

THE CITY OF AMARILLO, TEXAS

Interdepartmental
Office Communication

March 31, 2010

TO: Distribution List

FROM: Planning Department

SUBJECT: Z-10-03 (PD362) Rezoning of a 0.69 acre tract of unplatted land 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 General Retail District to Planned Development District 362 for an auto tune-up and repair business.

APPLICANT: Paul Fields

The Amarillo City Commission, at its meeting of March 9, 2010, approved the above-referenced zoning. The ordinance affecting this change is No. 7211. Copies of the ordinance and vicinity sketch are attached. Please post your records accordingly.



Kelley Shaw, Planning Director



ORDINANCE NO. 7211

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 ROAD AND HILLSIDE ROAD, 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 Commission; and,

WHEREAS, the City Commission 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 COMMISSION 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 Director of Community Services Division is hereby amended to reflect the following zoning use changes:

Rezoning of a 0.69 acre tract of unplatted land 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 General Retail District to Planned Development District 362 for an auto tune-up an repair business and being further described below.

APPLICANT: Paul Fields

Beginning at a iron pin found (1/2" rebar with cap #5374) located on the west right-of-way of Coulter St. and being the northeast common corner of Lot 2, Block 12, The Colonies Unit No. 33 and running with said common lot N 89-47-52 W for 302.08 feet to a 2" metal fence post found 6' tall, passing an iron pin set with cap (PLS 6080) at 300.08 feet;

Thence along a common line with The Colonies Unit No. 32, N 00-17-35 W for 100.06 feet to an iron pin with cap set; (PLS 6080), passing an iron pin set with cap (PLS 6080) at 2.00 feet;

Thence S 89-47-00 E for 302.10 feet to an iron pin with cap set (PLS 6080) located on the west right-of-way of Coulter St.,

Thence along Coulter St. S 00-15-52 E for 100.00 feet to an iron pin found (1/2" rebar with cap #5374) being the point of beginning.

SECTION 2. All ordinances and resolutions or parts thereof that conflict with this ordinance are hereby repealed, to the extent of such conflict.

SECTION 3. 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.

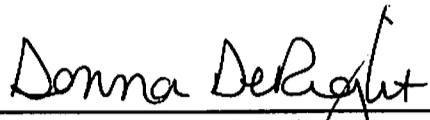
SECTION 4. This ordinance shall become effective from and after its date of final passage.

INTRODUCED AND PASSED by the City Commission of the City of Amarillo, Texas, on First Reading on this the 2nd day of March 2010; and PASSED on Second and Final Reading on this the 9th day of March 2010.



Jim Simms, Mayor Pro Tem

ATTEST:

