



AGENDA
DESIGN REVIEW BOARD
Friday, March 8, 2013, 11:00 AM
Administrative Conference Room
College Station City Hall
1101 Texas Avenue
College Station, Texas, 77840

1. Call to Order
2. Consideration, discussion and possible action on absence requests.
 - Hunter Goodwin for March 8, 2013
3. Consideration, discussion and possible action to approve meeting minutes.
 - February 8, 2013
4. Presentation, discussion, and possible action regarding a multi-family site plan, building elevations, and signage for Falcon Point Condos located at 1915 Dartmouth Street near the northeast corner of Dartmouth Street and Holleman Drive East in the Wolf Pen Creek District. Case # 12-00500262 (T. Rodgers)
5. Possible action and discussion on future agenda items – A Design Review Board Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.
6. Adjourn.

Notice is hereby given that a Regular Meeting of the Design Review Board of the City of College Station, Texas will be held on the Friday, March 8, 2013 at 11:00 a.m. at

the City Hall Administrative Conference Room, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the ____ day of _____, 2013 at ____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Frank Simpson, Interim City Manager

I, the undersigned, do hereby certify that the above Notice of Meeting of the Design Review Board of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____, 2013 and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

This public notice was removed from the official posting board at the College Station City Hall on the following date and time: _____ by _____.

Dated this ____ day of _____, 2013.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ____ day of _____, 2013.

Notary Public- Brazos County, Texas

My commission expires: _____

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764-3517 or (TDD) 1-800-735-2989. Agendas may be viewed on www.cstx.gov.



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name R. Hunter Goodwin

Request Submitted on 2-25-13

I will not be in attendance at the meeting of Design Review Board on
3-8-2013

for the reason(s) specified: _____ (Date)

I have a prior commitment on the date and will be out of town.

 2-25-13



DESIGN REVIEW BOARD
for
Falcon Point Condos
12-00500262

REQUEST: Site plan, building elevations, and signage for 33 multi-family units

SCALE: 1.54 acres

LOCATION: 1915 Dartmouth St, located near the northeast corner of Dartmouth Street and Holleman Drive East

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANTS: Bo Miles, Miles Construction Corporation

PROJECT MANAGER: Teresa Rogers, Staff Planner
trogers@cstx.gov

PROJECT OVERVIEW: This site plan is for 33 multi-family units. A conditional use permit (CUP) was approved by Council in July 2012, which allows this project to be exclusively multi-family use. The Preliminary Plan was approved by the Planning and Zoning Commission in September 2012 and the Final Plat was approved by Planning and Zoning Commission in December 2012.

RECOMMENDATION: Staff recommends approval of the site plan, building elevations, and signage.



