

CITY OF COLLEGE STATION
Home of Texas A&M University®

**Design Review Board
December 16th @ 11:00 am
Administrative Conference Room #2
City Hall
1101 Texas Avenue,
College Station, Texas**



AGENDA DESIGN REVIEW BOARD

**Wednesday, December 16, 2015 11:00 AM
Administrative Conference Room #2
1101 Texas Avenue
College Station City Hall
College Station, Texas, 77840**

1. Call to Order
2. Consideration, discussion and possible action to approve meeting minutes.
 - December 02, 2015 meeting minutes.
3. Presentation, possible action, and discussion regarding the development of a multi-family building with associated site plan, landscape plan, and building elevations for Falcon Point Condos Phase 3 in the Wolf Pen Creek district located at 1915 Dartmouth Street. Case #WPC2015-000002 (L. Walker)
4. 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.
5. 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 Friday, December 16, 2015 at 11:00 a.m. at the Administrative Conference Room # 2, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda

Posted this the _____ day of _____, 2015 at _____ p.m.

CITY OF COLLEGE STATION, TEXAS

By _____
Sherry Mashburn, City Secretary

By _____
Kelly Templin, 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 _____, 2015 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 _____, 2015.

CITY OF COLLEGE STATION, TEXAS

By _____

Subscribed and sworn to before me on this the ___ day of _____, 2015.

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.



Minutes
Design Review Board
December 2, 2015 – 11:00 a.m.
Administrative Conference Room
1101 Texas Avenue
College Station, Texas, 77840

Board Members Present: Bill Mather, Steven Schloss, Susan McGrail, Elizabeth Natsios, Ceci Mathews (alternate), and Mary Edwards (alternate)

Board Members Absent: Chairperson Jane Kee, and Rory Cannaday,

Staff Present: Principal Planner Jason Schubert, Staff Planner Madison Thomas and Staff Assistant Crystal Derkowski

AGENDA ITEM NO. 1: Call to order.

Mr. Mather, acting chair, called the meeting to order at 11:02 a.m.

AGENDA ITEM NO.2: Consideration, possible action and discussion to approve meeting minutes for July 24, 2015

Mr. Schloss, motioned to approve the minutes. Ms. Edwards seconded the motion which passed (6-0).

AGENDA ITEM NO.3: Presentation, possible action, and discussion to consider waiver to the Unified Development Ordinance Section 12-7.10.C.4.a Building Materials for an existing building located at 210 University Drive E., which is zoned GC General Commercial. Case #AWV2015-000012 (M. Thomas).

Madison Thomas, Staff Planner, presented the staff report proposing the waiver to the Unified Development Ordinance for building materials on the existing building and recommended approval. Tom Lundberg, applicant with Esterly, Schneider & Associates, Inc., Discussed the proposal and the constraints of the existing building,

There was general discussion about the materials being used and the location of what was being changed.

Ms. Edwards, motioned to approve the waiver. Ms. Natsios seconded the motion which passed (4-2). Mr. Schloss and Ms. McGrail voted against.

AGENDA ITEM NO. 4: Presentation, possible action, and discussion regarding the status of Design Review Board member terms and reappointments (J. Schubert).

Jason Schubert, Principal Planner, presented the board members with information on board members terms and reappointments.

AGENDA ITEM NO. 5: Presentation, possible action, and discussion regarding on overview of the general powers and duties of the Design Review Board (J. Schubert).

Jason Schubert, Principal Planner, presented the board members with information on the Design Review Board duties and general powers and provided a binder with a summary of them.

AGENDA ITEM NO. 6: Presentation, possible action, and discussion regarding the selection of the design professionals in City-initiated capital projects.

Jason Schubert, Principal Planner, presented the board members with information on the selection of the design professionals in the City-initiated capital projects.

AGENDA ITEM NO. 7: Adjourn

The meeting was adjourned 12:34 p.m.

APPROVED:

Jane Kee, Chairperson

ATTEST:

Crystal Derkowski, Staff Assistant



CITY OF COLLEGE STATION
Home of Texas A&M University®

DESIGN REVIEW BOARD
for
Falcon Point Condos Phase 3
WPC2015-000002

REQUEST: Development of a multi-family building with associated site plan, landscape plan, and building elevations.

SCALE: 1.07 acres

LOCATION: 1915 Dartmouth Street

ZONING DISTRICT: WPC Wolf Pen Creek

APPLICANT: Daniel Beamon, Johnson & Pace Inc.

PROJECT MANAGER: Laura Walker, Staff Planner
lwalker@cstx.gov

RECOMMENDATION: Staff recommends approval of the request.



