

SITE PLAN APPLICATION GENERAL NOTES

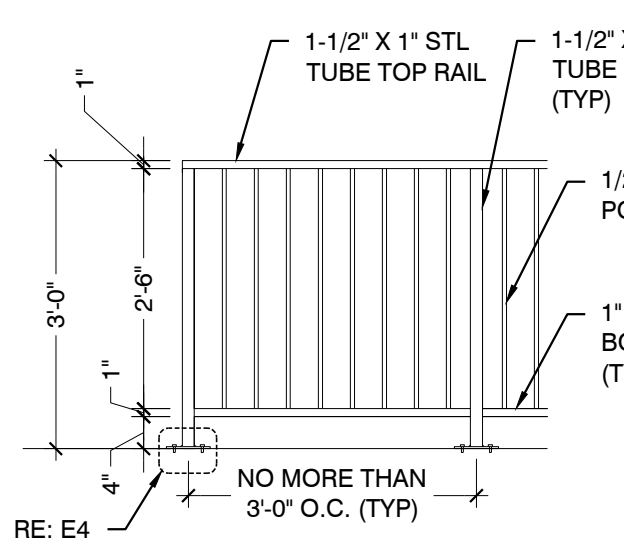
- 1.1 **LEGAL DESCRIPTION FOR:** MASSACHUSETTS STREET LT91 50X117 (31-T12S-R20E)
 - 1.2 **ADDRESS:** 945/947 MASSACHUSETTS ST
 - 1.3 **CURRENT ZONING USE:** C-D RESTAURANT
 - 1.4 **LAND AREA:** 50' X 117' = 5,850 SF
 - 1.5 **PROPOSED PROJECT:** SIDEWALK DINING AREA
 - 1.6 **PARKING REQUIRED:** EXEMPT
 - 1.7 **DUMPSTER LOCATION:** EXISTING TO REMAIN AS USED (ACROSS ALLEY)
 - 1.8 **PLAN FOR CITY APPROVAL, NOT FOR CONSTRUCTION**
 - 1.9 **PROPERTY WILL NOT BE REPLATTED**
 - 1.10 **EXISTING GROSS SQUARE FOOTAGE:**
- | | | |
|------------------------|---------------|------------------|
| LEVEL 2: | RESIDENTIAL - | 5,850 SF |
| LEVEL 1: | RESIDENTIAL - | 5,850 SF |
| LEVEL 0: | MERCANTILE - | 5,850 SF |
| BUILDING TOTAL: | | 17,550 SF |
- 1.10 **SIDEWALK DINING LICENSE TO BE OBTAINED AFTER FINAL APPROVAL OF THE PLAN**
 - 1.11 **PER CITY CODE SECTION 9-902, THE OUTDOOR DINING AREA WILL BE MANAGED TO PREVENT STORMWATER POLLUTION. FOOD WASTE, TRASH, CIGARETTES AND OTHER SOLID WASTES WILL BE COLLECTED AND DISPOSED OF PROPERLY. FLUID WASTE, INCLUDING WASTEWATER FROM PAVEMENT OR FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM.**
 - 1.12 **NO ADDITIONAL EXTERIOR LIGHTING WILL BE INSTALLED**
 - 1.13 **RAILING SHALL NOT BE ATTACHED TO THE BUILDING**
 - 1.14 **INFORMATION TAKEN FROM PHOTOS, ONSITE INSPECTION, AND CITY UTILITY MAPS**
 - 1.15 **ACCESSIBILITY: THE DEVELOPMENT HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28 CFR PART 36.**
 - 1.16 **HOSPITALITY RIGHT-OF-WAY LEGAL DESCRIPTION:** A TRACT OF LAND IN LAWRENCE, DOUGLAS COUNTY, KANSAS: START AT SOUTHEAST PROPERTY LINE CORNER OF SOUTH 1/2 OF LOT 91, 6.5 FEET EAST, 90° NORTH 43 FEET, 90° WEST 6.5 FEET EAST. SAID TRACT CONTAINING 279 SQUARE FEET MORE OR LESS.
 - 1.17 **NO ADDITIONAL LANDSCAPING IS PROPOSED**
 - 1.18 **PARKING REQUIRED:** CD ZONING EXEMPT PER CITY CODE SECTION 20-901(f)

Property Surface Summary:

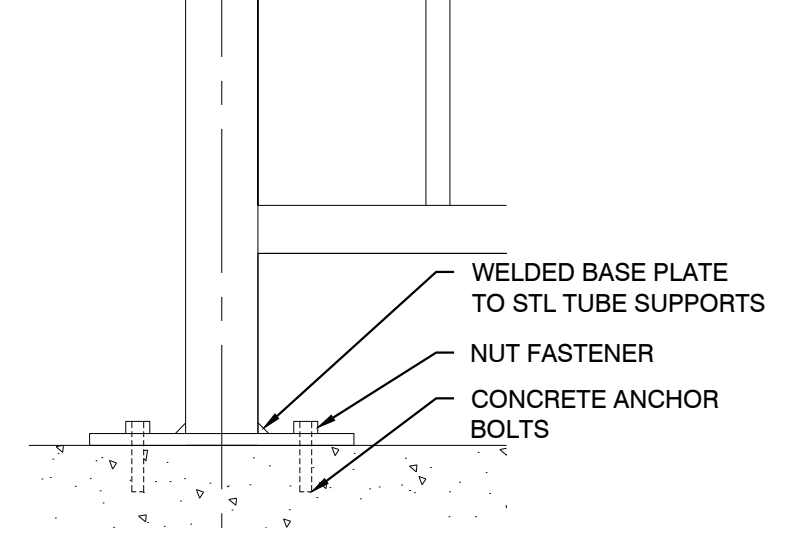
Areas	Exist. Property (SF)	Property After Completion (SF)
Building	5,785	5,785
Pavement	65	65
Impervious Area	5,850	5,850
Pervious Area	0	0
Property Area	5,850	5,850

C. On a quarterly basis, the Codes Enforcement Division will visually inspect the location of each licensed sidewalk dining licensee and inspect the sidewalk dining area. The Codes Enforcement Division will verify the licensee is operating the sidewalk dining area consistent with the site plan and conditions; Use of Right of Way Agreement; all applicable City Code provisions; and Guidelines For Sidewalk Dining Areas. Specifically, the Codes Enforcement Division will verify:

- a. The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
 - b. Advertising signage is not present in the sidewalk dining area except for the name of the establishment on chairs or tables as approved by the City;
 - c. All amenities including railings, barriers, chairs, and tables are maintained in good condition;
 - d. There is no blockage of building entrances or exits in the sidewalk dining area;
 - e. The sidewalk dining area, the area from the front building facade to the curb line, and five (5) feet along the adjacent sidewalk to both sides of the sidewalk dining area, contain no trash;
 - f. No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;
 - g. Pursuant to Section 9-902 of the City Code, sidewalk dining areas must be managed to prevent stormwater pollution:
 - i. Food waste, trash, cigarettes and other solid wastes must be contained, collected, and disposed properly. Collection must be frequent enough to prevent wastes carried off by wind or stormwater runoff;
 - ii. Wastewater from the cleaning of pavement, buildings, furniture or other outdoor surfaces must be collected and discharged to the sanitary sewer system or other approved wastewater treatment process. Installation of a nearby sanitary sewer cleanout is recommended for this purpose;
 - iii. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
 - h. Food preparation is not permitted within sidewalk dining areas;
 - i. If the establishment no longer has a current sidewalk dining license, the Codes Enforcement Division will contact the former licensee or owner of the premises to require removal of the railing or other amenities (chairs, tables, etc.) remaining in the right of way.
- D. For sidewalk dining licensees with a valid drinking establishment license and City Commission approval to sell, and its patrons to possess and consume alcoholic beverages in the public right of way, the Codes Enforcement Division will inspect the sidewalk dining area to ensure compliance with the following:
- i. Possession and consumption of alcohol in the sidewalk dining area is limited to patrons seated at tables;
 - ii. An employee of the licensee is working in the sidewalk dining area, or otherwise able to monitor the sidewalk dining area, to prevent alcoholic beverages from leaving the licensed premises and to ensure compliance with other alcohol related provisions;
 - iii. All alcoholic beverages consumed in the sidewalk dining area are in appropriate containers (no glasses, cans or bottles) unless the establishment demonstrates it meets the 55% food sales requirement;
 - iv. No taps, kegs, coolers, or other alcoholic beverage storage devices are used in the sidewalk dining area.