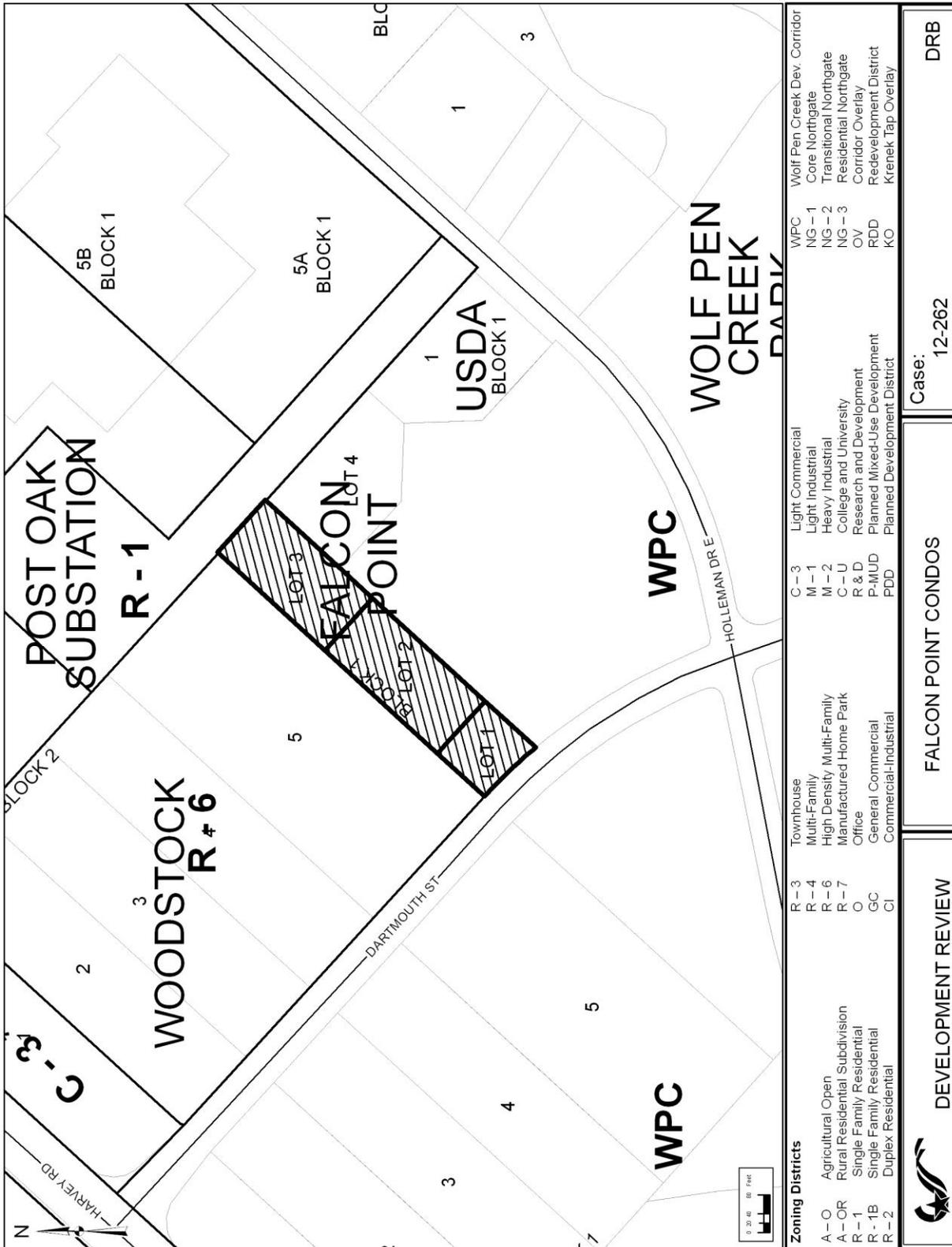
DRB

Case: 12-262

FALCON POINT CONDOS

DEVELOPMENT REVIEW





Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
A-O Agricultural Open	NG-1	Core Northgate
A-OR Rural Residential Subdivision	NG-2	Transitional Northgate
R-1 Single Family Residential	NG-3	Residential Northgate
R-1B Single Family Residential	OV	Corridor Overlay
R-2 Duplex Residential	RDD	Redevelopment District
	KO	Krenek Tap Overlay

Zoning Districts	C-3	Light Commercial
R-3 Townhouse	M-1	Light Industrial
R-4 Multi-Family	M-2	Heavy Industrial
R-6 High Density Multi-Family	C-U	College and University
R-7 Manufactured Home Park	R&D	Research and Development
O Office	P-MUD	Planned Mixed-Use Development
GC General Commercial	PDD	Planned Development District
CI Commercial-Industrial		

Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
R-3 Townhouse	NG-1	Core Northgate
R-4 Multi-Family	NG-2	Transitional Northgate
R-6 High Density Multi-Family	NG-3	Residential Northgate
R-7 Manufactured Home Park	OV	Corridor Overlay
O Office	RDD	Redevelopment District
GC General Commercial	KO	Krenek Tap Overlay
CI Commercial-Industrial		

Zoning Districts	WPC	Wolf Pen Creek Dev. Corridor
R-3 Townhouse	NG-1	Core Northgate
R-4 Multi-Family	NG-2	Transitional Northgate
R-6 High Density Multi-Family	NG-3	Residential Northgate
R-7 Manufactured Home Park	OV	Corridor Overlay
O Office	RDD	Redevelopment District
GC General Commercial	KO	Krenek Tap Overlay
CI Commercial-Industrial		

DEVELOPMENT REVIEW **FALCON POINT CONDOS** **Case: 12-262** **DRB**

ITEM SUMMARY: The applicant is proposing a multi-family residential development located near the northeast corner of Holleman Drive and Dartmouth Street consisting of 33 units and associated parking for Phase One. This site plan meets the technical standards of the Unified Development Ordinance.

ITEM BACKGROUND: The subject property received a Conditional Use Permit from City Council in July 2012, which allows this project to be exclusively multi-family use. The Concept Plan also required a cross access easement which will run parallel to Dartmouth Street and projects to the southern portion of the parent tract. This site plan is in compliance with the Concept Plan that was approved with the Conditional Use Permit.

The Preliminary Plan was approved by the Planning and Zoning Commission in September 2012 and the Final Plat was approved in December 2012. With the approval of a variance to allow a reduced front setback of 7 feet, this site plan is in compliance with the Final Plat. Right-of-way dedication of 15.5 feet was made with the Final Plat.

REVIEW CRITERIA:

The Design Review Board shall evaluate the site plan according to the following criteria:

1. **Lighting:** The applicant is proposing to use the standard light pole and luminaries fixtures currently utilized in the Wolf Pen Creek District. Buildings will contain up/down wall fixtures for building accent lighting and porch lights at entry doors.
2. **Solid waste:** The applicant is proposing to have a total of four 300 gallon solid waste containers on two dumpster pads screened by six foot brick walls.
3. **Relationship of buildings to site:** Multi-family buildings are located at the northern edge of the property and are proposed as three stories.
4. **Relationship of buildings and site to adjoining area:** The site is designed to orient towards Holleman Drive and Wolf Pen Creek which is a focal point of the WPC District. Residential driveway access will be from Dartmouth Street. Sidewalks for the property will be developed to connect to an existing sidewalk running along Dartmouth Street. Cross access will be provided for the property to the south.
5. **Building design:** The buildings are brick and Hardi board material with composition shingle roofing.
6. **Landscaping:** Landscaping is provided in accordance with the Unified Development Ordinance.
7. **Signs:** A low profile sign is proposed at the driveway entrance Dartmouth Street. The sign will be the same brick material to match the building.

STAFF RECOMMENDATION:

Staff recommends approval of the site plan, building elevations, and signage.

SUPPORTING MATERIALS:

1. Application
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Sign details
6. List of Materials
7. Color and Material Samples (provided at the meeting)

FOR OFFICE USE ONLY	
CASE NO.:	15-262
DATE SUBMITTED:	01.14.13
TIME:	9:31
STAFF:	JP

DESIGN REVIEW BOARD APPLICATION

WOLF PEN CREEK DEVELOPMENT REVIEW

(Check all that apply. Note: All items checked must be presented to the Design Review Board at the same time):

- Site Plan / Building
 Building
 Sign

MINIMUM SUBMITTAL REQUIREMENTS:

- \$350 Design Review Board Application Fee. *PUT ON CREDIT CARD PAYMENT*
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.

For Site Plan / Building consideration:

- \$932 Site Plan Application Fee. *→ DONE AT SITE PLAN SUBMISSION →*
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable). *No Commercial*
- Fourteen (14) folded copies of site plan.
- One (1) folded copy of the landscape plan.
- One (1) copy of the following for building review (if applicable):
 - Building elevations to scale for all buildings.
 - A list of building materials for all facade and screening.
 - Color samples for all buildings or list colors to be used from the approved color palette.
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the public infrastructure plans and supporting documents (if applicable). *ALL PRIVATE.*
- The attached Site Plan and Non-Residential Architectural Standards Building Review checklists (if applicable) with all items checked off or a brief explanation as to why they are not check off.