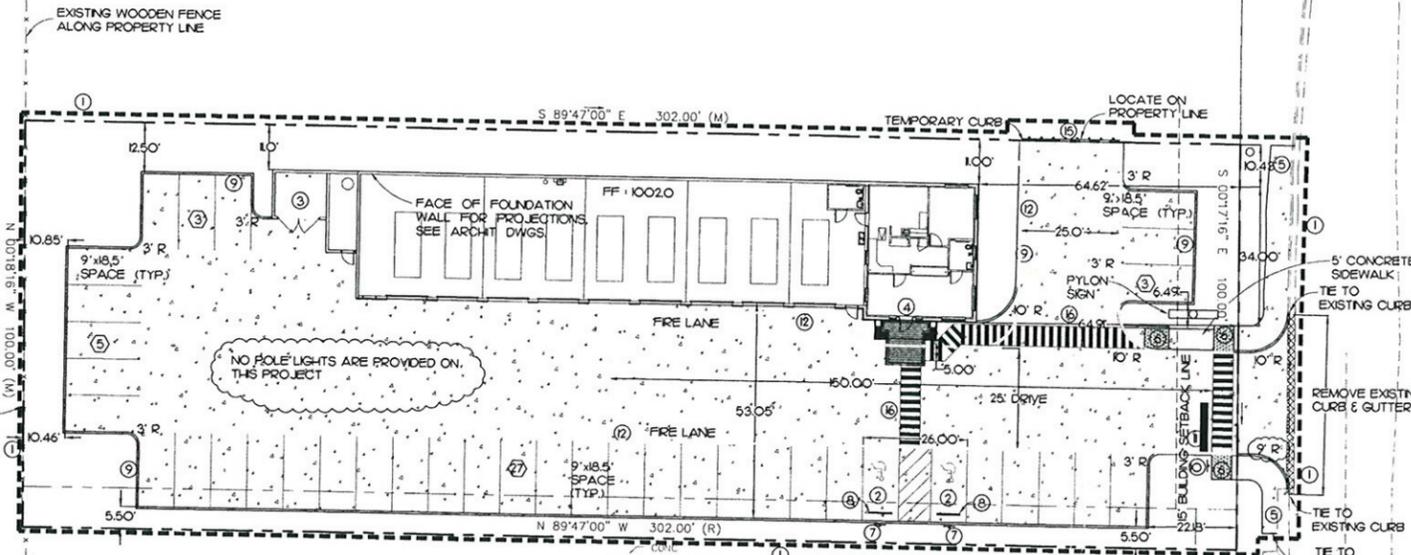


Donna DeRight, City Secretary

VOL. 029098
PART ACCT # 37004003579
'UNPLATTED'

THE COLONIES UNIT # 32
VOL. 2467
ACCT # 37004003600

EXISTING WOODEN FENCE
ALONG PROPERTY LINE



SPECIFIC DATA

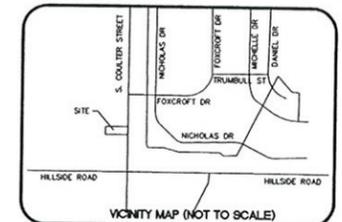
- A. PRESENT ZONING CLASSIFICATION ON PROPERTY -- GENERAL RETAIL
- B. REQUESTED ZONING CLASSIFICATION-- PLANNED DEVELOPMENT
- C. TOTAL AREA OF PROPERTY IN ACRES AND SQUARE FEET 0.693 ACRES OR 30,197 SF
- D. PERCENTAGE OF MAXIMUM COVERAGE 556 / 30997 = 17%
- E. PERCENT OF ON-SITE LANDSCAPING
- F. LOCATION OF ALL EXISTING BUILDINGS NOT APPLICABLE--NO EXISTING BUILDINGS
- G. PROPOSED USE OF EACH STRUCTURE AND SQUARE FOOTAGE AUTOMOTIVE REPAIR - 5,156 SF
- H. NOTATION OF MAXIMUM BUILDING HEIGHT ROOF PEAK IS 24 FEET
- I. DELINEATION OF DIMENTIONED BUILDING SETBACK SEE SITE PLAN
- J. DELINEATION OF OFF STREET PARKING SEE SITE PLAN
- K. DELINEATION OF ALL INGRESS-EGRESS SEE SITE PLAN
- L. DELINEATION OF ALL PUBLIC STREETS SEE SITE PLAN
- M. LOCATION OF ALL PUBLIC EASEMENTS, UTILITY LINES, AND FRELANES SEE SITE PLAN
- N. DELINEATION OF ALL FENCING, SCREENING WALLS, INCLUDING HEIGHT, MATERIALS, ETC SEE SITE PLAN
- O. DIMENSIONING OF ALL CRITICAL ELEMENTS OF SITE PLAN SEE SITE PLAN
- P. LOCATION, TYPE, HEIGHT AND ILLUMINATION OF ALL EXTERIOR SIGNS SEE ATTACHMENT
- Q. LOCATION, TYPE AND HEIGHT OF ALL EXTERIOR LIGHTING SEE ATTACHMENT
- R. LOCATION, TYPE OF REUSE COLLECTION (PUBLIC OR PRIVATE) SEE SITE PLAN. PUBLIC HAULLER WILL BE UTILIZED.
- S. ANY OTHER SITE PLAN INFORMATION REQUIRED BY THE P&Z COMMISSION AND CITY COUNCIL WILL BE PROVIDED IF REQUESTED