E3 Typical Railing Elevation
1/2" = 1'-0"



E4 Railing Attachment Detail
3" = 1'-0"



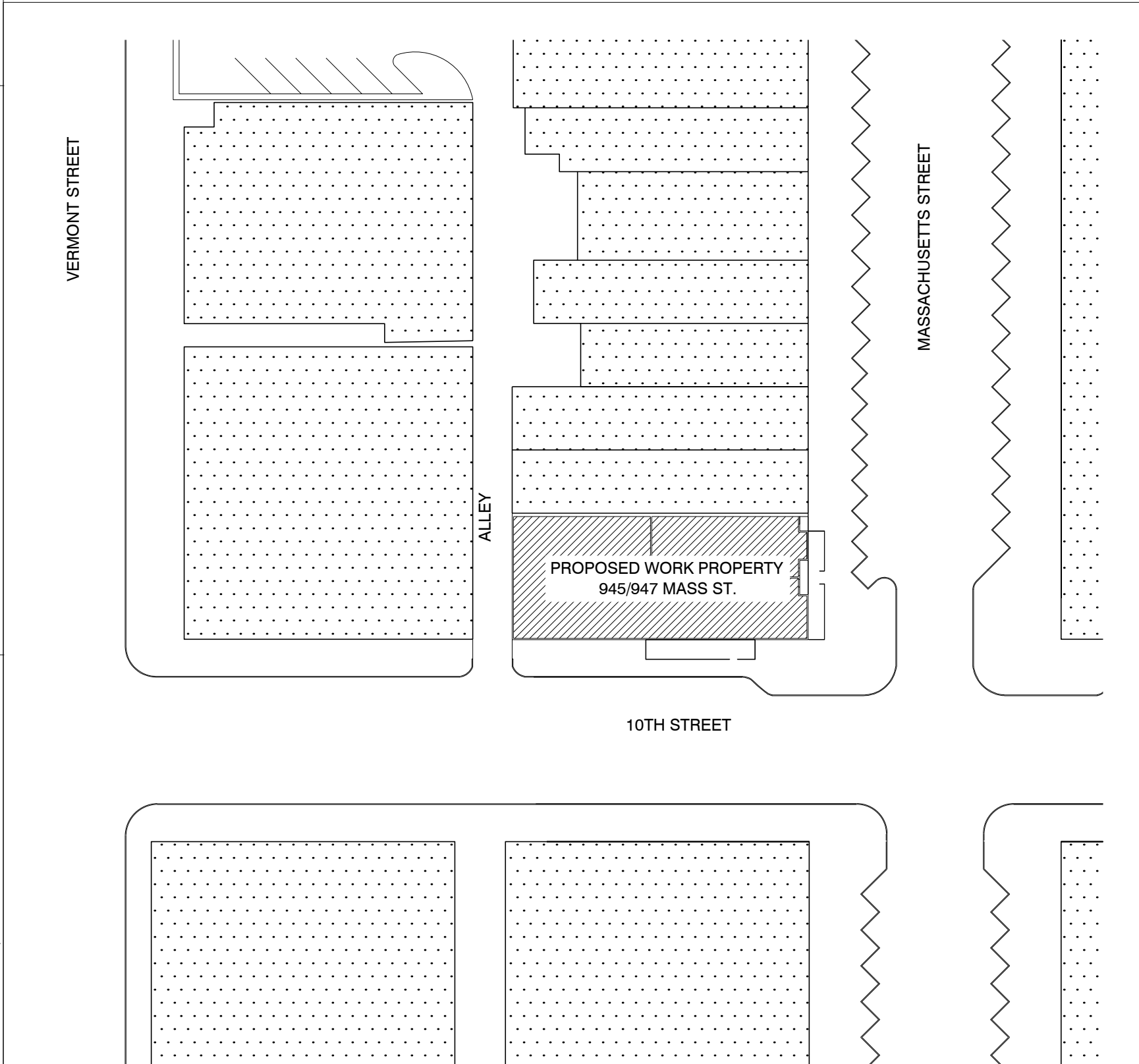
E5 Proposed Table & Chairs
NTS



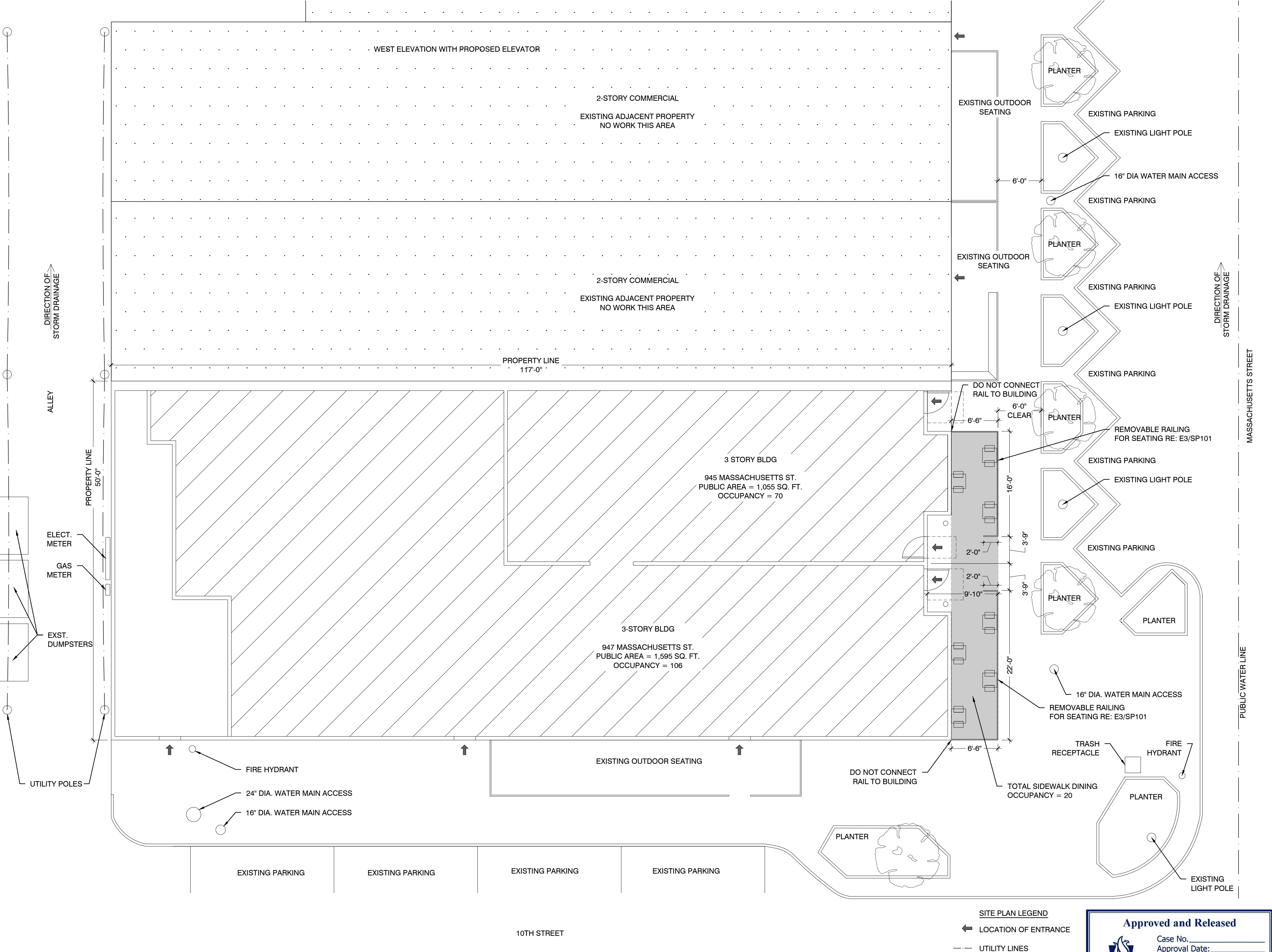
E6 East Elevation
NTS



E7 South Elevation
NTS



A1 General Location Map
1" = 50'-0"



A3 SITE PLAN
1/8" = 1'-0"

SITE PLAN LEGEND

- ← LOCATION OF ENTRANCE
- UTILITY LINES
- ▨ EXISTING/ADJACENT PROPERTY

Approved and Released

Case No. _____
 Approval Date: _____
 Release Date: _____
 Planner: _____
 of _____ Sheets
 Asst./Director: _____

City of Lawrence
 Douglas County
 PLANNING & DEVELOPMENT SERVICES

MARK	DATE	DESCRIPTION
	04.14.2014	

945/947 MASSACHUSETTS ST.
SITE PLAN APPLICATION
 945/947 MASSACHUSETTS ST.
 LAWRENCE, KS 66044

SITE PLAN APPLICATION
 04.14.2014
 DR-00-00000

SP101

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DRAWN BY: TM
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