For Building consideration:

- \$250 Non-Residential Architectural Standards Building Review Application Fee (if applicable).
- One (1) copy of building elevations to scale for all buildings.
- A list of building materials for all facades and screening.
- Color samples for all buildings or list colors to be used from the approved color palette.
- The attached Non-Residential Architectural Standards Building Review checklist with all items checked off or a brief explanation as to why they are not checked off (if applicable). *No Commercial*

For Sign consideration:

- Ten (10) copies of sign details with dimensions.
- Ten (10) copies of the building elevation showing sign placement (if attached signage is proposed).
- Ten (10) copies of color samples.
- Material samples.

NOTE: Proposed development in Wolf Pen Creek must be reviewed by the Design Review Board. When staff has completed their technical review of the proposal, it will be scheduled for consideration by the Design Review Board. Ten (10) copies of all current design plans and color samples will be required for the Board.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT Falcon Point Condos

ADDRESS 1915 Dartmouth Drive, College Station, Texas 77840

LEGAL DESCRIPTION (Lot, Block, Subdivision) Lots 1,2,3, Block 1, Falcon Point

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Bo Miles E-mail milesconstruction@gmail.com

Street Address 3091 University Drive East

City College Station State Texas Zip Code 77840

Phone Number 979 777 4675 Fax Number 979 690 8100

PROPERTY OWNER'S INFORMATION:

Name Scott Ball E-mail sball@suddenlink.net

Street Address 4711 Johnson Creek Loop

City College Station State Texas Zip Code 77845

Phone Number 979 777 5477 Fax Number 979 694 1581

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name na E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

- Yes
- No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Proposed use of property Multi - Family

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

Square footage of attached sign na

Square footage of freestanding sign na

For **Site Plan** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Site Lighting:

*Up / down wall washers for bldg accent lighting.
Parking Lot Lighting - WPC standard with luminaires*

Solid Waste:

Pls see Site Plan - dumpsters - side dump - enclosures

Relationship of building(s) to site:

3-story bldg, parking in front - pls see site plan

Relationship of building(s) and site to adjoining areas:

Multi-family bldg only - no retail - supporting the WPC district

Building footprint design:

*1 bldg - 71' * 40'
1 bldg - 169' * 40'*

Miscellaneous structures and street hardware:

*Mail Kiosk
Bldg Sign - Monument sign*

Landscaping:

Pls see Landscape plan

Site Maintenance:

Weekly lawn maintenance

For **Building** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Building Lighting:

*Up / down landscape lighting and Porch lights at doors
WPC standard light poles and luminaries*

Solid Waste Screening:

brick dumpster enclosures

Relationship of building(s) to site:

Urban style 3 story building fit the existing WPC area

Relationship of building(s) and site to adjoining areas:

Walkable design fits well with the WPC trails, restaurants, and nearby retail with access to the Mall

Building design:

Sustainable Brick design

Maintenance (as related to Building design):

*Brick and Hardi plank bldg material
Landscape maintenance*

For **Sign** consideration, describe how the following proposed elements meet the goals of the special district plan and related regulations:

Signs:

*Low Profile Monument sign - lighted
simple, clean design - pls see plan*

Maintenance:

weekly landscape maintenance

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete.

Josh Ball - owner

Signature and title

1-8-13

Date

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

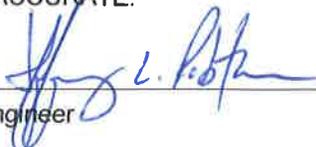
1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

_____ 
Property Owner(s)

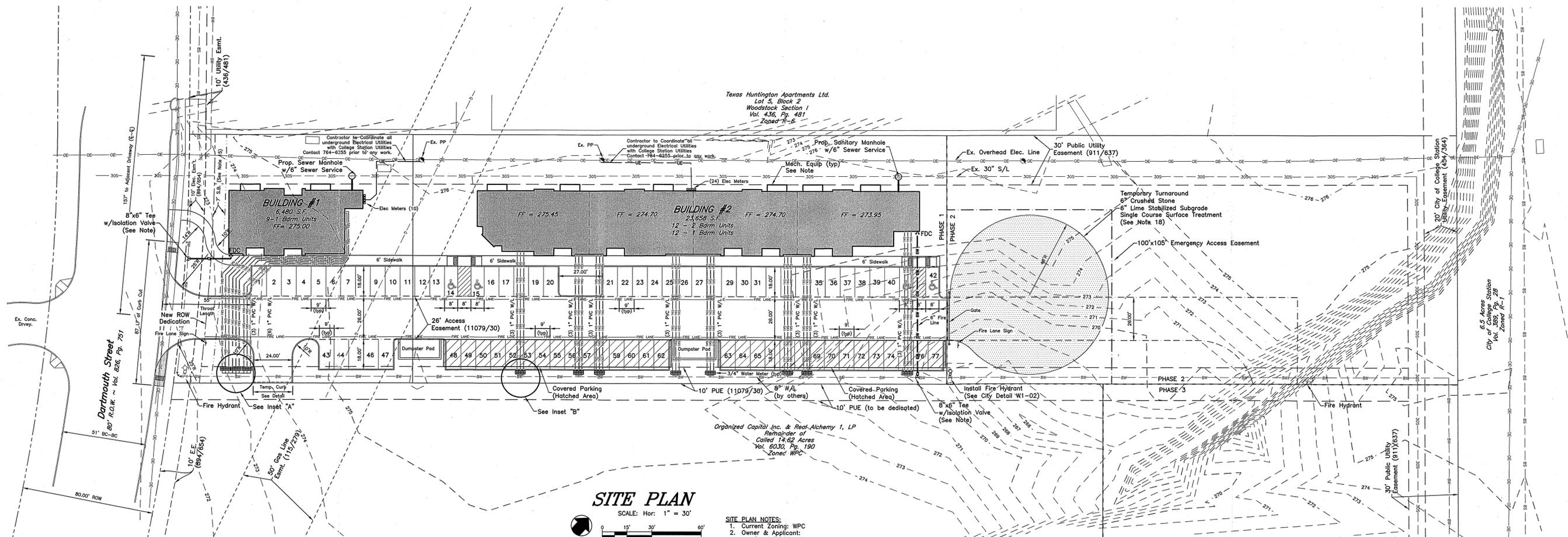
_____ 1-8-13
Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