LOT 2 - BLOCK 12
THE COLONIES UNIT # 33
VOLUME 2007013652
HALLE PROPERTIES, LLC
ACCT # 96830710

LOT 1 - BLOCK 25
THE COLONIES UNIT # 11
THE LOCATION LOCATION LOCATION, LTD
VOLUME 20373
ACCT # 96830000

'UNPLATTED'
VOL. 029098
ACCT # 37004003575

- A. ALL PARKING AND DRIVEWAYS SHALL CONFORM TO THE REQUIREMENTS 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 MARK OR AREA REQUIREMENT NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH THE ZONING DISTRICT IN WHICH THE PROPERTY WAS LOCATED PRIOR TO THIS AMENDMENT.
- E. ANY ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- F. ALL FENCING, SCREENING, LANDSCAPING, DRIVEWAYS, AND PARKING AREAS SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES BY THE DEVELOPER. ALL LANDSCAPING TO BE INSTALLED PRIOR TO RECEIVING A CERTIFICATE OF OCCUPANCY, OR WITHIN 60 MONTHS OF OCCUPANCY. STRUCTURE # 300 WEATHER EXPOSED. ALL LANDSCAPE MATERIALS, TREES, GRASS, SHRUBS, ETC., SHALL BE INSTALLED ON THE SITE IN THE SAME MANNER AS DEPICTED ON THE SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED 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. NO USE OTHER THAN THAT ALLOWED UNDER THE PREVIOUS ZONING CLASSIFICATION OR THAT WHICH IS SPECIFIED BY THIS SITE PLAN IS ALLOWED. ANY OTHER USE CHANGE SHALL REQUIRE A ZONING AMENDMENT FOR THIS SITE.
- 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 BASEMENT.
- 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-OF-WAY OR BY OTHER MEANS IF APPROVED BY THE CITY ENGINEER.
- L. THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS.



PARKING TABLE

TOTAL PARKING REQUIRED	11 SPACES
1 SPACE	500' SF GFA
HC PARKING REQUIRED	1 SPACES
TOTAL PARKING PROVIDED	38 SPACES
STANDARD PARKING	36 SPACES
HC PARKING PROVIDED	2 SPACES

SITE DATA

TOTAL SITE AREA	0.693 ACRES
BUILDING AREA	5,156 FEET
ZONING	GR

- KEYNOTES**
- ① LIMITS OF CONSTRUCTION
 - ② PROPOSED ACCESSIBLE PARKING - SEE DETAIL 4 / C502
 - ③ PROPOSED DUMPSTER AREA -- SEE ARCHT DWGS
 - ④ PROPOSED MAIN EXIT - SEE ARCHT DWGS
 - ⑤ PROPOSED 6-FOOT SIDEWALK -- SEE DETAIL 4 / C501
 - ⑥ PROPOSED DETECTABLE WARNINGS - SEE DETAIL 5 / C502
 - ⑦ PROPOSED HC SIGN - SEE DETAIL 1 / C502
 - ⑧ PROPOSED WHEEL STOP - SEE DETAIL 2 / C501
 - ⑨ PROPOSED CURB - SEE DETAIL 3 / C501
 - ⑩ STOP SIGN DETAIL 8 / C502
 - ⑪ STOP BAR DETAIL 9 / C502
 - ⑫ FIRE LANE DETAIL 1 / C503
 - ⑬ NOT USED
 - ⑭ NOT USED
 - ⑮ TYPE 3 BARRICADE DETAIL 8 / C501
 - ⑯ HC AISLE DETAIL 6 / C502

