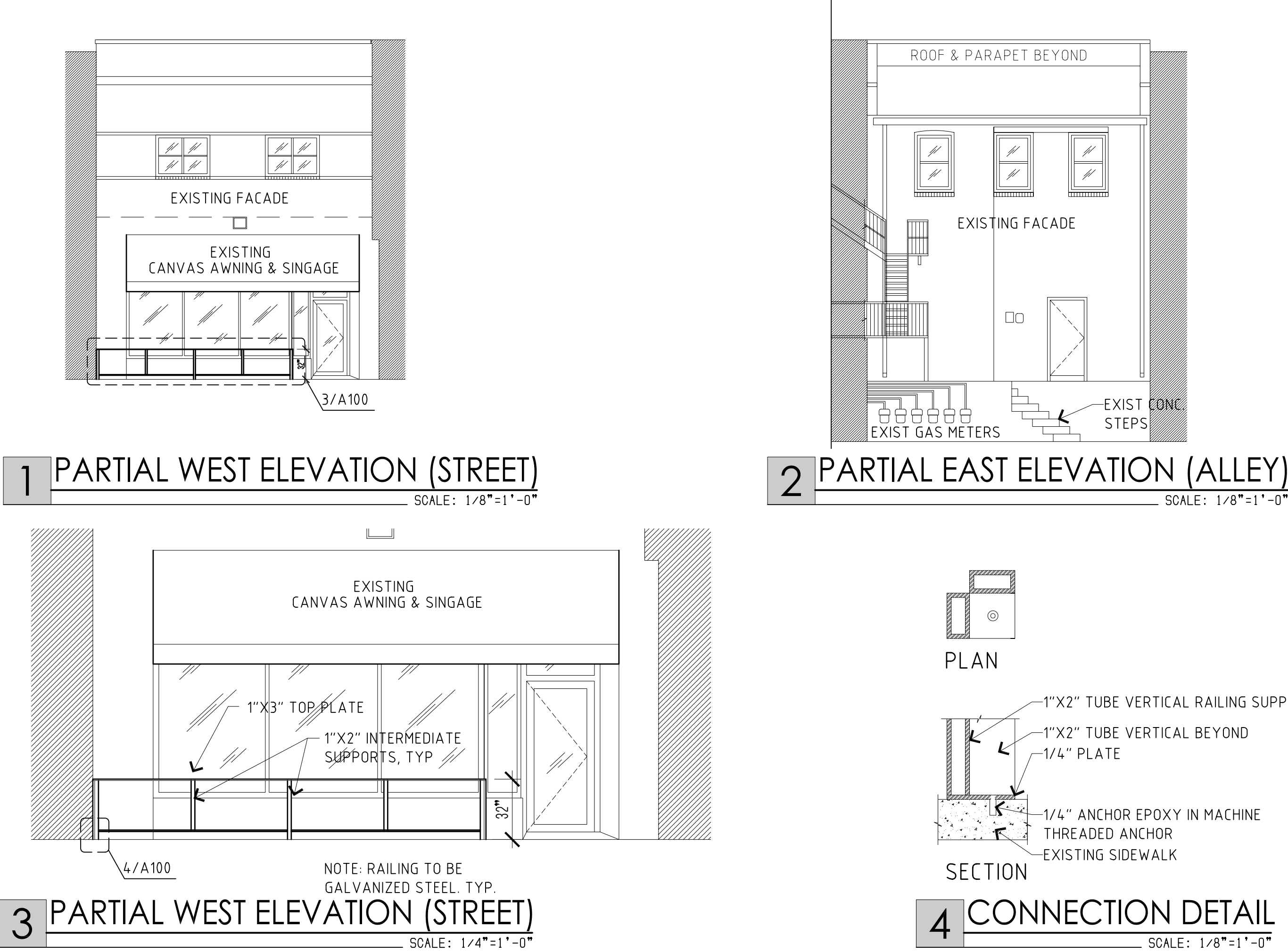
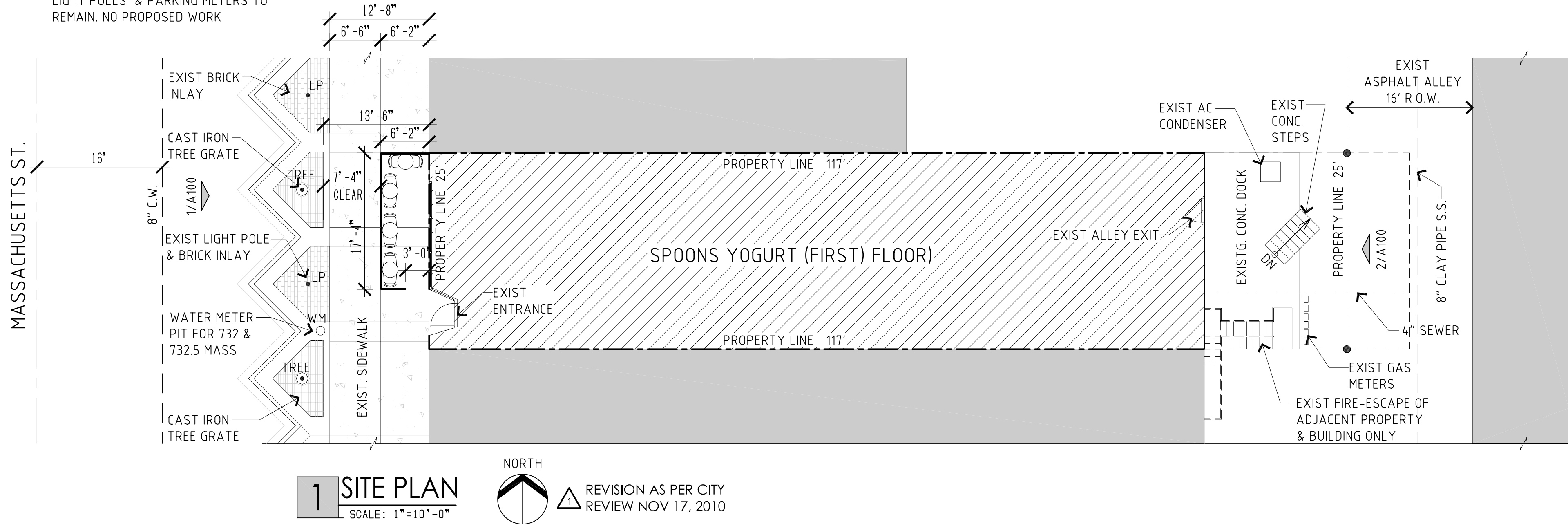


