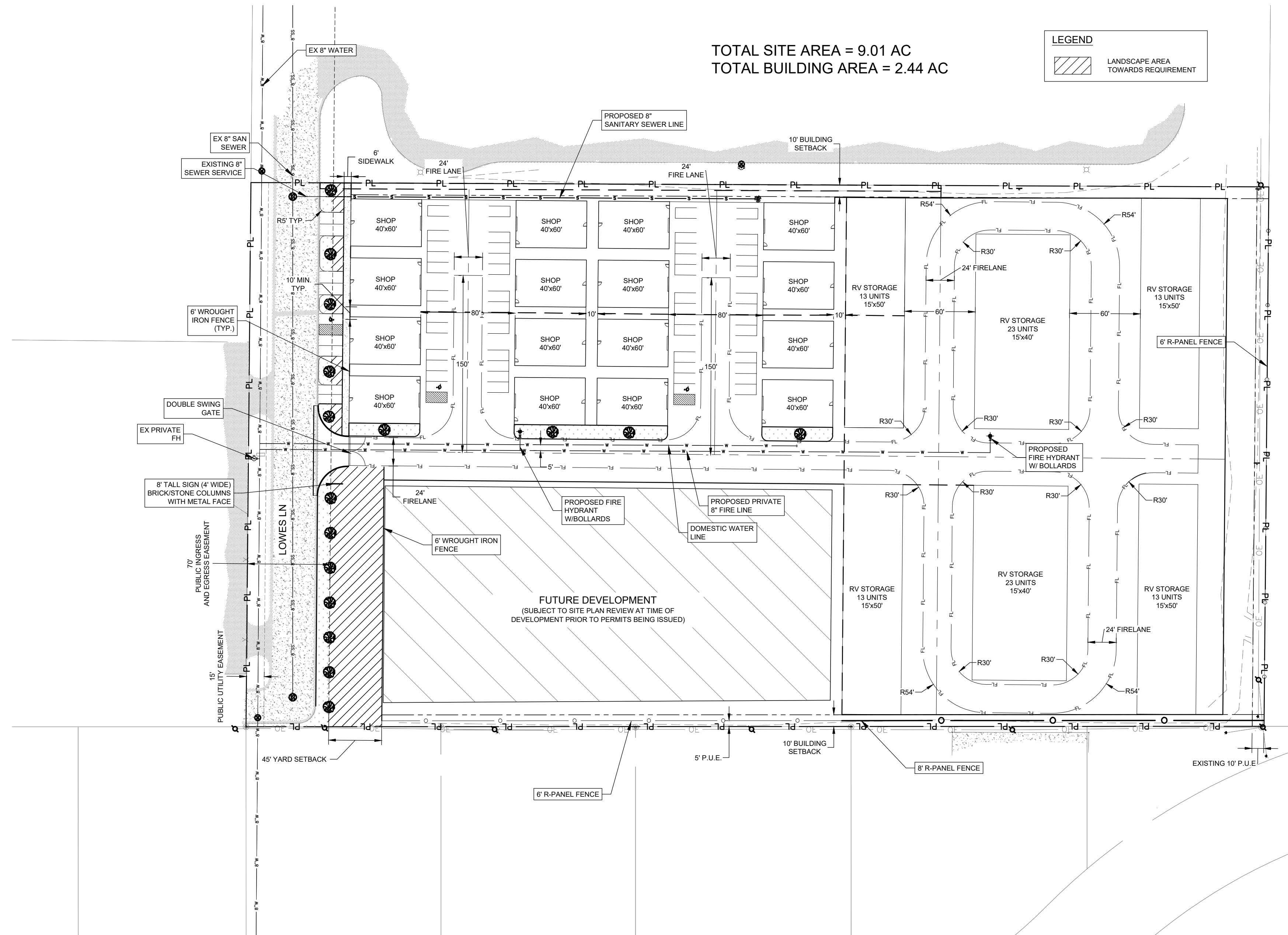
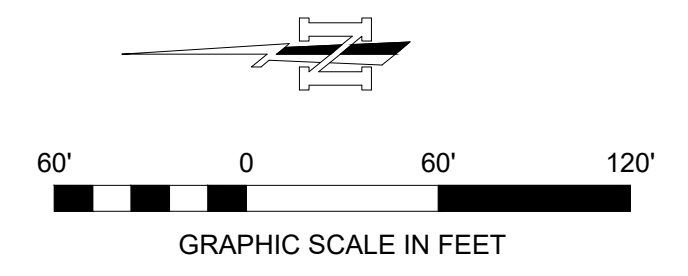


Parking Calculations Summary	
Total Area of Shops	38400 SF
Parking Ratio	1/500 SF
Total Parking Spaces Required	77
Total Parking Spaces Provided	61
Overhead Door Spaces	16
<b>Total</b>	<b>77</b>
HC Parking Ratio	1/25 Spaces
Total HC Spaces Required	3
Total HC Spaces Provided	3

Landscaping Requirements		
a	Total Lot Area	9.01 AC
b	Total Building Footprint	2.44 AC
c	Total Required Landscaped Area	0.24 AC
d	Total Area of Living Landscape Required	0.12 AC
e	Total Area of Living Landscape Provided	0.13 AC
f	Total Area of Non-Living Landscape Provided	0.13 AC
g	Total Landscape Area Provided	0.26 AC
Street Tree Requirements		
g	Total Length of Street Frontage	461 LF
h	Total Number of Trees Required per Street Frontage	12
i	Total Number of Trees Provided per Street Frontage	12
Parking Lot Tree Requirements		
j	Total Number of Parking Spaces Provided	77
k	Total Number of Trees Required (Per Total Parking Spaces)	3
l	Total Number of Trees Provided (Per Total Parking Spaces)	4

