THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

May 23, 2014

TO: Final Distribution

FROM: Planning Department

SUBJECT: Z-14-10 Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys and public ways to change from Planned Development District 238 to amended Planned Development District 238D for a restaurant. (Vicinity: S Coulter St & SW 45th Ave)

APPLICANT: Ronald Fiscus

The Amarillo City Council, at its meeting of May 20, 2014, approved the above-referenced zoning. The ordinance affecting this change is No. 7459. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.

Kelley Shaw, Planning Director

05/08/2014 MWN MWN

COPY

ORDINANCE NO. 7459

AN ORDINANCE OF THE CITY OF AMARILLO, TEXAS: PROVIDING FOR SPECIFIED CHANGES IN THE OFFICIAL ZONING MAP OF THE CITY OF AMARILLO, TEXAS; PROVIDING FOR CHANGE OF USE DISTRICT CLASSIFICATION OF SPECIFIED PROPERTY IN THE VICINITY OF COULTER STREET AND SOUTHWEST FORTY FIFTH AVENUE, RANDALL COUNTY, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has held public hearings on proposed zoning changes on the property hereinafter described and has filed its final recommendation and report on such proposed zoning changes with the City Council; and,

WHEREAS, the City Council has considered the final recommendation and report of the Planning and Zoning Commission and has held public hearings on such proposed zoning changes, all as required by law; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AMARILLO:

SECTION 1. The zoning map of the City of Amarillo adopted by Section 4-10 of the Amarillo Municipal Code and on file in the office of the Planning Director is hereby amended to reflect the following zoning use changes:

> Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys, and public ways to change from Planned Development District 238 to amended Planned Development District 238D for a restaurant.

SECTION 2. The zoning change approved in SECTION 1 shall be conducted in accordance with the applicable site plan and/or development standards document submitted.

SECTION 3. The Director of Planning is authorized to make corrections and minor changes to the site plan or development documents to the extent that such does not materially alter the nature, scope, or intent of the approval granted by this ordinance.

SECTION 4. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 5. In the event this ordinance or any part hereof is found to be invalid, such invalidity shall not affect the remaining portions of the ordinance, and such remaining portions shall continue to be in full force and effect.

SECTION 6. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Council of the City of Amarillo, Texas, on First Reading on this the 13 day of May 2014 and PASSED on Second and Final Reading on this the 20 day of May 2014.

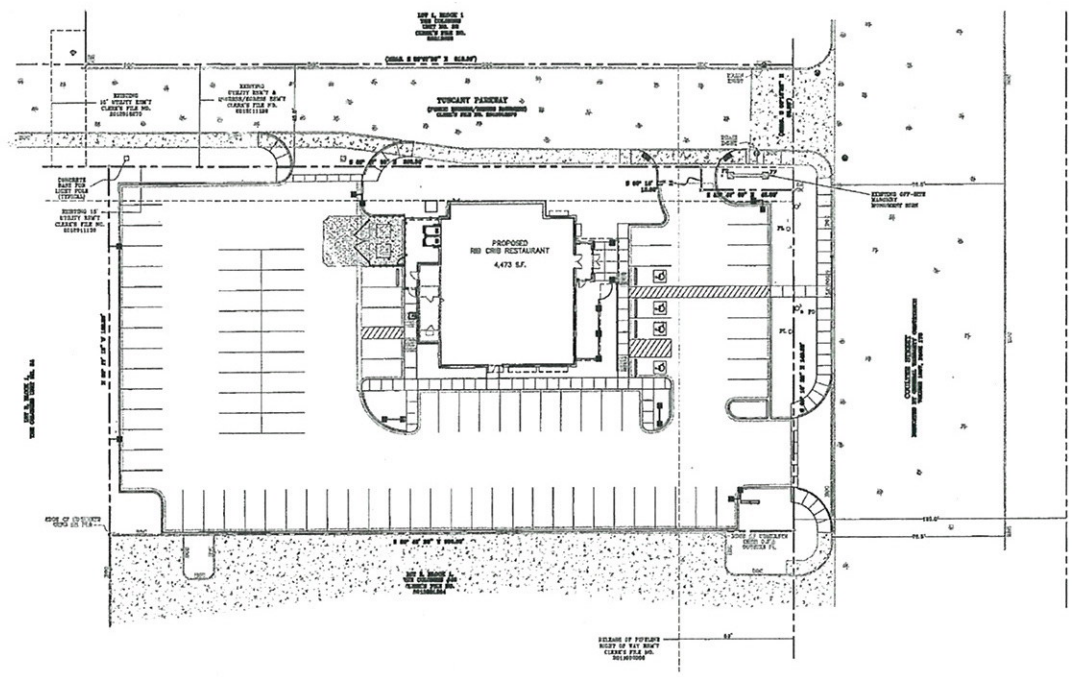
Paul Harpole, Mayor

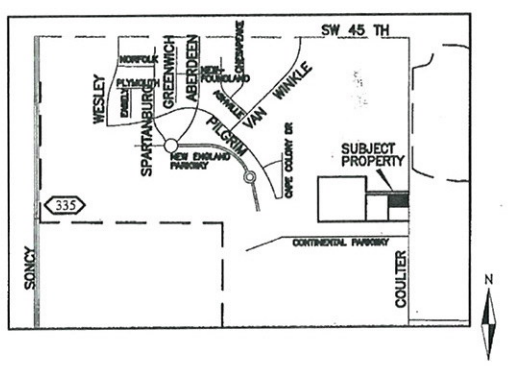
ATTEST:

Frances Hibbs, City Secretary

RIB CRIB BBQ RESTAURANT

CITY OF AMARILLO, TEXAS





VICINITY MAP
NOT TO SCALE

N

0 20 40 80
SCALE IN FEET

DEVELOPER:
THE RIB CRIB BBQ, INC.
4535 S. HARVARD AVENUE
TULSA, OK 74135
PH (918) 728-6453
FX (918) 728-6933

APPLICANT:
PLANSCAPES PARTNERS
RON FISCUS
333 N. WASHINGTON AVENUE, SUITE 337
MINNEAPOLIS, MN 55401
PH (763) 561-7220
FX (763) 561-7433
E-MAIL: rfiscus@planscapepartners.com

ENGINEER:
ALLIANT ENGINEERING, INC.
JOHN DILLINGHAM P.E.
MALEAH MILLER, ASLA, PROJECT MANAGER
233 PARK AVENUE SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PH (612) 758-3086
FX (612) 758-3099
E-MAIL: mmiller@alliant-inc.com

ARCHITECT:
I&S GROUP, INC.
1415 TOWN SQUARE LANE
FARIBAULT, MN 55021
PH: (501) 331-1500
FX: (501) 331-1501

GENERAL NOTES:

A. SITE IS ZONED PLANNED DEVELOPMENT DISTRICT (PD).

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.

C. SIGNS ARE TO BE INSTALLED BY LICENSED SIGN CONTRACTOR AND ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.

LEGAL DESCRIPTION:

Lot 4, Block 1, The Colonies Unit No. 54, an addition to the City of Amarillo, Randall County, Texas, according to the map or plat thereof, recorded under Clerk's File No. 2013023079 of the Official Public Records of Randall County, Texas.

