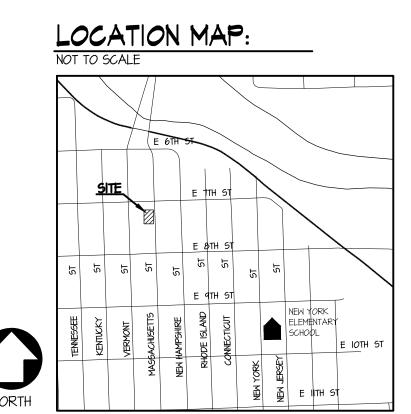


## SURROUNDING AREA SCALE: I" = 100'-0"





### LEGAL DESCRIPTION:

LOTS 25 AND THE NORTH I/2 OF LOT 27 ON MASSACHUSSETS STREET, IN THE CITY OF LAWRENCE, DOUGLAS COUNTY KANSAS.

#### GENERAL NOTES:

- I.I CURRENT ZONING: CD
- 1.2 CURRENT USE: VACANT
- 1.3 PROPOSED USES: RESTAURANT, QUALITY (EXPANSION OF EXISTING), BAR OR LOUNGE AND HOTEL, MOTEL, EXTENDED STAY (54 ROOMS)
- I.4 LAND AREA: 0.201 ACRES (8,775 SQ. FT. +/-)
- 1.5 DENSITY PROPOSED: N/A
- I.6 ALL GROUND MOUNTED AND BUILDING MOUNTED MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH SECTION 20-1006(b).
- 1.7 ALL ACCESSIBLE SIDEWALK RAMPS PER A.D.A. STANDARDS.
- I.8 SITE PLAN HAS BEEN DESIGNED TO COMPLY WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) FOR BUILDINGS AND FACILITIES, APPENDIX A TO 28CFR PART 36.
- I.9 TRASH TO BE PICKED UP AT DUMPSTERS LOCATED IN ALLEY AS SHOWN.
- I.IO PROPOSED EXTERIOR LIGHTING WILL CONFORM WITH DOWNTOWN DESIGN GUIDELINES
- I.II PLAN FOR CITY APPROVAL ONLY! CONSTRUCTION DOCUMENTS TO BE FURNISHED AT THE REQUEST OF OWNER.
- 1.12 THE CITY OF LAWRENCE WILL NOT BE HELD RESPONSIBLE FOR PAVEMENT DAMAGE CAUSED BY TRASH TRUCKS.
- I.13 ALL TRAFFIC CONTROL SIGNS PLACED ON PRIVATE PROPERTY OPEN TO THE GENERAL PUBLIC SHALL COMPLY WITH THE "MANUAL ON UNIFORMS TRAFFIC CONTROL DEVICES" AND "STANDARD HIGHWAY SIGNS," PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION, WITH RESPECT TO SIZE, SHAPE, COLOR, RETROFLECTIVITY, AND POSITION.
- I.I.4 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 FURNITURE CLEANING, WILL BE COLLECTED AND DISCHARGED TO THE SANITARY SEWER SYSTEM
- 1.15 ALLEY TO BE RESTORED PER CITY STANDARDS WHERE NEW SANITARY SEWER SERVICE WILL BE INSTALLED.
- I.I6 MASSACHUSETTS STREET AND SIDEWALK TO BE RESTORED PER CITY STANDARDS WHERE NEW WATER SERVICE WILL BE INSTALLED.
- 1.17 FIRE LINE BACKFLOW PREVENTION ASSEMBLY WILL BE LOCATED INSIDE THE BUILDING WITHIN 50 FEET OF THE MAIN CONNECTION.

#### PARKING INFORMATION:

2.1 PARKING REQUIRED: CD ZONING EXEMPT PER CITY CODE SECTION 20-901(f);

#### IMPERVIOUS SURFACE SUMMARY:

EXISTING CONDITIONS:		
	5Q. FT.	
LAND AREA	8,775	C
BUILDING FOOTPRINT:	0	0.0
PAVEMENT AREAS:	O	0.0
TOTAL IMPERVIOUS:	0	0.0

PROJECT SITE: .201 ACRES (8,775 SQ. FT. +/-)

PROPOSED CONDITIONS: 2.000 0.000 8,775 TOTAL PERVIOUS: 0.201

LAND AREA BUILDING FOOTPRINT: PAVEMENT AREAS: TOTAL IMPERVIOUS: TOTAL PERVIOUS:

## ENFORCEMENT COMPLIANCE CRITERIA:

TWO TIMES EACH YEAR, 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:

I. THE SIDEWALK DINING AREA IS NOT BEING USED WHEN THE RESTAURANT OR FOOD SERVICE ESTABLISHMENT IS CLOSED.

2. 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.

