



MORGANTOWN BOARD OF ZONING APPEALS

September 19, 2012
6:30 PM
City Council Chambers

Board Members:

Bernie Bossio, Chair
Leanne Cardoso, Vice-Chair
George Papandreas
Jim Shaffer
Tom Shamberger

STAFF REPORT

CASE NO: CU12-13 / Rocktop, LLC / 341 Chestnut Street

REQUEST and LOCATION:

Request by Kevin Wilkey of Lush Hospitality Group, on behalf of Rocktop, LLC, for conditional use approval of a "Restaurant, Private Club" at 341 Chestnut Street.

TAX MAP NUMBER(s) and ZONING DESCRIPTION:

Tax Map 26A, Parcels 79 and 80; B-4, General Business District

SURROUNDING ZONING:

B-4, General Business District

BACKGROUND and ANALYSIS:

The petitioner, Rocktop, LLC, seeks to establish a "Restaurant, Private Club" use that will include a license with the West Virginia Alcohol Beverage Control Administration to sell beer, wine, and liquor. Table 1331.05.01 "Permitted Land Uses" provides that the development of "Restaurant, Private Club" uses in the B-4 District requires conditional use approval by the Board of Zoning Appeals. Addendum A of this report illustrates the location of the subject site.

According to the petitioner's application and exhibits, the proposed restaurant will be called "Big Whiskey Steakhouse and Saloon" offering traditional American steakhouse-type fare including appetizers, salads, prime steaks, chops, seafood, and deserts (see attached proposed menu).

"Big Whiskey Steakhouse and Saloon" will be located in the ground floor space at 341 Chestnut Street occupied by *Dragonfly* until late June or early July 2012.

The owner of "Big Whiskey Steakhouse and Saloon", and beneficiary of the subject conditional use, will be Rocktop, LLC, which appears to include Mr. Joe Panico and Mr. Thomas Rice according to West Virginia Secretary of State's website. Rocktop, LLC is also the owner and beneficiary of the conditional use approval granted on December 16, 2009 for *Rocktop Bar and Grill*.

Mr. Panico and Mr. Rice are also members of Manhattan Place, LLC, which is the owner of the subject 341 Chestnut Street building as well as the component adjoining "Chestnut Hotel" at 345 Chestnut Street currently under construction.

"Big Whiskey Steakhouse and Saloon" has been designed and will be managed by *Lush Hospitality Group* of Scottsdale, Arizona. According to the petitioner, *Lush Hospitality Group* has provided management consultation and entertainment programming for a wide range of private and corporate clients including Harrah's Entertainment, *MGM*

Development Services

Christopher Fletcher, AICP
Director

Planning Division

389 Spruce Street
Morgantown, WV 26505
304.284.7431



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Mirage, Hard Rock Hotel, ESPN, Planet Hollywood, Harley-Davidson, Playboy, Bice Group, and more.

The petitioner seeks to open the subject restaurant in October 2012. Anticipated operating days are Tuesday through Saturday from 5:00 PM to 1:00 AM.

Addendum C of this report contains related excerpts from the Planning and Zoning Code [Article 1331.06(27)].

STAFF RECOMMENDATION:

The Board of Zoning Appeals must first determine whether or not it will waive the one-year “bona fide restaurant” requirement as provided in Article 1331.06(27)(c) prior to the petitioner obtaining a liquor license from the West Virginia Alcohol Beverage Control Administration.

Should the Board decide to waive said one-year “bona fide restaurant” requirement, it must determine whether the proposed request meets the standard criteria for a conditional use by reaching a positive determination for each of the “Findings of Fact” submitted by the petitioner.

Addendum B of this report provides Staff recommended revisions to the petitioner’s submitted Findings of Fact.