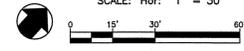
_____ 
Engineer

_____ 1/8/13
Date



SITE PLAN

SCALE: Hor: 1" = 30'



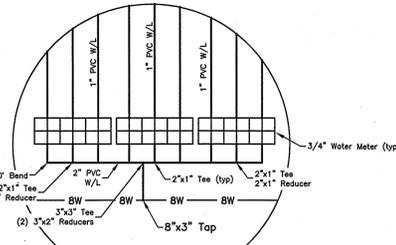
SITE PLAN NOTES:

- Current Zoning: WPC
- Owner & Applicant: Scott Ball
979-777-5477
sball@suddenlink.net
- Proposed Use: Condos
- Parking Analysis:
Required: 1.5/BR (1 BR Unit) - 21 - 1BR Units = 32 Spaces
1.5/BR (2 BR Unit) - 12 - 2BR Units = 36 Spaces
Total Required = 68 Spaces
Provided: 77 Spaces
- All medians shall be a minimum of 180 SF for single parking row islands and 350 SF for double parking row islands.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- Concrete over 6" in height must be screened or treated to resemble stone, brick, or an alternative approved by the Administrator.
- All signage must be permitted separately.
- All roof and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public ROW or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
- According to FIRM Panel No. 48041C0310E dated May 16, 2012, no portion of this site is located in a FEMA regulated floodplain.
- Density = 29.2 Units/Acre
- Irrigation system shall be designed and installed by licensed irrigator prior to C.O.
- An 8' building setback variance along Dartmouth Drive has been granted. Rear setbacks are 15'. There are no side setback requirements in this district. Buildings are not to be placed closer than 15' without fire walls.
- Exterior building and site lighting will meet the standards of Section 7.10 of the Unified Development Ordinance. The light source shall not project below on opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
- The fire suppression line shall have a lockable lid on the isolation valve. The lockable lid shall supply the same protection as the AMP or USA, LL562 Locking Lid at a minimum. An alternative lockable lid shall be approved by College Station Utilities Director or his designee.
- The temporary fire turnaround requires a 96" diameter clear space. A Fire Lane Sign (2 Total) shall be placed at the entrance to the development and one at the beginning of the emergency turnaround. The Signs shall be twelve inches (12") wide and eighteen inches (18") in height shall be mounted in a conspicuous location at each entrance to the property. Such signs shall be twelve inches (12") wide and eighteen inches (18") high, with a companion sign twelve inches (12") wide and six inches (6") high stating "Tow-Away Zone". Such signs shall be painted on a white background with symbols, letters and border in red. See Detail.
- All fire lane striping and signs shall comply with current City of College Station requirements.
- All mechanical equipment shall be screened from view with 4' tall white vinyl fence.
- Site will utilize 4-300 gallon solid waste containers on proposed pads shown on site plan.
- The property owner is fully responsible for replacement of any area disturbed in the event that Atmos Energy must excavate within their easement.
- Water Demands (per dwelling unit)
Fixture Units (2 Bdrm Unit)
Bathroom Group = 5 FU
Bathroom Group = 5 FU
Kitchen Sink = 2 FU
Clothes Washer = 2 FU
Total = 14 FU
Max. = 16.3 gpm
Min. = 0 gpm
Avg. = 4.1 gpm
- Sewer Demands (per dwelling unit)
Max. = 16.3 gpm * 1,440 min/day = 23,472 gpd
Min. = 0 gpd
Avg. = 4.1 gpm * 1,440 min/day = 5,904 gpd
- Carport structures will be as manufactured by Absolute Steel Texas, Inc. The style will be the "Post-and-Purlin" Style as shown at the following web address:
www.absolutesteel.com/texas_commercial_carports_posts_and_purlin.php

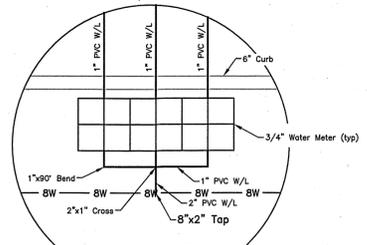
GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the owner for any substitution.
- Existing contour elevations are based on an actual field survey of the project.
- It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.
- All soil exposed by construction shall receive Cellulose Fiber Mulch Seeding within 14 days of final grading.
- Legend:
P.U.E. - Public Utility Easement
A.E. - Access Easement
H.O.A. - Homeowner's Association
L.S.U.E. - Landscape Easement
- All parking space pavement markings shall be white in accordance with the latest edition of the Texas MUTCD.

Contact Dig Toss @ 1-800-344-8377
Contact 811

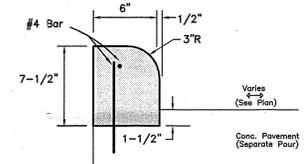


INSET "A"

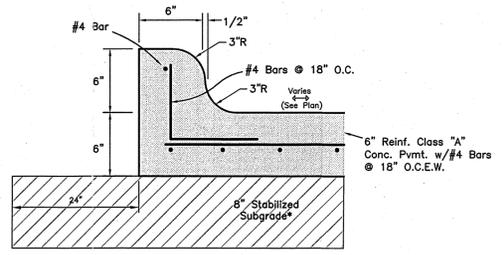


INSET "B"

(Typical for all Service Connections to Building 2)



TEMPORARY CURB



TYPICAL 6" RAISED CURB & PAVEMENT DETAIL

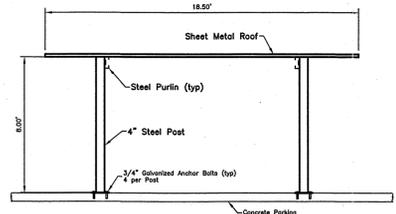
*A lime series analysis must be performed on subgrade to determine exact amount of Lime to be mixed into soil.