3. ALL AMENITIES INCLUDING RAILINGS, BARRIERS, CHAIRS, AND TABLES ARE MAINTAINED IN

4. SIX FEET OF UNOBSTRUCTED PEDESTRIAN CLEARANCE IS MAINTAINED BETWEEN THE PERIMETER FENCE AND CURB, TREE, OR ANY OTHER IMPROVEMENT IN THE RIGHT-OF-WAY.

5. THE SIDEWALK DINING AREA; THE AREA FROM THE FRONT BUILDING FACADE TO THE CURB LINE; AND FIVE FEET ALONG THE ADJACENT SIDEWALK TO BOTH SIDES OF THE SIDEWALK DINING AREA, CONTAIN NO TRASH.

6. NO TRASH OR REFUGE STORAGE CONTAINERS ARE IN THE SIDEWALK DINING AREA OR ON ADJACENT SIDEWALK AREAS.

7. PURSUANT TO SECTION 9-902 OF THE CITY CODE, SIDEWALK DINING AREAS MUST BE MANAGED TO PREVENT STORMWATER POLLUTION.

8. 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.

9. 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.

IO. PAVEMENT AND FURNISHINGS MUST BE CLEANED FREQUENTLY ENOUGH TO PREVENT CONTAMINATION OF STORMWATER RUNOFF.

II. FOOD PREPARATION IS NOT PERMITTED WITHIN SIDEWALK DINING AREAS.

12. 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 REMAINING IN THE RIGHT OF WAY.

13. ANY AMPLIFIED MUSIC OR SOUND COMPLIES WITH THE CIT'S NOISE ORDINANCE.

1.14 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.

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.

2. 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.

3. ALL ALCOHOLIC BEVERAGES OR CEREAL MALT BEVERAGES CONSUMED IN THE SIDEWALK DINING AREA ARE IN THE APPROPRIATE CONTAINERS (NO GLASSES, CANS OR BOTTLES) UNLESS THE ESTABLISHMENT DEMONSTRATES IT MEETS THE 55% FOOD SALES REQUIREMENT.

4. NO TAPS, KEGS, COOLERS, OR OTHER ALCOHOLIC BEVERAGE OR CEREAL MALT BEVERAGE STORAGE DEVICES ARE USED IN THE SIDEWALK DINING AREA.

#### LANDSCAPING NOTES:

<u>SYM.</u>	<u>DESCRIPTION</u>	<u>QTY.</u>	APPROVED TYPES	BOTANICAL NAMES	<u>SIZE</u>	<u>COND.</u>
	EVERGREEN TREES	5	WHITE PINE BLUE SPRUCE COLUMNAR CHINESE JUNIPER	PINUS STROBUS PICEA PUNGENS JUNIPERUS CHINENSIS	6'-8' HT. 6'-8' HT. 6'-8' HT.	B & B

3.1 THERE MUST BE A MIN. OF (2) SPECIES USED IN EACH CATEGORY.

3.2 LANDSCAPING TO BE WATERED AND MAINTAINED BY OWNER.

### BENCHMARK

PUNCHMARK IN THE NORTH RIM MH IN ALLEY +/- &' SOUTHEAST OF THE SOUTHEAST BUILDING CORNER OF 646 VERMONT (TALBOTS). ELEV = 859.92

#### HRC SUBMITTAL DR-14-00153

4.I APPROVED WITH CONDITIONS MAY 15, 2014

## RELEASE

- I.O SUBMITTAL OF SITE PLAN
- I.I ADDITION OF LIGHTS TO SITE PLAN I.2 REVISIONS PER STAFF COMMMENTS

## SIDEMALK DINING LEGAL

BEGINNING 3.77 FEET NORTH OF THE SOUTHEAST CORNER OF LOT 25 ON MASSACHUSETTS STREET THEN 51.1 FEET NORTH ALONG EAST PROPERTY LINE, THEN SOUTH &9D49'42" EAST, 5.97 FEET, THEN SOUTH OODIO'17" WEST, 51.11 FEET, THEN NORTH 89D47'45" WEST,5.72' TO THE POINT OF BEGINNING.

# **Approved and Released**



Case No. Approval Date: Release Date:

Planner: Asst./Director:

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SUITE B2

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> RID Ш

PROJECT # 212-100 JANUARY 28, 2015

RELEASE: 2.2.15 3.18.15 7.29.15