Should the Board waive the one-year “bona fide restaurant” requirement and grant approval of the subject conditional use petition to Rocktop, LLC doing business as “Big Whiskey Steakhouse and Saloon”, Staff recommends that the following conditions be included:

1. That the “Restaurant, Private Club” use granted herein shall be limited to the interior design and identified areas of the subject building as illustrated on the drawings submitted with the application and reviewed and approved by the Board of Zoning Appeals. Any expansion of the conditional use or significant deviation from said interior layout design must first be approved by the Board of Zoning Appeals.
2. That, until such time as the full-service hotel exemption provided in Article 1331.06(27)(d) is activated by the issuance of the certificate of occupancy for the component hotel located at 345 Chestnut Street, the petitioner must maintain compliance with all supplemental regulations set forth in Article 1331.06 (27) of the Planning and Zoning Code.
3. That the full-service hotel exemption provided in Article 1331.06(27)(d) may not be activated by the issuance of the respective hotel’s certificate of occupancy unless the “Big Whiskey Steakhouse and Saloon” premises is accessible only from an internal part of the building as provided in Article 1331.06(27)(d). Further, the existing exterior door leading from 341 Chestnut Street to the sidewalk may only be utilized as required by related Building and/or Fire Codes.

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4. That should the subject component hotel use cease to operate, the full-service hotel exemption provided in Article 1331.06(27)(d) shall expire and the conditional "Restaurant, Private Club" use granted herein to Rocktop, LLC doing business as "Big Whiskey Steakhouse and Saloon" must immediately operate as approved herein and observe all related conditions and performance standards set forth in Article 1331.06(27).
5. That, regardless of whether or not the full-service hotel exemption provided in Article 1331.06(27)(d) has been activated and to ensure that the petitioner's business description and plans are executed as described and considered in granting the one-year "bona fide restaurant" waiver, the subject "Restaurant, Private Club" use must be open no later than 11:30 AM on days of operation for the purpose of serving lunch as described in the menu submitted with the petitioner's conditional use application.
6. That, in the event the full-service hotel exemption provided in Article 1331.06(27)(d) is not activated or said exemption expires as the result of the component hotel use at 345 Chestnut Street ceasing to operate, the petitioner shall voluntarily submit all necessary financial information to the City for the "Big Whiskey Steakhouse and Saloon" establishment following its first twelve (12) months of operation as a conditional "Restaurant, Private Club" use to ensure compliance with Article 1331.06(27)(e) provisions, which requires the sale of food and non-alcoholic beverages to comprise a minimum of 60 percent of total gross sales of all food and drink items in each calendar month.
7. That any regulated signage shall be reviewed and approved by the Downtown Design Review Committee and the Planning Division prior to building permit issuance for same.
8. That the conditional use approval granted herein to Rocktop, LLC may not be transferred without prior approval by the Board of Zoning Appeals.

Enclosures: Application and accompanying exhibits

Development Services

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Director

Planning Division

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STAFF REPORT ADDENDUM A
CU12-13 / Rocktop, LLC / 341 Chestnut Street



STAFF REPORT ADDENDUM B
CU12-13 / Rocktop, LLC / 341 Chestnut Street

Article 1331.06 (27) of the Planning and Zoning Code, Supplemental Regulation Pertaining to Permitted Land Use Table provides the following applicable performance standards:

- (a) Such private club shall have as its principal purpose the business of serving meals on its premises to its patrons and to members of such club and their guests. For the purposes of this section, the term "meal" shall be consistent with that of the State of West Virginia as defined in its Legislative Rules and Regulations pertaining to Private Club License and shall not include packaged potato chips and similar products; packaged crackers; packaged nuts; packages desserts (fruit pies, cakes, cookies, etc.); and bar sausages and similar products.
- (b) Such private club with a bar shall post a sign not smaller than three (3) square feet in a prominent location near the bar that states the following: "It is a violation of City Ordinance to serve wine or liquor beverages after 1:00 a.m." (Amended by Ord. 06-14, Passed 06-06-2006.)
- (c) No such applicant may be licensed as a private club under this conditional use that has not been in operation for at least one year as a bona fide restaurant before making application for a license under this conditional use. However when an applicant owns another bona fide restaurant the same as the one being proposed, the Board of Zoning Appeals may consider the proposed restaurant application on the basis of the existing restaurant which has been in operation for at least one year. In the B-4 district the Board of Zoning Appeals may waive the requirement, to be in business for one year as a bona fide restaurant, when the applicant's written description of the business operations, plus floor plans, demonstrate clearly that the establishment will meet the criteria in this subsection of the ordinance.
- (d) In the B-4 District a full-service hotel, convention or conference center which serves meals and services to private functions shall be exempt from the requirements of this section when the areas where liquors are served are only accessible from an internal part of the building. Such a hotel's bar facilities may serve to the general public after 9 p.m.
- (e) Food and non-alcoholic beverages shall comprise a minimum of 60 percent of total gross sales of all food and drink items in each calendar month.
- (f) Such private club shall provide a seating capacity for at least fifty (50) persons, at a table or counter maintained for the principal purpose of serving meals. Seats at a bar, which is primarily for the serving of alcoholic beverages, shall not be counted as meeting the minimum seating capacity of the establishment. Liquor or wine may be served either at seats intended primarily for dining, or at any bar area within the restaurant, with or without an accompanying meal.
- (g) Liquor or wine shall not be served later than 1:00 a.m., except on New Year's Eve.
- (h) The private club shall, at the time of each sale or at the time of payment, record the amount of revenue derived from the sale of liquor and wine beverages separately from the amount of revenue derived from the sale of food and non alcoholic beverages.
- (i) During each calendar month, the private club shall maintain and preserve accurate and adequate records including those required by paragraphs (e) and (h) above, to prove compliance to the City's Finance Director, and shall make all such records available for review and audit promptly upon request by the Finance Director. The records for each month shall be preserved for not less than twenty-four (24) months next following.
- (j) Quarterly, the private club shall send to the City Finance Director summaries showing the amount of revenue derived from liquor and wine beverages versus the amount derived from the sale of food and non-alcoholic beverages.
- (k) NOT APPLICABLE