Case: WOLF PEN CREEK DEVELOPMENT
WPC2015-000002

1915 DARTMOUTH ST

DEVELOPMENT REVIEW



ITEM SUMMARY: This phase is proposing a three-story multi-family building in the Falcon Point Condos development containing twelve 1-bedroom units and twelve 2-bedroom units. The first two phases of this development were approved by the Design Review Board in March 2013. As the proposed building is located in the Wolf Pen Creek zoning district, the Design Review Board is required to approve the site plan, landscape plan, and building elevations.

REVIEW 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 two additional 300-gallon dumpsters on a dumpster pad in the parking lot that will be screened by 6-foot brick walls.
3. **Relationship of building to site:** The proposed building is a three-story, 27,207 square foot multi-family building located along the northern edge of the property and abutted to the south by associated parking.
4. **Relationship of building and site to adjoining area:** The site is designed to face towards Holleman Drive East and Wolf Pen Creek which is a focal point of the WPC District. Residential driveway access will be from the existing driveway to Dartmouth Street.
5. **Building design:** The building is brick and Hardi board material with composition shingle roofing.
6. **Landscaping:** Landscaping is provided in accordance with the Unified Development Ordinance. The design is the same as approved in March 2013 for the previous phases.

STAFF RECOMMENDATION

Staff recommends approval of the request.

SUPPORTING MATERIALS

1. Application
2. Site Plan
3. Landscape Plan
4. Building Elevations
5. Color and Material Samples (provided at the meeting)

FOR OFFICE USE ONLY	
CASE NO.:	_____
DATE SUBMITTED:	_____
TIME:	_____
STAFF:	_____

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.
- 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.
- \$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). *N/A*
- Six (6) folded copies of site plan. *SUBMITTED ON ETRACKIT*
- One (1) folded copy of the landscape plan. *SUBMITTED ON ETRACKIT*
- 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).
- 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:

- \$350 Non-Residential Architectural Standards Building Review Application Fee (if applicable). *N/A*
- 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).

For Sign consideration: *NOT APPLICABLE*

- 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 CONDOMINIUMS PHASE 3 AND PHASE 4

ADDRESS 1915 DARTMOUTH STREET

LEGAL DESCRIPTION (Lot, Block, Subdivision) LOTS 1-4, BLOCK 1, FALCON POINT

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

Name DANIEL BEAMON E-mail DANIELB@JOHNSONPACE.COM

Street Address 111 UNIVERSITY DRIVE EAST, SUITE 215

City COLLEGE STATION, State TEXAS Zip Code 77840

Phone Number 979-485-2844 Fax Number 979-485-2845

PROPERTY OWNER'S INFORMATION:

Name SCOTT BALL PROPERTIES E-mail _____

Street Address 4711 JOHNSON CREEK LOOP

City COLLEGE STATION State TEXAS Zip Code 77845

Phone Number _____ Fax Number _____

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

Name _____ 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: FALCON POINT CONDOMINIUMS PHASE 1 AND 2

City Project Number (if known): _____

Date / Timeframe when submitted: FEBRUARY 27, 2013

Proposed use of property SINGLE FAMILY CONDOMINIUMS

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 _____

Square footage of freestanding sign _____

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:

PLEASE 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' x 40'
(1) BLDG - 169' x 40'

Miscellaneous structures and street hardware:

Landscaping:

PLEASE 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

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:

Maintenance:

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

Signature and title

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 TBD (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.

Scott Ball

Property Owner(s)

8-18-15

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.

Daniel Beaman

Engineer

AUG. 18, 2015

Date

The following CERTIFICATIONS apply to development in Special Flood Hazard Areas.

Required for Site Plans, Final Plats, Construction Plans, Fill / Grading Permits, and Clearing Only Permits:*

A. I, DANIEL BEAMON certify, as demonstrated in the attached drainage study, that the alterations or development covered by this permit, shall not:

- (i) increase the Base Flood elevation;
- (ii) create additional areas of Special Flood Hazard Area;
- (iii) decrease the conveyance capacity to that part of the Special Flood Hazard Area that is not in the floodway and where the velocity of flow in the Base Flood event is greater than one foot per second. This area can also be approximated to be either areas within 100 feet of the boundary of the regulatory floodway or areas where the depth of from the BFE to natural ground is 18 inches or greater;
- (iv) reduce the Base Flood water storage volume to the part of the Special Flood Hazard Area that is beyond the floodway and conveyance area where the velocity of flow in the Base Flood is equal to and less than one foot per second without acceptable compensation as set forth in the City of College Station Code of Ordinances, Chapter 13 concerning encroachment into the Special Flood Hazard Area; nor
- (v) increase Base Flood velocities.

beyond those areas exempted by ordinance in Section 5.11.3a of Chapter 13 Code of Ordinances.

Daniel Beamon

Engineer

AUG. 18, 2015

Date

Initial

* If a platting-status exemption to this requirement is asserted, provide written justification under separate letter in lieu of certification.

Required for Site Plans, Final Plats, Construction Plans, and Fill / Grading Permits:

B. I, DANIEL BEAMON, certify to the following:

- (i) that any nonresidential or multi-family structure on or proposed to be on this site as part of this application is designed to prevent damage to the structure or its contents as a result of flooding from the 100-year storm.

Daniel Beamon

Engineer

AUG. 18, 2015

Date

Additional certification for Floodway Encroachments:

C. I, DANIEL BEAMON, certify that the construction, improvement, or fill covered by this permit shall not increase the base flood elevation. I will apply for a variance to the Zoning Board of Adjustments.

Daniel Beamon

Engineer

AUG. 18, 2015

Date

Required for all projects proposing structures in Special Flood Hazard Area (Elevation Certificate required).

Residential Structures:

N/A

D. I, _____, certify that all new construction or any substantial improvement of any residential structure shall have the lowest floor, including all utilities, ductwork and any basement, at an elevation at least one foot above the Base Flood Elevation. Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Commercial Structures:

N/A

E. I, _____, certify that all new construction or any substantial improvement of any commercial, industrial, or other non-residential structure are designed to have the lowest floor, including all utilities, ductwork and basements, elevated at least one foot above the Base Flood Elevation

Engineer / Surveyor

Date

OR

I, _____, certify that the structure with its attendant utility, ductwork, basement and sanitary facilities is designed to be flood-proofed so that the structure and utilities, ductwork, basement and sanitary facilities are designed to be watertight and impermeable to the intrusion of water in all areas below the Base Flood Elevation, and shall resist the structural loads and buoyancy effects from the hydrostatic and hydrodynamic conditions.

Required Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.

Engineer / Surveyor

Date

Conditions or comments as part of approval: _____



CITY OF COLLEGE STATION
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SITE PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Sheet size - 24" x 36" (minimum).
- A key map (not necessarily to scale).
- Title block to include:
 - Name, address, location, and legal description
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
 - Total site area
- North arrow.
- Scale should be largest standard engineering scale possible on sheet.
- Ownership and current zoning of parcel and all abutting parcels.
- The total number of multi-family buildings and units to be constructed on the proposed project site.
- The density of dwelling units per acre of the proposed project.
- The gross square footage of all buildings and structures and the proposed use of each. If different uses are to be located in a single building, show the location and size of the uses within the building. Building separation is a minimum of 15 feet w/o additional fire protection.

Locations of the following on or adjacent to the subject site:

Designate between existing and proposed

- The density of dwelling units per acre of the proposed project.
- Phasing. Each phase must be able to stand alone to meet ordinance requirements.
- Buildings (Existing and Proposed).
- Setbacks according to UDO, Article 5.
- Building elevations, color samples, and materials list for buildings (as applicable). Indicate placement of materials on facades.
- Include the following dimensions: *TO BE SUBMITTED WITH BUILDING PLANS*
 - Total vertical square footage minus openings (for each façade separately)
 - Total vertical square footage of each building material (for each façade separately)
 - Total vertical square footage of each color (for each façade separately)

Geography

- Water courses.
- 100 yr. floodplain and floodway (if applicable) on or adjacent to the proposed project site. Please note if there is none on the site with confirming FEMA/FIRM map number.
- Existing topography (2' max or spot elevations) and other pertinent drainage information. (If plan has too much information, show drainage on separate sheet.)
- Proposed grading (1' max for proposed or spot elevations) and other pertinent drainage information. (If plan has too much information, show drainage on separate sheet.)

Streets, Parking, and Sidewalks

- Existing streets and sidewalks (R.O.W.).
- Existing Driveways, both opposite and adjacent to the site according to UDO, Article 7.
- Proposed drives. Minimum drive aisle width according to UDO, Article 7
- Indicate proposed driveway throat length according to UDO, Article 7
- Proposed curb cuts.
 - For each proposed curb cut (including driveways, streets, alleys, etc.) locate existing curb cuts on the same and opposite side of the street to determine separation distances between existing and proposed curb cuts.
- Proposed curb and pavement detail.
 - A 6" raised curb is required around all edges of all parts of all paved areas without exception. (To include island, planting areas, access ways, dumpster locations, utility pads, etc.) No exception will be made for areas designated as "reserved for future parking".
- Proposed medians.
- Proposed sidewalks (both public and private).
- Proposed pedestrian/bike circulation and facilities for non-residential buildings (UDO, Article 7).
- Off-Street parking areas with parking spaces drawn, tabulated, and dimensioned.
 - Designate number of parking spaces required by ordinance and provided by proposal.
- Handicap parking spaces.
- Parking Islands drawn and dimensioned with square footage calculated according to UDO, Section 7.2 or 7.9 for non-residential buildings.
- Parking setback from R.O.W. to curb of parking lot as required.
- Wheelstops may be required when cars overhang onto property not owned by the applicant or where there may be conflict with pedestrian or bike facilities, handicap accessible routes or above ground utilities, signs or other conflicts.
- Security gates, showing swing path and design specs with colors.
- Guardrails. Include design and colors.
- Traffic Impact Analysis for non-residential development (UDO, Article 7).
 - Please note if none is required. *N/A*
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

Easements and Utilities

- Easements - clearly designate as existing or proposed and type (utility, access, etc.)
- Utilities (noting size and designate as existing or proposed) within or adjacent to the proposed site, including building transformer locations, above ground and underground service connections to buildings, and drainage inlets.
- Sewer Design Report (if applicable). *N/A*
- Water Design Report and/or Fire Flow Report (if applicable). *FROM PHASE 1 AND PHASE 2*
- Drainage Report with a Technical Design Summary.
- Meter locations, existing and proposed (must be located in public R.O.W. or public utility easement).
- Provide a water and sanitary sewer legend to include
 - Minimum water demands
 - Maximum water demands
 - Average water demands in gallons per minute, and
 - Maximum sewer loadings in gallons per day
- Will there be access from a TxDOT R.O.W.? Yes No
If yes, then TxDOT permit must be submitted with this application.

Fire Protection

- Show fire lanes. Fire lanes with a minimum of 20 feet in width with a minimum height clearance of 14 feet must be established if any portion of the proposed structure is more than 150 feet from the curb line or pavement edge of a public street or highway.
- Show proposed and existing fire hydrants. Fire hydrants must be located on the same side of a major street as a project, and shall be in a location approved by the City Engineer. Any structure in any zoning district other than R-1, R-1A, or R-2 must be within 300 feet of a fire hydrant as measured along a public street, highway or designated fire lane.

NOTE: Fire hydrants must be operable and accepted by the City, and drives must have an all weather surface before a building permit can be issued.

- Will building be sprinkled? Yes No

If the decision to sprinkle is made after the site plan has been approved, then the plan must be resubmitted. If Yes,

- Show fire department connections. FDC's should be within 100' of the fire hydrant. They shall be accessible from the parking lot without being blocked by parked cars or a structure.

Landscaping

- Landscape plans as required in Article 7 of the Unified Development Ordinance. The landscaping plan can be shown on a separate sheet if too much information is on the original site plan. If requesting protected tree points, then those trees need to be shown appropriately barricaded on the landscape plan. Attempt to reduce or eliminate plantings in easements.

Include information on the plans such as:

- required point calculations
- additional streetscape points required. Streetscape compliance is required on all streets.
- calculations for # of street trees required and proposed (proposed street tree points will accrue toward total landscaping points.)
- proposed new plantings with points earned
- proposed locations of new plantings
- screening of parking lots, 50% of all shrubs used for screening shall be evergreen.
- screening of dumpsters, concrete retaining walls, off street loading areas, utility connection points, or other areas potentially visually offensive.
- existing landscaping to remain
- show existing trees to be barricaded and barricade plan. Protected points will only be awarded if barricades are up before the first development permit is issued.
- Buffer as required in Article 7 of the Unified Development Ordinance.
- Show irrigation system plan. (or provide note on how irrigation system requirement will be met prior to issuance of C.O.) All plans must include irrigation systems for landscaping. Irrigation meters are separate from the regular water systems for buildings and will be sized by city according to irrigation demand submitted by applicant and must include backflow prevention protection.

- Is there any landscaping in TxDOT R.O.W.? Yes No

If yes, then TxDOT permit must be submitted at the time of application.

Other

- Common open spaces sites
- Loading docks
- Detention ponds
- Retaining walls
- Sites for solid waste containers with screening. Locations of dumpsters are accessible but not visible from streets or residential areas. Gates are discouraged and visual screening is required. (Minimum 12 x 12 pad required.)
- Are there impact fees associated with this development? Yes No

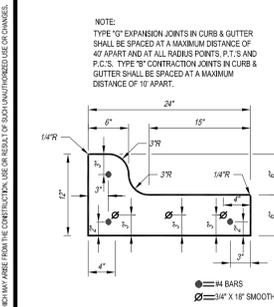
NOTE: Signs are to be permitted separately.



NRA BUILDING REVIEW MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

Refer to UDO Section 7.9 Non-Residential Architectural Standards, as appropriate.

- Sheet size - 24" x 36" (minimum). *N/A*
- Title block to include:
 - Name, address, location, and legal description
 - Name, address, and telephone number of applicant
 - Name, address, and telephone number of developer/owner (if differs from applicant)
 - Name, address, and telephone number of architect/engineer (if differs from applicant)
 - Date of submittal
- Scale should be largest standard scale possible on sheet.
- List of colors from the City of College Station color palette to be utilized or proposed equivalents.
- Color samples.
- List of materials to be utilized.
- Elevations of each non-residential building and screening structure. Show placement of materials and colors on the facades according to UDO Section 5.6.B or 7.9.
- Include the following dimensions:
 - Total vertical square footage minus openings (for each façade separately)
 - Total vertical square footage of transparency (for each façade separately in Northgate)
 - Total vertical square footage of each building material (for each façade separately)
 - Total vertical square footage of each color (for each façade separately)
- Graphic representation and/or description of existing buildings in building plot to show material, color, and architectural harmony.



TEMPORARY DOWELLED IN CURB DETAIL

TYPICAL COMBINED CURB AND GUTTER SECTION

Phase 3 Water/Sewer Demand		
Minimum Demand (GPM)	Demand (GPM)	Peak Demand (GPM)
0	4.5	17.8

Falcon Point Condos Phase 3 Water/Wastewater Usage						
Number of Units	Capita Per Unit	GPD/Capita	Average Total GPD	Average Daily Total (GPM)	Peaking Factor	Peak Hourly Flow (gpd)
24	2.67	100	6408	4.5	4	25632
						17.8

REFERENCE MARKERS

IF THE CONTRACTOR RELOCATES REFERENCE MARKERS WITH A NEW REFERENCE MARKER, IT SHALL BE LOCATED WITHIN A HORIZONTAL AND VERTICAL TOLERANCE OF 0.10'

BENCHMARK #1
 TEM: SQUARE CUT ON SOUTH EDGE OF CURB INLET LOCATED AT THE WEST CORNER OF THE SUBJECT SITE, ON EAST SIDE OF DARTMOUTH STREET ELEV. = 271.716'

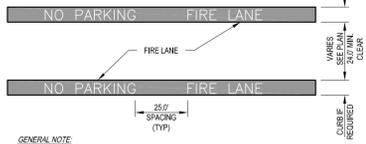
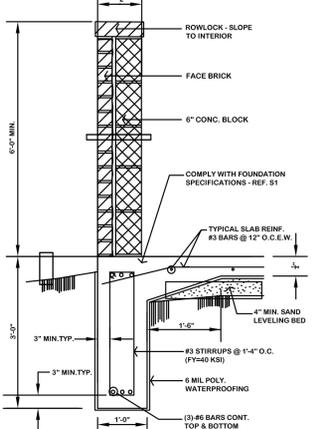
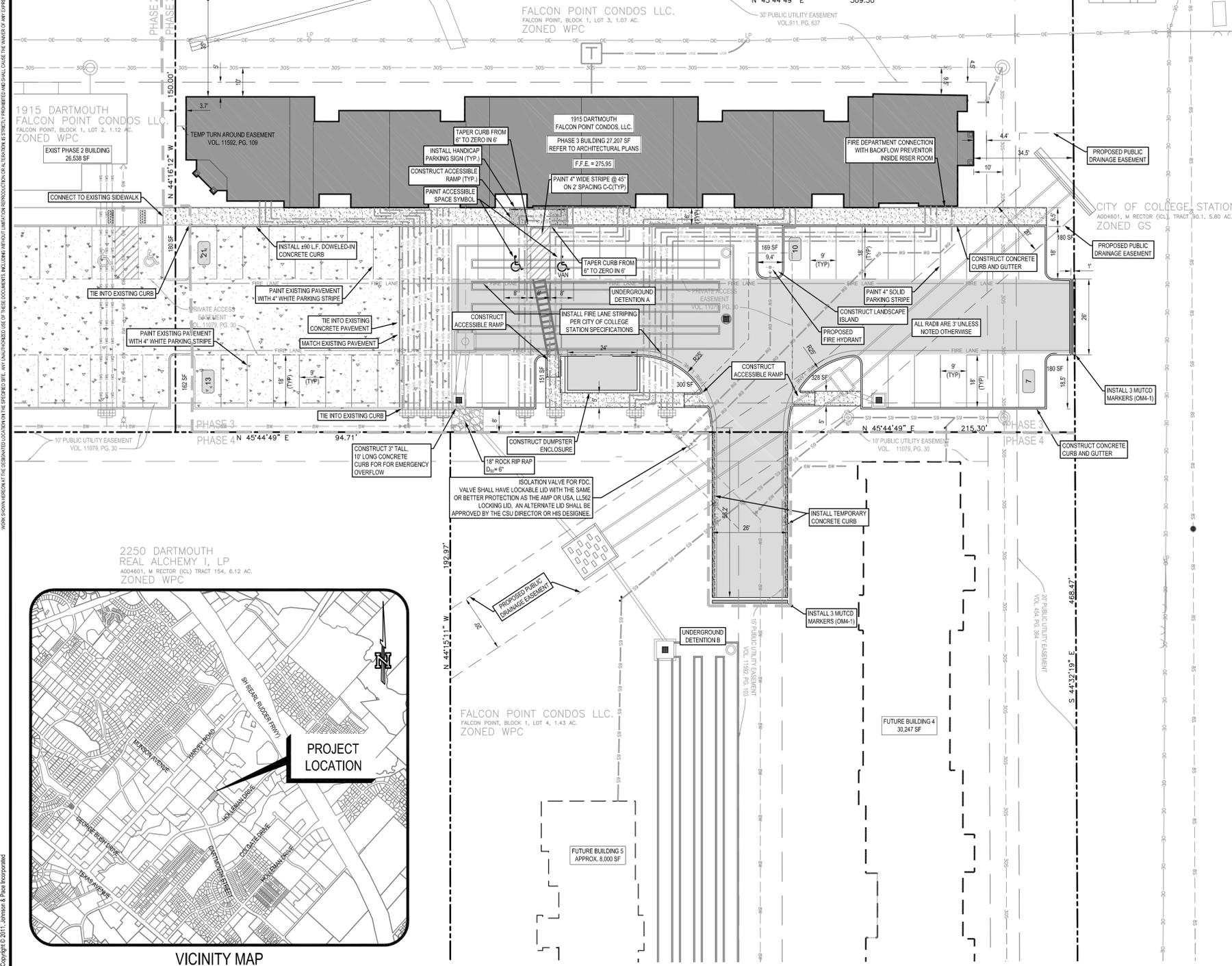
- SITE LEGEND**
- STANDARD DUTY CONCRETE PAVEMENT (8" THICK 4,000 PSI WITH NO. 4S 18" OC)
 - HEAVY DUTY CONCRETE PAVEMENT (7" THICK 4,000 PSI WITH NO. 4S 18" OC)
 - PROPOSED BUILDING
 - ARCHITECTURAL FLATWORK (REFER TO ARCHITECTURAL DRAWINGS)
 - 11 PROPOSED NUMBER OF PARKING SPACES PER ROW
 - PROPERTY LINE
 - PROPOSED MONOLITHIC CONCRETE CURB
 - PROPOSED FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED STORM STRUCTURE
 - PROPOSED CLEANOUT
 - PROPOSED TRANSFORMER PAD



