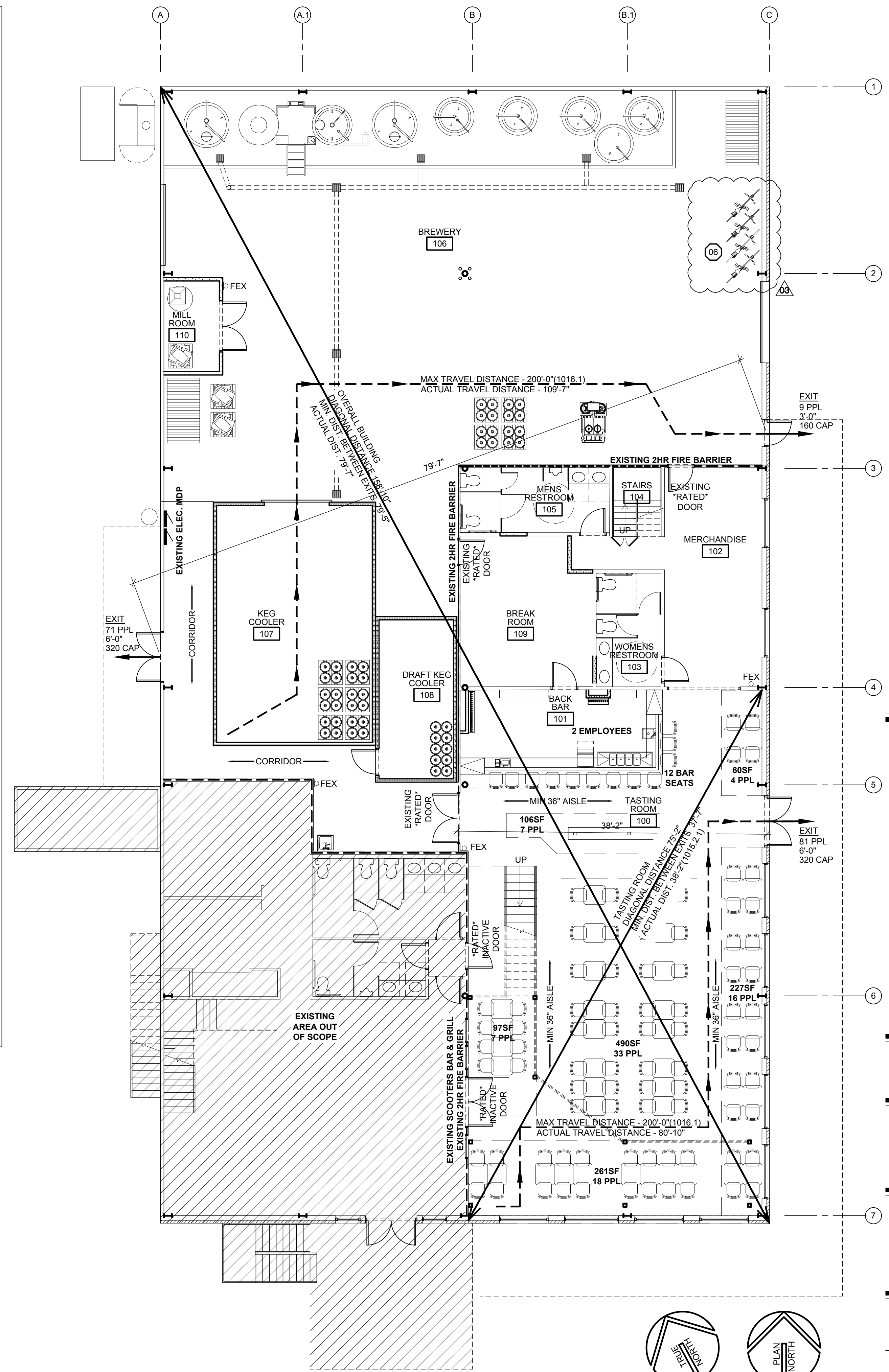
* CALCULATIONS BASED OFF OF THE MOST RESTRICTIVE OCCUPANCY PER 2012NCSBC

MEZZANINE CALCULATIONS:

TENANT FIRE AREA = 10,199 SF
 1/3 OF TENANT AREA = 3,399 SF OR LESS CAN BE CLASSIFIED AS "MEZZANINE"

ACTUAL AREA OF MEZZANINE: 1,953 SF

STORAGE MEZZANINE IS PERMITTED TO BE ENCLOSED PER 505.2.3 EXCEPTION #3.



LIFE SAFETY GROUND FLOOR
plan
 SCALE: 1/8" = 1'-0"
01

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PHASE	ISSUED
PERMITTING	12/03/2018

LIFE SAFETY FLOOR PLANS

SHEET NUMBER