STAFF REPORT ADDENDUM C
CU12-13 / Rocktop, LLC / 341 Chestnut St

Staff recommended revisions to petitioner's Findings of Fact (deleted matter struck through; new matter underlined)

Finding of Fact #1 – Congestion in the streets is not increased, in that:

The proposed "Restaurant, Private Club" conditional use is within an existing building that includes approximately 60 parking spaces and is located next to a city parking garage. The occupant of the subject commercial space was a similar "Restaurant , Private Club" use.

Finding of Fact #2 – Safety from fire, panic, and other danger is not jeopardized, in that:

The subject structure will conform to all state fire and building codes.

Finding of Fact #3 – Provision of adequate light and air is not disturbed, in that:

The proposed "Restaurant, Private Club" conditional use will be located on the ground floor of an existing building. No construction that would increase the footprint or height of the existing structure is proposed that may alter existing sunlight distribution and air flow patterns.

Finding of Fact #4 – Overcrowding of land does not result, in that:

The proposed "Restaurant, Private Club" conditional use will be located on the ground floor of an existing building.

Finding of Fact #5 – Undue congestion of population is not created, in that:

~~The proposed "Restaurant, Private Club" conditional use will be located on the ground floor of an existing commercial building and does not include residential dwelling units. A residential use is not included as a part of the proposed conditional use that would increase existing residential densities within immediate area.~~

Finding of Fact #6 – Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The subject structure already has all utilities, the proposed "Restaurant, Private Club" conditional use should not create any other demands that should be currently served by existing public infrastructure, utilities, or facilities.

Finding of Fact #7 – Value of buildings will be conserved, in that:

The proposed "Restaurant, Private Club" conditional use will include renovations to an older existing building in the downtown, which should serve to maintain the building's contribution to the built environment and economic activity of the immediate area.

Finding of Fact #8 – The most appropriate use of land is encouraged, in that:

The subject building is a large structure within which the proposed "Restaurant, Private Club" conditional use should add more options for downtown patrons and stimulate more business. The space within which the proposed restaurant will occupy was recently a similar conditional "Restaurant, Private" club use.

~~FRIDAY~~

TUES 10th

AV 6



City of Morgantown, West Virginia

APPLICATION FOR
TYPE IV SITE PLAN - CONDITIONAL USE

OFFICE USE	
CASE NO:	CV12-13
RECEIVED:	7/11/12
COMPLETE:	

(PLEASE TYPE OR PRINT IN BLACK INK)

I. APPLICANT

Name:	ROCKTOP LLC	Phone:	304-413-0220
Mailing Address:	507 BEECHURST AVE	Mobile:	913-300-5953
	MORGANTOWN WV 26505	Email:	KEVIN@ROCKTOPNIGHTS.COM

II. AGENT / CONTACT INFORMATION

Name:	KEVIN WILKEY - LUSH HOSPITALITY GROUP	Phone:	480-535-5044
Mailing Address:	7150 East Camel Back Road #444	Mobile:	913-300-5953
	SPOTTSDALE AZ 85251	Email:	KEVIN@LUSHHOSPITALITY.COM