- GENERAL NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATION.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED RAISING, RAIPS, SIDEWALKS, CUT POUGHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIP, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
 - CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH NO SEPARATE PAY FOR THIS WORK.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS, PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 - PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
 - EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
 - CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FOR THE WORKSITE.
 - NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
 - EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 152.11 OUTDOOR LIGHTING STANDARDS OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BEYOND THE PROPERTY AND NO LIGHT 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.
 - CONTRACTOR OWNER SHALL MAKE A REASONABLE ATTEMPT TO NOTIFY ALL ADJACENT LANDOWNERS PRIOR TO BEGINNING CONSTRUCTION.
 - THIS PROPERTY DOES NOT LIE WITHIN THE 10 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 40401C 02010 F. REVISED APRIL 2, 2014.
 - CONSTRUCTION DETAILS CAN BE FOUND ON THIS SHEET OR ON SHEET C4-C10.



FALCON POINT CONDOMINIUMS
 (1.07 ACRES)
 1915 DARTMOUTH STREET
 COLLEGE STATION, TEXAS



SITE INFORMATION

OWNER/DEVELOPER: SCOTT BALL PROPERTIES
 4711 JOHNSON CREEK LOOP
 COLLEGE STATION, TEXAS 77840

LEGAL DESCRIPTION: WPC
 FALCON POINT SUBDIVISION BLOCK 1 LOT 3

ADDRESS: 1915 DARTMOUTH
 LAND USE: SINGLE FAMILY CONDOMINIUMS
 LAND AREA: 1.07 ACRES
 TOTAL NUMBER OF UNITS: 24 UNITS (26 BEDROOMS)
 DENSITY: 22.43 UNITS PER ACRE

PARKING:
 PHASE 3 TOTALS:
 (12) 1BR UNITS (12) 2BR X 1.5 SPACES PER BR + 18 SPACES
 (12) 2BR UNITS (21) 2BR X 1.5 SPACES PER BR + 130 SPACES
 (12) 2BR UNITS (21) 2BR X 1.5 SPACES PER BR + 130 SPACES
 (12) 2BR UNITS (21) 2BR X 1.5 SPACES PER BR + 130 SPACES

PARKING PROVIDED FOR PHASE 3: 54
 PARKING PROVIDED FOR PHASE 1-2: 68
 PARKING PROVIDED FROM PHASE 1-2: 77
 TOTAL PARKING PROVIDED FOR PHASE 1-3: 122
 TOTAL PARKING PROVIDED FOR PHASE 1-3: 128

SOLID WASTE (R CY) BEDROOMS: 0.2 CY / BR = 7.2 CY PROVIDED:
 1-8 CY VOL. DUMPSTERS

* BUILDING MATERIALS WILL CONSIST OF PAINTED BRICK EXTERIOR WITH FIBER CEMENT BOARD FACIA AND TRIM, AND WOOD FRAMED INTERIOR.