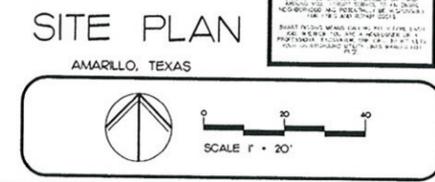
LEGEND

PROPOSED	DESCRIPTION
②	NUMBER OF SPACES PER ROW
—	CONCRETE PARKING BLOCK
♿	HANDICAP SYMBOL
—	SIGN
▨	STRIPING

- NOTES:**
- 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE FACE OF CURB, FACE OF BUILDING, OR CENTER OF PARKING BAY.
 - 2. UNLESS NOTED OTHERWISE, PAVEMENT SHALL BE STANDARD DUTY CONCRETE.
 - 3. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE ENTRANCES, PORCHES, SLOPED SIDEWALK, RAMPS, SERVICE YARD, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE POINTS.

COULTER STREET
(120' R/W)
(ASPHALT GOOD CONDITION - SPEED LIMIT 50 MPH)

PLANNED DEVELOPMENT DISTRICT
PD- 302
Recommended by
AMARILLO P&Z COMMISSION
Date 02/22/10
ORDINANCE 7211
PASSED BY CITY COMMISSION
1st Reading: 03/02/10
2nd Reading: 03/09/10



REVISIONS

BY	DATE	DESCRIPTION
JN	09-20-00	CITY COMMENTS
JC	01-28-2000	MISC
JN	02-05-2000	
JC	02-23-2000	

BIDDERS SHALL NOT CONTACT ENGINEER
FREELAND and KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8995
TX LIC. NO. F-8891

CHRISTIAN BROTHERS AUTOMOTIVE
MAIN & MAIN, INC.
1212 CORPORATE DRIVE
IRVING, TEXAS 75038

DRAWN
JTN
CHECKED
JOC
DATE
1/04/09
SCALE
1" = 20'
DRAWING
CIOI

**HILLSIDE RD. & COULTER ST
AMARILLO, TEXAS**

SIGNS

AMARILLO REGIONAL OFFICE
1400 Beehive Drive, Suite 260
Houston, Texas 77057
713-977-2800
FAX: 713-977-7903

DALLAS REGIONAL OFFICE
2222 San Jacinto Boulevard, Suite 345
Dallas, Texas 75205
940-340-9153
FAX: 940-340-9395

24" FACE-LIT CHANNEL LETTER ELEVATION
(1) ONE SET REQUIRED

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL LETTERS TO BE 24" HIGH AND 1/2" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
4. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
5. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

ADDRESS NUMBER F.C.O. LETTER ELEVATION
(1) ONE SET REQUIRED

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL LETTERS TO BE 6" HIGH AND 1/2" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
4. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

**Christian Brothers
Automotive**

9X12

NOTES:

1. ALL LETTERS TO BE 9" HIGH AND 12" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
4. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

Christian Brothers Automotive

NONILLUMINATED SIGN

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL LETTERS TO BE 6" HIGH AND 1/2" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

INTERIOR FLAT CUT OUT LETTER/LOGO SET ELEVATION
(1) ONE SET REQUIRED

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL LETTERS TO BE 6" HIGH AND 1/2" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

**Architectural PreCast
Keystone
Composition Shingle w/ Ridge Vent**

BUILDING (FRONT) ELEVATION

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL BRICK TO BE 'Promenade' color.
2. ALL BRICK TO BE 'White' color - accent.

SIGN ELEVATION (LAMB)

24" FLAT CUT OUT GEMINI LETTER ELEVATION
(1) ONE SET REQUIRED

SCALE: 1/8" = 1'-0"

NOTES:

1. ALL LETTERS TO BE 24" HIGH AND 1/2" DEEP.
2. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.
3. ALL LETTERS TO BE MOUNTED ON A 1/2" ALUMINUM CHANNEL LETTER.

