

February 16, 2010

Kurt W. Hauk, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601



**Re: Site Plan Review Application
Tilted Kilt - Watertown
(A&C Project #2010-014)
1050 Arsenal Street, Watertown, NY**

Dear Mr. Hauk:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Crazy Irishmen LLC is requesting to be included on the agenda for the next City of Watertown Planning Board meeting for Site Plan review for Building Renovations and Addition for a new Tilted Kilt sports bar and restaurant, located at 1050 Arsenal Street. Attached are four (4) copies of the Site Plan, Site Details, Preliminary Building Floor Plans and Elevations, and an Engineering Report. Twelve (12) additional copies of the plan have been provided on 11"x17". Site Plan Application and Short EAF are also attached, with a check for \$50.00 for the review fee.

Tilted Kilt is a high end franchised sports bar and restaurant that will compliment the needs of Watertown and Fort Drum. The owner anticipates the creation of 115 part and full time jobs and to reenergize upper Arsenal Street. The property is located on Tax Parcel No.8-47-101.001 and is zoned commercial. The parcel was previously the Drive Davidson Auto Center, with construction recently completed in the spring of 2007. The owner intends to utilize the existing 4,900 square foot single story building, existing asphalt parking area and site lighting. The project will include three additions; a front vestibule, a side dining patio and a kitchen/food storage area. Sidewalks, landscaping areas and the building façade will be improved around the perimeter of the building. As part of this project, utilities will need to be upgraded. The existing 1" water service will be replaced with a 6" dia. domestic water service/fire protection line, pending fire flow test results. Food service fixtures will be piped to a grease trap within the kitchen addition. A new pump station will be installed and connect to the existing 4" sewer lateral. The underground electric, communication, and gas service utilities will also be upgraded and/or relocated to accommodate the renovations.

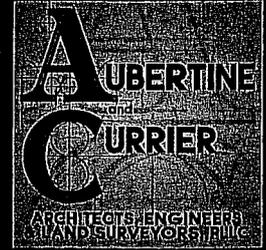
The owner intends to begin construction as soon as approvals are granted with the projected Grand Opening date of August of 2010.

Please do not hesitate to contact me if you have any questions or need additional information.

Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

Timothy F. Titus
Civil Designer

Attachments
Cc: Jody Garrett, Crazy Irishmen LLC



516 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

Phone: 315.782.2005

Fax: 315.782.1472

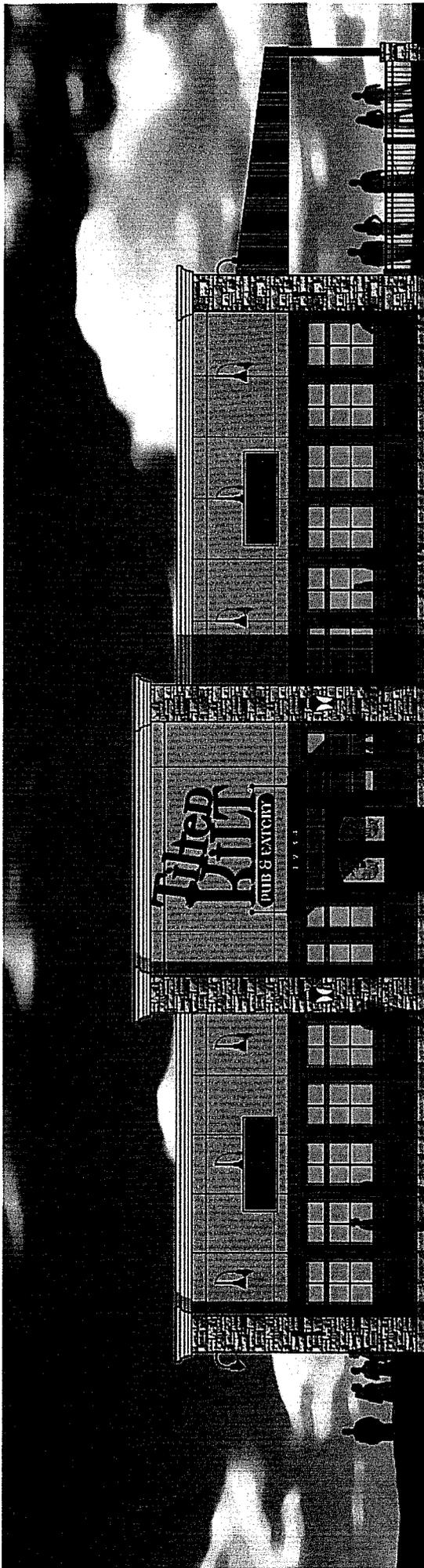
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Michael L. Aubertine, R/A
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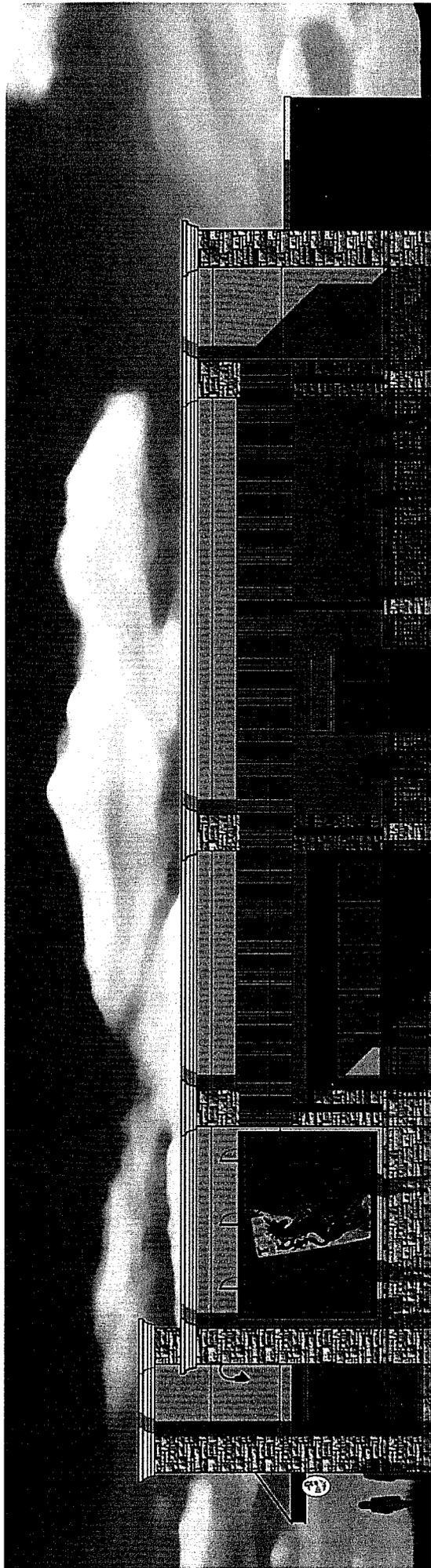
Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor



FRONT ENTRY

PATIO
FRONT ELEVATION



PATIO

COOLER ENCLOSURE
SIDE ELEVATION



1869

CITY OF WATERTOWN SITE PLAN APPLICATION PROCESS



The applicant is responsible for completeness of application and inclusion of all required information.

****INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED****

In order to expedite the Site Plan review process, all applicants are encouraged to have a pre-application meeting with Planning & Engineering staff. Staff can be reached at (315) 785-7740.

In the interest of expediting site plan approvals, the City of Watertown wishes to advise you of the procedures in applying for these referrals:

A. Fill out the Site Plan / Site Plan Waiver - Determination Flow Chart below:

1. Is the use a one, two, or three family dwelling?
 YES (Site Plan Review is **not** required. You may apply directly for Building Permit.)
 NO (Go to question 2)
2. Is your building or parking lot construction or expansion less than or equal to 400 sq. ft.?
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3. Does your building or parking lot construction or expansion exceed 2500 sq. ft.?
 YES (Site Plan Review required. Submit the Site Plan Application Form.)
 NO (Go to question 4)
4. Is your proposed building the first on the lot?
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 NO (Go to question 5)
5. Does your project involve a change in the property boundaries?
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 NO (Go to question 6)
6. Does your building or parking lot construction or expansion change or impair the overall grading, circulation, drainage, utility services, and appearance and visual effect of the property?
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 NO (*Site Plan Waiver allowed. Submit the Site Plan Waiver Form.)

* The City of Watertown Planning Board reserves the right to require Site Plan Review.