FIRE FLOW REQUIREMENTS PER IFC/IBC

PHASE 3 BUILDING:
 HEATED AREA 27,207 SF
 NUMBER OF UNITS = 24
 TYPE OF CONSTRUCTION: TYPE V-A
 FIRE FLOW REQUIRE = 3,000 GPM

BUILDINGS WILL HAVE INTERNAL FIRE SUPPRESSION SPRINKLER SYSTEMS.

ACCESSIBILITY NOTES

- PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:50). ACCESSIBLE ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
- ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 3\"/>

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY MCCLURE & BROWN ENGINEERING & SURVEYING, INC. OF COLLEGE STATION, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

REVISIONS

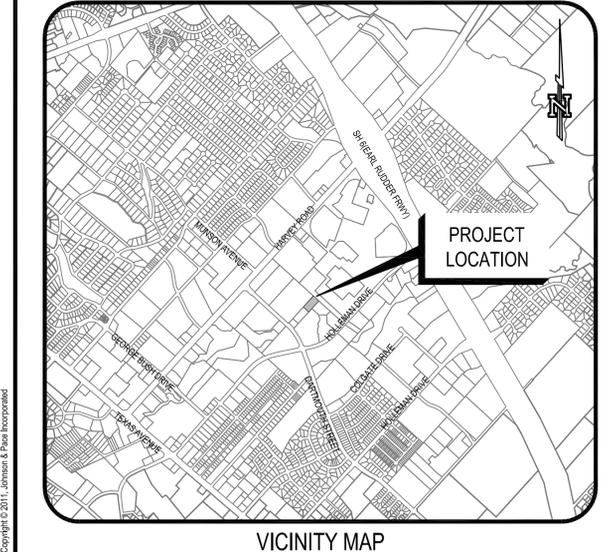
NO.	DATE	DESCRIPTION

APPLICANT: DANIEL BEAMON, INCORPORATED
 111 UNIVERSITY DRIVE EAST, SUITE 215
 COLLEGE STATION, TEXAS 77840

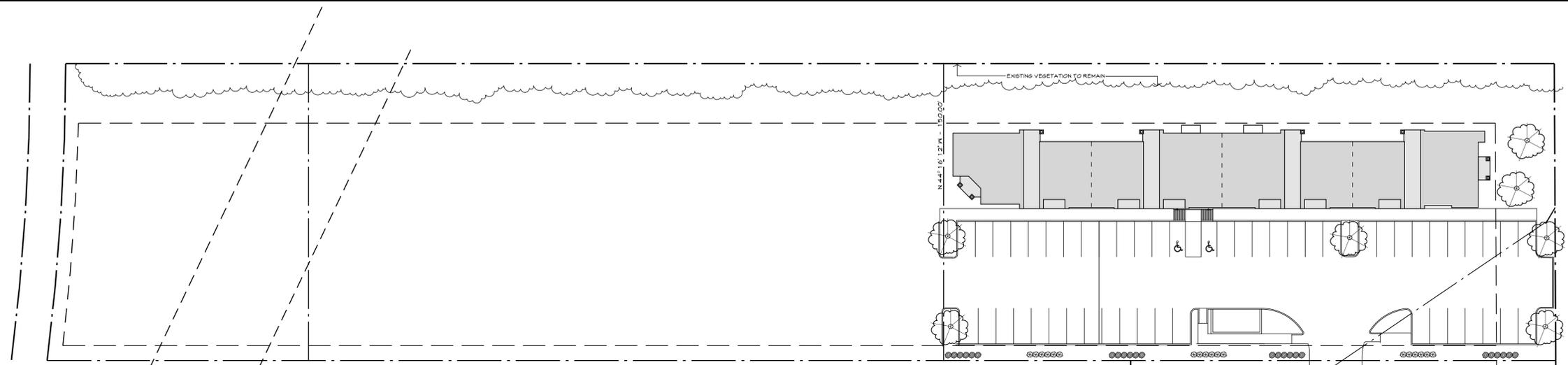
OWNER: SCOTT BALL PROPERTIES
 4711 JOHNSON CREEK LOOP
 COLLEGE STATION, TEXAS 77840

BUILDING 3 SITE PLAN

DRAWN BY: DPB	JOB NO.: 4037-001
CHECKED BY: DPB	SCALE: 1"=20'
DATE: 11-24-15	SHEET NO.: C-3



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**CLARKE & WINDHAM, ET. AL.
 ZONED MFC, UNPLATTED**

LANDSCAPE LEGEND:

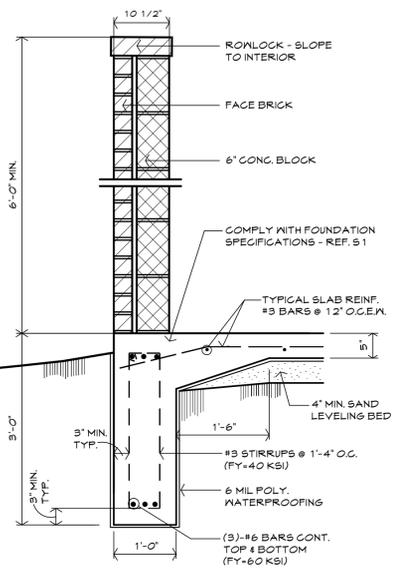
SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINTS
	3' GALPER CONTAINER	LIVE OAK TREE (Quercus virginiana) Canopy tree	8	150	1200
	5 GALLON CONTAINER	GIANT NANDINA (Nandina domestica) Shrub	24	10	240
	5 GALLON CONTAINER	HAWTHORNE (Viburnum) Shrub	10	10	100

POINTS PER PROJECT AREA:
 46,240 SQUARE FEET OF SITE AREA
 46,240 / 1000 = 46.24
 46.24 x 30 = 1387.2 POINTS REQUIRED

TOTAL POINTS REQUIRED: 1384 TOTAL POINTS PROVIDED: 1410

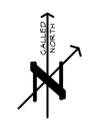
GENERAL SITE NOTES

- * 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, SPACES 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 2314.



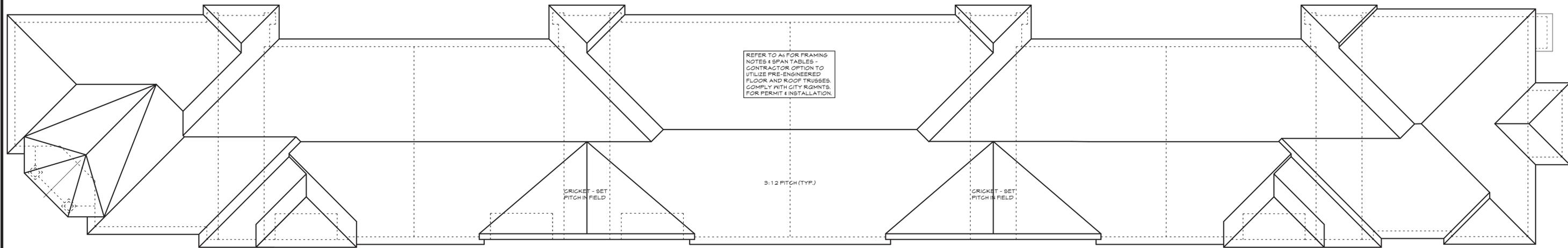
2 DUMPSTER WALL
 3/4" = 1'-0"

1 LANDSCAPE PLAN
 1" = 30'-0"



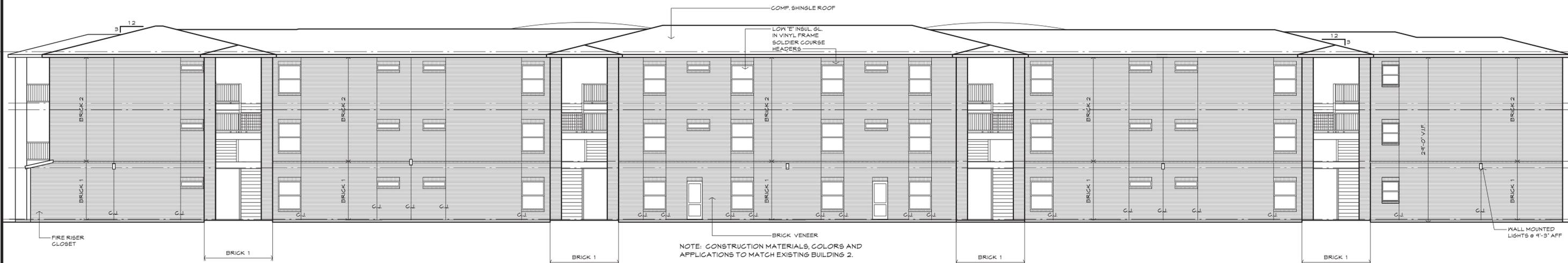
FALCON POINT CONDOS
 COLLEGE STATION TEXAS
Transition Design Service
 201 W. Villa Maria Road * Bryan, Texas 77801 * (979) 822-7777

DATE: AUG. 2015
 REV.: NOV. 2015
A 1



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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A3



PARTIAL BACK ELEVATION



PARTIAL FRONT ELEVATION

FALCON POINT CONDOS

COLLEGE STATION

TEXAS

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COLOR
ELEVATIONS

DATE MAY 2012