SIGN ELEVATION (LAMB)

**NOTE:
NO SIGNS ON WESTERN WALL**

SIGN ELEVATION (LAMB)

REVISIONS	BY

**BIDDERS SHALL NOT CONTACT ENGINEER
FREELAND and KAUFFMAN, INC.**

Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
Tel: 864-233-5497
Fax: 864-233-5896
TX. LIC. NO. E-8891

**CHRISTIAN BROTHERS AUTOMOTIVE
MAIN & MAIN, INC.**

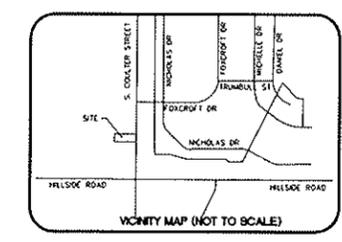
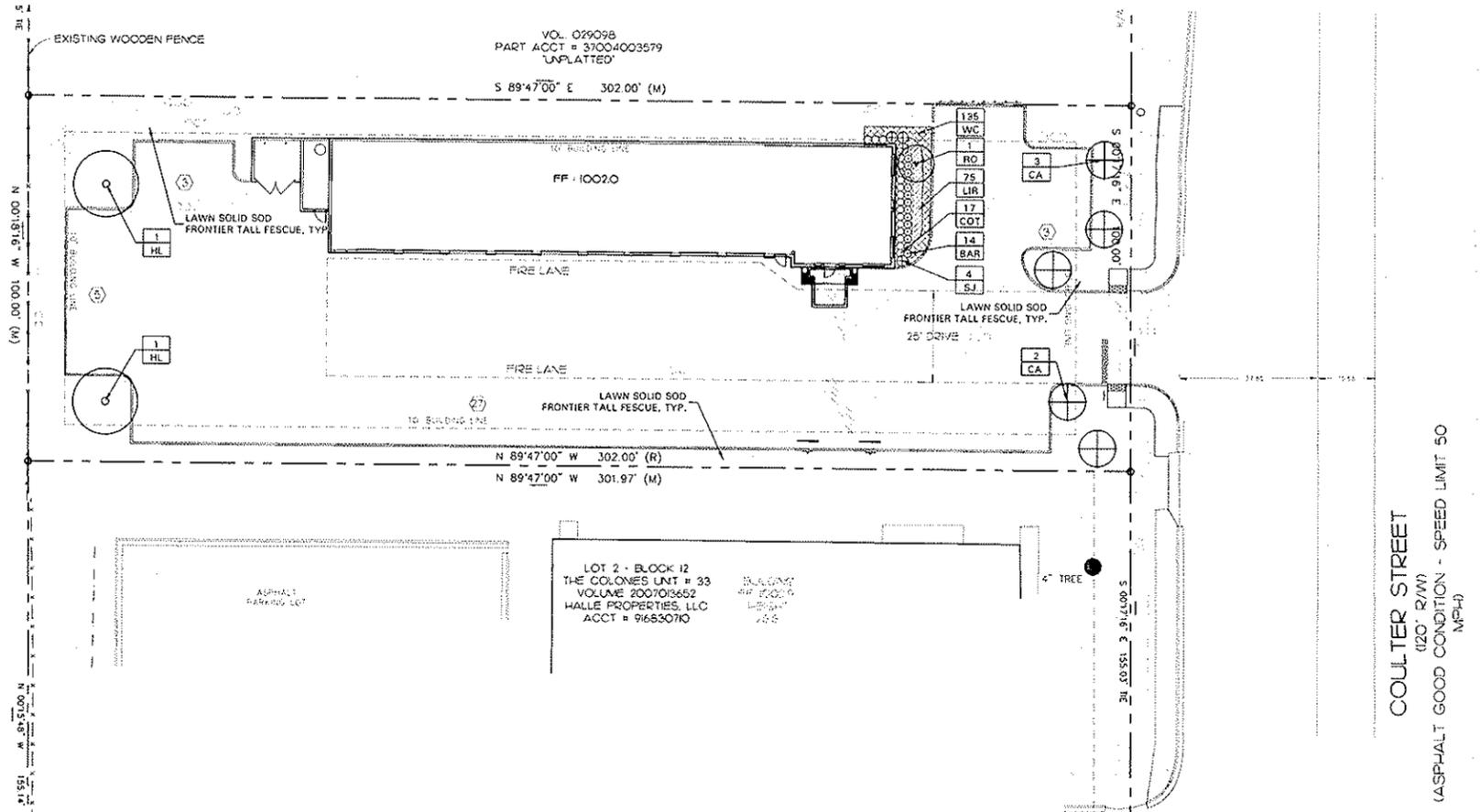
101 CORPORATE DRIVE
EVING, TEXAS 75038