B. When Jefferson County Planning Board review is necessary, one additional set is required. **SUBMISSION MUST CONTAIN COMPLETE COLLATED SETS OF ALL DATA.**
 A complete submittal set at a minimum contains the following:

1. For Site Plan Approval *
 - 15 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible.
 - Completed Site Plan Application (see attached application form).
 - * City Council Approval is required for Site Plans.

2. For Site Plan Waiver Approval **
 - 10 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible
 - Completed Site Plan Waiver Application (see attached application form).
 - ** Site Plan approval of City Council would be waived by the City of Watertown Planning Board.

C. Address submittals to:
 Kurt W. Hauk, P.E.
 City Engineer
 Room 305, City Hall
 245 Washington Street
 Watertown, NY 13601

D. A **\$50.00** application fee must accompany the submittal.
 A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.
 Make checks payable to the City of Watertown.

E. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 1:30 P.M. in the City Council Chambers on the 3rd Floor of City Hall.

CITY OF WATERTOWN PLANNING BOARD 2010 (1 ST TUES. MONTH @ 1:30 PM)		CITY OF WATERTOWN CITY COUNCIL 2010 (1 ST & 3 RD MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2010 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 5	Dec. 22	Jan. 4, 19		Jan. 26	Jan. 12
Feb. 2	Jan. 19	Feb. 1, 16		Feb. 23	Feb. 9
March 2	Feb. 16	March 1, 15		March 30	March 16
April 6	March 23	Apr. 5, 19		April 27	April 13
May 4	April 20	May 3, 17		May 25	May 11
June 1	May 18	Jun. 7, 21		June 29	June 15
July 6	June 22	July 5, 19		July 27	July 13
Aug. 3	July 20	Aug. 2, 16		Aug. 24	Aug. 10
Sept. 7	Aug. 24	Sept. 7, 20		Sept. 28	Sept. 14
Oct. 5	Sept. 21	Oct. 4, 18		Oct. 26	Oct. 12
Nov. 2	Oct. 19	Nov. 1, 15		Nov. 23	Nov. 9
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1869

CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in not making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: TILTED KILT - WATERTOWN
Tax Parcel Number: 8-47-101.001
Property Address: 1050 ARSENAL STREET
Existing Zoning Classification: COMMERCIAL

OWNER OF PROPERTY

Name: CRAZY IRISHMEN LLC
Address: 5958 SWACK HAMMER ROAD
TURIN, NY 13473
Telephone Number: 315-783-3198
Fax Number: _____

APPLICANT

Name: TIMOTHY TITUS
Address: 522 BRADLEY STREET
WATERTOWN N.Y. 13601
Telephone Number: 315 782-2005
Fax Number: 315 782-1472
Email Address: ttt@aubertinecurrier.com

ENGINEER/ARCHITECT/SURVEYOR

Name: AUBERTINE AND CURRIER PLLC
Address: 522 BRADLEY STREET
WATERTOWN N.Y. 13601
Telephone Number: 315-782-2005
Fax Number: 315-782-1472
Email Address: _____

PROJECT DESCRIPTION

Describe project and proposed use briefly:

See Cover Letter

Is proposed Action:

- New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 0.35 Acres Ultimately: 0.35 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

- Yes No If no, describe briefly

What is present land use in vicinity of project?

- Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: _____

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

- Yes No If yes, list agency(s) and permit/approval(s)

NUSDEC SANITARY SEWER APPROVAL

Does any aspect of the project have a currently valid permit or approval?

- Yes No If yes, list agency(s) and permit/approval(s)

As a result of proposed project, will existing permit/approval require modification?

Yes No

Proposed number of housing units (if applicable): N/A

Proposed building area: 1st Floor 7,730 Sq. Ft.
2nd Floor _____ Sq. Ft.
3rd Floor _____ Sq. Ft.
Total 7,730 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities and storage: 520 Sq. Ft.

Number of parking spaces proposed: 118

Construction Schedule: MAY 2010 to AUGUST 2010

Hours of Operation: 11 AM to 2 AM

Volume of traffic to be generated: Sat. Peak 153 Trips/hr ~~ADT~~

REQUIRED DRAWINGS:

** The following drawings with the listed information ARE REQUIRED, NOT OPTIONAL. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

BOUNDARY & TOPOGRAPHIC SURVEY

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- 1' contours are shown & labeled with appropriate spot elevations.
- All existing features on and within 50 feet of the subject property are shown and labeled.
- All existing utilities on and within 50 feet of the subject property are shown and labeled.
- All existing easements and/or right-of-ways are shown and labeled.
- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
- The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled "proposed".
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.

- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1' existing contours are shown dashed & labeled with appropriate spot elevations.
- 1' proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

The following note must be added to the drawings stating:

“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.

Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.

Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

Project location

Project description

Existing & proposed sanitary sewer flows & summary

Water flows & pressure

Storm Water Pre & Post Construction calculations & summary

Traffic impacts

Lighting summary

Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department

If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

Explanation for any item not checked in the Site Plan Checklist.

Completed SEQR – Short Environmental Assessment Form – Part I.
*A copy of the SEQR Form can be obtained from the City of Watertown website.

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) Matthew R. Morgia, PE

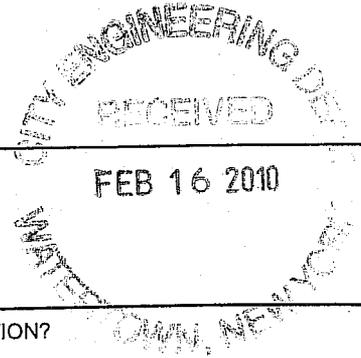
Applicant Signature Matthew R. Morgia Date: 3/16/2010

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>AUBERTINE AND CARRIER, PLLC</i>	2. PROJECT NAME <i>TILTED KILT - WATERTOWN</i>
3. PROJECT LOCATION: Municipality <i>CITY OF WATERTOWN</i> County <i>JEFFERSON</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>1050 ARSENAL STREET PREVIOUS DRIVE DAVIDSON</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Change of use and Site Plan review for renovation, addition and alteration of an existing 4900 sf auto sales building into a 7,730 sf sports pub and eatery.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u><i>0.35</i></u> acres Ultimately <u><i>0.35</i></u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>NYSDEC, SANITARY SEWER APPROVAL</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u><i>Matthew R. Morgia, P.E.</i></u>	Date: <u><i>2/16/2010</i></u>
Signature: <u><i>Matthew R. Morgia</i></u>	



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)



February 16, 2010

Kurt W. Hauk, P.E.
City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601



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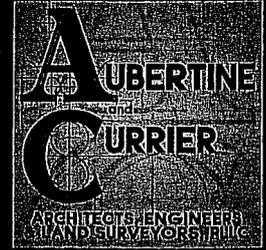
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Timothy F. Titus
Civil Designer

Attachments
Cc: Jody Garrett, Crazy Irishmen LLC



516 Bradley Street
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aubertinecurrier.com

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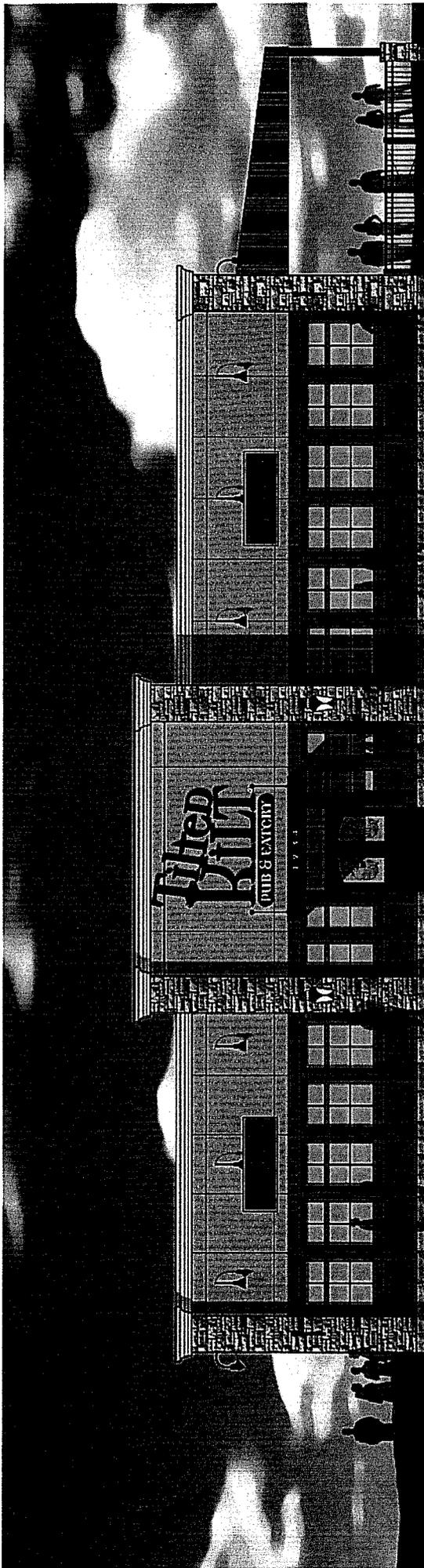
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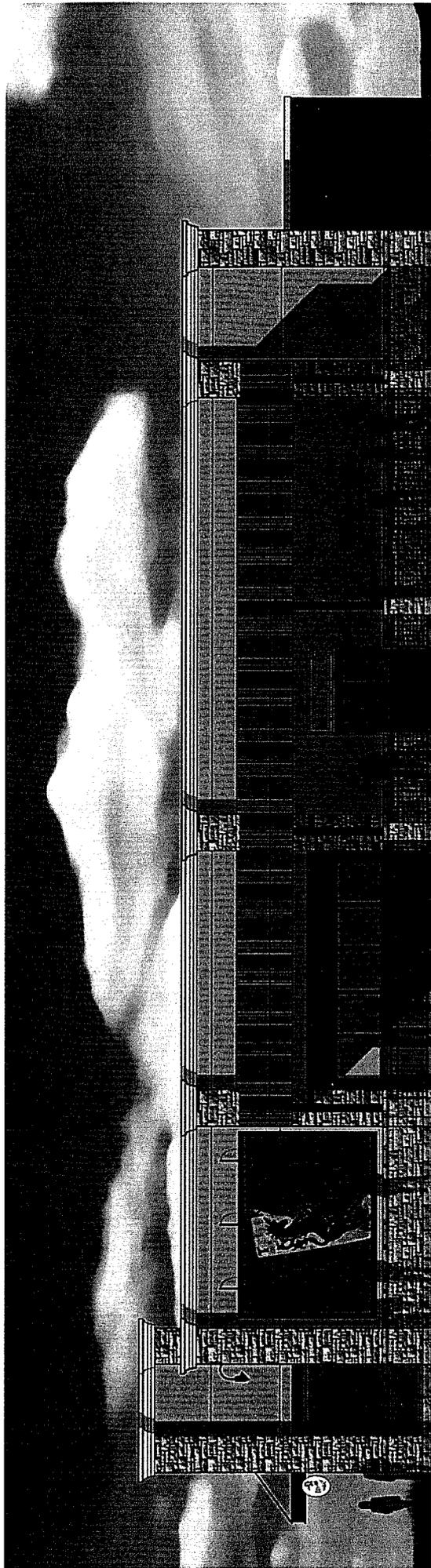
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FRONT ELEVATION



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COOLER ENCLOSURE
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1869

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 A complete submittal set at a minimum contains the following:

1. For Site Plan Approval *
 - 15 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible.
 - Completed Site Plan Application (see attached application form).
 - * City Council Approval is required for Site Plans.

2. For Site Plan Waiver Approval **
 - 10 sets** - At least 3 full size, including one original full size.
 - Remaining sets can be 11x17 if legible
 - Completed Site Plan Waiver Application (see attached application form).
 - ** Site Plan approval of City Council would be waived by the City of Watertown Planning Board.

C. Address submittals to:
 Kurt W. Hauk, P.E.
 City Engineer
 Room 305, City Hall
 245 Washington Street
 Watertown, NY 13601

D. A **\$50.00** application fee must accompany the submittal.
 A **\$50.00** application fee must accompany each resubmittal. You will be notified by the Engineering Department if an application requires a resubmittal.
 Make checks payable to the City of Watertown.

E. All Site Plan submittals must be received by the City Engineer at least 14 calendar days prior to the next Planning Board Meeting; 21 calendar days if Jefferson County Planning Board action is necessary. Failure to meet the submittal deadline will result in **not** making the agenda for the upcoming Planning Board Meeting. **THERE ARE NO EXCEPTIONS.** The City Planning Board meets on the first Tuesday of each month at 1:30 P.M. in the City Council Chambers on the 3rd Floor of City Hall.

CITY OF WATERTOWN PLANNING BOARD 2010 (1 ST TUES. MONTH @ 1:30 PM)		CITY OF WATERTOWN CITY COUNCIL 2010 (1 ST & 3 RD MONDAY @ 7 PM)		JEFFERSON COUNTY PLANNING BOARD 2010 (LAST TUES. MONTH)	
MEETING DATE	DEADLINE	MEETING DATE		MEETING DATE	DEADLINE
Jan. 5	Dec. 22	Jan. 4, 19		Jan. 26	Jan. 12
Feb. 2	Jan. 19	Feb. 1, 16		Feb. 23	Feb. 9
March 2	Feb. 16	March 1, 15		March 30	March 16
April 6	March 23	Apr. 5, 19		April 27	April 13
May 4	April 20	May 3, 17		May 25	May 11
June 1	May 18	Jun. 7, 21		June 29	June 15
July 6	June 22	July 5, 19		July 27	July 13
Aug. 3	July 20	Aug. 2, 16		Aug. 24	Aug. 10
Sept. 7	Aug. 24	Sept. 7, 20		Sept. 28	Sept. 14
Oct. 5	Sept. 21	Oct. 4, 18		Oct. 26	Oct. 12
Nov. 2	Oct. 19	Nov. 1, 15		Nov. 23	Nov. 9
Dec. 7	Nov. 23	Dec. 6, 20		Dec. 28	Dec. 14



1869

CITY OF WATERTOWN
SITE PLAN APPLICATION
AND
SHORT ENVIRONMENTAL
ASSESSMENT FORM, PART 1

** Provide responses for all sections. INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Failure to submit required information by the submittal deadline will result in not making the agenda for the upcoming Planning Board meeting.

PROPERTY LOCATION

Proposed Project Name: TILTED KILT - WATERTOWN
Tax Parcel Number: 8-47-101.001
Property Address: 1050 ARSENAL STREET
Existing Zoning Classification: COMMERCIAL

OWNER OF PROPERTY

Name: CRAZY IRISHMEN LLC
Address: 5958 SWACK HAMMER ROAD
TURIN, NY 13473
Telephone Number: 315-783-3198
Fax Number: _____

APPLICANT

Name: TIMOTHY TITUS
Address: 522 BRADLEY STREET
WATERTOWN N.Y. 13601
Telephone Number: 315 782-2005
Fax Number: 315 782-1472
Email Address: ttt@aubertinecurrier.com

ENGINEER/ARCHITECT/SURVEYOR

Name: AUBERTINE AND CURRIER PLLC
Address: 522 BRADLEY STREET
WATERTOWN N.Y. 13601
Telephone Number: 315-782-2005
Fax Number: 315-782-1472
Email Address: _____

PROJECT DESCRIPTION

Describe project and proposed use briefly:

See Cover Letter

Is proposed Action:

- New Expansion Modification/Alteration

Amount of Land Affected:

Initially: 0.35 Acres Ultimately: 0.35 Acres

Will proposed action comply with existing zoning or other existing land use restrictions?

- Yes No If no, describe briefly

What is present land use in vicinity of project?

- Residential Industrial Commercial Agriculture
 Park/Forest/Open Space Other

Describe: _____

Does project involve a permit approval, or funding, now or ultimately from any other Governmental Agency (Federal, State or Local)?

- Yes No If yes, list agency(s) and permit/approval(s)

NUSDEC SANITARY SEWER APPROVAL

Does any aspect of the project have a currently valid permit or approval?

- Yes No If yes, list agency(s) and permit/approval(s)

As a result of proposed project, will existing permit/approval require modification?

Yes No

Proposed number of housing units (if applicable): N/A

Proposed building area: 1st Floor 7,730 Sq. Ft.
2nd Floor _____ Sq. Ft.
3rd Floor _____ Sq. Ft.
Total 7,730 Sq. Ft.

Area of building to be used for the boiler room, heat facilities, utility facilities
and storage: 520 Sq. Ft.

Number of parking spaces proposed: 118

Construction Schedule: MAY 2010 to AUGUST 2010

Hours of Operation: 11 AM to 2 AM

Volume of traffic to be generated: Sat. Peak 153 Trips/hr ~~ADT~~

REQUIRED DRAWINGS:

** The following drawings with the listed information ARE REQUIRED, NOT OPTIONAL. If the required information is not included and/or addressed, the Site Plan Application will **not** be processed.

BOUNDARY & TOPOGRAPHIC SURVEY

(Depict existing features as of the date of the Site Plan Application. This Survey and Map must be performed and created by a Professional Land Surveyor licensed and currently registered to practice in the State of New York. This Survey and Map must be stamped and signed with an original seal and signature on at least one copy, the rest may be copies thereof.

- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- 1' contours are shown & labeled with appropriate spot elevations.
- All existing features on and within 50 feet of the subject property are shown and labeled.
- All existing utilities on and within 50 feet of the subject property are shown and labeled.
- All existing easements and/or right-of-ways are shown and labeled.
- Existing property lines (bearings & distances), margins, acreage, zoning, existing land use, reputed owner, adjacent reputed owners & tax parcel numbers are shown and labeled.
- The north arrow & graphic scale are shown.

DEMOLITION PLAN (If Applicable)

- All existing features on and within 50 feet of the subject property are shown and labeled.
- All items to be removed are labeled in darker text.

SITE PLAN

- All proposed above ground features are depicted and clearly labeled.
- All proposed features are clearly labeled "proposed".
- All proposed easements & right-of-ways are shown and labeled.
- Land use, zoning, & tax parcel number are shown.

- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- All vehicular & pedestrian traffic circulation is shown including a delivery or refuse vehicle entering and exiting the property.
- Proposed parking & loading spaces including ADA accessible spaces are shown and labeled.
- Refuse Enclosure Area (Dumpster), if applicable, is shown. Section 161-19.1 of the Zoning Ordinance states, "No refuse vehicle or refuse container shall be parked or placed within 15 feet of a party line without the written consent of the adjoining owner, if the owner occupies any part of the adjoining property".
- The north arrow & graphic scale are shown.

GRADING PLAN

- All proposed below ground features including elevations & inverts are shown and labeled.
- All proposed above ground features are shown and labeled.
- The line work & text for all proposed features is shown darker than existing features.
- All proposed easements & right-of-ways are shown and labeled.
- 1' existing contours are shown dashed & labeled with appropriate spot elevations.
- 1' proposed contours are shown & labeled with appropriate spot elevations.
- All elevations are National Geodetic Vertical Datum of 1929 (NGVD29).
- Sediment & Erosion control are shown & labeled on the grading plan unless separate drawings have been provided as part of a Stormwater Pollution Prevention Plan (SWPPP).

UTILITY PLAN

- All proposed above & below ground features are shown and labeled.
- All existing above & below ground utilities including sanitary, storm water, water, electric, gas, telephone, cable, fiber optic, etc. are shown and labeled.

- All proposed easements & right-of-ways are shown and labeled.
- The Plan is adequately dimensioned including radii.
- The line work & text for all proposed features is shown darker than existing features.
- The following note has been added to the drawings stating, "All water main and service work must be coordinated with the City of Watertown Water Department. The Water Department requirements supercede all other plans and specifications provided."

LANDSCAPING PLAN

- All proposed above ground features are shown and labeled.
- All proposed trees, shrubs, and other plantings are shown and labeled.
- All proposed landscaping & text are shown darker than existing features.
- All proposed landscaping is clearly depicted, labeled and keyed to a plant schedule that includes the scientific name, common name, size, quantity, etc.
- For additional landscaping requirements where nonresidential districts and land uses abut land in any residential district, please refer to Section 310-59, Landscaping of the City's Zoning Ordinance.
- Site Plan complies with and meets acceptable guidelines set forth in Appendix A - Landscaping and Buffer Zone Guidelines (August 7, 2007).

PHOTOMETRIC PLAN (If Applicable)

- All proposed above ground features are shown.
- Photometric spot elevations or labeled photometric contours of the property are clearly depicted. Light spillage across all property lines shall not exceed 0.5 foot-candles.

CONSTRUCTION DETAILS & NOTES

- All details and notes necessary to adequately complete the project including, but not limited to, landscaping, curbing, catch basins, manholes, water line, pavement, sidewalks, trench, lighting, trash enclosure, etc. are provided.
- Maintenance & protection and traffic plans & notes for all required work within City streets including driveways, water laterals, sanitary laterals, storm connections, etc. are provided.

The following note must be added to the drawings stating:

“All work to be performed within the City of Watertown margin will require sign-off from a Professional Engineer, licensed and currently registered to practice in the State of New York, that the work was built according to the approved site plan and applicable City of Watertown standards. Compaction testing will be required for all work to be performed within the City of Watertown margin and must be submitted to the City of Watertown Codes Department.”

PRELIMINARY ARCHITECTURAL PLANS (If Applicable)

Floor plan drawings, including finished floor elevations, for all buildings to be constructed are provided.

Exterior elevations including exterior materials and colors for all buildings to be constructed are provided.

Roof outline depicting shape, slope and direction is provided.

ENGINEERING REPORT

**** The engineering report at a minimum includes the following:**

Project location

Project description

Existing & proposed sanitary sewer flows & summary

Water flows & pressure

Storm Water Pre & Post Construction calculations & summary

Traffic impacts

Lighting summary

Landscaping summary

GENERAL INFORMATION

ALL ITEMS ARE STAMPED & SIGNED WITH AN ORIGINAL SIGNATURE BY A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR SURVEYOR LICENSED AND CURRENTLY REGISTERED TO PRACTICE IN THE STATE OF NEW YORK.

If required, a copy of the Stormwater Pollution Prevention Plan (SWPPP) submitted to the NYSDEC will also be sent to the City of Watertown Engineering Department.

If required, a copy of all submittals sent to the New York State Department of Environmental Conservation (NYSDEC) for the sanitary sewer extension permit will also be sent to the City of Watertown Engineering Department

If required, a copy of all submittals sent to the New York State Department of Health (NYSDOH) will also be sent to the City of Watertown Engineering Department.

Signage will not be approved as part of this submission. It requires a sign permit from the Codes Department. See Section 310-52.2 of the Zoning Ordinance.

Plans have been collated and properly folded.

Explanation for any item not checked in the Site Plan Checklist.

Completed SEQR – Short Environmental Assessment Form – Part I.
*A copy of the SEQR Form can be obtained from the City of Watertown website.

SIGNATURE

I certify that the information provided above is true to the best of my knowledge.

Applicant (please print) Matthew R. Morgia, PE

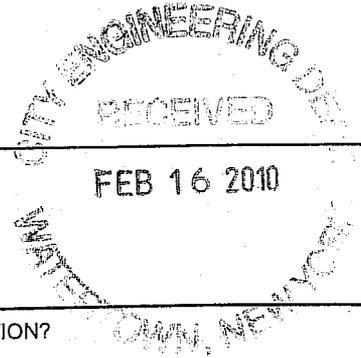
Applicant Signature Matthew R. Morgia Date: 3/16/2010

Appendix C

State Environmental Quality Review
SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR <i>AUBERTINE AND CARRIER, PLLC</i>	2. PROJECT NAME <i>TILTED KILT - WATERTOWN</i>
3. PROJECT LOCATION: Municipality <i>CITY OF WATERTOWN</i> County <i>JEFFERSON</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>1050 ARSENAL STREET PREVIOUS DRIVE DAVIDSON</i>	
5. PROPOSED ACTION IS: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Change of use and Site Plan review for renovation, addition and alteration of an existing 4900 sf auto sales building into a 7,730 sf sports pub and eatery.</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u><i>0.35</i></u> acres Ultimately <u><i>0.35</i></u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, list agency(s) name and permit/approvals: <i>NYSDEC, SANITARY SEWER APPROVAL</i>	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u><i>Matthew R. Morgia, P.E.</i></u>	Date: <u><i>2/16/2010</i></u>
Signature: <u><i>Matthew R. Morgia</i></u>	



If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
 Yes No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
 Yes No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?
 Yes No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?
 Yes No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

- Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.
- Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

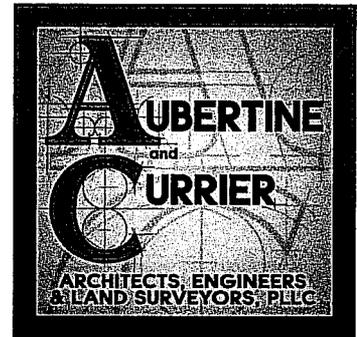
Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)



PRELIMINARY ENGINEERING REPORT

**TILTED KILT-WATERTOWN
ADDITIONS AND RENOVATION PROJECT
1050 ARSENAL STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, NEW YORK**



**Owner: Crazy Irishmen LLC
5958 Swackhammer Road
Turin, NY 13473**

February 16, 2010



**Matthew R. Morgia, P.E.
Civil Engineer**

The above Engineer states that to the best of his knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, unless acting under the direction of a licensed professional engineer to alter this document in any way. If altered, such licensee shall affix his or her seal and the notation "altered by" followed by his or her signature, date, and a specific description of alteration.

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC
522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

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 - 1.3 Site Topography
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 - 2.2 Proposed Water Facilities
 - 2.3 Water Demand

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 - 3.3 Sewer Flows

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 - 5.3 Traffic

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 - 6.1 Gas, Electric, Telephone and Cable

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Appendices

Appendix 1: USGS Location Map

Zoning Map

Soils Map

Soils Description

Flood Insurance Rate Map, 360354 0001 E

Appendix 2: Fire Flow Calculations

Appendix 3: Sanitary Sewer Design Calculations

Appendix 4: Trip Generation Calculations

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC

522 Bradley Street Watertown, New York 13601 TELE: (315) 782-2005 FAX: (315) 782-1472

1.0 SITE AND PROJECT DESCRIPTIONS

1.1 Location

The project is located within the City of Watertown at 1050 Arsenal Street. The site and building was previously the Drive Davidson used car dealership. The existing building and site improvements were reviewed by the City Planning Board in December 2006. Construction of that project was completed in the spring of 2007. The property is located on Tax Map Parcel No. 8-47-101.001. This parcel is zoned Commercial.

1.2 Project Description

The project consists of the renovation and addition to the existing 4,900 sf single story prefabricated metal building. A new main entrance vestibule will be added on the south side of the building. A patio dining area will be added on the east side of the building and an addition on the north side of the building for the kitchen and food storage area. The project will utilize the existing asphalt parking lot, site lighting, storm drainage, and landscape areas.

1.3 Site Topography

The existing site is relatively flat, pre-developed property. Existing site features includes a vacant commercial building with surrounding asphalt parking area.

Site runoff is primarily sheet flow with on-site stormwater treatment areas. Existing onsite drywell basins, infiltration trench and a bioretention areas provide stormwater measures for runoff. These measures were installed in the spring of 2007 as part of the construction for the Drive Davidson used car dealership.

The developed area of the project is not located within a 100 year flood plain.

1.4 Soil Classification

The project site is located in the City of Watertown, which is an urban environment and consists primarily of previously developed area. According to the Soils Survey of Jefferson County, New York, the project area is classified as a sandy loam and is a Hydrologic Group B and C.

<u>Soil Symbol</u>	<u>Soil Name</u>	<u>Hydrologic Group</u>
Wa	Wareham loamy fine sand	C
DeB	Deerfield loamy fine sand	B

2.0 WATER FACILITIES

2.1 Existing Water Facilities

There is a 6" municipal water main within Arsenal Street. The existing building is served by a 1" service from Arsenal Street which enters the existing building along the east side of the building. This service was installed in the spring of 2007 as part of the construction for the Drive Davidson used car dealership.

2.2 Proposed Water Facilities

A 6 inch diameter ductile iron combined domestic water and fire service is anticipated to be required to meet fire protection demand. Pipe installation will maintain a minimum bury depth of 5 feet. The new water service will connect to the existing 6-inch main along Arsenal Street with a tapping sleeve valve, and connect with the building's Mechanical Room. A NYSDOT Highway Work Permit for Utility Work will be submitted.

2.3 Water Demand

The projected peak water usage by this sports bar and restaurant is 8,505 gpd. This is based upon seating for 243 people.

Data has not yet been obtained from a Fire Flow test due to scheduling and winter weather conditions.

3.0 SANITARY SEWER FACILITIES

3.1 Existing Sanitary Sewer Facilities

There is a 15" municipal gravity sanitary sewer main within Arsenal Street. The existing parcel is served by a 4" gravity lateral connected to the Arsenal Street main.

A 4" gravity lateral from the buildings bathrooms runs into an existing duplex pump station. This pump station is located on the east side of the building. The wastewater is pumped through a 2" forcemain and connected to the existing 4" gravity lateral located on the north side of Arsenal Street. There is an existing oil/water separator located within the building that collects flows from a trench drain in the shop area. This work was installed in the spring of 2007 as part of the construction for the Drive Davidson used car dealership.

3.2 Proposed Sanitary Sewer Facilities

Replacement of the duplex pump station and abandonment of the oil/water separator will be completed as part of this project. A new duplex pump station will be located on-site which will pump wastewater through a relocated force main and connect to the existing forcemain, which flows to the existing 4" gravity lateral and in to the City of Watertown's existing gravity sanitary sewer system. A grease trap will be located within the building and will collect flows from the food preparation fixtures. The interior grease trap will be sized accordingly once the kitchen layout has been finalized.

3.3 Sewer Flows

The projected design flows generated by this sports bar and restaurant is 8,505 gpd. Sewer flows are based upon the NYS DEC 1988 Design Standards for Wastewater Treatment Works projected flow rates of 35 gpd per seat. The proposed layout includes 142 dining room seating, 61 barroom seating and 40 patio seating. The combined total seating is for 243 people.

4.0 STORMWATER FACILITIES

4.1 Existing Drainage

This property includes a 4,900 sf building and asphalt parking lot. The parcel is almost entirely impervious with the exception of 10' wide landscape areas along the south, east and north property lines. Flows from the street side parking area sheet flow into onsite drywell basins. The runoff along the west side of the existing building is directed into a bioretention area that is located along the westerly property line. The runoff along the north side of the existing building is directed into an infiltration trench that is located along the northerly property line.

4.2 Proposed Drainage

Site improvements are very minimal in nature. Minimal site work is required around the perimeter of the additions to the existing building. The majority of the existing asphalt parking area will remain and parking paint lines will be provided to delineate travel lanes around building and to reconfigure the parking spaces lost by the building addition. Site runoff from the proposed improvements will generally remain the same as the current conditions. Additional lawn area will be created along the south and east sides of the building.

5.0 ROADS / DRIVEWAYS

5.1 Existing Roads / Driveways

The property gains access from Arsenal Street through an existing 30' wide driveway.

5.2 Proposed Roads / Driveways

No new driveways are proposed for this project.

5.3 Traffic

Trip generation calculations were performed utilizing data from the ITE Trip Generation Manual, 7th Edition. The resulting anticipated trips to the new sports bar and restaurant have been calculated.

The weekday Peak Hour generates approximately 79 trips/hour entering and 65 trips/hour exiting. The Saturday Peak Hour generates approximately 97 trips/hour entering and 57 trips/hour exiting. The Sunday Peak Hour generates approximately 78 trips/hour entering and 64 trips/hour exiting.

6.0 PRIVATE UTILITIES

6.1 Gas, Electric, Telephone and Cable

The electric, gas, cable, and telephone services will be upgraded and extended to the new mechanical room.

7.0 LIGHTING

7.1 Existing Site Lighting

The lighting is provided by exterior pole mounted light fixtures along the southerly and easterly side of the parking areas. Eight additional pole mounted light fixtures are located within the asphalt parking areas and correspond with the existing pavement markings.

7.2 Proposed Site Lighting

Site lighting to the rear (north) side of the building will be relocated to accommodate the building addition and parking lot rearrangement. Building mounted exterior fixtures will be replaced/installed surrounding the building and entrances.

8.0 LANDSCAPING

8.1 Existing Landscaping

The existing site consists mainly of asphalt parking area and a 10 foot wide landscaped strip with trees and shrubs located along the southerly and easterly property lines. A box beam guard rail runs along the westerly side of the parking area.

8.2 Proposed Landscaping

No new site landscaping is proposed for this project.

Sincerely,

Aubertine and Currier Architects, Engineers & Land Surveyors, P.L.L.C.

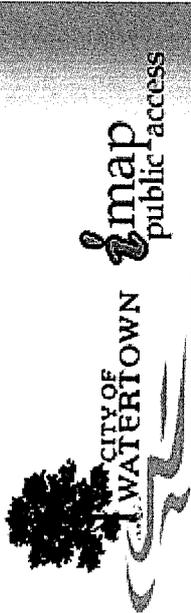


**Matthew R. Morgia, P.E.
Civil Engineer**

APPENDIX #1

**USGS LOCATION MAP
CITY OF WATERTOWN ZONING MAP
SOILS MAP
SOILS DESCRIPTION
FLOOD INSURANCE RATE MAP, 360354 0001 E**





Click on map to:

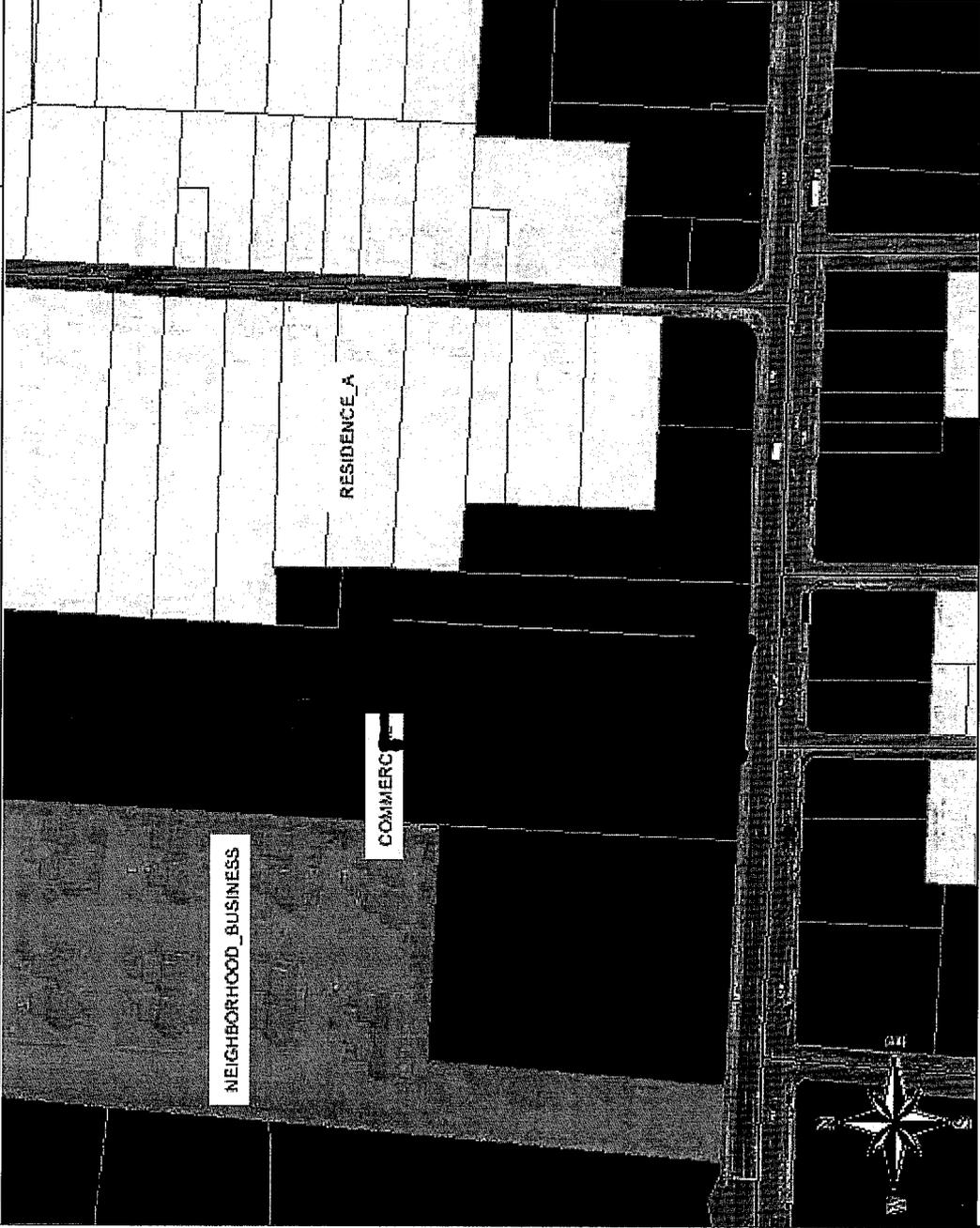
Print

Full View

Clear

Buffer

Query



View Layers

View Legend

Base Map

Community/Planning

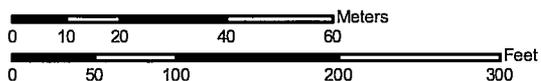
Label Visibility Layer

- Census Blockgroups
- Census Tracts
- Empire Zones
- Zoning

Natural Resources



Map Scale: 1:1,420 if printed on A size (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)	Area of Interest (AOI)
Soils	Soil Map Units
Soil Ratings	A
	A/D
	B
	B/D
	C
	C/D
	D
	Not rated or not available
Political Features	Cities
Water Features	Oceans
	Streams and Canals
Transportation	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

MAP INFORMATION

Map Scale: 1:1,420 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:15,840.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 18N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, New York
 Survey Area Data: Version 7, Feb 5, 2010

Date(s) aerial images were photographed: 7/30/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Jefferson County, New York				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
DeB	Deerfield loamy fine sand, 0 to 8 percent slopes	B	5.1	54.1%
PoB	Plainfield sand, 0 to 8 percent slopes	A	1.5	16.2%
Wa	Wareham loamy fine sand	C	2.8	29.7%
Totals for Area of Interest			9.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

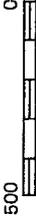
Rating Options

Aggregation Method: Dominant Condition

insurance agent or call the National Flood Insurance Program



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM FLOOD INSURANCE RATE MAP

CITY OF
WATERTOWN,
NEW YORK
JEFFERSON COUNTY

PANEL 1 OF 4
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER
360354 0001 E

MAP REVISED:
JANUARY 17, 1990

BEST AVAILABLE COPY
AT THIS TIME

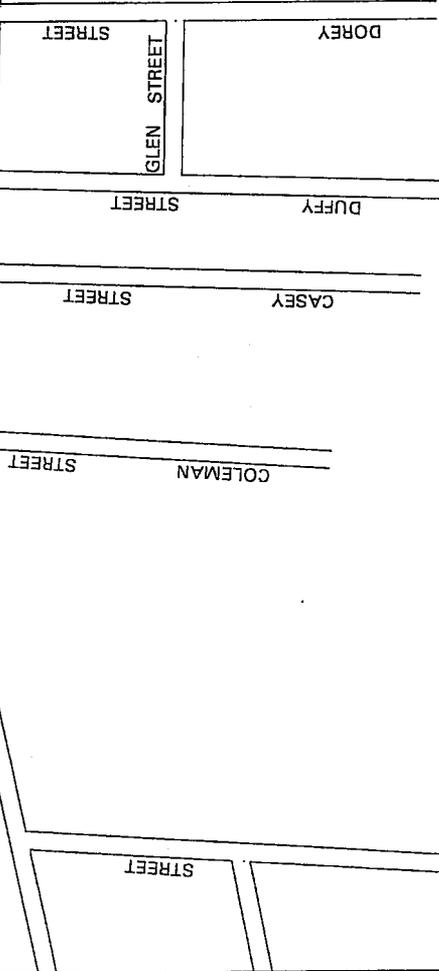


Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SITE

ARSENAL STREET

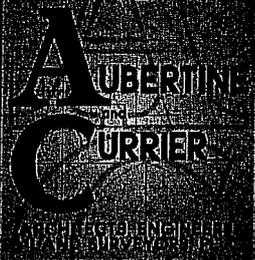


APPENDIX #2

FIRE FLOW CALCULATIONS

APPENDIX #3

SANITARY SEWER DESIGN CALCULATIONS



522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2010-014 Date: 2/8/2010
Project Name: TILTED KILT Page: 1 Of: 1
Location: ARSENAL ST. WATN. Calc'd By: TFT

SANITARY SEWER DESIGN CALCULATIONS

PER DEC 1988 DESIGN STANDARDS FOR WASTEWATER
TREATMENT WORKS

7,670 SF RESTAURANT (EST. 243 SEATS)

DESIGN FLOWS:

FOOD SERVICE OPERATIONS (PER SEAT)

$$243 \text{ SEATS} \times 35 \text{ GPD} = 8,505 \text{ GPD}$$

- 6) Repeat the test a minimum of three times, until the time for the water to drop one inch for two successive tests yields approximately equal results. The last test will then be taken as the stabilized rate for percolation. If different results are obtained from separate pits in the same general area, the slowest percolation rate is used in design.