Mailings - Send all correspondence to (check one): Applicant OR Agent/Contact

III. PROPERTY

Owner:	MANHATTAN PLACE LLC	Phone:	304-1085-3015
Mailing Address:	507 BEECHURST AVE	Mobile:	304-1085-3015
	MORGANTOWN WV 26505	Email:	JACOPANICOS@GMAIL.COM

IV. SITE

Street Address (if assigned):	341 CHESTNUT	Tax Map #:	26	Parcel #:	54	
Zoning:						
Lot Dimensions:	Width:	Ft.	Depth:	Ft.	Square Footage:	ft. ²
Shape of Lot:	<input type="checkbox"/> Corner <input type="checkbox"/> Interior <input type="checkbox"/> Through <input type="checkbox"/> Flag <input type="checkbox"/> Irregular <input type="checkbox"/> Non-conforming					
Existing Use of Structure or Land:	COMMERCIAL RESTAURANT, PRIVATE CLUB					
Proposed Use of Structure of Land:	RESTAURANT, PRIVATE CLUB					

PAID
75.00

Finance Office
Morgantown, WV 26505
(304) 284-7408



**APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE**

OFFICE USE	
CASE NO.	CV12-13
RECEIVED:	7/11/12
COMPLETE:	

V. STRUCTURE

Proposed Setbacks: Front: _____ ft. Rear: _____ ft. Side A: _____ ft. Side B: _____ ft.
Proposed Height of Structure: _____ No. of Proposed Off-Street Parking Spaces: _____
No. of Dwelling Units (if applicable): _____ No. of Bedrooms: _____ No. of Employees: _____
Square Footage of all Proposed Structures (please explain): _____

VI. SITE PLAN

A Site Plan (8 copies), drawn to scale, that includes the following elements must accompany the application if not provided above in Sections IV and V:

- (a) The actual dimensions, size, square footage, and shape of the lot to be built upon as shown on an actual survey by a registered design professional licensed by the State of West Virginia.
- (b) The exact sizes and locations on the lot of existing structures, if any;
- (c) The location, square footage, and dimensions of the proposed structure or alteration;
- (d) The location of the lot with respect to adjacent rights-of-way;
- (e) The existing and proposed uses of the structure and land;
- (f) The number of employees, families, housekeeping units, bedrooms, or rental units the structure is designed to accommodate;
- (g) The location and dimensions of off-street parking and means of ingress and egress for such space;
- (h) Height of structure;
- (i) Setbacks;
- (j) Buffer yard and screening, if applicable;
- (k) Location of garbage collection area and screening;
- (l) Location of existing and/or proposed signs, if applicable;
- (m) Roadway typical detail for internal roadways, if applicable;
- (n) Location and size of stormwater management facilities; and,
- (o) Utility lines and easements, if applicable.



**APPLICATION FOR
TYPE IV SITE PLAN – CONDITIONAL USE**

OFFICE USE

CASE NO. CW12-13
RECEIVED: 7/11/12
COMPLETE: _____

VII. SUPPLEMENTAL PLANS AND EXHIBITS

Applicants **MUST** also submit the following plans and exhibits, unless waived by the Planning Director:

- (a) Drainage plan and drainage calculations that bear the name, address, signature and seal of a registered professional engineer licensed by the State of West Virginia, with floodplain zones clearly denoted, a typical of all swales, and a design of the drop inlets.
- (b) If applicable, design of stormwater management facilities and drainage calculations that bear the name, address, and seal of a registered professional engineer licensed by the State of West Virginia that meet the requirements of the City Zoning Ordinance, the City Stormwater Management Ordinance, and all other applicable local, state and federal regulations.
- (c) Parking and Landscaping Plan
- (d) Sign Plan
- (e) Approved WV Division of Highways Access Permit, if applicable
- (f) Sediment and erosion control plan as approved by the West Virginia Department of Environment Protection and the City of Morgantown
- (g) Approved State of West Virginia NPDES General Permit for Storm Water Associated with Industrial (Construction) Activity, if applicable
- (h) A traffic impact study, if required by the City Engineer
- (i) The Planning Director may require the applicant to submit additional information concerning the lot or neighboring lots to determine conformance with, and provide for the enforcement of, the City Zoning Ordinance.
- (j) The Planning Director may require the applicant to submit, in the case of accessory structures or minor additions, dimensions shown on plans relating to the size of the lot and the location of the structure(s) thereon be based on an actual survey prepared a registered design professional licensed by the State of West Virginia.