LEGEND

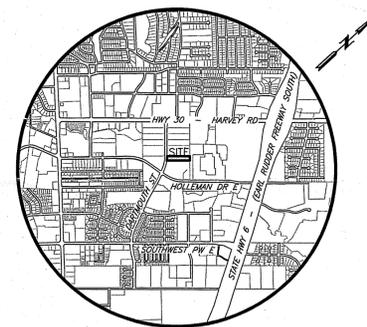
- Fire Hydrant
- Gas Meter
- Guy Anchor
- Light Pole
- Power Pole
- Prop. Handicapped Parking Sign
- Drainage Ditch
- Gas Line
- Telephone Cable
- Overhead Electrical Line
- Ex. Sewer Line w/ size
- Ex. Water Line w/ size
- Prop. R.O.W. Line
- Easement Lines
- Sewer Clean-Out
- Sewer Manhole
- Water Meter
- Water Valve



FIRE LANE SIGN



CARPORT DETAIL



SITE PLAN

FALCON POINT CONDOS

1.54 ACRES

LOTS 1-2, BLOCK 1
FALCON POINT SUBDIVISION
College Station, Brazos County, Texas

NOVEMBER 2012
SCALE: 1" = 30'

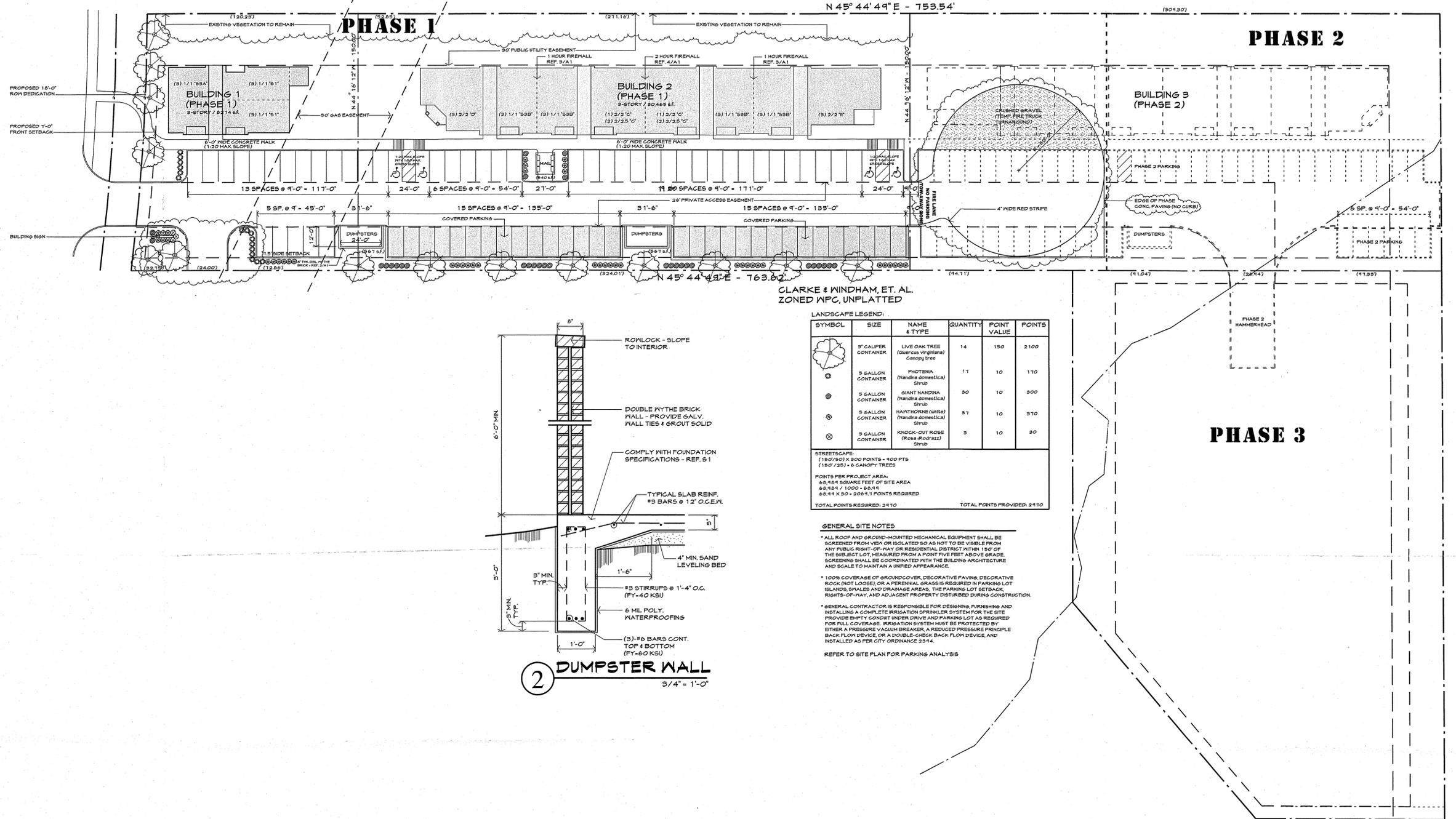
Applicant/Owner:
Scott Ball
4711 Johnson Creek Loop
College Station, Texas 77845
979-777-5477
sball@suddenlink.net