Landscape Point System		Point Value	Compliance	Points Earned
1	Seventy-five(75) percent of all plant materials are water efficient as listed within the recommended plant list	15pts	Yes	15
2	For all required trees, each tree size meets or exceeds three (3) caliper	2pts		0
3	All parking lot trees are planted in a Parking Lot Island greater than sixty-four (64) square feet per tree	5pts	Yes	5
4	For all areas four feet or less in any dimension, Non-Living Landscape Materials with a permeable weed	2pts		0
5	Preservation of each existing healthy tree two (2) caliper inches or greater	5pts		0
6	Subsurface irrigation is used for all Turf Grass	10pts		0
7	Drip irrigation systems are used within all planting beds	5pts		0
8	Landscape plan designed and sealed by a registered landscape architect	2pts		0
9	Permeable weed barrier installed in all planting beds	2pts		0
10	Landscape area provided exceeds requirement by an additional ten (10) percent	2pts		0
11	Installation of each additional parking lot tree above the minimum requirement	2pts	Yes	2
12	Root barriers are used to prevent Hardscape damage as trees grow	5pts		0
13	More than fifty (50) percent of Total Required Landscaped Area is Blue grass or other cool season Turf	-5pts		0
14	Planting of each variety of tree not listed on the Recommended Plant List	-2pts		0
<b>Total</b>				<b>22</b>

- NOTE:
- 1) ALLOWED LAND USES: ALL USES ALLOWED IN THE LIGHT COMMERCIAL ZONING DISTRICT AND ALSO INCLUDING RV STORAGE. ANY OTHER USE CHANGE WILL REQUIRE A ZONING AMENDMENT FOR THE SITE.
  - 2) SITE PLAN REVIEW WILL BE REQUIRED UPON DEVELOPMENT/REDEVELOPMENT OF THE "FUTURE DEVELOPMENT" SITE PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND/OR CERTIFICATE OF OCCUPANCY.
  - 3) THE MAXIMUM HEIGHT OF BUILDINGS IS RESTRICTED TO 32 FEET OR LESS.
  - 4) LANDSCAPING WILL COMPLY WITH THE CITY OF AMARILLO LANDSCAPE ORDINANCE.
  - 5) OFF STREET PARKING WILL COMPLY WITH SECTION 4-10-211 (VEHICLE PARKING REGULATIONS).
  - 6) 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.
  - 7) ALL EXTERIOR LIGHTING SHALL BE DIRECTED ONTO THE PROPERTY IN SUCH A MANNER TO MINIMIZE OR ELIMINATE GLARE ACROSS ADJACENT PROPERTY LINES.
  - 8) 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.
  - 9) SIGN STANDARDS SHALL COMPLY WITH CRITERIA NOTED ON THIS SITE PLAN.
  - 10) ALL REFUSE CONTAINERS SHALL BE SCREENED AND MAINTAINED IN SUCH A MANNER AS TO PREVENT BLOWING TRASH AND DEBRIS.
  - 11) ANY ADDITIONAL BULK OR AREA REQUIREMENTS NOT SPECIFICALLY NOTED ON THIS SITE PLAN SHALL COMPLY WITH LIGHT COMMERCIAL DISTRICT (LC).
  - 12) ANY AND ALL UTILITY RELOCATIONS OR ADJUSTMENTS REQUIRED FOR THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER(S).
  - 13) ALL FENCING, SCREENING, 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 THE APPROVED SITE PLAN AND ALL LANDSCAPED AREAS SHALL BE SERVED WITH AN IRRIGATION SYSTEM AS REQUIRED BY THE CITY OF AMARILLO LANDSCAPE ORDINANCE.
  - 14) 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.
  - 15) 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 EASEMENT.
  - 16) 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.
  - 17) 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.
  - 18) THE DEVELOPER SHALL COMPLY WITH ALL ADA REQUIREMENTS.
  - 19) I ACKNOWLEDGE AND AGREE TO ALL STANDARDS OF DEVELOPMENT AS LISTED ABOVE.



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME, TITLE, AND ENTITY/OWNERSHIP NAME \_\_\_\_\_

CONCEPTUAL LAYOUT

AMARILLO RECREATIONAL STORAGE, LLC  
QUAIL CREEK RV STORAGE

DRAWN BY: OYP  
DESIGNED BY: CAS  
LATEST REVISION: 3/14/2024  
KSA JOB NO.: 102600



This document is released for the purpose of interim review under the authority of Clayton A. Scales, P.E., Lic. # 95882, on March 14, 2024. It is not to be used for construction, bidding, or permit purposes.

SEAL: TBPE Firm Registration No. F-1356  
SHEET NO.

EX-1

\\KSA-NET\GATEWAY\PROJECTS\102600\008 CAD\10 EXHIBITS\02 CIVIL\C-DM-EX-HB-0001.DWG [LAYOUT] 3/14/2024 - 6:08 PM - LAST SAVED BY: OPECINA

PROJECT TITLE: --- CITY OF AMARILLO, TEXAS

SHEET NAME:

PROJECT NAME: