

SIDEWALK HOSPITALITY ENCLOSURE
 YANTRA SERVICES - 840 MASSACHUSETTS STREET
 LAWRENCE, KANSAS 66044

1 SITE PLAN

3/16" = 1'-0"

PROJECT DESCRIPTION: Sidewalk Hospitality Enclosure
ZONING: CD
PROJECT LOCATION: 840 Massachusetts Street
LEGAL DESCRIPTION: North 1/2 of Lot 66, Massachusetts Street 29' x 117'
BUILDING OWNER: D. Ann Murphy, 1309 N. 1100 Road, Lawrence, KS 66046
TENANT CONTACT: Jason Peters, Director of Operations, Yantra Services, 840 Massachusetts Street, Lawrence, KS 66046
ARCHITECT: Hernly Associates, Inc., 920 Massachusetts St., Suite 2, Lawrence, KS 66044-2868

PROPERTY SURFACE SUMMARY - (BUILDING SITE NOT SIDEWALK R.O.W.)

EXISTING SUMMARY	SUMMARY AFTER PROJECT COMPLETION
TOTAL BUILDINGS = 2,469 S.F.	TOTAL BUILDINGS = 2,469 S.F.
TOTAL PAVEMENT = 456 S.F.	TOTAL PAVEMENT = 456 S.F.
TOTAL IMPERVIOUS = 2,925 S.F.	TOTAL IMPERVIOUS = 2,925 S.F.
TOTAL PERVIOUS = 0 S.F.	TOTAL PERVIOUS = 0 S.F.
TOTAL PROPERTY AREA = 2,925 S.F.	TOTAL PROPERTY AREA = 2,925 S.F.

HOSPITALITY ENCLOSURE AREA = 96.72 S.F.



LEGAL DESCRIPTION OF HOSPITALITY AREA:
 A TRACT OF LAND IN LAWRENCE, DOUGLAS COUNTY, KANSAS BEGINNING AT THE NORTHWEST CORNER OF LOT 66 MASSACHUSETTS STREET THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 66 A DISTANCE OF 14.5 FEET, THENCE SOUTH 90 DEGREES WEST A DISTANCE OF 6.67 FEET THENCE NORTHERLY ON A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 66 A DISTANCE OF 14.5 FEET, THENCE EASTERLY A DISTANCE OF 6.67 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 96.72 SQUARE FEET, MORE OR LESS.

REFUSE DISPOSAL: Existing Dumpsters in Alley

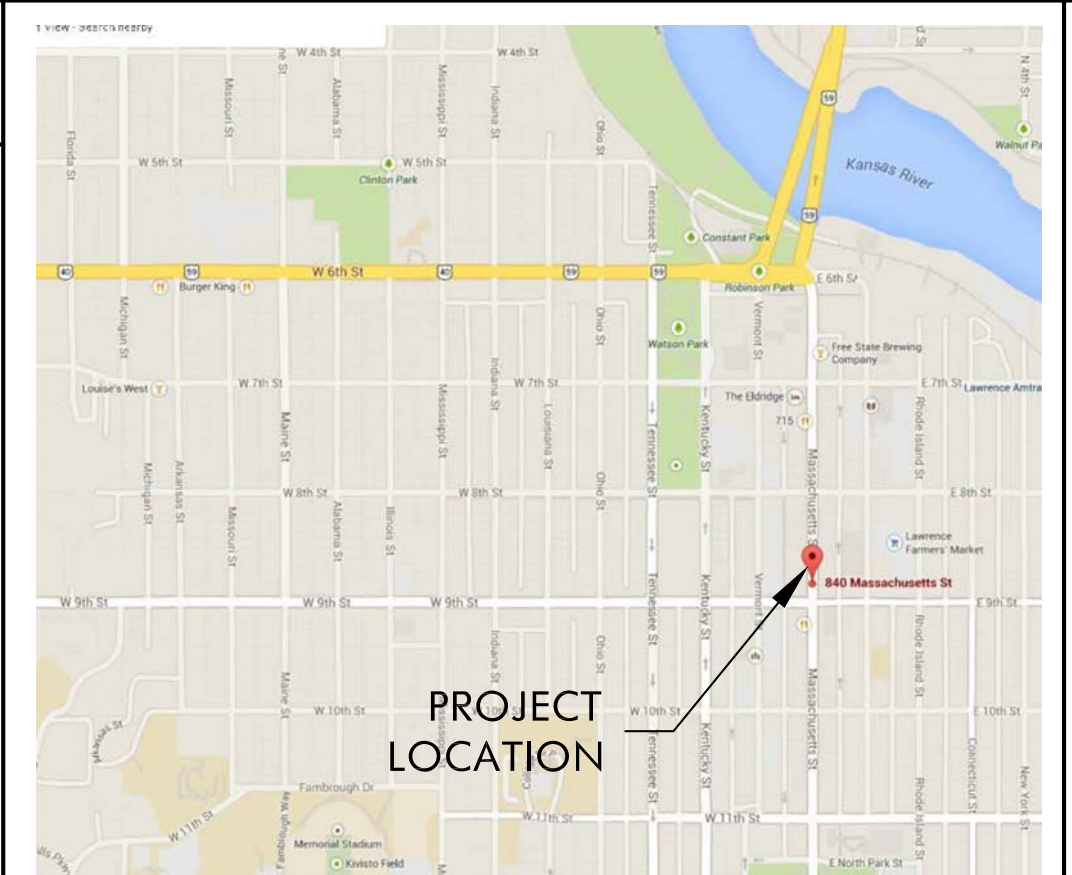
PARKING: Not applicable in zoning district