Engineer:
McCure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838



12/26/2012 8:20 AM
8/28/12 PK

TEXAS HUNTINGTON APARTMENTS, LTD.
 ZONED R-6, FLATTED



CLARKE & WINDHAM, ET. AL.
 ZONED WFC, UNPLATTED

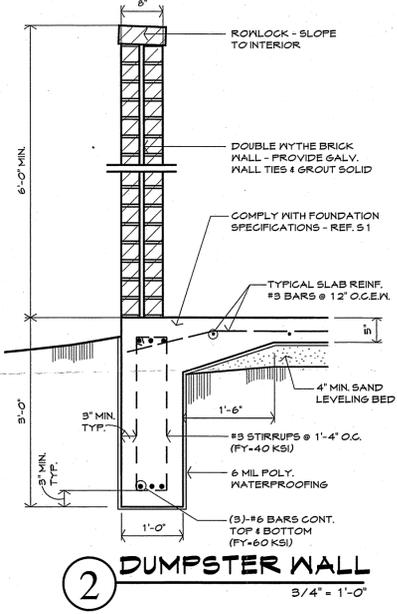
LANDSCAPE LEGEND:

SYMBOL	SIZE	NAME & TYPE	QUANTIT	POINT VALUE	POINTS
	3' CALIPER CONTAINER	LIVE OAK TREE (Quercus virginiana) Canopy tree	14	150	2100
	5 GALLON CONTAINER	PISTIENA (Nandina domestica) Shrub	17	10	170
	5 GALLON CONTAINER	GIANT NANDINA (Nandina domestica) Shrub	30	10	300
	5 GALLON CONTAINER	HAKTHORNE (white) (Nandina domestica) Shrub	37	10	370
	5 GALLON CONTAINER	KNOCK-OUT ROSE (Rosa Rugosa) Shrub	8	10	80

STREETSCAPE:
 (150/50) X 300 POINTS = 450 Pts
 (150/25) = 6 CANOPY TREES

POINTS PER PROJECT AREA:
 68,194 SQUARE FEET OF SITE AREA
 68,194 / 1000 = 68.19
 68.19 X 80 = 2066.7 POINTS REQUIRED

TOTAL POINTS REQUIRED: 2410 TOTAL POINTS PROVIDED: 2410



GENERAL SITE NOTES

- ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SPALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR DESIGNING, FURNISHING AND INSTALLING A COMPLETE IRRIGATION SPRINKLER SYSTEM FOR THE SITE PROVIDE EMPTY CONDUIT UNDER DRIVE AND PARKING LOT AS REQUIRED FOR FULL COVERAGE. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.

REFER TO SITE PLAN FOR PARKING ANALYSIS

1 LANDSCAPE PLAN
 1" = 30'-0"

CITY OF COLLEGE STATION
 ZONED R-1, PLATTED



FALCON POINT CONDOS
 COLLEGE STATION TEXAS
Transition Design Service
 201 W. Villa Maria Road * Bryan, Texas 77801 * (979) 822-7777