The sidewalk hospitality area is subject to the provisions of Ordinance No.274 regarding the use of sidewalks for sidewalk dining and hospitality establishments.

- Please be advised that, 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:
 - The sidewalk dining area is not being used when the restaurant or food service establishment is closed;
 - Advertisement 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;
 - All amenities including railings, barriers, chairs, and table are maintained in good condition;
 - There is no blocking of building entrances or exists 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; the or on adjacent sidewalk areas;
 - Pursuant to Section 9-402 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;
 - 1.0.1. 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 sewer is recommended for this purpose;
 - 1.0.2. Pavement and furnishings must be cleaned frequently enough to prevent contamination of stormwater runoff;
 - 1.0.3. Food preparation is not permitted within sidewalk dining areas;
 - 1.1.0. 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.
- Please be advised that 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:
 - 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, to prevent alcoholic beverages from leaving the licensed premises and to ensure compliance with other alcohol related provisions;
 - All alcohol 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 storage devices are used in the sidewalk dining area.



- NOTE:
- EXISTING LANDSCAPE, SIDEWALK, CURB, LIGHT POLES & PARKING METERS TO REMAIN. NO PROPOSED WORK



PROJECT INFORMATION

OWNER:	TENANT:	ARCHITECT:
DJC, LLC.	SPOONS YOGURT	RON DERUSSEAU- ARCHITECT P.A.
	3210 RIVA RIDGE RD.	1768 EAST 1310 RD
	AUSTIN, TX 78746	LAWRENCE, KS 66044

GENERAL NOTES:

- EXISTING BACK-FLOW PREVENTER IS PRESENT ON EXISTING FIRE LANE
- TENANT TO PROVIDE GREASE INTERCEPTOR. TENANT TO COORDINATE WITH THE CITY ON SPECIFICATION
- TENANT PERMITTED TO USE COMMON USE TRASH RECEPTACLES LOCATED IN ALLEY
- SITE PLAN DESIGN TO MEET ADA GUIDELINES
- EXISTING AWNING SIGNAGE AND EXTERIOR LIGHTING TO REMAIN

LEGAL DESCRIPTION

MASSACHUSETTS STREET N/2 LT 38 25X117

PROPERTY ADDRESS

732 MASSACHUSETTS ST

OUTDOOR AREA FOR RIGHT OF WAY-ORDINANCE, 107 GSF

USE GROUPS AND AREA OCC LOAD

BASEMENT:	-	-
1ST FLOOR: A-2 RESTAURANT	2,300 GSF	-
2ND FLOOR:	-	164

OUTDOOR SEATING AREA	107 GSF	8
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ZONING REQUIREMENTS & COMPLIANCE

ZONING	EXISTING	PROPOSED
CD	-	NO CHANGE
LOT AREA	-	NO CHANGE
LOT WIDTH	-	NO CHANGE
STORIES	-	NO CHANGE
HEIGHT	-	NO CHANGE

20-403 NONRESIDENTIAL DISTRICT USE TABLE

20-213 DOWNTOWN COMMERCIAL DISTRICT
RESTAURANT QUALITY: PERMITTED

20-1201 FLOOD PLAIN & STORM WATER MANAGEMENT

NO CHANGE TO IMPERVIOUS AREA FROM PREVIOUSLY APPROVED SITE PLAN
MOST CURRENT FLOOD PLAN & STORM WATER STUDY - AUG 5, 2010

PROPERTY SURFACE SUMMARY			
EXISTING SUMMARY		SUMMARY AFTER PROJECT COMPLETION	
TOTAL BUILDING	2,300 SF	TOTAL BUILDING	NO CHANGE
TOTAL PAVEMENT	625 SF		NO CHANGE
TOTAL IMPERVIOUS	2,925 SF		NO CHANGE
TOTAL PERVIOUS	0 SF		NO CHANGE
TOTAL	2925 SF		NO CHANGE

20-902.F OFF-STREET PARKING SCHEDULE

ZONE CD- EXEMPT FROM OFF-STREET PARKING, LOADING AND BICYCLE PARKING REQ.

20-1001.B.5 LANDSCAPING

LANDSCAPE REQUIREMENTS NOT APPLICABLE

20-1005 BUFFER YARDS

NOT REQUIRED PER TABLE 20-1005(C)-ZONE CD TO CD. ALL ADJACENT PROPERTIES ZONED CD.

20-1105 SIDEWALKS

EXISTING CITY SIDEWALKS ALONG EAST PROPERTY LINE TO REMAIN

KEY PLAN:



1 VICINITY MAP

N, T, S.

SPOONS YOGURT
732 Massachusetts Ave.
LAWRENCE, KS 66044

REVISION AS PER CITY
REVIEW NOV 17, 2010

SHEET TITLE:
LOCATION PLAN, SITE
PLAN, ELEVATIONS,
DATA
DATE:
OCT 4, 2010 REVISED

SHEET NUMBER:

A100