LIGHTING: None proposed - Street lights exist

ADA NOTE: This plan has been designed within reasonable professional efforts to comply with the provisions of the Americans With Disabilities Act Accessibility Guidelines (ADAAG) for Buildings and Facilities, Appendix A to 28 CFR Part 36. No warranty is given that this plan complies with all interpretations of said provisions.

SITE NOTES

BUILDING AND RAILING ELEVATION
 NOT TO SCALE



LOCATION MAP



RAILING DETAIL
 3/4" = 1'-0"

C. Two times each year, the Codes Enforcement Division will visually 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:

- The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
- 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, or as otherwise permitted by City Code;
- All amenities including railings, barriers, chairs, and tables are maintained in good condition;
- Six (6) feet of unobstructed pedestrian clearance is maintained between the perimeter fence and curb, tree, or any other improvement in the right-of-way;
- Any and all umbrellas are maintained at a height no less than 80 inches from the sidewalk surface to the lowest part of the umbrella's opened canopy.
- Any amplified music or sound complies with the city's noise ordinance;
- There is no blockage of building entrances or exits in the sidewalk dining area;
- 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;
- No trash or refuse storage containers are in the sidewalk dining area or on adjacent sidewalk areas;
- Pursuant to Section 9-902 of the City Code, sidewalk dining areas must be managed to prevent stormwater pollution;
- 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;
- 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;
- Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
- Food preparation is not permitted within sidewalk dining areas;
- 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 or cereal malt beverage license and City Commission approval to sell, and its patrons to possess and consume alcoholic beverages or cereal malt beverages in the public right of way, the Codes Enforcement Division will inspect the sidewalk dining area to ensure compliance with the following:

- Possession and consumption of alcohol in the sidewalk dining area is limited to patrons seated at tables;
- 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 or cereal malt beverages from leaving the licensed premises and to ensure compliance with other alcohol related provisions;
- All alcoholic beverages or cereal malt 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;
- No taps, kegs, coolers, or other alcoholic beverage or cereal malt beverage storage devices are used in the sidewalk dining area.

HOSP. ENCL. NOTES



FURNITURE EXAMPLE
 NOT TO SCALE

Approved and Released

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

City of Lawrence
 Douglas County
Division of Code Enforcement

SIGNATURE BLOCK

Hernly ASSOCIATES
 920 Massachusetts
 Lawrence, Kansas
 66044
 785 - 749 - 5806
 FAX 785 - 749 - 1515

DRAWINGS

Date: 2014/08/18
 Drawn by: MMYERS
 Checked by:
 Revisions:

C1.0