Note: A percolation test whose results are inconsistent with the soil evaluation shall be disregarded, and the percolation test (s) shall be performed again.

DESIGN FLOW

Information on flow rate is necessary for the design of effective wastewater treatment and disposal system. The wastewater flow rates of existing facilities can often be measured. Table 3 can be used as a basis for the design of sewage treatment and disposal facilities for new developments, and for existing establishments when the hydraulic loading cannot be measured. Alternatively, water-usage data can be used to estimate wastewater flow, if it is available for an establishment. Adjustments should be made for infiltration, and for water that will not reach the sewer (ex. boiler water).

For commercial establishments variations in flow may be extreme. In these cases it is necessary to examine the significant delivery period of the wastewater and base the peak design flow upon this information to prevent an excessive rate of flow through the treatment system. It may be desirable to include an equalization basin prior to the treatment system.

Section 15-0314 of the Environmental Conservation Law mandates the use of water-saving plumbing facilities in new and renovated buildings. Hydraulic loading, as determined from reference to Table 3 may be decreased by 20 percent in those installations serving premises equipped with certified water-saving plumbing fixtures. A combination of new and old fixtures can be considered on a pro rata basis.

New toilets which use as little as 0.5 gallons of water per flush are becoming available on the market and the reduction of wastewater flow attributable to these and other new technologies shall be considered on a case-by-case basis. The reduction allowance shall depend in part upon the ability of the builder or owner to ensure adequate maintenance and/or replacement in kind when necessary.

Table 3. Expected Hydraulic Loading Rates

Type of Facility	Flow Rate Per Person (gal./day)	Flow Rate Per Unit (gal./day)
Airports		
(Per Passenger)	3	
(Per Employee)	15	

Apartments	75	
1 Bedroom		150
2 Bedroom		300
3 Bedroom		400
Bathhouse (Per Swimmer)	10	
Boarding House	75	
Bowling Alley (Per Lane - No Food) (With Food - Add Food Service Value)		75
Campgrounds (Recreational Vehicle - Per Site)		
Sewered Sites		100
Central Facilities		
Served Sites, 300' Radius		100
Peripheral Sites, 500' Radius		75
Subtractions From Above		
No Showers		25
Dual Service (Central Facilities and Sewered Facilities Overlapping the Central)		25
Campground (Summer Camp)		
Central Facilities	50	
Separate Facilities		
Toilet	10	
Shower	25	
Kitchen	10	
Campground Dumping Stations		
(Per Unsewered Site)		10
(Per Sewered Site)		5
Camps, Day	13	
Add for Lunch	3	
Add for Showers	5	
Carwashes, Assuming No Recycle		
Tunnel, Per Car		80
Rollover, Per Car		40
Handwash, Per 5 Minute Cycle		20
Type of Facility	Flow Rate Per Person (gal./day)	Flow Rate Per Unit (gal./day)
Churches - Per Seat (With Catering - Add Food Service Value)		3

Clubs		
Country		
Per Resident Member		75
Per Non-Resident Member		25
Racquet (Per Court Per Hour)		80
Factories		
Per Person/Shift	25	
Add for Showers	10	
Food Service Operations (Per Seat)		
Ordinary Restaurant		35
24 - Hour Restaurant		50
Restaurant Along Freeway		70
Tavern (Little Food Service)		20
Curb Service (Drive-In, Per Car Space)		50
Catering, or Banquet Facilities	20	
Hair Dresser (Per Station)		170
Hospitals (Per Bed)		175
Hotels (Per Room)		120
Add for Banquet Facilities, Theatre, Night Club, as Applicable		
Homes		
1 Bedroom		150
2 Bedroom		300
3 Bedroom		400
4 Bedroom		475
5 Bedroom		550
Institutions (Other Than Hospitals)	125	
Laundromats (Per Machine)		580
Mobile Home Parks		
Less Than 5 Units: Use Flow Rates for Homes		
Twenty or More Units		
Per Trailer		
Double Wide		200
Five to Twenty Units - Use Prorated Scale		300
Motels		
Per Living Unit		100
With Kitchen		150

Type of Facility	Flow Rate Per Person (gal./day)	Flow Rate Per Unit (gal./day)
Office Buildings		
Per Employee	15	
Per Square Foot		0.1
Dentist - Per Chair/Day		750
Parks (Per Picnicker)		
Restroom Only	5	
Showers and Restroom	10	
Schools (Per Student)		
Boarding	75	
Day	10	
Cafeteria - Add	5	
Showers - Add	5	
Service Stations		
Per Toilet (Not Including Car Wash)		400
Shopping Centers (Per sq. ft. - Food Extra)		0.1
Per Employee	15	
Per Toilet		400
Swimming Pools (Per Swimmer)	10	
Sports Stadium	5	
Theatre		
Drive-In (Per Space)		
Movie (Per Seat)		
Dinner Theatre, Individual (Per Seat)	20	
with Hotel	10	

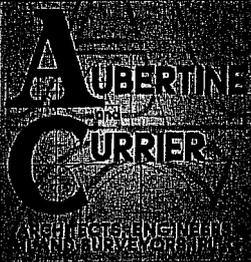
TREATMENT CONSIDERATIONS

Detailed data regarding the character and quantity of the wastewater flow is necessary to facilitate the effective design of wastewater treatment and disposal systems.

Many commercial institutional facilities generate wastewater similar in character to residential wastes. For other facilities consideration of the waste-generating sources will allow an estimate of the character of the wastewater. This will also serve to indicate the presence of any problem constituents in the wastewater such as high grease levels from restaurants and lint fibers from laundromats.

APPENDIX #4

TRIP GENERATION CALCULATIONS



522 BRADLEY STREET
WATERTOWN, NY 13601
TEL: (315) 782-2005
FAX: (315) 782-1472
www.AubertineCurrier.com

CALCULATION SHEET

Project Number: 2010-014 Date: 2/11/2010
Project Name: TILTED KILT - WATN Page: 1 Of: 1
Location: ARSENAL ST Calc'd By: TPT

TRAFFIC GENERATION CALCULATIONS
- TRIP GENERATION ITE 7TH EDITION
- 7,670 SF (GFA) RESTAURANT (CHAIN)

LAND USE: HIGH-TURNOVER (SIT-DOWN) RESTAURANT

WEEKDAY PM PEAK HOUR
AVG RATE 18.80 PER 1,000 SF GFA
55% ENTERING 45% EXITING

7.67 SF x 18.80 = 144.20 TRIPS/HR
99 ENTERING, 65 EXITING

SATURDAY, PEAK HOUR
AVG RATE 20.00 PER 1,000 SF GFA
63% ENTERING, 37% EXITING

7.67 SF x 20.00 = 153.4 TRIPS/HR
97 ENTERING, 57 EXITING

SUNDAY, PEAK HOUR
AVG RATE 18.46 PER 1,000 SF GFA
55% ENTERING, 45% EXITING

7.67 SF x 18.46 = 141.59 TRIPS/HR
78 ENTERING, 64 EXITING

Land Use: 932

High-Turnover (Sit-Down) Restaurant

Description

This land use consists of sit-down, full-service eating establishments with turnover rates of approximately one hour or less. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934) and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the a.m. peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the a.m. peak hour of the adjacent street traffic were removed from the database.

Vehicle occupancy ranged from 1.39 to 1.69 persons per automobile on an average weekday. The average for the sites that were surveyed was approximately 1.52.

The outdoor seating area is not included in the overall gross floor area. Therefore, the number of seats may be a more reliable independent variable on which to establish trip generation rates for facilities having significant outdoor seating.

The sites were surveyed from the 1960s to the 2000s throughout the United States.