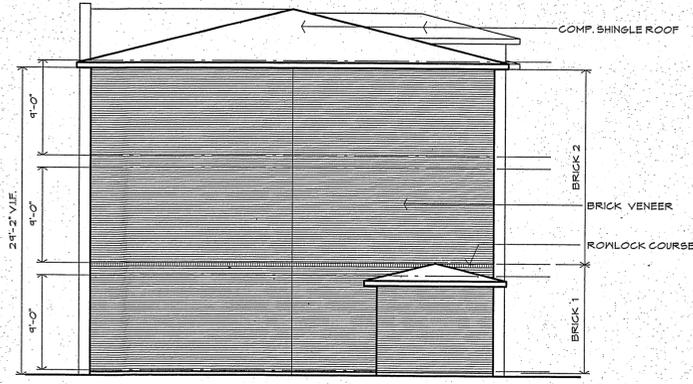
DATE: DEC. 2012

A 1

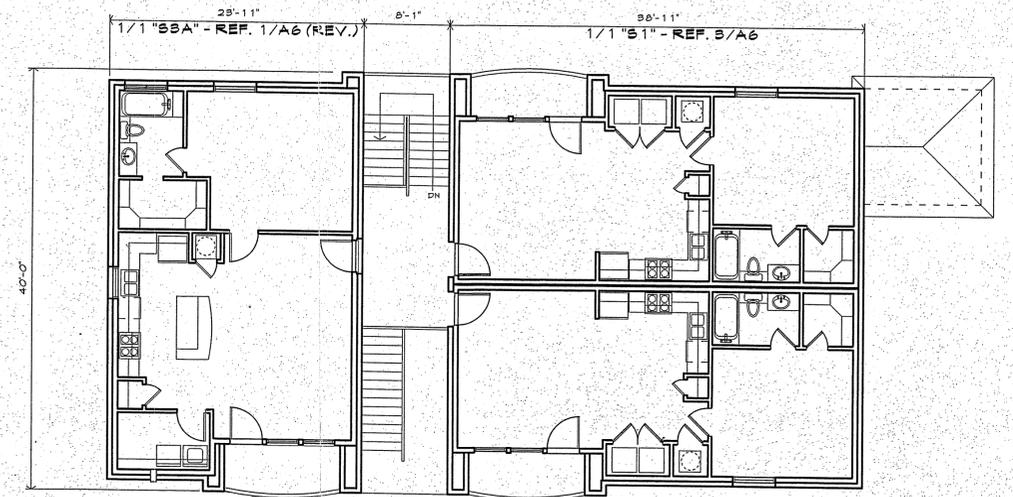
13.263 8.20
 2.28.13 PK



7 LEFT SIDE ELEVATION - BLDG. 1
1/8" = 1'-0"



6 RIGHT SIDE ELEVATION - BLDG. 1
1/8" = 1'-0"



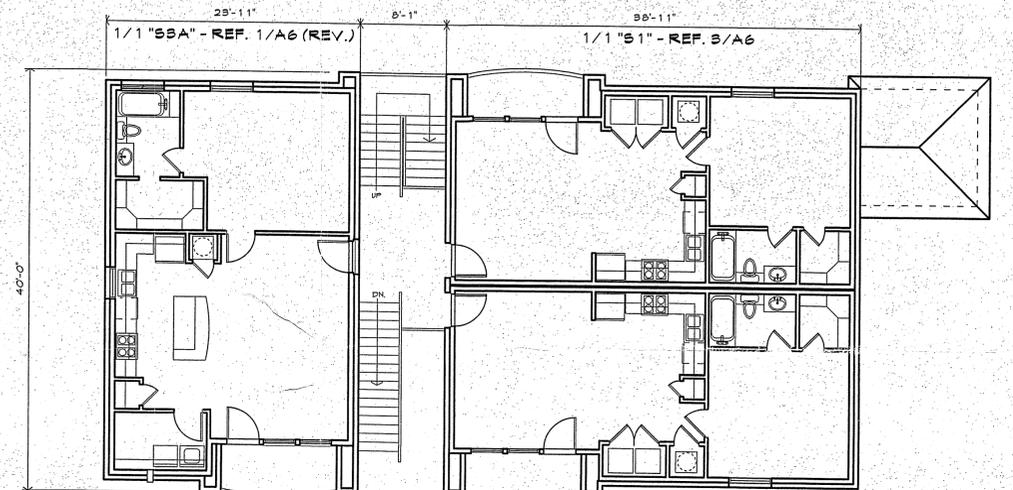
3 3rd FLOOR PLAN - BLDG. 1



8 LEFT SIDE ELEVATION - BLDG. 2
1/8" = 1'-0"



5 BACK ELEVATION - BLDG. 1
1/8" = 1'-0"



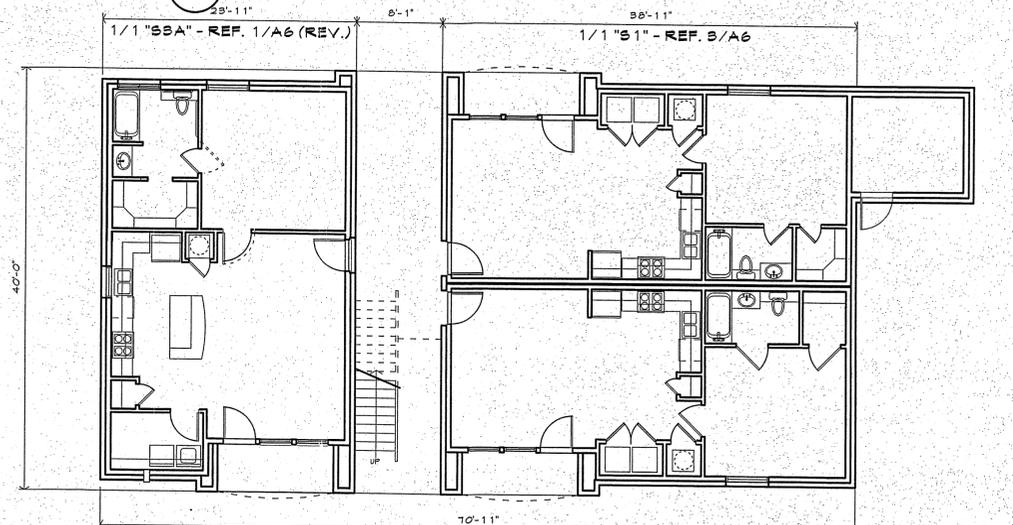
2 2nd FLOOR PLAN - BLDG. 1



9 RIGHT SIDE ELEVATION - BLDG. 2
1/8" = 1'-0"



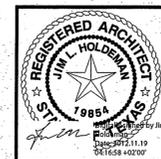
4 FRONT ELEVATION - BLDG. 1
1/8" = 1'-0"



1 1st FLOOR PLAN - BLDG. 1
1/8" = 1'-0"

HEATED AREA INDICATED IS CALCULATED TO OUTSIDE FACE OF STUDS & DOES NOT INCLUDE BRICK VENEER - TYPICAL ALL UNITS.

SLAB AREA: 2879 s.f.
HEATED AREA: 6480 s.f.
AREA UNDER ROOF: 8274 s.f.

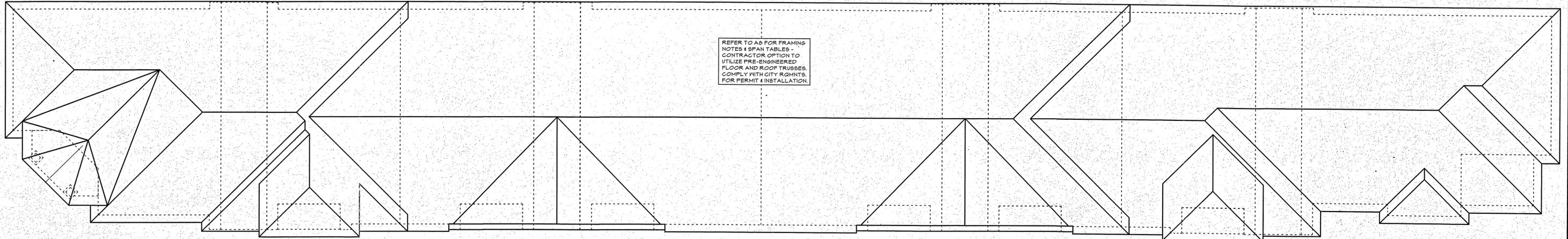


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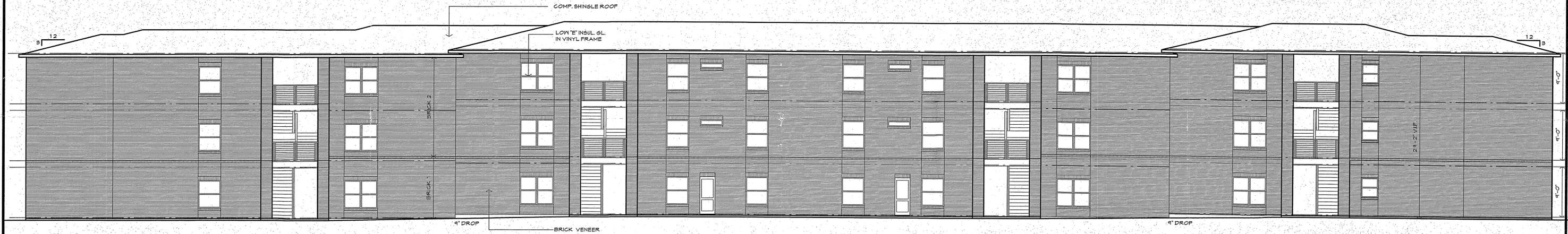
DATE NOV. 2012