**CHRISTIAN BROTHERS AUTOMOTIVE
MAIN & MAIN, INC.**

101 CORPORATE DRIVE
EVING, TEXAS 75038

DRAWN BY
CHECKED BY
DATE
SCALE
DRAWING

THE COLONES UNIT # 32
VOL. 2467
ACCT # 37004003600



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
- CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD FRONTIER TALL FESCUE, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
CA	<i>Malus spp. 'Spring Snow'</i>	'Spring Snow' Crabapple	5	2" cal.	container grown, 8" ht., 4" spread min., 4" branching ht.
HL	<i>Gleditsia triacanthos 'Skyline'</i>	'Skyline' Honey Locust	2	3" cal.	container grown, 15" ht., 5" spread, 5" branching ht., matching
RO	<i>Elaeagnus angustifolia</i>	Russian Olive	1	2" cal.	container grown, 8" ht., 4" spread min., 4" branching ht.
SHRUBS/GROUND COVER					
BAR	<i>Berberis thunbergii 'Crimson Pigmy'</i>	Crimson Pigmy Barberry	14	5 gal.	container full, 20" spread, 24" o.c.
COT	<i>Cotoneaster glaucocephalus</i>	Gray Leaf Cotoneaster	17	5 gal.	container full, 20" spread 24" o.c.
LIR	<i>Liriope muscari 'Big Blue'</i>	Liriope 'Big Blue'	75	4" pots	container full top of container, 12" o.c.
SJ	<i>Juniperus chinensis 'Sea Green'</i>	Sea Green Juniper	4	5 gal.	container full, 24" spread, 36" o.c.
WC	<i>Evoymias fortunei 'Coloratus'</i>	Wintercreeper	135	4" pots	container (9) 12" runners min., 12" o.c. solid sod, refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

THE CITY OF AMARILLO, TEXAS

LANDSCAPE AREA

1. 5% of the off-street parking area shall be landscape
Total Off-Street Parking Area: 16,610 s.f.

Required	Provided
830 s.f.	912 s.f. Interior Landscape
	7,423 s.f. (24.5%) Total Site Landscape Area

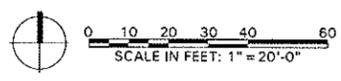
TREES

1. One (1) tree per 5,000 s.f. of total developed lot area.
Total Lot Area = 30,197 s.f.

Required	Provided
(6) trees, 2" cal.	(6) trees, 2" cal.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.



la terra studio
landscape architecture
park planning

2108 commercial street - dallas - texas 75201
214.749.0333 fax 214.208.3128
www.latterastudio.com

Christian Brothers Automotive
Main & Main, Inc.
1212 Corporate Drive
Amarillo, TX
Irving, Texas

submittals / revision

no.	date	detail
1	02.23.10	city comments

la terra studio, inc.

09037
its project number
12.14.09
date
kah
drawn by
kah
checked by



02.23.10
sheet title
Landscape Plan
sheet number

L1.01