Source Numbers

2, 4, 5, 72, 90, 100, 126, 269, 275, 280, 300, 301, 305, 338, 340, 341, 358, 384, 424, 432, 437, 438, 444, 507, 555, 577

High-Turnover (Sit-Down) Restaurant (932)

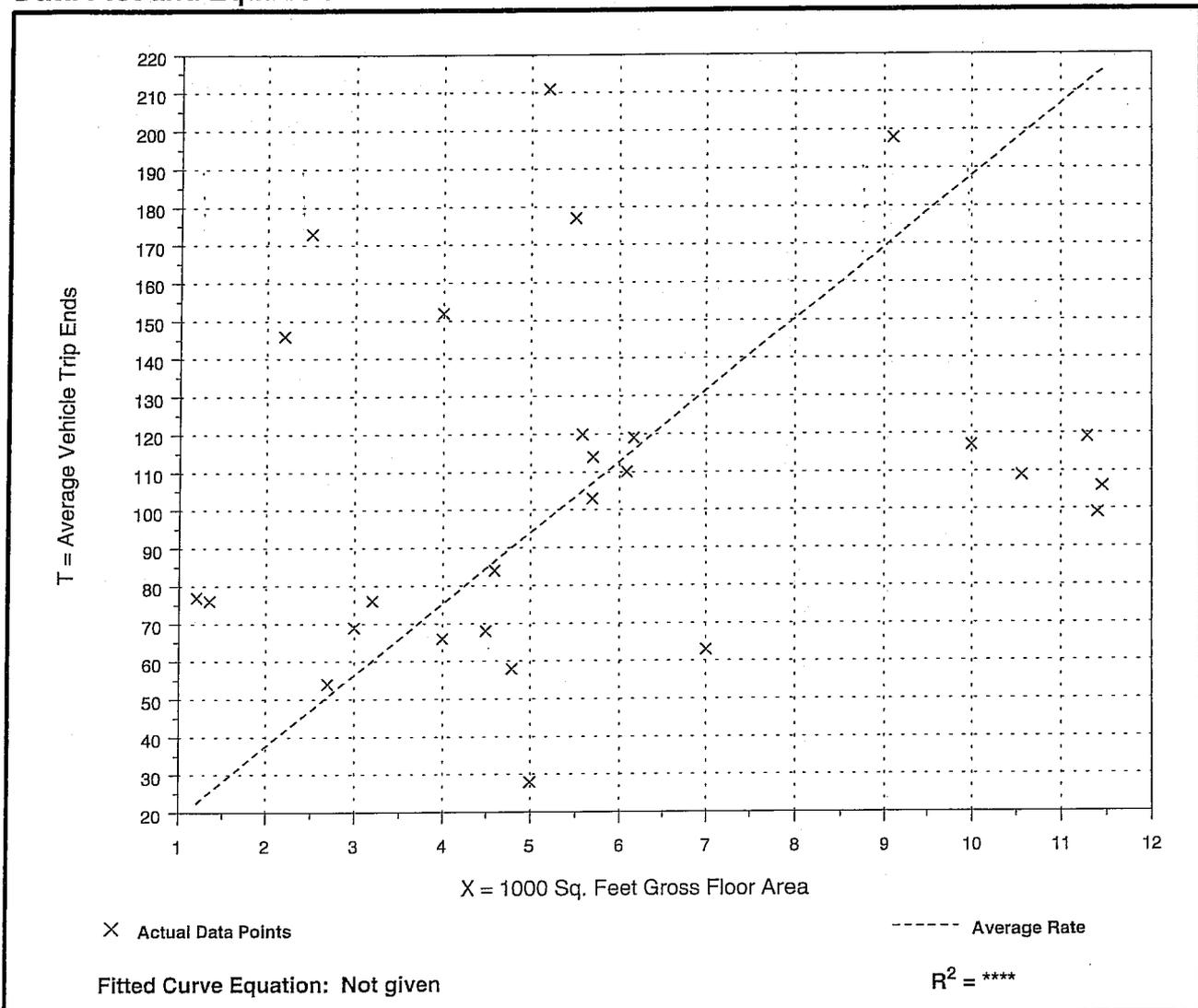
Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Weekday,
P.M. Peak Hour of Generator

Number of Studies: 27
Average 1000 Sq. Feet GFA: 6
Directional Distribution: 55% entering, 45% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
18.80	5.60 - 69.20	13.82

Data Plot and Equation



High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Saturday,
Peak Hour of Generator

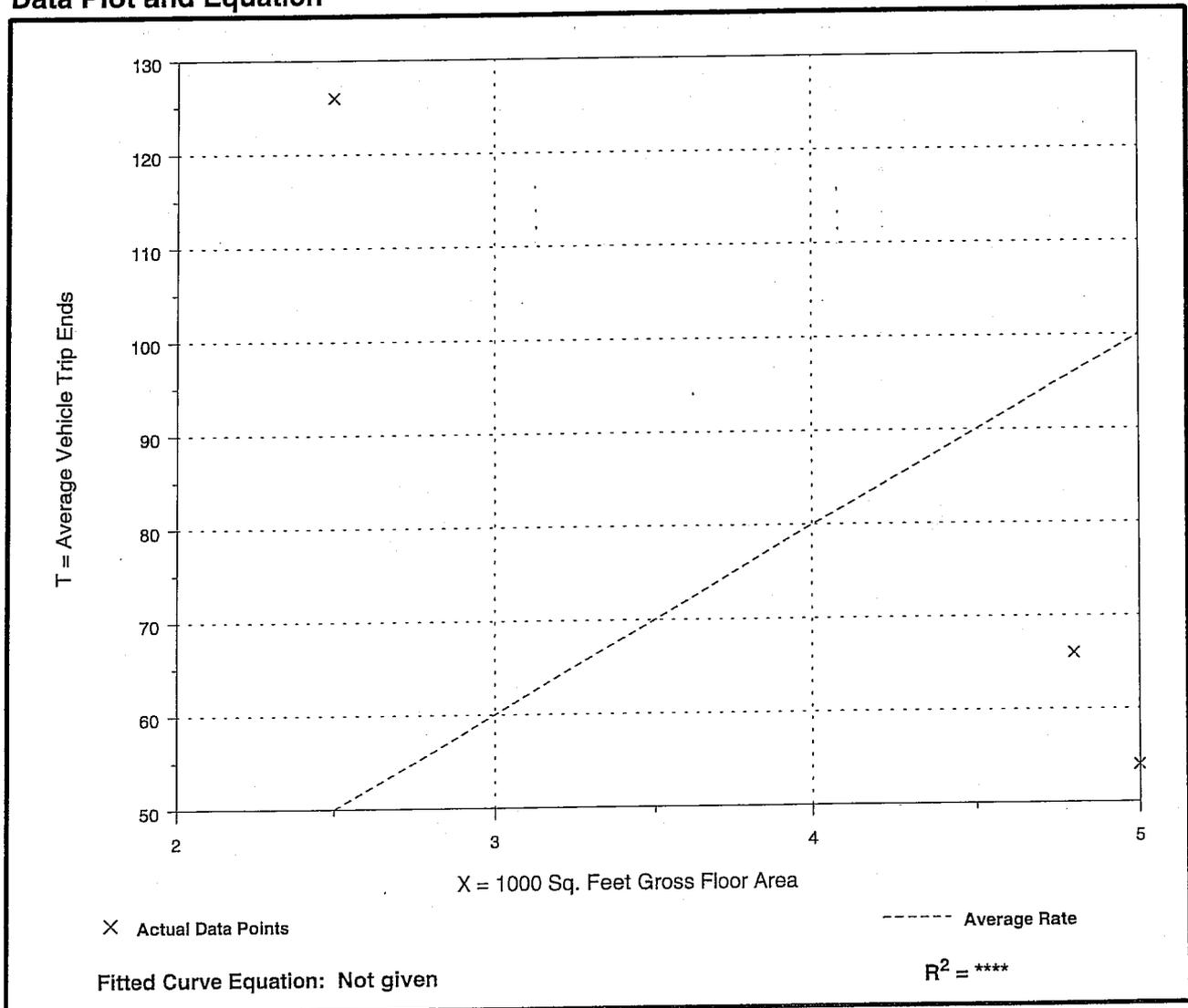
Number of Studies: 3
Average 1000 Sq. Feet GFA: 4
Directional Distribution: 63% entering, 37% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
20.00	10.80 - 50.40	16.54

Data Plot and Equation

Caution - Use Carefully - Small Sample Size



High-Turnover (Sit-Down) Restaurant (932)

Average Vehicle Trip Ends vs: 1000 Sq. Feet Gross Floor Area
On a: Sunday,
Peak Hour of Generator

Number of Studies: 3
Average 1000 Sq. Feet GFA: 4
Directional Distribution: 55% entering, 45% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
18.46	9.79 - 43.20	13.74

Data Plot and Equation

Caution - Use Carefully - Small Sample Size