Applicants submitting a conditional use application in accordance with Article 313.05 "Building Height and Use" within the B-4 General Business District **MUST** also submit the following analyses:

- (a) An air flow analysis conducted by a licensed architect or profession engineer, describing the estimated impact of the proposed building on existing patterns of air flow in the general vicinity; and how those impacts may affect existing properties with a 300 foot radius of the site.
- (b) An analysis of the impacts of the proposed building on sunlight distribution in the general vicinity, with special emphasis on predicting light blockage and shadow casting onto all properties with a 300 foot radius of the site. Such analysis shall be conducted by a licensed architect or professional engineer.
- (c) An analysis of the potential of "stepping back" upper floors as a technique to avoid negative impacts with respect to light and airflow, and to minimize the canyon effect of non-recess tall buildings. Such analysis shall be conducted by a licensed architect or professional engineer.
- (d) An infrastructure and traffic analysis predicting the impacts of the building on water, sewer, drainage, electrical and gas infrastructure, on transportation levels of service (including transit) for impacted streets, and on fire suppression capabilities of the city. Such analysis shall be conducted by a licensed architect or professional engineer.



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VIII. FINDINGS OF FACT

The Board of Zoning Appeals may grant the request only if each of the Conditional Use Findings of Fact Criteria is determined to be in the positive. Applicants must give their own responses to the criteria statements provided below.

This Conditional Use is within the fitting character of the surrounding area and is consistent with the spirit, purpose, and intent of the Zoning Ordinance, because,

1. Congestion in the streets is not increased, in that:

The proposed "RESTAURANT, PRIVATE CLUB" conditional use is within an existing building that includes approximately 60 parking spaces and is located next to a city parking garage.

2. Safety from fire, panic, and other danger is not jeopardized, in that:

The subject structure will conform to all state fire and building codes.

3. Provision of adequate light and air is not disturbed, in that:

The proposed "RESTAURANT, PRIVATE CLUB" conditional use will be located on the ground floor of an existing building.

4. Overcrowding of land does not result, in that:

The proposed "RESTAURANT, PRIVATE CLUB" conditional use will be located on the ground floor of an existing building.

5. Undue congestion of population is not created, in that:

The proposed "RESTAURANT, PRIVATE CLUB" conditional use will be located on the ground floor of an existing commercial building and does not include residential dwelling units.



APPLICATION FOR TYPE IV SITE PLAN – CONDITIONAL USE

OFFICE USE	
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COMPLETE:	

VIII. FINDINGS OF FACT (cont.)

6. Granting this request will not create inadequate provision of transportation, water, sewage, schools, parks, or other public requirements, in that:

The subject structure already has all utilities, the proposed "RESTAURANT, PRIVATE CLUB" conditional use should not create any other demands.

7. Value of buildings will be conserved, in that:

The proposed "RESTAURANT, PRIVATE CLUB" conditional use will include RENOVATIONS to an old existing building in downtown.

8. The most appropriate use of land is encouraged, in that:

The subject building is a large structure within which the proposed "RESTAURANT, PRIVATE CLUB" conditional use should add more options for downtown patrons and stimulate more business.

IX. ATTEST

I hereby certify that I am the owner of record of the named property, or that this application is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent and I agree to conform to all applicable laws of this jurisdiction. I certify that the information submitted herein and attached hereto is true and accurate and understand that if found otherwise may result in the denial of this request or subsequent revocation of any and all related approvals. The undersigned has the power to authorize and does hereby authorize City of Morgantown representatives on official business to enter the subject property as necessary to process the application and enforce related approvals and conditions.

KEVIN WILKES

[Signature]

7.6.12

Type/Print Name of Applicant/Agent

Signature of Applicant/Agent

Date

- Conditional Use Petition Fee of \$75 must accompany application

BIG WHISKEY STEAKHOUSE & SALOON

CONCEPT DEVELOPMENT SUMMARY

Concept Overview:

Big Whiskey Steakhouse & Saloon has developed its concept after the traditional American steakhouse, combining simple elegance, a lively atmosphere, premium hand-crafted cocktails, a celebrated wine list, and perfectly prepared prime steaks, chops and seafood.