A2

12/20/12
01.14.13
9:31



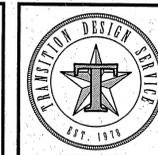
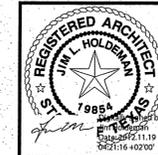
3 ROOF PLAN - BLDG. 3
1/8" = 1'-0"



2 BACK ELEVATION - BLDG. 3
1/8" = 1'-0"



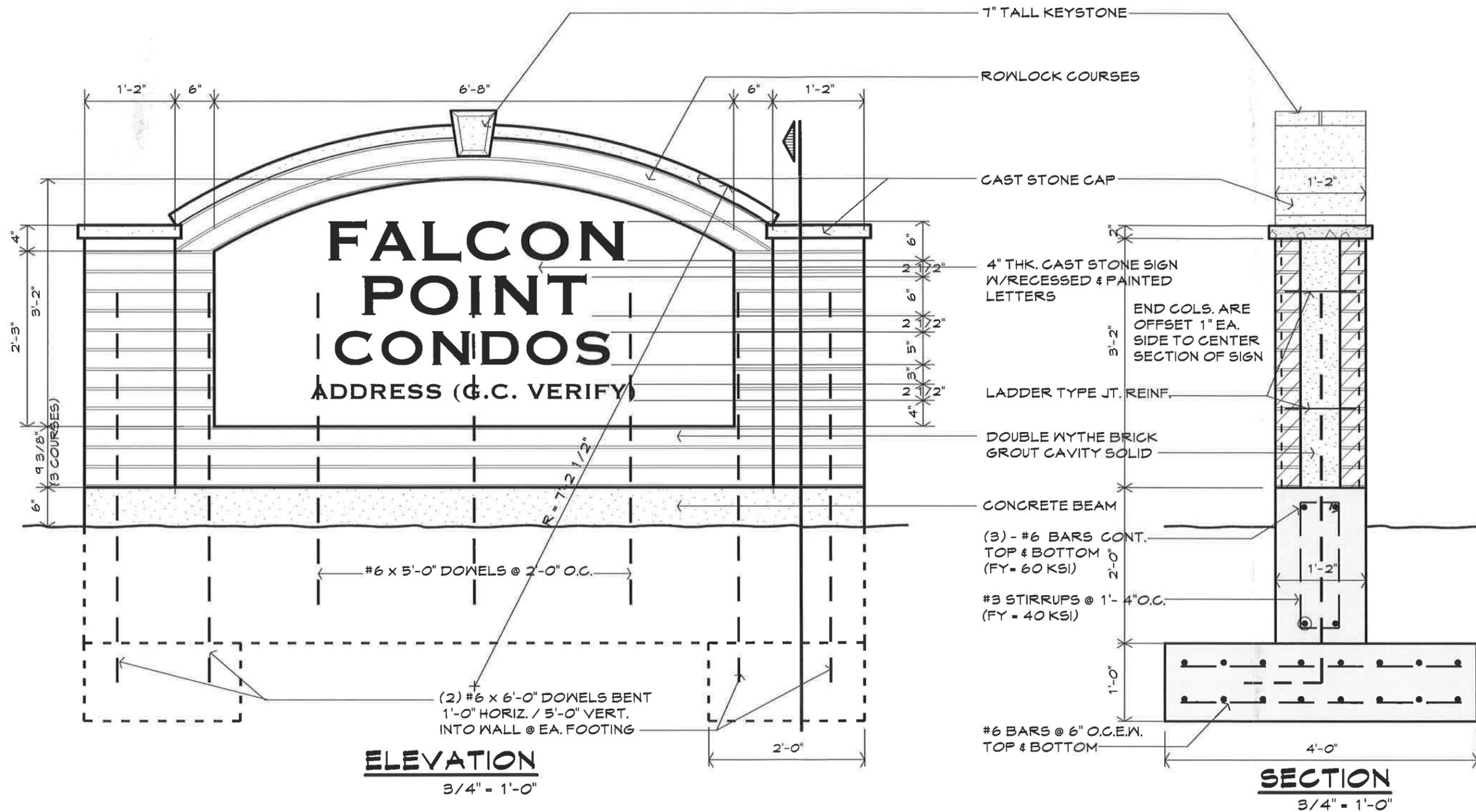
1 FRONT ELEVATION - BLDG. 3
1/8" = 1'-0"



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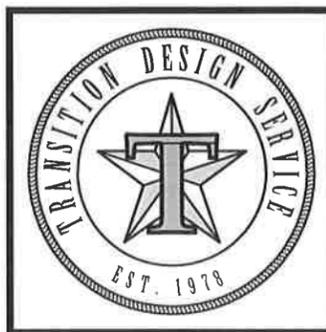
DATE MAY 2012

A4



MATERIALS:

FACE BRICK 1: HANSON BRICK V180
 CAST STONE: LIMESTONE
 PAINTED LETTERS: SHERWIN WILLIAMS, SW7525 "TREE BRANCH"



FALCON POINT CONDOS

COLLEGE STATION

TEXAS

Transition Design Service

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12-26-12
 2-18-13
 10.00
 PIC

FALCON POINT CONDOS
College Station, Texas

LIST OF MATERIALS

Face brick 1:	Hanson Brick V180
Face brick 2:	Hanson Brick V102
Cast stone:	Limestone
Painted siding & trim:	Sherwin Williams, SW7012 "Creamy"
Painted stair parts & rails:	Sherwin Williams, SW7525 "Tree Branch"
Composition shingle roof:	Owens Corning "Chateau Green"