PLANNED DEVELOPMENT DISTRICT
PD- 238D
Recommended by
AMARILLO P&Z COMMISSION
Date 5/5/14
ORDINANCE 7459
PASSED BY CITY COUNCIL
1st Reading: 5/13/14
2nd Reading: 5/20/14

Texas 811

ALLIANT
ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
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612.758.3099 www.alliant-inc.com

RIB CRIB BBQ
COULTER STREET & TUSCANY PARKWAY
CITY OF AMARILLO, TEXAS

COVER SHEET

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of TEXAS

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

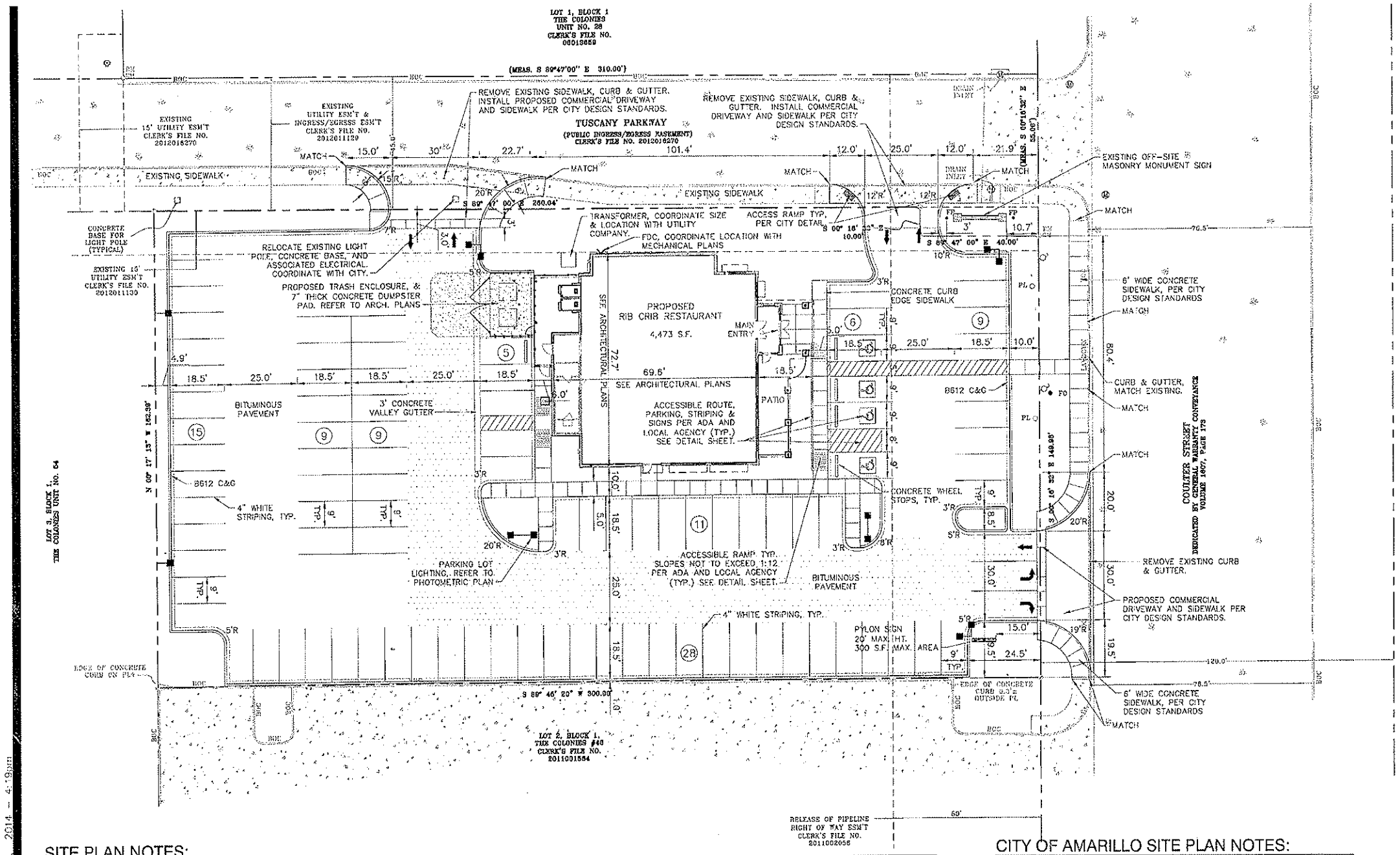
DATE	ISSUE
4.4.14	PD Amendment Submittal
4.29.14	Revised-review comments

PROJECT TEAM DATA
DESIGNED: MMM
DRAWN: MMM
PROJECT NO: 214-0004

C-0

SHEET 1 of 13

Drawing name: X:\2014\140004\plan sheets\140004cove.dwg Apr 30, 2014 - 4:14pm



SITE DATA:

ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	RESTAURANT
EXISTING LOT AREA:	47,956 S.F. (1.10 ACRES)
PROPOSED RIB CRIB FOOTPRINT:	4,473 S.F.
PROPOSED BUILDING HEIGHT:	1 STORY (22'-8")
HOURS OF OPERATION:	S,M,T,W,TH: 11AM-10PM; F&SAT: 11AM-12AM
NUMBER OF OCCUPANTS:	150
NUMBER OF EMPLOYEES:	8
LOT COVERAGE:	11.4%

PARKING DATA:
PER SECS. 4.10.122 VEHICLE PARKING & LOADING:
RESTAURANT: ONE SPACE FOR EACH 45 S.F. OF USABLE SEATING AREA.
1708 S.F. OF USABLE SEATING AREA

REQUIRED PARKING:	37
PROVIDED PARKING:	92 (4 ACCESSIBLE PARKING INCLUDED)

SIGNAGE:
WALL SIGNS SHALL NOT EXCEED 1/2 SQUARE FOOT PER LINEAR FOOT OF STREET FRONTAGE, PLUS ONE SQUARE FOOT PER LINEAR FOOT OF BUILDING FRONTAGE. FREESTANDING SIGNS ARE LIMITED TO ONE PER LOT AND ARE NOT TO EXCEED A HEIGHT OF 20 FEET AND 120 SQUARE FEET IN AREA.

DEMOLITION NOTES:

1. DO NOT BEGIN DEMOLITION UNTIL PERIMETER SEDIMENT CONTROLS ARE IN PLACE. PROVIDE AIR QUALITY CONTROL MEASURES AT THE REQUEST OF GOVERNING AGENCY AND TAKE ALL NECESSARY MEASURES TO KEEP DUST LEVELS TO A MINIMUM. PROVIDE SWEEPING OF ADJACENT PAVING AS NEEDED.
2. LOCATE AND PROTECT ALL UTILITY LINES PRIOR TO AND DURING DEMOLITION. UTILITY LOCATIONS SHOWN ARE BASED ON BEST AVAILABLE INFORMATION AND ARE NOT GUARANTEED. CONTACT PRIVATE UTILITY SERVICE FOR DISCONNECTION AND REMOVAL.
3. REMOVE DEMOLITION DEBRIS WITHIN 24 HOURS. BROKERAGE OF SALVAGED MATERIAL IS NOT PERMITTED ON SITE. MATERIAL PLACED IN CONTAINERS PROVIDED BY CONTRACTED DISPOSAL SERVICE IS CONSIDERED REMOVED.
4. PROTECT EXISTING SITE FEATURES DURING CONSTRUCTION. REPLACE ANYTHING DAMAGED WITH NEW CONSTRUCTION.
5. PAVEMENT SHALL BE SAW CUT AT LIMITS OF REMOVAL. REMOVAL MAY OCCUR AT NEAREST CONSTRUCTION JOINT BEYOND LIMITS AT NO COST TO OWNER.
6. TEMPORARY STREET SIGNS, LIGHTING AND ADDRESSES SHALL BE PROVIDED DURING CONSTRUCTION.
7. CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL & DISPOSAL OF THE EXISTING CONCRETE &/OR BITUMINOUS. SAW CUT OR JACK HAMMERED FOR STRAIGHT EDGES. TACK SHALL BE USED ON BITUMINOUS EDGE PRIOR TO PATCHING. MATCH EXISTING GRADES.

SITE LEGEND:

- EXISTING PROPERTY LINE
- EXISTING SETBACKS
- EXISTING CURB & GUTTER
- PARKING STRIPING TO BE REMOVED
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY BITUMINOUS
- EXISTING CONCRETE

SURVEY STANDARD SYMBOLS

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- UTILITY POLE
- OVERHEAD UTILITY LINES
- FIRE HYDRANT
- PL BURIED PIPELINE MARKER (NUSTAR PETROLEUM PIPELINE)
- MANHOLE
- FO BURIED FIBER OPTIC MARKER
- SIGN
- CONCRETE

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SCALE IN FEET

SITE PLAN NOTES:

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
3. ALL WORK PERFORMED WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY/DOT ENGINEERING DESIGN STANDARDS. GENERAL CONTRACTOR RESPONSIBLE FOR ANY REQUIRED PERMITS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES CONTACT NATION WIDE CALL SYSTEM 811 TEXAS ONE-CALL SYSTEM, INC. DIAL 811, TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK.
5. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL EXISTING STRUCTURES WHICH INTERFERE WITH NEW WORK AS SHOWN.
6. ALL DIMENSIONS, GRADES, EXISTING AND PROPOSED INFORMATION SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO INFORMATION SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
7. PROTECT EXISTING CONCRETE SIDEWALKS DURING ALL PHASES OF CONSTRUCTION. CONTRACTOR TO REPLACE ANY CRACKED OR BROKEN PANELS CAUSED BY SITE CONSTRUCTION.
8. CONTRACTOR SHALL PROTECT ADJOINING PROPERTIES & STRUCTURES FROM HAZARDS ASSOCIATED WITH HIS CONSTRUCTION ACTIVITIES & SHALL BE RESPONSIBLE FOR ALL DAMAGES TO PROPERTIES & STRUCTURES THAT OCCUR AS A RESULT OF THESE ACTIVITIES.
9. CONTRACTOR SHALL NOT IMPEDE EXISTING TRAFFIC CIRCULATION TO ADJACENT BUSINESSES. COORDINATE WORK WITH ADJACENT PROPERTY OWNER.
10. CONTRACTOR SHALL PERFORM SWEEPING ON PRIVATE PARKING AREAS AND PUBLIC STREETS AT LEAST ONCE A WEEK, ONCE A DAY IF NEEDED.
11. CONTRACTOR SHALL BE HELD FULLY RESPONSIBLE TO PREVENT AND ELIMINATE ANY DUST NUISANCE OCCASIONED BY AND DURING CONSTRUCTION, UNTIL THE PROJECT HAS BEEN COMPLETED AND HANDED OVER.
12. CONTRACTOR TO PROTECT THE EXISTING VEGETATION TO BE RETAINED DURING SITE AND BUILDING CONSTRUCTION PROCESS, AS APPLICABLE.
13. THE INSTALLATION OF EROSION & SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITY.
14. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS OF THE DRIVEWAY AND PARKING MANUAL OF THE CITY OF AMARILLO UNLESS NOTED OTHERWISE.
15. ALL DIMENSIONS SHOWN ARE TO TOP FACE OF CURB, EDGE OF SIDEWALK OR EXTERIOR OF BUILDING UNLESS OTHERWISE NOTED. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND SPECIFICATIONS FOR LOCATION OF EXITS, RAMPS, CONCRETE APRONS AND STOOPS.
16. ALL CONCRETE CURB & GUTTER ADJACENT TO CONCRETE WALK SHALL BE SEPARATED BY A 1/2 INCH EXPANSION JOINT.
17. CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A FIVE FOOT TRANSITION.
18. ALL CURB & GUTTER TO BE CONCRETE 8612 TYPE CURB UNLESS NOTED OTHERWISE, PER THE GOVERNING AGENCY STANDARDS.
19. BITUMINOUS PAVEMENT SECTION DESIGN TO BE IN ACCORDANCE WITH LOCAL CONSTRUCTION STANDARDS. REFER TO GEOTECHNICAL REPORT AND DETAIL SHEET.
20. ALL STRIPING SHALL BE 4 INCH WHITE PAVEMENT STRIPING, PER GOVERNING AGENCY STANDARDS.
21. ACCESSIBLE ROUTE SHALL BE PROVIDED FROM ACCESSIBLE STALLS TO BUILDING ENTRANCE (SEE ADAAG REQUIREMENTS). POLE MOUNT APPROVED SIGNS, ONE VAN ACCESSIBLE, CENTER ON STALL LOCATION PER GENERAL CONTRACTOR. PAINT INTERNATIONAL SYMBOL OF ACCESSIBILITY WHITE ON BLUE BACKGROUND. G.C. TO ENSURE SLOPE OF PAVEMENT AT ACCESSIBLE PARKING STALLS & ACCESS AISLE DOES NOT EXCEED 2% IN ALL DIRECTIONS.
22. REFER TO PHOTOMETRIC PLAN FOR LOCATIONS, FOOTCANDLE PRINT OUT AND SPECIFICATIONS. FOUNDATION BY CONTRACTOR.
23. CONCRETE DUMPSTER PAD TO BE 7" THICK CONCRETE PAVEMENT WITH 6"X6" 10/10 W.W.M. (CONSTR. JTS @ 10' O.C.) OVER 4" CLASS V AGGREGATE BASE REFER TO SOILS REPORT. MAINTAIN POSITIVE DRAINAGE. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER DESIGN.
24. THE BUILDING WILL BE SPRINKLED. REFER TO ARCHITECTURAL PLANS.
25. CONTRACTOR SHALL COORDINATE WITH THE CITY OF AMARILLO FIRE MARSHAL FOR POSTING OF FIRE LANES, CURB MARKINGS & SIGNAGE. PROVIDE KNOX BOX AS REQUIRED BY FIRE MARSHAL TO BE LOCATED ADJACENT TO ENTRANCE, MOUNTED BETWEEN 48" & 60" ABOVE THE FINISHED FLOOR ELEVATION. REFER TO ARCHITECTURAL PLANS. FIRE APPARATUS ACCESS LANES SHALL BE MARKED WITH 4" RED STRIPING ON EACH SIDE OF THE FIRE LANE ALONG THE ENTIRE LENGTH OF THE LANE AND "NO PARKING FIRE LANE" SHALL BE STENCILED IN 12" LETTERS EVERY 50' PERPENDICULAR TO THE FIRE LANE. IF A CURB IS PRESENT ALONG ONE SIDE OF THE LANE THE CURB SHOULD BE PAINTED RED IN PLACE OF THE 4" STRIPING (IFC 503.3).
26. SIGNS ARE TO BE INSTALLED BY LICENSED SIGN CONTRACTOR UNDER SEPARATE PERMIT.

CITY OF AMARILLO SITE PLAN NOTES:

A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENT OF SECTION 9 OF THE DEVELOPMENT POLICY MANUAL OF THE CITY OF AMARILLO UNLESS NOTED OTHERWISE.
B. ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.
C. NO SIGNS SHALL BE OPERATED ON THE PROPERTY THAT USE OR HAVE ATTACHED ANY FLASHING, PULSATING, OR ROTATING LIGHTING SOURCE OR REFLECTOR. NO PORTABLE SIGNS WILL BE ALLOWED.
D. ANY ADDITIONAL BULK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE GENERAL RETAIL ZONING DISTRICT.
E. ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE RESPONSIBILITY OF THE DEVELPER(S).
F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY OWNERS. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN SIX MONTHS OF OCCUPYING STRUCTURE IF BAD WEATHER EXISTS. ALL LANDSCAPE MATERIAL, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THE SITE IN THE SAME MANNER AS DEPICTED ON THIS SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVICED WITH A SPRINKLER SYSTEM.
G. THE APPROVAL OF THIS DEVELOPMENT BY THE CITY OF AMARILLO IN NO WAY SHALL ALTER OR ABROGATE REQUIREMENTS OF THE UNIFORM BUILDING CODE AS ADOPTED AND AMENDED BY THE CITY OF AMARILLO.
H. ANY USE, OTHER THAN THAT ALLOWED UNDER THE GENERAL RETAIL ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN WILL REQUIRE A ZONING AMENDMENT. IF A USE OTHER THAN WHAT IS SHOWN ON THE SITE PLAN IS PROPOSED AND IS ALLOWED UNDER THE GENERAL RETAIL, DEVELOPMENT STANDARDS SHALL COMPLY WITH THE CITY OF AMARILLO ZONING ORDINANCE FOR GENERAL RETAIL.
I. THE CITY OF AMARILLO OR ITS FRANCHISED UTILITY SHALL NOT BE REQUIRED TO REPLACE ANY OBSTRUCTIONS, PAVING, OR PLANTINGS THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION, OR RECONSTRUCTION WITHIN ANY PUBLIC UTILITY OR DRAINAGE EASEMENTS.
J. ALL EXTERIOR MECHANICAL EQUIPMENT SHALL BE LOCATED AND/OR SCREENED IN SUCH A MANNER AS TO ELIMINATE OR MINIMIZE NOISE AND VISUAL IMPACT TO ADJACENT PROPERTIES.
K. ALL SURFACE STORM WATER COLLECTED ON THIS SITE SHALL DRAIN DIRECTLY TO ADJACENT PUBLIC RIGHT-OR-WAY OR TO OTHER MEANS IF APPROVED BY THE CITY ENGINEER.
L. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS.
M. ALL SIGN STANDARDS SHALL COMPLY WITH GENERAL RETAIL SIGN STANDARDS UNLESS OTHERWISE NOTED.

"I ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ON THIS SITE PLAN"

THE RIB CRIB BBQ, INC. _____ DATE _____

811 Know what's below. Call before you dig. Dial 811 Or Call 800-282-7411

ALLIANT ENGINEERING
233 Park Ave S, Ste 300
Minneapolis, MN 55415
612.758.3080 MAIN
612.758.3099 www.alliantinc.com

RIB CRIB BBQ
COULTER STREET & TUSCANY PARKWAY
CITY OF AMARILLO, TEXAS

SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of TEXAS

Date _____ License No. _____

QUALITY ASSURANCE/CONTROL

DATE	ISSUE	BY	DATE
4.4.14	PD Amendment Submittal		
4.29.14	Revised-review comments		

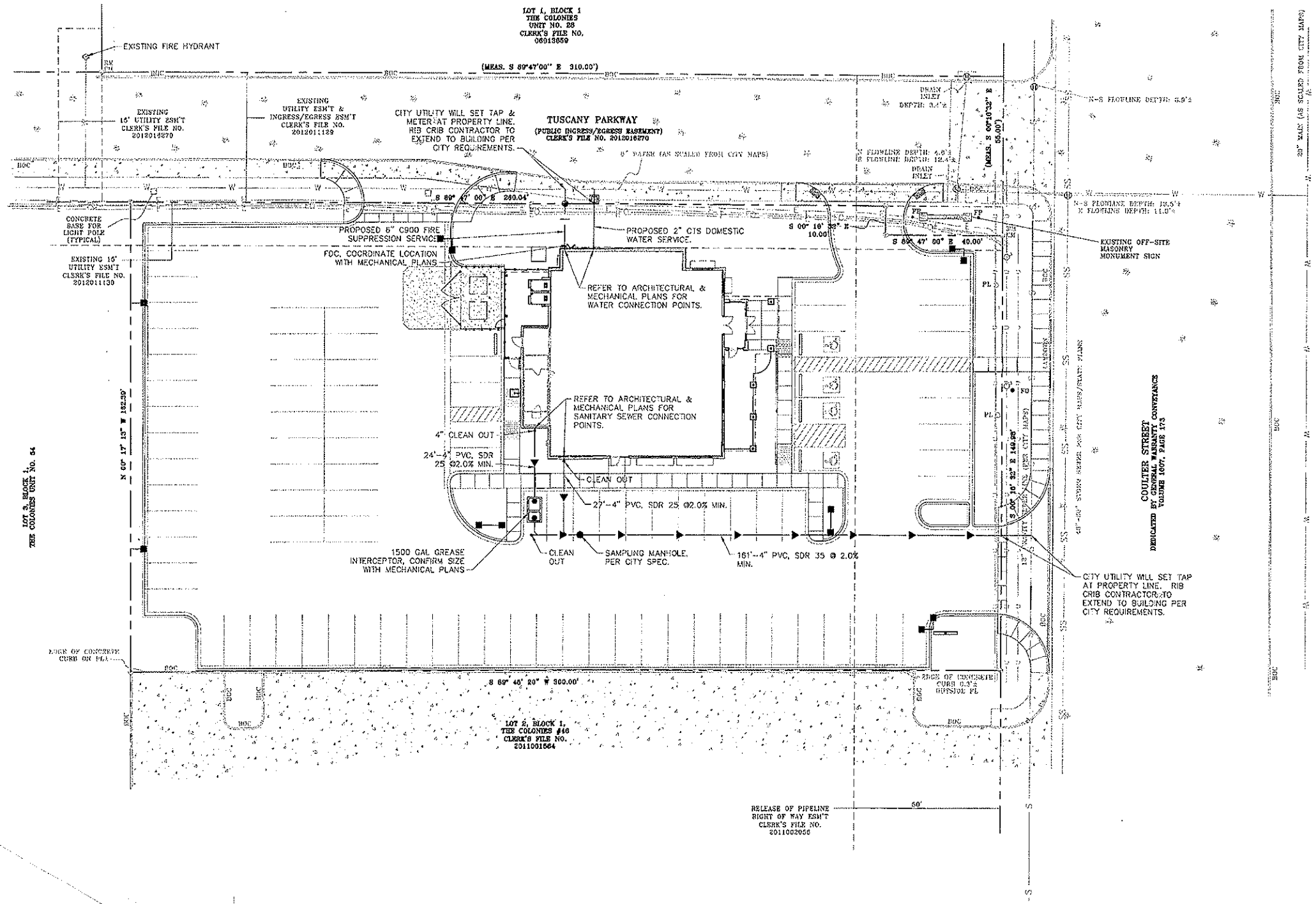
PROJECT TEAM DATA

DESIGNED:	MMM
DRAWN:	MMM
PROJECT NO:	214-0004

C-1

SHEET 3 of 13

Drawing name: X:\2014\140004\plan sheets\140004site.dwg Apr 30, 2014 - 4:19pm



UTILITY NOTES:

1. ELECTRICAL SERVICE EQUIPMENT (METERS, MAINS, ETC.) LOCATED ON BLDG. EXTERIOR.
2. 3'-0" PAD MOUNTED TRANSFORMER SUPPLIED AND INSTALLED BY UTILITIES COMPANY. PAD SUPPLIED BY CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH UTILITIES COMPANY.
3. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP RELATIVE TO WATER AND SANITARY SEWER SHALL BE IN ACCORDANCE TO THE APPROPRIATE GOVERNING AGENCY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS. UNDERGROUND FIRE SUPPRESSION SERVICE MATERIALS AND INSTALLATION MUST FOLLOW NFPA 13 & 24 STANDARDS.
4. DOMESTIC WATER SERVICE SHALL BE 2" CTS.
5. 6" C900 FIRE SPRINKLER SYSTEM PER DESIGN STANDARD NFPA 13 & 24. REFER TO ARCHITECTURAL AND SPRINKLER SYSTEM PLANS.
6. MINIMUM COVER FOR ALL WATER AND SANITARY PIPE SHALL BE (42) INCHES FROM THE TOP OF THE PIPE TO FINISHED GRADE OR PAVING UNLESS OTHERWISE SHOWN ON PLANS OR DIRECTED BY THE ENGINEER PER CITY SPECIFICATIONS.
7. SEWER SERVICE SHALL BE 4" PVC SDR 35. USE BENDS & FITTINGS AS REQUIRED.
8. INSTALL SANITARY SEWER AND WATER SERVICE A MINIMUM OF 10 FEET FROM BUILDING. SERVICE ENDS SHALL BE PLUGGED. BUILDING CONTRACTOR SHALL INSTALL BENDS AS REQUIRED AND EXTEND SERVICES INTO BUILDING. CONTRACTOR TO COORDINATE LOCATION OF SERVICES ENTERING BUILDING WITH PLUMBING/MECHANICAL FOR PROPER INSTALLATION.
9. CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION OF ALL GOVERNING AGENCIES AS WORK IS IN PROGRESS FOR REQUIRED INSPECTIONS.
10. VERIFY THE LOCATION OF ALL EXISTING UTILITIES. CONTACT NATION WIDE CALL SYSTEM 811 TEXAS ONE-CALL SYSTEM INC. DIAL 811 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK.
11. COORDINATE WITH ELECTRIC UTILITY AND PROVIDE AND INSTALL TRENCHING AND PVC SLEEVING UNDER ANY PAVEMENT AS REQUIRED FOR TRANSFORMER HOOK-UP.
12. COORDINATE WITH PROPER SERVICE PROVIDING COMPANY/UTILITY AND PROVIDE AND INSTALL TRENCHING AND PVC SLEEVING FROM BUILDING TO PROPERTY LINE AS REQUIRED FOR TELEPHONE/TV/INTERNET LINES.
13. COORDINATE WITH GAS UTILITY FOR CONNECTION DESIGN AND INSTALLATION.
14. COORDINATION MUST TAKE PLACE BETWEEN THE CONTRACTOR AND THE ARCHITECT/PLUMBER TO ENSURE APPROPRIATE PLACEMENT OF THE GREASE TRAP AND SEWER SERVICE AND WATER SERVICE LOCATIONS.
15. CONSULT ARCHITECTURAL PLANS FOR ROOF DRAIN LOCATIONS.
16. COORDINATE NEW WATER SERVICE AND SANITARY SEWER SERVICE CONNECTIONS WITH THE APPROPRIATE GOVERNING AGENCY.
17. GENERAL CONTRACTOR AND UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF THE DEPTH, SIZE AND LOCATION OF EXISTING STUBS LISTED ON THIS PLAN PRIOR TO THE ORDERING OF ANY FITTINGS, STRUCTURES, CASTINGS, ETC. NOTIFY THE OWNER OF ANY DISCREPANCIES BETWEEN THE INVERT ELEVATION SHOWN AND THE FIELD ELEVATION. ENGINEER & OWNER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCY FOUND AS DEPTH ARE ESTIMATED.
18. BUILDING SHALL BE SPRINKLED FIRE PROTECTION IS PROPOSED ONSITE. SEE ARCHITECTURAL PLANS.
19. LANDSCAPING, OR ANY OTHER OBSTRUCTION, SHALL NOT BE LOCATED WITHIN 7.5 FEET TO THE FRONT AND SIDES OR 4.5 FEET TO THE REAR OF ANY FIRE HYDRANT OR FIRE DEPARTMENT CONNECTION.

PROPOSED UTILITY LEGEND:

- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED SANITARY/STORM MANHOLE
- PROPOSED GATE VALVE
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE PAVEMENT

SURVEY STANDARD SYMBOLS

- 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 1/2" IRON ROD W/CAP FND
- 1/2" IRON ROD FND
- RM RECORD MONUMENT
- CM CONTROL MONUMENT
- UTILITY POLE
- OVERHEAD UTILITY LINES
- FIRE HYDRANT
- PL BURIED PIPELINE MARKER (NUSTAR PETROLEUM PIPELINE)
- MANHOLE
- FO BURIED FIBER OPTIC MARKER SIGN
- CONCRETE

N

0 10 20 40
SCALE IN FEET

Texas 811

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Rib Crib BBQ

RIB CRIB BBQ
COULTER STREET & TUSCANY PARKWAY
CITY OF AMARILLO, TEXAS

UTILITY PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of TEXAS

Date License No.

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BY DATE

DATE	ISSUE
4.4.14	PD Amendment Submittal
4.29.14	Revised-review comments

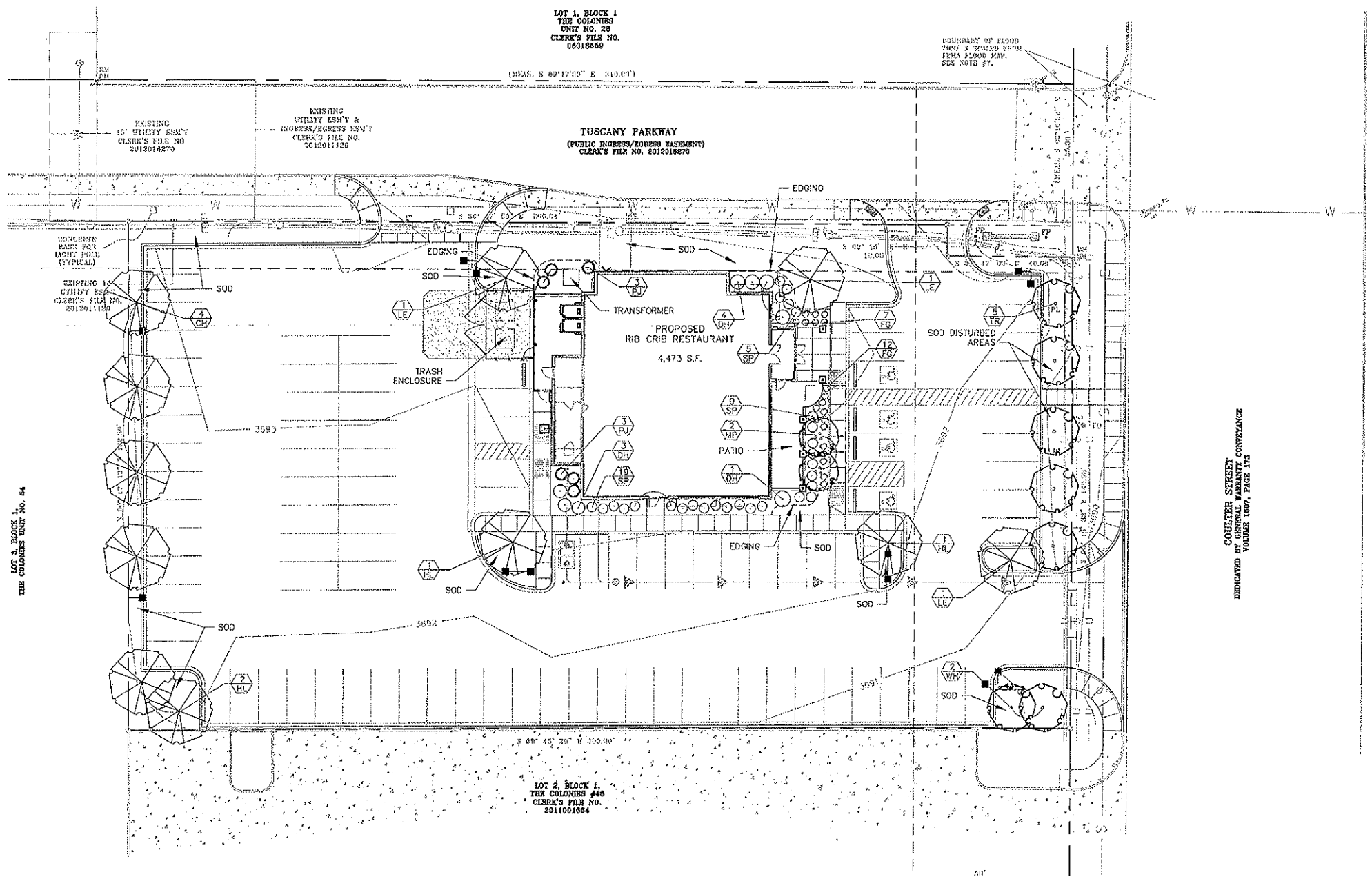
PROJECT TEAM DATA

DESIGNED: DM
DRAWN: DM
PROJECT NO: 214-0004

C-3

SHEET 5 of 13

Drawing name: X:\2014\140004\plan sheets\140004util.dwg Apr 30, 2014 - 4:20pm



LANDSCAPE PLAN NOTES:

1. LANDSCAPE CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTING BID TO BECOME COMPLETELY FAMILIAR WITH SITE CONDITIONS.
2. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING IN CONFORMANCE WITH ANSI Z60.1, THE "AMERICAN STANDARD FOR NURSERY STOCK," AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN. SOIL FREE OF LIME ROCK, PEBBLES, OR OTHER CONSTRUCTION DEBRIS SHALL BE PROVIDED.
3. IF THERE IS A DISCREPANCY BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLAN AND THE NUMBER SHOWN ON THE PLANT LIST, THE NUMBER SHOWN ON THE PLAN SHALL GOVERN.
4. INSTALL 1'-0" MIN. OF SELECT TOPSOIL TO ALL SHRUB AREAS. CONTRACTOR IS RESPONSIBLE FOR THE FINE GRADING OF SOD AREAS.
5. CONTRACTOR WILL STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
6. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF HARDWOOD MULCH OVER WEED BARRIER. EDGER TO BE VALLEY VIEW BLACK DIAMOND EDGING OR APPROVED EQUAL.
7. INSTALL 3-4" DEPTH HARDWOOD MULCH, 3'-6" FROM BASE OF THE TREES THAT ARE ISOLATED FROM PLANT BEDS. DO NOT PILE MULCH AGAINST THE BASE OF A PLANT OR TREE TRUNK; PULL THE MULCH AWAY FROM THE BASE ONE TO TWO INCHES.
8. CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF WORK) WILL BE PROMPTLY REMOVED AND REPLACED (AS PER DIRECTION OF OWNER).
9. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
10. LANDSCAPE CONTRACTOR TO WATER AND MAINTAIN ALL PLANT MATERIALS AND SOD UNTIL INITIAL ACCEPTANCE.
11. ALL MATERIAL SHALL COMPLY WITH STATE AND LOCAL CONSTRUCTION STANDARDS.
12. REPAIR AT NO COST TO OWNER ALL DAMAGE TO PROPERTY RESULTING FROM LANDSCAPE WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE TO LOCATE ALL UNDERGROUND FACILITIES. CONTACT NATIONWIDE CALL SYSTEM 811 TEXAS ONE-CALL SYSTEM, INC. DIAL 811 TWO BUSINESS DAYS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE WORK.
14. LANDSCAPE CONTRACTOR TO COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
15. AFTER COMPLETION OF WORK AND PRIOR TO LEAVING SITE, SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS. LANDSCAPE CONTRACTOR SHALL REMOVE ALL OF THEIR OWN DEBRIS FROM SITE.
16. ALL PLANTING SOIL BELOW ROOT BALL SHALL BE COMPACTED AND THOROUGHLY WATERED PRIOR TO PLANTING.
17. LANDSCAPE CONTRACTOR TO PROTECT EXISTING VEGETATION TO BE RETAINED DURING SITE AND BUILDING CONSTRUCTION PROCESS, AS APPLICABLE.
18. LANDSCAPE CONTRACTOR SHALL INSTALL BERMUDA SOD IN DENOTED AREAS PER LOCAL INDUSTRY STANDARDS. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND HAVE STAGGERED JOINTS.
19. CONTRACTOR TO PROVIDE DESIGN AND INSTALLATION OF AN IRRIGATION SYSTEM INCLUDING CONTROLS, ELECTRICAL AND WATER SERVICE CONNECTIONS WITH 100% COVERAGE FOR SOD AND SHRUB AREAS PER GOVERNING AGENCY AND LOCAL DESIGN REQUIREMENTS. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. DESIGN TO INCLUDE DRIP IRRIGATION IN SHRUB AREAS ADJACENT TO BUILDING. EXCESS WATER SHALL NOT COME IN CONTACT WITH BUILDING AND SIDEWALKS. THE IRRIGATION SYSTEM SHALL HAVE A RAIN/FREEZE SENSOR SHUTOFF. USE RAINBIRD OR APPROVED EQUAL. COORDINATE INSTALLATION WITH WORK OF OTHER SECTIONS.
20. GENERAL CONTRACTOR SHALL FOLLOW THE STATE SOIL AND EROSION CONTROL SPECIFICATIONS FOR DISTURBED AREA STABILIZATION.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REQUIRED PERMITS TO BE ISSUED BY REVIEWING AGENCY.
22. BACK OF CURB TO PROPERTY LINE (EXCLUDING THE SIDEWALK) MUST BE LANDSCAPED.

LANDSCAPE SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	MATURE H X W	SIZE	DENSITY UNITS	REMARKS	
		TREES						
WH	2	WASHINGTON HAWTHORN	Crataegus phaenopyrum	25' X 20'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	
LE	3	LACEBARK ELM 'ALLEE'	Ulmus parvifolia 'Emer II'	50' X 35'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	
TR	5	TEXAS REDBUD	Cercis canadensis var. texensis	20' X 15'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	PINK FLOWERS
MP	2	NEW MEXICAN PRIVET	Forestiera neomexicana	15' X 10'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	
CH	4	COMMON HACKBERRY	Celtis occidentalis	50' X 50'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	
HL	4	SKYLINE HONEYLOCUST	Gleditsia triacanthos	50' X 50'	3" CAL. B&B		STRAIGHT TRUNK, NO V-CROTCH	
		SHRUBS						
SP	33	BLUE MIST SPIREA	Caryopteris clandonensis 'Longwood Blue'	3' x 3'	3 GAL. POT			
PJ	6	PFITZER JUNIPER	Juniperus chinensis 'Compact Pfitzer	4' X 6'	5 GAL. POT		MIN. 5 CANES	
DH	8	CARISSA HOLLY	Ilex cornuta 'Carissa'	3' X 4'	3 GAL. POT			
		PERENNIALS						
FG	19	DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Hamein'		1 GAL. POT			

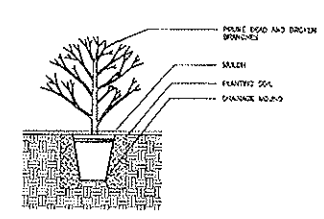
NOTE: CALIPER OF TRUNK SHALL BE MEASURED 1' ABOVE THE GROUND.

LANDSCAPE REQUIREMENTS:

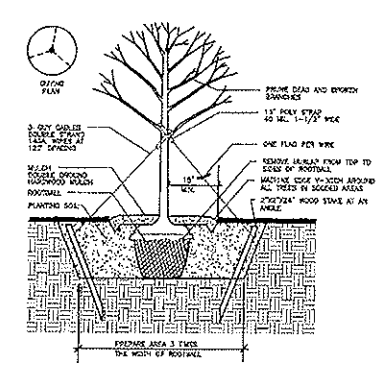
LANDSCAPE TREES
REQUIRED: 4 TREE PER 5,000 SF OF LOT AREA
LOT AREA 47,958 SF/5,000 SF X 4 = 40
40 TREES REQUIRED

PROVIDED: 20 TREES

OFF STREET PARKING LANDSCAPING:
REQUIRED: 15% OF 47,958 S.F. = 7,193 S.F.
PROVIDED: 9,384 S.F. (19.6%)



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE LEGEND:

- LARGE DECIDUOUS TREE
- SMALL TREE
- MEDIUM SHRUB
- SMALL SHRUB
- ORNAMENTAL GRASS
- POLY EDGER

Texas 811

N

0 10 20 40
SCALE IN FEET

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Minneapolis, MN 55415
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COULTER STREET & TUSCANY PARKWAY
CITY OF AMARILLO, TEXAS

LANDSCAPE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of TEXAS

Date License No.