Proposed Menu:

Small Plates:

Maryland Crab Cakes - Pretzel Crusted, Honey Mustard Cream
Black Mussels - Smoked "Blue Corn Whiskey" Broth
Home-Style Beer Bread - Whipped Honey Butter
Crab Claws - Melted Bourbon Butter, Cilantro Air
Artisan Cheese Tray - Seasonal Fruit, House Crackers
Virginia Oysters - Cheyenne Pepper Vinegar, Pickled Radish

Salads:

Beefsteak Tomato & Red Onion - Crumbled Gorgonzola, House Vinaigrette
The Wedge - Smoked Bacon, Tomato, Blue Cheese, House Vinaigrette
Marinated Heirloom - Buffalo Mozzarella, Basil, Aged Balsamic Vinegar
Baby Greens - Tomato, Red Onion, Sundried Tomato Feta, House Vinaigrette

Steaks:

Prime Filet Mignon 6oz/10oz
Wagyu Strip Steak 12oz
Prime Rib 8oz/12oz/16oz
Prime "COTE DE BOEUF"- Bone-In Ribeye 22oz
Bone-In Pork Chop 10oz
Veal Bone-In Chop 12oz

Seafood:

Maple Bacon Glazed Salmon - Fresh Pea Shoots Salad, Crispy Potato
Seared Diver Sea Scallops - Crisp Apple Slaw, Smoked Bacon, Sweet Red Chili Vinaigrette

Desserts:

Home-Style Apple Bread
Deep Dish Apple Pie
Southern Peach Cobbler
Jack Daniels Crème Brulee

Management: The Big Whiskey Steakhouse & Saloon concept has been designed and will be managed by Lush Hospitality Group whose seasoned management team brings a wealth of development and operational experience in the restaurant and hospitality industry. The Company has provided management consultation and entertainment programming for a wide range of private and corporate clients including *Harrah's Entertainment, MGM Mirage, Hard Rock Hotel, ESPN, Planet Hollywood, Harley Davidson, Playboy, Bice Group*, and more.

Lush Hospitality Group, LLC
7150 E. Camelback Road
Suite #444
Scottsdale, Arizona 85251
United States
Telephone: (480) 535-5044

BIG WHISKEY

Steakhouse & Saloon

COMPANY PROFILE:

Name: Big Whiskey Steakhouse
URL: www.BigWhiskeyWV.com
Industry: Restaurant & Hospitality
Estimated Employees: 35
Ownership: Rocktop, LLC
Corporate Structure: West Virginia LLC
Fed Tax ID #: 27-5370710
State Business Registration: 2251-4935

PROJECT MANAGER:

Kevin Wilkey, CEO
Lush Hospitality Group
7150 E. Camelback Road, Suite 444
Scottsdale, Arizona 85251
Telephone: (480) 535-5044
Email: Kevin@LushHospitality.com

PROPERTY OWNER:

Manhattan Place, LLC
c/o Joe Panico
507 Beechurst Ave
Morgantown, WV 26505

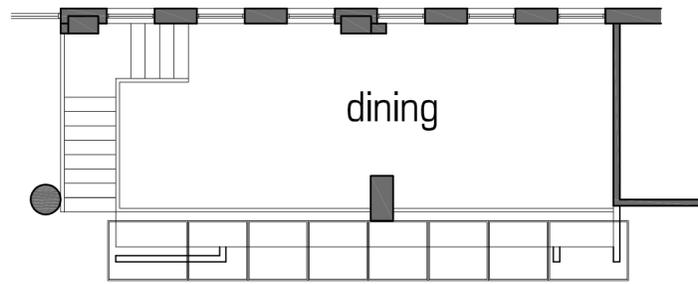
PROJECT DETAILS:

Projected Opening Date: October, 2012
Projected Operating Days: Tues-Sat
Projected Operating Hours: 5pm-1am
Service Sets: Dinner/Brunch
Menu Offering: Traditional Steakhouse
Private Meeting Rooms: Yes
Bar Offering: Beer/Wine/Full Liquor

FINANCIAL INFORMATION:

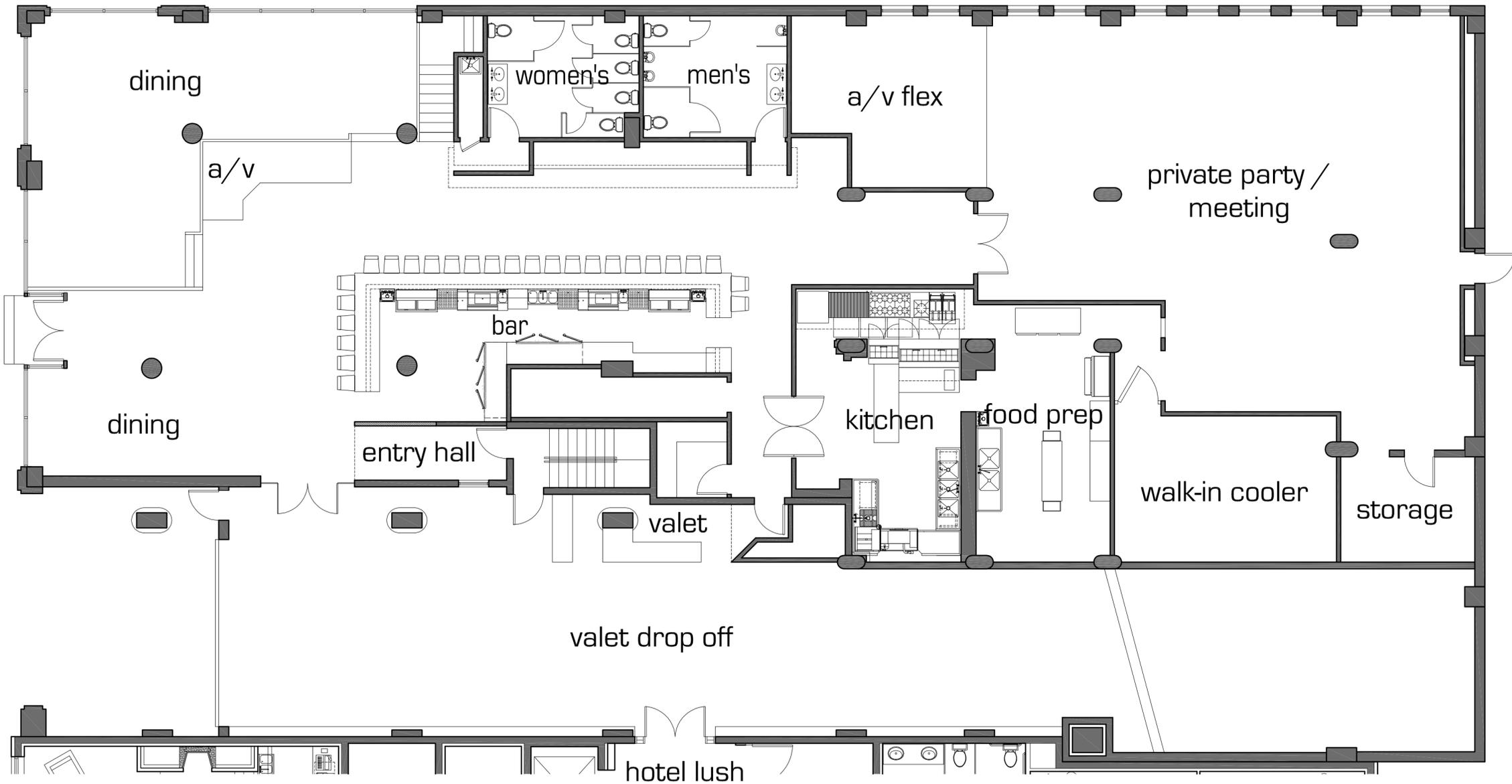
Development Stage: Start-Up
Estimated Capital Investment: \$500,000
Estimated Annual Sales: TBD





02 . upper floor plan

1/8"=1'-0"



01 . main floor plan

1/8"=1'-0"



LUSH HOSPITALITY GROUP

big whiskey
 341 chestnut st., morgantown, wv 26505
 date: august 4, 2012
 scale: 1/8" = 1'-0"
 sheet reference: n/a

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 scottsdale, az 85257
 t: 480.225.7359
 www.alinedesignstudio.com
 architecture . concepts
aline