QUALITY ASSURANCE/CONTROL

BY	DATE

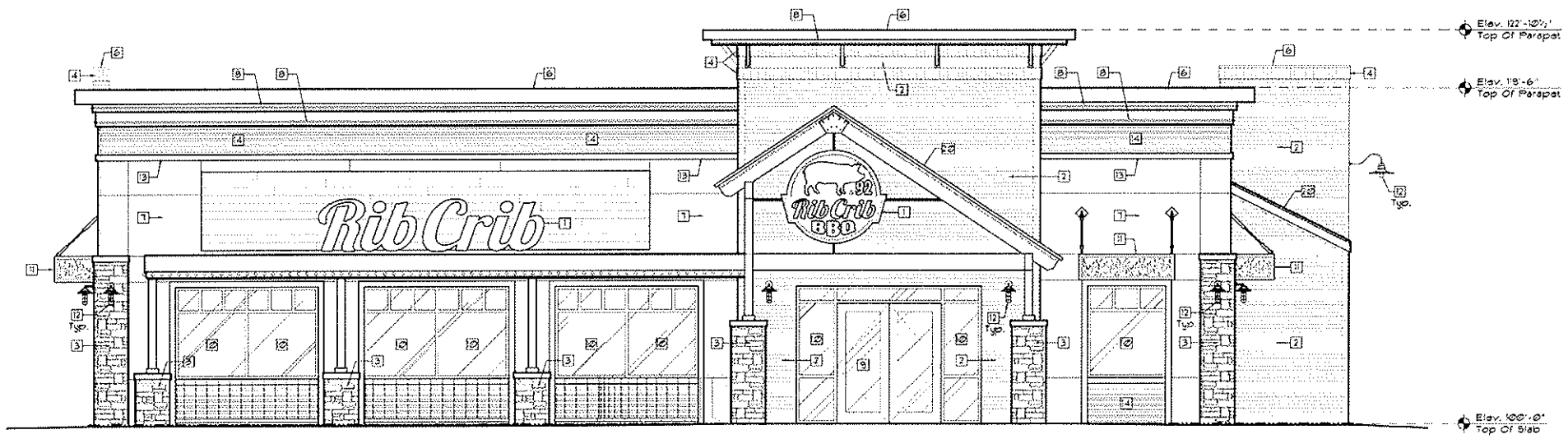
DATE	ISSUE
4.4.14	PD Amendment Submittal
4.29.14	Revised-review comments

PROJECT TEAM DATA
DESIGNED: EK
DRAWN: MMM
PROJECT NO: 214-0004

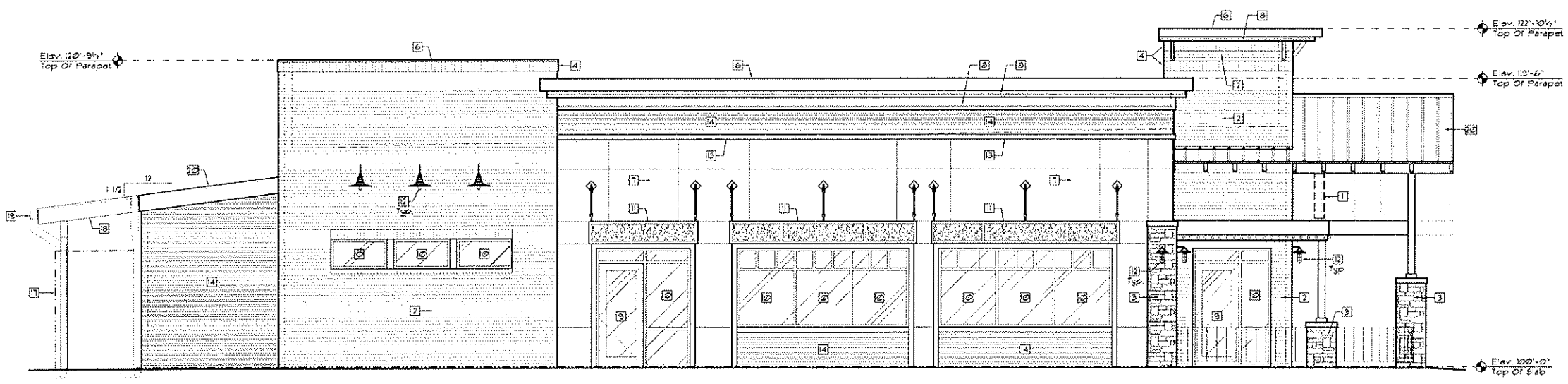
L-1

SHEET 9 of 13

Drawing name: X:\2014\140004\plan sheets\140004land.dwg Apr 30, 2014 - 4:18pm



1 EAST ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

Keynote Schedule

Mark	Description
1	New Backlit Signage Provided By Owner, Connected Electrically By Contractor.
2	Modular Face Brick, Running Bond Field Color. Refer: Finish Notes.
3	Manufactured Stone Refer: Finish Notes.
4	Brick Soldier Course Accent Color. Refer: Finish Notes.
5	E.I.F.S. Cornice, Refer: Details.
6	Custom Metal Coping, Refer: Details & Finish Notes.
7	E.I.F.S. On 1" Or 3" Rigid Insul. On Stucco Wrap Over Ext. Gyp. Sheathing On 2x6 Wood Stud Framing. Refer: Finish Notes. Provide 1 1/2" Rigid Insul. On Back Wall
8	Red LED Band, Provided By Owner, Connected Electrically By Contractor. Refer: Electrical For Junction Locations.
9	New Storefront Glass Door W/Tempered Safety Glazing Refer: Door Schedule
10	1" Insulated Glass Set In Aluminum Frame, Refer: Specs.
11	New Turnbuckle Awning, Refer: Exterior Finish Notes.
12	New Exterior Performance Wall Sconce Light Fixture, Refer: Light Fixture Schedule.
13	E.I.F.S. Trim, Refer: Wall Sections.
14	Prefabricated Walk-In Cooler Unit W/Insulated Metal Door, Painted. Refer: Finish Notes.
15	New Awning Light, Refer: Light Fixture Schedule
16	Painted Wood Signage Provided & Installed By Tenant.
17	Line Of Wood Fencing/Refuse Enclosure.
18	New Wood Beam, Trim, Posts & Rafters, Painted. Refer: Finish Notes.
19	Prefinished Metal Gutter & Downspout Assembly.
20	Standing Seam Metal Roof On 15# Roofing Felt On 5/8" Plywood Deck, Refer: Specifications.
21	1/2" Reveal, Refer: C/A-3.
22	Brick Soldier Medallion Accent Color. Refer: Finish Notes.

SIGNAGE NOTE:
TENANT FURNISHED AND INSTALLED, TYPICAL AT ALL SIGNAGE. ALL SIGNAGE TO BE PERMITTED UNDER A SEPARATE PERMIT.

NOTE:
DOWNSPOUTS SHALL CONNECT TO BELLOW GRADE SCH. 40 PVC PIPE AND EXTEND THROUGH FACE OF CURB.

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PROJECT

RIB CRIB

AMARILLO TEXAS

REVISION SCHEDULE

NO	DATE	DESCRIPTION

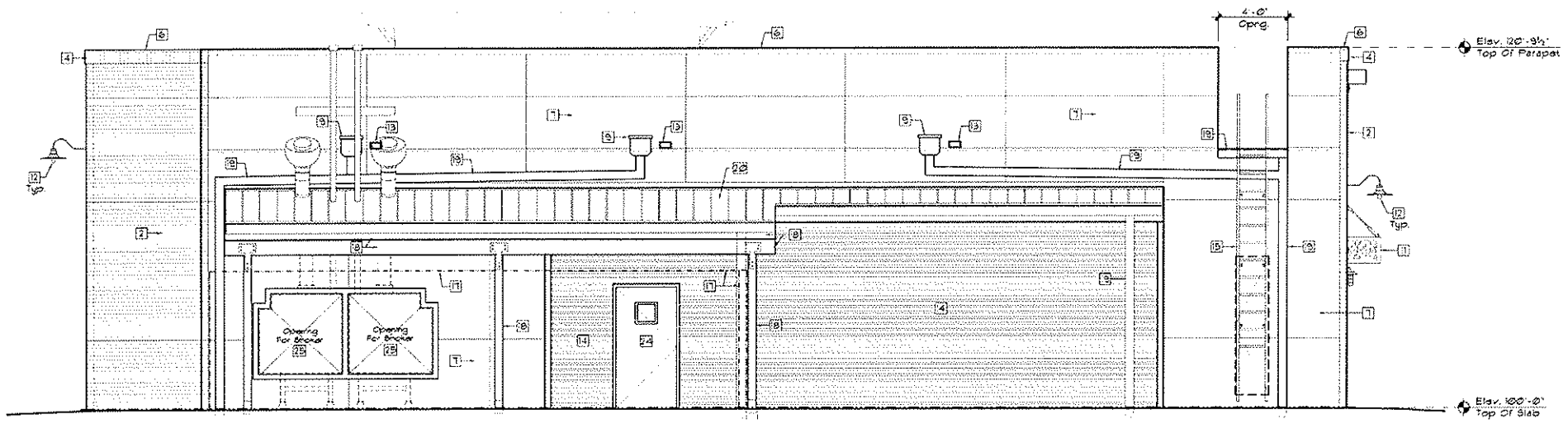
PROJECT NO. 14-16549
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ISSUE DATE
CLIENT PROJECT NO.

TITLE

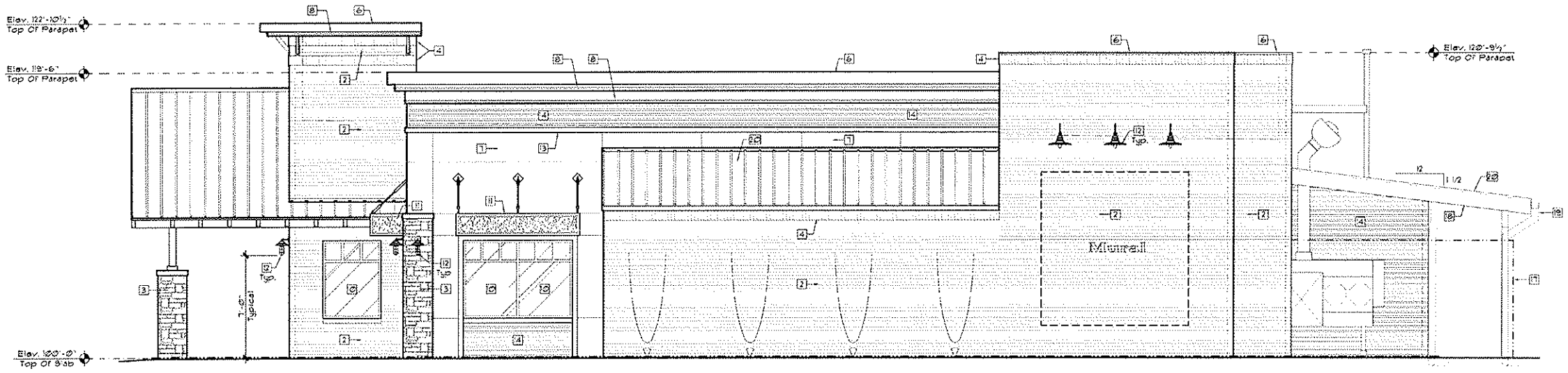
EXTERIOR ELEVATIONS

SHEET

A2.11



1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

Keynote Schedule

Mark	Description
1	New Backlit Signage Provided By Owner, Connected Electrically By Contractor.
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3	Manufactured Stone Refer: Finish Notes.
4	Brick Soldier Course Accent Color, Refer: Finish Notes.
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PROJECT
RIB CRIB
AMARILLO TEXAS

REVISION SCHEDULE

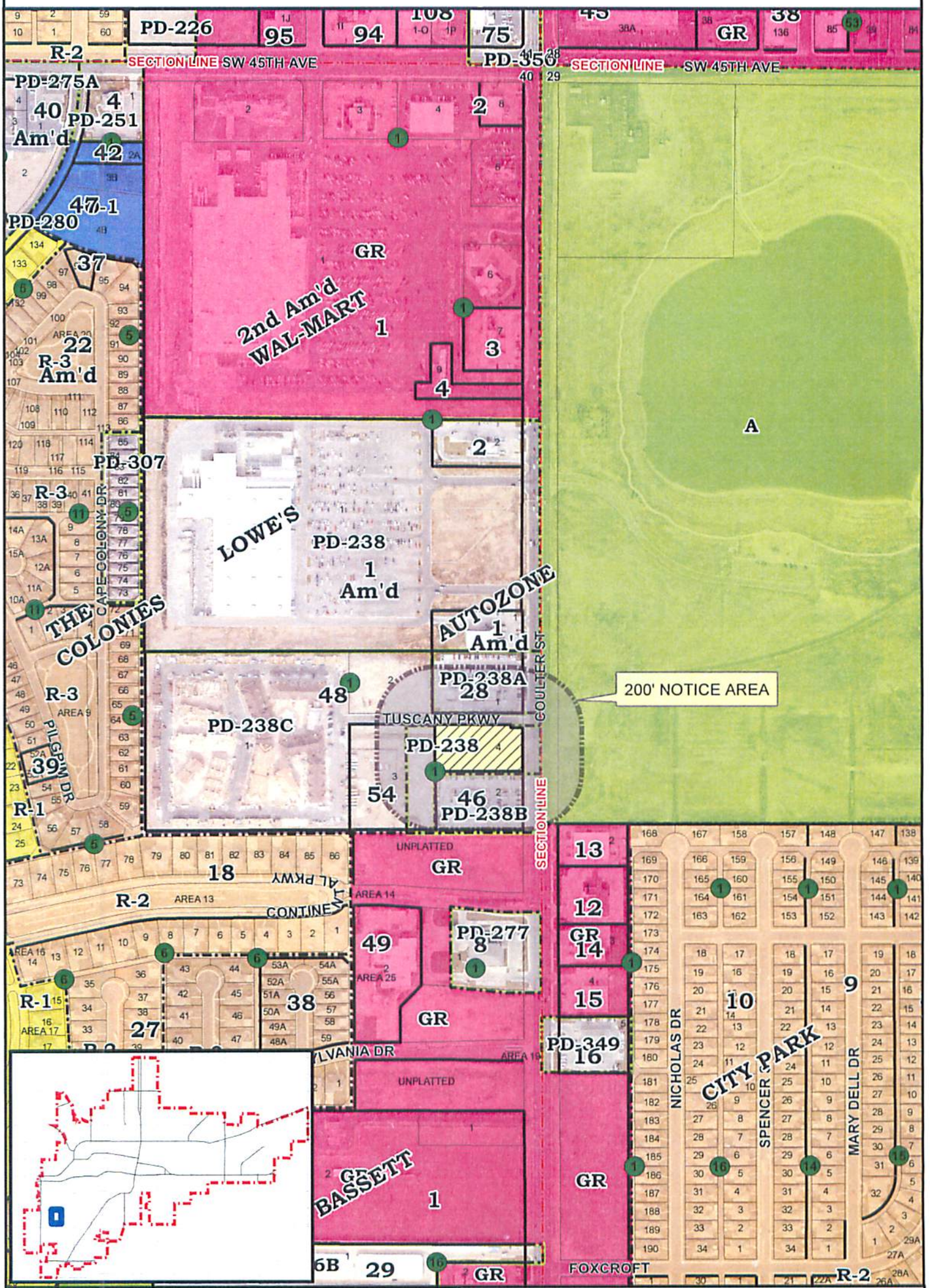
NO	DATE	DESCRIPTION

PROJECT NO. 14-16549
FILE NAME
DRAWN BY
DESIGNED BY
REVIEWED BY
ISSUE DATE
CLIENT PROJECT NO.

TITLE
EXTERIOR ELEVATIONS

SHEET
A2.12

REZONING FROM PD TO AMD PD



CITY OF AMARILLO
PLANNING DEPARTMENT

Scale: 1" = 400'
Date: 4-25-14
Case No: Z-14-10

N W E S

Z-14-10 Rezoning of Lot 4, Block 1, The Colonies Unit No. 54, in Section 40, Block 9, BS&F Survey, Randall County, Texas, plus one-half of all bounding streets, alleys , and public ways to change from Planned Development District 238 (PD-238) to amended planned development for a restaurant.

Applicant: Ronald Fiscus

Vicinity: Coulter St. and SW 45th Ave. AP: J-15